



**GLEN EIRA CITY COUNCIL**  
**ORDINARY COUNCIL MEETING**

**TUESDAY 10<sup>TH</sup> APRIL 2018**

**AGENDA**

**Meeting to be held in the Council Chambers,  
Corner Hawthorn & Glen Eira Roads, Caulfield  
At 7.30 pm**

*"The primary object of a Council  
is to endeavour to achieve  
the best outcomes for the local community  
having regard to the  
long term and cumulative effects of decisions."*

- s3c(1) Local Government Act

**Councillors:** The Mayor, Councillor Tony Athanasopoulos  
Councillor Clare Davey  
Councillor Mary Delahunty  
Councillor Margaret Esakoff  
Councillor Jamie Hyams  
Councillor Jim Magee  
Councillor Joel Silver  
Councillor Dan Sztrajt  
Councillor Nina Taylor

**Chief Executive Officer:** Rebecca McKenzie

**INDEX**

- 1. ACKNOWLEDGEMENT**
- 2. APOLOGIES**
- 3. OATH OF OFFICE AND DISCLOSURE OF INTERESTS**
- 4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS**
- 5. RECEPTION AND READING OF PETITIONS**
- 6. DOCUMENTS FOR SEALING**
- 7. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS**
- 8. REPORTS FROM COMMITTEES**
  - 8.1 Advisory Committees**
    - a. Strategic Transport Advisory Committee – 22 February 2018
    - b. Community Consultation Advisory Committee – 21 March 2018
  - 8.2 Records of Assembly**
    - a. 6 March 2018
    - b. 13 March 2018
    - c. 20 March 2018
    - d. 20 March 2018 (pre-meeting)
    - e. 25 March 2018

**9. PRESENTATION OF OFFICER REPORTS**

9.1	A New Heritage Policy for Glen Eira
9.2	364 McKinnon Road, Bentleigh East
9.3	7-11 Belsize Ave, Carnegie
9.4	13-15 Hamilton Street, Bentleigh
9.5	495-501 Glen Huntly Road, Elsternwick
9.6	368B Hawthorn Road, Caulfield South
9.7	VCAT Watch
9.8	Greater Cost Recovery For Town Planning Services
9.9	Feasibility of Additional Tramlines in Glen Eira
9.10	Rear of Unit 2 52 Murrumbeena Crescent, Murrumbeena
9.11	Financial Management Report for the Period Ending 20 February 2018

**10. URGENT BUSINESS****11. ORDINARY BUSINESS**

- 11.1 Requests for reports from Officers**
- 11.2 Right of reply**
- 11.3 Councillor questions**
- 11.4 Public questions to Council**

**12. CONSIDERATION OF IN CAMERA ITEMS**

That pursuant to Section 89(2) of the Local Government Act 1989, the Council resolves that so much of this meeting be closed to members of the public, as it involves Council consideration of matters coming within some or all of the following categories listed in Section 89(2) of such Act.

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayers;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments
- (f) Legal advice
- (g) Matters affecting the security of Council property'
- (h) Any other matter which the Council or Special Committee considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

**12.1 Aged Care**

**Local Government Act 1989** Section 89(a) given it relates to personnel matters and (f) legal advice.

**12.2 Internal Audit - Community Information and Support Victoria (Glen Eira Branch)**

**Local Government Act 1989** Section 89(2)(d) given it relates to contractual matters and (h) any other matter which the Council or Special Committee considers would prejudice the Council or any person.

**12.3 Kerbside Collection Services Contract - Variation and Extension**

**Local Government Act 1989** Section 89(2)(d) given it relates to contractual matters.

**13. CLOSURE OF MEETING**





**AGENDA for the ORDINARY MEETING OF THE  
GLEN EIRA CITY COUNCIL to be held on TUESDAY 10<sup>th</sup> April 2018**

**1. ACKNOWLEDGEMENT**

In the spirit of respect, Council acknowledges the people and elders of the Boon Wurrung people of the Kulin Nation past and present who have traditional connections and responsibilities for the land on which Council meets.

**2. APOLOGIES**

**3. OATH OF OFFICE AND DISCLOSURES OF INTERESTS**

Councillors are reminded that we remain bound by our Oath of Office to undertake the duties of the office of Councillor in the best interests of the people of the municipal district of Glen Eira and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in us under the Local Government Act or any other Act, to the best of our skill and judgement.

Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda, or which are considered at this meeting, in accordance with Sections 77 to 79 of the Local Government Act.

**4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS**

Copies of Minutes previously circulated.

**Recommendation**

That the minutes of the Ordinary Council Meeting held on 20<sup>th</sup> March 2018 be confirmed.

5.      **RECEPTION AND READING OF PETITIONS AND JOINT LETTERS**
6.      **DOCUMENTS FOR SEALING**
7.      **REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS  
ORGANISATIONS**

**8. REPORTS FROM COMMITTEES****8.1 Advisory Committees**

- a. Strategic Transport Advisory Committee – 22 February 2018
- b. Community Consultation Advisory Committee – 21 March 2018

**Recommendation**

That the minutes of the Strategic Transport Advisory Committee meeting of 22 February 2018 and the Community Consultation Advisory Committee meeting of 21 March 2018 be received and noted and that the recommendations of the Committees be adopted.

**8.2 Records of Assembly**

- a. 6 March 2018
- b. 13 March 2018
- c. 20 March 2018
- d. 20 March 2018 (pre-meeting)
- e. 25 March 2018

**Recommendation**

That the Records of the Assemblies as shown below be received and noted.

- a. 6 March 2018
- b. 13 March 2018
- c. 20 March 2018
- d. 20 March 2018 (pre-meeting)
- e. 25 March 2018

## STRATEGIC TRANSPORT ADVISORY COMMITTEE

### Minutes

6:30pm-8:30pm Thursday, 22 February 2018

Labassa Room

<b>Attendees</b>	<p><b>Councillors</b> 'Cr Anthanasopoulos, Cr Davey, Cr Sztrajt</p> <p><b>Council Staff</b> 'Mat Bonomi (MB), Ron Torres (RT)</p> <p><b>Community Representatives</b> 'Catherine McNaughton (CM), Joshua Stewart (JS), Marcus Burke (MB2)</p> <p><b>Apologies</b> Cr Magee, Jenna Fivelman</p>
------------------	--

### Recommended Actions

1. **Nomination and appointment of Cr Davey as the new Chair of the Strategic Transport Advisory Committee.**
2. **Direct officers to undertake further base line data collection regarding local movement trips including:**
  - a. **Activity centre based shopping and recreation trips**
  - b. **School and university based trips**
3. **Direct officers to ensure the strategy provide direction and opportunity for residents of East Bentleigh for mode shift where appropriate.**
  - a. **Safe Cycling Streets**
  - b. **Express Public Transport Routes**

**Moved: Cr Anthanasopoulos**

**Seconded: Cr Davey**

**CARRIED UNANIMOUSLY**

## **1. Welcome**

## **2. Presentation**

MB took the committee through the ITS development presentation detailing:

- New Report Structure
- Transport Corridors
- Place Typologies
- Strategy Actions
- Community engagement time periods

Questions/ Comments:

Cr Davey: Suggested additional focus should be put on sustainable transport modes, especially in the areas currently struggling with poor access to public transport such as East Benthleigh.

CM: Suggest caution over the principle of key driving routes

JS: Provided detailed observations regarding the strategy focusing on method to work travel data, whilst VISTA data suggests on 1 in 4 trips are work based. Need to take into account large amount of weekend trips that have an even higher private vehicle mode share.

Cr Sztrajt: Suggests we may need more data for understand these trips.

All agreed

Cr Davey: Requests a general reorder of corridors and narrative to reflect a preference for walking, cycling and PT over cars.

MB2: Suggests a separate advocacy page that aligns to Councils advocacy strategy but provides more depth on detailed transport asks.

CM & JS: Discussed the need to ensure key destinations across the whole of Glen Eira need to be accessible by bike, Council facilities especially need high quality bike parking.

Cr Davey: Asked to ensure that pilot projects are not singular and to detail how they will be rolled out and improved upon.

## **3. Meeting Close**

The meeting was closed at 9.15pm



**Community Consultation Advisory Committee Meeting  
Minutes  
21 March 2018**

---

**Purpose:**

*To make recommendations to Council in relation to the ways in which Council consults with residents, ratepayers and other stakeholders in the community to ensure maximum participation, communication and value to the community.*

---

Meeting commenced at 6:40 pm

---

**1. Present and apologies**

**Present**

Cr Mary Delahunty	Councillor (Chair)
Cr Jamie Hyams	Councillor
Cr Tony Athanasopoulos	Councillor
Dr Iris Levin	Community Representative
Megan Dunkley	Community Representative
Ann Van Leerdam	Community Representative
Peter Jones	Director Community Services
Sharon Sykes	Coordinator Community Planning and Engagement
Mark Saunders	Manager Family and Children's Services
Toby Laverick	Youth Services Coordinator

**Apologies**

Elizabeth Orlov	Community Representative
Gaye Stewart	Manager Community Development and Care

**2. Matters considered**

- Actions from last meeting: City of Boroondara Consultation, IAP2 training
- Draft Community Engagement Strategy
- Draft Youth Consultation Strategy
- Update on Community Voice
- Reflections on 2017
- Quarterly Community Engagement Report

**3. Actions from last meeting**

The Committee noted that the City of Boroondara reported over 11,000 community responses to its Community Plan engagement. A range of community locations were used to gather information from a wide range of engagement activities including pop-up events, postcards, online forms, phone survey, workshops, and sessions with children. The Committee requested further information about the budget allocation for this community engagement process.

The first training session for IAP2 has been arranged for **Thursday 19 April**, 8.30am to 5.00pm at the Duncan McKinnon Reserve Pavilion, Cnr North Road and Murumbeena Road, Murumbeena. All committee members are asked to indicate their attendance at the training as soon as possible.

**Action: Community committee members to advise Gaye Stewart via email whether or not they will be attending the IAP2 training day.**

**Councillor committee members to advise Peter Jones whether or not they will be attending the IAP2 training day.**

#### **4. Draft Community Engagement Strategy**

The Committee noted that the draft Community Engagement Strategy is now out for public exhibition, closing on Tuesday 3 April.

The final design of the Strategy document is still to be done prior to Council endorsement and the Committee reinforced the need for all photos to be identified in the final document.

It is proposed that the next meeting of the Committee be held soon after the public exhibition period to enable review of feedback prior to the Strategy being finalised for Council endorsement on 22 May.

#### **5. Draft Youth Consultation Strategy**

Officers outlined actions that have been undertaken to respond to feedback provided at the last Committee meeting.

- Three youth workshops have been conducted, seeking input from 28 young people to inform the strategy;
- Key principles for engaging with young people have now been included in the strategy; and
- Advice for engaging with young people now includes involving young people in the design of engagement, using social media but also engaging directly to complement the messages, respectful and friendly approaches, use of quick polls or grill'd style voting and providing different opportunities for young adults.

The Committee praised the work that has been completed and indicated that the document is greatly improved on the previous version.

A range of feedback was provided by the Committee to be considered in the finalisation of the draft strategy. This included:

- Renaming the document to be more 'youth-friendly';
- All references to consultation will be changed to engagement to create consistent language with the Community Engagement Strategy;
- The number of young people in the 'Introduction' needs to be referenced;
- The image 'ladder of youth voice' needs to be larger;
- In the design of engagement, prioritise the dot point about partnering with young people at the initial stage;
- Youth engagement initiatives section will be worded more clearly to indicate future engagement activities;
- Improve references to the youth committees that can be consulted in the design of community engagement; and
- Provide greater clarity for the section that covers 'Empowering Young People to Have Their Say'.

The Committee suggested that all advice for youth engagement be included in the Community Engagement Toolkit and that the eight points about improving youth engagement are applicable to the whole community as indicated below:

- Don't just 'post' on social media – engage with people to get buy-in;
- Keep it simple, use quick polls to get votes on new ideas;
- Consider running specific information sessions so people can better understand what's involved in the engagement;
- Make sure the engagement is relevant to the people being consulted;
- Create friendly and inviting spaces to promote engagement;
- Be mindful that the community might not understand how Council decisions affect them or that they can have a say in what's going on;
- Talk to people face-to-face – not just one-way communication; and
- Offer opportunities to develop skills by working together.

It is proposed that the Youth Consultation Strategy will be amended as requested by the Committee and submitted to Council for approval to go out for public exhibition from 1 May. The strategy will be promoted through social media and places where young people gather. The Committee discussed the importance of ensuring that this engagement activity reaches young people through well-targeted activities.

**Recommendation:**            **The committee recommends that the draft Glen Eira Youth Consultation Strategy, with agreed changes is presented to Council so that a community engagement process can commence.**

**Moved Cr Delahunty    Seconded Cr Hyams  
Motion was passed unanimously**

## **6.     Update on Online Panel**

Community Voice has now achieved its online panel resident target of 400 members. Expressions of Interest have been received by approximately 600 residents and these are all now in the process of being converted into formal members. Up to 600 members will be accepted to allow for attrition and to maximise survey response numbers.

The demographic profile of Community Voice is being closely monitored and gaps still exist in the 18-34 age range, males and residents from the Caulfield and Bentleigh areas. Targeted recruitment will be continued to strive for a panel that matches the Glen Eira demographic profile as closely as possible.

The first engagement activity is being designed and will be released to Community Voice members in the week of 16 April 2018.

## **7.     Reflections on 2017**

Members discussed how the Committee has been performing since it formed in 2017, including how it is working, its achievements and level of influence. Feedback included:

- The voice of the community members on the Committee is significant and is provided in an objective and positive way, enhancing Council's decision-making;
- The community members feel that their contributions are welcome and are heard;
- The meetings are enjoyable and engaging and the Committee works well as a group;



- The fast pace of producing policy, strategies and implementing key priorities is very impressive, without compromising due process and listening to feedback; and
- In maintaining an inclusive and welcoming environment, committee members request that time is taken in meetings to reflect on and discuss ideas and issues that are brought to the Committee.

## **8. Quarterly Community Engagement Report**

The quarterly report for October–December 2017 was tabled and noted. The Committee discussed the value of a central register for all community engagement results when it is developed. A priority will be ensuring the register is accessible to all staff in a digital form for easy use.

Specific questions were asked about:

- Why on-site signage is not used by Recreation and Open Space to promote all place-based community engagements; and
- How Traffic Engineering makes decisions about proceeding with parking condition projects.

**Action:** **Officers will ask these questions of the respective areas and provide advice at the next Committee meeting.**

## **9. Other Business**

- It was noted that Have Your Say is not easily accessed by mobile devices – this will be followed up with Bang The Table to explore accessibility across all types of technology.

**Next meeting:** TBA

Meeting closed at 7.35pm

**Assembly of Councillors**

**6 March 2018**

**Record under S 80 A (2)**

**Meeting commenced at 6.33PM.**

**A. Present**

Cr Tony Athanasopoulos  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor

**Council Officers**

Rebecca McKenzie, CEO  
Samantha Krull  
Peter Swabey  
Ron Torres  
Peter Jones  
Alexandra Fry  
Sarah Lane

**B. Matters considered.**

- (i) Apologies – Cr Magee, Cr Delahunty and Cr Davey
- (ii) Interim Planning Controls – Bentleigh, Carnegie and Elsternwick
- (iii) Draft Reconciliation Action Plan

Cr Silver left the Assembly at 6.57pm and returned at 6.59pm

(iv) General Business

Cr Hyams

- Tree removals
- Litter bins
- Residential parking permits
- GE News distribution
- Food waste recycling
- Agenda management
- VCAT hearing

Cr Sztrajt

- Residential parking permits

**Assembly finished at 7.25pm**

**Assembly of Councillors**

**13 March 2018**

**Record under S 80 A (2)**

**Meeting commenced at 6.45PM.**

**A. Present**

Cr Tony Athanasopoulos  
Cr Mary Delahunty  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor

**Council Officers**

Rebecca McKenzie, CEO  
Samantha Krull  
Peter Swabey  
Ron Torres  
Peter Jones  
Alexandra Fry  
Aidan Mullen

**B. Matters considered.**

- (i) Apologies – Cr Davey
- (ii) East Village - Affordable Housing Options

Cr Silver left the Assembly at 7.20pm and returned at 7.21pm

- (iii) Men's Shed in Glen Eira

8.26pm Assembly was adjourned

8.38pm Assembly was resumed

**Present**

Cr Tony Athanasopoulos  
Cr Mary Delahunty  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor

(iv) Draft Agenda for the 20 March 2018 Ordinary Council Meeting

- Item 8.2 – Records of Assembly
- Item 9.1 – 279-281 Jasper Road, McKinnon
- Item 9.2 – VCAT Watch
- Item 9.3 – Rooming Houses
- Item 9.4 – Lease to Glen Eira McKinnon Bowls Club
- Item 9.6 – Draft Community Safety Plan 2018-2022
- Item 9.7 – Anzac Day 2018
- Item 9.9 – 2018 National General Assembly of Local Government
- Item 11.1 – Requests for reports from Officers

(v) General Business

- Director Infrastructure, Environment and Leisure – Carnegie Swim Centre Draft Concepts
- Cr Magee – St Peter's Primary School.
- Cr Taylor – Municipal Association of Victoria (MAV)
- Cr Esakoff – GE News
- Cr Athanasopoulos – Interim Planning Controls

**Assembly finished at 10.27pm**

**Assembly of Councillors**

**20 March 2018**

**Record under S 80 A (2)**

**Meeting commenced at 5.00PM**

**A. Present**

Cr Tony Athanasopoulos  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Dan Sztrajt

**Council Officers**

Rebecca McKenzie  
Peter Swabey  
Samantha Krull  
Peter Jones  
Ron Torres  
John Vastianos  
Karen Oh  
Paige Buse  
Andrew Barden

**B. Matters considered**

- (i) User Fees and Charges for 2018-19 Budget

**Assembly finished at 5.58pm**

**Council Pre-Meeting**

**20 March 2018**

**Record under S 80 A (2)**

**Meeting Commenced at 6.45pm**

**A. Present**

Cr Tony Athanasopoulos, Mayor  
Cr Clare Davey  
Cr Mary Delahunty  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor

**Apologies**

Nil

**Officers**

Rebecca McKenzie, CEO  
Peter Jones  
Samantha Krull  
Peter Swabey  
Ron Torres  
Alexandra Fry

**B. Matters considered**

1. Apologies
2. Reception and Reading of Petitions and Joint Letters
3. Requests for reports from Officers
4. 279-281 Jasper Road, McKinnon
5. Anzac Day 2018
6. General Business
  - Cr Athanasopoulos - Planning Conference - 368B Hawthorn Road, Caulfield South
  - Cr Hyams – DPF proceedings
  - Cr Silver - Elsternwick Structure Plan
  - CEO
    - o Budget Workshop
    - o Victorian Cladding Taskforce
  - Cr Sztrajt – School tour

**Pre-meeting finished at 7.10pm**

**Assembly of Councillors**  
**Councillor Budget Workshop**  
**Caulfield Cup Room at Town Hall**  
**25 March 2018**  
**Record under S 80 A (2)**

**Meeting commenced at 9.14AM.**

**A. Present**

Cr Tony Athanasopoulos (Mayor)  
Cr Mary Delahunty  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor  
Cr Clare Davey (at 9.35AM)

**Council Officers**

Rebecca McKenzie, CEO  
Peter Jones  
Samantha Krull  
Peter Swabey  
Ron Torres  
John Vastianos  
Mark Judge

**B. Matters considered.**

- (i) Apologies – Nil
  - (ii) Introduction; overview by CEO
  - (iii) Strategic Resource Plan
  - (iv) 2018-19 Capital Works Program
- 10.20am Cr Silver left the Assembly  
10.22am Cr Silver entered the Assembly
- 10.30am Assembly was adjourned  
10.45am Assembly was resumed

**Present**

Cr Tony Athanasopoulos (Mayor)  
Cr Margaret Esakoff  
Cr Jamie Hyams  
Cr Jim Magee  
Cr Joel Silver  
Cr Dan Sztrajt  
Cr Nina Taylor

10.55am Cr Davey entered the Assembly  
10.55am Cr Delahunty entered the Assembly  
12.13pm Cr Davey left the Assembly  
12.15pm Cr Davey entered the Assembly  
12.34pm Cr Delahunty left the Assembly  
12.36pm Cr Delahunty entered the Assembly

12.37pm Assembly was adjourned  
12.50pm Assembly was resumed

(v) 2018-19 Operational Budget

1.02pm Cr Athanasopoulos left the Assembly  
1.04pm Cr Athanasopoulos entered the Assembly

**Assembly finished at 1.15PM**



**9. PRESENTATION OF OFFICERS REPORTS**

9.1	A New Heritage Policy for Glen Eira
9.2	364 McKinnon Road, Bentleigh East
9.3	7-11 Belsize Ave, Carnegie
9.4	13-15 Hamilton Street, Bentleigh
9.5	495-501 Glen Huntly Road, Elsternwick
9.6	368B Hawthorn Road, Caulfield South
9.7	VCAT Watch
9.8	Greater Cost Recovery For Town Planning Services
9.9	Feasibility of Additional Tramlines in Glen Eira
9.10	Rear of Unit 2 52 Murrumbeena Crescent, Murrumbeena
9.11	Financial Management Report for the Period Ending 20 February 2018

**ITEM 9.1 A NEW HERITAGE POLICY FOR GLEN EIRA****Author:** Jacqui Brasher, Principal Strategic Planner**File No:** Amendment C149

**Attachments:**

1. C149 Panel Report (March 2018)
2. Summary of Submissions received and Panel comments
3. Revised Clause 21.10 Municipal Strategic Statement – Heritage
4. Revised Clause 22.01 Heritage Policy
5. Revised Schedule to the Heritage Overlay
6. Revised 'Glen Eira Review of Existing Heritage Areas 2017'

**PURPOSE AND SUMMARY**

To consider the Independent Panel Report received in relation to a planning scheme amendment which seeks to update Council's local Heritage Policy and reviews all properties currently affected by the Heritage Overlay control.

<b>Proposal</b>	<p>The amendment proposes to:</p> <ul style="list-style-type: none"> <li>• Amend Clause 21.10 of the Municipal Strategic Statement – Heritage;</li> <li>• Replace Clause 22.01 of the Glen Eira Planning Scheme – The Glen Eira Heritage Policy</li> <li>• Insert the <i>Glen Eira Review of Existing Heritage Precincts 2017</i> as a reference document in the <i>Glen Eira Planning Scheme</i>;</li> <li>• Amend the Heritage Overlay Schedule at Clause 43.01 to rectify minor heritage anomalies relating to property address information.</li> </ul>
<b>Proponent</b>	Glen Eira City Council
<b>Planning Scheme Controls</b>	Heritage Overlay
<b>Municipal Strategic Statement</b>	<i>"To protect, identify, enhance and promote understanding of Glen Eira's Heritage".</i>

**RECOMMENDATION**

That Council:

1. notes the recommendations of the Panel in relation to Amendment C149;
2. adopts Amendment C149 in accordance with the recommendations of the Panel and in accordance with the attached documents;
3. forwards Amendment C149 to the Minister for Planning for approval in accordance with Section 31 of the *Planning and Environment Act 1987*; and
4. notes the further recommendations made by the Panel which relate to the future Major Heritage Review, commencing in 2018.

## BACKGROUND

In 2016, Glen Eira City Council undertook a comprehensive *Planning Scheme Review*. As a result, a Strategic Work Plan was prepared which listed a number of projects to be undertaken, including a two-staged heritage review, referred to as 'Minor Heritage Review' and a second 'Major Heritage Review'.

The purpose of the first stage 'Minor Heritage Review' is to review and update Glen Eira's existing heritage areas and policies, and to provide more detailed objectives, policies and performance measures to provide clarity to homeowners, developers and decision-makers. Only the existing heritage properties and precincts are targeted in this review.

A broader review of the entire municipality is proposed to commence this year to capture significant buildings not currently protected by the Heritage Overlay, as part of second stage 'Major Heritage Review'.

The scope of the Minor Heritage Review has included:

- creation of a consistent and correct list of ratings for properties in heritage precincts;
- creation of digital maps of each heritage precinct;
- review of Council's *Heritage Policy*\*;
- inclusion of Council's guidelines for development in heritage areas into the updated policy; and
- inclusion of the *Review of Existing Heritage Precincts 2017* as a reference document into the *Glen Eira Planning Scheme*.

\*The policy review does not include review of heritage precinct boundaries or the statements of significance for heritage areas. This may be undertaken under the Major Heritage Review 2018.

The current heritage rating system for properties within the Glen Eira Heritage Management Plan 1996 includes: "Contributory" properties, "Building Defaced" properties (which are contributory properties that have been altered in a minor or sometimes major way) and "Non-contributory" properties. In some instances, the ratings are further broken down into construction dates, such as "pre-1898" or "post 1928". The intent of this process is to simplify the ratings of properties within heritage precincts and to create an informative policy that helps property owners understand Council's guidelines for development in heritage areas. It will also facilitate consistent decisions (including by VCAT) in relation to heritage properties.

A Planning Scheme Amendment is required to include any policy changes in the planning scheme. If approved by Council and the Minister for Planning, the updated policy will be included in the *Glen Eira Planning Scheme*, which will provide a clearer and strengthened framework around decision-making for heritage planning applications.

Public Exhibition

The 'Minor Heritage Review' has now been subject to a formal exhibition period as part of a planning scheme amendment process. This included:

- 4,459 notices posted to owners, occupiers and referral authorities;
- 2 notices in local newspaper (Caulfield/Glen Eira and Moorabbin *Leader*);
- 1 notice in the Government Gazette; and
- related information and documentation available on Council's website.

The exhibition period for Amendment C149 was open from 13 July to 14 August 2017 and 36 submissions were received. A summary of the submissions received is attached.

Planning conference and Council decision to proceed to Panel

A Planning Conference was held on 28 August 2017 and was chaired by Councillor Mary Delahunty. More than 30 people attended the conference, where a number of submitters made suggestions during the Amendment process that resulted in changes to the policy wording and/or contributory rating of certain properties and therefore directly influenced the decision making process.

Council resolved to adopt the updated amendment on 26 September 2017. This included changes to the policy wording suggested by the National Trust and changes to the contributory ratings of sites including 22-24 Newham Grove, 28 Lyons Street, 22 Sunnyside Grove, 2 Gilbert Grove, 10a St Georges Road and 3 Carnarvon Road.

Contributory properties contain buildings that contributes to the heritage significance of the area (for example a Victorian home in a precinct noted for its Victorian era housing).

Non-contributory properties either contain newer buildings (the original building may have been demolished) or the original building has been altered to the extent that it no longer makes a contribution to the heritage character.

Independent Planning Panel Hearing

The Panel Hearing for this Amendment took place on 27 and 30 November 2017 and was attended by two Panel members, Council staff and eight submitters who made verbal submissions during the two day hearing.

The Panel Report was originally received by Council on 14 January 2018 and was revised by the Panel in March 2018. Minor revisions relate to the wording and numbering of the Panel's recommendations. The most recent Panel Hearing Report is attached.

Independent Planning Panel Report

The independent Panel report can be found in full as an attachment. Within the Report, the Panel concludes that:

- *'The Amendment should be adopted by the Council subject to some changes as discussed in this report. The changes principally relate to wording of the Heritage Policy and the assessment of levels of significance of submitter properties.*
- *A number of matters require attention in the forthcoming 2018 Stage 2 Heritage Review'.*

In the Report the Panel noted: *'The Panel considers that the proposed simplification of the grading of precinct buildings as Contributory or Non-contributory to the heritage values of the precinct is beneficial to legibility of the heritage values of the precincts.'*

Concern by some submitters with the threshold level of alteration to a building in terms of deciding whether it should be rated as Contributory or Non-contributory, the Panel stated the following:

*'The Panel is not entirely surprised that no more definitive statement was made about the threshold level of alteration. The scale and type of alterations which can be made to buildings can vary considerably and it is a combination of changes which is often instrumental in downgrading a building. Also, while considering a building's contribution to precinct values, the front elevation is usually the most critical elevation of a building, depending upon the building's design and siting, other elevations can affect the contribution of the building to the precinct's values. The judgement as to rating can be made more difficult when the key characteristic elements of the period are not identified to assist understanding importance of the changes ... Further, the ease with which alterations and additions can be removed from a building and the extent of rebuilding involved if a building's precinct contribution is to be restored are also factors which may come in to play ... The Panel considers that the 2017 Review document should include some greater detail about what is meant by being 'significantly altered'. This should be developed as part of the major Stage 2 Heritage Review work in 2018.'*

The Reference document (see Attachment 6) has been amended on pages 5 and 6 to include information regarding the grading of properties, particularly in relation to properties previously noted as 'Building Defaced'. Further detail will be developed around what is meant by 'significantly altered' in the 2018 Major Review as recommended by the Panel.

#### Independent Panel Recommendations:

The Panel recommends the amendment be adopted as exhibited subject to the following recommendations:

1. If it has not already been done, check the Amendment for consistency with the revised 2017 version of the Ministerial Direction on the Form and Content of Planning Schemes and make any required changes.
2. Replace the penultimate sentence in paragraph 1 of Clause 21.10-1 with the following:  
*These have been identified in the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2014 and the Glen Eira Review of Existing Heritage Precincts 2017.*
3. Adopt the policy content of the 26 September 2017 post exhibition version of Clause 22.01 but:
  - a) Replace the second and third dot points under the heading 'Demolition' as follows:
    - Discourage complete demolition of significant and contributory buildings unless it is demonstrated to the satisfaction of the Responsible Authority that:
      - the building is structurally unsound and cannot be feasibly repaired or adapted for reuse; and
      - the original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and
      - the replacement building displays design excellence; and

- if located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.
- b) Modify the third dot point of the policy relating to 'New buildings, Alterations and Additions (Commercial Heritage Areas)' to read:
  - Encourage higher building additions to be well set back from the front wall of the building unless the specific context of the site recommends otherwise.
- c) Add the following tenth dot point to the policy relating to 'New buildings, Alterations and Additions (Commercial Heritage Areas)' in Clause 22.01:
  - Ensure the design of new development, and alterations and new buildings and works on land zoned PUZ2 in the Derby Road Heritage Precinct (18-28 Derby Road) complements and responds to the heritage significance of the precinct and enables an appropriate interface with the emerging built form of the adjoining PUZ2 zoned land to the east.
- d) Remove 22 Sunnyside Grove, Bentleigh and 2 Gilbert Grove, Bentleigh from the list of Contributory properties to the Bentleigh and Environs Heritage Area in Clause 22.01 and revise the map/written details within the reference document.
- e) Remove 3 Carnarvon Road, Caulfield North from the list of Contributory properties to the Caulfield North and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.
- f) Remove 10 St Georges Road, 10A St Georges Road and 9 Beavis Street, Elsternwick from the list of Contributory buildings for the Elsternwick Estate and Environs Historic Area in Clause 22.01 and revise the map / written details in the reference document.
- g) Remove 443 Glen Eira Road from the list of Contributory properties to the Glen Eira Road and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.
- h) Remove 28 Lyons Street, Carnegie from the list of Contributory properties to the Glen Huntly Park Estate and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.
- i) Remove 22-24 Newnham Grove, Ormond from the list of Contributory properties to the Ormond Precinct Environs Heritage Area in Clause 22.01 and revise the map / written details in the reference document.
- j) Amend the reference document to note the date of construction for the property at 211 Booran Road in the Ormond Precinct Environs Heritage Area as 1941 but leave its assessed rating as Contributory.

#### Panel Recommendations for 2018 Major Heritage Review

The Panel also made a number of additional recommendations in relation to the upcoming 2018 Major Heritage Review, which are as follows:

4. As part of the 2018 Stage 2 Heritage Review:
  - a) investigate the development of more detailed guidelines for extensions and alterations to Inter-war dwellings, possibly responding to varying precinct character;
  - b) develop a clear statement about what is meant by 'significant alterations' to Contributory buildings in Heritage Overlay precincts;
  - c) review the wording of the Statements of Significance in Clause 22.01 against the recommendations of Planning Practice Note 1: Applying the Heritage Overlay; and reassess the boundaries of those precincts which contain a diversity of development eras and land uses to more precisely define bases of significance for precincts against which development applications can be assessed;
  - d) review the citation for HO14 Caulfield North and Environs Heritage Area;

- e) consider whether Inter-war dwellings should be listed as Contributory to the Elsternwick precinct;
- f) consider modifying the Elsternwick Estate and Environs Heritage Overlay boundary in and around the Coles supermarket site as part of the 2018 Stage 2 Heritage Review; and
- g) review the operation of Planning Scheme works exemptions that already apply to rail and tramway activities and building works on the tramway depot land, and provide complementary exemptions from the usual Heritage Overlay works requirements for routine works where they would not affect heritage values.

## ISSUES AND DISCUSSION

Following the release of Independent Panel hearing findings, the next step is for Council to formally consider the report and to resolve whether to amend, proceed or abandon the amendment process. Proceeding with the amendment would include formally recommending the amendment to the Minister for Planning, for inclusion in the *Glen Eira Planning Scheme*. The Minister for Planning has the authority to again amend, proceed or abandon the amendment if the Minister wishes

### Considering the Panel Recommendations

Council is not bound to adopt the Panel's recommendations. Officers have reviewed the panel findings and the submissions and have proposed a list of relevant recommendations (attachment 2). The amendment material presented as part of this report included these proposed recommendations as they are considered by officers acceptable and worthy of inclusion in a revised heritage policy.

The Panel highlighted and addressed a number of key issues that were raised in the submissions. These key issues are further discussed below:

1. support for improved controls;
2. issues outside the scope of the Amendment;
3. impacts of decision guidelines;
4. opposition to proposed heritage ratings of properties; and
5. concerns about policy wording.

#### **1. Support for improved controls**

The Panel concluded that the Amendment is supported by and implements State and Local planning policy. It is strategically justified and should proceed subject to addressing issues discussed in the Panel's Recommendations.

Officer recommendation: Council proceeds with the updated amendment.

#### **2. Issues outside the scope of the Amendment**

A number of issues were raised that are outside the scope of this amendment, including a request to change zoning of land, removing properties from the existing Heritage Overlays, including new properties in the Overlay, drainage issues and issues relating to structure plans. The Panel concluded that no change should be made to the amendment arising from these matters.

Officer recommendation: No change required.

### **3. Impacts of decision guidelines – Inter-War Dwellings**

A submission was made stating that proposed decision guidelines in the *Heritage Policy* would unduly limit the height of upper floor additions and were unnecessarily prescriptive.

The Panel concluded that no change should be made to the amendment in response to this submission but more detailed guidance on extensions and alterations to Inter-war dwellings, should be developed as part of the 2018 Stage 2 Heritage Review.

Officer Recommendation: Council officers prepare more detailed guidelines on typical house forms within the heritage areas. The guidelines will be placed on Council's website and will provide information on what elements make up the specific housing style and suggest ways to extend or renovate each style that is in keeping with the *Heritage Policy*.

### **4. Opposition to proposed heritage ratings of properties**

A key part of this amendment was the clarification of property ratings of Contributory or Non-Contributory buildings. A number of these buildings were subject to review by the Panel due to submissions raised. The Panel endorsed Council's proposed changes (resolution of 26 September 2017) to the ratings of a number properties, as outlined in the Panel recommendations 3d, 3e, part of 3f, 3h, 3i and 3j.

However, the Panel also recommended the downgrading of a small number of properties that the Panel, after review, confirmed were not worthy of a Contributory rating, as outlined in Panel recommendations 3f and 3g.

Officer recommendation: Officers have updated the amendment in line with these panel recommendations.

### **5. Concerns about policy wording**

The National Trust's submission proposed a number of policy amendments, which Council endorsed in a revised policy on 26 September 2017. However, upon detailed review, the Panel did not agree with the National Trust's proposed amendment relating to demolition, stating that *'The Panel considers it would be preferable to revert back to the exhibited version of these demolition clauses subject to minor changes'* (see Recommendation 3a and track changes in Attachment 3).

Monash University's submission related to the heritage properties along Derby Road in Caulfield and how the emerging development within the university precinct would respond to this sensitive context. The Panel felt that the policy provided appropriate guidance for this precinct subject to two minor wording updates (see Recommendation 3b and 3c and track changes in Attachment 3). The Panel stated that further policy review should be undertaken as part of a future structure planning process for the Caulfield activity centre, where a more detailed policy may be created around the Derby Road Heritage Precinct and its relationship to Monash University.

Officer Recommendation: Officers have updated the amendment in line with these panel recommendations. Officers will also share this with the Victorian Planning Authority (State Government) which aims to prepare a structure plan for the Caulfield Station Precinct.



Additional Changes to Heritage Policy and reference document

In addition to the Panel's recommendations, a small number of minor changes are required to the proposed Heritage Policy at Clause 22.01 and *Glen Eira Review of Heritage Precincts 2017* reference document to ensure consistency and clarity of the documents. These include:

- removal of recently demolished and previously Contributory properties from the relevant map and Contributory list;
- ensuring that the maps indicating the Contributory properties within the Reference Document and the written lists of Contributory properties in the reference document and Heritage Policy are consistent;
- inclusion of wording within the methodology of the Reference Document to provide further clarification around 'Building Defaced' properties that are noted in the original *Heritage Management Plan 1996* and why these properties, in most instances, are now noted as Contributory properties (see Attachment 5);
- correction of the name of the "Beauville Estate and Environs" in the Heritage Policy; and
- correction of maps in the Reference Document based on Panel recommendations.

The appropriate changes have been made to the amendment documents that are included as Attachments 3 to 6 of this report.

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

N/A

**POLICY AND LEGISLATIVE IMPLICATIONS**Planning Scheme Amendment Process

The Planning Scheme Amendment must go through the following fixed statutory steps:

1. The Minister for Planning must firstly authorise preparation of the amendment before exhibition can occur. Following this, notice (exhibition) of the amendment will commence, inviting the community to provide submissions.
2. If there are no submissions Council can adopt the amendment and forward it to the Minister for approval. It only becomes law if it is formally approved and gazetted.
3. If there are submissions opposed to the amendment, Council has three options – abandon the amendment, change the amendment in accordance with the submitters' request, or request the Minister to appoint an Independent Panel to hear the submissions.
4. If a Panel is appointed, submissions are heard and the panel reports its findings to Council in the form of a recommendation.

The Panel may make a recommendation to:

- adopt the amendment;
- abandon the amendment; or
- modify the amendment.

5. Council then considers the panel report and makes its own decision. Council is not bound by the panel's findings. Council's options are to either abandon or adopt the amendment (with or without modifications).
6. If Council adopts the amendment, it is then referred to the Minister for Planning for approval.

The process required to amend the *Glen Eira Planning Scheme* is lengthy and provides opportunities for input from interested parties. With regard to the current proposal, Council is at **Step 5**.

## LINK TO COUNCIL PLAN

Theme one: *Liveable and well designed*

- Create prosperous, accessible and vibrant urban places.
- Encourage development that benefits the community.
- Proactively plan for and manage change within our urban places.
- Invest sustainably in our infrastructure and community assets.

## OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

## CONCLUSION

Protecting and celebrating heritage and local character of Glen Eira is important. This Amendment updates Glen Eira's *Heritage Policy* to strengthen the protection of heritage in Glen Eira.

This is the first step in providing clearer guidance and stronger controls to manage development in our existing areas of heritage protection.

*Planning and Environment Act 1987*

**Revised Panel Report**

**Glen Eira Planning Scheme Amendment C149**

**Heritage Review Stage 1, 2017**

**16 January 2018**

Revised 1 March 2018

*Planning and Environment Act 1987*

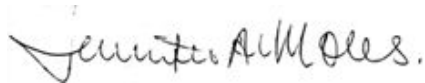
Revised Panel Report pursuant to section 25 of the Act

Glen Eira Planning Scheme Amendment C149

Heritage Review Stage 1, 2017

16 January 2018

Revised 1 March 2018



Jenny Moles, Chair



Jane Osborn, Member

# Contents

	Page
<b>Executive summary.....</b>	<b>1</b>
<b>1 Introduction.....</b>	<b>1</b>
1.1 The Amendment.....	1
1.2 Council and Panel process.....	3
1.3 Procedural issues.....	5
1.4 Background to the Amendment.....	6
1.5 Summary of issues raised in submissions .....	8
1.6 Issues dealt with in this Report .....	8
<b>2 Planning context .....</b>	<b>10</b>
2.1 Policy framework.....	10
2.2 Ministerial Directions and Practice Notes.....	11
2.3 Conclusion .....	12
2.4 Recommendation .....	12
<b>3 Submissions in support and about issues outside the scope of the Amendment.....</b>	<b>13</b>
3.1 Submissions in support .....	13
3.2 Issues outside the scope of the Amendment.....	13
3.3 Conclusion .....	15
<b>4 General issues.....</b>	<b>16</b>
4.1 Potential impact of the Amendment on future development potential and/or property value .....	16
4.2 Assistance with maintaining heritage properties .....	17
4.3 Impacts of design guidelines .....	18
<b>5 Heritage Review methodology .....</b>	<b>20</b>
5.1 Submissions .....	20
5.2 Discussion .....	21
5.3 Conclusions.....	22
5.4 Recommendation .....	22
<b>6 Policy drafting issues.....</b>	<b>23</b>
6.1 Submissions concerning Clause 21.10.....	23
6.2 Submissions concerning Clause 22.01.....	25
<b>7 Drafting of Statements of Significance.....</b>	<b>30</b>
7.1 Submissions .....	30
7.2 Discussion .....	30
7.3 Conclusion .....	31
7.4 Recommendation .....	32
<b>8 Individual property gradings .....</b>	<b>33</b>

8.1	HO69 Bentleigh and Environs Heritage Area: 22 Sunnyside Grove, Bentleigh (Submission 9) .....	33
8.2	HO69 Bentleigh and Environs Heritage Area: 2 Gilbert Grove, Bentleigh (Submission 21) .....	34
8.3	HO14 Caulfield North and Environs Heritage Area: 3 Carnarvon Road, Caulfield North (Submission 8) .....	34
8.4	HO71 Derby Road and Environs, Caulfield East, Heritage Area: 16-28 Derby Road, Caulfield (Submission 35) .....	35
8.5	HO72 Elsternwick Estate and Environs Historic Area: 10 St Georges Road, Elsternwick (Submission 13) .....	40
8.6	HO72 Elsternwick Estate and Environs Historic Area: 58 Orrong Road, Elsternwick (Submission 17) .....	44
8.7	HO72 Elsternwick Estate and Environs Historic Area: 10A St Georges Road, Elsternwick (Submission 32) .....	45
8.8	HO72 Elsternwick Estate and Environs Historic Area: 441-461 Glen Huntly Road, 74 Orrong Road and 74 Beavis Street, Elsternwick (Submission 34) .....	46
8.9	HO73 Glen Eira Road and Environs Heritage Area: 443 Glen Eira Road, Caulfield North (Submission 36) .....	47
8.10	HO70 Glen Huntly Tram Depot and Glen Huntly Road Environs Heritage Area: Glen Huntly Tram Depot and Infrastructure (Submission 20) .....	49
8.11	HO70 Glen Huntly Tram Depot and Glen Huntly Road Environs Heritage Area: 889-891 Glen Huntly Road, Caulfield South (Submission 30) .....	49
8.12	HO68 Glen Huntly Park Estate and Environs Heritage Area: 28 Lyons Street, Carnegie (Submission 21) .....	50
8.13	HO75 Ormond Precinct Environs Heritage Area: 22-24 Newnham Grove, Ormond (Submission 2) .....	51
8.14	HO75 Ormond Precinct Environs Heritage Area: 211 Booran Road, Caulfield South (Submission 25) .....	52
8.15	HO75 Ormond Precinct Environs Heritage Area: 130 Wheatley Road, Ormond (Submission 31) .....	53
8.16	HO113: 122 Grange Road, Carnegie (Submission 16) .....	53

#### **Appendix A Submitters to the Amendment**

#### **Appendix B Panel Hearing document list**

#### **Appendix C Post-exhibition Heritage Policy**

## List of Tables

	Page
Table 1 Parties to the Panel Hearing.....	5

## List of Abbreviations

DELWP	Department of Environment, Land, Water and Planning
HMP	<i>Glen Eira Heritage Management Plan 1996</i>
2017 Heritage Review	<i>Glen Eira Review of Existing Heritage Precincts 2017</i>
HO	Heritage Overlay

## Overview

### Amendment summary

The Amendment	Glen Eira Planning Scheme Amendment C149
Common name	Heritage Review Stage 1, 2017
Brief description	Review of Existing Heritage Areas and Heritage Planning Policy
Subject land	Sites reviewed within existing Heritage Areas and sites affected by Heritage Planning Policy
Planning Authority	Glen Eira City Council
Authorisation	9 May 2017
Exhibition	13 July 2017 to 14 August 2017
Submissions	Number of Submissions: 36

### Panel process

<b>The Panel</b>	Jenny Moles (Chair) and Jane Osborn (Member)
<b>Directions Hearing</b>	Glen Eira Civic Centre, 26 October 2017
<b>Panel Hearing</b>	Glen Eira Civic Centre, 27 and 30 November, 2017
<b>Site inspections</b>	Unaccompanied inspections of multiple sites, 28 November and 1 December 2017. Accompanied (one site), 1 December 2017
<b>Appearances</b>	See Table 1
<b>Date of this Report</b>	16 January 2018
<b>Revised Report</b>	1 March 2018 Recommendations 3 onwards revised and re-numbered, as required, to reflect that these recommendations refer to the post exhibition version of Clause 22.01 as submitted by Council.



## Executive summary

### (i) Summary

Glen Eira Planning Scheme Amendment C149 (the Amendment) proposes to:

- Amend Clause 21.10 of the Municipal Strategic Statement - Heritage
- Replace Clause 22.01 of the Glen Eira Planning Scheme - the Glen Eira Heritage Policy
- Insert the '*Glen Eira Review of Existing Heritage Precincts 2017*' as a reference document in the Glen Eira Planning Scheme
- Amend the Heritage Overlay Schedule at Clause 43.01 to rectify minor anomalies relating to property address information.

The Amendment arose out of the 2016 Glen Eira Planning Scheme Review that identified the need to update the Council's Heritage Policies and in turn the 2017 the *Glen Eira Review of Existing Heritage Precincts*. It is intended that a later more substantial (Stage 2) Heritage Review will follow in 2018.

The Amendment was placed on public exhibition from 13 July to 14 August 2017. Some 36 public submissions were received.

The key issues raised in the written submissions can be summarised as follows:

- Support for improved controls
- Issues outside the scope of the Amendment
- Opposition to revised heritage rating of properties
- Request for removal of properties from the Heritage Overlay
- Concern about costs and other implications of inclusion in a Heritage Overlay
- Concerns about inadequate policing of illegal buildings and works in Heritage Overlays
- Inconsistency with other Planning Scheme policies and controls such as the Residential Growth Zone in Elsternwick and policies relating to Monash University Caulfield Campus
- Concerns about policy wording.

At its meeting of 26 September 2017, the Council considered the submissions and resolved to make a number of changes to the Amendment in response to them, including some rewording of the proposed Clause 22.01 Heritage Policy and some revisions to property heritage significance gradings. The Council also resolved to refer all submissions to a panel.

The Panel was appointed on 9 October 2017 and comprises Jenny Moles (Chair) and Jane Osborn.

The Panel met in the offices of Glen Eira City Council on 27 and 30 November 2017 to hear submissions and evidence about the Amendment. Eight submitters presented to the Panel as well as the Council. The Panel also inspected the properties which were the subject of only written submissions as well as those also addressed at the Hearing.

The Panel concludes:

- The Amendment should be adopted by the Council subject to some changes as discussed in this report. The changes principally relate to wording of the Heritage Policy and the assessment of levels of significance of submitter properties.
- A number of matters require attention in the forthcoming 2018 Stage 2 Heritage Review.

**(ii) Consolidated recommendations**

Based on the reasons set out in this Report, the Panel recommends that Glen Eira Planning Scheme Amendment C149 be adopted as exhibited subject to the following:

1. If it has not already been done, check the Amendment for consistency with the revised 2017 version of the Ministerial Direction on the Form and Content of Planning Schemes and make any required changes.
2. Replace the penultimate sentence in paragraph 1 of Clause 21.10-1 with the following:  
*These have been identified in the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2014 and the Glen Eira Review of Existing Heritage Precincts 2017.*
3. Adopt the policy content of the 26 September 2017 post exhibition version of Clause 22.01 but:
  - a Replace the second and third dot points under the heading 'Demolition' as follows:
    - *Discourage complete demolition of significant and contributory buildings unless it is demonstrated to the satisfaction of the Responsible Authority that:*
      - *The building is structurally unsound and cannot be feasibly repaired or adapted for reuse; and*
      - *The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and*
      - *The replacement building displays design excellence; and*
      - *If located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.*
  - b Modify the third dot point of the policy relating to 'New buildings, Alterations and Additions (Commercial Heritage Areas)' to read:
    - *Encourage higher building additions to be well set back from the front wall of the building unless the specific context of the site recommends otherwise.*
  - c Add the following tenth dot point to the policy relating to 'New buildings, Alterations and Additions (Commercial Heritage Areas)' in Clause 22.01:
    - *Ensure the design of new development, and alterations and new buildings and works on land zoned PU22 in the Derby Road Heritage Precinct (18-28*

*Derby Road) complements and responds to the heritage significance of the precinct and enables an appropriate interface with the emerging built form of the adjoining PU22 zoned land to the east.*

- d** Remove 22 Sunnyside Grove, Bentleigh and 2 Gilbert Grove, Bentleigh from the list of Contributory properties to the Bentleigh and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.
- e** Remove 3 Carnarvon Road, Caulfield North from the list of Contributory properties to the Caulfield North and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.
- f** Remove 10 St Georges Road, 10A St Georges Road and 9 Beavis Street, Elsternwick from the list of Contributory buildings for the Elsternwick Estate and Environs Historic Area in Clause 22.01 and revise the map / written details in the reference document.
- g** Remove 443 Glen Eira Road from the list of Contributory properties to the Glen Eira Road and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.
- h** Remove 28 Lyons Street, Carnegie from the list of Contributory properties to the Glen Huntly Park Estate and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.
- i** Remove 22-24 Newnham Grove, Ormond from the list of Contributory properties to the Ormond Precinct Environs Heritage Area in Clause 22.01 and revise the map / written details in the reference document.
- j** Amend the reference document to note the date of construction for the property at 211 Booran Road in the Ormond Precinct Environs Heritage Area as 1941 but leave its assessed rating as Contributory.

**(ii) Further recommendations**

The Panel makes the following further recommendation:

**4 As part of the 2018 Stage 2 Heritage Review:**

- a** investigate the development of more detailed guidelines for extensions and alterations to Inter-war dwellings, possibly responding to varying precinct character
- b** develop a clear statement about what is meant by 'significant alterations' to Contributory buildings in Heritage Overlay precincts
- c** review the wording of the Statements of Significance in Clause 22.01 against the recommendations of Planning Practice Note 1: Applying the Heritage Overlay; and reassess the boundaries of those precincts which contain a diversity of development eras and land uses to more precisely define bases of significance for precincts against which development applications can be assessed
- d** review the citation for HO14 Caulfield North and Environs Heritage Area

Revised 1 March 2018 See Corrections Report

- e consider whether Inter-war dwellings should be listed as Contributory to the Elsternwick precinct**
- f consider modifying the Elsternwick Estate and Environs Heritage Overlay boundary in and around the Coles supermarket site as part of the 2018 Stage 2 Heritage Review**
- g review the operation of Planning Scheme works exemptions that already apply to rail and tramway activities and building works on the tramway depot land, and provide complementary exemptions from the usual Heritage Overlay works requirements for routine works where they would not affect heritage values.**

# 1 Introduction

## 1.1 The Amendment

### 1.1.1 Amendment description

The Amendment proposes to make the following changes to the Glen Eira Planning Scheme (Planning Scheme):

- Amend Clause 21.10 of the Municipal Strategic Statement – Heritage. This revision:
  - changes the description of the development pressures upon heritage assets in the municipality at Clause 21.10-1
  - updates the reference to application of the Heritage Overlay (HO) in the ‘zones and overlays’ section of Clause 21.10-2
  - updates the ‘further strategic work’ section to refer to the Council’s 2016 Planning Scheme Review
  - amends the ‘other actions’ section to refer to pre-application discussions involving the Council’s free Heritage Advisory Service and removes other minor policies.
- Insert the ‘*Glen Eira Review of Existing Heritage Precincts 2017*’ (2017 Heritage Review) as a reference document in Clause 21.10 and remove other documents not relevant to the section or no longer relevant.
- Replace Clause 22.01 – the Glen Eira Heritage Policy.

The new policy includes a policy basis, heritage objectives, and policies relating to:

- application and interpretation of Statements of Significance
- demolition
- subdivision
- new buildings in residential precincts
- alterations and additions to existing buildings in residential precincts
- new buildings and alterations and additions in commercial precincts
- front fences and gates
- carparking and outbuildings
- ancillary services
- public infrastructure
- information to be submitted with applications.

Performance measures are sometimes included.

The policy also defines the levels of significance applied to properties and includes Statements of Significance for precincts. A list of Contributory buildings is set out for each precinct. This section also defines some general conservation terms and contains a list of reference documents including the ‘*Glen Eira Review of Existing Heritage Precincts 2017*’.

- Amend the Heritage Overlay Schedule at Clause 43.01 to rectify anomalies relating to property address information.

### 1.1.2 Purpose of the Amendment

The Explanatory Report for the exhibited Amendment included the following information about the Amendment:

#### Background

*In 2016, Glen Eira Council undertook a Planning Scheme Review. The Strategic Work Plan that flowed out of this process included an internal heritage review of the municipality's existing heritage areas and heritage planning policy. The purpose of this amendment is to update and refresh existing heritage policies and provide more detailed objectives, policies and performance measures that will benefit home owners, developers and planning staff in terms of providing a framework around decision making for heritage planning applications. During the course of this project, a number of minor anomalies in property information were found in the Schedule to the Heritage Overlay. These are proposed to be rectified as part of this amendment.*

The Explanatory Report also included:

#### Creation of a consistent and correct list of ratings for properties in heritage precincts

*Only the existing heritage precincts are reviewed as part of this amendment. A broader review of the entire municipality is proposed in the next 2-3 years to capture significant buildings not currently included in the Heritage Overlay. The Heritage Management Plan is now 20 years old. Since that time, a number of minor errors have been found in the significance rating of properties and in the last twenty years, some contributory buildings have been demolished for various reasons, which results in an incorrect rating of that property.*

*Additionally, the current Heritage Management Plan lacks consistency in the way properties are rated in heritage precincts. While some are clearly rated as 'significant', 'contributory' or 'non-contributory', others are rated as 'contributory', 'building defaced' and 'non-contributory'. It is important to note that, as part of this first phase in Council's Heritage review:*

- The boundaries of the heritage precincts are not proposed to be altered; and*
- The statements of significance for these areas are not proposed to be reviewed.*

#### Update the Glen Eira Heritage Policy

*The revised Heritage Policy will be updated to include:*

- Statements of significance and the list of contributory properties for each precinct, so that property ratings are discoverable by planners, developers and the public.*
- Built form guidelines for new buildings and alterations and additions to existing buildings with a precinct.*

*Glen Eira has, for many years, had a suite of draft Heritage Guidelines that applied to each individual Precinct. The guidelines provided detailed advice on how Council would exercise its discretion in terms development in heritage areas. These guidelines were informative and helpful in terms of creating an understanding of each heritage precinct and provided a list of guidelines to follow relating to demolition and alterations/additions. These guidelines while useful, stood outside of the planning scheme. As part of this review Council's intention is to create a revised heritage policy that includes built form guidance for new buildings and alterations and additions to existing buildings within a precinct – within the planning scheme. This will provide further clarity and weight to Heritage decision making for the community, Council and VCAT.*

*Inclusion of the 'Glen Eira Review of Existing Heritage Precincts 2017' as a reference document in the Glen Eira Planning Scheme*

*A new reference document will be referred to in the updated Heritage Policy. The document will clearly outline ratings of properties and explain where and why the new ratings may conflict with a previous rating.*

### **1.1.3 The subject land**

The Amendment applies to various properties in heritage precincts throughout the municipality included in the Heritage Overlay.

The revised Heritage Policy at Clauses 21.10 and 22.01 applies to the entire municipality.

## **1.2 Council and Panel process**

### **1.2.1 Possible structural changes to Amendment**

In authorising the preparation of the Amendment on 9 May 2017, the Minister for Planning noted that the Council proposed to include the Statements of Significance for the precincts in the new Heritage Policy while retaining Statements of Significance for individual places in the Reference Document. The Minister advised that best practice with respect to the 'housing' of Statements of Significance was currently under review by the Department of Environment, Land, Water and Planning (DELWP) and the Amendment may be affected by the outcome of this DELWP review.

The Panel requested that the Council follow up on this matter with DELWP and the response by email of 17 November 2017 indicated that the matter was still unresolved. Reference was made to the option of including all Statements of Significance for both precincts and individual places in an incorporated document to the Planning Scheme.

The Council's Part B submission to the Panel included:

*Glen Eira's decision to include the precinct Statements of Significance (and list of 'Contributory' buildings) was in an effort to make this information easily locatable to most people. The policy becomes a 'one stop shop'. Having to locate an Incorporated Document through Council's website provides an added layer of complication in the process, particularly for property owners and other non planning professionals. Having said that, Council officers do see*

*the merit in locating all citations in one Incorporated Document and will look to the Panel for comments on this issue.*

**(i) Comment**

The Panel finds the proposed arrangement for including only precinct Statements of Significance in the Planning Scheme to be satisfactory. Access to precinct citations is likely to be sought by users of the Planning Scheme more often than access to individual place citations and the proposed arrangement facilitates this.

No recommendations arise in relation to this issue.

**1.2.2 Council processing**

Following public exhibition, the Amendment and the 35 submissions then received were considered at the Council meeting of 26 September 2017.

The officer report to the meeting included a tabular response to each of the submissions and a tracked changes version of the Clause 22.01 Heritage Policy adopting various changes suggested by the National Trust of Australia (Victoria) (the National Trust) and other submitters.

The Council resolved to refer all of the submissions<sup>1</sup> to a Panel. The Council also resolved to:

- delete reference in the Amendment documentation to properties proposed to be reclassified from Non-contributory to Contributory significance, where the era of the dwelling does not match the respective Statement of Significance, and where submissions had been made objecting to this change
- include the above removed properties as nominations for inclusion in heritage controls within the 2018 Stage 2 Major Heritage Review
- endorse the officer recommended revisions to the Heritage Policy at Clause 22.01
- Refer the revised documents to the Panel.

**1.2.3 The Panel process**

The Panel to consider the Amendment was appointed under delegation by the Minister for Planning on 9 October 2017 and comprises Jenny Moles (Chair) and Jane Osborn.

The Panel then met in the offices of Glen Eira City Council on 27 and 30 November 2017 to hear submissions and evidence about the Amendment. Those in attendance at the Panel Hearing are listed in Table 1.

---

<sup>1</sup> An additional submission received after Council consideration was also referred to the Panel.



**Table 1** Parties to the Panel Hearing

Submitter (Submission number)	Represented by
Glen Eira City Council	Ms Jacqui Brasher, Principal Strategic Planner, assisted by Ms Gabrielle Moylan, Heritage Advisor
Glen Eira Historical Society Inc. (10)	Ms Barbara Hoad, President, and later Ms Anne Kilpatrick, Vice President, of the Society
Mr Joel Burstyner (36)	
National Trust of Australia (Victoria) (33)	Mss Caitlin Mitropoulos and Felicity Watson
Messrs Tim and Chris Paronis (30)	
Lewcorp Properties Pty Ltd (13)	Mr Philip Bisset, Minter Ellison, lawyers and Ms Madeline Marks, Urbis, planning consultants
Monash University (35)	Ms Sarah Porritt of Counsel, instructed by Rigby Cooke, lawyers
Mr Warren Green (11)	
Mr Sean and Ms Giovanna Darbyshire (Rofrano Investments Pty Ltd) (16)	Mr Mark Waldron, Planning Consultant, Streetwise who called the following witness: <ul style="list-style-type: none"> <li>- Mr Roger Beeston, Heritage Architect, RBA Architects and Conservation Consultants</li> </ul>

Note: Magold Investments Pty Ltd (32) and Ms Estelle and Mr Giovanni Scotto (19) had earlier indicated that they wished to present at the Panel Hearing but later chose to rely only on their written submissions to Council.

### 1.3 Procedural issues

#### 1.3.1 Possible perceived Panel conflict of interest

As noted, Monash University is a submitter to the Amendment and made a presentation at the Panel Hearing.

It is recorded that at the Directions Hearing, Ms Moles advised that her husband, Chris Arup, was a Professor in the Business Law and Taxation Department of the Monash Business School at Caulfield Campus from 2007 to 2016. Since retiring from that position in 2016, he has been an Adjunct Professor in the Department and Monash University continue to provide him with an office.

No party objected to Ms Moles continuing as a member of the Panel.

#### 1.3.2 Submission outside scope of exhibited Amendment

At the outset of the Hearing, this matter was raised with the Council by the Panel and again on the second day of Hearing.

The submission by Mr and Mrs Darbyshire (Rofrano Investments Pty Ltd) (16) related to a property in an individual place Heritage Overlay (HO) which was not subject to any proposed change in the exhibited Amendment except for the revised policy. Their submission did not address the policy changes but rather sought to have the existing HO removed from their property on the basis that it lacked the required level of significance to be included in a HO.

The Panel indicated to their representative that, as this deletion of the HO was not part of the exhibited Amendment, it was not something that could be dealt with by the Panel. It had not been exhibited to the public and it was unknown whether there might be objections to any deletion of the overlay. It was indicated that the correct process would be to have the proposed removal exhibited as a separate amendment to the Planning Scheme and accordingly the Panel should not comment on the merits of the removal of the overlay as to do so would pre-empt any future panel process.

The Darbyshires' representative indicated that his clients nevertheless wished to present to the Panel and were prepared to repeat the presentation to the Panel or another panel following public advertising of the proposal to delete the HO on the property. The Council did not oppose this course.

The Panel after considering the matter indicated that it was prepared to listen to the presentation but made no commitment as to what procedural or merits recommendations it could or would make. This property is further discussed in Chapter 8.

## **1.4 Background to the Amendment**

The following background was provided in the Council's Part A submission.

### **1.4.1 The Glen Eira Planning Scheme Review**

The 2016 Glen Eira Planning Scheme Review identified the need to update the Council's heritage policies. The Strategic Work Plan that flowed out of this process included a heritage review of the municipality's existing heritage areas and heritage planning policy to update and refresh existing policies and provide more detailed objectives, policies and performance measures to provide a framework around decision making for heritage planning applications.

Only the existing heritage precincts were targeted in Stage 1 of the Review. A broader Stage 2 Heritage Review of the entire municipality is proposed to commence in 2018 to capture significant buildings not currently included in the HO.

### **1.4.2 History of heritage controls in Glen Eira**

The '*Glen Eira Heritage Management Plan*' (HMP) was prepared for the Council by Andrew Ward and Associates and completed in 1996. The HMP included a background study and added citations for a number of heritage precincts and individual properties in 1999 and October 2000.

The Heritage Policy at Clauses 21.10 and 22.01 was introduced into the Glen Eira Planning Scheme when the new format Planning Scheme was approved on 5 August 1999.

Amendment C13 was approved on 18 April 2002 and included Bruce Court, Elsternwick as a precinct in the Heritage Overlay.

Amendment C19 was approved on 18 December 2003 and included a further 64 individual properties in the Heritage Overlay.

Amendment C113 was approved on 5 March 2015 and included an extension to the Caulfield North Heritage Area, a new precinct centring on Normanby and Kambrook Roads and three new individual places.

Other than to include new reference documents in relation to the places in the amendments noted above, the general wording of the Heritage Policy at Clauses 21.10 and 22.01 has not changed since it was first approved in 1999.

#### **1.4.3 The review of significance ratings within each heritage precinct**

The HMP is the reference document that identifies most heritage precincts within Glen Eira. The document is over 20 years old and since it was prepared, some Contributory buildings have been demolished and some errors in Contributory ratings have been identified by the Council. The Council considered it appropriate that if the Heritage Policy was to be reviewed, the ratings of each property should also be reviewed.

The review of the ratings revealed that the HMP is at times inconsistent in the way properties were rated in heritage precincts. In some areas, the ratings are 'Contributory', 'Building Defaced' and 'Non-contributory', while in other areas the ratings are 'Significant', 'Contributory', and 'Non-contributory'. In some instances, the 'Contributory' places are further broken down into construction eras (e.g. pre-1905, 1905-1920 etc.).

The Council considered it appropriate to create a consistent set of ratings for all heritage precincts throughout the municipality. It was decided that all individually significant places in the HO should be known as 'Significant'. Within heritage precincts, places would be rated as 'Contributory' or 'Non-contributory'.

A survey, carried out by the Council's Heritage Planner and Heritage Consultant, was undertaken during late 2016/early 2017 to review and update the significance ratings of the existing heritage properties.

The '*Glen Eira City Council Review of Existing Heritage Precincts 2017*' provides detail relating to changes to Contributory ratings within the precincts. It is to be a reference document of the Planning Scheme. The Panel was advised that, in most circumstances, for a property originally rated as 'Building Defaced', if the building was constructed during the period of significance for the precinct and the front façade still retained many of the features from the period of significance, the building was re-graded as Contributory. In a number of instances, the HMP had graded some intact buildings as Non-contributory. These buildings were usually constructed toward the very end of the period of significance. In these instances, if the building was intact and was built within the period of significance noted in the Citation, the properties were given a revised rating of Contributory.

The Panel was also advised that some obvious errors concerning the date of construction of buildings were also identified leading to reassessed Contributory ratings.

#### **1.4.4 The revised Heritage Policy**

The Council's Heritage Policy at Clause 22.01 provides objectives and policies for decision making on heritage planning applications.

The pre-Amendment policy is brief and provides minimal practical guidance for users seeking to develop and/or demolish buildings within heritage areas.

The Council considered that the policy should be updated to include detailed objectives, policies and decision guidelines to provide a clearer and more consistent approach for users. It was also considered beneficial for Contributory buildings within heritage precincts to be specifically listed in the policy to facilitate access to building ratings. This was considered preferable to having to locate the rating in another document outside of the Planning Scheme.

The content of a 1999-2004 set of Draft Heritage Guidelines not previously included in the Planning Scheme, applying to 17 Heritage Areas, was also incorporated into the new policy in condensed form. The Panel was also advised that some other policy content was adopted as best practice from other planning schemes.

### **1.5 Summary of issues raised in submissions**

The key issues raised in the written submissions and at the Panel Hearing are briefly summarised as follows:

- Support for improved controls
- Issues outside the scope of the Amendment
- Opposition to proposed heritage rating of properties
- Request for removal of properties from the Heritage Overlay
- Concern about costs and other implications of inclusion in a Heritage Overlay
- Concerns about inadequate policing of illegal buildings and works in Heritage Overlays
- Inconsistency with other Planning Scheme policies and controls such as the Residential Growth Zone in Elsternwick and those relating to Monash University Caulfield
- Concerns about policy wording.

### **1.6 Issues dealt with in this Report**

The Panel has considered all written submissions made in response to the exhibition of the Amendment, together with the submissions, evidence and other material presented to it during the Hearing, as informed by its site visits.

All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically referred to in the Report.

This Report deals with the Amendment and issues raised in submissions under the following headings:

- Planning context
- Submissions in support and issues outside the scope of the Amendment
- General issues
- Heritage Review methodology
- Policy drafting issues
- Drafting of Statements of Significance

- Individual property gradings.

The Appendices include a list of all submitters, a list of the documents presented at the Panel Hearing and the post-exhibition version of the Heritage Policy adopted by the Council which is discussed by the Panel.

**(i) Comment on schedule to Clause 43.01**

Apart from Submission 33 by the National Trust which supported the correction of the street address for *Glenfern*, one of the Trust's own properties, no submissions related to the correction of addresses in the schedule to Clause 43.01. The Panel does not discuss this component of the Amendment further and there is no reason that it should not be adopted as exhibited.

## 2 Planning context

The Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report and these matters were elaborated in the Council's Part A submission to the Panel.

### 2.1 Policy framework

#### (i) State Planning Policy Framework

The Council submitted that the Amendment is supported by the following clauses in the State Planning Policy Framework:

*In Clause 11 – Settlement:*

*Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.*

*In Clause 11.06 – Metropolitan Melbourne*

*Clause 11.06-4 – Place and Identity*

*Objective:*

- *To create a distinctive and liveable city with quality design and amenity.*

*Strategies:*

- *Promote urban design excellence in the built environment and create places that...celebrate the city's social, cultural and natural heritage.*
- *Recognise the value of heritage by carefully managing the ongoing processes of growth and change in the urban environment.*
- *Support the regeneration of heritage assets through adaptive re-use.*

*In Clause 15 – Heritage*

*Clause 15.03-1 - Heritage Conservation*

*Objective:*

- *To ensure the conservation of places of heritage significance.*

*Strategies:*

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the conservation and enhancement of those places which are of aesthetic, archaeological, architectural, cultural, scientific, or social significance or otherwise of special cultural value.*
- *Encourage the conservation and restoration of contributory elements.*
- *Ensure an appropriate setting or context for heritage places is maintained or*
- *enhanced.*

The Panel agrees that the Amendment derives support from these State policies.

**(ii) Local Planning Policy Framework**

The Council submitted that the Amendment supports the following local planning objectives:

- *Clause 21.03-3 includes a key land use vision to 'Maintain high quality residential image with an emphasis on character of local areas and heritage areas.'*
- *Clause 21.10 Heritage includes an objective to 'Identify, protect, enhance and promote understanding of Glen Eira's heritage'.*

*Strategies*

- *Protect places identified as having architectural, cultural or historical significance.*
- *Ensure sympathetic redevelopment and renovation of areas and places identified as having architectural, cultural or historic significance in the municipality.*
- *Enhance knowledge and popular understanding of Glen Eira's architectural, cultural or historical heritage.*

The Council submitted that the Amendment is consistent with all the above clauses and further supports the strategic directions of the Glen Eira Municipal Strategic Statement.

The Panel agrees with the Council submission concerning these local policies.

## **2.2 Ministerial Directions and Practice Notes**

### **Ministerial Directions**

The Council submitted that the Amendment meets the relevant requirements of:

**(i) Ministerial Direction No. 9 – Metropolitan Planning Strategy.**

It was submitted that the Amendment supports the following directions:

- *Policy 4.3 Achieve and promote design excellence.*
  - *Initiative 4.3.1 Promote urban design excellence in every aspect of the built environment.*
- *Policy 4.4 Respect Melbourne's heritage as we build for the future.*
  - *Initiative 4.4.1 Recognise the value of heritage when managing growth and change.*

**(ii) Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.**

The Panel agrees with the Council submission on Ministerial Direction No. 9 and compliance by the Amendment. The Panel also generally agrees with the Council view on the Ministerial Direction on the Form and Content of Planning Schemes. It is nevertheless noted that the submission did not make it clear whether the asserted compliance had considered the update of this Direction which occurred on 24 May 2017. If the Amendment has not been

assessed against latest version of the Direction, this should be done before adoption and any required changes made.

### **Planning Practice Note 1**

Neither the Explanatory Report nor the Council's written submission to the Panel referred to the Planning Practice Note 1 (PPN1) Applying the Heritage Overlay, July 2015 and the consistency of the Amendment with the Practice Note. No other submissions were made about this matter.

The Panel has considered this issue and is content to support the Amendment as consistent with the Practice Note subject to our comments in relation to the drafting of the Statements of Significance later in this Report.

## **2.3 Conclusion**

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework, and is generally consistent with the relevant Ministerial Directions and Practice Note. The Amendment is strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

## **2.4 Recommendation**

The Panel recommends:

**If it has not already been done, check the Amendment for consistency with the revised 2017 version of the Ministerial Direction on the Form and Content of Planning Schemes and make any required changes.**



## **3 Submissions in support and about issues outside the scope of the Amendment**

### **3.1 Submissions in support**

A number of submissions expressed unqualified or qualified support to the Amendment, some mentioning particular aspects of the proposed changes.

Submission 3 gave full support to the new Heritage Policy and its creation of stronger and more relevant controls. Submission 5 supported the strengthening of the Heritage Policy so that heritage properties in Glen Eira are better protected. Submission 6 by Bayside City Council supported the Amendment generally. Submission 7 by the Environment Protection Authority indicated no concerns with the Amendment.

Submission 10 from the Glen Eira Historical Society Inc. supported the proposed major Stage 2 Heritage Review of 2018 and attention to Modernist houses as well as the current update to the Planning Scheme. Particular support was given to the inclusion in Clause 22 of corrected lists of ratings for contributory properties in heritage precincts. This submission also suggested additional changes to the wording of the Heritage Policy as discussed in Chapter 6 of this Report.

Submission 14 included support for the Heritage Guidelines being included in the Planning Scheme through the Heritage Policy, thus giving stronger protection to heritage values. The submitter also sought clarification of the policy concerning driveways. The Panel understands that the clarification was provided.

Submission 23 sought to ensure that period properties are respected and valued and supported restoration or extension of these properties.

Submission 33 by the National Trust supported the Amendment and the revised grading system and augmented Heritage Policy in particular. The Trust recommended several changes to the Heritage Policy in relation to demolition, subdivision, significant trees and gardens. All were adopted by the Council at its meeting of 26 September 2017. The changes adopted are shown in Appendix C to this Report. The Panel discusses some of the changes to the policy in Chapter 6. The Trust also supported the planned 2018 Stage 2 Heritage Review and emphasised the need for attention to Post-war heritage places.

### **3.2 Issues outside the scope of the Amendment**

Some submissions included issues that did not relate specifically to new heritage ratings of the properties in the precincts or the exhibited policy changes, as discussed in the following sections.

#### **3.2.1 Change of zoning**

Submitter 1 requested the application of the General Residential Zone (Schedule 2) to his property at 38-42 Campbell Street, Bentleigh.

The Panel notes the Council Officer's comment that:

*The rezoning of land is not being considered as part of this amendment. Council is currently undertaking a structure planning process where building types and ultimately property zoning can be considered.*

### **3.2.2 Removal of property from Heritage Overlay**

Some submitters requested removal of their property from the HO.

Submitter 22, who owns a Non-contributory property at 9 Lempriere Avenue in HO74 Lempriere Avenue, Greenmeadows Gardens and Environs, objected to the restrictions of being included in the HO. The submitter was concerned about impacts on future changes or redevelopment of the property. In particular, it was said that:

- the building has no architectural, cultural or historic significance to the street
- the restrictions contained in this proposal unfairly placed her property within the heritage category.

Submitter 24 was another who enquired about possible removal of her Contributory property at 212 Centre Road from the Bentleigh and Environs Heritage Area.

Submitter 16, owner of 122 Grange Road, Carnegie, also sought removal of the HO from their property.

The Council responded that:

- No boundary changes are proposed as part of this Amendment.
- Concerning 9 Lempriere Ave, it is the only non-contributory property located within the highly intact and highly significant heritage area of HO74. Council would oppose any future proposal to remove this site from the HO as it is located in the middle of a heritage street. Council Officers would arrange to meet with the submitter to discuss development options/ restrictions within the HO.
- Concerning 122 Grange Road, no boundary change was exhibited for this individual place HO.

The Panel understands that boundary changes are not part of this Amendment and the Panel accepts that boundary reviews can form part of the 2018 Stage 2 Heritage Review.

Concerning 9 Lempriere Avenue, the Panel notes that the property is located centrally to the precinct which has high heritage values and it is highly desirable that the heritage controls remain in order that any redevelopment of the site can be required to conserve the precinct values.

Concerning 122 Grange Road, see the discussion in Sections 1.3 above and 8.16 below.

### **3.2.3 Inclusion of additional properties in the Heritage Overlay**

Submission 4, while supporting the Amendment, expressed the view that further properties in Bentleigh should be heritage listed.

This issue is proposed to be addressed in the forthcoming 2018 Stage 2 Heritage Review.

### **3.2.4 Activity Centre Structure Plans**

Submission 11 by Mr Warren Green, while it relevantly addressed aspects of the Heritage Policy as discussed later in this Report, also commented on some matters pertinent to the Bentleigh Structure Plan.

### **3.2.5 Drainage issues**

Submission 15 expressed concerns about stormwater drainage problems.

These are matters beyond the scope of this Amendment.

### **3.2.6 Particular development objections**

Some submissions opposed particular development proposals. Submission 12, for example, amongst other matters, opposed a multi-level development on the corner of Inkerman and Hawthorn Roads.

This is a matter beyond the scope of the Panel considerations.

### **3.2.7 Other objections**

Some submitters opposed the application of the HO to particular properties when the Amendment in fact proposes no change to their inclusion in the precinct HO or rating.

Submitter 19's property at 11 Railway Parade, Murrumbeena, for example, is already in an individual place HO as an individually significant building and is unaffected by the Amendment except in so far as the Heritage Policy is being renewed.

## **3.3 Conclusion**

Other than redrafting issues in Chapter 6 and the issue of 122 Grange Road in Section 8.16, the Panel does not consider these matters further. The Panel concludes that no change should be made to the Amendment arising from the matters listed in this chapter of the Report.

## 4 General issues

### 4.1 Potential impact of the Amendment on future development potential and/or property value

#### 4.1.1 Submissions

Submissions 19, 24, 28 and 29 expressed concerns that further heritage controls, revised gradings or the new policies would unreasonably impact on the future development potential of their properties and hence their value.

Submitter 19 from 11 Railway Parade, Murrumbeena was concerned about investment value:

*We reiterate our desire for Council not to impose themselves on our ability to effect any future improvements by casting any overlay over the property, thereby affecting its investment value.*

Council advised that the property is in an individual place HO and no change is proposed.

Submitter 24 from 212 Centre Road, Bentleigh was concerned that her property needs structural attention which will be expensive to undertake and requested removal from the overlay or at least the Contributory status afforded her property.

Submitter 28 from 3-5 Vadhwa Ave, St Kilda East wrote:

*Whilst I recognise the importance of maintaining the character of the street, I would not like my own property to be further encumbered to preclude the possibility for thoughtful redevelopment for either townhouses or multi-family accommodation that of course respects the streetscape.*

The Council indicated that officers will meet with this submitter to discuss and clarify future development opportunities.

Submitter 29 from 445 Glen Eira Road, Caulfield North, whose house is in poor condition, argued that to restore the house would be too costly and sought to be removed from the overlay.

The Council responded that the submitter has two properties in the HO and there is no change proposed to the Contributory rating following review by Council's Heritage Advisor.

#### 4.1.2 Discussion

These submissions, in part, reflect a common misapprehension that inclusion in a HO necessarily means that buildings must be restored, or that development will not be considered.

The overlay places no obligation upon landowners to undertake works.

The Council's policies clearly seek to avoid total demolition of Contributory and especially individually Significant properties. However, changes to built form respecting heritage values are acceptable.

As to effects upon the value of properties, Panels have consistently said that this is not an issue for planning attention<sup>2</sup> and the Panel cannot speculate on any future changes beyond this Amendment and their potential effects on maintenance or investment values.

#### **4.1.3 Conclusions**

The Panel concludes that these matters do not give rise to a need to modify or abandon the Amendment.

### **4.2 Assistance with maintaining heritage properties**

#### **4.2.1 Submissions**

Concerns were expressed about the financial burden on property owners of maintaining properties subject to heritage controls.

Submission 27 was summarised in Appendix 6 of Council's submission to the Panel:

- *Clearly Council sees a benefit in preserving our cultural heritage for the community at large.*
- *Council should be allocating more resources and assisting with the financial care and maintenance of the limited properties affected (by the Heritage Overlay).*
- *A fund should be allocated to help with painting/rendering/repairing etc of properties that need to conform to an Overlay.*
- *We are most concerned the Council is trying to limit its assistance and in fact go in the opposite direction by removing statements within Clause 21.10.*

The Council officer responded to these issues as follows:

*This submission relates to the removal of the following statements:*

- *Providing advice and assistance to encourage sympathetic redevelopment and renovation.*
- *Providing incentives both to encourage and reward sympathetic redevelopment and renovation....*
- *Ensuring compatibility of street furniture and signs in designated heritage areas.*

*Dot point 1 was removed because this point is similar to another point in the policy which states:*

*'Provide a free Heritage Advisory Service to ensure residents, architects and developers can meet with a Council representative to discuss heritage issues prior to the submission of a planning application'.*

*Dot point 2 was removed because Council has historically not undertaken incentives or rewards for renovations or development in heritage areas.*

---

<sup>2</sup> See for example Panel Report on Amendment C99 to the Boroondara Planning Scheme at Section 3.1.3.

*Dot point 3 was removed because signage and conservation of early street elements including roadside furniture is mentioned within Clause 22.01 (though worded differently) and does not need to be replicated within Clause 21.10. Clause 22.01, however should be amended to include a statement that new street furniture being compatible with the heritage environs.*

*Clause 22.01 should be amended to reflect these changes...*

#### **4.2.2 Discussion**

The Panel considers that the Council response to this submission is adequate. The changes to the post-exhibition version of the Amendment with respect to these issues are appropriate.

The Panel would comment that it may nevertheless be beneficial to community support for heritage controls if the Council were to introduce an award scheme for heritage (if one does not exist) as is done by some other Councils.

#### **4.2.3 Conclusion**

The Panel considers that no change is required to the Amendment in response to this submission.

### **4.3 Impacts of design guidelines**

#### **4.3.1 Submissions**

At the Hearing, Mr Warren Green (Submission 11) from HO69 Bentleigh and Environs Heritage Area supported first floor additions being allowed but submitted that the proposed design guidelines in the Heritage Policy would unduly limit the height of upper level additions and were unnecessarily prescriptive. He argued that the guidelines in this and other respects needed to be more varied. He pointed to significant differences in character in different streets and areas, and suggested that further discussion needs to be had in relation to the precinct standards that will guide future development (for example, colours, car ports etc).

Mr Green provided photographs showing the built form context of his single-storey dwelling Inter-war dwelling in Campbell Street. He also provided photographs of the type of second level development that is being constructed in response to design policies in the City of Bayside for houses of this type. These show a range of built form with a number of second-level extensions that are less recessive than those in Mr Green's photos of development in the vicinity of his house. He said there needed to be acknowledgement, as there was in Bayside, of the difficulty of achieving adequately recessive second level additions to Californian Bungalows.

Mr Green's submission was also concerned that many Contributory houses don't comply with the proposed policy, but there should be no obligation for retrospective compliance.

The Council responded that the area of Centre Road, west of Rose Street, will be reviewed as part of the 2018 Stage 2 Heritage Review. It was also submitted that any properties with non-complying alterations and additions would not be required to make retrospective

changes to accord with the new policy guidelines. It was nevertheless noted that reconstruction or restoration was always encouraged.

#### **4.3.2 Discussion**

The Panel notes that the diagrams included in Clause 22.01, which show suitable designs for developing upper level dwelling additions that are not prominent in the streetscape and that do not overwhelm the host building, do not appear to include Californian Bungalows, as was submitted by Mr Green. The Panel agrees that there can be design difficulties in achieving suitably recessive upper level extensions for many Inter-war dwellings. While there are some general guidelines and policy applying to all dwelling types, the Panel considers that it would be beneficial to include diagrams or more particular policy wording suggesting suitable arrangements for Inter-war dwelling upper level extensions in particular. Much of the housing stock of Glen Eira is of Inter-war origins<sup>3</sup> and it is only appropriate that guidance should be offered concerning extensions to such dwellings specifically.

The Panel notes that the July 2002 *Ormond and Bentleigh Draft Heritage Guidelines* which currently sit outside the Planning Scheme contain rather more guidance in this respect than the proposed new policy in Clause 22.01.

#### **4.3.3 Conclusions**

The Panel concludes no change should be made to the Amendment in response to this submission but more detailed guidance on extensions and alterations to Inter-war dwellings, possibly responding to varying precinct character, should be developed as part of the 2018 Stage 2 Heritage Review.

#### **4.3.4 Recommendation**

The Panel recommends:

**Investigate the development of more detailed guidelines for extensions and alterations to Inter-war dwellings, possibly responding to varying precinct character, as part of the 2018 Stage 2 Heritage Review.**

---

<sup>3</sup> The Clause 21.10-1 Heritage Overview commences: *The City of Glen Eira is essentially an inter-war municipality...*

## 5 Heritage Review methodology

Issues regarding the method of assessing the contribution or otherwise of properties to the heritage precincts were raised in submissions. The Panel has considered whether the methodology of the 2017 Heritage Review was appropriate.

### 5.1 Submissions

Ms Brasher and Ms Moylan described the methodology as follows:

- There was no review of Statements of Significance for HO areas.
- It was considered that the earlier classifications of 'Building Defaced', 'Contributory' and 'Non-contributory' used in the HMP were unclear and this was simplified to a classification as either 'Contributory' or 'Non-contributory'. In some areas the Contributory buildings were given a classification of 'Significant'. The grading of 'Significant' was retained only for buildings of individual importance.
- The revised classification of 'Contributory' or 'Non-contributory', as was applied to most buildings, was based largely on whether or not the date of construction of the building was consistent with the timing of the stylistic period of the precinct, such as 'Boom style' or 'Inter-war'. These time periods were referred to in the Statement of Significance for each heritage precinct.

According to the 2017 Heritage Review Stage 1, however:

*For the purposes of this Review, all Victorian, Edwardian and Inter-War buildings are noted as Contributory unless the building has been significantly altered.*

The National Trust, Submitter 33, as part of its presentation at the Panel Hearing, endorsed Council's methodology as follows:

*The National Trust supports the proposed heritage grading system. The Trust also supports Council's liberal approach to the methodology in specific heritage precincts that have been identified as containing multiple errors and inconsistencies, using the example of HO72 Elsternwick Heritage Area where Council determined that for the purpose of this review, all Victorian, Edwardian and Inter-war buildings are noted as Contributory unless the building was significantly altered.*

Also at the Hearing, while the submission for Lewcorp Properties Pty Ltd (Lewcorp) (Submitter 13) in relation to 10 St Georges Road, Elsternwick, was supportive of most aspects of the Amendment, it was critical of the assessment process used to identify Contributory and Non-contributory buildings. The submission included that due consideration should be given to the level of alteration of each property in its assessment as Contributory or Non-contributory and the assessment should not be solely on the basis of date of construction in relation to periods of architectural or historical style. It was also said that the Council methodology, to the extent that level of alteration of buildings was considered, was not transparent.



A written submission on behalf of Submitter 36, with respect to the assessment of 443 Glen Eira Road, was supported by a statement in writing by Mr Mark Stephenson, a heritage consultant. Based on the *Advisory Committee Report: Review of Heritage Provisions in Planning Schemes* (August 2007), he noted that establishing whether a place is of heritage value is not merely a question of applying a blanket rule based on a place's age or period of construction.

In its Part B submission, and in response to Mr Stephenson's commentary, the Council submitted that:

*Both the Advisory Committee and the PPN1 are silent on suitable thresholds for selecting which properties within a heritage precinct should be 'Contributory' and which 'don't make the grade'. In the absence of this direction, Council Officers decided that buildings dating from the period of significance that were substantially intact would be given the ranking of 'Contributory'.*

In response to a question from the Panel, Ms Moylan said that transitional dwellings or built form elements were also considered for inclusion as Contributory. That is, buildings completed outside the timing of the period of development of the precinct, but which expressed the architecture (either in full or in substantial elements of built form) of that era, could be included as Contributory.

## **5.2 Discussion**

The Panel considers that the proposed simplification of the grading of precinct buildings as Contributory or Non-contributory to the heritage value of the precinct is beneficial to legibility of the heritage values of the precincts.

It also considers that the grading of each building appropriately relies on the building's construction date and its co-incidence with the development period of the precinct. The inclusion as Contributory of some slightly later 'old-fashioned' buildings (that is, buildings of the same architectural design as those built in the period of construction of the precinct generally but built in the years immediately following the period of precinct construction, such as are normally attributed to the Edwardian, Inter-war, Post-war etc periods), is also appropriate.

The level of alteration of a building constructed in the period of significance for the precinct is also a critical consideration in its precinct grading. This factor was taken into account in the 2017 Review of gradings but the level of alteration which was instrumental in distinguishing between Contributory and Non-contributory status was not specified, as was asserted by Lewcorp. The only mention of this threshold is that found in the 2017 Heritage Review document at page 68 where reference is made to buildings which are 'significantly altered' having been excluded from the Contributory list when their period of construction would otherwise include them.

The Panel is not entirely surprised that no more definitive statement was made about the threshold level of alteration. The scale and types of alterations which can be made to buildings can vary considerably and it is a combination of changes which is often instrumental in down-grading a building. Also, while in considering a building's contribution

to precinct values, the front elevation is usually the most critical elevation of a building, depending upon the building's design and siting, other elevations can affect the contribution of the building to the precinct values. The judgment as to rating can be made more difficult when the key characteristic elements of buildings of the period are not identified to assist in understanding the importance of the changes. This was not the case here, however, as the characteristic elements are set out in the Council Guidelines for each precinct. Further, the ease with which alterations and additions can be removed from a building and the extent of rebuilding involved if a building's precinct contribution is to be restored are also factors which may come into play.

In the end, it becomes a question of professional judgment involving a number of factors as to whether or not a much-altered building contributes to the values of a precinct. The Panel considers that this qualitative assessment will also be influenced by the wider context of the building, including whether or not the precinct has particularly high local values and the extent and distribution of remaining original buildings.

The Panel, however, has some sympathy with the submission for Lewcorp that the assessment process was not especially transparent, and the 2017 Heritage Review is less informative than it might have been about the threshold. While there is some information about why buildings were downgraded, there is minimal information about the basis for upgrading. The Panel considers that the 2017 Review document should include some greater detail about what is meant by buildings being 'significantly altered'. This should be developed as part of the major Stage 2 Heritage Review work in 2018.

The Statements of Significance are important as the framework in which to consider the heritage contribution of individual properties within a HO precinct and how proposed changes will affect that contribution. They have not been reviewed in this Amendment process. Those in the 1996 HMP and Guidelines for each precinct are proposed to be introduced into Clause 22 unchanged.

The Panel considers that they also require review and comments further on the Statements of Significance in Chapter 7.

### **5.3 Conclusions**

The Panel concludes:

- The methodology has beneficially simplified the method of determining Contributory and Non-contributory status for properties within Heritage Overlay precincts.
- A clearer statement about what are 'significant alterations' to Contributory buildings in Heritage Overlay precincts is required.

### **5.4 Recommendation**

The Panel recommends:

**As part of the 2018 Stage 2 Heritage Review, develop a clear statement about what is meant by 'significant alterations' to Contributory buildings in Heritage Overlay precincts.**

## 6 Policy drafting issues

### 6.1 Submissions concerning Clause 21.10

#### 6.1.1 Submissions

The Council's Part B submissions summarised and addressed the submission from the owner of 10A St Georges Road, Elsternwick (Submission 32) which had set out suggestions for additional inclusions in Clause 21.10. The summary of the submission was as follows:

*In a supplementary submission dated 3 October 2017, the submitter suggests changes to Clause 21.10 to include the following provisions under the heading 'Policy and Exercise of Discretion':*

- There is a strong presumption against demolition of dwellings that are identified as 'Contributory' in Council's Review of Existing Heritage Precincts 2017;*
- New development must ensure it provides a sensitive transition with adjoining lower density development, particularly those that are considered to contribute to the significance of a Glen Eira Heritage Precinct, in terms of built form, scale, setbacks and visual bulk;*
- Before deciding on an application to use or develop land, the responsible authority will consider, as appropriate, the potential impact of a proposal on the heritage values of the site and/or its setting and area;*
- New buildings and works must be compatible with the characteristics of the heritage place and undertaken generally in accordance with any guidelines prepared by the responsible authority;*
- The design, bulk and setback of any new buildings and works be responsive to existing buildings that contribute to the heritage of Glen Eira;*
- The use and development of adjoining land be compatible with and complement heritage buildings in their site and local area context.*

*It is considered that these additional policies are particularly necessary given parts of the Elsternwick Estate includes land within the Residential Growth Zone'.*

The Council submissions in reply were:

*The policy points suggested by the submitter for inclusion at Clause 21.10 are not considered necessary. Under 'Policy and Exercise of Discretion' at Clause 21.10-2, it states:*

- Considering the heritage significance of all places listed in the Glen Eira Heritage Management Plan 1996, and Addendum to the Glen Eira Heritage Management Plan 2014 and the Glen Eira Review of Existing*

*Heritage Precincts, 2017 in the assessment of planning applications which may impact on their heritage values;*

- *Assessing all town-planning applications for heritage properties having regard to the Heritage Policy at Clause 22.01;*
- *Requiring proponents seeking permission to demolish/alter buildings at a heritage place or in a heritage area to demonstrate the replacement building/alteration has been designed to reflect and complement the heritage significance of the place or area.*
- *Allowing non conforming uses, which will not compromise the architectural/cultural/historic significance or amenity of the neighbourhoods, as a means of guaranteeing continued, viable use of a heritage building.*

*It is considered that the four dot points above encompass the basics of heritage assessment in Glen Eira. Specifics should be provided in the local policy at Clause 22.01. It is also considered that many of the points above are already encompassed in Clause 22.01. In particular, demolition policy has been strengthened due to policy statements suggested by the National Trust and adopted by Council on 26 September 2017. Other than discussion relating to the possibility of allowing non conforming uses through the schedule, policy relating to use applications is not considered necessary as the Heritage Overlay does not control the use of a place.*

Mr Raworth, heritage consultant, who provided a statement of opinion which was appended to Submission 13 by Lewcorp in relation to 10 St Georges Road, Elsternwick, provided a shorter statement in an email dated 23 November 2017. The latter statement included some comments about drafting of the Heritage Policy. These comments were not supported by his client but were said to be his personal view.

Mr Raworth made the following comments in relation to Clause 21.10:

- Proposed Clause 21.10 refers to earlier heritage studies but there is no reference to the 2017 Heritage Review.

### **6.1.2 Discussion**

The Panel has reviewed the policy statements in both Clause 21.10 and 22.01 and considers that there are a number of statements already included that address the issue of integrated design of developments to complement the characteristics of the fabric of heritage areas. They include Objectives 4-7 inclusive of Clause 22.01-2.

### **6.1.3 Conclusion**

In general, the Panel agrees with the Council submissions that the changes suggested in Submission 32 are not required.

The Panel agrees with Mr Raworth, however, that there should be reference in Clause 21.10 to the 2017 Heritage Review.

#### **6.1.4 Recommendation**

The Panel recommends:

**Replace the penultimate sentence in paragraph 1 of Clause 21.10-1 with the following:**

*These have been identified in the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2014 and the Glen Eira Review of Existing Heritage Precincts 2017.*

### **6.2 Submissions concerning Clause 22.01**

#### **6.2.1 Submissions**

In its written submission to the Council, the National Trust (Submitter 33) made various suggestions for additional or improved policy provisions. They included:

- improved drafting of Clause 22.01-3 to avoid its interpretation as supporting demolition by neglect and conflict with other policy
- improved drafting of the same clause to avoid an interpretation that good design of new buildings might be used as a justification for demolition of Contributory or Significant heritage places
- inclusion of a policy to discourage facadism
- Augmented policy relating to significant vegetation, trees and garden layouts including in the policy section relating to subdivision and the retention of setting.

Ms Mitropoulos attended the Hearing on behalf of the National Trust and reiterated the concerns of the organisation.

The Glen Eira Heritage Society Inc. (Submitter 10), in its written submission, supported the Amendment generally and sought further similar strengthening of heritage provisions as follows:

- A requirement for more than one engineering report supporting demolition of Significant and Contributory buildings.
- Permission for demolition to be tied to a permit for new buildings and works to avoid long-lasting vacant blocks.
- Inclusion of additional controls for significant heritage trees.
- Controls over painting of brick buildings.
- The substantial setting back of upper additions behind shop facades.
- The application of heritage controls over early street signs.

Ms Hoad, the President of the Society made a presentation at the Hearing in which she elaborated on some of these points.

She acknowledged, however, in response to the Council officer's comments on the submission, that:

- the organisation had come to understand that a permit is already required to paint an unpainted surface in a HO
- tying permission for demolition to a permit for new buildings and works would not ensure the new buildings and works would go ahead

- a single engineer's report concerning demolition would suffice on the understanding that such reports would be scrutinised by qualified Council officers.

Both Ms Mitropoulos and Ms Hoad supported the Council changes to the Heritage Policy made at the meeting of 26 September 2017. Those changes generally adopted wording suggested by the National Trust. In particular, there was support for the required justification for demolition and rejection of poor condition as a basis for this. The policy changes concerning respect for significant garden layouts as well as significant trees were supported as were the inclusions relating to appropriately designed street furniture.

Submission 18 also addressed the matter of demolition by neglect. It included:

*It is too easy to demonstrate that a building is structurally unsound, and/or the building has deteriorated so that repairs are not an option. However, we also recognise that it is very difficult to amend them, so they are stricter without being completely unreasonable.*

As noted in Section 6.1, Mr Raworth who provided a statement for Lewcorp (Submitter 13) made some personal observations about the drafting of the new policies. In relation to Clause 22.01 as modified by the Council post-submissions, he said:

- Clause 22.01 (under the heading 'Demolition') sets up a conundrum: the first (post-submissions) dot point says poor condition will not be accepted as a basis for demolition, but the second (post-submissions) dot point indicates that a professional assessment of structural unsoundness and risk (and lack of a feasible re-use) will be accepted as the basis for demolition. He questioned how these policies would be resolved in practice.
- The policies for infill are too conservative and require works to be understated. He suggested flat roof forms could be used successfully in infill developments.
- Performance Measures are helpful.

Monash University (Submitter 35), also, made the following submission at the Panel Hearing concerning the demolition aspect of the Heritage Policy:

*The amendments [to the Amendment] proposed by the National Trust and supported by Council in relation to demolition propose to introduce an element of fault based planning decision making which is at odds with good decision making.*

This was a reference to the following proposed revision to the exhibited policy:

- *Generally not accept poor condition or low integrity of a heritage place as justification for its demolition, **particularly if, in the opinion of the Responsible Authority, the condition of the heritage place has been deliberately allowed to deteriorate or if its deterioration has arisen as a consequence of unlawful activities.*** (Panel emphasis)

Monash University said that the proposed wording changes were at odds with the long-established principle that 'the planning system assesses planning matters on a prospective basis'. Reference was made to *Knox City Council v Tulcan Pty Ltd and Ors* [2004] VSC 375 in support of this proposition. It was submitted that the proposed revised policy approach was

a significant change which may affect numerous landowners and should only be introduced, if at all, after notice and/or at State level.

The Council's concluding submission on these matters was that drafting changes had been made in the recommendations to the Council meeting of 26 September 2017 relating to demolition, vegetation and other issues which adopted the wording suggested by the National Trust. A revised version of the Heritage Policy had been adopted by the Council at that meeting. At the conclusion of the Panel Hearing, Council still supported those changes as appropriate notwithstanding the submissions made at the Hearing. The changes were supported by the National Trust and the Historical Society. It was noted that the particular change to the policy relating to demolition challenged by Monash University had been drawn from the Whittlesea Planning Scheme Amendment C56. It was explained that the purpose of the change was to try to avoid complete demolition unless the building was beyond repair.

### 6.2.2 Discussion

The principal components of Clause 22.01 in contention are the following provisions relating to demolition:

- *Generally not accept poor condition or low integrity of a heritage place as justification for its demolition, particularly if, in the opinion of the Responsible Authority, the condition of the heritage place has been deliberately allowed to deteriorate or if its deterioration has arisen as a consequence of unlawful activities.*
- *Avoid the complete demolition of a heritage place unless the building is professionally assessed as being structurally unsound and posing an immediate risk, and it is demonstrated to the satisfaction of the Responsible Authority that it cannot feasibly be repaired or adapted for reuse. If located within a heritage precinct, any replacement building should clearly and positively support the significance of the heritage precinct.*

These clauses replaced the following exhibited clauses:

- *Discourage demolition of significant and contributory buildings unless it can be demonstrated that:*
  - *The building is structurally unsound; and*
  - *The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and*
  - *The replacement building displays design excellence; and*
  - *If located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.*

The Panel agrees with Mr Raworth's views that a conundrum is set up by the revised dot points and with the submissions for Monash University that the first dot point introduces an element of fault-based planning decision making not characteristic of the planning system. Both are inappropriate.

The Panel considers that the originally exhibited version of these aspects of policy avoids the conundrum and states the nature of the decision to be made in relation to demolition in a policy neutral way.

The Panel notes that the exact same demolition policies as above do appear in Clause 22.04 of the Whittlesea Planning Scheme as asserted by the Council and National Trust. They appear to have been introduced through Amendment C56 in 2016. The Panel notes, however, that there was no panel appointed in relation to that amendment so there was no debate about the appropriateness of those provisions.

The Panel considers that it would be preferable to revert to the exhibited version of these demolition clauses subject to minor change as follows:

- *Discourage complete demolition of significant and contributory buildings unless it is demonstrated to the satisfaction of the Responsible Authority that:*
  - *The building is structurally unsound and cannot be feasibly repaired or adapted for reuse; and*
  - *The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and*
  - *The replacement building displays design excellence; and*
  - *If located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.*

So far as the other points raised by Mr Raworth are concerned, the Panel considers that how conservative the design policies on new buildings are, is a choice for the Council to make. The Panel concurs with his view that the use of Performance Measures is helpful.

### 6.2.3 Conclusion

The Panel considers the other policy changes made to Clause 22.01 at the Council meeting of 26 September 2017 are appropriate, with the exception of the introduced second and third dot points under the heading 'Demolition'. The Panel considers that a slightly revised version of the exhibited second dot point would be preferable as set out above. The gradings of individual buildings in precincts and the drafting of Statements of Significance which also appear in this clause are discussed in Chapters 7 and 8.

### 6.2.4 Recommendation

The Panel recommends:

**Adopt the policy content of the 26 September 2017 post exhibition version of Clause 22.01 but replace the second and third dot points under the heading 'Demolition' as follows:**

- **Discourage complete demolition of significant and contributory buildings unless it is demonstrated to the satisfaction of the Responsible Authority that:**
  - **The building is structurally unsound and cannot be feasibly repaired or adapted for reuse; and**



- **The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and**
- **The replacement building displays design excellence; and**
- **If located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.**

## **7 Drafting of Statements of Significance**

### **7.1 Submissions**

As noted, there was no redrafting of the Statements of Significance for the precincts as part of the 2017 Heritage Review. Rather the 1996 Statements were included in Clause 22.01-4 of the Amendment as drafted for the 1996 HMP except for the revised lists of Contributory properties (and the redrawing of maps for clarification).

As discussed in Section 8.5 below, the Statement of Significance for HO72 Elsternwick Estate and Environs Historic Area was the subject of criticism in submissions in relation to the property at 10 St Georges Road, Elsternwick. The Panel discussion in Section 8.5 indicates some of the drafting limitations of the Statement for this particular precinct.

Mr Raworth, who provided a written opinion for Lewcorp, the owner of 10 St Georges Road, volunteered additional comments on the drafting of the Statement, not supported by his client. He observed that the Statement of Significance for HO72, Elsternwick, seemed a little strange in that it emphasises historical development and the importance of the precinct as a demonstration of ‘a past way of life’. He suggested that it is primarily the fabric of the building stock that must demonstrate the identified historic themes. He said the Statement was not drafted in the same manner as others and should refer to architectural significance.

### **7.2 Discussion**

The Panel notes that, for some precincts such as Elsternwick (HO72) and Ormond (HO75), a broad historical approach has been taken to the preparation of the Statements of Significance. These are precincts where built form from quite diverse periods and mixed land uses have been included. This approach might be useful in ‘telling the story’ of an area over time but it misses the point in terms of being a useful descriptor of the precinct against which development applications can be assessed.

To begin, in these larger areas, both because of the diversity of historic building stock and the presence of large numbers of new buildings, it is difficult to discern historic character and each building’s contribution to it. They would appear to be more usefully subdivided into smaller precincts of more discrete development periods or land use types.

Another difficulty with the Elsternwick Statement is that it does not provide guidance as to the weight to be given to cultural history and the weight to be given to be given to ‘fabric’ or the attributes of built form.

Some of the Statements, including that for Elsternwick, are simply not written in the language now recommended in Planning Practice Note 1 (Applying the Heritage Overlay). In particular, they don’t make it clear which of the recognised heritage criteria of A to H apply to the precinct (such as aesthetic, historical or social significance). Nor is the Statement of Significance set out in the recommended three parts of ‘What is Significant’, How is it Significant’ and ‘Why is it Significant’.

Not all Statements are as complex and confusing as that for Elsternwick and the Panel considers that the benefits of the inclusion of the Statements in the Planning Scheme –

allowing greater weight to be afforded to them in decision making – outweighs the current drafting difficulties.

It is considered that it would be highly beneficial for all Statements to be reviewed against the Practice Note as part of the 2018 Stage 2 Review and the complexity of the wider precincts revisited.

The Panel's review of the Elsternwick Statement of Significance for the purposes of considering Submission 10 also revealed that there are background descriptions in the 1996 HMP which could assist with the interpretation of the actual Statement of Significance. The essence of these descriptions could perhaps be incorporated into the Statement of Significance themselves in the Planning Scheme.

In addition, there appear to be inaccuracies in some of the Statements of Significance. For example, the Heritage Overlay applies to two properties where the subdivision and development is described as the first by AV Jennings, as follows:

- *HO12 Beauville and Environs, Murrumbeena is important at the State level as **the first large housing estate undertaken by the AV Jennings Construction Co.**, later Jennings Group Limited, Victoria's largest home builder. It is also important as a very early estate development incorporating a range of features other than houses including made roads, shops and recreation facilities. In this respect it was the forerunner of the comprehensively planned housing estates of the Post-war era. The estate is distinguished by its aesthetic values, as is the earlier and comparable Hillcrest Estate, which are formed by a combination of restrained diversity in house styles, with the exception of no. 30 in the emerging International style, and by a landscaped garden environment.*
- *HO32 Hillcrest Estate is noteworthy at the State level as **the first housing estate undertaken by the A. V. Jennings Construction Co.**, later Jennings Group Limited, Victoria's largest home builder. It has historic value as an early planned housing estate associated with the depression years and is distinguished by its aesthetic values formed by a combination of restrained diversity in housing styles and a landscaped garden house environment.*  
(Panel emphasis)

When the Panel drew this to the Council's representatives' attention, it was explained that they were quite different estates – one being housing only and the other having a range of community facilities. This may be known to the Council staff, but it is not clear on the face of the documents.

### 7.3 Conclusion

The Panel considers that the proposed Statements of Significance should be included in the Planning Scheme as proposed as part of the Amendment, but their wording should generally be reviewed against Planning Practice Note 1 as part of the 2018 Stage 2 Heritage Review. The larger precincts with a diversity of development eras and land uses should also be reassessed with a view to more precisely defining the basis of their significance and characteristics against which development applications can be assessed.

## **7.4 Recommendation**

The Panel recommends:

**As part of the 2018 Stage 2 Heritage Review, review the wording of the Statements of Significance in Clause 22.01 against the recommendations of Planning Practice Note 1: Applying the Heritage Overlay; and reassess the boundaries of those precincts which contain a diversity of development eras and land uses to more precisely define bases of significance for precincts against which development applications can be assessed.**

## 8 Individual property gradings

The submissions which addressed property gradings applied only to eight precincts. The submissions are grouped by precinct and are discussed below in alphabetical order of precincts, and then by numerical order of submissions where more than one submission applies to a precinct. All submissions were made only in writing except for Submissions 10, 11, 13, 16, 30, 33, 35 and 36 where the submitter attended or was represented at the Panel Hearing.

### 8.1 HO69 Bentleigh and Environs Heritage Area: 22 Sunnyside Grove, Bentleigh (Submission 9)

#### 8.1.1 Submissions

This written submission objected to the change of grading of this property from Non-contributory to Contributory in the exhibited Amendment on the following grounds:

*The subject site is not of the architectural character that the heritage policy seeks to protect and its inclusion in the schedule will constitute a sham.*

The Council Officer comment was:

*Council's Heritage Advisor reviewed this property and found that the dwelling is significantly altered and is not worthy of a Contributory rating.*

*Remove 22 Sunnyside Grove from the list of Contributory properties within Clause 22.01 and revise the map / written details within the reference document.*

#### 8.1.2 Discussion

The Panel has inspected this property and concurs with the Council assessment of the building as significantly altered.

#### 8.1.3 Conclusion

The Panel concludes that the property should be graded as Non-contributory to the values of the precinct.

#### 8.1.4 Recommendation

The Panel recommends:

**Remove 22 Sunnyside Grove, Bentleigh from the list of Contributory properties to the Bentleigh and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.**

## **8.2 HO69 Bentleigh and Environs Heritage Area: 2 Gilbert Grove, Bentleigh (Submission 21)**

### **8.2.1 Submission**

The submitter objected to the proposed Contributory rating for his property at 2 Gilbert Grove, which was previously rated as Non-contributory.

The Council Officer comment was:

*Council's Heritage Advisor reviewed this property and found that the dwelling appears to postdate the period of significance.*

### **8.2.2 Discussion**

The Panel has inspected this property and agrees that the dwelling appears to have been constructed later than the period of significance for the precinct as was considered by the Heritage Advisor.

### **8.2.3 Conclusion**

The Panel concludes that the property at 2 Gilbert Grove, Bentleigh should be rated as Non-contributory to the Bentleigh and Environs Precinct.

### **8.2.4 Recommendation**

The Panel recommends:

**Remove 2 Gilbert Grove, Bentleigh from the list of Contributory properties to the Bentleigh and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.**

## **8.3 HO14 Caulfield North and Environs Heritage Area: 3 Carnarvon Road, Caulfield North (Submission 8)**

### **8.3.1 Submissions**

The submitter objected to the change from a Non-Contributory to a proposed Contributory rating in the exhibited Amendment on the following grounds:

- *Council records indicate a construction date of 1926. Title of property is dated 1936.*
- *The house is an example of inter-war Art Deco and was constructed significantly later than the establishment of the area.*
- *It is not an architecturally significant example of the style, nor is it particularly consistent with the Statement of Significance and consequently reclassification is not justified.*
- *The Contributory rating would have a personal detrimental affect due to additional insurance costs, reduction of potential buyers (should I wish to sell), difficulty in replacing 'like for like' various materials are no longer available.*

The Council Officer comment was:

*Council's Heritage Advisor reviewed this property and found that it post-dates the period of significance for the Caulfield North Area.*

*However Council officers prefer to retain this property as a Contributory property until the Statement of Significance for the Caulfield North Heritage Area is reviewed as part of the Major Heritage Review 2018.*

*Council resolved to rate 3 Carnarvon Road as a 'Non-Contributory' property and to review the Caulfield North Area Citation as part of the 2018 Review.*

### **8.3.2 Discussion**

The Panel has inspected this property and notes that the dwelling does not appear to be a Victorian or Edwardian house and therefore is not from the currently described period of significance. It appears to be a good example of an Inter-war dwelling. Given that being consistent with the dates or eras of construction of the precinct has been important in the rating of other properties, the Panel considers that a Non-contributory rating is appropriate for this dwelling.

Should Council decide to alter the North Caulfield Heritage Area Citation after review as part of the 2018 Stage 2 Heritage Study, the property might be reassessed against the future citation.

### **8.3.3 Conclusion**

The Panel agrees with the Council's Heritage Advisor that the property is not of the period of significance of the precinct and considers it does not contribute to the values of the precinct as described in the Statement of Significance.

### **8.3.4 Recommendation**

The Panel recommends:

**Remove 3 Carnarvon Road, Caulfield North from the list of Contributory properties to the Caulfield North and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.**

**Review the citation for HO14 Caulfield North and Environs Heritage Area as part of the 2018 Stage 2 Heritage Review.**

## **8.4 HO71 Derby Road and Environs, Caulfield East, Heritage Area: 16-28 Derby Road, Caulfield (Submission 35)**

### **8.4.1 Submissions**

The western edge of the Monash University Caulfield Campus is located within this heritage precinct. Monash University owns the properties at 16-28 Derby Road which comprise part of a short but distinctive Edwardian shopping street running south off Dandenong Road towards the State-heritage listed Caulfield Railway Station. The street has a diverse building

stock and double tramway lines. Caulfield Racecourse is located immediately south of the railway line.

The properties owned by Monash University include an undistinguished low-rise commercial building on the corner of Dandenong Road (28 Derby Road), a double storey Victorian former bank building in poor repair at (26 Derby Road) and a number of single storey shop buildings further to the south.

The written submission by Monash University included the following matters:

- *[The Amendment] ...does not provide for the reasonable balance between the importance of the University campus, revitalising the Derby Road Shopping Precinct and recognising contributory heritage buildings.*
- *The proposed Amendment is inconsistent with the future vision for the Monash University Caulfield Campus, particularly as developed in the original Priority Development Zone, the 2011 Master Plan and as contemplated by the current review of that Master Plan.*
- *There are policy and outcome inconsistencies between proposed Clause 22.01 and existing Clause 22.06.*
- *Proposed Clause 22.01 does not adequately differentiate between policies applying to contributory and non-contributory buildings.*

These matters were described further in the written submission. It was said:

- The Planning Scheme at Clause 22.06 identifies this 'Phoenix Precinct' as a major activity centre containing a mix of regionally significant commercial, educational, recreational and transport services, where more intensive development is supported. There needs to be more coherence between Clause 21.10, Clause 22.01 and existing Clause 22.06.
- Monash University intends to continue developing the Campus and improving the site's interface with Derby Road as well as developing synergies with other land uses in Derby Road. It is intended to create links with the University and revitalise the retail precinct.
- There is the opportunity for additional built form at 26 and 28 Derby Road, at the corner of Dandenong Road, and possibly at 16-24 Derby Road.
- Clause 22.01 has the potential to restrict the development of the Monash University sites. It is paramount that Clause 22.01 acknowledges the vision of the Campus Master Plan. The Monash University sites in Derby Road should be treated differently in Clause 22.01-3 from other sites in Derby Road.
- There is an inconsistency between the four storeys envisaged for 28 Derby Road (on the corner of Dandenong Road) in the Phoenix Precinct Plan at Clause 22.06-6 of the Planning Scheme and the policies concerning respectful upper level additions in heritage precincts in Clause 22.01.
- Policies relating to commercial heritage buildings should adequately differentiate between Contributory and Non-contributory buildings.
- 28 Derby Road, a Non-contributory building dating from the 1970s and 1980s, should not be included in the heritage precinct and overlay.



The Council officer response to this submission in the report to the Council meeting was as follows:

*The Statement of Significance for Derby Road notes that this heritage area is of Metropolitan heritage significance (as opposed to local significance).*

*The proposed policy provides general guidance for development in heritage areas and is not site specific for Derby Road.*

*The Monash University, Derby Road and environs is likely to undergo precinct planning as stated in the recently adopted Activity Centre, Housing and Local Economy Strategy which specifies a precinct by-precinct approach to planning for all activity centres. During a precinct planning process, site specific heritage policy in relation to the Derby Road Heritage Area may be considered.*

Ms Porritt of Counsel appeared at the Panel Hearing on behalf of Monash University and elaborated on these concerns. She added:

- *Minor amendments should be included as proposed by the University, these amendments do not need to await a further process of structure planning or otherwise as they seek only to reflect the status quo. If the need for significant amendments arise from a comprehensive process these can be amended at that stage.*
- Monash is recognised at Clause 21.03 as one of Glen Eira's significant strategic resources which is to be encouraged to continue: Clause 22.06 contains some 16 pages of policy relating to the Phoenix Precinct.
- The current Master Plan process has involved working collaboratively with the Council.
- While the decision in *Boroondara City Council v 1045 Bourke Road* [2015] VSCA 27 suggests that a broad approach can be taken to considerations under the HO, it would be preferable that the proposed 'belt and braces' changes suggested by the University be made, so that a positive response to all permit triggers can be ensured.

Ms Porritt suggested three changes to the policy in Clause 22.01 in the section headed 'New Buildings, Alterations and Additions (Commercial Heritage Areas)':

- Change the third policy dot point to read:

*Encourage higher building additions to be well set back from the front wall of the building having regard to the specific context of the site. (new words underlined)*
- Add a tenth policy dot point to read:

*Ensure the design of new development, and alterations and new buildings and works to a heritage place on land zoned PUZ2 in the Derby Road Heritage Precinct acknowledges the significant existing and future role that Monash University plays in the economic, social and cultural life of Glen Eira and the Caulfield East/Derby Road Activity Centre, and complements and responds to the heritage significance of the precinct and emerging built form of the PUZ2 zoned land.*

- Add an additional performance measure:

*To encourage alterations and additions to the portion of Derby Road zoned PUZ2 (18-28 Derby Road) that are sensitive to both the heritage values of the place and the future development of the land in the PUZ2 Zone (Monash University).*

Ms Porritt also made a submission concerning the adopted proposed changes to the exhibited Heritage Policy made at the Council meeting of 27 September 2017 in response to the National Trust submission. This is discussed in Chapter 6.

The Council responded further to the expanded submission at the conclusion of the Hearing:

- It was noted that both 28 and 16 Derby Road are graded as Non-contributory to the precinct<sup>4</sup>.
- Protecting a heritage area of metropolitan significance can be balanced with understanding and promoting the importance of the University campus within the City and wider area.
- The current Master Plan is not included in the Planning Scheme and neither is there an intention to include the Master Plan now under development in the Planning Scheme. The Master Plan will, however, provide an important framework for development at the University which will affect the wider area.
- The Phoenix Precinct policies are under review by the Victorian Planning Authority and the current policy is to be replaced. When that occurs, specific heritage policies for Derby Road might be introduced.
- The proposed policies in the Amendment are proposed to provide general guidance and are appropriate to the area.
- The current Phoenix Precinct policies are not in any case inconsistent with the proposed Heritage Policy. It was noted that Phoenix Precinct Area 5 (including Derby Road and the Caulfield Plaza Area has the following objective:
  - *To retain and enhance valued built form, enhance the viability of the precinct, enhance safety and amenity and improve permeability and links to the Monash University and transport interchange.*

It was also noted that the following policies apply:

- *Encourage buildings to align with the street pattern and to respect the continuity of the street facades.*
- *Encourage buildings with wide street frontages to be broken in to smaller vertical sections at street level.*
- *When adjoining heritage buildings are located in a Heritage Overlay, encourage the design of new buildings in a contemporary style that respects the height, scale, rhythm of and proportions of the heritage buildings.*

---

<sup>4</sup> The Panel notes that 16 Derby Road, is a walkway. No 18 is also not listed amongst the Contributory buildings. This appears to be a minor error which may need correction.

It was submitted that:

- *It is considered that the proposed policy relating to 'New Buildings, Alterations and Additions (Commercial Heritage Areas)' is appropriate to Derby Road. It is important that new development or alterations and additions within the area respect the existing rhythm and grain of the existing street, including the visual repetition of parapet lines. It is important that new development or alterations and additions adopt a contemporary architectural form or simplified interpretation of nearby contributory buildings. It is important that new upper level additions are respectful to the scale and form of the heritage place and/or the heritage precinct as a whole. It is important that visually intrusive design (whether that take the form of infill development or alterations and additions to existing buildings) which confronts the established architecture of the centre and dominates the surroundings is discouraged.*
- The Public Use Zone which covers most of the University area has no height controls and very large buildings could be constructed adjoining the Heritage Area. The Council and Monash University are nevertheless working together on ensuring a sensitive interface with the Heritage Area is achieved.

#### **8.4.2 Discussion**

The Panel agrees with the Council submissions that there is no major inconsistency between the new Heritage Policy provisions and the relevant section of the current Phoenix Precinct policy at Clause 22.06. The Panel is also satisfied that the approach to consideration of applications recommended by *Boroondara City Council v 1045 Bourke Road* [2015] VSCA 27 will enable appropriate permit outcomes.

The Panel is further of the view that any major changes to heritage policies for Derby Road should await the proposed Phoenix Precinct review.

The Panel nevertheless agrees with the Monash University submissions, however, that it would not do damage to the structure of the Planning Scheme, if policies or performance measures that are place- or property-specific were introduced in the Heritage Policy. There should, however, be a particular reason to do so.

In the case of Derby Road, the Panel considers provisions recognising the need for a sensitive interface to be developed with the University land to the east, where substantial development might be expected, can and should be included in the Heritage Policy.

In relation to the proposed minor suggested policy changes by Monash University, the Panel makes the following comments:

- Concerning the modification to the third dot point under the commercial heritage precincts, the Panel agrees that some qualification to the bald statement about upper level setbacks might be made.

It is suggested that the change suggested by Monash might be better expressed as follows:

*Encourage higher building additions to be well set back from the front wall of the building unless the specific context of the site recommends otherwise.* (new words underlined)

- Concerning the second suggested (policy) change and third suggested change (to performance measures), it is the Panel view that:
  - the proposed new policy is wordy and unclear. It would be sufficient for it to provide:

*Ensure the design of new development, and alterations and new buildings and works on land zoned PU22 in the Derby Road Heritage Precinct (18-28 Derby Road) complements and responds to the heritage significance of the precinct and enables an appropriate interface with the emerging built form of the adjoining PU22 zoned land to the east.*

- The additional performance measure suggested by Monash University is not by nature a performance measure rather an objective or policy. Given the addition of the above policy, the Panel considers the performance measure would be redundant.

#### **8.4.3 Conclusions**

The Panel concludes that only minor change should be made to the Heritage Policy in response to the submissions by Monash University concerning Derby Road.

#### **8.4.4 Recommendations**

The Panel recommends:

**Modify the third dot point of the policy relating to ‘New buildings, Alterations and Additions (Commercial Heritage Areas)’ in Clause 22.01 to read:**

*Encourage higher building additions to be well set back from the front wall of the building unless the specific context of the site recommends otherwise.*

**Add the following tenth dot point to the policy relating to ‘New buildings, Alterations and Additions (Commercial Heritage Areas)’ in Clause 22.01:**

*Ensure the design of new development, and alterations and new buildings and works on land zoned PU22 in the Derby Road Heritage Precinct (18-28 Derby Road) complements and responds to the heritage significance of the precinct and enables an appropriate interface with the emerging built form of the adjoining PU22 zoned land to the east.*

### **8.5 HO72 Elsternwick Estate and Environs Historic Area: 10 St Georges Road, Elsternwick (Submission 13)**

#### **8.5.1 Submissions**

The property at 10 St Georges Road is developed with a Victorian dwelling which was said to be heavily modified in the Post-war period with later changes made after 2000.

The 2017 Heritage Review categorises 10 St Georges Road, Elsternwick as 'Contributory' in relation to the Statement of Significance for the Elsternwick Precinct, whereas the building was classed as 'Non-contributory' in the 1996 HMP.

The written submission in relation to this property opposed the revised grading on the basis that the southern end of St Georges Road is too mixed to warrant inclusion in the precinct, the building itself is too altered, and the site and environs is included in the Residential Growth Zone.

At the Hearing, Mr Bisset, acting on behalf of Lewcorp, the owner, submitted that the relevant Statement of Significance indicated no particular reference to development in the Victorian period, when the subject dwelling was constructed. He also provided a letter from Mr Raworth, heritage consultant, which expressed the view that the subject dwelling was not Contributory due to extensive alterations which he regards as not having improved the heritage values of the building after the major changes Post-war. He included an extensive list of alterations made to the building. Mr Bisset also submitted that the dwelling is not located in a context of Contributory heritage buildings.

Mr Bisset noted that there are two parts to the assessment for Contributory status. These are:

- the period of construction
- whether the building has been considerably altered.

He was concerned that the second criterion above had not been given sufficient consideration and noted that integrity of fabric and appearance is a key threshold issue that should not be ignored in relation to Contributory buildings. He relied on the extent of changes as identified by Mr Raworth.

The subject property is close to the Elsternwick activity centre and station. On behalf of his client, Mr Bisset expressed concern regarding the imposition of Contributory heritage status and the possible impact on development potential for the site.

The Council's Part B submission included:

*Council's Heritage Adviser has inspected the site and notes that the building has been altered, including a rear extension, non original front fence, non original front windows and enlarged window openings. Whilst this has occurred and is noted, it is still considered that the building contributes to the cultural heritage character and significance of the Elsternwick Heritage Area. The subject site was not listed as contributory in the Glen Eira Heritage Management Plan 1996. The property was however listed as a contributory place in the Draft Elsternwick Heritage Guidelines in June 2003. These Guidelines were never incorporated in to the planning scheme.*

*Council is currently undertaking a structure planning process for Elsternwick and the draft Structure Plan is currently exhibited for public consultation. The draft plan acknowledges the importance of the heritage and neighbourhood character areas within Elsternwick and proposes a reduced development opportunity for these areas that will likely result in a future rezoning of these areas (most likely to Neighbourhood Residential Zone) should the Structure*

*Plan be adopted by Council and translated into planning controls. It is anticipated that the Structure Plan will be adopted by Council in February 2018, with a future planning scheme amendment to include the requirements of the Plan into the Glen Eira Planning Scheme occurring shortly thereafter.*

*Council recently refused Planning Application GE/PP-30887/2017 for a four storey development (12 dwellings) at 10 St Georges Road. Grounds of Refusal included:*

*The proposed development is inconsistent with the intent and objectives to Clause 22.01 of the Glen Eira Planning Scheme (Heritage Policy). The proposed development will adversely affect the significance, character and appearance of the heritage place due to:*

- The excessive building mass, bulk and scale; and*
- The height of the building and inadequate setbacks from St Georges Road resulting in a poor presentation to the public realm.*

*Council has not received a VCAT appeal request to date.*

## **8.5.2 Discussion**

At Section 3.2.4 of the 1996 HMP, a document cited by Mr Bisset, and in the exhibited Amendment, the Statement of Significance for the Elsternwick area commences with the following<sup>5</sup>:

*The Elsternwick proposed Urban Conservation Area is locally significant for its nineteenth and early twentieth century building stock to the extent that it demonstrates a past way of life.*

It goes on to state:

*The fabric of the Area demonstrates the following historic themes which contribute to its significance:*

- Mid nineteenth century formation of country residences for which Caulfield is noted.*
- Late nineteenth century 'Boom' development of residential subdivisions and shops.*
- The collapse of the land Boom and of its land development schemes and deals which became the subject of criminal charges...*

The Panel agrees with Mr Bisset's proposition that the phrase '*Late nineteenth century 'Boom' development of residential subdivisions*' does not expressly state that Victorian dwellings are one of the contributory '*historic themes that are demonstrated by the fabric of the area*'.

Nevertheless, the subject HO area is described as '*locally significant for its nineteenth and early twentieth century building stock*' and '*to the extent that it demonstrates a past way of life*'. The historic themes are described as '*contributing to*' the significance of the area, but

<sup>5</sup> This is repeated in exhibited Clause 22.01.

in the Panel's analysis, these words do not define the limits of the significant buildings and the relevant construction periods.

Further information is set out in the description of the Elsternwick Historic Area at Section 3.2.1 of the HMP immediately preceding the Statement of Significance, commencing '*The residential area to the north of Glen Huntly Road is deceiving at first glance*' (page 7, Volume 2, HMP). This section describes development of housing in the Victorian and late Victorian (or Boom) periods and notes:

*The contrast between the privileged and working classes is a theme in this Area recalled in its nineteenth century housing stock as well as in later years.*

At page 3 of the executive summary, Volume 1, HMP, the 'Statutory Initiatives' are set out. A number of areas are identified on a map, including the subject site, to be recommended as Urban Conservation Areas in the Glen Eira Planning Scheme including:

- *Elsternwick (Victorian, post-Edwardian, residential and commercial)*

The Statement of Significance also refers to the pattern of residential development over time, as commencing in the mid-nineteenth century and finishing with the demonstration (through built form or fabric) of the economic strengths of the shopping centre during the Inter-War period.

This is a complex and not easily understood Statement of Significance dealing with a number of land uses and periods of development. Nevertheless, the overarching initial statement of local significance clearly includes Victorian building stock constructed in the nineteenth century '*to the extent that it demonstrates a past way of life*'.

The Panel has conducted an inspection of the Victorian dwelling at 10 St Georges Road. Many of the alterations referred to in Mr Raworth's letter were noted. These include a second storey extension that is visible in the streetscape, a high front fence, new roofing materials, and a truncated chimney. The Panel also notes that fenestration on the front façade has been altered extensively. This has detracted from the appearance of the dwelling as a Victorian building in the streetscape.

In addition, the built form context for this property was very mixed and the Panel notes that the Council has recommended that:

- The property at 10A St Georges Road, an inter war dwelling to the immediate north of 10 St Georges Road, be given Non-contributory rating.
- The Elsternwick Heritage Citation be reviewed as part of the 2018 Stage 2 Heritage Review.

### **8.5.3 Conclusion**

The Panel considers that the alterations to this Victorian dwelling at 10 St Georges Road are such that it should be afforded a Non-contributory rating.

The issue of the drafting of the Statement of Significance is discussed in Chapter 7.

#### **8.5.4 Recommendation**

The Panel recommends:

**Remove 10 St Georges Road, Elsternwick from the list of Contributory buildings for the Elsternwick Estate and Environs Historic Area in Clause 22.01 and revise the map / written details in the reference document.**

### **8.6 HO72 Elsternwick Estate and Environs Historic Area: 58 Orrong Road, Elsternwick (Submission 17)**

#### **8.6.1 Submissions**

An extensive written submission was provided in relation to this property prepared by a planning consultant.

The submission indicated the following concerns:

- *The amendment is inconsistent with the current Urban Villages Policy. It is unclear which policy would take precedence.*
- *There is no statement of significance in relation to the inclusion of 58 Orrong Road Elsternwick within the HO72.*
- *The subject site is surrounded by a diverse built form character that will continue to evolve and undergo a significant degree of change in the near future.*
- *There is no reference in the 1996 document to the heritage contribution that 58 Orrong Road makes to the significance of the heritage overlay.*
- *The amendment should provide more detail as to how the heritage values and the housing diversity imperatives will be balanced, with reference to the clear understanding that identifies certain parts of the municipality for more intensive forms of (re)development.*

The Council Officer comment was:

*Council's Heritage Advisor reviewed this property and recommends that the Contributory rating should be retained.*

*Council is currently undertaking a structure planning process and the current draft Concept Plan shows the preferred building type for Elsternwick Heritage Area is 1-2 storeys (as opposed to the 4 storey allowable height of the Residential Growth Zone). The Structure Plan is yet to be finalised, however it could result in a change of zoning in this particular area. One of the aims of the Concept Plan is to preserve the low-scale heritage character of Glen Huntly Road and the surrounding heritage and character areas.*

#### **8.6.2 Discussion**

The Panel has inspected this property and agrees that the Contributory rating is appropriate as considered by the Heritage Advisor. The building is little altered and makes a sound heritage contribution.



The balancing of different policy objectives, such as those directed towards increased the intensity and diversity of housing and those concerned with respecting neighbourhood character or heritage values is one of the key challenges in planning. The planning system provides opportunities for stakeholders to participate in these matters both in terms of strategic plans and individual permit applications. The Elsternwick Structure Planning process offers such an opportunity.

### **8.6.3 Conclusion**

The Panel concludes that the Contributory rating for the property should be retained.

## **8.7 HO72 Elsternwick Estate and Environs Historic Area: 10A St Georges Road, Elsternwick (Submission 32)**

### **8.7.1 Submissions**

Schutz Consulting made a written submission on behalf of the owner of this property, Magold Investments Pty Ltd (Magold). Magold also owns the adjoining property at 12 St Georges Road.

Magold objected to the proposed re-grading of this property as Contributory to the precinct. It had previously been graded as Non-contributory.

The opposition to the re-grading included that the site is within the Residential Growth Zone which encourages higher density housing and within 140 metres of Glen Huntly Road and public transport. It was said that the changed status would create a dichotomy with the current zoning.

The submission also included that the land at 10A was formerly part of the 'Les Nafitiaux' land (now 12 St Georges Road). The submission indicated that the dwelling dates from 1928 but it is said that this is insufficient to attribute heritage value to the property.

The submission included some suggestions for additional considerations to be included in Clause 21.10 which are discussed later in Section 6.1 of this Report.

The Council officer report to the 26 September 2017 Council meeting indicated that the Heritage Advisor had inspected the property again and affirmed the view that the building should be included as Contributory to the precinct.

Council's Part B submission included this response to the submission on this re-grading issue:

*At the 26 September Council meeting, Council resolved to remove 10A St Georges Road from the 'Contributory' list in Clause 22.01 but noted that this rating will be reviewed in Glen Eira's 2018 Major Heritage Review. At this time, the citation for the Elsternwick Heritage Area will be reviewed to comply with today's citation standards. If the review of the statement of significance for Elsternwick recommends including inter-War properties and 10A St Georges Road is considered by the heritage consultant to be 'Contributory', the site will be included on the list of 'Contributory' buildings at that time (and undergo an amendment process to bring these changes in to the planning scheme). Alternatively, if during the 2018 Review, inter-War buildings are*

*found not to contribute to the cultural heritage significance of the precinct, all inter-War buildings will be removed from the list of 'Contributory' buildings in the Policy at this time.*

### **8.7.2 Discussion**

The Panel has inspected the property. This moderately large Inter-war dwelling appears almost entirely unaltered. It is a good example of its type.

The Panel considers that the Council approach to the submission is nevertheless appropriate. The current Statement of Significance prepared in 1996 is rather complex and unclear, as stated in Section 8.5 below. As discussed, it would appear that the current Statement must logically be intended (albeit it doesn't clearly say so) to recognise the significance of the heritage fabric of the precinct as well as the area's historic significance. While, in this context, the Panel considers Victorian housing is identified as of significance, as is discussed above, there appears to be no reference in the Statement to Inter-war housing, as distinct from Inter-war commercial development, as being significant. When the full citation for the precinct in the HMP is examined, there are only some unclear references to early twentieth century dwellings and one reference to '*a handsome Inter-war villa at 30 Bent Street*'. The background material, therefore, does not clearly support an intention to ascribe significance to Inter-war housing.

As to any dichotomy set up by inclusion in the Residential Growth Zone as well as the HO, this is a matter for resolution at the permit stage of development or through the Elsternwick Structure Planning process.

### **8.7.3 Conclusion**

The Panel concludes that it is appropriate to remove 10A St Georges Road from the list of Contributory buildings.

### **8.7.4 Recommendations**

The Panel recommends:

**Remove 10A St Georges Road, Elsternwick from the list of Contributory buildings for the Elsternwick Estate and Environs Historic Area in Clause 22.01 and revise the map / written details in the reference document.**

**Consider whether Inter-war dwellings should be listed as Contributory to the Elsternwick precinct in the 2018 Stage 2 Heritage Review.**

## **8.8 HO72 Elsternwick Estate and Environs Historic Area: 441-461 Glen Huntly Road, 74 Orrong Road and 74 Beavis Street, Elsternwick (Submission 34)**

### **8.8.1 Submissions**

A written submission was made for Moniton Pty Ltd, the owners of the Coles supermarket in Glen Huntly Road by Contour Planning Consultants. The land is currently under further development for the Coles supermarket. The submission sought to have the properties

removed from the existing HO. It was said that the properties at 441-461 Glen Huntly Road and 74 Orrong Road are non-contributory buildings and a planning permit has already been granted for the redevelopment of the sites. The site at 9 Beavis Street was said to be in an area where heritage values have been eroded over time and heritage characteristics and values are now low. It was said that the site has been granted a permit for demolition of the dwelling on the land and its redevelopment as part of the broader supermarket redevelopment. It was also suggested that the resultant isolation of 11 Beavis Street (as a heritage property) was such that it also should be removed from the HO.

The Council officer response was that no HO boundaries are being changed by this Amendment but once the dwelling at 9 Beavis Street is demolished the Contributory rating could be reviewed.

### **8.8.2 Discussion**

The Panel inspected these sites and notes that 9 Beavis Street has already been demolished.

### **8.8.3 Conclusion**

The site at 9 Beavis Street should be re-graded as Non-contributory to the precinct.

The status of the adjoining property at 11 Beavis Street should be reviewed.

### **8.8.4 Recommendations**

The Panel recommends:

**Remove 9 Beavis Street from the list of Contributory buildings for the Elsternwick Estate and Environs Historic Area in Clause 22.01 and revise the map / written details in the reference document.**

**Consider modifying the Heritage Overlay boundary in and around the Coles supermarket site as part of the 2018 Stage 2 Heritage Review.**

## **8.9 HO73 Glen Eira Road and Environs Heritage Area: 443 Glen Eira Road, Caulfield North (Submission 36)**

### **8.9.1 Submissions**

The owner of this residential property, Mr Burstyner made a late written submission. He objected to the proposed Contributory grading of his property which had previously been rated as Building Defaced. Mr Burstyner indicated that he wished to be heard at the Panel Hearing and provided a written statement of evidence from Mr Mark Stephenson of Trethowan Architecture. Mr Burstyner attended the Hearing and made some brief comments and tabled Mr Stephenson's report and plans of his property. The Panel and Council indicated they had no questions for Mr Trethowan, so he was not called to give evidence.

The Council's Part B Submission summarised the evidence as follows:

*Mr Stephenson argues that the existing building has been subject to at least two periods of renovation in the post-War era. Unsympathetic alterations include:*

- *The front porch was heavily modified...including removal of arches, removal of rounded bay balustrade, removal of brickwork and render; addition of grille and post-War tiles;*
- *Remodelling of the entry within the front porch, including internal window and tiles;*
- *Remodelling of front windows including window openings and frames; side windows, and eaves;*
- *Removal of a chimney on the eastern side of the house and removal of crowns from chimneys;*
- *Recent rear renovation;*
- *Removal of original front fence and replacement with a high, unsympathetic fence and gate;*
- *Removal of some garden landscaping and addition of large concrete driveway;*
- *Heavy concrete rendering to front façade brickwork.*

*Illustrations of alterations are provided in the witness statement (supplementary notes).*

*Mr Stephenson states that the house, as it is currently presented, is not 'an unusually fine example' of a Californian Bungalow and therefore should not be included in the list of Contributory buildings for this precinct.*

The Council response to the evidence about the alterations to the property was as follows:

*Council officers have re-visited the site and agree with the witness statement in this instance. The dwelling at 443 Glen Huntly Road has been substantially altered and therefore does not contribute to the cultural heritage significance of this area in the same way that many other buildings in the area do contribute. It is therefore considered appropriate that 443 Glen Huntly Road should be removed from the list of 'Contributory' buildings for HO73.*

### **8.9.2 Discussion**

The Panel had read the witness report in advance of the Hearing and inspected the property during the Hearing period. The Panel agrees that the dwelling is considerably altered in terms of its front façade and should not be rated as Contributory.

### **8.9.3 Conclusion**

The Panel concludes that the earlier Building Defaced rating was accurate and should be converted to Non-contributory to the precinct.

### **8.9.4 Recommendation**

The Panel recommends:

**Remove 443 Glen Eira Road from the list of Contributory properties to the Glen Eira Road and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.**

## **8.10 HO70 Glen Huntly Tram Depot and Glen Huntly Road Environs Heritage Area: Glen Huntly Tram Depot and Infrastructure (Submission 20)**

### **8.10.1 Submissions**

The Department of Economic Development, Jobs, Transport and Resources (Transport for Victoria) was concerned that it could become difficult to upgrade buildings within the Glen Huntly Tram Depot unless they were deemed structurally unsound and, even so, this would be subject to a range of restrictive and potentially costly requirements. Unspecified exemptions from the general heritage controls were sought to allow works at the depot.

Transport for Victoria sought advice on how street car and rail infrastructure would be affected, again expressing a desire to be able to upgrade or change the infrastructure as needed.

The Council indicated a preparedness to consider providing exemptions for works at the depot not affecting heritage values and for transport infrastructure. It was said this could form part of the 2018 Stage 2 Heritage Review.

### **8.10.2 Discussion**

The Panel considers this to be a suitable way forward. It is recommended that careful assessment of the works exemptions already provided in Clause 62, the Road Zone and Public Use Zone 4 of the Planning Scheme should be first undertaken so that heritage exemptions can correspond appropriately.

### **8.10.3 Conclusion**

The Panel concludes that exemptions can be accommodated for routine works to the Glen Huntly Tram Depot and street car and rail infrastructure where they do not affect the heritage values of this place or heritage elements.

### **8.10.4 Recommendation**

The Panel recommends:

**In the 2018 Stage 2 Heritage Review, review the operation of Planning Scheme works exemptions as already apply to rail and tramway activities and building works on tramway depot land, and provide complementary exemptions from the usual Heritage Overlay works requirements for routine works where they would not affect heritage values.**

## **8.11 HO70 Glen Huntly Tram Depot and Glen Huntly Road Environs Heritage Area: 889-891 Glen Huntly Road, Caulfield South (Submission 30)**

### **8.11.1 The issue**

Messrs Tim and Chris Paronis made a written submission and attended the Panel Hearing. They sought the removal of the Contributory designation for 889-891 Glenhuntly Road.

### **8.11.2 Submissions**

Mr Tim Paronis submitted that efforts had been made to keep the heritage appearance of the property, particularly in terms of retaining many exterior features and painting the exterior. Mr Paronis described the property as not in good repair, however, due to roof issues, plumbing and other maintenance problems (such as a bathroom floor collapsing after retiling and noisy pipes). He outlined plans to demolish the duplex and construct townhouses and possibly a café on the property.

The Council submitted that:

*The current heritage controls have been in place for 17 years. The Heritage Management Plan, from which the current heritage controls are derived, was prepared by an architectural historian.*

*The owner retains has (sic) the ability to submit an application for demolition, providing an argument as to why the house/houses are not of sufficient value as to warrant retention or are structurally unsound.*

*Council's Heritage Advisor visited both sites in question and is of the opinion that both dwellings contribute to the heritage character of the area and therefore the Contributory rating of each property is proposed to be retained.*

### **8.11.3 Discussion**

The Panel made an external inspection of this property accompanied by Mr Tim Paronis (joint owner) and Ms Mimi Nuciforo for the Council. While there were some indications of window frames at the side of the dwellings needing further work to protect them, the brick walls appeared in good condition. Further, while Mr Paronis described roof maintenance issues, the roof and gutters appeared in reasonable condition in rain during the inspection.

The property is consistent with the style and period of dwellings to the west in Glenhuntly Road and the tram depot immediately to the east also forms part of the HO.

### **8.11.4 Conclusion**

The Panel concludes that the Contributory rating of each property should be retained as part of the Amendment.

## **8.12 HO68 Glen Huntly Park Estate and Environs Heritage Area: 28 Lyons Street, Carnegie (Submission 21)**

### **8.12.1 Submissions**

The submitter objected to a Contributory rating for 28 Lyons Street, which was previously rated as Building Defaced. It was submitted that the building should be re-graded as Non-contributory.

The Council Officer comment was:

*Council's Heritage Advisor reviewed this property and found that the dwelling has been significantly altered and should be removed from the list of*

*Contributory properties within Clause 22.01 and revise the map / written details within the reference document.*

#### **8.12.2 Discussion**

The Panel has inspected this property and found that the many significant alterations, including loss of chimneys, altered front entry, high diagonal timber front fence, and replacement of windows have made it difficult to read this dwelling as an Inter-war building as was the opinion of the Council's Heritage Advisor.

#### **8.12.3 Conclusion**

The Panel concludes that the property should be rated as Non-contributory.

#### **8.12.4 Recommendation**

The Panel recommends:

**Remove 28 Lyons Street, Carnegie from the list of Contributory properties to the Glen Huntly Park Estate and Environs Heritage Area in Clause 22.01 and revise the map / written details within the reference document.**

### **8.13 HO75 Ormond Precinct Environs Heritage Area: 22-24 Newnham Grove, Ormond (Submission 2)**

#### **8.13.1 Submissions**

The submitter objected to the change from Non-contributory to a Contributory rating in the exhibited Amendment on the following grounds:

- *The reference document indicates a construction date of 1939 and this is incorrect*
- *Contributory rating will hamper ability to demolish and redevelop. The current house contains asbestos*
- *Copy of title included as part of submission shows creation of an easement on the property (party wall easement?) in 1954*

The Council Officer comment was:

*Since exhibition Council's Heritage Advisor reviewed this property and found that the dwelling seems to post-date the period of significance (being a post War house) though there are not definitive building records.*

*Remove 22-24 Newnham Grove from the list of Contributory properties within Clause 22.01 and revise the map / written details within the reference document.*

#### **8.13.2 Discussion**

The Panel has inspected this property and noted that the dwelling appears to have been constructed later than the period of significance as was considered by the Heritage Advisor.

### **8.13.3 Conclusion**

The Panel agrees with the Council that the property should be graded as Non-contributory.

### **8.13.4 Recommendation**

The Panel recommends:

**Remove 22-24 Newnham Grove, Ormond from the list of Contributory properties to the Ormond Precinct Environs Heritage Area in Clause 22.01 and revise the map / written details in the reference document.**

## **8.14 HO75 Ormond Precinct Environs Heritage Area: 211 Booran Road, Caulfield South (Submission 25)**

### **8.14.1 Submissions**

While the submitter generally supported the Amendment, he opposed the re-grading of his property to Contributory to the precinct. He said that the date of construction was not 1924 as referred to in the 2017 Heritage Review but rather 1941. It therefore fell outside the Inter-war construction period for the precinct.

The Council response acknowledged the incorrect date of construction for the dwelling but nevertheless argued for the retention of the building as Contributory as it remains a late Inter-war dwelling.

### **8.14.2 Discussion**

The Inter-war period has been extended here by the Council to include the early war years. Whether or not the completion date of the building falls within the Inter-war period or just beyond it, after inspecting the property, the Panel considers that the building is Contributory to the heritage values of the precinct.

### **8.14.3 Conclusion**

The property should be included on the list of the Contributory properties for the precinct but the reference to its date of construction should be amended.

### **8.14.4 Recommendation**

The Panel recommends:

**Amend the reference document to note the date of construction for the property at 211 Booran Road in the Ormond Precinct Environs Heritage Area as 1941 but leave its assessed rating as Contributory.**



## **8.15 HO75 Ormond Precinct Environs Heritage Area: 130 Wheatley Road, Ormond (Submission 31)**

### **8.15.1 Submissions**

The submitter objected to the proposed Contributory rating for 130 Wheatley Road, which was previously rated as Non-contributory in the 1996 study. The written submission noted that a planning application for demolition of the dwelling and construction of three townhouses had been made in 2016, at which time the Heritage Advisor referred to the dwelling as having been constructed outside the period of significance for the precinct.

The Council Officer comment was:

*Council's Heritage Advisor re-inspected this site recently and confirms that the subject site was likely to have been constructed prior to 1942 (though there are no definitive records available). Therefore the dwelling is considered to be an Inter-War building and therefore should be noted as a Contributory Building.*

It was explained that the earlier Heritage Advisor comment would have been made relying on the incorrect assessment in the 1996 heritage study.

### **8.15.2 Discussion**

The Panel has inspected this property and notes that this Inter-war dwelling has sufficient built form elements to be rated as Contributory to the precinct as considered by the Heritage Advisor.

### **8.15.3 Conclusion**

The Panel concludes that the property should be included in the Amendment as a Contributory building to the precinct as proposed.

## **8.16 HO113: 122 Grange Road, Carnegie (Submission 16)**

### **8.16.1 Submissions**

Rofrano Investments Pty Ltd, the owner of this property, which was for some decades the Post Office for the Glen Huntly area, made a written submission requesting that the site be removed from the individual place HO which has applied to the property since 2003. No such removal of the overlay was exhibited as part of the Amendment. The owner sought to be heard by the Panel and expert evidence was circulated before the Hearing.

The Panel's procedural concerns about this submission are set out in Section 1.3.2 of this Report. As noted there, the Panel nevertheless heard from the planning consultant representing the owner and expert evidence was called from Mr Roger Beeston, Heritage Architect, of RBA Architects and Conservation Consultants.

The Council's Part B submission responded to the submission for the owners as follows:

*An expert witness statement has been prepared by RBA Architects and Conservation Consultants Pty Ltd in relation to the above address.*

*The findings of this statement include:*

- *The primary basis for the attribution of historical significance in the statement of significance, that is, the former residence's long standing use as a post office (60 plus years from 1930 until the 1990s) is erroneous. Rather the subject building was used as a post office for a period of no more than 28 years, from 1965 to 1993.*
- *This new understanding considerably diminishes the subject building's already limited (due to it not having been purpose-built) historical significance.*
- *Almost no physical evidence remains to attest to the previous post office association.*
- *Consequently, the subject site does not meet the threshold for historical significance at the local level.*
- *The subject building is a basic and undistinguished example of a typical Federation period residence, and has undergone many alterations.*
- *There are many examples of timber Federation period houses within Carnegie, and the municipality more generally, which are more intact and more distinctive than the subject building.*
- *The subject building does not meet the threshold for local significance under any of the eight recognized criteria used for assessing heritage significance.*
- *The subject site does not meet the threshold for local significance on an individual basis and should be removed from the Schedule to the Heritage Overlay.*

*The subject site is listed as an individual heritage overlay, HO113. This individual listing formed part of Amendment C19 (Part 1), which was gazetted on 1 May 2003. Individual Heritage Overlays approved via Amendment C19 (Part 1) did not receive submissions during the exhibition period and were forwarded to the Minister for Planning for approval without going through a planning panel process. Therefore the heritage significance of this particular property was not 'tested' in a panel process at the time.*

*Council officers have reviewed the witness statement and agree that there are some discrepancies between the current citation for the property and the findings in the witness statement. These findings could lead to a reduced historic significance of the property, possibly to the point that the site no longer warrants a Heritage Overlay. However, any proposal to remove this site from the Heritage Overlay should form part of a separate amendment to ensure that the proposal can be thoroughly assessed by a heritage consultant and formally exhibited to the public.*

*It is not considered appropriate to make any judgements on the removal of HO113 as part of Planning Scheme Amendment C149 as it was explicitly stated in the amendment documentation that Council would not be reviewing statements of significance or the boundaries of heritage areas as part of this*

*project. Council would be open to reviewing this site as part of the 2018 Heritage Review.*

#### **8.16.2 Discussion**

The Panel considers that the Mr Beeston's evidence concerning the more limited period of use of the property as a Post Office is persuasive.

As to whether this finding alone, or in combination with other characteristics of the site, suggests that it should be removed from its existing overlay is a matter which should be addressed through a subsequent amendment to the Planning Scheme and consideration of any submissions made in response to its exhibition.

#### **8.16.3 Conclusion**

The Panel concludes that no change to the Amendment is appropriate as a result of this submission.

## Appendix A Submitters to the Amendment

No.	Submitter
1	Peter Vass
2	Peter Piritidis
3	Philip and Karen Turner
4	Wendy Coulson
5	Helen Fischer
6	Bayside City Council
7	EPA Victoria
8	Jennie Codognotto
9	John (Ioannis) Pelitidis
10	Glen Eira Historical Society Inc.
11	Warren Green
12	Rodney Moynihan
13	Lewcorp Properties Pty Ltd
14	Martina Beaumont
15	Lisa O'Shannessy
16	Galina Aynbund
17	Giovanna Darbyshire (Rofrano Investments Pty Ltd)
18	Maritza Deacon-Huezo
19	Giovanni Scotto and Estelle Scotto
20	Transport for Victoria
21	Kevin Geary
22	Sheiny New
23	Angela Logan-Bell
24	Wendy Goodman
25	Stephen Abourizk
26	Robert Alford
27	Dana and Perry Rosensweig
28	Nechama Werdiger
29	Walter Shiel
30	Efthimios (Tim) and Chris Paronis
31	Wyndham Development Consultancy P/L

No.	Submitter
32	Magold Investments Pty Ltd
33	National Trust of Australia (Victoria)
34	Moniton Pty Ltd
35	Monash University
36	Joel Burstyner

## Appendix B Panel Hearing document list

No.	Date	Description	Tabled by
1	27/11/2017	Council Part A Submission	Jacqui Brasher, Glen Eira CC
2	27/11/2017	<i>'Glen Eira Review of Existing Heritage Precincts, 2017'</i>	Jacqui Brasher, Glen Eira CC
3	27/11/2017	Council Part B Submission	Jacqui Brasher, Glen Eira CC
4	27/11/2017	Attachments to Council Part B submission – plans of submitter locations	Jacqui Brasher, Glen Eira CC
5	27/11/2017	Draft Heritage Guidelines for Various Precincts	Jacqui Brasher, Glen Eira CC provided electronically to Panel
6	27/11/2017	<i>Draft Structure Plan Elsternwick 2017</i>	Jacqui Brasher, Glen Eira CC
7	27/11/2017	<i>Draft Quality Design Guidelines 2017</i>	Jacqui Brasher, Glen Eira CC
8	27/11/2017	Submission by Glen Eira Historical Society Inc.	Barbara Hoad, Glen Eira Historical Society
9	27/11/2017	<i>Bentleigh Draft Structure Plan</i>	Jacqui Brasher, Glen Eira CC
10	27/11/2017	Submission by National Trust of Australia (Victoria)	Caitlin Mitropoulos
11	27/11/2017	A2 Plans of 443 Glen Eira Road	Joel Burstyner
12	27/11/2017	<i>City of Glen Eira Heritage Management Plan 1996</i> (Volume 2)	Jacqui Brasher, Glen Eira CC
13	27/11/2017	Submission by Tim and Chris Paronis	Tim Paronis

No.	Date	Description	Tabled by
14	27/11/2017	Expert Witness Statement by Mark Stephenson, Trethowan Architecture re 443 Glen Eira Road	Joel Burstyner
15	27/11/2017	<i>City of Glen Eira Heritage Management Plan 1996</i> (Volume 1)	Jacqui Brasher, Glen Eira CC
16	27/11/2017	Plans showing existing Heritage Areas for Municipality	Mimi Nuciforo Glen Eira CC
17	30/11/2017	Submission on behalf of Lewcorp Properties Pty Ltd, regarding 10 St Georges Road Elsternwick	Philip Bisset Minter Ellison
18	30/11/2017	Email from Bryce Raworth, Heritage Consultant dated 23 November 2017	Philip Bisset Minter Ellison
19	30/11/2017	Submission on behalf of Monash University	Sarah Porritt of Counsel
20	30/11/2017	Priority Development Panel ' <i>Response to Referral for Advice from Minister for Planning in relation to Monash University, Caulfield</i> ' October 2006	Sarah Porritt of Counsel
21	30/11/2017	Panel Report, Glen Eira Amendment C106, Western Precinct, Monash University Caulfield	Sarah Porritt of Counsel
22	30/11/2017	Draft ' <i>Monash University Caulfield Campus Master Plan Update</i> ' Part 3.4	Sarah Porritt of Counsel
23	30/11/2017	Award for Architecture – Monash University Clayton – download	Sarah Porritt of Counsel
24	30/11/2017	<i>Derby Road Developments Pty Ltd v Glen Eira CC</i> , [2017] VCAT 1768, re 9-13 Derby Road	Sarah Porritt of Counsel
25	30/11/2017	<i>Knox CC v Tulcanly &amp; Ors</i> , [2004] VSC 375	Sarah Porritt of Counsel
26	30/11/2017	Photographs accompanying oral submission	Warren Green
27	30/11/2017	Submission on behalf of Darbyshires	Mark Waldron, Streetwise Pty Ltd, Planning Consultants
28A	30/11/2017	National Archives Record B5846 searched by Andrew Ward & Assocs	Roger Beeston Heritage Architect
28B	30/11/2017	National Archives Record B3655, O65/666 searched by Andrew Ward & Assocs	Roger Beeston Heritage Architect

No.	Date	Description	Tabled by
29	30/11/2017	Addendum – Heritage Expert Witness Statement	Roger Beeston Heritage Architect
30	30/11/2017	Expert Witness Statement re 122 Grange Road, Carnegie	Roger Beeston Heritage Architect

---



## Appendix C Post-exhibition Heritage Policy

### Clause 21.10

This version of Clause 21.10 Heritage is the exhibited version. The tracked changes show the exhibited changes to the clause currently in the Planning Scheme. No changes to the clause were made by the Council at its 26 September 2017 meeting in response to public submissions received during exhibition of the Amendment. This version of Clause 21.10 is as discussed in Section 6.1 of this Panel Report.

### Clause 22.01

The version of Clause 22.01 Heritage Policy included in this appendix is that adopted at the Council meeting of 26 September 2017 and as recommended to the Panel by the Council at the Hearing. The tracked changes are the changes from the exhibited replacement version of this clause. They principally are a response to suggested changes by the National Trust.

It is this version of the policy that is discussed in Chapters 6 and 7 of the Panel Report.

## 21.10 HERITAGE

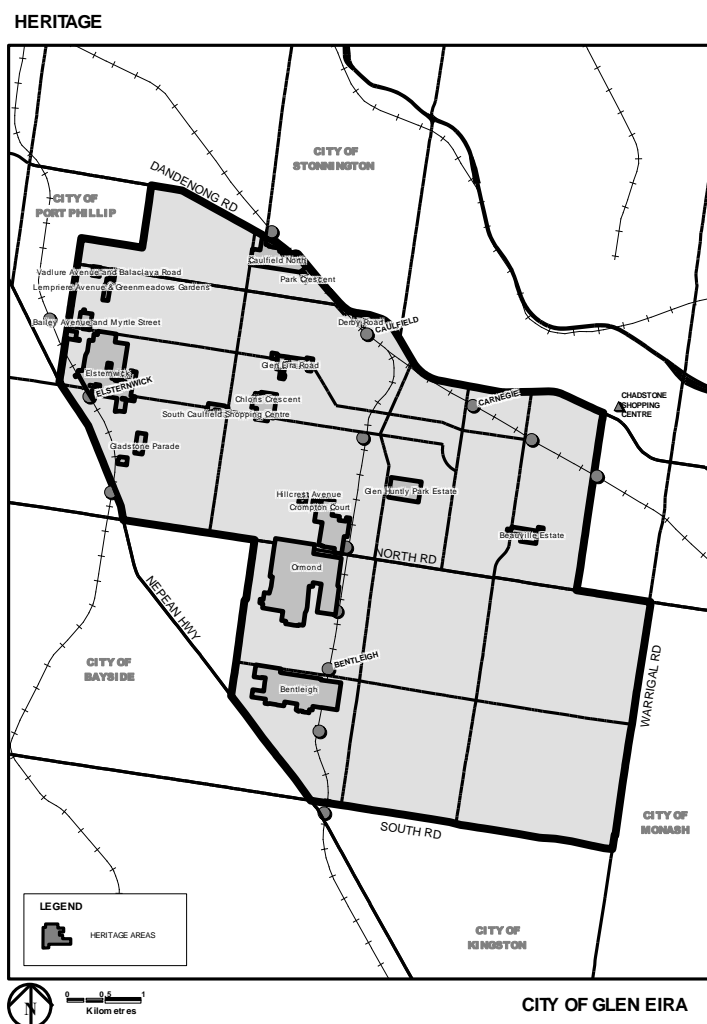
--/--/--  
C149

### 21.10-1 Overview

--/--/--C149

The City of Glen Eira is essentially an inter-war municipality founded upon the development of Melbourne's electric tramway system and the electrification of its suburban railways. Important examples of nineteenth and early twentieth century housing and commercial development add interest to the City. At the national level, it remains today as a rare, surviving, middle distance, middle class municipality of the inter-war era, retaining its system of street tramways. A number of areas and individual properties comprehensively demonstrate important eras in the growth of Glen Eira and survive in a reasonably intact state. These have been identified in the Glen Eira Heritage Management Plan 1996 and Addendum to the Glen Eira Heritage Management Plan 2014. Some have also been recognised by Heritage Victoria and the National Trust.

Glen Eira is currently experiencing a development boom, which means the pressure to demolish older buildings will increase. There is also pressure to adapt and develop heritage places to suit contemporary lifestyles. There is increasing concern that the City's heritage is under serious threat. There is a need for clear design guidelines for new development both within and adjacent to heritage precincts. ~~It is becoming increasingly apparent that as property values rise, so too does the quality of the buildings which are making way for new development. One of the ways that residents can ensure that heritage values are protected is to embrace the introduction of heritage controls.~~



## 21.10-2 Objectives, strategies and implementation

--/--C149

### Objectives

To identify, protect, enhance and promote understanding of Glen Eira's heritage.

### Strategies

- Protect places identified as having architectural, cultural or historical significance.
- Ensure sympathetic redevelopment and renovation of areas and places identified as having architectural, cultural or historic significance in the municipality.
- Enhance knowledge and popular understanding of Glen Eira's architectural, cultural and historic heritage.

## Implementation

These strategies will be implemented by:

### Policy and the exercise of discretion

- Considering the heritage significance of all places listed in the Glen Eira Heritage Management Plan 1996 and Addendum to the Glen Eira Heritage Management Plan 2014 [and the Glen Eira Review of Existing Heritage Precincts, 2017](#) in the assessment of planning applications which may impact upon their heritage values.
- Assessing all town-planning applications for heritage properties having regard to the Heritage Policy [at Clause 22.01](#).
- Requiring proponents seeking permission to demolish/alter buildings at a heritage place or in a heritage area to demonstrate that the replacement building/alteration has been designed to reflect and complement the heritage significance of the place or area.
- Allowing non conforming uses, which will not compromise the architectural/cultural/historic significance or amenity of the neighbourhood, as a means of guaranteeing, continued viable use of a heritage building.

### Zones and overlays

- ~~Applying the Heritage Overlay to areas and individual properties identified in the Glen Eira Heritage Management Plan 1996 and Addendum to the Glen Eira Heritage Management Plan 2014~~ [areas and individual properties identified as having cultural significance.](#)

### Further strategic work

- ~~▪ Preparing guidelines for development in identified heritage areas.~~
- ~~▪ Preparing an amendment to apply a Heritage Overlay to remaining areas and individual properties identified in the Glen Eira Heritage Management Plan.~~
- ~~▪ Collecting and maintaining a database of information which enhances the knowledge and popular understanding of Glen Eira's architectural, cultural and historic heritage.~~
- [Undertake the heritage actions of the Planning Scheme Review 2016.](#)
- Collect and maintaining data sheets which specify significance of areas and individual properties.
- Digitally mapping significant heritage properties to ensure that information is widely available.

### Other actions

- Promoting the benefits of heritage preservation.
- Providing a free Heritage Advisory Service [to ensure residents, architects and developers can meet with a Council representative to discuss heritage issues prior to the submission of a planning application.](#)
- ~~▪ Providing advice and assistance to encourage sympathetic redevelopment and renovation.~~
- ~~▪ Providing incentives both to encourage and reward sympathetic redevelopment, restoration and renovation~~
- ~~▪ Ensuring compatibility of street furniture and signs in designated heritage areas~~

### Reference documents

Glen Eira Heritage Management Plan, Andrew Ward & Associates, 1996

Addendum to the Glen Eira Heritage Management Plan, Andrew Ward, 2014

Glen Eira Review of Existing Heritage Precincts, 2017

~~Phoenix Precinct Strategy Plan, Greenaway and Katz, 1996~~

~~Phoenix Precinct Urban Design Framework, Gerner~~

## 22.01 HERITAGE POLICY

C149

This policy applies to all land within the Heritage Overlay.

### 22.01-1 Policy basis

--/--

C149

A key objective of Council's Municipal Strategic Statement is to identify, protect, enhance and promote understanding of Glen Eira's heritage.

Within the municipality a number of individual places and precincts comprehensively demonstrate important eras in the growth of Glen Eira and survive in a reasonably intact state. They include residential and commercial areas and places from the Victorian, Edwardian, Inter-war and Post-war periods.

The Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2014 and the Glen Eira Review of Existing Heritage Precincts, 2017 identifies these places and provides a framework for their protection and enhancement.

This Policy builds on the basis of Clause 15.03 (Heritage) and Clause ~~22.01~~ 10 (Heritage) and sets out objectives and performance measures for all individual properties and heritage precincts in Glen Eira. This Policy includes Statements of Significance for each Precinct and the Contributory properties within each precinct ~~are listed at Clause 22.01-4.~~

### 22.012 Objectives

--/--

C149

- To identify the City's heritage assets and to give effect to the recommendations of the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2014 and the Glen Eira Review of Existing Heritage Precincts 2017.
- To protect places identified as having architectural, cultural or historic significance and which demonstrate the various eras of Glen Eira's development.
- To encourage retention, preservation and restoration of all of significant and contributory heritage places within Glen Eira.
- To preserve the scale and pattern of streetscapes in heritage precincts.
- To ensure that additions and new buildings and works to a heritage place respect the significance of the place and/or precinct.
- To ensure the design of new development respects, complements and responds to the heritage significance of the precinct.
- To promote design excellence which supports the ongoing significance of heritage places.
- To ensure that non-contributory buildings in heritage precincts are developed in a manner that is sympathetic to, and does not detract from, the significance of the heritage precinct.

### 22.01-3 Policy

--/--

C149

It is policy to consider the following statements when assessing an application under the Heritage Overlay.

#### Statements of Significance

It is policy to:

- Take into account the statement of significance for a heritage place when making decisions about proposed buildings and works associated with that place.
- Where an individually significant place is located within a heritage precinct, any proposal must have regard to both the statement of significance for the individual place and the statement of significance for the heritage precinct in which it is located.

#### Demolition

It is policy to:

- Retain significant and contributory buildings.
- Generally not accept poor condition or low integrity of a heritage place as justification for its demolition, particularly if, in the opinion of the Responsible Authority, the condition of the heritage place has been deliberately allowed to deteriorate or if its deterioration has arisen as a consequence of unlawful activities.
- Avoid the complete demolition of a heritage place unless the building is professionally assessed as being structurally unsound and posing an immediate risk, and it is demonstrated to the satisfaction of the Responsible Authority that it cannot feasibly be repaired or adapted for reuse. If located within a heritage precinct, any replacement building should clearly and positively support the significance of the heritage precinct.
- ~~▪ Discourage demolition of significant and contributory buildings unless it can be demonstrated that:~~
  - ~~▪ The building is structurally unsound; and~~
  - ~~▪ The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and~~
  - ~~▪ The replacement building displays design excellence; and~~
  - ~~▪ If located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.~~
- Allow the partial demolition of significant and contributory buildings where the fabric to be demolished is of no significance, or for the purpose of additions if the additions will not affect the heritage significance of the building and is sympathetic in its scale and form.
- ~~▪ Discourage demolition of heritage places where the poor condition of the place is, in itself, the reason for the demolition application.~~
- Where relevant, ensure an application for demolition is also accompanied by a replacement development proposal.
- To retain significant trees, vegetation and/or garden layouts that have been identified for their historical significance.

### Subdivision

It is policy to:

- Ensure that the subdivision of a heritage place does not adversely affect the cultural heritage significance of the place or precinct.
- Ensure that appropriate settings and elements for heritage places are maintained including the retention of any original garden areas, large trees and other features which contribute to the significance of that place.
- Ensure that the lot layout does not adversely affect the cultural heritage significance of the place or precinct.
- Ensure that the subdivision of heritage places results in development that retains the existing built form pattern where such pattern contributes to the significance of the heritage place.

### New Buildings in Heritage Precincts (Residential)

It is policy to:

- Ensure proposals are respectful of the existing scale, rhythm, massing, form and siting of significant and contributory buildings when viewed from the street.
- Encourage high quality, contemporary design or a simplified interpretation of the architecture of contributory buildings within the precinct to ensure new buildings are distinguishable from original buildings within the area. Discourage side by side development unless this is a dominant typology in the precinct.
- Ensure that new development does not overshadow or have any detrimental affect (sic) on public parks located within the Heritage Overlay (Greenmeadows Gardens and Caulfield Park).

### Performance measures

It is policy to assess proposals against the following measures:

- Replica or mock heritage styles are not considered an acceptable design outcome in a heritage precinct. New buildings should always be distinguishable from old buildings.
- Buildings should adopt an understated character and should not visually dominate neighbouring significant or contributory buildings or the precinct in general.
- The proportions and spacing of door and window openings in new buildings should relate to contributory buildings within the precinct.
- The roof form should be similar to or respond to the prevailing roof forms in the heritage precinct.
- The front and side setbacks of new development should reflect the prevailing rhythm of the street. Where a new building is proposed to be located between one contributory and one non contributory building, the front and side setbacks of the contributory building should be applied.
- New buildings in heritage precincts should not be substantially taller than adjacent contributory buildings unless an additional storey is set well back on the site to reflect the prevailing scale of contributory buildings when viewed from the street.
- Materials, colours, textures and finishes should complement those found in the heritage precinct.
- New buildings should not obscure views to contributory buildings from the public realm.

#### **Alterations or Additions to significant and contributory buildings in heritage precincts (Residential)**

It is policy to:

- Encourage the conservation or restoration of significant and contributory external fabric (and internal fabric where applicable), particularly fabric that can be viewed from the street.
- Encourage the restoration or reconstruction of a known original or early appearance of the place if there is historical evidence (photos or plans) to support this.
- Ensure that restoration or reconstruction is undertaken using appropriate materials.
- Encourage the removal of later additions that detract from the significance of the heritage place.
- [Encourage alterations and additions that avoid demolition of a heritage place and/or contributory elements; retaining facades only is discouraged.](#)
- Discourage new openings in the principal façade or principal visible roof form.
- Ensure that, where possible, alterations and additions are concealed from view from the street frontage and do not overwhelm the significant or contributory building or wider precinct.
- Ensure that alterations and additions to existing buildings do not overshadow or have any detrimental affect (sic) on public parks located within the Heritage Overlay (Greenmeadows Gardens and Caulfield Park).

#### **Performance measures**

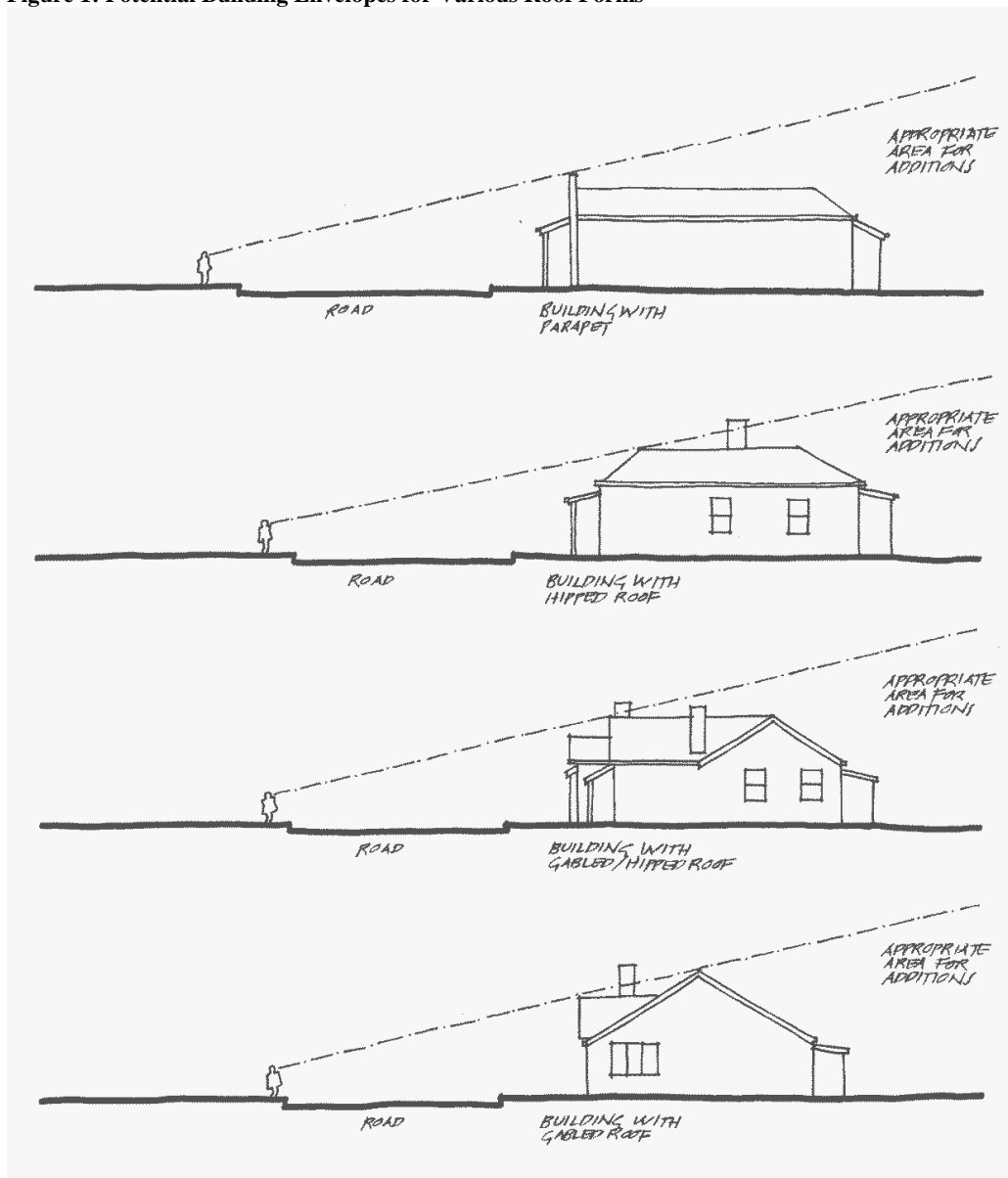
It is policy to assess proposals against the following measures:

- Ground floor extensions to the rear of significant and contributory buildings are encouraged in preference to first floor additions.
- Alterations and additions should be distinguishable from the original fabric of a heritage building.
- Additions should be visually recessive and read as a secondary element to the heritage place.
- Preserve existing rooflines, chimney(s) and contributory architectural features that are important components of the building.
- New building elements (dormer windows, verandahs, etc) should be avoided unless the proposal is part of a deliberate attempt to reinstate early features known to have existed on the building.
- Where side setbacks are an important feature of a heritage place, ground floor additions to the side boundary may only be allowed where the front wall of the addition is setback a minimum of 1.0metre from the front wall of the dwelling (there may be instances where a larger setback is required) and the addition is subservient to the significant or contributory building.



- First floor additions should be centrally sited and massed behind the principal façade and principal visible roof forms. Visibility of upper floor additions from the street should be minimised. Figure 1 indicates potential building envelopes created by projecting a sight line from 1.6 metres above ground level from the footpath across the street from the subject site. First floor additions can be accommodated within the area noted.
- Ensure that on corner sites, all additions visible from the secondary street should read as a recessive element to the heritage place.
- Alterations and additions should preserve principal view lines to significant and contributory buildings when viewed from the street.

**Figure 1: Potential Building Envelopes for Various Roof Forms**



**NOTE:** On corner sites, the site line is taken from the primary street frontage.

## **New Buildings, Alterations and Additions (Commercial Heritage Areas)**

It is policy to:

- Encourage the conservation of setbacks that impart significance to those buildings that are surrounded by open space (including but not limited to churches and schools).
- Ensure any new upper level additions and works are respectful to the scale and form of the heritage place or contributory elements of the place and, where relevant, the heritage precinct as a whole.
- Encourage higher building additions to be well set back from the front wall of the building.
- Encourage the retention, restoration or reconstruction of original shopfronts and verandahs.
- Ensure commercial infill buildings adopt a contemporary architectural form or simplified interpretation of nearby contributory buildings.
- Discourage the introduction of architectural features, where it is known that these features were not originally present.
- Discourage signage above the verandah if it results in visual clutter in the streetscape and obscures views of the subject building and nearby contributory buildings.
- Ensure retention of signage deemed to have heritage value.
- Discourage sky signs, reflective signs, animated signs and electronic signs within heritage precincts.

### ***Performance measures***

It is policy to assess proposals against the following measures:

- Avoid erecting structures, including high fences in front of significant or contributory schools and churches.
- Respect the existing rhythm and grain of existing streetscapes including the visual repetition of parapet lines when constructing new buildings or additions to significant or contributory buildings.
- Identify the critical architectural forms that impart significance to the building or precinct and ensure that new works conserve and enhance this character.
- Ensure plant and equipment are concealed from view within the street.
- Conserve original elements on the front façade of the building. New openings may be introduced on secondary elevations to corner buildings provided they do not irreversibly alter valued architectural treatments.
- Avoid obscuring names and dates forming part of the architectural treatment of the building.
- Avoid use of materials and colour that conflict with significant and contributory buildings.
- Avoid visually intrusive design which confronts the established architecture of the centre and dominates the surroundings.
- Conserve and repair original elements of significant and contributory shopfronts.
- Discourage glass bricks, security roller doors and tinted or obscure glazing.
- Encourage new verandahs to be setback 750mm from the street pavement to avoid damage sustained by passing trucks.
- Verandahs are discouraged on (former) public buildings and banks unless evidence can be provided indicating an original verandah to the building.
- Discourage internally illuminated signs unless they are located below the verandah, hanging under the soffit.
- Discourage above verandah signage unless specific provision has been made in the original façade treatment for a sign in that location.
- [Ensure a neutral palette is used for the design of signage within heritage areas.](#)
- The sign reading “Dairy Produce” at first floor level at 789 Glen Huntly Road should be conserved.
- The sign reading “The Argus” and “The Age” on the northern façade of 14 Derby Road should be conserved.

## **Front Fences and Gates**

It is policy to:

- Retain original contributory fences.

- Ensure that new front fences are constructed in a manner that is sympathetic to and contributes positively to the significance of the heritage place and wider precinct.
- Ensure that new fences are designed to allow views to the heritage place from the street.
- Discourage front and side return fencing in the Crompton Court Heritage Area.

#### ***Performance measures***

It is policy to assess proposals against the following measures:

- The materials and scale of new fences should be consistent with the architectural period of the significant or contributory building. In the case of non contributory buildings, the materials and scale of the fence should be generally consistent with the precinct.
- Use technical references such as Fences and Gates c. 1840-1925, National Trust Bulletin 8.1 or obtain expert advice to guide in the selection of a suitable style of front fence.
- Avoid choosing a fence style that is too ornate to suit the style of the place.
- In most precincts, fencing should not exceed 1.2 metres and should only be constructed in solid materials if this is consistent with the architectural period of the building or precinct.
- Discourage front and side return fencing within the Crompton Court Heritage Area as the lack of fencing is a characteristic of this Precinct.
- Provide continuity to the front fence by providing or retaining gates at the front property alignment.
- Encourage the use of hedges, shrubs and trees to provide additional privacy to dwellings in all heritage areas except for Crompton Court, where a lack of front or side return fencing and an open garden are significant elements in this precinct.
- Discourage development within the front setback of buildings.

#### **Car parking and outbuildings**

It is policy to:

- Ensure that car parking facilities do not dominate heritage places.
- Encourage the retention and conservation of original garages of individually significant places and in heritage precincts where garages form a prominent element in the streetscape, especially in the Beauville and Hillcrest Estates.

#### ***Performance measures***

The following performance standards apply in the application of the policy:

- Encourage new car ports, garages and outbuildings that are visible from the street that use wall openings, roof forms and materials that complement but not replicate the main building or the characteristics of the heritage precinct.
- In general, parking should be restricted to the side or rear of properties, setback not less than 1 metre from the front wall of the façade adjacent to the driveway. Parking directly in front of a building is generally discouraged.
- Garage doors should generally reflect contributory garage doors in the area, where this is a dominant element in the streetscape
- Discourage double garages unless they are well setback from the street and in the rear yard of the property.
- Driveways and vehicular crossovers should provide for single car access only.
- Discourage additional vehicular crossovers and circular driveways.
- Where parking within the property frontage is prevalent in the streetscape, new car parking should not be contained within a roofed structure and should be integrated into the landscape to minimise visual intrusion.

#### **Ancillary Services:**

It is policy to:

- Encourage services such as satellite dishes, shade sails, solar panels, water tanks, air conditioning units and the like to be concealed from view of the street unless it can be demonstrated that they will not detract from the heritage significance of the place.

#### **Public Infrastructure:**

It is policy to:

- Encourage the retention and conservation of early public streetscape elements, such as landscaping features, roadside furniture, fire hydrants, post boxes and the broad range of infrastructure materials which contribute to the character of the heritage place.
- [Ensure new street furniture respects the character of the area.](#)

#### Vegetation:

It is policy to:

- [Encourage the retention of culturally significant trees in a heritage place unless:](#)
  - [The trees are to be removed as part of a maintenance program to manage loss of trees due to deterioration caused by old age or disease.](#)
  - [The trees are causing structural damage to an existing structure and remedial measures \(such as root barriers and pruning\) cannot be implemented.](#)
- [Ensure additions and new works respect culturally significant trees \(and where possible, significant garden layouts\) by siting proposed new development at a distance that ensures the ongoing health of the tree.](#)

#### **Information to be submitted with a planning application:**

Together with standard information normally required for a planning application, the following additional information is also required for property located within a Heritage Overlay area, where relevant:

- A written explanation of how the proposal addresses the provisions of the Heritage Policy and justification of any variations to the policy.
- A photo montage of the streetscape.
- Axonometric elevations for proposals with upper floor additions showing oblique views from the streetscape.
- An application for demolition of a significant or contributory building be accompanied by a report from a suitably qualified structural engineer.

**22.01-4 Levels of Significance and Statements of Significance for Heritage Precincts**-/-/-/  
C149

Every building of cultural heritage significance has been assessed and graded according to its heritage contribution. The levels of significance were revised for heritage precincts in 2017. The levels of significance are as follows:

- Individually significant: The place is a heritage place in its own right. All individually listed properties in the Heritage Overlay are individually significant. Where such properties are also located within a larger Heritage Precinct, the individually significant property is considered to be a contributory place within the Heritage Precinct and the Statements of Significance for both the individual place and the precinct should be taken into account.
- Contributory: The place is a contributory element within a larger heritage precinct. A contributory element could include a building, or building parts such as rooflines, chimneys, verandahs or other structures or works such as landscaping, front fences or paving.
- Non Contributory: The place is not individually significant and does not contribute to the Heritage Precinct.

The following statements of significance provide a description of the importance of each Heritage Precinct. The contributory sites within each precinct are listed.

**HO68 Bailey Avenue and Myrtle Street environs, St Kilda East**Statement of Significance:

The Bailey Avenue/Myrtle Street Historic Area has historic and architectural significance. Its historic significance is founded on its ability to demonstrate developmental practices during the second decade of the Twentieth Century and the role of speculative builders in this process. Its architectural values rest on the distinctive character of the houses built by William Bailey, in the Federation style, and their high level of integrity.

Contributory Buildings:

Bailey Avenue: 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 24, 25, 26, 27, 29  
 Glen Eira Road: 159, 163  
 Myrtle Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26

**HO12 Beauville Avenue and environs, Murrumbeena**Statement of Significance:

The Beauville Estate Historic Area is important at the State level as the first large housing estate undertaken by the A.V. Jennings Construction Co., later Jennings Group Limited, Victoria's largest home builder. It is also important as a very early estate development incorporating a range of features other than houses including made roads, shops and recreation facilities. In this respect it was the forerunner of the comprehensively planned housing estates of the Post-war era.

The estate is distinguished by its aesthetic values, as is the earlier and comparable Hillcrest Estate, which are formed by a combination of restrained diversity in house styles, with the exception of no. 30 in the emerging International style, and by a landscaped garden environment.

Contributory Buildings:

Beauville Avenue: 1-39  
 Dalny Road: 1 (part), 5-17R (St Patricks Tennis Courts), 5-5A, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25  
 Gloucester Court: 1, 2, 3, 4, 6  
 Lindsay Avenue: 40, 42 44  
 Murrumbeena Road: 222, 224, 226, 228, 229, 229A, 230, 231, 231A, 232, 233

**HO69 Bentleigh and environs**Statement of Significance:

The Bentleigh Area has historic and architectural significance. Its historic importance is derived from the manner in which surviving Inter-war housing stock forms a relatively discrete area within the modern City of Glen Eira, surrounded on all sides by Post-war development and demonstrating the impact of the electrified railway system on Melbourne's suburban expansion during the Inter-war period.

Its architectural significance is determined by the stylistic diversity and integrity of the middle class suburban bungalows and villas of the Inter-war years which collectively demonstrate the role of the small scale investor/builders of the period and the ideals of the Garden Suburb movement.

Contributory Buildings:

Bendigo Avenue:	40, 45, 46, 48, 49-56, 58, 59, 60, 1/61, 62-69, 71, 72, 73, 75, 77, 79, 81, 83
Brewer Road:	31, 33, 35, 37, 39, 41, 43, 57, 59, 61, 63, 65, 69, 73, 101, 103, 105, 107, 109, 111, 113
Burgess Street:	3, 5, 7, 9, 11, 13, 1/15, 17, 19, 1/21, 1/23, 25, 27, 31, 33, 35, 37, 39, 1/41, 43
Cairnes Grove:	2, 3, 5, 6, 7, 8, 9-17, 19-35
Campbell Street:	1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, <del>21, 22</del> , 23, 24, 25, 26, 1/27, 28, 30, 32, 34, 36, 39, 41
Centre Road:	202, 204, 208, 210, 212, 224
Daley Street:	49, 51, 54, 56, 57, 58, 59, 61, 62, 63, 64, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 78, 79, 80, 1/82, 83, 85, 86, 88, 90
Eddys Grove:	1-9, 11, 12, 13, 14, 16, 18, 20, 22, 24, 27-40
Gilbert Grove:	<del>2</del> , 3, 5, 8, 9, 10, 11, 12, 13, 14, 1/15, 1/16, 17, 18, 20, 21, 24-33, 35, 36, 38, 40, 41, 43
Sunnyside Grove:	1-2 <del>1</del> <sup>2</sup> , 26, 27, 28, 1/29, 30, 31, 32, 33, 34, 37, 38, 39, 40

**HO86 Bruce Court, Elsternwick**Statement of Significance:

The Bruce Court Estate of William White and Sons off Parkside Street, Elsternwick, was formed in 1927 and developed by them in 1928-29 with nos. 32-34 Parkside Street being undertaken by others in 1931-1933 and "Miranda" at No. 48 predating the subdivision but incorporated in it. It is historically and aesthetically significant. It is historically significant (Criterion A) as a very early subdivision demonstrating the planning principals of the Garden Suburb Movement in the highly sophisticated manner of the late 1920's. These principals include the treatment of the street and residential front gardens as a single garden landscape exemplified by the use of low front and side fences, coupled crossings, uniform street plantings, 45 degree corners splays at the entry to the court and a curved wall closing the vista at the far end. The historic importance of the subdivision rests also on the fact that the houses built by the Whites and which constitute the principal elements of the place postdate the earliest comparable subdivision undertaken by the better known estate developers Dickson and Yorston Pty Ltd in St Kilda East by only a year. Bruce Court compares chronologically also with Linden Court, Windsor (1928) and Crompton Court, Caulfield South (1929) whilst others of similar urban character were to follow. The survival of "Miranda" is of historic interest as the house that preceded the development of the court but survives as evidence of this earlier time. The blocks on which the houses of the early 'thirties facing Parkside Street are located formed part of the original estate and are of historic interest in this respect. No. 34 is of importance also as it marks the entry to the court, together with no. 48.

The subdivision is of aesthetic importance (Criterion E) not only for its Garden Suburb character but also for the manner in which the Whites' houses, though stylistically diverse in the manner of the period, use common architecturally vocabulary that impacts aesthetic unity to the court. In this

respect the place epitomizes the qualities that distinguish the Garden Suburb Movement in metropolitan Melbourne in the late 1920s.

**Contributory Buildings:**

Bruce Court: 1-6

Parkside Street: 32, 34, 46, 48

### **HO14 Caulfield North and environs, Caulfield North**

Statement of Significance:

The Caulfield North Heritage Area is locally significant as a substantially intact and cohesive residential area during the late nineteenth century Land Boom and subsequently almost fully developed during the period leading up to the Great War. It is representative of speculative development in Melbourne's middle ring suburbs directed at the emerging middle class which was enabled by means of rail communication to live away from the workplace in a garden suburb environment.

**Contributory Buildings:**

Arthur Street: 3-3A, 5, 7, 9, 10, 11, 13, 14, 15, 17, 19, 21, 23, 25, 27, 29, 33

Carnarvon Road: 1, ~~3~~ 5, 6, 7, 9, 10, 11, 12, 13, 13A, 14, 15, 16, 17, 17A, 18, 19, 20, 21, 22, 23, 24, 25, 25A, 26, 27, 28, 29, 30, 31

Dandenong Road: 528-530

Glenferrie Street: 1, 2, 3, 4 "Anslem", 5, 7, 9, 10, 11, 13

Hawthorn Road: 17, 21-33, 39-51

Inkerman Road: 704, 706, 710, 712, 718, 720, 726-746, 752-764

Malakoff Street: 1, 2, 3, 4, 6-28

Malvern Grove: 1-12, 14, 16, 17, 19, 21, 23, 26, 28, 29-36, 38, 40, 42

Mayfield Grove: 1, 2, 3, 4, 4A, 5, 6, 9, 10, 11, 12, 13, 14, 16

Normanby Avenue: 5-12, 12A, 13, 14, 14A, 15, 16, 17, 18, 19, 22, 24, 26, 28, 30

Normanby Road: 107-135

### **HO17 Crompton Court, Caulfield South**

Statement of Significance:

Crompton Court is locally important as an early garden estate, comparable with Lempriere Avenue (q.v.), 1926-27. Though smaller and lacking some features of Lempriere Avenue, the consistent design of the houses in the Spanish Mission Style, the treatment of no. 5 at the head of the court and the absence of front fences are distinguishing features at the local level. In these respects, Crompton Court is representative of the best garden estate design practice in Caulfield during the mid- Inter-war period.

**Contributory Buildings:**

Booran Road: 197, 201

Crompton Court: 1-5

**HO71 Derby Road and environs, Caulfield North**Statement of Significance:

Derby Road is significant at the metropolitan level as a predominantly Edwardian shopping centre associated with the Caulfield Racecourse and having a distinct urban form determined by its short length and accentuated by a double line of electric tramway. Its architectural significance is established by the diversity of its street architecture and railway station and is enhanced by their substantially intact state.

Contributory Buildings:

Derby Road: 1, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 17, 19, 20-24, 25, 26

Sir John Monash Drive: 11-12, 12A, 13-14, 15-17

Tram overhead wire poles: 16, 17, 51, 54, 54A, 54B, 55-59

**HO72 Elsternwick Estate and environs, Elsternwick**Statement of Significance:

The Elsternwick Historic Area is locally significant for its nineteenth and early twentieth century building stock and to the extent that it demonstrates a past way of life. The fabric of the Area demonstrates the following historic themes which contribute to its significance:

- Mid nineteenth century formation of country residences for which Caulfield is noted;
- Late nineteenth century “Boom” development of residential subdivisions and shops;
- The collapse of the Land Boom and of its land development schemes and deals which became the subject of criminal charges;
- The provision of public services including pitched roads and electric trams;
- The Edwardian residential and commercial development associated with the economic revival of that period;
- The pattern of residential development over time leading to a diverse socio-economic profile expressed in the range of house sizes and types;
- The continuing economic strengths of the Elsternwick Shopping Centre during the Inter-war period; and
- The development of religious, recreational and social institutions throughout the history of the Area.

Contributory Buildings:

Acacia Street: 1, 3, 5, 7, 8, 10, 11, 12, 13, 14, 15, 18

Allison Road: 1, 1A, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20

Beavis Street: 9, 11, 15, 17, 19

Curral Road: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17

Curral Place: 14, 16

Elizabeth Street: 1, 1A, 3, 5, 7, 9, 10, 11, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 52, 54, 56, 58

Glen Huntly Road: (north side) 271-317, 323-351, 357-399, 405-415, 421-431, 459-467

(south side) Elsternwick Plaza, 296-298, 316-322, 332-348, 352-356, 360-374, 386-404, 410, 416, 420, 426-478

Tram overhead wire poles: 64-79, 81

Glen Eira Road: 182, 184, 186, 188, 190, 192, 194, 196, 202, 204, 206, 216

Gordon Street: 1, 9, 21, 23, 25, 27, 29, railway footbridge

Hotham Street: 178, 180, 182, 184, 186, 188, 190, 192 “Rippon Lea”



King Street:	3, 6
Liscard Street:	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, 24
Long Street:	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24
Maysbury Ave:	1, 2, 3, 5, 6, 6A, 8, 10
Orrong Road:	39, 41, 43, 56, 57, 58, 60, 62, 63, 64, 65, 67, 70, 71, 73, 77, 1/78, 79, 81, 82, 83, 84-86, 85, 87, 88, 89, 91, 97, 101, 107, 113, 115, 117, 119, 121, 123, 125, 127, 129
Regent Street:	1-22, 24-33, 35, 37, 39, 41, 43, 45, 47, 48, 49, 50, 52, 54-66, 68-75, 77, 78, 80, 82, 84
St Georges Road:	1 “Glenmoore”, 2A, 3, 4, 7, 8, 9, 10, <del>10A</del> , 11, 12, 15, 18, 21, 23, 27, 30, 32, 34, 36, 37, 38, 39, 42-61, 63-80, 82, 83, 84
Sandham Street:	1, 2, 5, 7, 16, 18, 19, 20, 21, 23, 28
Selwyn Street:	<del>1</del> , 2, 4 (former Fire Station), 13,
Sinclair Street:	1, 2, 4, 6, 10, 11, <del>12</del> , 16-20, 22, 24
Staniland Grove:	1, 3, 5A, 7, 9, 11, 13, 15, 16, 17, 18, 20, 20A, 22
Villiers Street:	1-24

## **HO22 Gladstone Parade, Elsternwick**

### Statement of Significance:

Gladstone Parade is locally significant as the City’s most imposing Land Boom subdivision, confirmed by the number of substantial two storeyed nineteenth century residences. Its architectural significance is enhanced by the variety of styles including Italianate and Queen Anne with Elizabethan/Jacobean references. Its historical significance is formed in part by the presence of the former O’Neill College, which recalls the place of Henry O’Neill, an early settler in the district and by the examples of the work of architect Thomas B Jackson.

### Contributory Buildings:

Gladstone Parade:	5, 7, 8, 9, 11, 12, 13, 15, 16, 19, 22, 23, 25, 28, 30, 32-34, 36
Nagle Avenue:	2 (former O’Neill College)

## **HO73 Glen Eira Road and environs**

### Statement of Significance:

This Area is architecturally important for the manner in which it brings together unusually fine examples of houses representing the major growth periods and styles for which Glen Eira is noted. They include the mid and late Victorian periods (“Nithsdale”), the post Federation years (“Burn Brae” at no. 419 Glen Eira Road), and a range of Inter-war styles of an especially high standard within the municipality. This latter group includes Californian Bungalows (especially nos. 427 and 429), Spanish Mission (especially nos. 433 and 435 Glen Eira Road), Old English Cottages (nos. 536 and 538 Glen Eira Road), and isolated French Provincial, Gothic Revival and Modernist houses (nos. 451, 457 and 455 Glen Eira Road respectively).

### Contributory Buildings:

Bambra Road:	100, 102, 103, 104, 105, 106, 107, 108, 109, 110, 112, 114, 116, 120
Glen Eira Road:	419, 423, 425, 427, 429, 431, 433, 435, 437, 439, 443, 445, 451, 453, 455, 457, 494, 506, 512, 514, 522, 524, 526, 528, 530, 532, 534, 536, 538.
Kambrook Road:	133 (“Nithsdale”), 139, 141, 143

**HO28 Glen Huntly Park Estate and environs**Statement of Significance:

This Area has architectural and potential heritage significance. Its architectural values are derived from the estate's capacity to demonstrate the planning principles of the Garden Suburb movement, pioneered in Melbourne during the mid 1920's and seen at "Glen Huntly Park" in the landscape treatment of the public environment, characterised by low front and side boundary fences, naturestrips and concrete pavements. These elements are reinforced by housing stock which is representative of its period and survives with a high level of integrity.

The potential historic significance of the estate arises from the extent to which Council intervened and therefore had responsibility for its design and construction. Although Council's decision to order its sale is known, its role in the planning and execution of the work remains the subject of further research.

Contributory Buildings:

Lyons Street: 6, 8, 10, 12, 14, 16, 18, 20, 22, 26, ~~28~~, 30, 32, 34, 38, 40, 42, 44, 48  
 Miller Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44  
 Moira Avenue: 2, 4, 20, 22, 24  
 Morgan Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 9A, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, ~~21~~, 22, 23, 24, 25, 26, 28, 29, 30, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 44, 46  
 Neville Street: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 33, 35, 37, 39, 41, 43, 47

**HO70 Glen Huntly Tram Depot and Glen Huntly Road environs**Statement of Significance:

This Area has historic and architectural significance. Its historic significance is demonstrated by the close juxtaposition between the tram depot and suburban homes, built at the same time and expressing their interdependence: a relationship which made possible the subdivision and settlement of the whole of the remaining open land in the Old Caulfield Municipality during the Inter-war period and has all but passed in other Australian capital cities.

The Area's architectural values are derived from the intact state of the stylistically diverse 1920s housing stock, demonstrating a standard of living representative of the period.

Contributory Buildings:

Glen Huntly Road: 885, 887, 889, 891, 893-901, 905, 907, 909, 911, 913, 915, 917, 919, 921  
 McGrath Street: 2, 4, 6, 8

**HO32 Hillcrest Estate and environs, Caulfield South**Statement of Significance:

The Hillcrest Estate Historic Area is noteworthy at the State level as the first housing estate undertaken by the A.V. Jennings Construction Co., later Jennings Group Limited, Victoria's largest home builder. It has historic value also as an early planned housing estate associated with the depression years and is distinguished by its aesthetic values formed by a combination of restrained diversity in housing styles and a landscaped garden house environment.

Contributory Buildings:

Hillcrest Avenue: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
 Marara Road: 27, 28

**HO74 Lempriere Avenue, Greenmeadows Gardens and environs**Statement of Significance:

The Lempriere Avenue estate of Dickson and Yorston Pty Ltd and “Greenmeadows Gardens” represents an early high point in the development of the garden suburb environment in the metropolitan area during the 1920’s, demonstrated today by the attention to the design of a landscaped street environment in Lempriere Avenue and by the planned relationship with now mature public gardens which survive in a substantially intact state to the immediate south. The survival of the majority of houses forming part of the development enhances this significance.

**Contributory Buildings:**

Alston Grove: 24  
 Balaclava Road: 37, 39  
 Lempriere Ave: 2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17  
 Green Street: 1 Greenmeadows Gardens

### **HO75 Ormond Precinct environs**

Statement of Significance:

The Area has historic and architectural significance. The historic importance rests on the manner in which the street grid, perimeter parkland and building stock demonstrate the formative influences on the development of the district. These include the Rosstown Junction Railway, the relative failure of the nineteenth century Land Boom to generate building activity and the period of Inter-war expansion made possible by the Area’s proximity with Ormond rail station.

The architectural values, though enriched by the survival of nineteenth century and post Federation development, especially on the higher south-west of the North Road/Wheatley Road intersection, are dominated by the stylistically diversity and integrity of middle class suburban bungalows and villas of the Inter-war years which collectively demonstrate the role of small scale investor/builders of the period and the ideals of the Garden Suburb movement.

**Contributory Buildings:**

Anthony Street: 1, 2, 3, 4, 5, 8, 10-31, 33-42, 44, 45, 46, 47  
 Beatty Crescent: 1, 2, 3, 4  
 Bethell Street: 1, 3, 5, 6, 7, 8, 12-21, 24, 25, 28-41, 44, 45  
 Booran Road: 194, 196, 202, 204, 205, 206, 207, 208, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 222, 223, 224, 225, 226, 227  
 Coane Street: 2, 5, 6, 7  
 Dalmor Avenue: 1-11, 13-19, 21, 23, 24, 25, 27-41, 45, 47  
 Elm Grove: 2C, 15, 19  
 Eumeralla Road: 2A  
 Foch Street: 1, 2, 3, 4, 5, 6, 10, 12  
 Fraser Street: 2, 3, 4, 5, 6, 8, 9, 10, 12-20  
 Glen Orme Avenue: 2B, 2, 19, 21, 23, 25, 27, 29, 31, 35-49, 52, 53, 1/54, 56, 59, 60, 61, 63, 65, 67, 68, 1/69, 70, 72, 74-82 (St Kevins Primary School)  
 Hawthorn Grove: 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 13A, 15, 17, 19  
 Malane Street: 1, 3, 4, 5, 7-17, 19-32, 1/33, 34-43, 45-52  
 Malua Street: 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 22  
 Maud Street: 2-8, 10-16, 18, 20, 21, 22, 23, 25  
 McKinnon Road: 129-167 (odd only)  
 Murry Road: 39, 43, 52, 54, 56, 58, 60, 62, 64, 66  
 Newham Grove: 3, 4, 5, 6, 6A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, ~~22~~, 23, ~~24~~, 26, 26A, 28, 30, 34, 36, 36A, 38, 40, 42

North Road:	369, 371, 373, 375, 379, 381, 383, 387, 1/392, 393, 1/394, 395, 396, 397, 399, 400, 401, 401A, 402, 404, 406, 407, 408, 409, 411, 413, 414, 415, 416, 418, 420, 428, 430, 432, 434, 436-440
Ocean Street:	2, 4, 7, 11, 15, 17, 19, 20, 22
O'Loughlin Street:	2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 1/33, 35, 37, 39, 41, 43
Queen Street:	1, 4, 5, 6, 7, 8, 9, 11-23, 25-38, 40-46, 1/48
Ruby Street:	3, 6, 8, 10, 13, 15
Stewart Street:	2, 3, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 21, 23, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 40, 42, 44, 45, 1/46, 1/47, 48
Wattle Grove:	14
Wheatley Road:	121 (Ormond Primary School), 123, 125, 126, 127, 129, 130, 132, 135, 136, 138, 140, 142, 143, 145, 146, 147, 147A, 148, 149, 150, 152, 154, 160, 162, 164, 166, 168, 170

### **HO55 Park Crescent and environs, Caulfield North**

#### Statement of Significance:

The Area is locally important for its aesthetic value as a prominent row of late Inter-war houses skilfully demonstrating the use of Classical, Mediterranean and Spanish Mission styles in a landscaped setting, enhanced by the view across Caulfield Park.

#### Contributory Buildings:

Park Crescent: 54, 56, 58, 60, 62, 64, 66

### **HO66 Caulfield South Shopping Centre and environs, Caulfield South**

#### Statement of Significance:

This Area has historic and architectural significance. Its historic values are derived in part from its links with Camden Town, the main service centre for Caulfield for a period, and now demonstrated by the surviving state school no. 773 and other more tenuous evidence. It is important also, as the municipality's pre-eminent Inter-war shopping centre, comparing with Glen Huntly, Carnegie and McKinnon.

The Area also has architectural importance as an Inter-war shopping centre, underpinned by some prominent buildings of the period including the Church of the Holy Cross, the former State Savings Bank, the ANZ bank and shops situated on corner sites at Hawthorn Road, Alder and Poplar Streets. Together with the less important though contributory intermediate shops, some of which retain their original shopfronts, the South Caulfield Centre retains the greater part of its Inter-war architectural character.

#### Contributory Buildings:

Glen Huntly Road: (north side) 705, 707, 713-717, 723-747, 755-793

(south side) 702A-708, 712-722, 724 (Caulfield Primary School), 758-772, 782-792

Glen Huntly Road overhead tram poles 105-121

### **HO76 Vadhure Avenue and Balaclava Road, St Kilda East**

#### Statement of Significance:

The Vadhure Avenue Historic Area is locally important as a small group of substantial middle class houses of the Inter-war period including exceptional Spanish Mission and English Domestic influenced residences and front gardens.

#### Contributory Buildings:

Balaclava Road: 15, 17, 19, 21, 23

Vadlure Avenue: 2, 3, 6, 7

### **HO152 Normanby Road/Kambook Road, Caulfield North**

#### Statement of Significance:

The Precinct is historically significant for its capacity to demonstrate standards of design and building construction in this part of the municipality during the late Land Boom years and especially just prior to the bank collapse of 1891. The housing stock is representative of the standards of amenity expected by the middle classes of Melbourne society at the time, including artists, (horse) trainers, jockeys, managers, travellers, journalists and the like, also having a functional link with the activities of the Caulfield Racecourse which forms an important element in the history of the Municipality. The row of attached pairs at 5-11 Kambook Road and 53-67 ~~Normanby~~ ~~Kambook~~ Road is especially significant in this respect in that the narrow allotments are indicative of the owner/developer's determination to maximise profits at the height of the Land Boom in 1891. The names of the dwelling are significant as a group in that they recall the developer's homeland of Scotland and yet appear to unaccountably strange to the casual observer of today.

The Precinct is aesthetically significant on account of its development pattern made up primarily of groups of identical or very similar attached and detached villas, thus nos. 5-11 Kambook Road and 53-67 ~~Normanby~~ ~~Kambook~~ Road form one group, nos. 75, 77 and 79 Normanby Road a second group and nos. 87 and 89 Normanby Road a third. Together with other houses of the Land Boom years, they demonstrate most of the commonly employed aesthetic devices characteristic of the Italianate Style including patterned brickwork, patterned slate roofs, cast iron lace verandahs, ornamental stucco work and ashlar boards. This pattern of development is complemented by examples of late architectural styles representative of the Post Federation and Arts and Crafts modes adding diversity to an otherwise highly cohesive streetscape. Post War defacement to some of the significant places has compromised the values of the Precinct in a limited manner.

#### Contributory Buildings:

Kambook Road: 1-3, 5, 7, 9, 11, 1/13, 15

Normanby Road: 53- 67, 71- 79, 83- 89

## **22.01-5**

### **Definitions**

---  
C149

- Conservation: The process of looking after a place so as to retain its cultural significance.
- Cultural Significance: aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
- Fabric: the physical material of the place, including components and fixtures, and can include building interiors.
- Heritage Place: anything subject to the Heritage Overlay and can include a site, area, land, landscape, tree, building or other work, or group of buildings of heritage significance.
- Maintenance: the continuous protective care of the fabric and setting of a place. It is distinguished from repair which involves restoration and reconstruction.
- Preservation: maintaining the fabric of a place in its existing state and retarding deterioration.
- Reconstruction: returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- Restoration: returning the existing fabric of a place to a known earlier state and is distinguished from reconstruction by no introduction of new material into the fabric.

**22.01-6 Policy Reference documents**

--/--  
C149

Glen Eira Heritage Management Plan, 1996

Addendum to the Glen Eira Heritage Management Plan, Andrew Ward, 2014

Glen Eira Review of Existing Heritage Precincts, 2017

Fences & Gates c. 1840-1925, National Trust Bulletin 8.1

The Burra Charter: The Australian ICOMOS for Places of Cultural Significance, 2013

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
1 Bentleigh HA	<ul style="list-style-type: none"> <li>Would like 38-42 Campbell Street to be considered for the same zoning as the properties directly to the rear (GRZ2).</li> </ul>	<p>The re-zoning of land is not being considered as part of this amendment. Council is currently undertaking a structure planning process where building types and ultimately property zoning can be considered.</p> <p><b>Refer submission to Panel</b></p>	<p><i>'Rezoning of land is not being considered as part of this amendment....'.</i></p> <p><b>OFFICER COMMENT:</b> <b>No change is proposed to the amendment based on this submission</b></p>
2 Ormond HA	<ul style="list-style-type: none"> <li>Object to Contributory rating of 22-24 Newham Grove, Ormond (originally rated as Non Contributory).</li> <li>Reference document indicates a construction date of 1939 – this is incorrect.</li> <li>Contributory rating will hamper ability to demolish and redevelop. The current house contains asbestos.</li> <li>Copy of title included as part of submission shows creation of an easement on the property (party wall easement?) in 1954.</li> </ul>	<p>Council's Heritage Adviser reviewed this property and found that the dwelling seems to post-date the period of significance (being a post-War house) though there are no definitive building records.</p> <p><b>Remove 22-24 Newham Grove from the list of Contributory properties within Clause 22.01 and revise the map/written details within the reference document.</b></p> <p><b>Refer submission to Panel</b></p>	<p><u>Panel Recommendation:</u> <i>'Remove 22-24 Newham Grove, Ormond from the list of Contributory buildings for the Ormond Precinct Environs Heritage Area in Clause 22.01 and revise the map/written details in the reference document'.</i></p> <p><b>OFFICER COMMENT:</b> <b>Panel agreed with Council's resolution of 26 September 2017. These properties have been removed from the list of Contributory properties in draft Clause 22.01 and the reference document.</b></p>
3 Ormond HA	<ul style="list-style-type: none"> <li>The new Glen Eira Heritage Policy is to be applauded and has our full support as the underlying objective is to create stronger and more relevant controls to preserve the special 'contributory' character of houses and streets in our local community.</li> </ul>	<p><b>Refer submission to Panel</b></p>	<p>Submission noted by the Panel.</p> <p><b>OFFICER COMMENT:</b> <b>No change is proposed to the amendment based on this submission.</b></p>
4 Bentleigh HA	<ul style="list-style-type: none"> <li>Bentleigh has changed for the worse due to beautiful houses in Bent Street being smashed down.</li> <li>Support for more streets being heritage listed in Bentleigh.</li> </ul>	<p>The current amendment does not consider the inclusion of additional properties in the heritage overlay, however precinct boundaries can be considered in the 2018 Major Heritage Review.</p> <p><b>Refer submission to Panel</b></p>	<p>Submission noted by the Panel.</p> <p><b>OFFICER COMMENT:</b> <b>No change is proposed to the amendment based on this submission.</b></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
5 Ormond HA	<ul style="list-style-type: none"> <li>Support the strengthening of the Heritage Policy so that heritage properties in Glen Eira are better protected.</li> <li>This should be a priority for the Glen Eira Planning Department as many heritage homes are modified/demolished daily during this development boom.</li> <li>Request Council to look at the bulk of new developments. It is very important that developments next to existing heritage homes/buildings do not diminish or overshadow heritage buildings.</li> </ul>	<p>Council is currently preparing Quality Design Guidelines that will provide greater guidance for development within Glen Eira with a Heritage interface.</p> <p><b>Refer submission to Panel</b></p>	<p>Submission noted by the Panel.</p> <p><b>OFFICER COMMENT:</b> <b>Council to note support for this amendment.</b></p>
6 Bayside City Council	<ul style="list-style-type: none"> <li>Support amendment</li> </ul>	<b>Refer submission to Panel</b>	No specific comments from Panel.
7 EPA	<ul style="list-style-type: none"> <li>No objection</li> </ul>	<b>Refer submission to Panel</b>	No specific comments from Panel.
8 Caulfield North HA	<ul style="list-style-type: none"> <li>Object to Contributory rating of 3 Carnarvon Road, Caulfield North (originally rated as Non Contributory).</li> <li>Council records indicate a construction date of 1926. Title of property is dated 1936.</li> <li>The house is an example of inter-war Art Deco and was constructed significantly later than the establishment of the area.</li> <li>It is not an architecturally significant example of the style, nor is it particularly consistent with the heritage of the area – it is not consistent with the</li> </ul>	<p>On 26 September 2017, Council resolved to remove 3 Carnarvon Road from the list of Contributory properties and to review the citation for the Caulfield North Heritage Area.</p> <p><b>Refer submission to Panel</b></p>	<p><u>Panel Recommendation:</u> <i>'Remove 3 Carnarvon Road, Caulfield North from the list of Contributory properties to the Caulfield North and Environs Heritage Area in Clause 22.01 and revise the map/written details within the reference document'.</i></p> <p><i>'As part of the 2018 Stage 2 Heritage Review, review the citation for HO14 Caulfield North and Environs Heritage Area.</i></p> <p><b>OFFICER COMMENT:</b> <b>Panel agreed with Council's resolution of 26 September 2017. The property has been removed from the list of Contributory properties in draft Clause 22.01 and the reference document.</b></p>



## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	<p>Statement of Significance and consequently reclassification is not justified.</p> <ul style="list-style-type: none"> <li>The Contributory rating would have a personal detrimental affect due to additional insurance costs, reduction of potential buyers (should I wish to sell), difficulty in replacing 'like for like', various materials are no longer available.</li> </ul>		
9 Bentleigh HA	<ul style="list-style-type: none"> <li>Object to Contributory rating of 22 Sunnyside Grove, Bentleigh (originally rated as Non Contributory).</li> <li>The subject site is not of the architectural character that the heritage policy seeks to protect and its inclusion in the schedule will constitute a "sham".</li> </ul>	<p>Council's Heritage Adviser reviewed this property and found that the dwelling is significantly altered and is not worthy of a Contributory rating.</p> <p><b>Remove 22 Sunnyside Grove from the list of Contributory properties within Clause 22.01 and revise the map/written details within the reference document.</b></p> <p><b>Refer submission to Panel</b></p>	<p><u>Panel Recommendation:</u> <i>'Remove 22 Sunnyside Grove, Bentleigh the list of Contributory buildings for the Bentleigh and Environs Heritage Area in Clause 22.01 and revise the map/written details in the reference document'.</i></p> <p><b>OFFICER COMMENT:</b> <b>Panel agreed with Council's resolution of 26 September 2017. The property has been removed from the list of Contributory properties in draft Clause 22.01 and the reference document.</b></p>
10 Glen Eira Historical Society	<ul style="list-style-type: none"> <li>Support the update to Council's planning scheme, particularly correcting the ratings for properties in heritage precincts.</li> <li>We look forward to a review of the entire municipality in 2018.</li> <li>It is disappointing that many contributory buildings have been demolished in the past 20 years.</li> <li>We suggest that developers are asked to provide more than 1 engineer report supporting demolition of significant and contributory buildings.</li> </ul>	<p>It is considered excessive to require applicants to provide two engineer reports to support demolition. Council officers (consultant architect and/or building surveyor) will review the engineer report and inspect the building.</p> <p>The current heritage overlay requirements require planning permission for painting a previously unpainted surface (eg. brickwork or unpainted render).</p> <p><b>Refer submission to Panel</b></p>	<p>The Panel noted GEHS support for the Amendment.</p> <p><b>OFFICER COMMENT:</b> <b>Council to note support for this amendment.</b></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	<ul style="list-style-type: none"> <li>We would like to see demolition tied to planning permit approval to avoid the long standing vacant block.</li> <li>We would like to see a review of significant trees with trees added to the HO.</li> <li>What about improving paint controls on brickwork?</li> <li>We support the policy of avoiding high fences in front of schools and churches.</li> <li>Shop facades are diminished by high rise additions to the rear – they should be setback to ensure the silhouette of the heritage façade remains visible.</li> <li>We are pleased to see individual houses listed in each Heritage Precinct. This listing helps to easily identify the contributory buildings in each precinct.</li> </ul>		
11 Bentleigh HA	<ul style="list-style-type: none"> <li>First floor additions should be allowed.</li> <li>Due to significant differences in character, further discussion needs to be had in relation to the precinct standards that will guide future development (eg. colours, car ports etc).</li> <li>Need to prevent ambiguity at the planning stage.</li> <li>Many contributory houses don't comply with the proposed policy – there should be no obligations for retrospective compliance.</li> <li>With regard to structure</li> </ul>	<p>Community engagement for the proposed draft Concept Plan for Bentleigh has recently been undertaken. This will lead into a Structure Plan for the area and will provide greater guidance for development adjacent to heritage areas, such as Mavho Street.</p> <p>Council currently has paint controls on only a limited number of individual properties. Any properties with alterations or additions that currently do not comply with the proposed policy will not be made to make retrospective changes, however reconstruction or restoration is always</p>	<p><u>Panel Recommendation:</u> <i>'Investigate the development of more detailed guidelines for extensions and alterations to Inter-war dwellings, possibly responding to varying precinct character, as part of the 2018 Stage 2 Heritage Review'.</i></p> <p><b>OFFICER COMMENT:</b> <b>Recommendation noted.</b></p> <p><b>Council officers will be preparing guidelines on typical house forms within heritage areas. The guidelines will be placed on Council's website and will provide information on what elements</b></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	<p>planning for Bentleigh: the western side of Mavho Street should be a maximum of 2 levels due to the adjacent heritage.</p> <ul style="list-style-type: none"> <li>Centre Road west of Rose Street should not be rezoned as a number of Californian Bungalows exist.</li> </ul>	<p>encouraged.</p> <p>The area of Centre Road, west of Rose Street will be reviewed as part of the 2018 Glen Eira Major Heritage Review.</p> <p><b>Refer submission to Panel</b></p>	<p><b>make up the specific housing style and suggest ways to extend or renovate each style that is in keeping with the Heritage Policy.</b></p> <p><b>No change is proposed to the amendment based on this submission.</b></p>
12 Caulfield North HA	<ul style="list-style-type: none"> <li>Review property use as part of this Amendment, ensuring that the residential nature of the area is preserved.</li> <li>Concern with use of house (in the heritage area) as a childcare centre and proposal for 8 storey commercial/residential development in heritage area on Hawthorn Road.</li> <li>Want more focus on 'illegal' renovations in our area. Council must be involved with monitoring and enforcing rules if this (policy) is to be updated.</li> </ul>	<p>The Heritage Overlay is largely a buildings and works control – it does not control building use (except to allow prohibited uses in limited circumstances). Uses are controlled through the zoning on the land. Council officers will liaise with this submitter in relation to possible illegal renovations within the Caulfield North Heritage Area.</p> <p><b>Refer submission to Panel</b></p>	<p>The Panel noted this submission and stated that concerns noted were outside of the discretion of the Panel.</p> <p><b>OFFICER COMMENT:</b> <b>No change is proposed to the amendment based on this submission.</b></p>
13 Elsternwick HA	<ul style="list-style-type: none"> <li>Object to Contributory rating of 10 St Georges Road, Elsternwick (originally rated as Non Contributory).</li> <li>The southern end of this street (St Georges Road) does not warrant such a significant grading due to its diverse mix of building styles and eras and its proximity to the Glenhuntly Road Commercial strip. Many of the dwellings in the vicinity of 10 St Georges Road are modern or have been</li> </ul>	<p>Council's Heritage Adviser reviewed this property and while the dwelling has been altered, it still contributes to the heritage character of the Elsternwick Heritage Area and therefore is proposed to be retained as a Contributory building.</p> <p>Council is currently carrying out a structure planning process for Elsternwick and the current draft Concept Plan shows the 'preferred building type' for the Elsternwick Heritage Area is 1-2 storeys (as opposed to the 4 storey allowable height of the Residential Growth Zone). The final</p>	<p><u>Panel Recommendation:</u> <i>'As part of the 2018 Stage 2 Heritage Review, develop a clear statement about what is meant by 'significant alterations' to Contributory buildings in Heritage Overlay precincts.</i></p> <p><b>Noted</b></p> <p><u>Panel Recommendation:</u> <i>'Remove 10 St Georges Road, Elsternwick from the list of Contributory buildings for the Elsternwick Estate and Environs Historic Area in Clause 22.01 and revise the map/written details in the reference document'.</i></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	<p>significantly altered.</p> <ul style="list-style-type: none"> <li>To impose this control (ie. Contributory rating) would severely impact the development opportunity on a site which is not of high significance from a heritage perspective and is zoned Residential Growth.</li> </ul>	<p>Structure Plan is yet to be finalised, however it could result in a change to the zoning in this particular area. One of the aims of the Concept Plan is to preserve the low-scale heritage character of Glenhuntly Road and the surrounding heritage and character areas.</p> <p><b>Refer submission to Panel</b></p>	<p><b>OFFICER COMMENT:</b>  <b>Agree with the Panel's recommendations. The property has been removed from the list of Contributory properties in draft Clause 22.01 and the reference document.</b></p>
14 Elsternwick HA	<ul style="list-style-type: none"> <li>It is great to see the (draft) Heritage Guidelines being embedded in the Planning Scheme through the Heritage Policy, thus giving stronger protection to the heritage value of Glen Eira.</li> <li>Good to see minor anomalies rectified.</li> <li>Seeks clarification regarding <i>"Discouraging additional vehicular crossovers and circular driveways"</i>.</li> </ul>	<p>The proposed policy <i>'Discourages additional vehicular crossovers and circular driveways'</i>. Most heritage dwellings have one single width crossover (usually leading to a garage/car port set behind the front wall of the dwelling). This policy point discourages any further driveways on the site as two driveways per lot is an unusual element in the heritage streetscape. In heritage areas where there is no driveway access from the frontage, new driveways and parking directly in front of the dwelling will be discouraged. There may be some opportunity for a new driveway if there is space available to park at the side of the dwelling.</p> <p><b>Refer to Panel</b></p>	<p><i>Panel noted support for the amendment.</i></p> <p><b>OFFICER COMMENT:</b>  <b>Council to note support for the amendment.</b></p>
15 Lempriere Avenue HA	<ul style="list-style-type: none"> <li>It is very disappointing that Council sees a priority to write a new heritage policy when the whole of Lempriere Avenue has no access to stormwater drainage due to a blocked private drain. All houses at risk of further water damage. All homes have issues with dampness due to slack of stormwater.</li> </ul>	<p><b>Refer submission to Panel</b></p>	<p><i>'These matters are beyond the scope of this Amendment'. (pg 15)</i></p> <p><b>OFFICER COMMENT:</b>  <b>No change proposed to the amendment based on this submission.</b></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	<ul style="list-style-type: none"> <li>We would love a visionary Council that actually takes into account the needs of the community.</li> </ul>		
16 122 Grange Road (Individually significant)	<ul style="list-style-type: none"> <li>Concern regarding the factual accuracy of the Statement of Significance for 122 Grange Road.</li> <li>The citation for this property should be reviewed and may even result in a Council reassessment as to whether there should be any reason for 122 Grange Road to remain registered as a heritage property.</li> </ul>	<p>Amendment C149 does not propose to make changes to the boundaries of heritage precincts or remove any sites from any heritage overlay area.</p> <p>However, the submitter has a valid concern and it is considered appropriate for this Statement of Significance to be reviewed during the 2018 Major Heritage Review.</p> <p><b>Refer submission to Panel</b></p>	<p><i>'The Panel considers that Mr Beeston's evidence concerning the more limited period of use of the property as a Post Office is persuasive. As to whether this finding along, or in combination with other characteristics of the site, suggests that it should be removed from its existing overlay is a matter which should be addressed through a subsequent amendment to the Planning Scheme and consideration of any submissions made in response to its exhibition.</i></p> <p><i>The Panel concludes that no change to the Amendment is appropriate as a result of this submission'.</i></p> <p><b>OFFICER COMMENT:</b> <b>No change proposed to the amendment based on this submission. This property will be reviewed as part of the 2018 Major Heritage Review.</b></p>
17 Elsternwick HA	<ul style="list-style-type: none"> <li>The amendment is inconsistent with the current Urban Villages Policy. It is unclear which policy would take precedence.</li> <li>There is no statement of significance in relation to the inclusion of 58 Orrong Road, Elsternwick within HO72.</li> <li>The subject site is surrounded by a diverse built form character that will continue to evolve and undergo a significant degree of change in the near future.</li> <li>There is no specific references</li> </ul>	<p>Council's Heritage Adviser reviewed this property and recommends that the Contributory rating of this property should be retained.</p> <p>Council is currently carrying out a structure planning process for Elsternwick and the current draft Concept Plan shows the 'preferred building type' for the Elsternwick Heritage Area is 1-2 storeys (as opposed to the 4 storey allowable height of the Residential Growth Zone). The final Structure Plan is yet to be finalised, however it could result in a change to the zoning in this particular area. One of the</p>	<p><i>The Panel concludes that the Contributory rating for the property should be retained.</i></p> <p><b>OFFICER COMMENT:</b> <b>No change proposed to the amendment based on this submission.</b></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	<p>in the 1996 document to the heritage contribution that 58 Orrong Road makes to the significance of the heritage overlay.</p> <ul style="list-style-type: none"> <li>The amendment should provide more detail as to how the heritage values of the area and the housing diversity imperatives will be balanced, with reference to the clear existing policy that identifies certain parts of the municipality for more intensive forms of (re)development.</li> </ul>	<p>aims of the Concept Plan is to preserve the low-scale heritage character of Glenhuntly Road and the surrounding heritage and character areas.</p> <p><b>Refer submission to Panel</b></p>	
18 Glen Huntly Park Estate HA	<ul style="list-style-type: none"> <li>Support the intent of the amendment.</li> <li>There has been a perception that the draft heritage guidelines were binding and that Council and VCAT would enforce the intent of these guidelines.</li> <li>We CANNOT SUPPORT the demolition provisions within Clause 22.01. It is too easy to demonstrate that a building is structurally unsound and/or the building has deteriorated so that repairs are not an option. However we also recognize that it is very difficult to amend them so they are stricter without being completely unreasonable.</li> </ul>	<p>On 26 September 2017, Council resolved to alter the wording under the heading “Demolition” based on suggestions made by the National Trust – see notes at Submission 33.</p> <p><b>Refer submission to Panel</b></p>	Refer to detailed notes at Submission 33.

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
19 11 Railway Parade, Murrumbidgee a (Individually significant)	<ul style="list-style-type: none"> <li>We reiterate our desire for Council not to impose themselves on our ability to effect any future improvements by casting any overlay over the property, thereby affecting its investment value.</li> </ul>	<p>Amendment C149 does not propose to make changes to the boundaries of Heritage Overlay Areas.</p> <p><b>Refer submission to Panel</b></p>	<p><i>'...11 Railway Parade, Murrumbidgee...is already in an individual place HO as an individually significant building and is unaffected by the Amendment except in so far as the Heritage Policy is being renewed'.</i></p> <p><b>OFFICER COMMENT:</b> <b>No changes were made to the amendment based on this submission.</b></p>
20 Glen Huntly Tram Depot Transport for Victoria	<ul style="list-style-type: none"> <li>The Glen Huntly Tram Depot is integral to operating the tram network. From reviewing the proposed text in Clause 21.10, it is understood that it will become difficult to upgrade buildings unless they are deemed to be structurally unsound, and even then, would be subject to a range of restrictive and potentially costly requirements.</li> <li>The Heritage Overlay, as it currently stands, imposes risks on the State should new buildings be required at the depot in the future. Accordingly TFV would like to discuss further opportunities for buildings and works exemptions at the Tram Depot to ensure tram operations can continue to be supported at this location, while maintaining its heritage fabric.</li> <li>The MSS details the importance of early street car and rail infrastructure from a heritage perspective. TFV would like further details on how streetscapes will be protected in</li> </ul>	<p>The Glen Huntly Tram Depot forms part of a wider heritage area.</p> <p>Council officers welcome meeting with Transport for Victoria to discuss opportunities for buildings and works exemptions within the Heritage Overlay. Should Council and TFV come to an agreement regarding any exemptions, these exemptions may be incorporated in to the planning scheme as part of the 2018 Major Heritage Review.</p> <p><b>Refer submission to Panel</b></p>	<p><u>Panel Recommendation:</u> <i>'In the Stage 2 Heritage Review, review the operation of Planning Scheme works exemptions as already apply to rail and tramway activities and building works on tramway depot land, and provide complementary exemptions from the usual Heritage Overlay works requirements for routine works where they would not affect heritage values'.</i></p> <p><b>OFFICER COMMENT:</b> <b>Noted.</b></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	or adjacent to heritage precincts to ascertain what impact this will potentially have on operating the public transport system.		
21 Bentleigh HA	<ul style="list-style-type: none"> <li>Object to Contributory rating of 2 Gilbert Grove (formerly rated as Non Contributory).</li> </ul>	<p>Council's Heritage Adviser reviewed this property and found that the dwelling appears to post-date the period of significance.</p> <p><b>Remove 2 Gilbert Grove from the list of Contributory properties within Clause 22.01 and revise the map/written details within the reference document.</b></p> <p><b>Refer submission to Panel</b></p>	<p><u>Panel Recommendation:</u> <i>'Remove 2 Gilbert Grove, Bentleigh from the list of Contributory buildings for the Bentleigh and Environs Heritage Area in Clause 22.01 and revise the map/written details in the reference document'.</i></p> <p><b>OFFICER COMMENT:</b> Panel agreed with Council's resolution of 26 September 2017. The property has been removed from the list of Contributory properties in draft Clause 22.01 and the reference document.</p>
22 Lempriere Avenue HA	<ul style="list-style-type: none"> <li>Objects to the property at 9 Lempriere Avenue being included in the Heritage Overlay.</li> <li>The building was constructed 23 years ago and has no architectural, cultural or historic significance to the street.</li> <li>The restrictions contained in this proposal unfairly places my property within the heritage category.</li> </ul>	<p>9 Lempriere Avenue is the only Non Contributory property located within this highly intact and highly significant heritage area. Amendment C149 does not propose to alter any boundaries of existing heritage areas and in this instance, Council officers would oppose any future proposal to remove this site as it is located in the middle of a heritage street.</p> <p>Council officers will arrange to meet with the submitter to discuss development options/restrictions within the Heritage Overlay</p> <p><b>Refer submission to Panel</b></p>	<p><i>'The Panel notes that the property is located centrally to the precinct which has high heritage values and it is highly desirable to the heritage controls remain in order that any redevelopment of the site can be required to conserve the precinct values'. (pg 14)</i></p> <p><b>OFFICER COMMENT:</b> No changes were made to the amendment based on this submission.</p>
23	<ul style="list-style-type: none"> <li>Dismayed at the demolition of so many Spanish Mission and Art Deco houses.</li> <li>Support the renovation of heritage properties.</li> <li>Large historical properties in the area need protection and</li> </ul>	<b>Refer submission to Panel</b>	<p><b>OFFICER COMMENT:</b> No changes were made to the amendment based on this submission. The Stage 2 Major Heritage Review will rectify the concerns of loss of further heritage buildings.</p>



## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	<p>support from development.</p> <ul style="list-style-type: none"> <li>We must respect and value the quality of the period properties in Glen Eira and support restoration or extension of these properties to ensure they survive the current apartment boom and keep the character our suburbs are revered for.</li> </ul>		
24 Bentleigh HA	<ul style="list-style-type: none"> <li>I realize the heritage boundaries are not being changed at the moment but my house is in need of structural attention which will come at a large expense. I am enquiring as to whether my heritage overlay (212 Centre Road) may change in the future.</li> </ul>	<p>212 Centre Road is a Contributory building within the Bentleigh Heritage Area. Council is not proposing to alter the boundaries of the existing heritage area.</p> <p><b>Refer submission to Panel</b></p>	<p><i>'The Panel understands that boundary changes are not part of this Amendment and the Panel accepts that boundary reviews can form part of the 2018 Stage 2 Heritage Review'. (pg 14)</i></p> <p><b>OFFICER COMMENT:</b> <b>Noted.</b></p>
25 Ormond HA	<ul style="list-style-type: none"> <li>Object to Contributory rating of 211 Booran Road (previously rated as Non Contributory).</li> <li>I believe the estimated date of construction (noted in the reference document) is incorrect. The adult children of the previous owner explained that the house was constructed in 1941.</li> <li>The Amendment and 2017 Report (reference document) should be amended to reference the date of construction at 1941 and consequentially treat the dwelling as non-contributory.</li> <li>Otherwise I support the amendment.</li> </ul>	<p>A review of the property reveals that the estimated date of construction noted in the Reference document is incorrect. It seems that the property was constructed around 1941. The dwelling is therefore still considered to be an Inter-War dwelling and still contributes to the heritage character of the area.</p> <p><b>Amend the Reference document to note the date of construction as 1941 while leaving the rating of the property as Contributory.</b></p> <p><b>Refer submission to Panel</b></p>	<p><u>Panel Recommendation:</u> <i>'Amend the reference document to note the date of construction for the property at 211 Booran Road in the Ormond Precinct Environs Heritage Area as 1941 but leave its assessed rating as Contributory.'</i></p> <p><b>OFFICER COMMENT:</b> <b>Panel agreed with Council's resolution of 26 September 2017. The date of construction of the subject property has been amended in the reference document.</b></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
26 Glen Huntly Park Estate HA	<ul style="list-style-type: none"> <li>28 Lyons Street was previously designated as “Building Defaced” with no architectural style assigned to it. Under the amendment, our property is being listed as Contributory.</li> <li>We request our property be classified as Non Contributory.</li> <li>28 Lyons Street was intentionally absent from the (written) list of properties in the 1996 Heritage Management Plan.</li> <li>The dwelling has been altered such that any defining characteristics of an inter-War property in the Estate have been removed, including a modern, enclosed front entry, painting of original brickwork and external decorative features, original windows replaced, modern garage to the rear, non original front fence, non original driveway and front entry path.</li> </ul>	<p>Council’s Heritage Adviser reviewed this property and found that the dwelling has been significantly altered and should be removed from the list of Contributory properties in the Reference document and policy.</p> <p><b>Remove 28 Lyons Street from the list of Contributory properties within Clause 22.01 and revise the map/written details within the reference document.</b></p> <p><b>Refer submission to Panel</b></p>	<p><u>Panel Recommendation:</u> <i>‘Remove 28 Lyons Street, Carnegie from the list of Contributory buildings for the Glen Huntly Park Estate and Environs in Clause 22.01 and revise the map/written details in the reference document’.</i></p> <p><b>OFFICER COMMENT:</b> <b>Panel agreed with Council’s resolution of 26 September 2017. The property has been removed from the list of Contributory properties in draft Clause 22.01 and the reference document.</b></p>
27 Glen Eira Road HA	<ul style="list-style-type: none"> <li>With the Heritage Overlay comes the added burden/restrictions to an owner.</li> <li>Clearly Council sees a benefit in preserving our cultural heritage for the benefit of the community at large.</li> <li>Council should be allocating more resources and assisting with the financial care and maintenance of the limited properties affected (by the</li> </ul>	<p>This submission relates to the removal of the following statements:</p> <ul style="list-style-type: none"> <li><i>Providing advice and assistance to encourage sympathetic redevelopment and renovation.</i></li> <li><i>Providing incentives both to encourage and reward sympathetic redevelopment, restoration and renovation.</i></li> <li><i>Ensuring compatibility of street furniture and signs in designated heritage areas’.</i></li> </ul>	<p><i>‘The Panel considers that the Council response to this submission is adequate. The changes to the post-exhibition version of the Amendment with respect to these issues are appropriate.</i></p> <p><i>The Panel would comment that it may nevertheless be beneficial to community support for heritage controls if the Council were to introduce an award scheme for heritage (if one does not exist) as is done by other Councils.</i></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	<p>Heritage Overlay).</p> <ul style="list-style-type: none"> <li>A fund should be allocated to help with painting/rendering/repairing etc of properties that need to conform to an Overlay.</li> <li>We are most concerned the Council is trying to limit its assistance and in fact go in the opposite direction by removing statements within Clause 21.10.</li> </ul>	<p>Dot point 1 was removed because this point is similar to another point in the policy which states:  <i>"Provide a free Heritage Advisory Service to ensure residents, architects and developers can meet with a Council representative to discuss heritage issues prior to the submission of a planning application".</i></p> <p>Dot point 2 was removed because Council has historically not undertaken incentives or rewards for renovations or development in heritage areas.</p> <p>Dot point 3 was removed because signage and conservation of early street elements including roadside furniture is mentioned within Clause 22.01 (though worded differently) and does not need to be replicated within Clause 21.10. Clause 22.01, however should be amended to include a statement that new street furniture being compatible with the heritage environs.</p> <p><b>Clause 22.01 was amended by Council on 26 September 2017 to reflect these changes.</b></p> <p><b>Refer submission to Panel</b></p>	<p><b>OFFICER COMMENT:</b>  <b>Council officers to brief Council on heritage awards, loans and rate reduction schemes implemented by other municipalities.</b></p>
28 Vadlure Avenue HA	<ul style="list-style-type: none"> <li>Support for the amendment in broad terms – Vadlure Avenue, like Lempriere Avenue has a unique character which should be preserved.</li> <li><i>"Whilst I recognise the importance of maintaining the character of the street, I would not like my own property to be</i></li> </ul>	<p>The subject site is a very large property. Council officers will meet with the owner to discuss and clarify future development opportunities prior to Panel.</p> <p><b>Refer submission to Panel</b></p>	<p><i>'These submissions (19, 24, 28, 29), in part, reflect a common misapprehension that inclusion in a HO necessarily means that buildings must be restored, or that development will not be considered.....</i></p> <p><i>The overlay places no obligation upon landowners to undertake works.....</i></p> <p><i>The Council's policies clearly seek to avoid total</i></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	<i>further encumbered to preclude the possibility for thoughtful redevelopment for either townhouses or multi family accommodation that of course respects the streetscape”.</i>		<p><i>demolition of Contributory and especially individually Significant properties. However, changes to the built form respecting heritage values are acceptable’</i></p> <p><b>OFFICER COMMENT:</b>  <b>No changes were made to the amendment based on this submission.</b></p>
29 Glen Eira Road HA & Glen Huntly Tram Depot HA	<ul style="list-style-type: none"> <li>• Prefer to be allowed to demolish this house (in Glen Eira Road HA) to allow a duplex to be constructed. The plan is to live in one and sell the other to pay for construction costs.</li> <li>• Due to lack of finance, maintenance on the house as been minimal for the past 40 years.</li> <li>• With this heritage policy (ie. restriction on demolition), the options are to continue living in the house with no money or sell the property.</li> <li>• <i>It is most unfair that I see many houses similar to mine, within walking distance of my property being demolished and duplexes built on them.</i></li> <li>• Who determines heritage areas? What qualifications? Did they take into consideration people’s financial disadvantages?</li> <li>• <i>I urge you to reconsider my two properties as heritage.</i></li> </ul>	<p>Both of the properties in question are Contributory properties within each heritage area and therefore demolition is discouraged. The current heritage controls have been in place for 17 years. The Heritage Management Plan 1996, from which the current heritage controls are derived, was prepared by an architectural historian.</p> <p>The owner retains the ability to submit an application for demolition, providing an argument as to why the house/s are not of sufficient heritage value as to warrant retention or are structurally unsound.</p> <p>Council’s Heritage Adviser visited both sites in question and is of the opinion that both dwellings contribute to the heritage character of the areas and therefore the Contributory rating of each property is proposed to be retained.</p> <p><b>Refer submission to Panel</b></p>	<p>Refer to comments for Submission 28.</p> <p><b>OFFICER COMMENT:</b>  <b>No change were made to the amendment based on this submission.</b></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
30 Glen Huntly Tram Depot HA	<ul style="list-style-type: none"> <li>This property was previously noted as "Building Defaced" and now rated as Contributory.</li> <li>Property was purchased in 1999 with the intention of demolishing the property and redeveloping the site.</li> <li>The proposed Heritage Overlay will severely negatively impact on any future development decisions and place an unacceptable and unanticipated burden on us.</li> <li><i>We postulate that the properties are non contributory as they are significantly defaced due to development projects prior to our ownership. Consequently they have lost much of their original character and contributory features and do not contribute to the cultural heritage significance of the precinct.</i></li> <li>There are many other examples of this architectural style in the area and specifically along Glenhuntly Road that are in far superior condition and appeal more to the heritage surroundings.</li> <li>The combined properties are in fairly poor state of repair and would require significant expense to restore them to the required condition.</li> </ul>	<p>The Tram Depot Heritage Area was approved as a heritage overlay in October 2000.</p> <p>Council's Heritage Adviser inspected the properties and confirms the buildings are Contributory to the heritage character of the area.</p> <p>The applicant has the ability to apply for an application to demolish the property and can provide information regarding the suggested poor structural integrity of the buildings or lack of heritage significance.</p> <p><b>Refer submission to Panel</b></p>	<p><i>The Panel concludes that the Contributory rating of each property should be retained as part of the Amendment.</i></p> <p><b>OFFICER COMMENT:</b> <b>No change was made to the amendment based on this submission.</b></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
31 Ormond HA	<ul style="list-style-type: none"> <li>Object to proposed Planning Scheme Amendment C149</li> <li>Specifically objects to the proposed change in grading of 130 Wheatley Road from Non Contributory to Contributory.</li> <li>The current planning application for the site was assessed by Council's Heritage Advisor and the demolition of the building was supported. In particular, written comments were made by the Heritage Advisor that <i>"the existing house post-dates the period of significance"</i>.</li> </ul>	<p>Council's Heritage Adviser re-inspected the site recently and confirms that the subject site was likely to have been constructed prior to 1942 (though there are no definitive building records available). Therefore the dwelling is considered to be an Inter-War building, which is within the period of significance for the Ormond Heritage Area and therefore should be noted as a Contributory Building.</p> <p>Previous advice from the Heritage Advisor would have stated that the dwelling <i>"Post dates the period of significance"</i>, as it was previously noted in the 1996 Glen Eira Heritage Management Plan as Non Contributory.</p> <p><b>Refer submission to Panel</b></p>	<p><i>'The Panel concludes that the property should be included in the Amendment as a Contributory building to the precinct as proposed'.</i></p> <p><b>OFFICER COMMENT:</b> <b>No change was made to the amendment based on this submission.</b></p>
32 Elsternwick HA	<ul style="list-style-type: none"> <li>Object to the change of the status of 10A St Georges Road from Non Contributory to Contributory.</li> <li>This property is within the Residential Growth Zone...and note the site is within 140 metres walking distance of Glenhuntly Road.</li> <li>The existing (non contributory) status is given that the site originally formed part of the land upon which the local heritage place known as "Les Naftiaux" at 12 St Georges Road is located.</li> <li>It appears that the only basis that the 2017 Review recommends the grading be</li> </ul>	<p>On 26 September 2017, Council resolved to remove 10A St Georges Road from the list of Contributory properties in the Elsternwick Heritage Area and to review the citation for this heritage precinct.</p> <p><b>Refer submission to Panel</b></p>	<p><b>Panel Recommendation:</b> <i>'Remove 10A St Georges Road, Elsternwick from the list of Contributory buildings for the Elsternwick Estate and Environs Historic Area in Clause 22.01 and revise the map/written details in the reference document'.</i></p> <p><i>'As part of the 2018 Stage 2 Heritage Review, consider whether Inter-war dwellings should be listed as Contributory to the Elsternwick precinct'.</i></p> <p><b>OFFICER COMMENT:</b> <b>Panel agreed with Council's resolution of 26 September 2017. The property has been removed from the list of Contributory properties in draft Clause 22.01 and the reference document.</b></p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	changed to “contributory” is that the dwelling was constructed in 1928. This basis is insufficient to attribute a heritage value to the site.		
33 National Trust of Australia (Victoria)	<ul style="list-style-type: none"> <li>The National Trust is supportive of the proposed changes, they do have some concerns specifically related to the updated heritage policy. These are addressed in detail in the submission.</li> </ul>	<p>Many of the suggestions made by the National Trust will enhance and strengthen the proposed heritage policy. Refer to Attachment 2 which includes tracked changes to Clause 22.01 including changes proposed.</p> <p><b>Refer submission to Panel</b></p>	<p><u>Panel Recommendation:</u> ‘...replace the second and third dot points under the heading “Demolition” as follows:</p> <p><i>Discourage the complete demolition of significant and contributory buildings unless it is demonstrated to the satisfaction of the Responsible Authority that:</i></p> <ul style="list-style-type: none"> <li><i>The building is structurally unsound and cannot feasibly be repaired or adapted for reuse; and</i></li> <li><i>The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and</i></li> <li><i>The replacement building displays design excellence; and</i></li> <li><i>If located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.</i></li> </ul> <p><b>OFFICER COMMENT:</b> <b>The officer agrees with the reasoning behind changes to the wording of the demolition clause. Clause 22.01 has been amended as per the Panel’s recommendation.</b></p>
34 Elsternwick HA (owners of the Coles development)	<ul style="list-style-type: none"> <li>The Coles site, which consists of 441-461 Glenhuntly Road, 74 Orrong Road and 9 Beavis Street. Monitron requests Council that the abovementioned properties are</li> </ul>	Amendment C149 does not propose to change the boundaries or remove properties from the heritage overlay. However, once the dwelling at 9 Beavis Street has been demolished (approval for this demolition was granted by VCAT as	<p><u>Panel Recommendation:</u> ‘As part of the 2018 Stage 2 Heritage Review, consider modifying the Elsternwick Estate and Environs Heritage Overlay boundary in and around the Coles supermarket site’.</p>

## ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
site)	<p>removed from the Heritage Overlay.</p> <ul style="list-style-type: none"> <li>The proposed Coles redevelopment would also cause 11 Beavis Street to be isolated and should also be removed from the HO.</li> </ul>	<p>part of the future Coles redevelopment), the Contributory rating of this property is able to be reviewed.</p> <p><b>Refer submission to Panel</b></p>	<p><b>OFFICER COMMENT:</b> <b>Recommendation noted.</b></p>
35 Derby Road HA Monash University	<ul style="list-style-type: none"> <li>Monash University owns 16-28 Derby Road.</li> <li>Proposed Amendment C149 does not provide for the reasonable balance between the importance of the University campus, revitalising Derby Road Shopping Precinct and recognising Contributory heritage buildings.</li> <li>The proposed Amendment is inconsistent with the future vision for the Monash University Caulfield Campus, particularly as developed in the original Priority Development Zone, the 2011 Master Plan and as contemplated by the current review of the Master Plan.</li> <li>There are policy and outcome inconsistencies between proposed Clause 22.01 and existing Clause 22.06.</li> <li>Proposed Clause 22.01 does not adequately differentiate between policies applying to Contributory and Non</li> </ul>	<p>The Statement of Significance for Derby Road notes that this heritage area is of Metropolitan heritage significance (as opposed to local significance).</p> <p>The proposed policy provides general guidance for development in heritage areas and is not site specific for Derby Road.</p> <p>The Monash University, Derby Road and environs is likely to undergo precinct planning as stated in the recently adopted Activity Centre, Housing and Local Economy Strategy which specifies a precinct-by-precinct approach to planning for all activity centres. During a precinct planning process, site specific heritage policy in relation to the Derby Road Heritage Area may be considered.</p> <p><b>Refer submission to Panel</b></p>	<p><u>Panel Recommendation:</u> <i>'Modify the third dot point of the policy relating to "New Buildings, Alterations and Additions(Commercial Heritage Areas)" in Clause 22.01 to read:</i></p> <p><i>"Encourage higher building additions to be well setback from the front wall of the building unless the specific context of the site recommends otherwise".</i></p> <p><i>Add the following tenth dot point to the policy relating to "New buildings, Alterations and Additions (Commercial Heritage Areas)" in Clause 22.01:</i></p> <p><i>"Ensure the design of new development, and alterations and new buildings and works on land zoned PUZ2 in the Derby Road Heritage Precinct (18-28 Derby Road) complements and responds to the heritage significance of the precinct and enables an appropriate interface with the emerging built form of the adjoining PUZ2 zoned land to the east".</i></p> <p><b>OFFICER COMMENT:</b> <b>A detailed review of the Derby Road Heritage Area will form part of the assessment of the Caulfield Structure Plan. In the meantime, the Panel's recommendation should be accepted.</b></p>



# ATTACHMENT 1 – C149 Summary of Submissions Received and Panel Comments

Submission No.	Summary of Submission	Officer Comment (pre-Panel Hearing)	Panel Comments/Recommendations & Planning Officer comments
	Contributory buildings.		Clause 22.01 has been amended to reflect the Panel's recommendations.
36 Glen Eira HA	<ul style="list-style-type: none"> <li>Objects to the Contributory rating of the property at 443 Glen Eira Road, Caulfield North</li> </ul>	Officers provided no comment to Council prior to the Panel Hearing as this submission was received post-Council report.	<p><u>Panel Recommendation:</u> <i>'Remove 443 Glen Eira Road, Caulfield North from the list of Contributory buildings for the Glen Eira Road and Environs Heritage Area in Clause 22.01 and revise the map/written details in the reference document'.</i></p> <p><b>OFFICER COMMENT:</b> The Panel recommendation is accepted as this property is substantially altered. The property has been removed from the list of Contributory properties in draft Clause 22.01 and the reference document.</p>

## 21.10 HERITAGE

05/03/2016--  
1-1- C14913

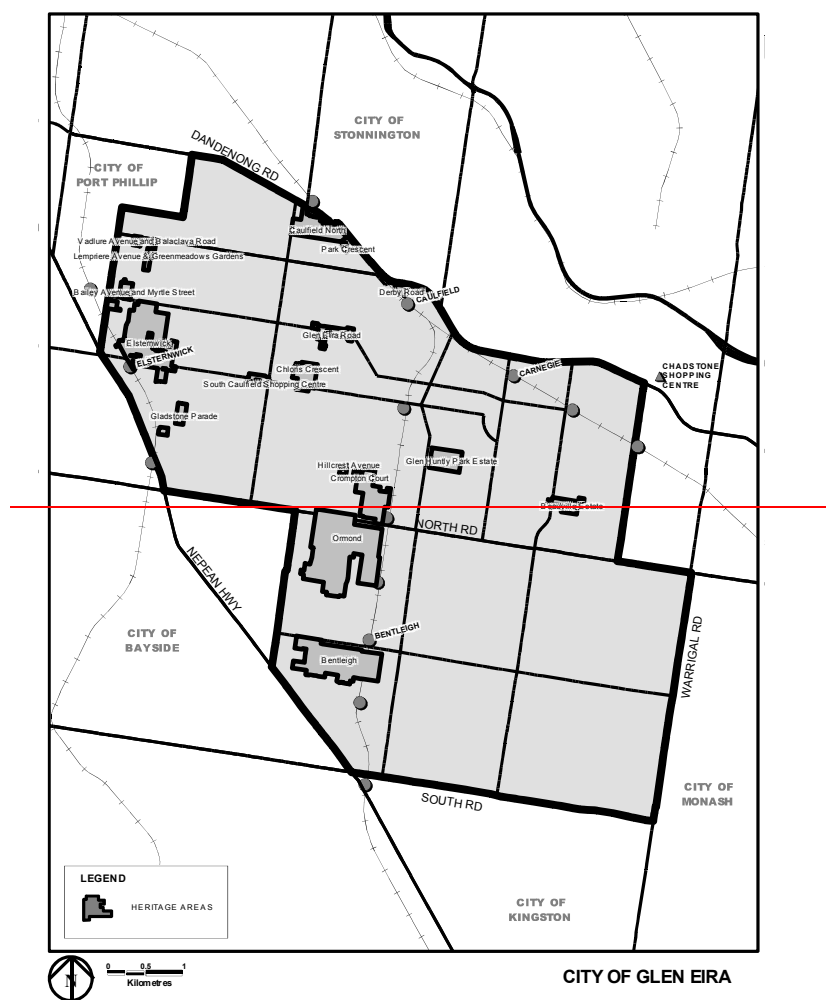
### 21.10-1 Overview

05/03/2015  
C14913

The City of Glen Eira is essentially an inter-war municipality founded upon the development of Melbourne's electric tramway system and the electrification of its suburban railways. Important examples of nineteenth and early twentieth century housing and commercial development add interest to the City. At the national level, it remains today as a rare, surviving, middle distance, middle class municipality of the inter-war era, retaining its system of street tramways. A number of areas and individual properties comprehensively demonstrate important eras in the growth of Glen Eira and survive in a reasonably intact state. These have been identified in the Glen Eira Heritage Management Plan 1996, ~~the and~~ Addendum to the Glen Eira Heritage Management Plan (Revised) 2017 ~~4 and the Glen Eira Review of Existing Heritage Precincts 2017~~. Some have also been recognised by Heritage Victoria and the National Trust.

Glen Eira is currently experiencing a development boom, which means the pressure to demolish older buildings will increase. ~~There is also pressure to adapt and develop heritage places to suit contemporary lifestyles. There is increasing concern that the City's heritage is under serious threat. There is a need for clear design guidelines for new development both within and adjacent to heritage precincts. It is becoming increasingly apparent that as property values rise, so too does the quality of the buildings which are making way for new development. One of the ways that residents can ensure that heritage values are protected is to embrace the introduction of heritage controls.~~

## HERITAGE



### 21.10-2 Objectives, strategies and implementation

05/03/2015  
C14913

#### Objectives

To identify, protect, enhance and promote understanding of Glen Eira's heritage.

#### Strategies

- Protect places identified as having architectural, cultural or historical significance.
- Ensure sympathetic redevelopment and renovation of areas and places identified as having architectural, cultural or historic significance in the municipality.
- Enhance knowledge and popular understanding of Glen Eira's architectural, cultural and historic heritage.

## Implementation

These strategies will be implemented by:

### Policy and the exercise of discretion

- Considering the heritage significance of all places listed in the Glen Eira Heritage Management Plan 1996 and Addendum to the Glen Eira Heritage Management Plan (Revised) 2017<sup>74</sup> and the Glen Eira Review of Existing Heritage Precincts, 2017 in the assessment of planning applications which may impact upon their heritage values.
- Assessing all town-planning applications for heritage properties having regard to the Heritage Policy at Clause 22.01.
- Requiring proponents seeking permission to demolish/alter buildings at a heritage place or in a heritage area to demonstrate that the replacement building/alteration has been designed to reflect and complement the heritage significance of the place or area.
- Allowing non conforming uses, which will not compromise the architectural/cultural/historic significance or amenity of the neighbourhood, as a means of guaranteeing, continued viable use of a heritage building.

### Zones and overlays

- Applying the Heritage Overlay to ~~areas and individual properties identified in the Glen Eira Heritage Management Plan 1996 and Addendum to the Glen Eira Heritage Management Plan 2014.~~ areas and individual properties identified as having cultural significance.

### Further strategic work

- ~~Preparing guidelines for development in identified heritage areas.~~
- ~~Preparing an amendment to apply a Heritage Overlay to remaining areas and individual properties identified in the Glen Eira Heritage Management Plan.~~
- ~~Collecting and maintaining a database of information which enhances the knowledge and popular understanding of Glen Eira's architectural, cultural and historic heritage.~~
- Undertake the heritage actions of the Planning Scheme Review 2016.
- Collect and maintaining data sheets which specify significance of areas and individual properties.
- Digitally mapping significant heritage properties to ensure that information is widely available.

### Other actions

- Promoting the benefits of heritage preservation.
- Providing a free Heritage Advisory Service to ensure residents, architects and developers can meet with a Council representative to discuss heritage issues prior to the submission of a planning application.
- ~~Providing advice and assistance to encourage sympathetic redevelopment and renovation.~~
- ~~Providing incentives both to encourage and reward sympathetic redevelopment, restoration and renovation~~

- ~~Ensuring compatibility of street furniture and signs in designated heritage areas~~

#### Reference documents

Glen Eira Heritage Management Plan, Andrew Ward & Associates, 1996

Addendum to the Glen Eira Heritage Management Plan (Revised 2017), Andrew Ward, ~~2014~~

Glen Eira Review of Existing Heritage Precincts, 2017

~~Phoenix Precinct Strategy Plan, Greenaway and Katz, 1996~~

~~Phoenix Precinct Urban Design Framework, Gerner et al, 1998~~

## 22.01 HERITAGE POLICY

--/--  
C149

This policy applies to all land within the Heritage Overlay.

### 22.01-1 Policy basis

--/--  
C149

A key objective of Council's Municipal Strategic Statement is to identify, protect, enhance and promote understanding of Glen Eira's heritage.

Within the municipality a number of individual places and precincts comprehensively demonstrate important eras in the growth of Glen Eira and survive in a reasonably intact state. They include residential and commercial areas and places from the Victorian, Edwardian, Inter-war and Post-war periods.

The Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan (Revised) 2017<sup>4</sup> and the Glen Eira Review of Existing Heritage Precincts, 2017 identifies these places and provides a framework for their protection and enhancement.

This Policy builds on the basis of Clause 15.03 (Heritage) and Clause 22.01-10 (Heritage) and sets out objectives and performance measures for all individual properties and heritage precincts in Glen Eira. This Policy includes Statements of Significance for each Precinct and the Contributory properties within each precinct are listed at Clause 22.01-4.

### 22.012 Objectives

--/--  
C149

- To identify the City's heritage assets and to give effect to the recommendations of the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2017 and the Glen Eira Review of Existing Heritage Precincts 2017.
- To protect places identified as having architectural, cultural or historic significance and which demonstrate the various eras of Glen Eira's development.
- To encourage retention, preservation and restoration of all of significant and contributory heritage places within Glen Eira.
- To preserve the scale and pattern of streetscapes in heritage precincts.
- To ensure that additions and new buildings and works to a heritage place respect the significance of the place and/or precinct.
- To ensure the design of new development respects, complements and responds to the heritage significance of the precinct.
- To promote design excellence which supports the ongoing significance of heritage places.
- To ensure that non-contributory buildings in heritage precincts are developed in a manner that is sympathetic to, and does not detract from, the significance of the heritage precinct.

### 22.01-3 Policy

--/--  
C149

It is policy to consider the following statements when assessing an application under the Heritage Overlay.

#### Statements of Significance

It is policy to:

- Take into account the statement of significance for a heritage place when making decisions about proposed buildings and works associated with that place.
- Where an individually significant place is located within a heritage precinct, any proposal must have regard to both the statement of significance for the individual place and the statement of significance for the heritage precinct in which it is located.

## Demolition

It is policy to:

- Retain significant and contributory buildings.
- ~~Generally not accept poor condition or low integrity of a heritage place as justification for its demolition, particularly if, in the opinion of the Responsible Authority, the condition of the heritage place has been deliberately allowed to deteriorate or if its deterioration has arisen as a consequence of unlawful activities.~~
- ~~Avoid the complete demolition of a heritage place unless the building is professionally assessed as being structurally unsound and posing an immediate risk, and it is demonstrated to the satisfaction of the Responsible Authority that it cannot feasibly be repaired or adapted for reuse. If located within a heritage precinct, any replacement building should clearly and positively support the significance of the heritage precinct.~~
- Discourage complete demolition of significant and contributory buildings unless it can be demonstrated to the satisfaction of the Responsible Authority that:
  - The building is structurally unsound and cannot be feasibly repaired or adapted for reuse; and
  - The original fabric of the building has deteriorated to such an extent that a substantial reconstruction would be required to make the building habitable; and
  - The replacement building displays design excellence; and
  - If located within a heritage precinct, the replacement building clearly and positively supports the ongoing significance of the heritage precinct.
- Allow the partial demolition of significant and contributory buildings where the fabric to be demolished is of no significance, or for the purpose of additions if the additions will not affect the heritage significance of the building and is sympathetic in its scale and form.
- ~~Discourage demolition of heritage places where the poor condition of the place is, in itself, the reason for the demolition application.~~
- Where relevant, ensure an application for demolition is also accompanied by a replacement development proposal.
- To retain significant ~~trees, vegetation~~ and/or garden layouts that have been identified for their historical significance.

**Comment [LU1]:** These two dot points were proposed by National Trust. The Panel recommender deletion of these policy points as they set up an element of 'fault based planning decision making that is not characteristic in the planning scheme a is inappropriate.

## Subdivision

It is policy to:

- Ensure that the subdivision of a heritage place does not adversely affect the cultural heritage significance of the place or precinct.
- Ensure that appropriate settings and elements for heritage places are maintained including the retention of any original garden areas, large trees and other features which contribute to the significance of that place.
- Ensure that the lot layout does not adversely affect the cultural heritage significance of the place or precinct.
- Ensure that the subdivision of heritage places results in development that retains the existing built form pattern where such pattern contributes to the significance of the heritage place.

**Comment [LU2]:** Trees are the only type of vegetation that are controlled through the Heritage Overlay.

## New Buildings in Heritage Precincts (Residential)

It is policy to:

- Ensure proposals are respectful of the existing scale, rhythm, massing, form and siting of significant and contributory buildings when viewed from the street.

- Encourage high quality, contemporary design or a simplified interpretation of the architecture of contributory buildings within the precinct to ensure new buildings are distinguishable from original buildings within the area. Discourage side by side development unless this is a dominant typology in the precinct.
- Ensure that new development does not overshadow or have any detrimental affect on public parks located within the Heritage Overlay (Greenmeadows Gardens and Caulfield Park).

#### **Performance measures**

It is policy to assess proposals against the following measures:

- Replica or mock heritage styles are not considered an acceptable design outcome in a heritage precinct. New buildings should always be distinguishable from old buildings.
- Buildings should adopt an understated character and should not visually dominate neighbouring significant or contributory buildings or the precinct in general.
- The proportions and spacing of door and window openings in new buildings should relate to contributory buildings within the precinct.
- The roof form should be similar to or respond to with the prevailing roof forms in the heritage precinct.
- The front and side setbacks of new development should reflect the prevailing rhythm of the street. Where a new building is proposed to be located between one contributory and one non contributory building, the front and side setbacks of the contributory building should be applied.
- New buildings in heritage precincts should not be substantially taller than adjacent contributory buildings unless an additional storey is set well back on the site to reflect the prevailing scale of contributory buildings when viewed from the street.
- Materials, colours, textures and finishes should complement those found in the heritage precinct.
- New buildings should not obscure views to contributory buildings from the public realm.

#### **Alterations or Additions to significant and contributory buildings in heritage precincts (Residential)**

It is policy to:

- Encourage the conservation or restoration of significant and contributory external fabric (and internal fabric where applicable), particularly fabric that can be viewed from the street.
- Encourage the restoration or reconstruction of a known original or early appearance of the place if there is historical evidence (photos or plans) to support this.
- Ensure that restoration or reconstruction is undertaken using appropriate materials.
- Encourage the removal of later additions that detract from the significance of the heritage place.
- Encourage alterations and additions that avoid demolition of a heritage place and/or contributory elements; retaining facades only is discouraged.
- Discourage new openings in the principal façade or principal visible roof form.
- Ensure that, where possible, alterations and additions are concealed from view from the street frontage and do not overwhelm the significant or contributory building or wider precinct.
- Ensure that alterations and additions to existing buildings do not overshadow or have any detrimental affect on public parks located within the Heritage Overlay (Greenmeadows Gardens and Caulfield Park).



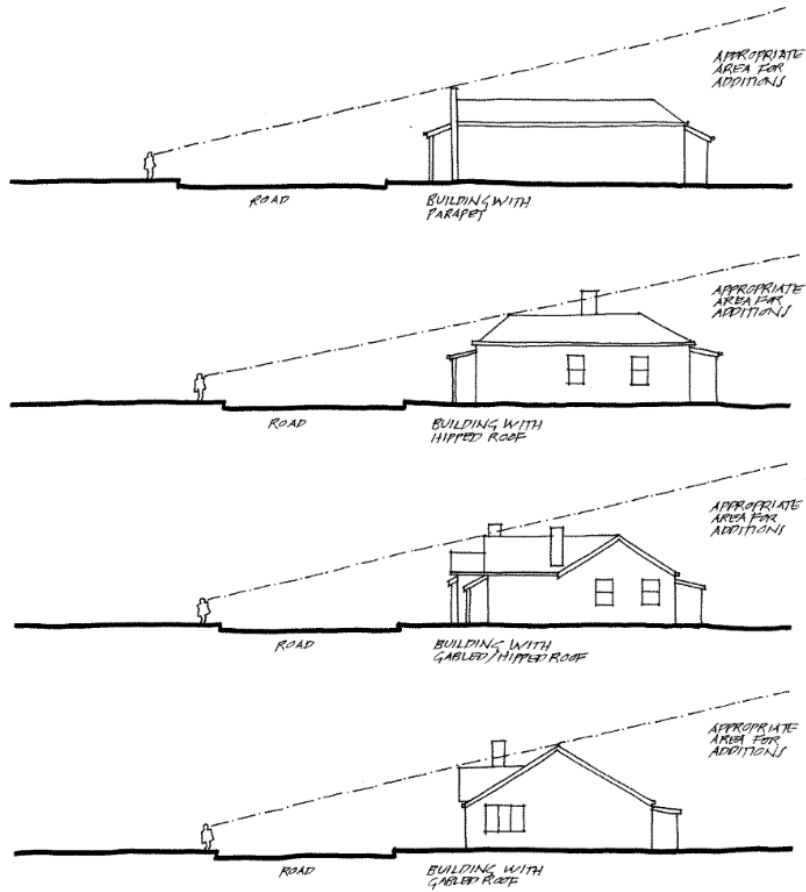
### ***Performance measures***

It is policy to assess proposals against the following measures:

- Ground floor extensions to the rear of significant and contributory buildings are encouraged in preference to first floor additions.
- Alterations and additions should be distinguishable from the original fabric of a heritage building.
- Additions should be visually recessive and read as a secondary element to the heritage place.
- Preserve existing rooflines, chimney(s) and contributory architectural features that are important components of the building.
- New building elements (dormer windows, verandahs, etc) should be avoided unless the proposal is part of a deliberate attempt to reinstate early features known to have existed on the building.
- Where side setbacks are an important feature of a heritage place, ground floor additions to the side boundary may only be allowed where the front wall of the addition is setback a minimum of 1.0metre from the front wall of the dwelling (there may be instances where a larger setback is required) and the addition is subservient to the significant or contributory building.
- First floor additions should be centrally sited and massed behind the principal façade and principal visible roof forms. Visibility of upper floor additions from the street should be minimised. Figure 1 indicates potential building envelopes created by projecting a sight line from 1.6 metres above ground level from the footpath across the street from the subject site. First floor additions can be accommodated within the area noted.
- Ensure that on corner sites, all additions visible from the secondary street should read as a recessive element to the heritage place.
- Alterations and additions should preserve principal view lines to significant and contributory buildings when viewed from the street.

**Figure 1: Potential Building Envelopes for Various Roof Forms**

GLEN EIRA PLANNING SCHEME



**NOTE:** On corner sites, the site line is taken from the primary street frontage.

### New Buildings, Alterations and Additions (Commercial Heritage Areas)

It is policy to:

- Encourage the conservation of setbacks that impart significance to those buildings that are surrounded by open space (including but not limited to churches and schools).
- Ensure any new upper level additions and works are respectful to the scale and form of the heritage place or contributory elements of the place and, where relevant, the heritage precinct as a whole.
- Encourage higher building additions to be well set back from the front wall of the building unless the specific context of the site recommends otherwise.
- Encourage the retention, restoration or reconstruction of original shopfronts and verandahs.
- Ensure commercial infill buildings adopt a contemporary architectural form or simplified interpretation of nearby contributory buildings.
- Discourage the introduction of architectural features, where it is known that these features were not originally present.
- Discourage signage above the verandah if it results in visual clutter in the streetscape and obscures views of the subject building and nearby contributory buildings.
- Ensure retention of signage deemed to have heritage value.
- Discourage sky signs, reflective signs, animated signs and electronic signs within heritage precincts.
- Ensure the design of new development, and alterations and new buildings and works on land zoned PUZ2 in the Derby Road Heritage Precinct (18-28 Derby Road) complements and responds to the heritage significance of the precinct and enables an appropriate interface with the emerging built form from the adjoining PUZ2 zoned land to the east.

**Comment [LU3]:** Recommendation of Panel

**Formatted:** Body Text, Indent: Left: 0.79" Hanging: 0.2", Bulleted + Level: 1 + Align: at: 0.25" + Indent at: 0.5"

**Comment [LU4]:** Recommendation of Panel

### Performance measures

It is policy to assess proposals against the following measures:

- Avoid erecting structures, including high fences in front of significant or contributory schools and churches.
- Respect the existing rhythm and grain of existing streetscapes including the visual repetition of parapet lines when constructing new buildings or additions to significant or contributory buildings.
- Identify the critical architectural forms that impart significance to the building or precinct and ensure that new works conserve and enhance this character.
- Ensure plant and equipment are concealed from view within the street.
- Conserve original elements on the front façade of the building. New openings may be introduced on secondary elevations to corner buildings provided they do not irreversibly alter valued architectural treatments.
- Avoid obscuring names and dates forming part of the architectural treatment of the building.
- Avoid use of materials and colour that conflict with significant and contributory buildings.
- Avoid visually intrusive design which confronts the established architecture of the centre and dominates the surroundings.
- Conserve and repair original elements of significant and contributory shopfronts.
- Discourage glass bricks, security roller doors and tinted or obscure glazing.
- Encourage new verandahs to be setback 750mm from the street pavement to avoid damage sustained by passing trucks.

- Verandahs are discouraged on (former) public buildings and banks unless evidence can be provided indicating an original verandah to the building.
- Discourage internally illuminated signs unless they are located below the verandah, hanging under the soffit.
- Discourage above verandah signage unless specific provision has been made in the original façade treatment for a sign in that location.
- Ensure a neutral palette is used for the design of signage within heritage areas.
- The sign reading “Dairy Produce” at first floor level at 789 Glenh-Huntly Road should be conserved.
- The sign reading “The Argus” and “The Age” on the northern façade of 14 Derby Road should be conserved.

### Front Fences and Gates

It is policy to:

- Retain original contributory fences.
- Ensure that new front fences are constructed in a manner that is sympathetic to and contributes positively to the significance of the heritage place and wider precinct.
- Ensure that new fences are designed to allow views to the heritage place from the street.
- Discourage front and side return fencing in the Crompton Court Heritage Area.

### Performance measures

It is policy to assess proposals against the following measures:

- The materials and scale of new fences should be consistent with the architectural period of the significant or contributory building. In the case of non contributory buildings, the materials and scale of the fence should be generally consistent with the precinct.
- Use technical references such as *Fences and Gates c. 1840-1925*, National Trust Bulletin 8.1 or obtain expert advice to guide in the selection of a suitable style of front fence.
- Avoid choosing a fence style that is too ornate to suit the style of the place.
- In most precincts, fencing should not exceed 1.2 metres and should only be constructed in solid materials if this is consistent with the architectural period of the building or precinct.
- Discourage front and side return fencing within the Crompton Court Heritage Area as the lack of fencing is a characteristic of this Precinct.
- Provide continuity to the front fence by providing or retaining gates at the front property alignment.
- Encourage the use of hedges, shrubs and trees to provide additional privacy to dwellings in all heritage areas except for Crompton Court, where a lack of front or side return fencing and an open garden are significant elements in this precinct.
- Discourage development within the front setback of buildings.

### Car parking and outbuildings

It is policy to:

- Ensure that car parking facilities do not dominate heritage places.
- Encourage the retention and conservation of original garages of individually significant places and in heritage precincts where garages form a prominent element in the streetscape, especially in the Beauville and Hillcrest Estates.

### Performance measures

The following performance standards apply in the application of the policy:

- Encourage new car ports, garages and outbuildings that are visible from the street that use wall openings, roof forms and materials that complement but not replicate the main building or the characteristics of the heritage precinct.
- In general, parking should be restricted to the side or rear of properties, setback not less than 1 metre from the front wall of the façade adjacent to the driveway. Parking directly in front of a building is generally discouraged.
- Garage doors should generally reflect contributory garage doors in the area, where this is a dominant element in the streetscape
- Discourage double garages unless they are well setback from the street and in the rear yard of the property.
- Driveways and vehicular crossovers should provide for single car access only.
- Discourage additional vehicular crossovers and circular driveways.
- Where parking within the property frontage is prevalent in the streetscape, new car parking should not be contained within a roofed structure and should be integrated into the landscape to minimise visual intrusion.

#### **Ancillary Services:**

It is policy to:

- Encourage services such as satellite dishes, shade sails, solar panels, water tanks, air conditioning units and the like to be concealed from view of the street unless it can be demonstrated that they will not detract from the heritage significance of the place.

#### **Public Infrastructure:**

It is policy to:

- Encourage the retention and conservation of early public streetscape elements, such as landscaping features, roadside furniture, fire hydrants, post boxes and the broad range of infrastructure materials which contribute to the character of the heritage place.
- Ensure new street furniture respects the character of the area.

#### **Vegetation:**

It is policy to:

- Encourage the retention of culturally significant trees in a heritage place unless:
  - The trees are to be removed as part of a maintenance program to manage loss of trees due to deterioration caused by old age or disease.
  - The trees are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) cannot be implemented.
- Ensure additions and new works respect culturally significant trees (and where possible, significant garden layouts) by siting proposed new development at a distance that ensures the ongoing health of the tree.

#### **Information to be submitted with a planning application:**

Together with standard information normally required for a planning application, the following additional information is also required for property located within a Heritage Overlay area, where relevant:

- A written explanation of how the proposal addresses the provisions of the Heritage Policy and justification of any variations to the policy.
- A photo montage of the streetscape.
- Axonometric elevations for proposals with upper floor additions showing oblique views from the streetscape.

GLEN EIRA PLANNING SCHEME

- An application for demolition of a significant or contributory building be accompanied by a report from a suitably qualified structural engineer.

**22.01-4 Levels of Significance and Statements of Significance for Heritage Precincts**

C149

Every building of cultural heritage significance has been assessed and graded according to its heritage contribution. The levels of significance were revised for heritage precincts in 2017. The levels of significance are as follows:

- Individually significant: The place is a heritage place in its own right. All individually listed properties in the Heritage Overlay are individually significant. Where such properties are also located within a larger heritage Precinct, the individually significant property is considered to be a contributory place within the Heritage Precinct and the Statements of Significance for both the individual place and the precinct should be taken into account.
- Contributory: The place is a contributory element within a larger heritage precinct. A contributory element could include a building, or building parts such as rooflines, chimneys, verandahs or other structures or works such as landscaping, front fences or paving.
- Non Contributory: The place is not individually significant and does not contribute to the Heritage Precinct.

The following statements of significance provide a description of the importance of each Heritage Precinct. The contributory sites within each precinct are listed.

**HO68 Bailey Avenue and Myrtle Street environs, St Kilda East**Statement of Significance:

The Bailey Avenue/Myrtle Street Historic Area has historic and architectural significance. Its historic significance is founded on its ability to demonstrate developmental practices during the second decade of the Twentieth Century and the role of speculative builders in this process. Its architectural values rest on the distinctive character of the houses built by William Bailey, in the Federation style, and their high level of integrity.

Contributory Buildings:

Bailey Avenue: 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 24, 25, 26, 27, 29  
 Glen Eira Road: 159, 163  
 Myrtle Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26

**HO12 Beauville ~~Estate Avenue~~ and environs, Murrumbidgee**Statement of Significance:

The Beauville Estate Historic Area is important at the State level as the first large housing estate undertaken by the A.V. Jennings Construction Co., later Jennings Group Limited, Victoria's largest home builder. It is also important as a very early estate development incorporating a range of features other than houses including made roads, shops and recreation facilities. In this respect it was the forerunner of the comprehensively planned housing estates of the Post-war era.

The estate is distinguished by its aesthetic values, as is the earlier and comparable Hillcrest Estate, which are formed by a combination of restrained diversity in house styles, with the exception of no. 30 in the emerging International style, and by a landscaped garden environment.

Contributory Buildings:

Beauville Avenue: 1-39  
 Dalny Road: 1 (part), 5-17R (St Patricks Tennis Courts), 5-5A, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25  
 Gloucester Court: 1, 2, 3, 4, 6

## GLEN EIRA PLANNING SCHEME

Lindsay Avenue: 40, 42 44

Murrumbena Road: 222, 224, 226, 228, 229, 229A, 230, 231, 231A, 232, 233

### HO69 Bentleigh and environs

#### Statement of Significance:

The Bentleigh Area has historic and architectural significance. Its historic importance is derived from the manner in which surviving Inter-war housing stock forms a relatively discrete area within the modern City of Glen Eira, surrounded on all sides by Post-war development and demonstrating the impact of the electrified railway system on Melbourne's suburban expansion during the Inter-war period.

Its architectural significance is determined by the stylistic diversity and integrity of the middle class suburban bungalows and villas of the Inter-war years which collectively demonstrate the role of the small scale investor/builders of the period and the ideals of the Garden Suburb movement.

#### Contributory Buildings:

Bendigo Avenue:	40, 45, 46, 48, 49-56, 58, 59, 60, 1/61, 62-69, 71, 72, 73, 75, 77, 79, 81, 83
Brewer Road:	31, 33, 35, 37, 39, 41, 43, 57, 59, 61, 63, 65, 69, 73, 101, 103, 105, 107, 109, 111, 113
Burgess Street:	3, 5, 7, 9, 11, 13, 1/15, 17, 19, 1/21, 1/23, 25, 27, 31, 33, 35, 37, 39, 1/41, 43
Cairnes Grove:	2, 3, 5, 6, 7, 8, 9-17, 19-35
Campbell Street:	1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, <del>21, 22</del> , 23, 24, 25, 26, 1/27, 28, 30, 32, 34, 36, 39, 41
Centre Road:	202, 204, 208, 210, 212, 224
Daley Street:	49, 51, 54, 56, 57, 58, 59, 61, 62, 63, 64, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 78, 79, 80, 1/82, 83, 85, 86, 88, 90
Eddys Grove:	1-9, 11, 12, 13, 14, 16, 18, 20, 22, 24, 27-40
Gilbert Grove:	<del>2</del> , 3, 5, 8, 9, 10, 11, 12, 13, 14, 1/15, 1/16, 17, 18, 20, 21, 24-33, 35, 36, 38, 40, 41, 43
Sunnyside Grove:	1- <del>21</del> , 26, 27, 28, 1/29, 30, 31, 32, 33, 34, 37, 38, 39, 40

**Comment [LU5]:** Resolution of Council 26/9 and recommendation of Panel.

**Comment [LU6]:** Resolution of Council 26/9 and Recommendation of Panel.

**Comment [LU7]:** Resolution of Council 26/9 and recommendation of Panel

### HO86 Bruce Court, Elsternwick

#### Statement of Significance:

The Bruce Court Estate of William White and Sons off Parkside Street, Elsternwick, was formed in 1927 and developed by them in 1928-29 with nos. 32-34 Parkside Street being undertaken by others in 1931-1933 and "Miranda" at No. 48 predating the subdivision but incorporated in it. It is historically and aesthetically significant. It is historically significant (Criterion A) as a very early subdivision demonstrating the planning principals of the Garden Suburb Movement in the highly sophisticated manner of the late 1920's. These principals include the treatment of the street and residential front gardens as a single garden landscape exemplified by the use of low front and side fences, coupled crossings, uniform street plantings, 45 degree corners splays at the entry to the court and a curved wall closing the vista at the far end. The historic importance of the subdivision rests also on the fact that the houses built by the Whites and which constitute the principal elements of the place post date the earliest comparable subdivision undertaken by the better known estate developers Dickson and Yorston Pty Ltd in St Kilda East by only a year. Bruce Court compares chronologically also with Linden Court, Windsor (1928) and Crompton Court, Caulfield South (1929) whilst others of similar urban character were to follow. The survival of "Miranda" is of historic interest as the house that preceded the development of



the court but survives as evidence of this earlier time. The blocks on which the houses of the early 'thirties facing Parkside Street are located formed part of the original estate and are of historic interest in this respect. No. 34 is of importance also as it marks the entry to the court, together with no. 48.

The subdivision is of aesthetic importance (Criterion E) not only for its Garden Suburb character but also for the manner in which the Whites' houses, though stylistically diverse in the manner of the period, use common architectural vocabulary that impacts aesthetic unity to the court. In this respect the place epitomizes the qualities that distinguish the Garden Suburb Movement in metropolitan Melbourne in the late 1920s.

Contributory Buildings:

Bruce Court: 1-6  
Parkside Street: 32, 34, 46, 48

#### **HO14 Caulfield North and environs, Caulfield North**

##### Statement of Significance:

The Caulfield North Heritage Area is locally significant as a substantially intact and cohesive residential area during the late nineteenth century Land Boom and subsequently almost fully developed during the period leading up to the Great War. It is representative of speculative development in Melbourne's middle ring suburbs directed at the emerging middle class which was enabled by means of rail communication to live away from the workplace in a garden suburb environment.

Contributory Buildings:

Arthur Street: 3-3A, 5, 7, 9, 10, 11, 13, 14, 15, 17, 19, 21, 23, 25, 27, 29, 33  
Carnarvon Road: 1, 3, 5, 6, 7, 9, 10, 11, 12, 13, 13A, 14, 15, 16, 17, 17A, 18, 19, 20, 21, 22, 23, 24, 25, 25A, 26, 27, 28, 29, 30, 31  
Dandenong Road: 528-530  
Glenferrie Street: 1, 2, 3, 4 "Anslem", 5, 7, 9, 10, 11, 13  
Hawthorn Road: 17, 21-33, 39-51  
Inkerman Road: 704, 706, 710, 712, 718, 720, 726-746, 752-764  
Malakoff Street: 1, 2, 3, 4, 6-28  
Malvern Grove: 1-12, 14, 16, 17, 19, 21, 23, 26, 28, 29-36, 38, 40, 42  
Mayfield Grove: 1, 2, 3, 4, 4A, 5, 6, 9, 10, 11, 12, 13, 14, 16  
Normanby Avenue: 5-12, 12A, 13, 14, 14A, 15, 16, 17, 18, 19, 22, 24, 26, 28, 30  
Normanby Road: 107-135

**Comment [LU8]:** Resolution of Council 29/9/ and Recommendation of Panel

#### **HO17 Crompton Court, Caulfield South**

##### Statement of Significance:

Crompton Court is locally important as an early garden estate, comparable with Lempriere Avenue (q.v.), 1926-27. Though smaller and lacking some features of Lempriere Avenue, the consistent design of the houses in the Spanish Mission Style, the treatment of no. 5 at the head of the court and the absence of front fences are distinguishing features at the local level. In these respects, Crompton Court is representative of the best garden estate design practice in Caulfield during the mid- Inter-war period.

Contributory Buildings:

Booran Road: 197, 201  
Crompton Court: 1-5

**HO71 Derby Road and environs, Caulfield North**Statement of Significance:

Derby Road is significant at the metropolitan level as a predominantly Edwardian shopping centre associated with the Caulfield Racecourse and having a distinct urban form determined by its short length and accentuated by a double line of electric tramway. Its architectural significance is established by the diversity of its street architecture and railway station and is enhanced by their substantially intact state.

Contributory Buildings:

Derby Road: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 17, 19, 20-24, 25, 26  
 Sir John Monash Drive: 11-12, 12A, 13-14, 15-17  
 Tram overhead wire poles: 16, 17, 51, 54, 54A, 54B, 55-59

**Comment [LU9]:** Site mapped in Reference Document however left off written list. This site is part of a larger property known as 11-12 Sir John Monash Drive.

**HO72 Elsternwick Estate and environs, Elsternwick**Statement of Significance:

The Elsternwick Historic Area is locally significant for its nineteenth and early twentieth century building stock and to the extent that it demonstrates a past way of life. The fabric of the Area demonstrates the following historic themes which contribute to its significance:

- Mid nineteenth century formation of country residences for which Caulfield is noted;
- Late nineteenth century “Boom” development of residential subdivisions and shops;
- The collapse of the Land Boom and of its land development schemes and deals which became the subject of criminal charges;
- The provision of public services including pitched roads and electric trams;
- The Edwardian residential and commercial development associated with the economic revival of that period;
- The pattern of residential development over time leading to a diverse socio-economic profile expressed in the range of house sizes and types;
- The continuing economic strengths of the Elsternwick Shopping Centre during the Inter-war period; and
- The development of religious, recreational and social institutions throughout the history of the Area.

Contributory Buildings:

Acacia Street: 1, 3, 5, 7, 8, 10, 11, 12, 13, 14, 15, 18  
 Allison Road: 1, 1A, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20  
 Beavis Street: 9, 11, 15, 17, 19  
 Curral Road: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17  
 Curral Place: 14, 16  
 Elizabeth Street: 1, 1A, 3, 5, 7, 9, 10, 11, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 52, 54, 56, 58  
 Glen Huntly Road: (north side) 271-317, 323-351, 357-399, 405-415, 421-431, 459-467  
 (south side) Elsternwick Plaza, 296-298, 316-322, 332-348, 352-356, 360-374, 386-404, 410, 416, 420, 426-478

**Comment [LU10]:** Building recently demolished

## GLEN EIRA PLANNING SCHEME

	Tram overhead wire poles: 64-79, 81
Glen Eira Road:	182, 184, 186, 188, 190, 192, 194, 196, 202, 204, 206, 216
Gordon Street:	1, 9, 21, 23, 25, 27, 29, railway footbridge
Hotham Street:	178, 180, 182, 184, 186, 188, 190, 192 “Rippon Lea”
King Street:	3, 6
Liscard Street:	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, 24
Long Street:	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24
Maysbury Ave:	1, 2, 3, 5, 6, 6A, 8, 10
Orrong Road:	39, 41, 43, 56, 57, 58, 60, 62, 63, 64, 65, 67, 70, 71, 73, 77, 1/78, 79, 81, 82, 83, 84-86, 85, 87, 88, 89, 91, 97, 101, 107, 113, 115, 117, 119, 121, 123, 125, 127, 129
Regent Street:	1-22, 24-33, 35, 37, 39, 41, 43, 45, 47, 48, 49, 50, 52, 54-66, 68-75, 77, 78, 80, 82, 84
St Georges Road:	1 “Glenmoore”, 2A, 3, 4, 7, 8, 9, <del>10, 10A</del> , 11, 12, 15, 18, 21, 23, 27, 30, 32, 34, 36, 37, 38, 39, 42-61, 63-80, 82, 83, 84
Sandham Street:	1, 2, 5, 7, 16, 18, 19, 20, 21, 23, 28
Selwyn Street:	<del>1</del> , 2, 4 (former Fire Station), 13,
Sinclair Street:	1, 2, 4, 6, 10, <del>11, 12</del> , 16-20, 22, 24
Staniland Grove:	1, 3, 5A, 7, 9, 11, 13, 15, 16, 17, 18, 20, 20A, 22
Villiers Street:	1-24

**Comment [LU11]:** Recommendation of Panel

**Comment [LU12]:** Resolution of Council 26/9/17 and recommendation of Panel

**Comment [LU13]:** Rear portion of the Classic Cinema. Non contributory building.

**Comment [LU14]:** Building recently demolished

**Comment [LU15]:** Building recently demolished

### HO22 Gladstone Parade, Elsternwick

#### Statement of Significance:

Gladstone Parade is locally significant as the City’s most imposing Land Boom subdivision, confirmed by the number of substantial two storeyed nineteenth century residences. Its architectural significance is enhanced by the variety of styles including Italianate and Queen Anne with Elizabethan/Jacobean references. Its historical significance is formed in part by the presence of the former O’Neill College, which recalls the place of Henry O’Neill, an early settler in the district and by the examples of the work of architect Thomas B Jackson.

#### Contributory Buildings:

Gladstone Parade: 5, 7, 8, 9, 11, 12, 13, 15, 16, 19, 22, 23, 25, 28, 30, 32-34, 36

Nagle Avenue: 2 (former O’Neill College)

### HO73 Glen Eira Road and environs

#### Statement of Significance:

This Area is architecturally important for the manner in which it brings together unusually fine examples of houses representing the major growth periods and styles for which Glen Eira is noted. They include the mid and late Victorian periods (“Nithsdale”), the post Federation years (“Burn Brae” at no. 419 Glen Eira Road), and a range of Inter-war styles of an especially high standard within the municipality. This latter group includes Californian Bungalows (especially nos. 427 and 429), Spanish Mission (especially nos. 433 and 435 Glen Eira Road), Old English Cottages (nos. 536 and 538 Glen Eira Road), and isolated French Provincial, Gothic Revival and Modernist houses (nos. 451, 457 and 455 Glen Eira Road respectively).

#### Contributory Buildings:

Bambra Road: 100, 102, 103, 104, 105, 106, 107, 108, 109, 110, 112, 114, 116, ~~118~~, 120

**Comment [LU16]:** Site mapped as Contributory in the Reference Document and inadvertently left the written list.

## GLEN EIRA PLANNING SCHEME

Glen Eira Road: 419, 423, 425, 427, 429, 431, 433, 435, 437, 439, 443, 445, 451, 453, 455, 457, 494, 506, 512, 514, 522, 524, 526, 528, 530, 532, 534, 536, 538.

Kambrook Road: 133 (“Nithsdale”), 139, 141, 143

**Comment [LU17]:** Recommendation of Panel

### HO28 Glen Huntly Park Estate and environs

#### Statement of Significance:

This Area has architectural and potential heritage significance. Its architectural values are derived from the estate’s capacity to demonstrate the planning principles of the Garden Suburb movement, pioneered in Melbourne during the mid 1920’s and seen at “Glen Huntly Park” in the landscape treatment of the public environment, characterised by low front and side boundary fences, naturestrips and concrete pavements. These elements are reinforced by housing stock which is representative of its period and survives with a high level of integrity.

The potential historic significance of the estate arises from the extent to which Council intervened and therefore had responsibility for its design and construction. Although Council’s decision to order its sale is known, its role in the planning and execution of the work remains the subject of further research.

#### Contributory Buildings:

Lyons Street: 6, 8, 10, 12, 14, 16, 18, 20, 22, 26, 28, 30, 32, 34, 38, 40, 42, 44, 46

Miller Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44

Moir Avenue: 2, 4, 20, 22, 24

Morgan Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 9A, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 44, 46

Neville Street: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 33, 35, 37, 39, 41, 43, 47

**Comment [LU18]:** Resolution of Council 26/9/17 and recommendation of Panel.

**Comment [LU19]:** Site mapped as Contributory in Reference Document. Incorrect address noted in Policy.

**Comment [LU20]:** Building recently demolished

### HO70 Glen Huntly Tram Depot and Glen Huntly Road environs

#### Statement of Significance:

This Area has historic and architectural significance. Its historic significance is demonstrated by the close juxtaposition between the tram depot and suburban homes, built at the same time and expressing their interdependence: a relationship which made possible the subdivision and settlement of the whole of the remaining open land in the Old Caulfield Municipality during the Inter-war period and has all but passed in other Australian capital cities.

The Area’s architectural values are derived from the intact state of the stylistically diverse 1920s housing stock, demonstrating a standard of living representative of the period.

#### Contributory Buildings:

Glen Huntly Road: 885, 887, 889, 891, 893-901, 905, 907, 909, 911, 913, 915, 917, 919, 921

McGerath Street: 2, 4, 6, 8

### HO32 Hillcrest Estate and environs, Caulfield South

#### Statement of Significance:

The Hillcrest Estate Historic Area is noteworthy at the State level as the first housing estate undertaken by the A.V.Jennings Construction Co., later Jennings Group Limited, Victoria’s largest home builder. It has historic value also as an early planned housing estate associated

GLEN EIRA PLANNING SCHEME

with the depression years and is distinguished by its aesthetic values formed by a combination of restrained diversity in housing styles and a landscaped garden house environment.

Contributory Buildings:

Hillcrest Avenue: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

Marara Road: 27, 28

|

#### HO74 Lempriere Avenue, Greenmeadows Gardens and environs

##### Statement of Significance:

The Lempriere Avenue estate of Dickson and Yorston Pty Ltd and “Greenmeadows Gardens” represents an early high point in the development of the garden suburb environment in the metropolitan area during the 1920’s, demonstrated today by the attention to the design of a landscaped street environment in Lempriere Avenue and by the planned relationship with now mature public gardens which survive in a substantially intact state to the immediate south. The survival of the majority of houses forming part of the development enhances this significance.

##### Contributory Buildings:

Alston Grove:	24
Balaclava Road:	37, 39
Lempriere Ave:	2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17
Green Street:	1 Greenmeadows Gardens

#### HO75 Ormond Precinct environs

##### Statement of Significance:

The Area has historic and architectural significance. The historic importance rests on the manner in which the street grid, perimeter parkland and building stock demonstrate the formative influences on the development of the district. These include the Rosstown Junction Railway, the relative failure of the nineteenth century Land Boom to generate building activity and the period of Inter-war expansion made possible by the Area’s proximity with Ormond rail station.

The architectural values, though enriched by the survival of nineteenth century and post Federation development, especially on the higher south-west of the North Road/Wheatley Road intersection, are dominated by the stylistically diversity and integrity of middle class suburban bungalows and villas of the Inter-war years which collectively demonstrate the role of small scale investor/builders of the period and the ideals of the Garden Suburb movement.

##### Contributory Buildings:

Anthony Street:	1, 2, 3, 4, 5, 8, 10-31, 33-42, 44, 45, 46, 47
Beatty Crescent:	1, 2, 3, 4
Bethell Street:	1, 3, 5, 6, 7, 8, 12-21, 24, 25, 28-41, 44, 45
Booran Road:	194, 196, 202, 204, 205, 206, 207, 208, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 222, 223, 224, 225, 226, 227
Coane Street:	2, 5, 6, 7
Dalmor Avenue:	1-11, 13-19, 21, 23, 24, 25, 27-41, 45, 47
Elm Grove:	2C, 15, 19
Eumeralla Road:	2A
Foch Street:	1, 2, 3, 4, 5, 6, 10, 12
Fraser Street:	2, 3, 4, 5, 6, 8, 9, 10, 12-20
Glen Orme Avenue:	2B, 2, 19, 21, 23, 25, 27, 29, 31, 35-49, 52, 53, 1/54, 56, 59, 60, 61, 63, 65, 67, 68, 1/69, 70, 72, 74-82 (St Kevins Primary School)
Hawthorn Grove:	3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 13A, 15, 17, 19
Malane Street:	1, 3, 4, 5, 7-17, 19-32, 1/33, 34-43, 45-52, <u>55, 57, 59, 61, 63, 65, 67, 69, 71, 73</u>
Malua Street:	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 22
Maud Street:	2-8, 10-16, 18, 20, 21, 22, 23, 25
McKinnon Road:	129-167 (odd only)
Murry Road:	39, 43, 52, 54, 56, 58, 60, 62, 64, 66, <u>66A</u>

**Comment [LU21]:** Properties were mapped correctly in the Reference Document but inadvertently left off the written list of Contributory buildings.

**Comment [LU22]:** Small park owned by GEC mapped in reference document as Contributory.

Newham Grove:	3, 4, 5, 6, 6A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, <del>22, 23, 24</del> , 26, 26A, 28, 30, 34, 36, 36A, 38, 40, 42
North Road:	369, 371, 373, 375, 379, 381, 383, 387, 1/392, 393, 1/394, 395, 396, 397, 399, 400, 401, 401A, 402, 404, 406, 407, 408, 409, 411, 413, 414, 415, 416, 418, 420, 428, 430, 432, 434, 436-440, <del>455-483 (odd)</del>
Ocean Street:	2, 4, 7, 11, 15, 17, 19, 20, 22
O'Loughlin Street:	2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 1/33, 35, 37, 39, 41, 43
Queen Street:	1, 4, 5, 6, 7, 8, 9, 11-23, 25-38, 40-46, 1/48
Ruby Street:	3, 6, 8, 10, 13, 15
Stewart Street:	2, 3, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 21, 23, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 40, 42, 44, 45, 1/46, 1/47, 48
Wattle Grove:	14
Wheatley Road:	121 (Ormond Primary School), 123, 125, 126, 127, 129, 130, 132, 135, 136, 138, 140, 142, 143, 145, 146, 147, 147A, 148, 149, 150, 152, 154, 160, 162, 164, 166, 168, 170

**Comment [LU23]:** Resolution of Council 26/9/17 and recommendation of Panel.

**Comment [LU24]:** Properties were mapped correctly in the Reference Document but inadvertently left off the written list of Contributory buildings.

#### HO55 Park Crescent and environs, Caulfield North

##### Statement of Significance:

The Area is locally important for its aesthetic value as a prominent row of late Inter-war houses skilfully demonstrating the use of Classical, Mediterranean and Spanish Mission styles in a landscaped setting, enhanced by the view across Caulfield Park.

##### Contributory Buildings:

Park Crescent: 54, 56, 58, 60, 62, 64, 66

#### HO66 Caulfield South Shopping Centre and environs, Caulfield South

##### Statement of Significance:

This Area has historic and architectural significance. Its historic values are derived in part from its links with Camden Town, the main service centre for Caulfield for a period, and now demonstrated by the surviving state school no. 773 and other more tenuous evidence. It is important also, as the municipality's pre-eminent Inter-war shopping centre, comparing with Glen Huntly, Carnegie and McKinnon.

The Area also has architectural importance as an Inter-war shopping centre, underpinned by some prominent buildings of the period including the Church of the Holy Cross, the former State Savings Bank, the ANZ bank and shops situated on corner sites at Hawthorn Road, Alder and Poplar Streets. Together with the less important though contributory intermediate shops, some of which retain their original shopfronts, the South Caulfield Centre retains the greater part of its Inter-war architectural character.

##### Contributory Buildings:

Glen~~h~~-Huntly Road: (north side) 705, 707, 713-717, 723-747, 755-793  
(south side) 702A-708, 712-722, 724 (Caulfield Primary School), 758-772, 782-792

Glen~~h~~-Huntly Road overhead tram poles 105-121

#### HO76 Vadhure Avenue and Balacava Road, St Kilda East

##### Statement of Significance:

The Vadhure Avenue Historic Area is locally important as a small group of substantial middle class houses of the Inter-war period including exceptional Spanish Mission and English Domestic influenced residences and front gardens.

##### Contributory Buildings:

Balaclava Road: 15, 17, 19, 21, 23  
Vadlure Avenue: 2, 3, 6, 7

#### HO152 Normanby Road/Kambook Road, Caulfield North

##### Statement of Significance:

The Precinct is historically significant for its capacity to demonstrate standards of design and building construction in this part of the municipality during the late Land Boom years and especially just prior to the bank collapse of 1891. The housing stock is representative of the standards of amenity expected by the middle classes of Melbourne society at the time, including artists, (horse) trainers, jockeys, managers, travellers, journalists and the like, also having a functional link with the activities of the Caulfield Racecourse which forms an important element in the history of the Municipality. The row of attached pairs at 5-11 Kambook Road and 53-67 ~~Normanby~~<sup>Kambook</sup> Road is especially significant in this respect in that the narrow allotments are indicative of the owner/developer's determination to maximise profits at the height of the Land Boom in 1891. The names of the dwelling are significant as a group in that they recall the developer's homeland of Scotland and yet appear to unaccountably strange to the casual observer of today.

The Precinct is aesthetically significant on account of its development pattern made up primarily of groups of identical or very similar attached and detached villas, thus nos. 5-11 Kambook Road and 53-67 ~~Normanby~~<sup>Kambook</sup> Road form one group, nos. 75, 77 and 79 Normanby Road a second group and nos. 87 and 89 Normanby Road a third. Together with other houses of the Land Boom years, they demonstrate most of the commonly employed aesthetic devices characteristic of the Italianate Style including patterned brickwork, patterned slate roofs, cast iron lace verandahs, ornamental stucco work and ashlar boards. This pattern of development is complemented by examples of late architectural styles representative of the Post Federation and Arts and Crafts modes adding diversity to an otherwise highly cohesive streetscape. Post War defacement to some of the significant places has compromised the values of the Precinct in a limited manner.

##### Contributory Buildings:

Kambook Road: 1-3, 5, 7, 9, 11, 1/13, 15  
Normanby Road: 53- 67, 71- 79, 83- 89

## 22.01-5

### Definitions

~~C149~~

- Conservation: The process of looking after a place so as to retain its cultural significance.
- Cultural Significance: aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
- Fabric: the physical material of the place, including components and fixtures, and can include building interiors.
- Heritage Place: anything subject to the Heritage Overlay and can include a site, area, land, landscape, tree, building or other work, or group of buildings of heritage significance.
- Maintenance: the continuous protective care of the fabric and setting of a place. It is distinguished from repair which involves restoration and reconstruction.
- Preservation: maintaining the fabric of a place in its existing state and retarding deterioration.
- Reconstruction: returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- Restoration: returning the existing fabric of a place to a known earlier state and is distinguished from reconstruction by no introduction of new material into the fabric.



**22.01-6 Policy Reference documents**

<sup>1-1-1</sup>  
C149

Glen Eira Heritage Management Plan, 1996  
Addendum to the Glen Eira Heritage Management Plan [\(Revised\) 2017](#), Andrew Ward  
Glen Eira Review of Existing Heritage Precincts, 2017  
Fences & Gates c. 1840-1925, National Trust Bulletin 8.1  
The Burra Charter: The Australian ICOMOS for Places of Cultural Significance, 2013

12/10/2017  
C149  
DD/MM/YYY  
Proposed  
C149

## SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO147	317-319 Alma Road, Caulfield North	no	no	no	no	no	no	no	no
HO1	359 Alma Road, Caulfield North	no	no	no	no	no	no	no	no
HO2	389 – 393 Alma Road, Caulfield North	no	no	no	no	no	no	no	no
HO3	"Myoora" 405-411 Alma Road, Caulfield North	-	-	-	-	Yes Ref No H490	yes		no
HO68	Bailey Avenue and Myrtle Street environs, East St Kilda	no	no	no	no	no	no	no	no
HO148	Grand Union Tramway Junction, Balaclava and Hawthorn Roads intersection, Caulfield North	-	-	-	-	Yes Ref No H227	no		no
HO4	Caulfield Park, west of pathway which is located to the west of the Caulfield Cricket Ground pavilion, Balaclava Road, Hawthorn Road, Inkerman Road, Caulfield North	no	no	yes, only to the: Prunus ilicifolia (Holly-leaved Cherry Tree), Cussonia spicata (Cabbage Tree), Coriaria leptopetala (Brown Myrtle)	no	no	no	no	no

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
				or Ironwood Box), Cryptocarpa Triplinervis (Brown Loral Tree) and Syncarpia glomulifera (Turpentine Tree)					
HO5	Tram Verandah Shelter, Corner Balaclava & Orrong Roads, Caulfield North	-	-	-	-	Yes Ref No H174	no		no
HO149	6 Balaclava Road, Caulfield North	no	no	no	no	no	no	no	no
HO6	House, 45 Balaclava Road, Caulfield North	yes	yes	no	no	no	no	no	no
HO87	58 Balaclava Road, Caulfield North	no	no	no	no	no	no	no	no
HO88	60 Balaclava Road, Caulfield North	no	no	no	no	no	no	no	no
HO7	"Nettalie" <del>69—71 Balaclava Road, Caulfield North</del> <del>67 Balaclava Road, Caulfield North</del>	no	no	no	no	no	no	no	no
HO89	80 Balaclava Road, Caulfield North	no	no	no	no	no	no	no	no
HO8	St Stephen's Church, 158 Balaclava Road, Caulfield North	yes	yes	no	no	no	no	no	no
HO77	St. Aloysius Church, 233 Balaclava Road, Caulfield North	yes	yes	no	no	no	no	no	no
HO90	330-338 Balaclava Road, Caulfield North	no	no	no	no	no	no	no	no
HO91	<del>345 Balaclava Road/24 Kambrook Road,</del>	no	no	no	no	no	no	no	no

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<del>Caulfield North</del> 22, 24, 24A and 24B Kambrook Road, Caulfield North								
HO9	5 Bambra Road, Caulfield North	no	no	no	no	no	no	no	no
HO10	"Halstead" 23 Bambra Road, Caulfield North	-	-	-	-	Yes Ref No H450	yes		no
HO11	"Kynaston" 70 Bambra Road, Caulfield North	yes	no	yes	no	no	yes	no	no
HO12	Beauville Estate and Environs, Murrumbena	no	no	no	no	no	no	no	no
HO69	Bentleigh Environs	no	no	no	no	no	no	no	no
HO92	19 Blanche Street, Elsternwick	no	no	no	no	no	no	no	no
HO93	1 Bond Street, Caulfield North	no	yes –limited to the stables	no	yes	no	no	no	no
HO94	"Lord Lodge" 30 Booran Road, Caulfield East	-	-	-	-	Yes Ref No H71	no		no
HO95	32 Booran Road, Caulfield East	no	no	yes	no	no	no	no	no
HO96	St Agnes Anglican Church and Vicarage, 114-116 Booran Road, Glen Huntly	no	yes, limited to the nave of the church and entry, west of the apsidal eastern end.	no	no	no	no	no	no
HO97	22 Brady Road, Bentleigh East	no	no	no	no	no	no	no	no

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO86	Bruce Court and Environs, Elsternwick	no	no	no	yes	no	no	no	no
HO13	"Burreel" 10 Burreel Avenue, <del>Elsternwick</del> <del>334 Keoyong Road, Caulfield South</del>	yes	yes	yes	yes	no	no	no	no
HO14	Caulfield North Estate and Environs, Caulfield North	no	no	no	no	no	no	no	no
HO98	438 <del>and 438B</del> Centre Road, Bentleigh	no	no	no	no	no	no	no	no
HO99	675 Centre Road, Bentleigh East	no	yes	no	no	no	no	no	no
HO15	33 Clarence Street, Elsternwick	no	no	no	no	no	no	no	no
HO17	Crompton Court, Caulfield South	no	no	no	no	no	no	no	no
HO18	Ornamental Tramway Overhead Poles, Dandenong Road, Caulfield North	-	-	-	-	Yes Ref No H1023	no		no
HO19	Tram Shelter, Dandenong Road corner Alma Road, Caulfield North	-	-	-	-	Yes Ref No H230	no		no
HO20	514 Dandenong Road, Caulfield North	no	no	no	no	no	no	no	no
HO100	372 Dandenong Road, Caulfield North	no	no	no	no	no	no	no	no
HO102	20 Denman Avenue, East St Kilda	no	no	no	no	no	no	no	no
HO71	Derby Road and environs, Caulfield North	no	no	no	no	no	no	no	no
HO21	2 – 24 Edward Street, Elsternwick	no	no	no	no	no	no	no	no
HO103	10 Elm Avenue, Elsternwick	no	no	no	no	no	no	no	no
HO104	21 Elm Avenue, Elsternwick	no	no	no	no	no	no	no	no
HO72	Elsternwick Estate and environs	no	no	no	no	no	no	no	no

GLEN EIRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO22	Gladstone Parade, Elsternwick	no	no	no	no	no	no	no	no
HO73	Glen Eira Road and environs	no	no	no	no	no	no	no	no
HO106	Glen Eira Town Hall, <del>Cnr Glen Eira &amp; Hawthorn Roads, Caulfield South</del> <u>420 Glen Eira Road, Caulfield</u>	yes	Yes, limited to the entry hall and staircase, main hall, foyer and Council Chamber	Yes, limited to Harpephyllum caffrum (Caffir Plum) Tree, north- west corner of Caulfield Town Hall building, Glen Eira Road, near Hartley Avenue, Caulfield South.	no	no	no	no	no
HO24	<del>Former</del> E K Motors 258 Glen Eira Road, Elsternwick	yes	no	no	no	no	no	no	no
HO25	St Mary's Anglican Church & Quercus suber (Cork Oak) Tree, <del>28</del> <u>71</u> Glen Eira Road, Caulfield North	yes	yes	yes Only to the Quercus suber (Cork Oak) tree located to the east of the school building	no	no	no	no	no
HO26	356 Glen Eira Road, Elsternwick	no	no	no	no	no	no	no	no

GLEN EIRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO27	"Anselm" 4 Glenferrie Street, Caulfield North	-	-	-	-	Yes Ref No H1795	no		no
HO28	Glen Huntly Park Estate and Environs, Glen Huntly	no	no	no	no	no	no	no	no
HO70	Glen Huntly Tram Depot and Glen <del>h</del> -Huntly Road environs	no	no	no	no	no	no	no	no
HO107	216-218 Glen <del>h</del> -Huntly Road, Elsternwick	no	no	no	no	no	no	no	no
HO108	220-222 Glen <del>h</del> -Huntly Road, Elsternwick	no	no	no	no	no	no	no	no
HO109	224-226 Glen <del>h</del> -Huntly Road, Elsternwick	no	no	no	no	no	no	no	no
HO29	Former Elsternwick Post Office, 296 - 298 Glen <del>h</del> -Huntly Road, 1A and 1B Riddell Parade, Elsternwick	-	-	-	-	Yes Ref No H640	yes		no
HO110	563-567 Glen <del>h</del> -Huntly Road, Elsternwick	no	yes	no	no	no	no	no	no
HO30	Caulfield Primary School No. 773, 724 Glen <del>h</del> -Huntly Road, Caulfield South	-	-	-	-	Yes Ref No H1708	yes		no
HO111	1027 Glen <del>h</del> -Huntly Road, Caulfield	no	no	no	no	no	no	no	no
HO112	Glen Huntly Railway Station, Glen <del>h</del> -Huntly Road, Glen Huntly	yes	no	no	no	no	no	no	no
HO113	122 Grange Road, Carnegie	no	no	no	no	no	no	no	no
HO84	Greek Orthodox Church, 152 Grange Road, Glen Huntly	yes	no	no	no	no	no	no	no
HO114	466 Hawthorn Road, 2A and 2B Sea View Street, Caulfield South	no	no	no	no	no	no	no	no

GLEN EIRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO31	504 Hawthorn Road, Caulfield	no	no	no	no	no	no	no	no
HO32	Hillcrest Avenue and Environs, Caulfield South	no	no	no	no	no	no	no	no
HO33	Murrumbeena Primary School, <u>20</u> Hobart Road, Murrumbeena	no	no	no	no	no	no	no	no
HO34	St Mary's Jubilee School, <u>281 Glen Eira Road, Caulfield North</u> (NE corner Hood Crescent & Glen Eira Road), <del>Caulfield North</del>	no	no	no	no	no	no	no	no
HO115	"Helenslea" 3 Hood Crescent, Caulfield North	no	yes – limited to front door entrance and internal staircase	no	no	no	no	no	no
HO35	Hopetoun Private Hospital, Part of 2-6 Hopetoun Street, Elsternwick	no	no	no	no	no	no	no	no
HO116	Hotham Street Road Overbridge, Elsternwick	no	no	no	no	no	no	no	no
HO36	"Ripponlea" 192 Hotham Street, Elsternwick	-	-	-	-	Yes Ref No H614	yes		no
HO150	Ernest Fooks House, 32 Howitt Road, Caulfield North	-	-	-	-	Yes Ref No H2191	yes		no
HO117	32-46 Huntley Road, Bentleigh, fountain and pediment	no	no	no	no	no	no	no	no
HO37	"Glenfern" 417 Inkerman Road <u>and 76 Hotham Street</u> , St Kilda East	-	-	-	-	Yes Ref No H136	yes		no



PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO118	113 Jasper Road, Bentleigh, the Convent of Our Lady of the Sacred Heart	no	no	no	no	No	no	no	no
HO119	118 Jasper Road, Bentleigh	no	no	no	no	No	no	no	no
HO120	122 Jasper Road, Bentleigh, St. Paul's Church and school	no	no	no	no	No	no	no	no
HO121	16 Kambrook Road, Caulfield North	no	no	no	no	No	no	no	no
HO122	196 Kambrook Road, Caulfield <del>North</del>	no	no	no	no	No	no	no	no
HO16	"Rosecraddock" 2-8 Keverell Road and 4-10 Craddock Avenue, Caulfield North	-	-	-	-	Yes Ref No H589	yes		no
HO123	Carnegie Railway Station, Koornang Road, Carnegie	yes	no	yes	no	No	no	no	no
HO124	<del>Rear</del> 112 Kooyong Road, Caulfield <del>North</del>	no	no	no	no	No	no	no	no
HO38	283 Kooyong Road, Elsternwick	no	no	no	no	No	no	no	no
HO154	Former Red Cross Rest House, 294 Kooyong Road, Caulfield	-	-	-	-	Yes Ref No H2360	yes		no
HO126	20 Labassa Grove, Caulfield North	no	no	no	no	No	no	no	no
HO74	Lempriere Avenue, Greenmeadows Gardens and environs	no	no	no	no	No	no	no	no
HO39	Tarqu and Stables, 1-3 Lirrewa Grove, Caulfield South	yes	yes	no	no	No	no	no	no
HO40	"Craigellachie" 2B and 2C Lynedoch Avenue, Balacava	yes	yes	yes	no	No	no	Site & Building Plan "Craigellachie" 2B Lynedoch	no

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
								Avenue, East St Kilda (Aug 99)– Internal alteration control to specified areas of the Building and Tree Controls.	
HO41	"Linlithgow" 4 Linlithgow Avenue, Caulfield North (part only as shown shaded on the Site Plan in the Incorporated Document)	no	no	no	no	No	no	Site Plan, 4 Linlithgow Avenue, Caulfield North (Aug 99) – land affected by Heritage Overlay.	no
HO129	162 McKinnon Road, McKinnon	no	no	no	no	No	no	no	no
HO42	"Labassa" 2/2A Manor Grove, Caulfield North	-	-	-	-	Yes Ref No H135	yes		no
HO43	House, former Labassa Stables, 5-9 Manor Grove, Caulfield North	no	no	no	no	no	no	no	no
HO44	House, former Labassa Conservatory, 21 Manor Grove, Caulfield North	-	-	-	-	Yes Ref No H2005	no		no
HO130	32 Murray Street, <del>Caulfield</del> <u>Elsternwick</u>	no	no	no	no	no	no	no	no
HO131	63 Murray Street, Caulfield	no	no	no	no	no	no	no	no

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO132	Murrumbeena Railway Station, Murrumbeena Road, Murrumbeena	yes	no	yes	no	no	no	no	no
HO133	Springthorpe Reserve Gates, Neerim Road, Murrumbeena	yes	no	no	no	no	no	no	no
HO45	"Edenkillie" 37 Neerim Road, Caulfield	no	no	no	no	no	no	no	no
HO46	"Heatherbrae" 73 Neerim Road, Caulfield	no	no	no	no	no	no	no	no
HO47	<u>Former</u> Uniting Church 254 Neerim Road, <u>1 and 1A Toolambool Road</u> , Carnegie	no	no	no	no	no	no	no	no
HO48	31 Nepean Highway, Elsternwick	no	no	no	no	no	no	no	no
HO79	Brighton General Cemetery, North Road, Caulfield South	no	no	no	no	no	no	no	no
HO49	225 North Road, Caulfield South	yes	no	no	no	no	no	no	no
HO134	705 North Road, Carnegie	no	no	no	no	no	no	no	no
HO75	Ormond Precinct environs	no	no	no	no	no	no	no	no
HO50	House, 84 Orrong Crescent, Caulfield North	no	no	no	no	no	no	no	no
HO51	10 Orrong Road, Elsternwick	no	no	no	no	no	no	no	no
HO52	"Lisbon House" 70 Orrong Road, Elsternwick	yes	yes	no	no	no	yes	no	no
HO53	Former Union Church, 84-86 Orrong Road, Elsternwick	-	-	-	-	Yes Ref No H704	yes		no
HO54	Grimwade House (Melbourne Grammar Junior School) former 'Harleston' stables, outbuilding, garden, gate and Picconia excelsa tree, <u>220 Orrong Road-67 Balaclava</u>	no	yes	yes Only to the Picconia excelsa tree	yes	no	no	no	no

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<u>Road</u> , Caulfield North			located near the site's Orrong Road frontage to the south of Balaclava Road					
HO55	Park Crescent and Environs, Caulfield North	no	no	no	no	no	no	no	no
HO135	8 Park Crescent Stables, Caulfield North	no	yes	no	yes	no	no	no	no
HO136	13 Poath Road, Murrumbeena	no	no	no	no	no	no	no	no
HO80	"Athole" 18 Poplar Grove, Carnegie	no	yes	no	no	no	no	no	no
HO56	57 Prentice Street, Elsternwick	no	no	no	no	no	no	no	no
HO137	32 Queens Avenue, Caulfield East	no	no	no	no	no	no	no	no
HO57	"Alnwick" 11 Railway Avenue, Murrumbeena	no	no	no	no	no	no	no	no
HO138	12 Ripon Grove, Elsternwick	no	no	no	no	no	no	no	no
HO58	Former Elsternwick Tram Substation 6-8 Rusden Street, Elsternwick	-	-	-	-	Yes Ref No H2322	yes		no
HO59	"Glenmoore" 1 St Georges Road, Elsternwick	no	yes	no	no	no	no	no	no
HO60	Stanmere/ Elsternwick Club, 19 Sandham Street, Elsternwick	yes	no	no	no	no	no	no	no
HO61	Presentation Convent, 28 Sandham Street, Elsternwick	no	yes – limited to the entrance hall,	no	no	no	no	no	no

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
			stairwell and principal room directly off the hall on its east side with glazed ceramic fireplace surround.						
HO81	Former Elsternwick Fire Station, 2-4 Selwyn Street, Elsternwick	-	-	-	-	Yes Ref No H2372	yes		no
HO62	"Bellecourt" 85 Seymour Road, Elsternwick	no	no	no	yes	no	no	no	no
HO63	88 Shoobra Road, Elsternwick	no	no	no	no	no	no	no	no
HO64	6 Sidwell Avenue, Elsternwick	no	no	no	no	no	no	no	no
HO82	8 Sidwell Avenue, Elsternwick	no	no	no	no	no	no	no	no
HO65	Sir John Monash Drive, Caulfield East, Monash University Building D (part), former Caulfield Technical School	no	no	no	no	no	no	no	no
HO78	Caulfield Railway Station Complex, 1 Sir John Monash Drive, Caulfield East	-	-	-	-	Yes Ref No H1665	no		no
HO85	Caulfield Railway Station Canary Island Pines, Sir John Monash Drive, Caulfield East	no	no	yes	no	No	no	no	no
HO101	Cnr Sir John Monash Drive & Dandenong Road, Caulfield East Monash University Buildings D (part) & E, former Art & Applied	no	no	no	no	No	no	no	no

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Science Wing								
HO139	40 Snowdon Avenue, Caulfield	no	no	yes, only the palm tree in the front yard	no	No	no	no	no
HO66	<del>South</del> Caulfield <del>South</del> Shopping Centre and Environs, South Caulfield	no	no	no	no	No	no	no	no
HO140	18 Stanley Street, Elsternwick	no	no	no	no	No	no	no	no
HO67	<del>27—6351</del> Truganini Road, Carnegie (Carnegie Primary School)	no	no	no	no	No	no	no	no
HO76	Vadlure Avenue and Balaclava Road, East St Kilda	no	no	no	no	No	no	no	no
HO142	9 Vickery Street <del>and 1 Morres Street</del> , Bentleigh	no	no	no	no	No	no	no	no
HO143	4 Wahroonga Crescent, Murrumbeena	no	no	no	no	No	no	no	no
HO145	Yarra Yarra Golf Clubhouse and immediate surrounds, 567 Warrigal Road, Bentleigh East. (Heritage Place is defined as the clubhouse building and surrounds extending to the south-west, north-west and north-east walls of the clubhouse and the southern side of the main driveway to the south.)	no	yes, limited to the entry foyer, staircase and dining room.	no	no	No	no	no	no
HO83	17 Wyuna Road, Caulfield North	no	no	no	no	No	no	no	No
HO151	4 Urandaline Grove, Caulfield	no	no	no	no	no	no	no	no
HO152	1-15 Kambrook Road, Caulfield North and	no	no	no	no	no	no	no	no

GLEN EIRA PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	53-89 Normanby Road, Caulfield North (Normanby Road and Environs Precinct).								
HO153	20 Kambrook Road, Caulfield	no	no	no	Yes the bluestone base course to a former corner shop in the front setback of the dwelling is in situ.	no	no	no	no
HO154 Interim control Expiry Date: 31/07/ 2018	450 Dandenong Road, Caulfield North	Yes	Yes	no	no	no	no	no	no



## GLEN EIRA CITY COUNCIL

### REVIEW OF EXISTING HERITAGE PRECINCTS 2017

BENTLEIGH  
BENTLEIGH EAST  
BRIGHTON EAST  
CARNEGIE  
CAULFIELD  
ELSTERNWICK  
GARDENVALE  
GLEN HUNTLY  
MCKINNON  
MURRUMBEENA  
ORMOND  
ST KILDA EAST



# REVIEW OF EXISTING HERITAGE AREAS

## TABLE OF CONTENTS

<b>INTRODUCTION</b> .....	<b>3</b>
<b>KEY ISSUES</b> .....	<b>4</b>
<b>KEY ACTIONS</b> .....	<b>5</b>
<b>REVIEW OF GLEN EIRA'S HERITAGE PRECINCTS</b> .....	<b>6</b>
HO70 GLEN HUNTLY TRAM DEPOT AND GLEN HUNTLY ROAD ENVIRONS .....	7
HO76 VADLURE AVENUE AND BALACLAVA ROAD, ST KILD EAST .....	10
HO71 DERBY ROAD AND ENVIRONS, CAULFIELD NORTH .....	13
HO55 PARK CRESCENT AND ENVIRONS, CAULFIELD NORTH .....	16
HO17 CROMPTON COURT, CAULFIELD SOUTH .....	19
HO32 HILLCREST AVENUE AND ENVIRONS CAULFIELD SOUTH .....	22
HO74 LEMPRIERE AVENUE, GREENMEADOWS GARDENS AND ENVIRONS .....	25
HO152 1-15 KAMBROOK ROAD, CAULFIELD NORTH AND 53-89 NORMANBY ROAD, CAULFIELD NORTH .....	28
HO86 BRUCE COURT AND ENVIRONS, ELSTERNWICK .....	30
HO69 BENTLEIGH ENVIRONS .....	32
HO73 GLEN EIRA ROAD AND ENVIRONS .....	<del>38</del> 36
HO12 BEAUVILLE ESTATE AND ENVIRONS, MURRUMBEENA .....	<del>42</del> 39
HO14 CAULFIELD NORTH ESTATE AND ENVIRONS, CAULFIELD NORTH .....	<del>45</del> 42
HO68 BAILEY AVENUE AND MYRTLE STREET ENVIRONS, ST KILDA EAST .....	<del>50</del> 47
HO22 GLADSTONE PARADE, ELSTERNWICK .....	<del>53</del> 50
HO66 SOUTH CAULFIELD SHOPPING CENTRE AND ENVIRONS, SOUTH CAULFIELD .....	<del>56</del> 53
HO28 GLEN HUNTLY PARK ESTATE AND ENVIRONS, GLEN HUNTLY .....	<del>59</del> 56
HO75 ORMOND PRECINCT ENVIRONS .....	<del>63</del> 59
HO72 ELSTERNWICK ESTATE AND ENVIRONS .....	<del>70</del> 66

## INTRODUCTION

In 2016, Glen Eira City Council undertook a Planning Scheme Review. The Strategic Work Plan resulting from this process required an internal heritage review of the municipality's existing heritage areas and heritage planning policy.

This project has been undertaken by Council's Heritage Planner and Consultant Heritage Advisor.

The purpose of this review is to initiate the process of updating and refreshing Council's existing Heritage Policy framework to improve consistency and user-friendliness for decision making on heritage planning applications.

This review is limited to Council's existing heritage framework under the Glen Eira Planning Scheme, including Council's Heritage Policy (MSS and Clause 22.01) and the existing heritage precincts identified within the Heritage Management Plan 1996 (the primary reference document under Clause 22.01).

## KEY ISSUES

The following key issues have been identified.

### HERITAGE POLICY – UPDATE REQUIRED

Council's Heritage Policy at Clause 22.01 of the Glen Eira Planning Scheme provides objectives and policies for decision making on heritage planning applications. The policy is brief, relies greatly on external reference documentation (i.e. the Heritage Management Plan 1996), and provides minimal practical guidance for users seeking to develop and/or demolish buildings within heritage areas. It is considered that the policy should be updated to include detailed objectives, policies and decision guidelines to provide a clear and consistent approach for users. Heritage properties and precincts should also be identified within the policy itself to improve the user experience.

### INCONSISTENT HERITAGE SIGNIFICANCE RATINGS

The Heritage Management Plan (HMP) 1996 is the reference document that identifies heritage precincts within Glen Eira. The document is now over twenty years old. Over that time, a number of minor errors have been found in the significance rating of properties and some contributory buildings have also been demolished, resulting in obsolete ratings for those properties. The heritage ratings for properties within each Heritage Precinct should be updated.

In addition, the HMP 1996 is at times inconsistent in the way properties are rated in heritage precincts. Whilst some precincts use a clear rating system of 'significant', 'contributory' or 'non contributory', other precincts are rated using 'contributory', 'building defaced' and 'non contributory'. Some precincts contain a list of 'Contributory' buildings that are further itemised by construction eras (for example pre-1905, 1905-1920 and 1920-1940). A consistent rating system should be implemented across all heritage precincts.

### HERITAGE PRECINCT MAPPING

The HMP 1996 includes hand drawn sketches for each precinct and is not user-friendly. Determining whether a heritage property is significant, contributory or non-contributory can be time-consuming and challenging due to the sketch format and outdated details on the plans. This process should be updated and simplified to provide a more user-friendly experience by provision of digital mapping that identifies each property's heritage rating.

### SCOPE OF HERITAGE PRECINCT AREAS

This review targets existing heritage precincts only. During the Planning Scheme review process it was raised that the HMP 1996 heritage precincts may not sufficiently identify all relevant areas of heritage significance in Glen Eira. This has been noted for further investigation as part of a broader review of the entire municipality to be undertaken in the next 2-3 years aiming to capture significant buildings not currently included in the Heritage Overlay.

## KEY ACTIONS

To address the above issues, the following key actions have been proposed.

### PROVIDING CONSISTENT AND CORRECT RATINGS FOR PROPERTIES IN HERITAGE PRECINCTS

A “Review of Glen Eira’s Heritage Precincts” has been completed. The review provides updated heritage significance ratings for each heritage precinct identified within the HMP 1996 using a consistent rating methodology. It is Council’s intention that these updated ratings be adopted within a revised heritage policy and made readily available to the public (detailed below). The grading of properties within each precinct relies on the building’s construction date in relation to the historic period of significance (noted in the Statement of Significance) and the level of alteration to the building. In most instances, buildings previously noted as ‘Building Defaced’ for example, are now noted as Contributory unless the building has undergone significant alteration.

### CREATING DIGITAL MAPS OF EACH HERITAGE PRECINCT

The revised heritage significance ratings for each property have been inputted into Council’s Geographic Information Systems (GIS). An example of the new mapping for each precinct has been provided within the “Review of Glen Eira’s Heritage Precincts” starting at page 7 of this report. It is Council’s intention that this mapping be adopted and made available both internally for planning staff and externally to the public to improve ease-of-use in identifying heritage significance ratings.

### REVIEW AND UPDATE OF THE PLANNING SCHEME HERITAGE POLICY

Council seeks to strengthen the Heritage Policy framework by improving ease-of-use and providing a clear, concise and consistent approach to decision making for heritage planning applications.

Glen Eira has a suite of draft Heritage Guidelines that apply to each individual heritage precinct. The guidelines provide detailed advice on how Council should exercise its discretion in terms development in heritage precincts. The guidelines have not been introduced into the Planning Scheme, instead remaining as a separate guidance document with no statutory weight. Accordingly, it is difficult for Council staff to argue the merits of planning applications particularly when they have reached VCAT.

It is Council’s intention to review both the existing Heritage Policy (MSS and Clause 22.01) and the draft guidelines to create a revised policy that includes formal guidance about acceptable outcomes for construction (built forms) and demolition in heritage areas.

Council also intends to include the statements of significance (from the HMP 1996) and the updated list of contributory properties for each existing precinct within the policy so that property ratings are easily identifiable by all users from planners and developers to the general public.

### INCLUSION OF THIS REVIEW AS A HERITAGE POLICY REFERENCE DOCUMENT

It is Council’s intention to include this review document, which provides mapping and a comprehensive list of Contributory properties within each heritage precinct, as a Reference Document within the Glen Eira Planning Scheme’s updated Heritage Policy.

## REVIEW OF GLEN EIRA'S HERITAGE PRECINCTS

### PURPOSE

This review seeks to provide:

- Updated heritage significance ratings for properties identified within the HMP 1996 heritage precincts.
- A comparison between the original heritage precincts identified within the HMP 1996 and Council's current mapping.
- Commentary about discrepancies between original and updated plans for each precinct.
- Proposed digital mapping identifying the heritage precincts and individual heritage significance ratings for each property.

### METHODOLOGY

The heritage significance rating system for this review is based on the following three classifications:

- 'Significant'.
- 'Contributory'.
- 'Non contributory'.

This has been implemented based on the predominant rating system identified within the HMP 1996, to ensure no discrepancy between heritage precincts.

From August 2016 to January 2017 the review team inspected each heritage precinct, street by street, to determine the heritage rating for each property.

At the time of inspection, the building on-site was rated as 'Contributory' or 'Non Contributory'. Properties identified as having state, regional or local significance in their own right were awarded an individual listing and are noted as 'significant'. In some instances, individually listed properties can be 'significant' from an individual perspective and also 'contributory' if they are located within a larger area and contribute to the heritage significance of that area (these properties are noted as 'significant' on the plan and listed as 'contributory' within the revised heritage policy). In most instances, buildings previously noted as 'Building Defaced' for example, are now noted as Contributory unless the building has undergone significant alteration.

Where a permit has been issued for demolition of a contributory building and works are yet to commence, the property has been rated based on the existing building, assuming demolition may not occur. Changes to ratings can be made during the amendment process if any contributory buildings are demolished in the meantime. There are very limited circumstances where demolition is granted for a Contributory building.

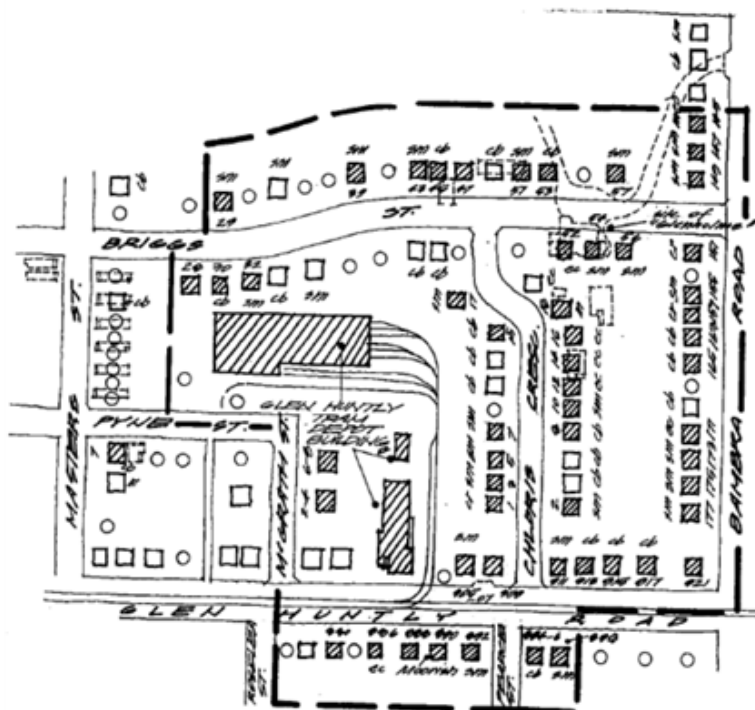
There are various reasons why the new rating may conflict with the previous rating. These include (but are not limited to) where contributory buildings that have been demolished over the last 20 years (the replacement building will now be noted as 'non contributory') and where a mistake was made in the hand drawn maps contained within the HMP 1996. Review notes have been attributed where properties have been identified for changes in rating (i.e. from 'non contributory' to 'contributory').

### RESULTS AND COMMENTARY

The results and commentary for each heritage precinct are provided below.

## HO70 GLEN HUNTLY TRAM DEPOT AND GLEN-HUNTLY ROAD ENVIRONS

HERITAGE MANAGEMENT PLAN 1996 – H070 MAPPING EXTRACT



### 3.62 | CHLORIS CRESCENT

#### LEGEND:

- CONTAMINATED BUILDING
- BUILDING DESTROYED
- NON-CONTAMINATED BUILDING
- PROPOSED SPORADIC CONTAMINATED AREA BOUNDARY

#### architectural styles:

- cd Californian Bungalow
- sm Spanish Mission
- mc Mediterranean
- cc Regency Cottage
- rn Rustic
- cr Colonial Revival

2017 DIGITAL MAP OF H070



## COMPARISON OF THE 1996 AND 2017 MAP OF HO70 GLEN HUNTLY TRAM DEPOT AND GLEN-HUNTLY ROAD ENVIRONS

This Precinct was originally called the Chloris Crescent Heritage Area and was much larger in area than the Precinct that was eventually approved through Amendment L33 to become HO70. The properties that are listed as 'defaced' in the HMP map are considered to be Contributory properties in that they were constructed during the period of significance, however may have been altered in some way (for example, removal of original windows or a visible modern alteration to the building). These buildings still contribute to the historic character of the area and should therefore be listed as Contributory.

There has been one dual occupancy constructed to the rear of 913 Glen-Huntly Road. Therefore 2/913 Glen-Huntly Road will be listed as a Non Contributory building.

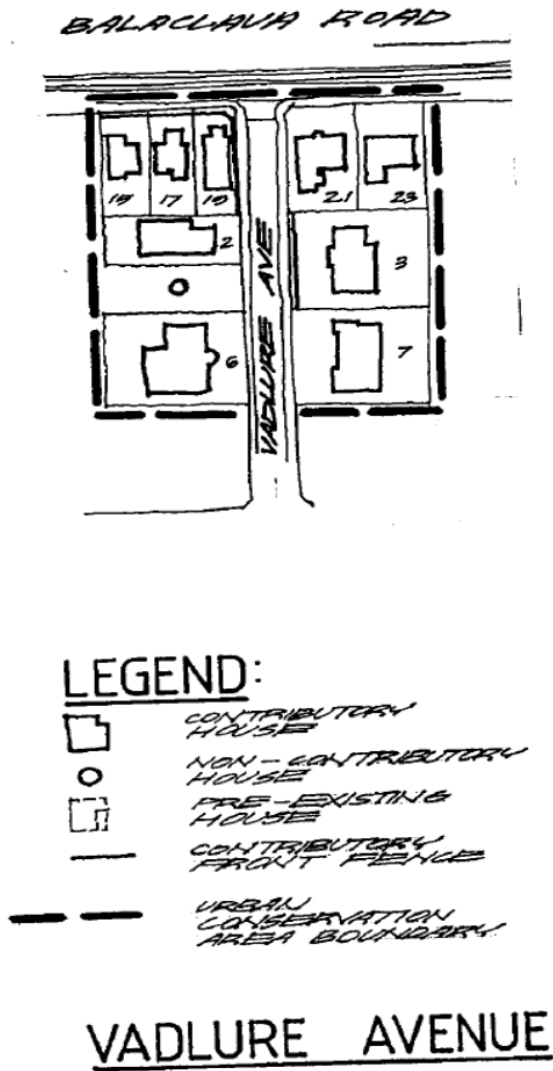
## CONTRIBUTORY PROPERTIES WITHIN HO70 GLEN HUNTLY TRAM DEPOT AND GLEN-HUNTLY ROAD ENVIRONS

Glen-Huntly Road:	885, 887, 889, 891, 893-901, 905, 907, 909, 911, 913, 915, 917, 919, 921
Mcgrath Street:	2, 4, 6, 8

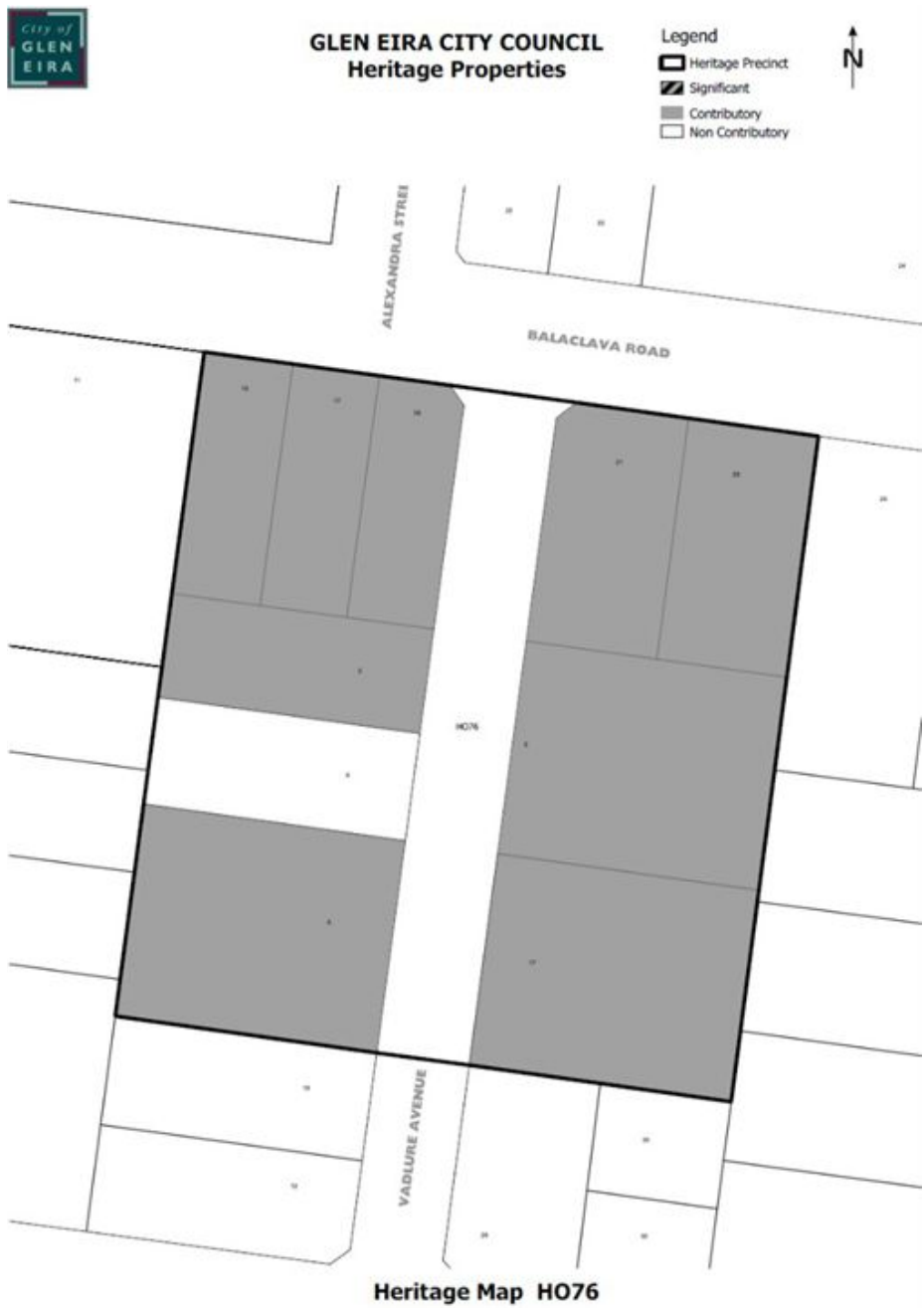


HO76 VADLURE AVENUE AND BALACLAVA ROAD, ST KILDA EAST

HERITAGE MANAGEMENT PLAN 1996 – H076 MAPPING EXTRACT



2017 DIGITAL MAP OF HO70



### **COMPARISON OF THE 1996 AND 2017 MAP OF HO76 VADLURE AVENUE AND BALACLAVA ROAD, ST KILDA EAST**

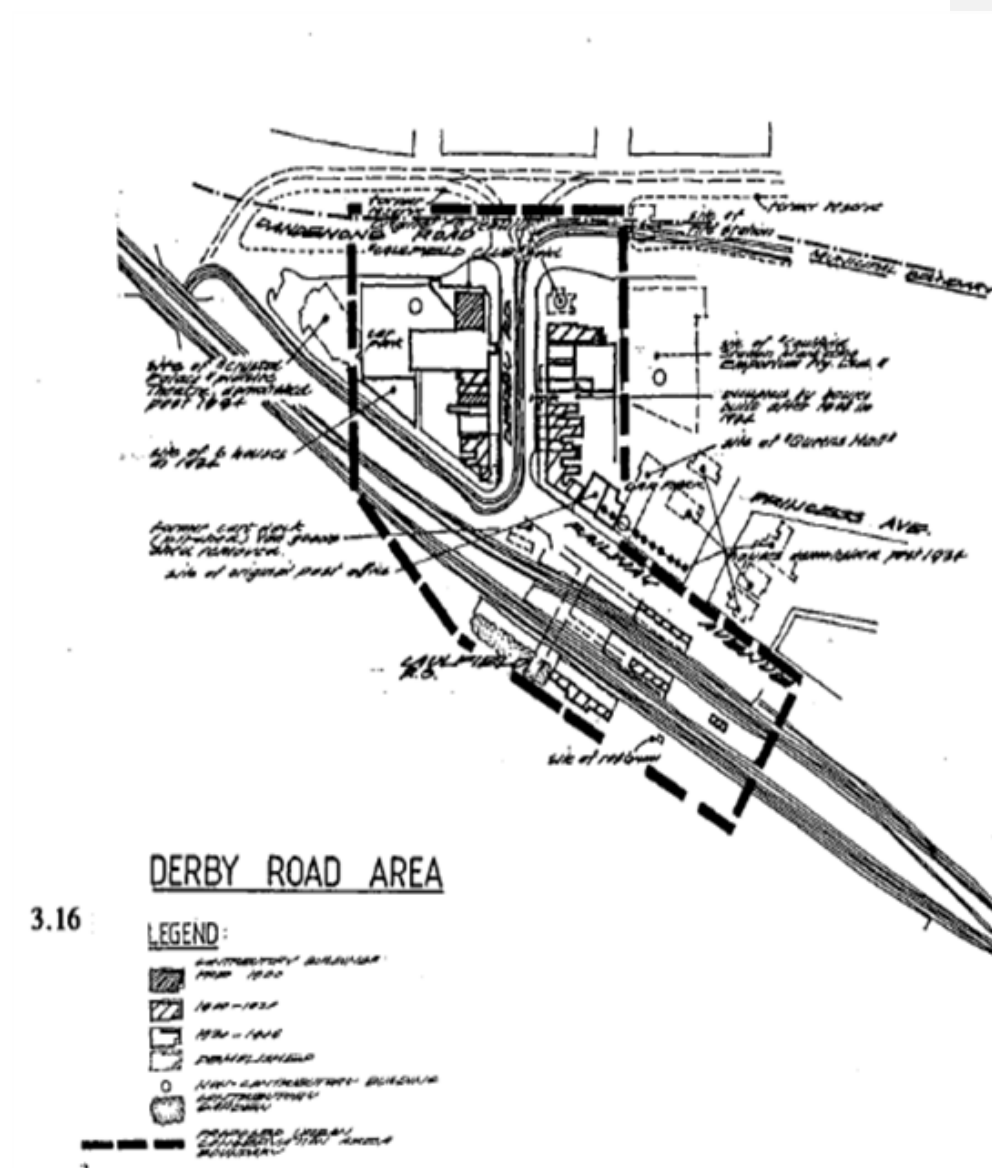
No dwellings within this Heritage Precinct have been demolished or significantly altered. The proposed Contributory buildings on the 2017 Plan match the contributory properties indicated in the HMP 1996.

### **CONTRIBUTORY PROPERTIES WITHIN HO76 VADLURE AVENUE AND BALACLAVA ROAD, ST KILDA EAST**

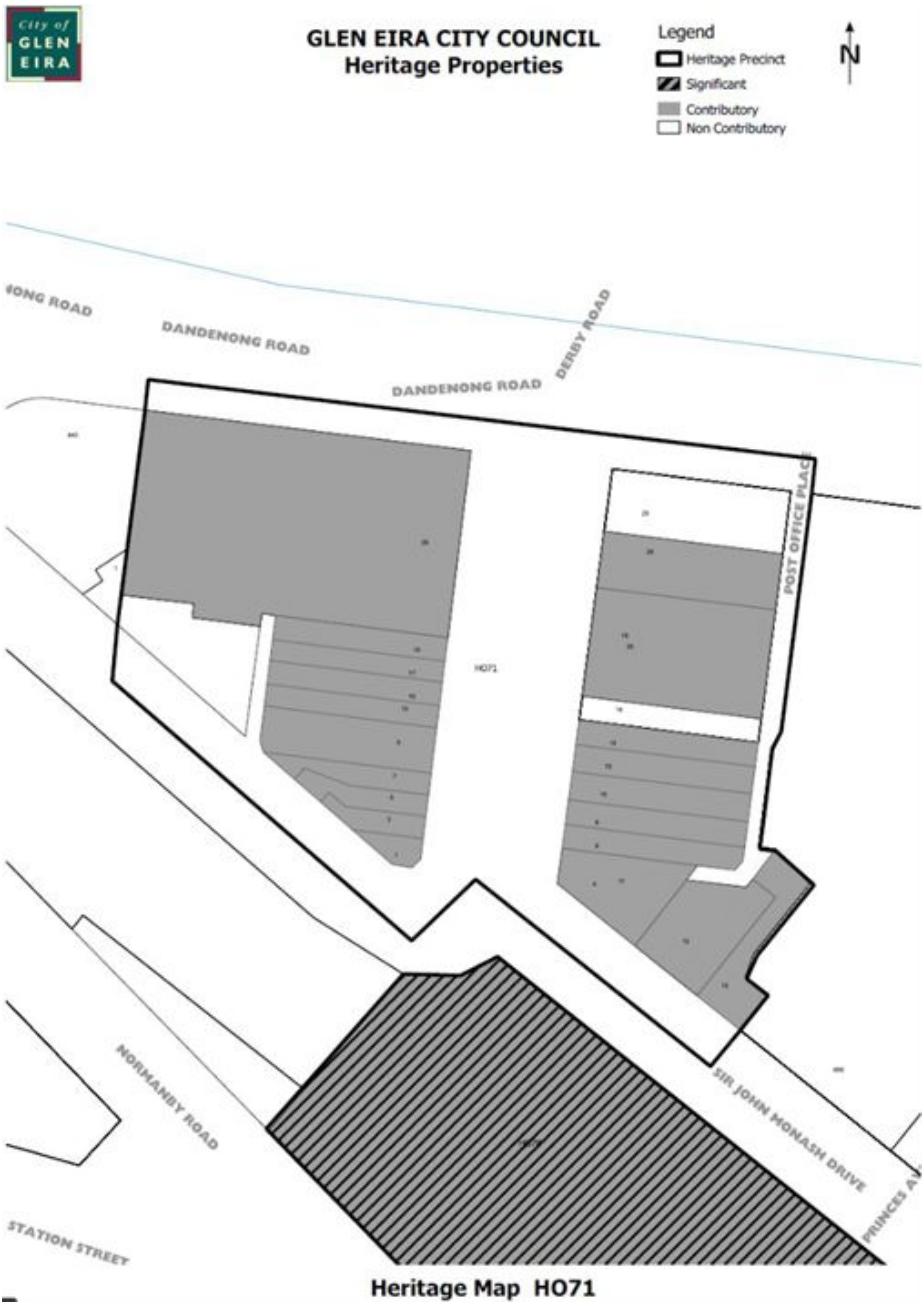
Balacava Road: 15, 17, 19, 21, 23  
Vadlure Avenue: 2, 3, 6, 7,

## HO71 DERBY ROAD AND ENVIRONS, CAULFIELD NORTH

### HERITAGE MANAGEMENT PLAN 1996 – HO71 MAPPING EXTRACT



2017 DIGITAL MAP OF HO71



## COMPARISON OF THE 1996 AND 2017 MAP OF HO71 DERBY ROAD AND ENVIRONS, CAULFIELD NORTH

The map in the HMP 1996 for the Derby Road Precinct included the Caulfield Railway Station. Given the state significance of the station complex, Caulfield Station is an individually significant site and is separately mapped as HO78. It is also noted that in the last 20 years, Railway Avenue has been renamed Sir John Monash Drive.

None of the Contributory Buildings indicated on the HMP 1996 plan have been demolished and therefore the revised plan includes all original contributory sites. While the rear car park of Zagames (formerly the Caulfield Club Hotel) was previously noted as 'non contributory', it has been decided to include the whole property at number 26 Derby Road as 'Contributory'.

Tramway Poles that are listed as Contributory elements within the HMP 1996 are also listed as Contributory elements in the 2017 review.

## CONTRIBUTORY PROPERTIES WITHIN HO71 DERBY ROAD AND ENVIRONS, CAULFIELD NORTH

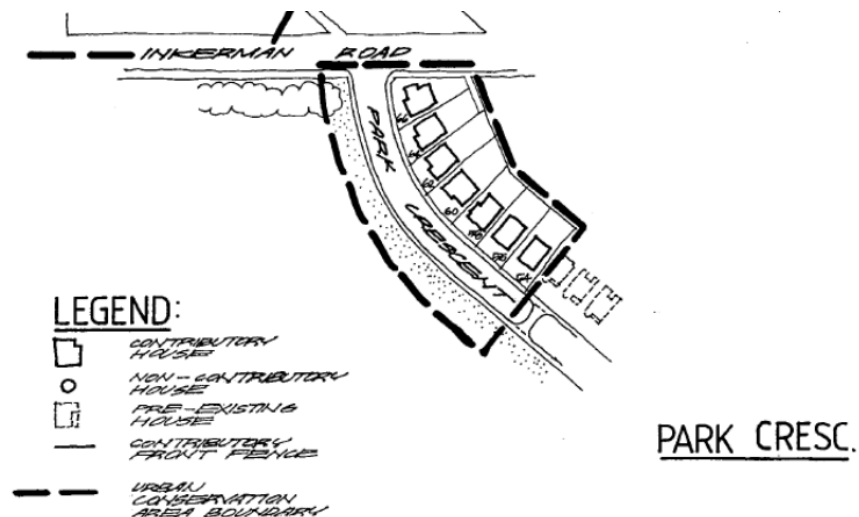
Derby Road: 1, ~~2~~, 3, ~~4~~, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, ~~17~~, 19, 20-24, 25, 26

Sir John Monash Drive: 11-12, 12A, ~~13-14~~, 15-17

Tram overhead poles: 16, 17, 51, 54, 54A, 54B, 55-59

## HO55 PARK CRESCENT AND ENVIRONS, CAULFIELD NORTH

### HERITAGE MANAGEMENT PLAN 1996 – H055 MAPPING EXTRACT



2017 DIGITAL MAP OF HO55





### **COMPARISON OF THE 1996 AND 2017 MAP OF HO55 PARK CRESCENT AND ENVIRONS, CAULFIELD NORTH**

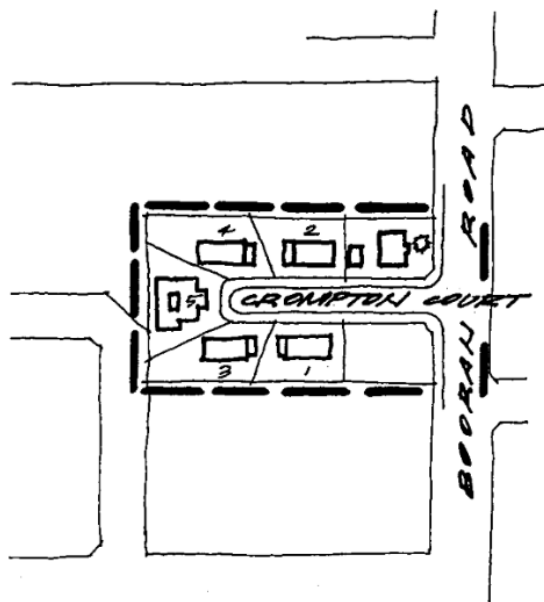
No dwellings within this Heritage Precinct have been demolished or significantly altered. The proposed Contributory buildings on the 2017 Plan match the contributory properties indicated in the HMP 1996.

### **CONTRIBUTORY PROPERTIES WITHIN HO55 PARK CRESCENT AND ENVIRONS, CAULFIELD NORTH**

Park Crescent: 54, 56, 58, 60, 62, 64, 66

## HO17 CROMPTON COURT, CAULFIELD SOUTH






### HERITAGE MANAGEMENT PLAN 1996 – HO17 MAPPING EXTRACT



### CROMPTON CRT.

3.51

#### LEGEND:

-  CONTRIBUTORY HOUSE
-  NON-CONTRIBUTORY HOUSE
-  PRE-EXISTING HOUSE
-  CONTRIBUTORY FRONT FENCE
-  URBAN CONSERVATION AREA BOUNDARY

## 2017 DIGITAL MAP OF HO17



### GLEN EIRA CITY COUNCIL Heritage Properties

#### Legend

- Heritage Precinct
- Significant
- Contributory
- Non Contributory



### **COMPARISON OF THE 1996 AND 2017 MAP OF HO17 CROMPTON COURT, CAULFIELD SOUTH**

No dwellings within this Heritage Precinct have been demolished or significantly altered. During the Review process it was noted that, while the HMP notes that no. 201 is from a later period and is not significant, a site inspection revealed that this dwelling is a Spanish Mission dwelling from the Inter-war period. It is therefore considered a Contributory dwelling in this precinct.

### **CONTRIBUTORY PROPERTIES WITHIN HO17 CROMPTON COURT, CAULFIELD SOUTH**

Booran Road: 197, 201  
Crompton Court: 1-5

HO32 HILLCREST AVENUE AND ENVIRONS CAULFIELD SOUTH

HERITAGE MANAGEMENT PLAN 1996 – H032 MAPPING EXTRACT



## 2017 DIGITAL MAP OF HO32



### GLEN EIRA CITY COUNCIL Heritage Properties

Legend

- Heritage Precinct
- Significant
- Contributory
- Non Contributory



**Heritage Map HO32**

### **COMPARISON OF THE 1996 AND 2017 MAP OF HO32 HILLCREST AVENUE AND ENVIRONS, CAULFIELD SOUTH**

The Statement of Significance describes this precinct as being of State significance as it is the first AV Jennings estate. As the Precinct is not listed on the Victorian Heritage Register, it is considered that these dwellings be noted as Contributory. No dwellings within this Heritage Precinct have been demolished or significantly altered. The proposed Contributory buildings on the 2017 Plan match the contributory properties indicated in the HMP 1996.

### **CONTRIBUTORY PROPERTIES WITHIN HO32 HILLCREST AVENUE AND ENVIRONS, CAULFIELD SOUTH**

Hillcrest Avenue: 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
Marara Road: 27, 28

GLEN EIRA CITY COUNCIL  
REVIEW OF EXISTING HERITAGE PRECINCTS      PAGE 25      27/4/2017





## 2017 DIGITAL MAP OF HO74



### GLEN EIRA CITY COUNCIL Heritage Properties

Legend

- Heritage Precinct
- Significant
- Contributory
- Non Contributory



### **COMPARISON OF THE 1996 AND 2017 MAP OF HO74 LEMPRIERE AVENUE, GREENMEADOWS GARDENS AND ENVIRONS**

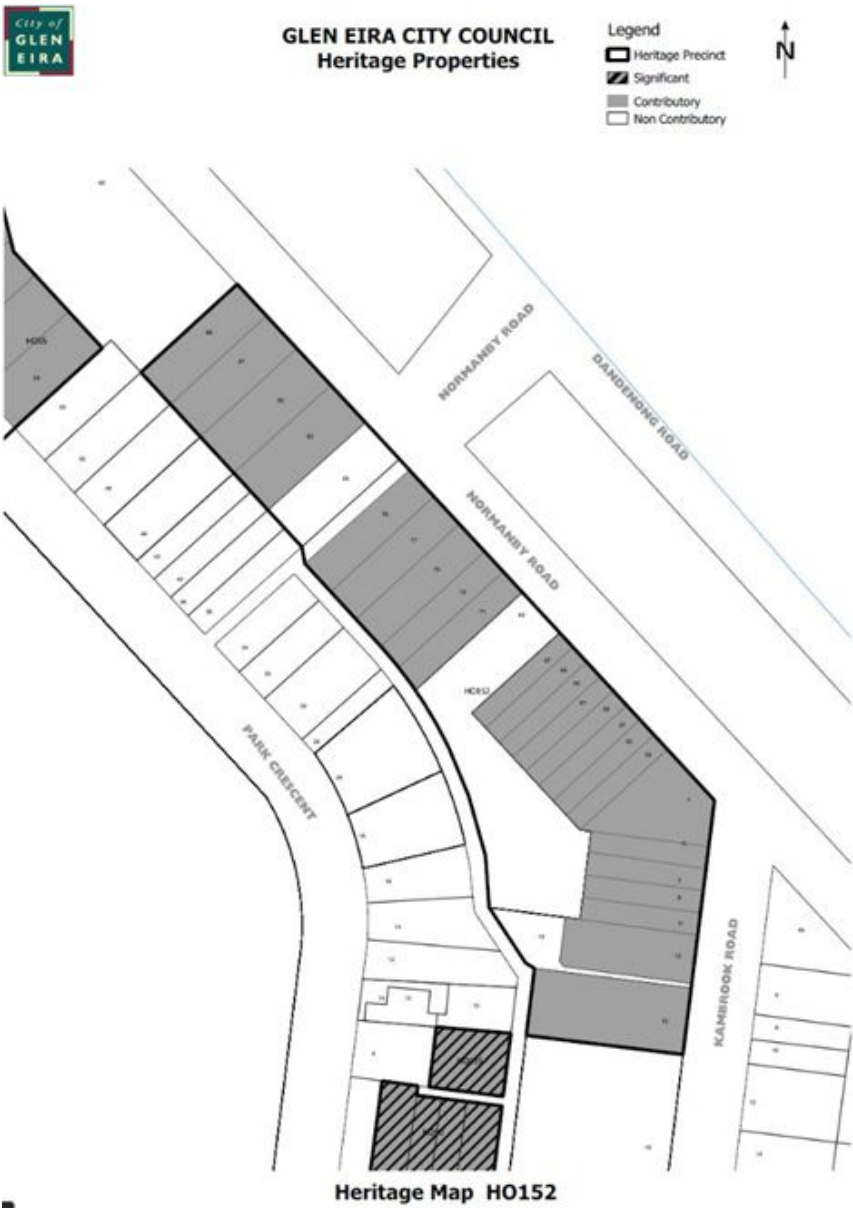
No dwellings within this Heritage Area have been demolished or significantly altered. The proposed Contributory buildings on the 2017 Plan match the contributory properties indicated in the HMP 1996 with the exception of 19 Meadow Street. The Heritage Management Plan notes 19 Meadow Street as a Contributory building, however “Greenmeadows” as this building is called was not included in the Heritage Overlay when approved in 2000.

### **CONTRIBUTORY PROPERTIES WITHIN HO74 LEMPRIERE AVENUE, GREENMEADOWS GARDENS AND ENVIRONS**

Alston Grove:	24
Balaclava Road:	37, 39
Green Street:	1 (Greenmeadows Gardens)
Lempriere Ave:	2, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17

HO152 1-15 KAMBROOK ROAD, CAULFIELD NORTH AND 53-89 NORMANBY ROAD, CAULFIELD NORTH

2017 DIGITAL MAP OF HO152



## **HO152 REVIEW**

HO152 is a relatively new precinct in the Heritage Overlay. It was approved through Amendment C113 on 5 March 2015. The Statement of Significance for this precinct specifically names properties as being significant or contributory to the cultural heritage significance of the area. For the purpose of this report and the future list of Contributory properties that will be included in the revised heritage policy, all Significant and Contributory properties noted in this recent Statement of Significance will be mapped and noted as Contributory with the exception of 2/13 Normanby Road, which is a recent dwelling located behind the contributory dwelling to the front of the site.

### **CONTRIBUTORY PROPERTIES WITHIN HO152 1-15 KAMBROOK ROAD, CAULFIELD NORTH AND 53-89 NORMANBY ROAD, CAULFIELD NORTH**

Kambrook Road: 1-3, 5, 7, 9, 11, 1/13, 15

Normanby Road: 53, 55, 57, 59, 61, 63, 65, 67, 71, 73, 75, 77, 79, 83, 85, 87, 89

HO86 BRUCE COURT AND ENVIRONS, ELSTERNWICK

2017 DIGITAL MAP OF HO86



## **COMPARISON OF THE 1996 AND 2017 MAP OF HO86 BRUCE COURT AND ENVIRONS, ELSTERNWICK**

The Bruce Court heritage precinct was not noted in the Heritage Management Plan 1996. It is a newer Precinct that was originally approved via Planning Scheme Amendment C13 on 18 April 2002. All properties within this area are noted as Contributory in the original Citation for the precinct. No dwellings within this Precinct have been demolished or significantly altered. Therefore the 2017 Review plan is identical to the original citation for this Precinct.

## **CONTRIBUTORY PROPERTIES WITHIN HO86 BRUCE COURT AND ENVIRONS, ELSTERNWICK**

Bruce Court: 1-6  
Parkside Street: 32, 34, 46, 48

## HERITAGE MANAGEMENT PLAN 1996 – H069 MAPPING EXTRACT



**2017 DIGITAL MAP OF HO69**





# GLEN EIRA CITY COUNCIL Heritage Properties

Legend  
□ Heritage Precinct  
▨ Significant  
■ Contributory  
□ Non Contributory



Heritage Map H069

**Comment [LU1]:** delete this map and include revised map based on changes to Contributory Ratings that were altered by Council resolution of 26/9/17 and recommended by Panel.



## GLEN EIRA CITY COUNCIL Heritage Properties

Legend

- Heritage Precinct
- Significant
- Contributory
- Non Contributory



Heritage Map HO69

## COMPARISON OF THE 1996 AND 2017 MAP OF HO69 BENTLEIGH ENVIRONS

The HMP 1996 plan of Bentleigh and Environs differs markedly from the final heritage precinct that was approved in 2000. A number of streets, including Adam, Milton, Mavhoand Lorraine Streets were removed during the original amendment process.

“Our Inter War Houses – How to Recognise, Restore and Extend Houses of the 1920s and 1930s” by Bryce Raworth states that approximate dates for the Inter War period in Victoria are 1919 to 1942. During the review of the Bentleigh Precinct, it was noted that a number of properties noted in the HMP 1996 as being Non Contributory appeared to be from the period of significance. It was also noted that some Contributory dwellings within the Precinct had been demolished and the replacement building should therefore be noted as Non Contributory. Differences between the HMP 1996 map and the review plan are discussed below.

Address	HMP 1996 mapping	2017 Review notes
Anstee Grove 10	Formerly part of 9 Gilbert Grove	New dwelling located behind original dwelling = Non Contributory
Brewer Road 2/57	Contributory	New dwelling located behind original dwelling = Non Contributory
Brewer Road 111	Non Contributory	Original building in situ. Council records indicate construction date of 1932 = Contributory
Bendigo Avenue 2/61	Building Defaced (Contributory)	New dwelling located behind original dwelling = Non Contributory
Bendigo Ave 70	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Burgess Street 2/15, 2/21, 2/23, 2/41	Contributory	New dwelling located behind the original dwelling = Non Contributory
Burgess Street 39	Non Contributory	Original building in situ. Council records indicate a construction date of 1941 = Contributory
Cairns Grove 8A	Contributory	New dwelling located behind original dwelling = Non Contributory
Campbell Street 15, 18, 19, 1/29, 2/29, 42, 44	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Campbell Street, 25A and 2/27	Contributory	New dwelling located behind original dwelling = Non Contributory
<del>Campbell Street 22</del>	<del>Non-Contributory</del>	<del>Original dwelling in situ. Council records indicate construction date of 1926 = Contributory</del>
Centre Road 208	Non Contributory	Original building in situ. Council records indicate construction date of 1937 = Contributory
Daley Street 65	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Daley Street 49A	Property originally part of 109 Brewer Road (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Daley Street 2/82	Contributory	New dwelling located behind original dwelling = Non Contributory
Eddys Grove 32, 34	Non Contributory	Original buildings in situ. Council

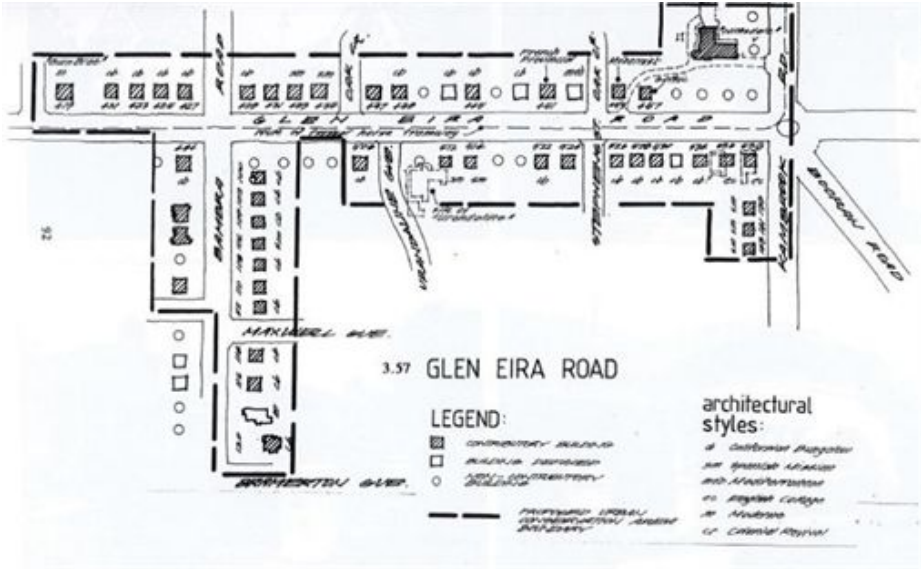
Address	HMP 1996 mapping	2017 Review notes
		records indicate construction date of 1936 for both dwellings = Contributory
Gilbert Grove 4 (Church of Christ)	Contributory	Church constructed in 1960 = Non Contributory
Gilbert Grove 7	Building Defaced (Contributory)	New dual occupancy constructed = Non Contributory
Gilbert Grove 9	Not mapped	Original building in situ. Council records indicate construction date of 1937 = Contributory
Gilbert Grove 2/15, 2/16, 17A	Contributory	New dwelling located behind original dwelling = Non Contributory
<del>Sunnyside Grove 22</del>	<del>Non-Contributory</del>	<del>Original building in situ. Council records indicate a construction date of 1941 = Contributory.</del>
Sunnyside Grove 26	Non Contributory	Original building in situ. Council records indicate construction date of 1937 = Contributory
Sunnyside Grove 2/29	Contributory	New dwelling located behind original dwelling = Non Contributory

#### CONTRIBUTORY PROPERTIES WITHIN HO69 BENTLEIGH ENVIRONS

Bendigo Avenue:	40, 45, 46, 48, 49-56, 58, 59, 60, 1/61, 62-69, 71, 72, 73, 75, 77, 79, 81, 83
Brewer Road:	31, 33, 35, 37, 39, 41, 43, 57, 59, 61, 63, 65, 69, 73, 101, 103, 105, 107, 109, 111, 113
Burgess Street:	3, 5, 7, 9, 11, 13, 1/15, 17, 19, 1/21, 1/23, 25, 27, 31, 33, 35, 37, 39, 1/41, 43
Cairnes Grove :	2, 3, 5, 6, 7, 8, 9-17, 19-35
Campbell Street:	1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, <del>21, 22</del> , 23, 24, 25, 26, 1/27, 28, 30, 32, 34, 36, 39, 41
Centre Road:	202, 204, 208, 210, 212, 224
Daley Street:	49, 51, 54, 56, 57, 58, 59, 61, 62, 63, 64, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 77, 78, 79, 80, 1/82, 83, 85, 86, 88, 90
Eddys Grove:	1-9, 11, 12, 13, 14, 16, 18, 20, 22, 24, 27-40
Gilbert Grove:	<del>2</del> -3, 5, 8, 9, 10, 11, 12, 13, 14, 1/15, 1/16, 17, 18, 20, 21, 24-33, 35, 36, 38, 40, 41, 43
Sunnyside Grove:	1-2 <del>2</del> , 26, 27, 28, 1/29, 30, 31, 32, 33, 34, 37, 38, 39, 40

HO73 GLEN EIRA ROAD AND ENVIRONS

HERITAGE MANAGEMENT PLAN 1996 – H073 MAPPING EXTRACT





**2017 DIGITAL MAP OF HO73**



**GLEN EIRA CITY COUNCIL**  
**Heritage Properties**

Legend

-  Heritage Precinct  
 Significant  
 Contributory  
 Non Contributory



Heritage Map H073

## COMPARISON OF THE 1996 AND 2017 MAP OF HO73 GLEN EIRA ROAD AND ENVIRONS

The Glen Eira Road and Environs Heritage Precinct is significant because of the unusually fine architectural examples representing the different eras of development throughout Glen Eira's history.

During the review of the Glen Eira Road Precinct, a small number of discrepancies between the HMP 1996 and Review plans were noted. These differences are noted and explained below:

Address	HMP 1996 mapping	2017 Review notes
Bambra Road 107	Non Contributory	Original building in situ. Council records indicate a construction date of 1922 = Contributory
Glen Eira Road 421	Contributory	Original building demolished. New building = Non Contributory
Glen Eira Road 449	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Oak Crescent 2A	Contributory (formerly part of 437 Glen Eira Road)	New dwelling located behind the original dwelling = Non Contributory
Stephens Street 2A	Contributory (formerly part of 524 Glen Eira Road)	New dwelling located behind the original dwelling = Non Contributory

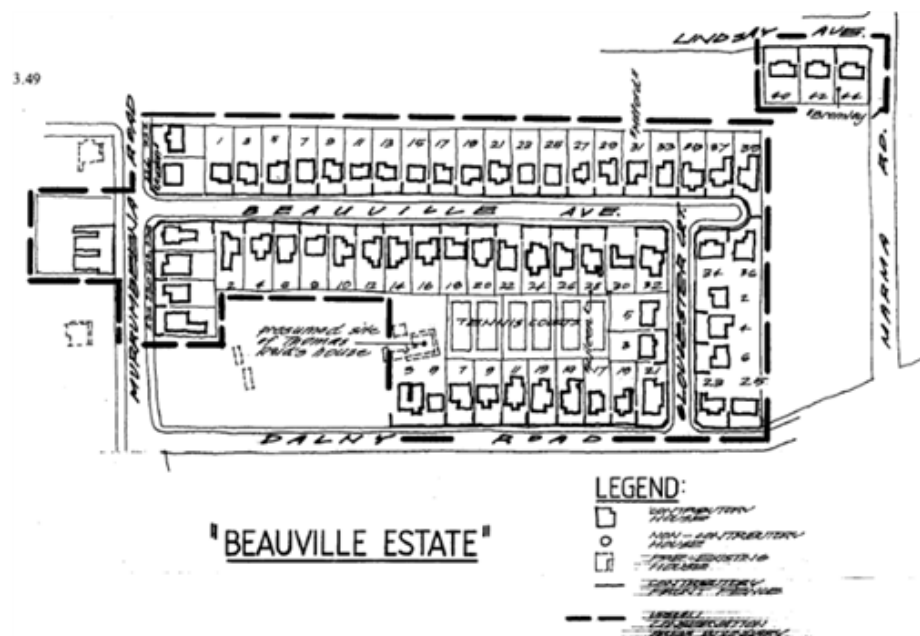
## CONTRIBUTORY PROPERTIES WITHIN HO73 GLEN EIRA ROAD AND ENVIRONS

Bambra Road:	100, 102, 103, 104, 105, 106, 107, 108, 109, 110, 112, 114, 116, <u>118</u> , 120
Glen Eira Road:	419, 423, 425, 427, 429, 431, 433, 435, 437, 439, <del>443</del> , 445, <del>449</del> , 451, 453, 455, 457, 494, 506, 512, 514, 522, 524, 526, 528, 530, 532, 534, 536, 538.
Kambrook Road:	133 ("Nithsdale"), 139, 141, 143



## HO12 BEAUVILLE ESTATE AND ENVIRONS, MURRUMBEENA

### HERITAGE MANAGEMENT PLAN 1996 – H012 MAPPING EXTRACT



## 2017 DIGITAL MAP OF HO12



### GLEN EIRA CITY COUNCIL Heritage Properties

Legend

- Heritage Precinct
- Significant
- Contributory
- Non Contributory



**Heritage Map HO12**

## COMPARISON OF THE 1996 AND 2017 MAP OF HO12 BEAUVILLE ESTATE AND ENVIRONS, MURRUMBEENA

*“The Beauville Estate Historic Area is important at the State level as the first large housing estate undertaken by AV Jennings Construction Co., later Jennings Group Limited, Victoria’s largest home builder. It is important also as a very early estate development incorporating a range of features other than houses and including made roads, shops and recreation facilities. In this respect it was the forerunner of the comprehensively planned housing estates of the post war era.*

*The Estate is distinguished by its aesthetic values, as is the earlier and comparable Hillcrest Estate, which are formed by a combination of restrained diversity in housing styles, with the exception of no. 30 in the emerging International style, and by a landscaped garden environment.”.*

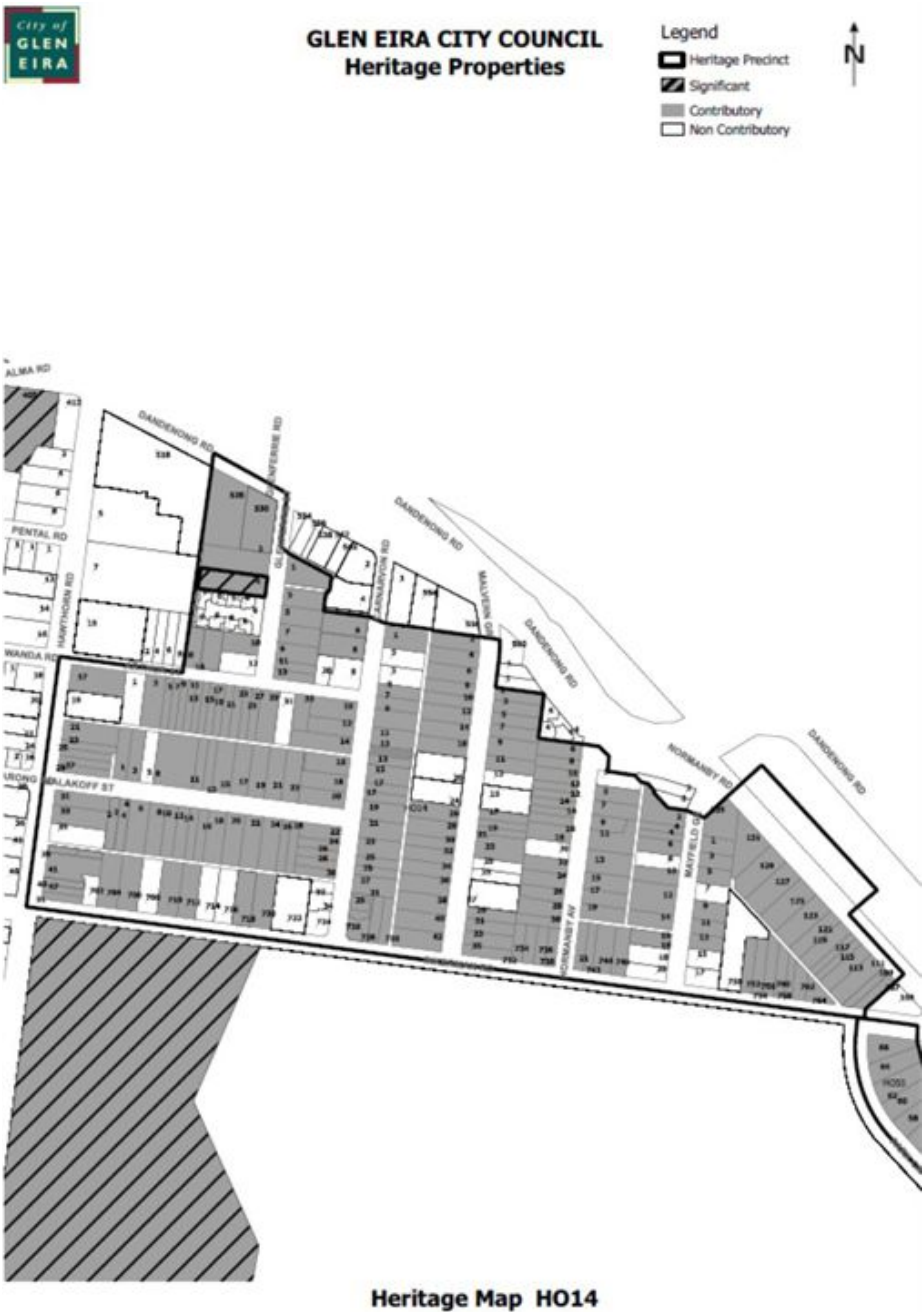
As the Precinct is not listed on the Victorian Heritage Register, it is considered that these dwellings be noted as Contributory. No dwellings within this Heritage Area have been demolished or significantly altered. The proposed Contributory buildings on the 2017 Plan match the contributory properties indicated in the HMP 1996.

## CONTRIBUTORY PROPERTIES WITHIN HO12 BEAUVILLE ESTATE AND ENVIRONS, MURRUMBEENA

Beauville Avenue:	1-39
Dalry Road:	1 (part), 5-17R (St Patricks Tennis Courts), 5-5A, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25
Gloucester Court:	1, 2, 3, 4, 6
Lindsay Avenue:	40, 42 44
Murrumbena Road:	222, 224, 226, 228, 229, 229A, 230, 231, 231A, 232, 233



2017 DIGITAL MAP OF HO14



## COMPARISON OF THE 1996 AND 2017 MAP OF HO14 CAULFIELD NORTH ESTATE AND ENVIRONS, CAULFIELD NORTH

The current boundaries of the HO14 differ to the HMP 1996 plan of Caulfield North with properties near the intersection of Inkerman and Normanby Roads now included. These new properties were included via Planning Scheme Amendment C113 approved on 5 March 2015. No. 1 Glenferrie Street is also included in HO14 though it is not shown on the original plan. This site was included when the original precinct came in to the scheme in 2000.

The HMP 1996 map distinguishes Contributory buildings into the following eras:

- Pre 1905
- 1905-1920
- 1920-1940

As discussed previously, the newly revised plans will only distinguish buildings as being Contributory or Non Contributory. It should also be noted that there is one property of State significance located within HO14 at 4 Glenferrie Street.

The Statement of Significance for the originally approved area of HO14 is as follows:

*The Caulfield North proposed Urban Conservation Area is locally significant as a substantially intact and cohesive residential area established during the late nineteenth century Land Boom and subsequently almost fully developed during the period leading up to the Great War. It is representative of speculative development in Melbourne's middle ring suburbs directed at the emerging middle class which was enabled by means of rail communication to live away from the workplace in a garden suburb environment.*

A separate Statement of Significance for the additional properties to the eastern end of this Heritage Precinct reads as follows:

*The houses at nos. 107-109, 111 and 119 Normanby Road, and 760-762 and 764 Inkerman Road are significant. The Bungalow style houses at numbers 113 and 115-117 are contributory in that they are representative of an historical style pre-dating the Post War period and as a consequence, add to the visual cohesion of the precinct.*

*The houses are significant to the extent that they form a logical extension to HO14 and are stylistically compatible with the contributory places within this HO and contiguous with it. They are representative houses of their time and there are no intrusive developments.*

Given that bungalow or Inter-war houses are specifically noted within this precinct extension as Contributory buildings, Council officers believe it is important to also include Inter-war housing as Contributory elements throughout the rest of the heritage precinct for consistency. Therefore a number of properties that were previously noted as Non Contributory are now noted as Contributory in HO14.

Differences between the HMP 1996 map and the 2017 Review Plan are discussed below.

Address	HMP 1996 mapping	2017 Review notes
---------	------------------	-------------------

Address	HMP 1996 mapping	2017 Review notes
Arthur Street 5 & 7	Non Contributory	Original building in situ. Council records indicate construction date of 1914 = Contributory
<del>Carnarvon Street 3</del>	<del>Non Contributory</del>	<del>Original building in situ. Council records indicate construction date of 1926 = Contributory</del>
Carnarvon Street 6 (flats)	Non Contributory	Original building in situ. Council records indicate construction date of 1938 = Contributory
Carnarvon Street 21	Non Contributory	Original building in situ. Council records indicate construction date of 1914 = Contributory
Carnarvon Street 25/25A	Non Contributory	Original building in situ. Council records indicate a construction date of 1936 = Contributory
Carnarvon Street 27	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
Carnarvon Street 29 and 31	Non Contributory	Original building in situ. Council records indicate construction date of 1937 = Contributory
Glenferrie Street 1	Non Contributory	Original building in situ. Council records indicate construction date of 1928 = Contributory
Glenferrie Street 12	Contributory	Original building demolished. New building = Non Contributory
Inkerman Road 704, 720, 752, 754	Non Contributory	Original buildings in situ. Council records indicate construction date of 1920 = Contributory
Inkerman Road 712	Non Contributory	Original buildings in situ. Council records indicate construction date of 1927 = Contributory
Inkerman Road 714	Contributory	Original building demolished. New building = Non Contributory
Inkerman Road 726	Non Contributory	Original building in situ. Council records indicate construction date of 1937 = Contributory
Inkerman Road 728, 730	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
Malakoff Street 5	Contributory	Original building demolished. New building = Non Contributory
Malvern Grove 13	Contributory	Original building demolished. New building = Non Contributory
Malvern Grove 24	Contributory	Building constructed in 1967 = Non Contributory
Normanby Avenue 5	Non Contributory	Original building in situ. Council records indicate construction date of 1921 = Contributory
Normanby Avenue 28	Non Contributory	Original building in situ. Council records indicate construction date of 1925 = Contributory

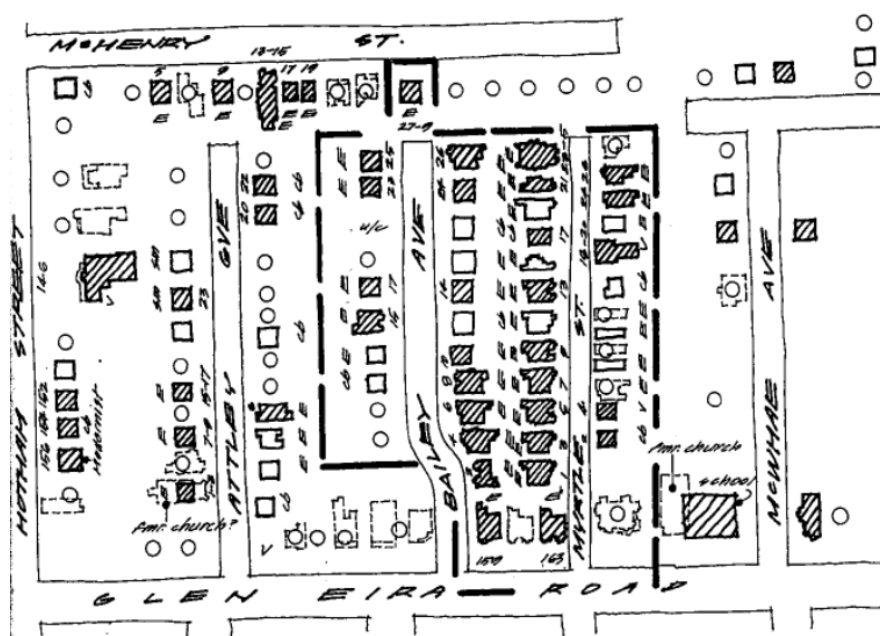
## CONTRIBUTORY PROPERTIES WITHIN HO14 CAULFIELD NORTH ESTATE AND ENVIRONS

Arthur Street:	3-3A, 5, 7, 9, 10, 11, 13, 14, 15, 17, 19, 21, 23, 25, 27, 29, 33
Carnarvon Road:	1, <del>3</del> -5, 6, 7, 9, 10, 11, 12, 13, 13A, 14, 15, 16, 17, 17A, 18, 19, 20, 21, 22, 23, 24, 25, 25A, 26, 27, 28, 29, 30, 31
Dandenong Road:	528-530
Glenferrie Street:	1, 2, 3, 4 "Anslem", 5, 7, 9, 10, 11, 13
Hawthorn Road:	17, 21-33, 39-51
Inkerman Road:	704, 706, 710, 712, 718, 720, 726-746, 752-764
Malakoff Street:	1, 2, 3, 4, 6-28
Malvern Grove :	1-12, 14, 16, 17, 19, 21, 23, 26, 28, 29-36, 38, 40, 42
Mayfield Grove:	1, 2, 3, 4, 4A, 5, 6, 9, 10, 11, 12, 13, 14, 16
Normanby Avenue:	5-12, 12A, 13, 14, 14A, 15, 16, 17, 18, 19, 22, 24, 26, 28, 30
Normanby Road:	107-135



## HO68 BAILEY AVENUE AND MYRTLE STREET ENVIRONS, ST KILDA EAST

HERITAGE MANAGEMENT PLAN 1996 – H068 MAPPING EXTRACT



### 3.88 BAILEY AVE./MYRTLE ST.

#### LEGEND:

- CONTRIBUTORY BUILDING
- BUILDING DEFERRED
- NON-CONTRIBUTORY BUILDING
- PROPOSED URBAN CONSERVATION AREA BOUNDARY

#### architectural styles:

- cb* Californian Bungalow
- sm* Spanish Mission
- med* Mediterranean
- ec* English Cottage
- m* Moderne
- cr* Colonial Revival

2017 DIGITAL MAP OF HO68



### COMPARISON OF THE 1996 AND 2017 MAP OF HO68 BAILEY AVENUE AND MYRTLE STREET ENVIRONS, ST KILDA EAST

During the review of the Bailey/Myrtle Precinct, a small number of discrepancies were noted. Differences between the HMP 1996 map and the review plan are discussed below.

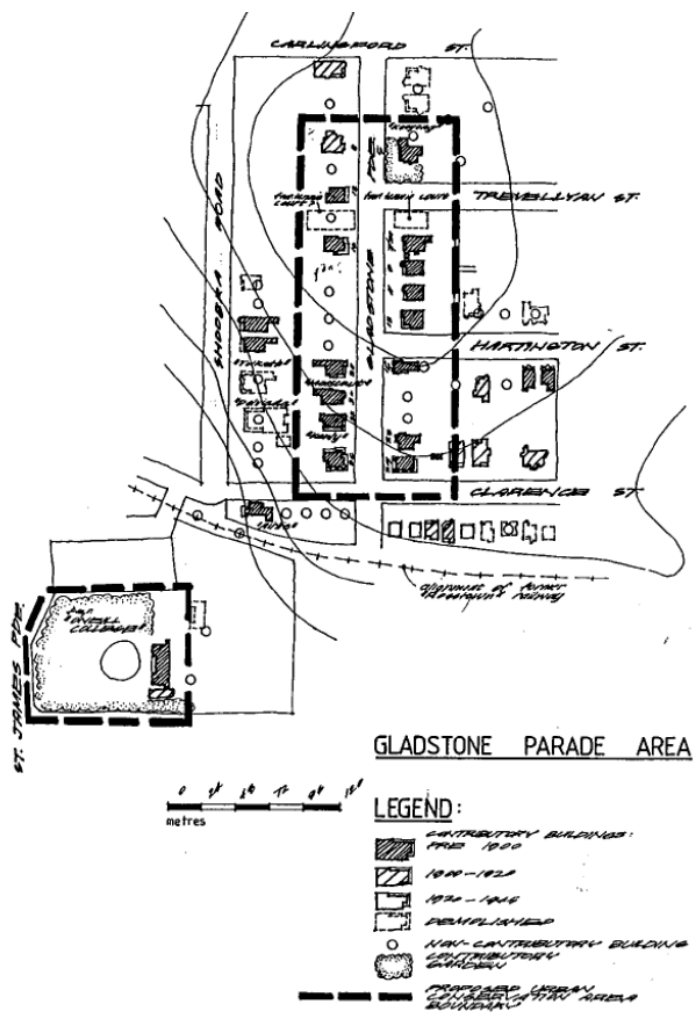
Address	HMP 1996 mapping	2017 Review notes
Myrtle Street 2A	Not mapped	This building has been altered significantly = Non Contributory
Myrtle Street 14	Non Contributory	Original building in situ. Council records indicate construction date of 1910 = Contributory
Myrtle Street 19	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory

### CONTRIBUTORY PROPERTIES WITHIN HO68 BAILEY AVENUE AND MYRTLE STREET ENVIRONS, ST KILDA EAST

Bailey Avenue: 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 24, 25, 26, 27, 29  
Glen Eira Road: 159, 163  
Myrtle Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26

## HO22 GLADSTONE PARADE, ELSTERNWICK

### HERITAGE MANAGEMENT PLAN 1996 – H022 MAPPING EXTRACT



2017 DIGITAL MAP OF HO22



## COMPARISON OF THE 1996 AND 2017 MAP OF HO22 GLADSTONE PARADE, ELSTERNWICK

Number 6 Gladstone Parade was included within the Heritage Overlay, despite not being shown in the HMP 1996 plan for the area.

The Gladstone Parade Precinct is significant as Glen Eira's "most imposing Land Boom subdivision, confirmed by the number of substantial two storeyed nineteenth century residences". Most of the contributory buildings were built within this era with the exception of No. 8 Gladstone Parade, for which Council records indicate that construction occurred in 1915. If that building is noted as Contributory, there are two other properties in Gladstone Parade with dwelling construction dates of 1912 (no. 22) and 1915 (no. 19) that should also be included as Contributory properties. During the review of the Gladstone Parade Precinct, a small number of discrepancies were noted. Differences between the HMP 1996 map and the 2017 Review Plan are discussed below.

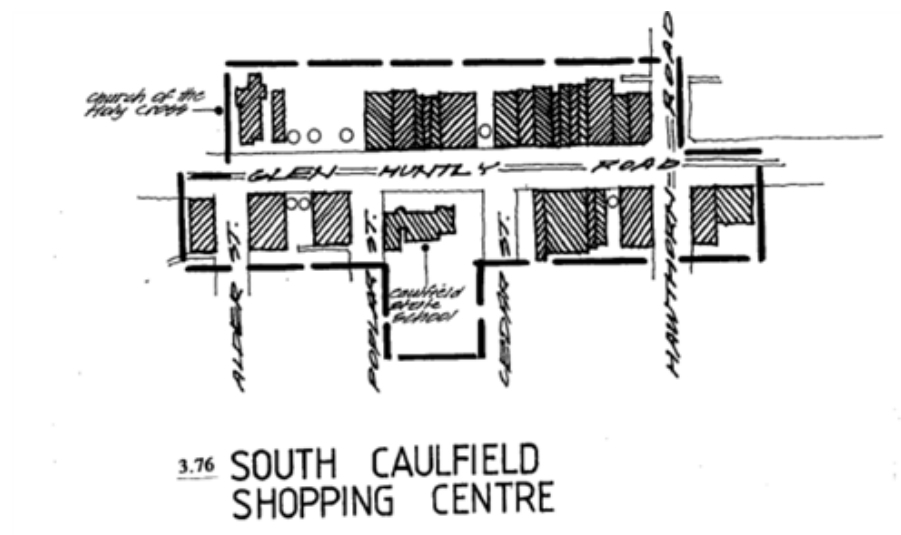
Address	HMP 1996 mapping	2017 Review notes
Clarence Avenue 10	Contributory (formerly part of 36 Gladstone Parade)	New dwelling located behind the original dwelling = Non Contributory
Gladstone Parade 19	Non Contributory	Original building in situ. Council records indicate construction date of 1915 = Contributory
Gladstone Parade 22	Non Contributory	Original building in situ. Council records indicate construction date of 1915 = Contributory
Hartington Street 2A	Contributory (formerly part of 15 Gladstone Parade)	New dwelling located behind the original dwelling = Non Contributory

## CONTRIBUTORY PROPERTIES WITHIN HO22 GLADSTONE PARADE, ELSTERNWICK

Gladstone Parade: 5, 7, 8, 9, 11, 12, 13, 15, 16, 19, 22, 23, 25, 28, 30, 32-34, 36  
 Nagle Avenue: 2 (former O'Neill College now Leibler Yavneh College)

## HO66 SOUTH CAULFIELD SHOPPING CENTRE AND ENVIRONS, SOUTH CAULFIELD

HERITAGE MANAGEMENT PLAN 1996 – H066 MAPPING EXTRACT



2017 DIGITAL MAP OF HO66





## COMPARISON OF THE 1996 AND 2017 MAP OF HO66 SOUTH CAULFIELD SHOPPING CENTRE AND ENVIRONS, SOUTH CAULFIELD

Caulfield Primary School No. 773 is an individually listed (Significant) heritage property (HO30) located in the centre of this heritage precinct. This property is both individually significant and contributory to the heritage significance of the wider precinct.

The Precinct has 'historic and architectural importance at the municipality's pre-eminent Inter-War shopping centre'.

The Review process found one additional property that Council officers believe should be Contributory within this precinct and two properties that should be listed as Non Contributory. These are discussed below.

Address	HMP 1996 mapping	2017 Review notes
Glenh-Huntly Road 713-717	Non Contributory	Original building in situ. Council records indicate construction date of 1939 = Contributory
Hawthorn Road 10/340A (located behind 791 -3 Glenh-Huntly Road) and 342 (located behind 788 Glenh-Huntly Road)	Contributory	10/340A is a new public toilet complex and 342 is a large, modern office building = Non Contributory

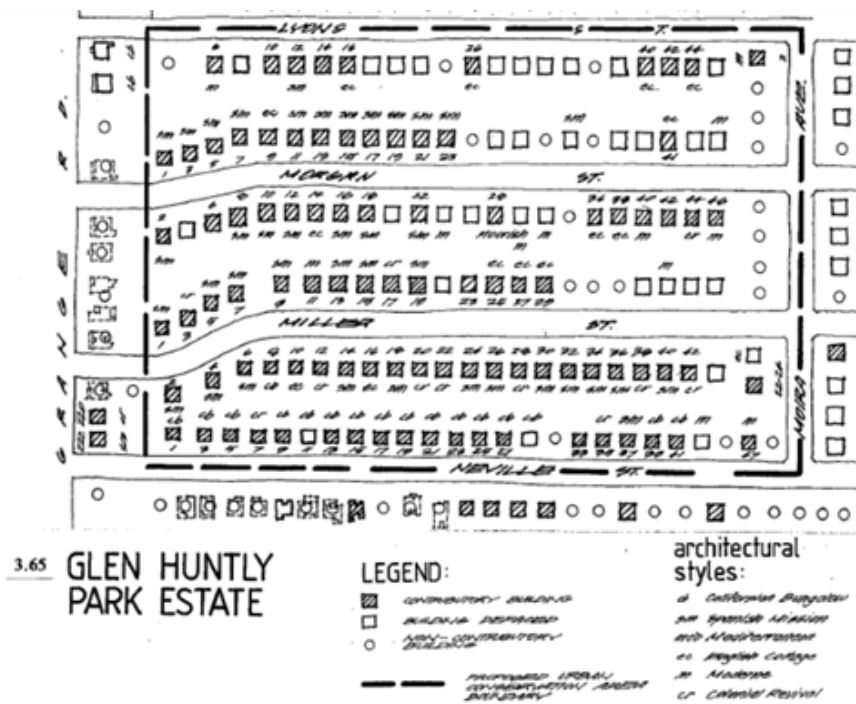
## CONTRIBUTORY PROPERTIES WITHIN HO66 SOUTH CAULFIELD SHOPPING CENTRE AND ENVIRONS, SOUTH CAULFIELD

Glenh-Huntly Road: (north side) 705, 707, 713-717, 723-747, 755-793  
(south side) 702A-708, 712-722, 724 (Caulfield Primary School), 758-772, 782-792

Glenh-Huntly Road tram overhead poles 105-121

## HO28 GLEN HUNTLY PARK ESTATE AND ENVIRONS, GLEN HUNTLY

### HERITAGE MANAGEMENT PLAN 1996 – H028 MAPPING EXTRACT



## 2017 DIGITAL MAP OF HO28



### GLEN EIRA CITY COUNCIL Heritage Properties

- Legend
- Heritage Precinct
  - Significant
  - Contributory
  - Non Contributory



**Heritage Map HO28**

## COMPARISON OF THE 1996 AND 2017 MAP OF HO28 GLEN HUNTLY PARK ESTATE AND ENVIRONS, GLEN HUNTLY

“Our Inter War Houses – How to Recognise, Restore and Extend Houses of the 1920s and 1930s” by Bryce Raworth states that approximate dates for the Inter War period in Victoria are 1919 to 1942. During the review of the Glen Huntly Park Estate Precinct, it was noted that a number of properties noted in the HMP 1996 as being Non Contributory appeared to be from the period of significance. It was also noted that some dwellings within the precinct had been demolished and the replacement building should be noted as Non Contributory. Differences between the HMP 1996 map and the 2017 Review Plan are discussed below.

Address	HMP 1996 mapping	2017 Review notes
<u>Lyons Street 28</u>	<u>Building Defaced (Contributory)</u>	<u>Original building is in significant state of disrepair and has been altered = Non Contributory</u>
Miller Street 2/11	Contributory	New dwelling to the rear of existing dwelling = Non Contributory
Miller Street 44A	Non Contributory (formerly part of 20 Moira Avenue)	New dwelling to the rear of existing dwelling = Non Contributory
Miller Street 31	Non Contributory	Original buildings in situ. Council records indicate construction date of 1930 = Contributory
Moira Avenue 4	Non Contributory	Original buildings in situ. Council records indicate construction date of 1940 = Contributory
<u>Morgan Street 21</u>	<u>Contributory</u>	<u>Original building demolished = Non Contributory</u>
Morgan Street, 27	Building Defaced (Contributory)	Original buildings demolished. New building = Non Contributory
Morgan Street 34	Non Contributory	Original buildings in situ. Council records indicate construction date of 1940 = Contributory
Morgan Street 43, 45	Building Defaced (Contributory)	Original buildings demolished. New building = Non Contributory
Morgan Street 46A	Non Contributory (formerly part of 12 Moira Avenue)	New dwelling to the rear of existing dwelling = Non Contributory
Neville Street 29	Building Defaced (Contributory)	This building is very altered and no longer warrants a Contributory rating = Non Contributory

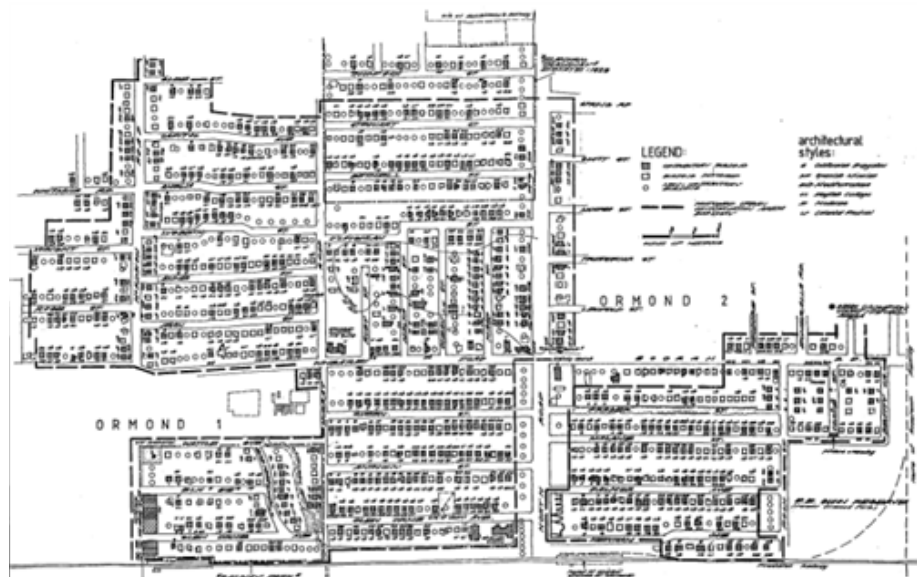
## CONTRIBUTORY PROPERTIES WITHIN HO28 GLEN HUNTLY PARK ESTATE AND ENVIRONS, GLEN HUNTLY

Lyons Street: 6, 8, 10, 12, 14, 16, 18, 20, 22, 26, ~~28~~, 30, 32, 34, 38, 40, 42, 44, ~~46~~  
 Miller Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44  
 Moira Avenue: 2, 4, 20, 22, 24

| Morgan Street: 1, 2, 3, 4, 5, 6, 7, 8, 9, 9A, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, ~~21~~, 22, 23, 24,  
25, 26, 28, 29, 30, 32, 33, 34, 36, 37, 38, 39, 40, 41, 42, 44, 46  
Neville Street: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 33, 35, 37, 39, 41, 43, 47

## HO75 ORMOND PRECINCT ENVIRONS

### HERITAGE MANAGEMENT PLAN 1996 – H075 MAPPING EXTRACT



## 2017 DIGITAL MAP OF HO75



### GLEN EIRA CITY COUNCIL Heritage Properties

Legend

- Heritage Precinct
- Significant
- Contributory
- Non Contributory



Heritage Map HO75



## COMPARISON OF THE 1996 AND 2017 MAP OF HO75 ORMOND PRECINCT ENVIRONS

The HMP 1996 plan of Ormond Precinct Environs differs markedly from the final heritage precinct that was approved in 2000. Large areas to the south of the Precinct were removed during the L33/C2 Amendment process.

“Our Inter War Houses – How to Recognise, Restore and Extend Houses of the 1920s and 1930s” by Bryce Raworth states that approximate dates for the Inter War period in Victoria are 1919 to 1942. During the 2017 review of the Ormond Precinct, it was noted that a number of properties noted in the HMP 1996 as being Non Contributory appeared to be from the period of significance, which includes nineteenth century, post Federation and Inter-War. It was also noted that some dwellings within the precinct had been demolished and the replacement building should be noted as Non Contributory. Differences between the HMP 1996 map and the 2017 Review Plan are discussed below.

Address	HMP 1996 mapping	2017 Review notes
Anthony Street 1	Non Contributory	Original building in situ. Council records indicate a construction date of 1939 = Contributory
Anthony Street 13	Non Contributory	Original building in situ. Council records indicate a construction date of 1940 = Contributory
Bethell Street 15	Non Contributory	Original building in situ. Council records indicate a construction date of 1939 = Contributory
Bethell Street 1/23 & 2/23	Contributory	Original building demolished. New units = Non Contributory
Bethell Street 27A & 27B	Building Defaced (Contributory)	Original building demolished – new units on this property = Non Contributory
Bethell Street 47	Building Defaced (Contributory)	Original buildig is highly altered = Non Contributory
Booran Road 203	Building Defaced (Contributory)	Original building demolished – new units on this property = Non Contributory
Booran Road 211	Non Contributory	Original building in situ. Council records indicate a construction date of <del>1924</del> 1941 = Contributory
Booran Road 224	Non Contributory	Original building in situ. Council records indicate a construction date of 1920 = Contributory
Coane Street 1A	Property originally part of 202 Booran Road, Building Defaced (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Coane Street 1	Building Defaced (Contributory)	This building was constructed outside of the period of significance (1955) and is therefore Non Contributory
Coane Street 1/3, 2/3	Contributory	Original building demolished. New building = Non Contributory



Address	HMP 1996 mapping	2017 Review notes
Coane Street 1/4, 2/4	Contributory	Original building demolished. New building = Non Contributory
Dalmor Avenue 1A	Property originally part of 1 Dalmor Avenue (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Dalmor Avenue 14	Non Contributory	Original building in situ. Council records indicate a construction date of 1920 = Contributory
Dalmor Avenue 42, 48	Building Defaced (Contributory)	Original buildings demolished. New building = Non Contributory
Elm Grove 21	Building Defaced (Contributory)	Original building in situ. Council records indicate a construction date of 1927 though the building is very altered = Non Contributory
Foch Street 2A	Property originally part of 214 Booran Road (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Fraser Street 1A, 2A and 3A	Properties originally part of nos. 1, 3 and 5 Malane Street respectively (Contributory)	New dwelling located behind original dwelling = Non Contributory
Fraser Street 8, 9	Non Contributory	Original buildings in situ. Council records indicate a construction dated of 1922 (for no.8) and 1920 (for no. 9) = Contributory
Fraser Street 21	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
Fraser Street 26	Property originally part of 51 Malane Street (Contributory)	New dwelling located behind original dwelling = Non Contributory
Glen Orme Avenue 2/54, 2/69	Contributory	New dwelling located behind original dwelling = Non Contributory
Glen Orme Avenue 1 & 2/50	Building Defaced (Contributory)	Original building demolished. New buildings = Non Contributory
Glen Orme Avenue 58	Building Defaced (Contributory)	Original building demolished. New buildings = Non Contributory
Hawthorn Grove 2	Building Defaced (Contributory)	Original building demolished. New buildings = Non Contributory
Hawthorn Grove 8	Building Defaced (Contributory)	Original building constructed in 1946 which is not within the period of significance = Non Contributory
Hawthorn Grove 14	Building Defaced (Contributory)	Original building demolished. New buildings = Non Contributory
Malane Street 2, 2/2,	Building Defaced (Contributory)	Original building demolished. New buildings = Non Contributory
Malane Street 11A	Contributory	New dwelling located behind original dwelling = Non Contributory
Malane Street 17	Non Contributory	Original building in situ. Council records indicate construction date of 1926 = Contributory
Malane Street 22	Non Contributory	Original building in situ. Council records indicate construction date of 1920 = Contributory
Malane Street 2/33	Property originally part of 33	New dwelling located behind the

Address	HMP 1996 mapping	2017 Review notes
	Malane Street. (Building Defaced (Contributory))	original dwelling = Non Contributory
Malua Street 1A	Property originally part of 16 O'Loughlan Street (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Maud Street 9	Contributory	Original building demolished. New building = Non Contributory
Maud Street 25	Non Contributory	Original building in situ. Council records indicate construction date of 1939 = Contributory
Moore Street 1A	Property originally part of 378 North Road (Contributory)	New dwelling located behind the original dwelling = Non Contributory
Newham Grove 7	Building Defaced (Contributory)	Original building demolished. New building = Non Contributory
<del>Newham Grove 22, 24</del>	<del>Non Contributory</del>	<del>Original building in situ. Council records indicate construction date of 1939 = Contributory</del>
North Road 369	Non Contributory	Original building in situ. Council records indicate construction date of 1930 = Contributory
North Road 2/392	Building Defaced (Contributory)	New dwelling located behind the original dwelling = Non Contributory
North Road 396	Non Contributory	Original building in situ. Council records indicate construction date of 1938 = Contributory
North Road 404	Non Contributory	Original building in situ. Council records indicate construction date of 1940 = Contributory
North Road 416	Non Contributory	Original building in situ. Council records indicate construction date of 1931 = Contributory
North Road 418	Non Contributory	Original building in situ. Council records indicate construction date of 1940 = Contributory
Ocean Street 13, 13A	Building Defaced (Contributory)	Original building demolished. New dual occupancy = Non Contributory
O'Loughlan Street 10	Non Contributory	Original building in situ. Council records indicate construction date of 1940 = Contributory
O'Loughlan Street 14A	Building Defaced (Contributory)	New dwelling located behind original dwelling = Non Contributory
O'Loughlan Street 15A & 15B, 2/33,	Building Defaced (Contributory)	Two new dwellings located behind the original dwelling = Non Contributory
O'Loughlan Street 43	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
Queen Street 1	Non Contributory	Original building in situ. Council records indicate construction date of

Address	HMP 1996 mapping	2017 Review notes
		1941 = Contributory
Queen Street 2, 2A, 2B	Contributory	Original building demolished. New dwellings = Non Contributory
Queen Street 24	Contributory	Original building demolished. New dwelling = Non Contributory
Queen Street 2/48, 3/48	Building Defaced (Contributory)	New dwellings located behind original dwelling = Non Contributory
Stewart Street 2A, 2/11, 2/46, 2/47	Contributory	New dwelling located behind original dwelling = Non Contributory
Stewart Street 6	Building Defaced (Contributory)	Original building demolished. New dual occupancy = Non Contributory
Stewart Street 49	Property originally part of 394 North Road, Building Defaced (Contributory)	New dwelling located behind original dwelling = Non Contributory
Scott Street 2A	Contributory	Modern dwelling set behind dwellings along North Road = Non Contributory.
Wattle Grove 14A	Property originally part of 2 Hawthorn Grove, Building Defaced (Contributory)	New dwelling = Non Contributory
Wheatley Road 126	Non Contributory	Original building in situ. Council records indicate construction date of 1939 = Contributory
Wheatley Road 130	Non Contributory	Original building in situ. Council records indicate construction date of 1941 = Contributory
Wheatley Road 147 & 147A	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
Wheatley Road 156	Contributory	Original building demolished. New building = Non Contributory
Wheatley Road 158	Building Defaced (Contributory)	This building is very altered and therefore = Non Contributory
Wheatley Road 170A & 2/170	Building Defaced (Contributory)	Two new dwellings located behind original dwelling = Non Contributory

## CONTRIBUTORY PROPERTIES WITHIN HO75 ORMOND PRECINCT ENVIRONS

Anthony Street:	1, 2, 3, 4, 5, 8, 10-31, 33-42, 44, 45, 46, 47
Beatty Crescent:	1, 2, 3, 4
Bethell Street:	1, 3, 5, 6, 7, 8, 12-21, 24, 25, 28-41, 44, 45
Booran Road:	194, 196, 202, 204, 205, 206, 207, 208, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 222, 223, 224, 225, 226, 227
Coane Street:	2, 5, 6, 7
Dalmor Avenue:	1-11, 13-19, 21, 23, 24, 25, 27-41, 45, 47
Elm Grove:	2C, 15, 19
Eumeralla Road :	2A
Foch Street:	1, 2, 3, 4, 5, 6, 10, 12
Fraser Street:	2, 3, 4, 5, 6, 8, 9, 10, 12-20
Glen Orme Avenue:	2B, 2, 19, 21, 23, 25, 27, 29, 31, 35-49, 52, 53, 1/54, 56, 59, 60, 61, 63, 65, 67, 68, 1/69, 70, 72, 74-82 (St Kevins Primary School)
Hawthorn Grove:	3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 13A, 15, 17, 19
Malane Street:	1, 3, 4, 5, 7-17, 19-32, 1/33, 34-43, 45-52, <u>55, 57, 59, 61, 63, 65, 67, 69, 71, 73</u>
Malua Street:	1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 22
Maud Street:	2-8, 10-16, 18, 20, 21, 22, 23, 25
McKinnon Road:	129-167 (odd only)
Murry Road:	39, 43, 52, 54, 56, 58, 60, 62, 64, 66, <u>66A</u>
Newham Grove:	3, 4, 5, 6, 6A, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, <u>22</u> , 23, <u>24</u> , 26, 26A, 28, 30, 34, 36, 36A, 38, 40, 42
North Road:	369, 371, 373, 375, 379, 381, 383, 387, 1/392, 393, 1/394, 395, 396, 397, 399, 400, 401, 401A, 402, 404, 406, 407, 408, 409, 411, 413, 414, 415, 416, 418, 420, 428, 430, 432, 434, 436-440, <u>455-483 (odd only)</u> .
Ocean Street:	2, 4, 7, 11, 15, 17, 19, 20, 22
O'Loughlin Street:	2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 1/33, 35, 37, 39, 41, 43
Queen Street:	1, 4, 5, 6, 7, 8, 9, 11-23, 25-38, 40- 46, 1/48
Ruby Street:	3, 6, 8, 10, 13, 15
Stewart Street:	2, 3, 7, 8, 9, 10, 1/11, 12, 13, 14, 15, 16, 21, 23, 27, 28, 29, 30, 31, 32, 34, 36, 37, 38, 40, 42, 44, 45, 1/46, 1/47, 48
Wattle Grove:	14
Wheatley Road:	<u>121</u> (Ormond Primary School), 123, 125, 126, 127, 129, 130, 132, 135, 136, 138, 140, 142, 143, 145, 146, 147, 147A, 148, 149, 150, 152, 154, 160, 162, 164, 166, 168, 170



## 2017 DIGITAL MAP OF HO72



## COMPARISON OF THE 1996 AND 2017 MAP OF HO72 ELSTERNWICK ESTATE AND ENVIRONS

The Statement of Significance for Elsternwick Estate and Environs notes that: *Elsternwick is locally significant for its nineteenth and early twentieth century building stock and to the extent that it demonstrates a past way of life. The fabric of the Area demonstrates the following historic themes which contribute to its significance:*

- *Mid nineteenth century formation of country residences for which Caulfield is noted.*
- *Late nineteenth century "Boom" development of residential subdivisions and shops.*
- *The collapse of the land Boom and of its land development schemes and deals which became the subject of criminal charges.*
- *The provision of public services including pitched roads and electric trams.*
- *The Edwardian residential and commercial development associated with the economic revival of that period.*
- *The pattern of residential subdivision over time leading to a diverse socio-economic profile expressed in the range of house sizes and types.*
- *The continuing economic strengths of the Shopping Centre during the Inter-war period.*
- *The development of religious, recreational and social institutions throughout the history of the Area.*

Within the Elsternwick Precinct, the HMP 1996 provides the following categories of Contributory buildings:

- Pre-1898
- 1898-1928
- Post 1928

These are unusual date-ranges as they do not coincide with commonly accepted eras of development in heritage architecture (Victorian, Edwardian, Inter-War). In some instances, the HMP 1996 also does not assign the correct category to a property. For example, many of the buildings in Elizabeth Street are noted as 'Post 1928' buildings when they are clearly Edwardian buildings circa 1910. For the purposes of this Review, all Victorian, Edwardian and Inter-War buildings are noted as Contributory unless the building has been significantly altered. Any discrepancies between the Contributory / Non Contributory ratings between HMP 1996 and Review plan are discussed below:

Address	HMP 1996 mapping	2017 Review notes
Acacia Street 16	Contributory	Original dwelling demolished. New building = Non Contributory
Allison Road 1A	Non Contributory	Original building in situ. Council records indicate a construction date of 1936 = Contributory
Allison Road 16	Non Contributory	Original building in situ. Council records indicate a construction date of 1915 = Contributory
Allison Road 20	Non Contributory	Original building in situ. Council records indicate a construction date of 1914 = Contributory
Allison Road 19B	Formerly part of rear of 87	New building to rear of dwelling =



Address	HMP 1996 mapping	2017 Review notes
	Orrong Road - Contributory	Non Contributory
<u>Beavis Street 9</u>	<u>Contributory</u>	<u>Originally dwelling demolished for Coles development = Non Contributory</u>
Beavis Street 13	Contributory	Original dwelling demolished, New building = Non Contributory
Elizabeth Street 1	Non Contributory	Original building in situ. Council records indicate a construction date of 1916 = Contributory
Elizabeth Street 18	Not mapped	Original building in situ. Council records indicate construction date of 1915 = Contributory
Elizabeth Street 25	Non Contributory	Original building in situ. Council records indicate construction date of 1910 = Contributory
Elizabeth Street 27	Non Contributory	Original building in situ. Council records indicate a construction date of 1912 = Contributory
Elizabeth Street 35	Non Contributory	Original building in situ. Council records indicate a construction date of 1910 = Contributory
Elizabeth Street 39	Non Contributory	Original Edwardian building is set behind a 1950s building. Planning permit has been approved to remove later addition at the front and reconstruct = Contributory
Glen Eira Road 218	Contributory	Original building demolished. New building = Non Contributory
Glen Huntly Road 383	Non Contributory	Building in situ. Council records indicate a construction date of 1920 = Contributory
Gordon Street 27, 29	Non Contributory	Original building in situ. Council records indicate construction date of 1921 = Contributory
Long Street 23	Contributory	Original building demolished. New building = Non Contributory
May Street 1	Not mapped	New dwelling constructed on this property = Non Contributory
May Street 3	Not mapped	This building makes no contribution to the streetscape. The building is not of high heritage value = Non Contributory
Maysbury Avenue 2-10	Non Contributory	All properties within this street constructed between 1915 and 1921 = Contributory
Orrong Road 45	Contributory	Original building has been substantially altered = Non Contributory
Orrong Road 63, 65, 67	Non Contributory	Original buildings in situ. Council records indicate a construction dates of 1916-1918 = Contributory



Address	HMP 1996 mapping	2017 Review notes
Orrong Road 1/78, 2/78 & 3/78	Non Contributory	Front dwelling is original, constructed in 1912 = Contributory. Two new dwellings constructed to the rear of property = Non Contributory
Orrong Road 83	Non Contributory	Original building in situ. Council records indicate a construction date of 1938 = Contributory
Orrong Road 85	Non Contributory	Original building in situ. Council records indicate a construction date of 1935 = Contributory
Orrong Road 88A	Non Contributory	Original building in situ. Council records indicate a construction date of 1920 = Contributory
Orrong Road 107	Non Contributory	Original building in situ. Council records indicate construction date of 1920 = Contributory
Regent Street 34-44	Contributory	Former Baptist Church demolished. Recent multi unit development = Non Contributory
Regent Street 49	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
Regent Street 67	Contributory	Original building demolished. New building = Non Contributory
Sandham Street 2	Not shown on HMP 1996 map	Original building in situ. Council records indicate construction date of 1937 = Contributory
Sandham Street 4	Contributory	Original building demolished. Property is now a car park = Non Contributory
Sandham Street 16, 18	Non Contributory	Original building in situ. Council records indicate construction date of 1920 = Contributory
Sinclair Street 2, 4, 6, 8, 10	Non Contributory	Original buildings in situ. Council records indicate construction dates of 1920s and 1930s = Contributory
<u>Sinclair Street 11</u>	<u>Contributory</u>	<u>Original building demolished. Only modern school structures remain on the site = Non Contributory</u>
Sinclair Street 15	Contributory	Building demolished and assimilated into the playground of school located at No. 11
St Georges Road 18, 30	Non Contributory	Original building in situ. Council records indicate construction date of 1925 = Contributory
St Georges Road 25	Contributory	Original building demolished. New building = Non Contributory
St Georges Road 32	Non Contributory	Original building in situ. Council records indicate construction date of 1923 = Contributory

Address	HMP 1996 mapping	2017 Review notes
St Georges Road 34, 38, 77	Non Contributory	Original building in situ. Council records indicate construction date of 1920 = Contributory
St Georges Road 72	Non Contributory	Original building in situ. Council records indicate construction date of 1935 = Contributory
St Georges Road 75	Non Contributory	Original building in situ. Council records indicate construction date of 1933 = Contributory
St Georges Road 76	Non Contributory	Original building in situ. Council records indicate construction date of 1918 = Contributory
St Georges Road 78	Non Contributory	Original building in situ. Council records indicate construction date of 1916 = Contributory
St Georges Road 80	Non Contributory	Original building in situ. Council records indicate construction date of 1915 = Contributory

#### CONTRIBUTORY PROPERTIES WITHIN HO72 ELSTERNWICK ESTATE AND ENVIRONS

Acacia Street:	1, 3, 5, 7, 8, 10, 11, 12, 13, 14, 15, 18
Allison Road:	1, 1A, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 19A, 20
Beavis Street:	<del>9</del> , 11, 15, 17, 19
Curral Road:	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 17
Curral Place:	14, 16
Elizabeth Street:	1, 1A, 3, 5, 7, 9, 10, 11, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 50, 52, 54, 56, 58
Glen Huntly Road:	(north side) 271-317, 323-351, 357-399, 405-415, 421-431, 459-467 (south side) Elsternwick Plaza, 296-298, 316-322, 332-348, 352-356, 360-374, 386-404, 410, 416, 420, 426-478 Tram overhead wire poles: 64-79, 81
Glen Eira Road:	182, 184, 186, 188, 190, 192, 194, 196, 202, 204, 206, 216
Gordon Street:	1, 9, 21, 23, 25, 27, 29, railway footbridge
Hotham Street:	178, 180, 182, 184, 186, 188, 190, 192 "Rippon Lea"
King Street:	3, 6
Liscard Street:	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, 24
Long Street:	1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24
Maysbury Ave:	1, 2, 3, 5, 6, 6A, 8, 10
Orrong Road:	39, 41, 43, 56, 57, 58, 60, 62, 63, 64, 65, 67, 70, 71, 73, 77, 178, 79, 81, 82, 83, 84-86, 85, 87, 88, 89, 91, 97, 101, 107, 113, 115, 117, 119, 121, 123, 125, 127, 129

Regent Street:	1-22, 24-33, 35, 37, 39, 41, 43, 45, 47, 48, 49, 50, 52, 54-66, 68-75, 77, 78, 80, 82, 84
St Georges Road:	1 "Glenmoore", 2A, 3, 4, 7, 8, 9, <del>10, 10A</del> , 11, 12, 15, 18, 21, 23, 27, 30, 32, 34, 36, 37, 38, 39, 42-61, 63-80, 82, 83, 84
Sandham Street:	1, 2, 5, 7, 16, 18, 19, 20, 21, 23, 28
Selwyn Street:	<del>1</del> -2, 4 (former Fire Station), 13,
Sinclair Street:	1, 2, 4, 6, 10, <del>11, 12</del> , 16-20, 22, 24
Staniland Grove:	1, 3, 5A, 7, 9, 11, 13, 15, 16, 17, 18, 20, 20A, 22
Villiers Street:	1-24

**ITEM 9.2          364 MCKINNON ROAD BENTLEIGH EAST****Author:**            *Paul Wood, Manager Town Planning***File No:**            *GE/PP-31478/2017***Attachments:**    *Advertised plans***PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	A double storey child care centre for 114 children with basement car park.
<b>MUNICIPAL STRATEGIC STATEMENT</b>	<ul style="list-style-type: none"> <li>• Clause 21.08 Institutional and Non Residential Uses in Residential Areas Policy</li> <li>• Clause 22.11 Child Care Centres Policy</li> </ul>
<b>APPLICANT</b>	Acorn Planning
<b>PLANNING SCHEME CONTROLS</b>	Neighbourhood Residential Zone Schedule 1
<b>OBJECTIONS</b>	36

**RECOMMENDATION**

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-31478/2017 at 364 McKinnon Road Bentleigh East for use and development of the land for the purpose of a child care centre in accordance with the following conditions:

1. Before the commencement of the development and use, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified 'Bentleigh East Early Learning Centre', 364 McKinnon Road Bentleigh East Vic 3165, Project No. 20170035, Sheets TP02-TP07, Revision P1, dated various prepared by Baldasso Cortese P/L & Acoustic Fencing plans prepared by Lee Brothers Fencing P/L) but modified to show:

**Built Form**

- (a) The balcony areas facing Joy Street at first floor setback an overall minimum distance of 3 metres from the western property boundary with this change absorbed within the remainder of the building envelope.
- (b) The balcony area adjacent 8 Joy Street at first floor setback an overall minimum distance of 4 metres from the southern property boundary with this change absorbed within the remainder of the building envelope.
- (c) Where they abut residential properties to the south and east, the balconies must be screened to avoid downwards views to secluded private open space to the satisfaction of the Responsible Authority.

**Transport Planning/Access**

- (d) The vehicle access way ramp to the basement to have a minimum trafficable width of 5.5 metres and minimum 300mm kerbs on each side (6.1 metres in total) with this dimensioned on the basement and ground floor plans.
- (e) The vehicle crossover to the access way ramp to the basement dimensioned at 5.5 metre and be aligned with the trafficable section of the access way ramp. The crossover must be designed and shown as splayed crossovers in accordance with Council's standards
- (f) The dimensions of the grades of the access ramp clearly shown and dimensioned on the basement plan, ground floor plan and section diagram and in accordance with Clause 52.06-8 of the Planning Scheme;
- (g) The columns within the basement car park located no less than 250mm and extend no more than 1.25 metres from the car park aisle. The columns must be clearly dimensioned on the plans, in accordance with Diagram 1 of Clause 52.06 of the Planning Scheme
- (h) A bollard provided at the rear of the turning bay i.e. 1.5 metres from the rear of the space to discourage motorists from parking in this area;

- (i) 300mm clearances provided between car spaces adjacent to walls, in accordance with Diagram 1 of Clause 52.06. This must be shown & dimensioned on the basement plan.

### Landscaping

- (j) A Landscape Plan in accordance with Condition 5
- (k) The delineation of separate Tree Protection Zone (TPZ) & Tree Protection Fencing (TPF) for the following tree/s at the prescribed radial distance from the base of tree trunk to define a tree protection zone (TPZ):
- Tree 1 (neighbouring Pittosporum to South) – 3.5m
  - Tree 2 (neighbouring Bottlebrush to South) – 2.0m
  - Tree 3 (neighbouring Crepe Myrtle to South) – 2.0m
- (l) The delineation of root sensitive footings where any part of the development comes within the following TPZ's:
- Tree 1 (neighbouring Pittosporum to South) – 3.5m
  - Tree 2 (neighbouring Bottlebrush to South) – 2.0m
  - Tree 3 (neighbouring Crepe Myrtle to South) – 2.0m
- (m) The delineation of root sensitive permeable paving where any part comes within comes within the following TPZ's:
- Tree 1 (neighbouring Pittosporum to South) – 3.5m
  - Tree 2 (neighbouring Bottlebrush to South) – 2.0m
  - Tree 3 (neighbouring Crepe Myrtle to South) – 2.0m
- (n) The delineation of separate Tree Protection Zone (TPZ) & Tree Protection Fencing (TPF) for the following street trees at the prescribed radial distance from the base of tree trunk to define a tree protection zone (TPZ):
- Purple-leaved plum on McKinnon Road – 3 metres
  - Ornamental pear on McKinnon Road – 2 metres
  - 2 x Manchurian pears on Joy Street – 2 metres each

When approved, the plans will be endorsed and will then form part of this Permit.

2. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
3. The use allowed under this permit may only operate between 7.00 am and 6.30pm Monday to Friday.
4. Not more than 114 children may be on the premises at any one time. This excludes children not enrolled at the centre.
5. Before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the

Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:

- (a) All existing retained vegetation to be identified.
- (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
- (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
- (d) Landscaping and planting within all open space areas of the site.
- (e) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
  - (i) 4 trees along the McKinnon Rd. frontage to North;
  - (ii) 5 trees along the Joy St. frontage to West

or 9 trees in locations to the satisfaction of the Responsible Authority.

Trees are not to be sited over easements. All species selected must be to the satisfaction of the Responsible Authority.

6. Before the use starts, a Car Parking Management Plan must be submitted to and approved by the Responsible Authority. The Car Parking Management Plan must include:
  - (a) How the allocation of car spaces will be managed, including the provision of staff parking during the operating hours and the provision of parent car spaces during the morning and afternoon peak periods;
  - (b) Which car spaces will be occupied by staff first;
  - (c) Availability of parent parking during the middle of the day;
  - (d) Arrangements for delivery vehicles;
  - (e) Encouraging use of bicycles and shared transport arrangements;
  - (f) Intended education of parents and staff about the Parking Management Plan such as through an orientation session or the like.
7. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
  - (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in

view of the public, and receptacles not emitting any adverse odours.

- (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
- (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
- (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

- 8. All security alarms or similar devices installed on the land must be of a silent type and be connected to a registered security service to the satisfaction of the Responsible Authority.
- 9. No external sound amplification equipment or loudspeakers are to be used for the purpose of announcements, broadcasts, playing of music or similar purpose.
- 10. All outdoor lighting must be baffled and/or located to prevent light from the site causing detriment to the locality to the satisfaction of the Responsible Authority.
- 11. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the buildings without the prior written consent of the Responsible Authority.
- 12. Before the development starts, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
  - (a) delivery and unloading points and expected frequency;
  - (b) Truck haulage routes, circulation spaces and queuing lanes;
  - (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;



- (f) any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) hours for construction activity in accordance with any other condition of this permit;
  - (h) measures to control noise, dust, water and sediment laden runoff;
  - (i) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (j) any construction lighting to be baffled to minimise intrusion on adjoining lots.
13. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the following tree/s at the prescribed radial distance from the base of the trunk to define a tree protection zone (TPZ):
- Tree 1 (neighbouring Pittosporum to South) – 3.5m
  - Tree 2 (neighbouring Bottlebrush to South) – 2.0m
  - Tree 3 (neighbouring Crepe Myrtle to South) – 2.0m

This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone.

No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

NOTE: where tree protection fencing is impractical formalised ground protection can be installed. Ground protection must comprise strapped timber rumble- boards installed over the previously installed layer of mulch.

14. Any required pruning to retained site tree/s and the overhanging canopy of any neighbouring tree/s is to be done by a qualified Arborist to Australian Standard – *Pruning of Amenity Trees* AS4373 – 2007 Standards Australia.
15. Prior to the commencement of the development, a fee of \$1,127.69 must be paid to the Responsible Authority for the removal and replacement of the existing street tree located at the entrance of the proposed basement. The street tree will be replaced with the species, maturity and location of which will be selected by Council's Parks Services Department.
16. The existing street tree as noted in condition 14 to be removed must be replaced by a tree, the species, maturity and location of which must be to the satisfaction of Council's

Parks Services Department. The new tree must be planted and maintained to the satisfaction of Council at no expense to the Council.

17. The proposed works must not cause any damage to the canopy, roots or the Tree Protection Zone of the existing street trees around the site to be retained.
18. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the street trees at a radius of:
  - Purple-leaved plum on McKinnon Road – 3 metres
  - Ornamental pear on McKinnon Road – 2 metres
  - 2 x Manchurian pears on Joy Street – 2 metres each

from the base of the trunk to define a 'tree protection zone'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.

19. The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

Above ground canopy TPZ (Tree Protection Zone) to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6.

Tree Protection Zone (TPZ) fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.

Hand excavate any area within 1.5m of the Tree Protection Zone (TPZ). If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the Tree Protection Zone (TPZ). Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

20. No excavation is to come within:
  - Purple-leaved plum on McKinnon Road – 2.1 metres
  - Ornamental pear on McKinnon Road – 1.5 metres
  - 2 x Manchurian pears on Joy Street – 1.6 metres each

of the existing street tree (measured from the centre of the trunk) without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3.

21. Any pruning of the root system of any retained site tree or neighbouring tree is to be done by hand by a qualified Arborist.
22. Root sensitive footings such as pier and beam or screw pile footings (or similar) are to be used where any part of the development comes within the following TPZ's. If used, the beam should be designed to be positioned above soil grade to minimise soil excavation & root severance:
  - Tree 1 (neighbouring Pittosporum to South) – 3.5m
  - Tree 2 (neighbouring Bottlebrush to South) – 2.0m
  - Tree 3 (neighbouring Crepe Myrtle to South) – 2.0m
23. Root sensitive permeable paving such as 'on-ground' or no-dig' paving (or similar) is to be used where any part of the proposed paving comes within the following TPZ's:
  - Tree 1 (neighbouring Pittosporum to South) – 3.5m
  - Tree 2 (neighbouring Bottlebrush to South) – 2.0m
  - Tree 3 (neighbouring Crepe Myrtle to South) – 2.0m
24. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
25. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.
26. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
  - (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all weather sealcoat;
  - (d) drained;
  - (e) line-marked to indicate each car space and all access lanes;
  - (f) clearly marked to show the direction of traffic along the access lanes and driveways;to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
27. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing

or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.

28. The redundant vehicle crossing must be removed and footpath, nature strip and kerb and channel of the road reinstated matching the conditions of those abutting.
29. Prior to completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority; verifying that the basement floor has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced); and
30. Prior to the completion of the ramp to the basements, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced).

#### **Permit expiry**

31. This Permit will expire if:
  - The demolition, development and use does not start within two (2) years from the date of this Permit; or
  - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

#### **Conditions End**

#### **Notes:**

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning

- B. This Planning Permit represents the Planning approval for the use and development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- C. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an

interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

- D. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- E. The use of the land may require approval and/or registration under the Children's Services Regulations 1998.
- F. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

G. **Council's Asset Management Department Advise:**

**Drainage:**

- All on-site storm water is to be collected from the hard surface areas and must not be allowed to flow uncontrolled into adjoining properties. The on-site drainage system must prevent discharge from each driveway onto the footpath. Such a system may include either:
  - trench grate (150mm minimum internal width ) located within the property and/or;
  - Shaping the driveway so that water is collected in a grated pit on the property.
- Engineering Services encourage the use of rainwater tanks for storage and reuse for toilet and irrigation purpose and/or stormwater detention systems.
- Drainage associated with the basement (seepage/ground water and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest underground Council Drain /Pit and not be discharged to the kerb and channel.
- No net increase in peak stormwater runoff to the Council drainage network is allowed. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations prepared by a registered consulting Civil Engineer must be submitted to Council for approval prior to any construction works. When approved, these plans will be endorsed and form part of the plans submitted with town planning permit application.

**General:**

- An Asset Protection Permit must be obtained from Council's Engineering Services Department prior to the commencement of any building works.
- All relevant Engineering Permits must be obtained prior to any works within the Road Reserve and/or stormwater connection to the Council drainage network.

**BACKGROUND**

The subject has operated as a child care centre for a number of years. In 1972, a permit was issued for the site to accommodate 43 children. In 2002, a permit was issued for the site to allow up to 73 children. The centre currently operates under this permit.

The subject site contains a single storey building with a driveway entrance off McKinnon Road. This driveway accommodates 3 existing car parking spaces.

**ISSUES AND DISCUSSION**

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Car parking and traffic
- Objectors concerns

Proposal

- Demolition of the existing single storey building
- Construction of a double storey building above basement
- The basement (accessed via a ramp on Joy Street) accommodates a total of 17 car spaces (including one disabled access space)
- Ground floor containing 4 x kids rooms, a reception area & staff amenities areas with pedestrian access on Joy Street and outdoor play areas to the north and south of the building as well as 2 x car at-grade parking spaces accessed off McKinnon Road.
- A first floor containing 3 x kids rooms, toilets, stores, planning area and balcony/play areas on the northern, western and southern side of the site.
- The proposal is to increase the overall child care numbers from 73 to 114 (an increase of 41 child care places).
- Overall height of 8.2 metres
- Site Coverage of 52%

Objectors' concerns

- Neighbourhood character
- Poor location for child care centre of proposed size
- Traffic and car parking
- Height, massing and bulk
- Overlooking
- Overshadowing and loss of natural daylight
- Construction management concerns
- Loss of landscaping
- Noise
- Location of basement and impacts on foundations of adjoining dwellings

Referrals***Transport Planning***

- In principle, no objection to the proposal
- Does not support the existing spaces at grade accessed off McKinnon Road, as concern is raised with motorists having to reverse on to the footpath.
- Further dimensions/notes required to ensure compliance with Planning Scheme design standards.
- A car parking management plan must be provided to demonstrate how the parking between staff and parents will occur and how the car parking spaces will be managed throughout the day.
- The anticipated additional 37 vehicles trips during each of the peak periods will not have a major impact on the operation and function of McKinnon Road and the surrounding road network.

***Landscape Officer***

- No high value site trees on the subject site so tree removal can be supported.
- Adequate area within the proposed development to provide for planting of 9 canopy trees post-construction.
- Tree protection measures are required to ensure protection of the adjoining trees to the south on No. 8 Joy Street & No. 27 Valkstone Street.

***Asset Engineering***

- No objection to the proposal subject to standard notes and conditions on any permit issued.

***Parks Services***

- The majority of the street trees surrounding the site must be protected during construction.
- A tree on Joy Street must be removed and replaced at cost to the applicant.

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

N/A

**POLICY AND LEGISLATIVE IMPLICATIONS**Zoning and policy context

The subject site is located within a Neighbourhood Residential Zone which has a purpose to support the establishment of a limited range of non-residential uses serving local community needs in appropriate locations.

A key policy requirement of the Child Care Centre Policy (Clause 22.11) is to ensure the integration of child care centres into residential areas with minimal impact to the amenity of the surrounding residential properties.

The proposal meets all requirements for Preferred Location as defined by Clause 22.11 as the proposed child care centre:

- is located on a corner site on a secondary road;
- is situated reasonably close to a number of schools and pre-schools including Valkstone Primary School and McKinnon Secondary College;
- No record of any legal brothels (obtaining a planning permit) is identified within 200 metres of the subject site.

It should be noted that Council's Child Care Centre Policy was updated through Planning Scheme Amendment C123 on 14 January 2016 and the reference to discourage the location of a child care centre in a Minimal Change Area was deleted.

Given the purpose of the zoning and location characteristics as set out above, it is considered that the location of the site is appropriate for a child care centre and complies with the Policy.

#### Neighbourhood character and streetscape

Generally, a limited style of housing types and styles can be found in the area, including single and double storey detached dwellings and some dual occupancy developments. The immediately abutting properties are all zoned Neighbourhood Residential and have no neighbourhood character or heritage based overlay controls.

The proposed double storey scale is appropriate to the zoning and policy context. The low pitched roof form and mixture of materials including natural finish brick, and light and dark cladding is appropriate to the residential context.

The proposal incorporates large balconies on the northern/southern and western sides at first floor level. Whilst a non-residential building will have a somewhat different built form that of the surrounding low scale residential buildings, it is acknowledged that the size of the balconies is large and prominent to the streetscape. Therefore, a condition is recommended that they be reduced in size and pulled back from both the Joy Street frontage and the southern boundary.

#### Height, scale and massing

It is acknowledged that the proposed development is a non-residential building. The maximum building height allowed for residential building in the Neighbourhood Residential Zone and ResCode requirements are technically not applicable to the proposal. However, the proposed built form needs to be respectful to the surrounding residential environment and Council's Child Care Centres Policy (Clause 22.11). Given the maximum allowable height in the Neighbourhood Residential Zone is 9 metres for residential buildings, and the proposed overall building height of the child care centre is 8.2 metres, the height is considered acceptable.

#### Amenity impacts

The proposal complies with the side and rear setback Standards of ResCode and consideration has been given in the design to the impact of the balconies (with the first floor balcony to the south set back over 8 metres from the open secluded private open space of No. 27 Valkstone Street). Subject to conditions requiring the reduction of the size of the balconies from the western and southern property boundaries, the overall setbacks are considered appropriate.

East facing first floor windows have been designed as highlight windows to avoid downwards views to the adjacent residential property. Where the balconies are adjacent to residential properties, they are appropriately screened having regard to ResCode standards. A condition is recommended to ensure this occurs.

The applicant has also included acoustic fencing around the southern and eastern boundaries and at the balcony play areas at first floor in appropriate locations. This is considered an appropriate response to immediately abutting residential properties.

The proposed hours of operation are between 7.00am and 6.30pm, Monday to Friday, which is in accordance with the Non-Residential Uses in Residential Zones Policy.



### Landscaping

Sufficient area has been provided on the ground floor for garden area. A condition is recommended by Council's landscape architect to require a total of 9 advanced canopy trees along the northern and western boundaries.

Additionally, potential impacts to neighbouring trees located at 8 Joy Street and 27 Valkstone Street have been identified. Tree protection measures are included in the proposed permit conditions.

### Car Parking and Traffic

Child Care Centres have a Car Parking rate of 0.22 car spaces for every child permitted. However, in the case of an increase to the use (such as an increase to the number of children provided for on site, the rate only applies to the amount the use is increasing by so long as the existing number of car spaces on site is not being reduced).

Therefore, Clause 52.06 (Car Parking) requires the provision of 12 on-site car parking spaces based on 114 places proposed (an additional 41 spaces). The proposal provides 19 on-site car parking spaces, which is in excess of the statutory requirement.

Staff numbers cannot be controlled by the statutory car parking rate, however a Car Parking Management Plan (CPMP) is considered appropriate to ensure the detailed operation of the car parking has been considered including the allocation of staff parking, drop off areas and will require education of parents and staff of the centre.

A double crossover located approximately 2.5 metres from the southern boundary will provide vehicular access to the basement parking via Joy Street. Pedestrian access to the centre will be via an entrance on Joy Street. Council's Traffic Engineering Department is generally supportive of the proposed access design but requires further dimensions in basement and the 2 at grade spaces accessed from McKinnon Road to be removed due to prevent cars reversing out of this driveway. This is however a controlled speed environment and the retention of these car parking spaces is considered acceptable.

Council's Transport Planning Department's review of the Traffic Engineering Assessment report submitted with the application is that the proposal would satisfy relevant criteria for parking demand and increased traffic volumes. Whilst there would be an appreciable increase in traffic volumes during the morning and afternoon periods, it is considered that these additional vehicle movements would not have a major impact on the operation and function of the surrounding road network.

### Management Plan Requirements

A Construction Management Plan (CMP), Parking Management Plan (PMP) and Waste Management Plan (WMP) are recommended as conditions to protect the amenity of the surrounding residential properties.

## **COMMUNICATION AND ENGAGEMENT**

### **1. Public Notice (Statutory)**

- 15 properties notified
- 21 notices sent (owners and occupiers)
- 2 x signs erected on site
- 36 objections received

## 2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Magee, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- Traffic and car parking issues (people won't use the basement car park as it's inconvenient; there are not enough car spaces or appropriate access in the basement);
- Built form is not compatible with the existing neighbourhood character and streetscape;
- The scale of the child care centre is too large to be situated in this location;
- Amenity impacts including noise from children, overlooking, and flooding;
- Visual bulk impacts to surrounding residential properties;
- Unsafe traffic conditions for locals and future users of the childcare centre as Joy Street is too narrow a residential street to accommodate the demand/appropriate access and egress.

### Undertakings by the Applicant

N/A

### **LINK TO COUNCIL PLAN**

Liveable and Well Designed:

A well planned City that is a great place to live.

### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

### **CONCLUSION**

That a Notice of Decision to Grant a Planning Permit be issued.

# FOLKESTONE INVESTMENT MANAGEMENT PTY LTD BENTLEIGH EAST EARLY LEARNING CENTRE

364 MCKINNON ROAD, BENTLEIGH EAST, VIC 3165

## TOWN PLANNING - NOT FOR CONSTRUCTION

20.12.2017



**ADVERTISED PLAN**  
7 OF 31

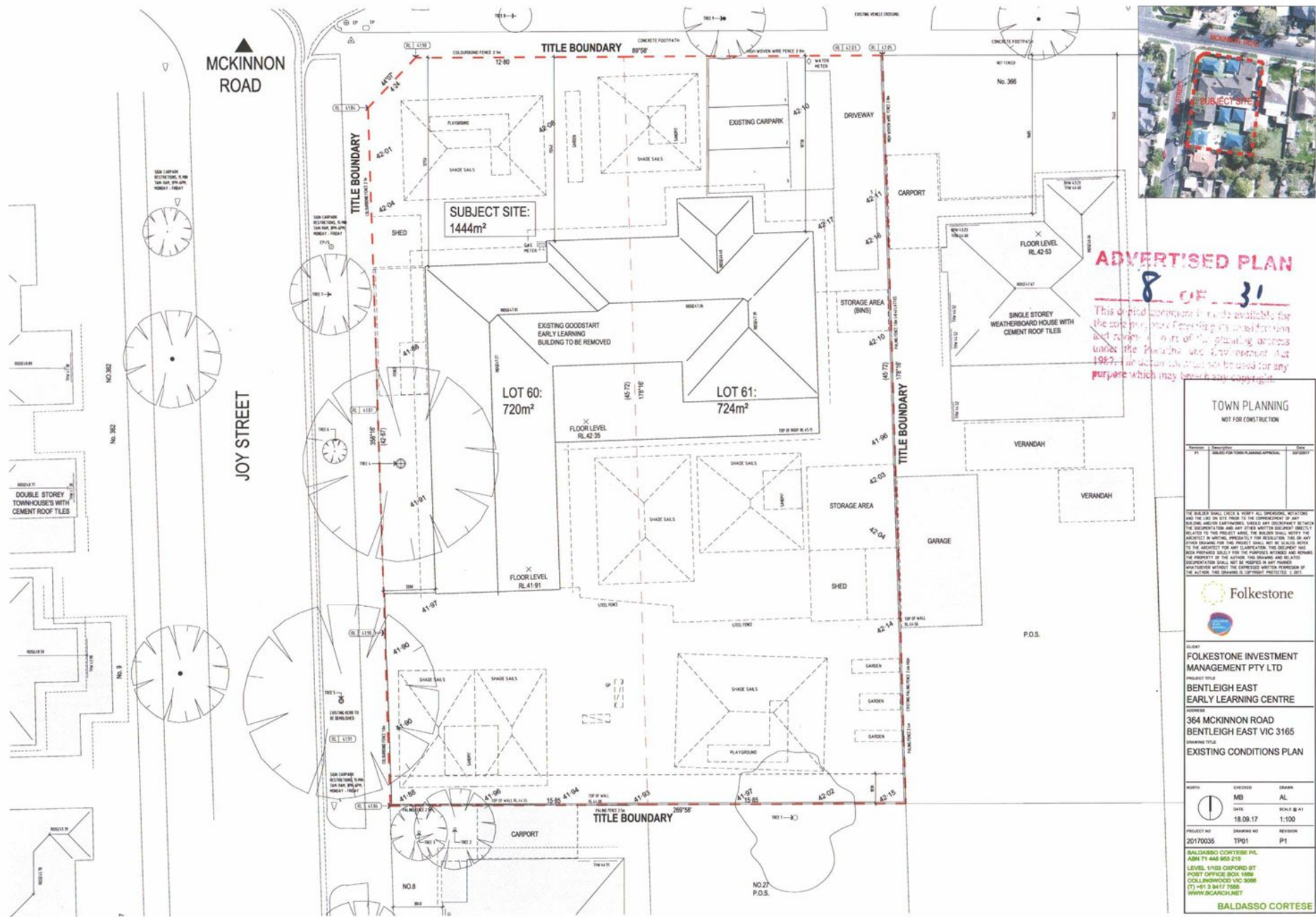
This copied document is made available for the sole purpose of providing a visualisation and review for part of the planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

THE READER SHALL CHECK & VERIFY ALL DIMENSIONS, NOTATIONS AND THE USE OF ALL TOOLS TO THE CONSTRUCTION OF ANY BUILDING AND/OR EQUIPMENT, SHOULD ANY DISCREPANCY BETWEEN THE INFORMATION AND ANY OTHER WRITTEN DOCUMENT RELATES TO THIS PROJECT AND, THE READER SHALL NOTIFY THE ARCHITECT IN WRITING, SPECIFICALLY FOR RESOLUTION. THIS OR ANY OTHER DRAWING FOR THIS PROJECT SHALL NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS COPYRIGHT PROTECTED. © 2017.

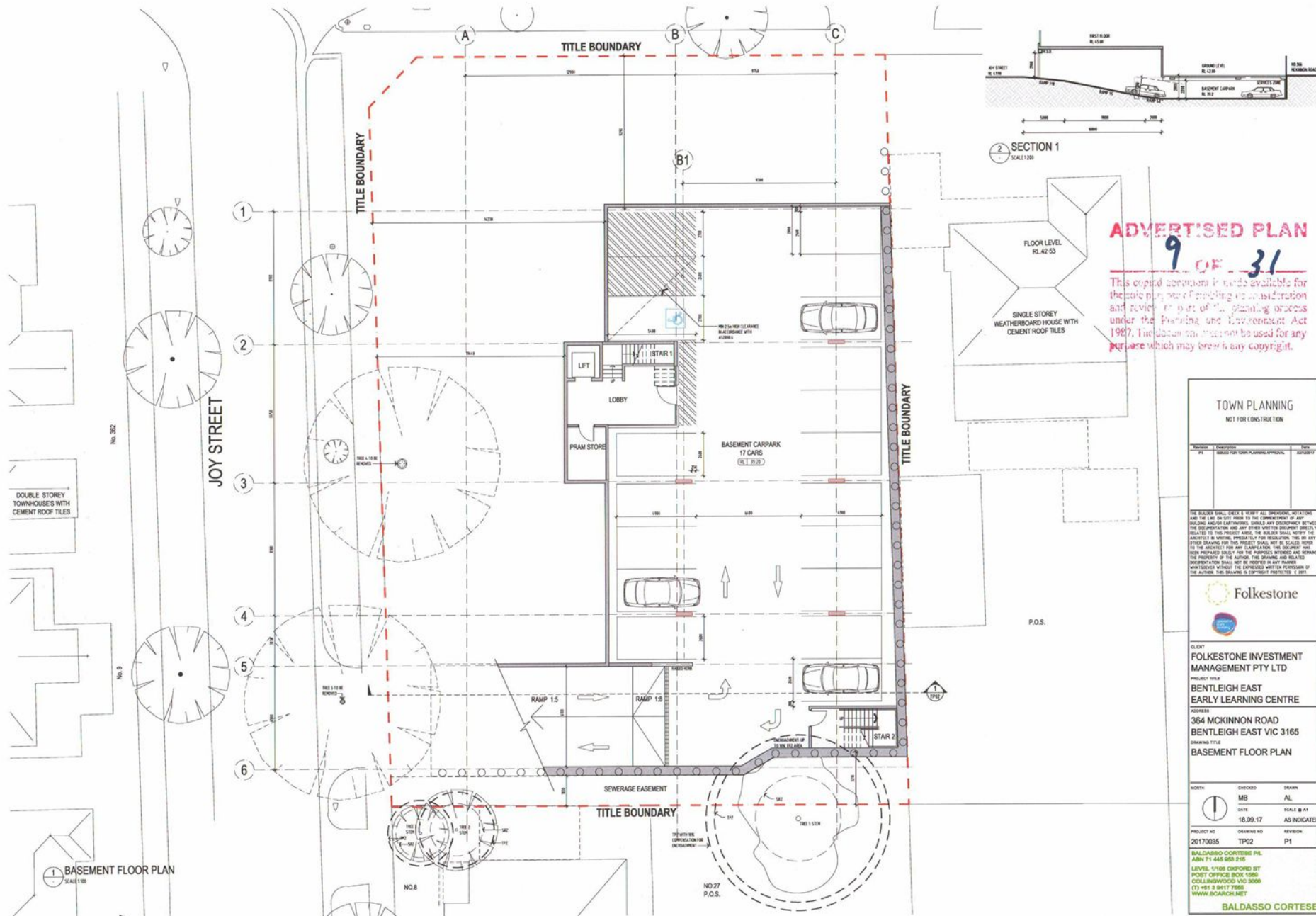
**Folkestone**

NORTH	CHECKED	DRAWN
	MB	AL
	DATE	SCALE @ A1
	21.10.17	-
PROJECT NO.	DRAWING NO.	REVISION
20170035	TP00	P1
<b>BALDASSO CORTESI P/L</b> ABN 74 448 880 276 LEVEL 5/103 OXFORD ST POST OFFICE BOX 1888 COLLINGWOOD VIC 3068 (T) +61 3 9417 7588 WWW.BCDARCHITECT.NET		
<b>BALDASSO CORTESI</b>		

Records Management  
22 DEC 2017  
Received







AREA & ROOM SCHEDULE			
AREA PROVIDED		MIN REQUIRED	
ROOM 01	78m <sup>2</sup>	12 < 1 YRS	78m <sup>2</sup>
ROOM 02	78m <sup>2</sup>	12 1-3 YRS	78m <sup>2</sup>
ROOM 03	78m <sup>2</sup>	12 3-5 YRS	78m <sup>2</sup>
ROOM 04	78m <sup>2</sup>	12 5-7 YRS	78m <sup>2</sup>
ROOM 05	78m <sup>2</sup>	22 > 3 YRS	73m <sup>2</sup>
ROOM 06	78m <sup>2</sup>	22 > 3 YRS	73m <sup>2</sup>
ROOM 07	78m <sup>2</sup>	22 > 3 YRS	73m <sup>2</sup>
TOTAL NUMBER OF CHILDREN = 114			
AVERAGE 3.3m <sup>2</sup> / CHILD (MINIMUM 1.0m <sup>2</sup> AREA/CHILD AREA)			
OUTDOOR PLAY AREA REQUIREMENT			
NO OF CHILDREN 114 X 7m <sup>2</sup> PER CHLD = 798m <sup>2</sup> REQUIRED			
OUTDOOR PLAY (GND & FIRST FLOOR) = 930m <sup>2</sup> PROVIDED			

DEVELOPMENT SUMMARY	
BUILDING LEVEL	AREA (SqM)
SITE AREA	1,444 m <sup>2</sup>
BASEMENT LEVEL	576 m <sup>2</sup>
GROUND FLOOR	756 m <sup>2</sup>
FIRST FLOOR	385 m <sup>2</sup>
TOTAL FLOOR AREA	1141 m <sup>2</sup>
SITE COVERAGE (%)	52 %

TOWN PLANNING		
NOT FOR CONSTRUCTION		
APPROVAL	REMARKS	DATE
PT	APPROVED FOR TOWN PLANNING APPROVAL	08/07/2017

THE BUILDING OWNER AND DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE COMPETENT AUTHORITY AND FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE COMPETENT AUTHORITY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE COMPETENT AUTHORITY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE COMPETENT AUTHORITY. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE COMPETENT AUTHORITY.

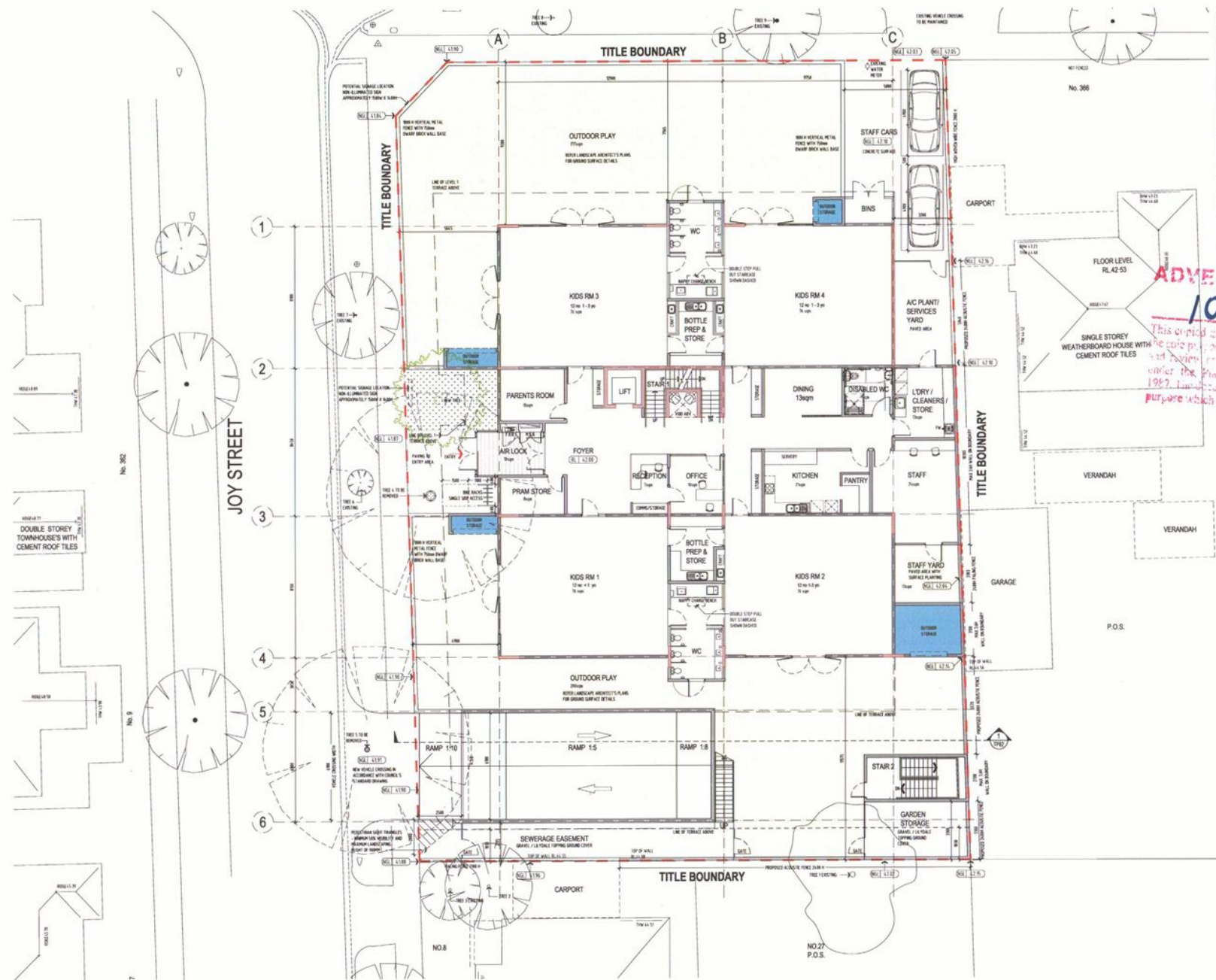


CLIENT  
FOLKESTONE INVESTMENT MANAGEMENT PTY LTD  
PROJECT TITLE  
BENTLEIGH EAST EARLY LEARNING CENTRE  
ADDRESS  
364 MCKINNON ROAD  
BENTLEIGH EAST VIC 3165  
DRAWING TITLE  
GROUND FLOOR PLAN

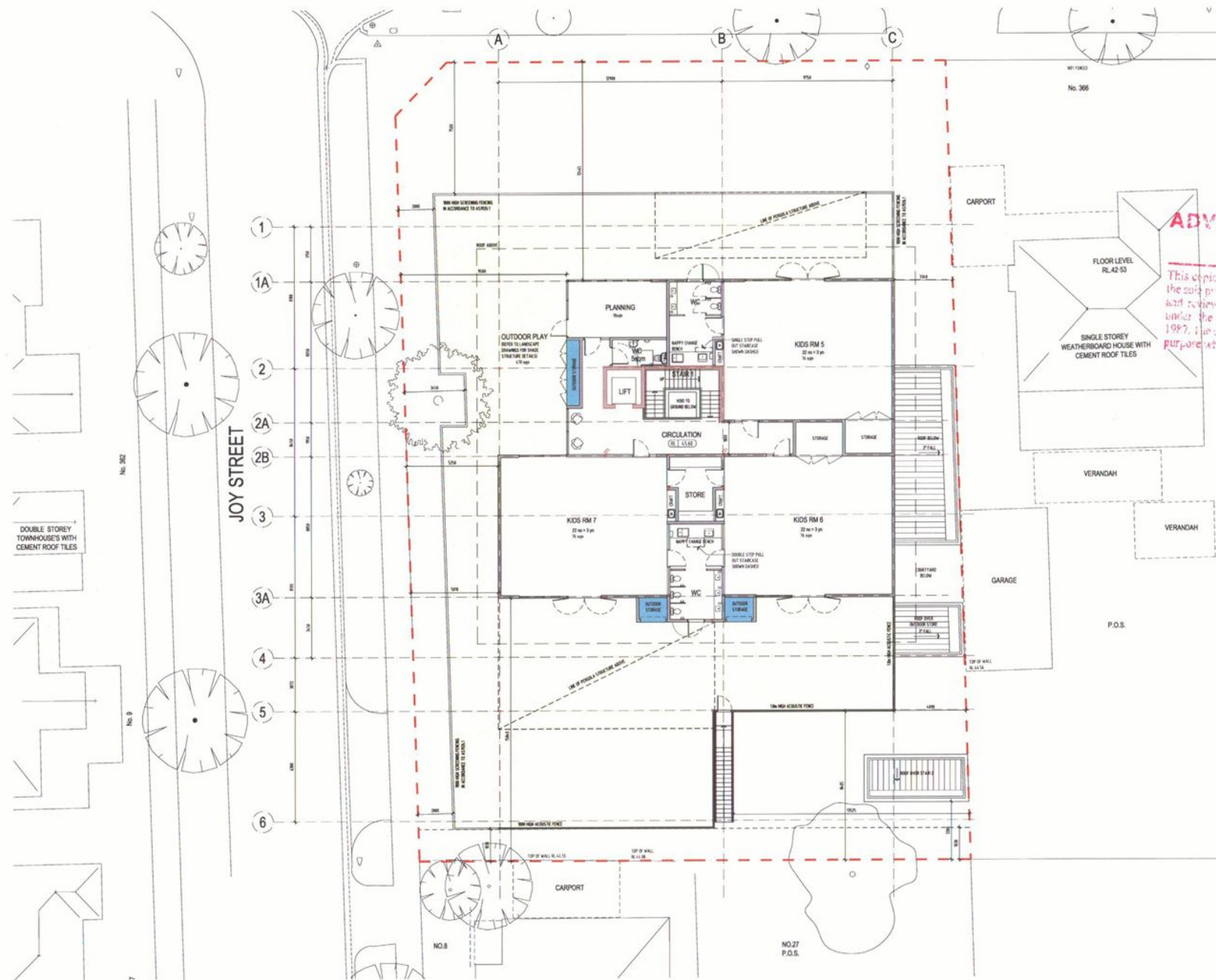
NORTH	CHECKED	DRAWN
MB	AL	
DATE	18.09.17	SCALE @ A1
		1:100
PROJECT NO	DRAWING NO	REVISION
20170035	TP03	P1

BALDASSO CORTESSE P/L  
ABN 77 646 860 2716  
LEVEL 1/103 OXFORD ST  
POST OFFICE BOX 1588  
COLLINGSWOOD VIC 3066  
(T) +61 3 9417 7585  
WWW.BALDASSO.COM.AU

BALDASSO CORTESSE







AREA & ROOM SCHEDULE		
AREA PROVIDED	MIN REQUIRED	
ROOM 01	76m²	12 < 1 YRS
ROOM 02	76m²	12 1-3 YRS
ROOM 03	76m²	12 1-3 YRS
ROOM 04	76m²	12 1-3 YRS
ROOM 05	76m²	22 > 3 YRS
ROOM 06	76m²	22 > 3 YRS
ROOM 07	76m²	22 > 3 YRS
TOTAL NUMBER OF CHILDREN = 114		
AVERAGE 1.97 CHILDREN PER LOT AREA/LOT AREA		
OUTDOOR PLAY AREA REQUIREMENT		
NO OF CHILDREN 114 X 7m² PER CHILD = 798m² REQUIRED		
OUTDOOR PLAY (GND & FIRST FLOOR) = 500m² PROVIDED		

**ADVERTISED PLAN**  
 11 OF 31  
 This copied document is made available for the sole purpose of providing it for consideration and review in part of the planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

### TOWN PLANNING

NOT FOR CONSTRUCTION

REVISION	DATE	BY
1	18.09.17	MB

THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS, NOTATIONS AND THE LINE ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING AND/OR LANDSCAPING. SHOULD ANY DISCREPANCY BETWEEN THE DOCUMENTATION AND ANY OTHER WRITTEN DOCUMENT DIRECTLY RELATED TO THE PROJECT ARISE, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY FOR RESOLUTION. THIS IN ANY OTHER DRAWING FOR THIS PROJECT SHALL NOT BE SCALE. THE ARCHITECT'S SIGNATURE AND SEAL SHALL BE REQUIRED TO BE PLACED ON ANY OTHER DRAWING FOR THIS PROJECT. THE ARCHITECT'S SIGNATURE AND SEAL SHALL NOT BE REQUIRED TO BE PLACED ON ANY OTHER DRAWING FOR THIS PROJECT. THE ARCHITECT'S SIGNATURE AND SEAL SHALL NOT BE REQUIRED TO BE PLACED ON ANY OTHER DRAWING FOR THIS PROJECT.

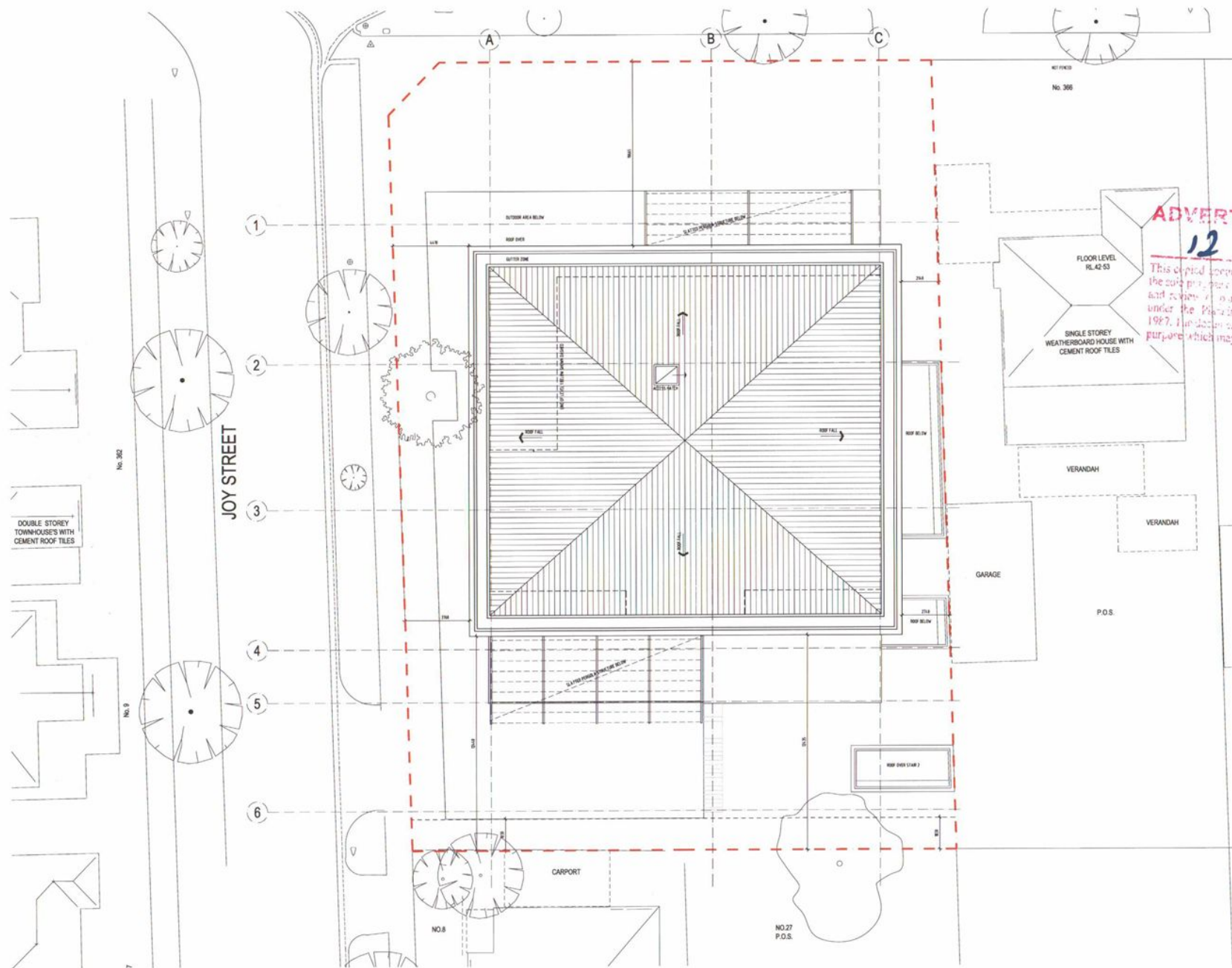
**Folkestone**

CLIENT  
**FOLKESTONE INVESTMENT MANAGEMENT PTY LTD**  
 PROJECT TITLE  
**BENTLEIGH EAST EARLY LEARNING CENTRE**  
 ADDRESS  
**364 MCKINNON ROAD BENTLEIGH EAST VIC 3165**  
 DRAWING TITLE  
**FIRST FLOOR PLAN**

NORTH	CHECKED	DRAWN
	MB	AL
	DATE	SCALE @ A1
	18.09.17	1:100
PROJECT NO	DRAWING NO	REVISION
20170035	TP04	P1

**BALDASSO CORTESE P/L**  
 ABN 71 448 860 218  
 LEVEL 1/103 OXFORD ST  
 POST OFFICE BOX 1588  
 COLLINGWOOD VIC 3068  
 (T) +61 3 9417 7505  
 WWW.BCMARCHITECT.COM

**BALDASSO CORTESE**



**ADVERTISED PLAN**  
**12 OF 31**  
 This copied document is made available for the sole purpose of providing a visualisation and review of the planning process under the Planning and Development Act 1987. It should not be used for any purpose which may breach any copyright.

**TOWN PLANNING**  
 NOT FOR CONSTRUCTION

DATE	REVISION	BY	FOR
P1	ISSUED FOR TOWN PLANNING APPROVAL	MB	NOTIFIED

THE DRAWING SHALL BE THE PROPERTY OF THE AUTHOR AND SHALL REMAIN THE PROPERTY OF THE AUTHOR. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR. THIS DRAWING IS COPYRIGHT PROTECTED © 2017.

**Folkestone**

CLIENT:  
**FOLKESTONE INVESTMENT MANAGEMENT PTY LTD**

PROJECT TITLE:  
**BENTLEIGH EAST EARLY LEARNING CENTRE**

ADDRESS:  
**364 MCKINNON ROAD BENTLEIGH EAST VIC 3165**

DRAWING TITLE:  
**ROOF PLAN**

NORTH	CHECKED	DRAWN
MB	AL	
DATE	SCALE	
17.10.17	1:100	

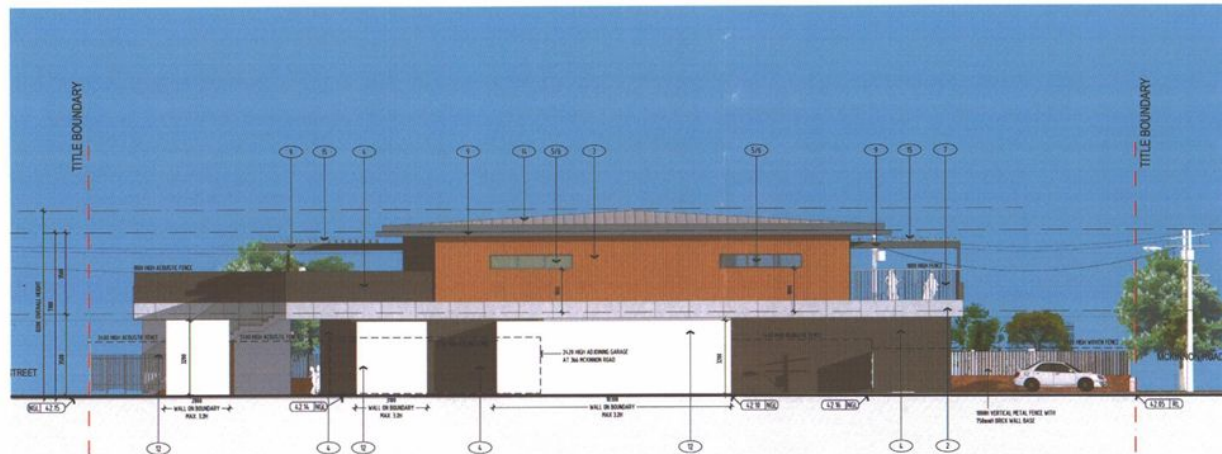
PROJECT NO.	DRAWING NO.	REVISION
20170035	TP05	P1

**BALDASSO CORTESSE P/L**  
 ABN 71 448 880 215  
 LEVEL 1/103 OXFORD ST  
 POST OFFICE BOX 1688  
 COLLINGWOOD VIC 3068  
 (T) +61 3 9417 7555  
 WWW.BALDASSO.NET

**BALDASSO CORTESSE**







MATERIAL LEGEND	
1.	BRICK, NATURAL FINISH
2.	PROPRIETARY CLADDING SYSTEM, LIGHT GREY FINISH
3.	VERTICAL BOARD CLADDING, NATURAL FINISH
4.	VERTICAL BOARD CLADDING, DARK GREY FINISH
5.	CLEAR GLAZING
6.	METAL WINDOW/DOOR FRAMES, DARK GREY FINISH
7.	VERTICAL METAL BALUSTRADE, WHITE FINISH
8.	VENTILATION LOUVER, DARK GREY FINISH
9.	STEEL, DARK GREY PAINT FINISH
10.	BRICK, OFF-WHITE FINISH
11.	DARK GREY PAINT FINISH
12.	LIGHT GREY PAINT FINISH
13.	PROPRIETARY CLADDING SYSTEM, DK GREY FINISH
14.	METAL DECK ROOFING, LIGHT GREY FINISH
15.	TIMBER SLATS

## ADVERTISED PLAN

14 OF 31  
his digital document is made available for the sole purpose of providing a consideration and review in part of the planning process under the Planning and Environment Act 1987. The document shall not be used for any purpose which may breach any copyright.

3 EAST  
SCALE 1:100

NOTE: REFER TO ACOUSTIC ENGINEER'S REPORT FOR ACOUSTIC FENCE TYPES



MATERIAL LEGEND	
1.	BRICK, NATURAL FINISH
2.	PROPRIETARY CLADDING SYSTEM, LIGHT GREY FINISH
3.	VERTICAL BOARD CLADDING, NATURAL FINISH
4.	VERTICAL BOARD CLADDING, DARK GREY FINISH
5.	CLEAR GLAZING
6.	METAL WINDOW/DOOR FRAMES, DARK GREY FINISH
7.	VERTICAL METAL BALUSTRADE, WHITE FINISH
8.	VENTILATION LOUVER, DARK GREY FINISH
9.	STEEL, DARK GREY PAINT FINISH
10.	BRICK, OFF-WHITE FINISH
11.	DARK GREY PAINT FINISH
12.	LIGHT GREY PAINT FINISH
13.	PROPRIETARY CLADDING SYSTEM, DK GREY FINISH
14.	METAL DECK ROOFING, LIGHT GREY FINISH
15.	TIMBER SLATS

## ADVERTISED PLAN

14 OF 31  
his digital document is made available for the sole purpose of providing a consideration and review in part of the planning process under the Planning and Environment Act 1987. The document shall not be used for any purpose which may breach any copyright.

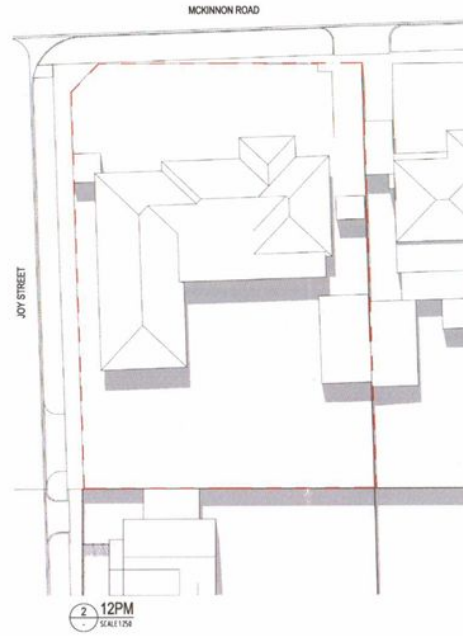
4 SOUTH  
SCALE 1:100

NOTE: REFER TO ACOUSTIC ENGINEER'S REPORT FOR ACOUSTIC FENCE TYPES

TOWN PLANNING NOT FOR CONSTRUCTION	
APPROVED	DATE
PL	18.09.17
THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS, NOTATIONS AND THE LANE OR SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING AND/OR LANDSCAPING. SHOULD ANY DISCREPANCY BETWEEN THE DOCUMENTATION AND ANY OTHER WRITTEN DOCUMENT DIRECTLY RELATED TO THE PROJECT ARISE, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY. THE BUILDER SHALL NOT BE RESPONSIBLE FOR ANY OTHER DRAWING FOR THIS PROJECT SHALL NOT BE SCALED. NEVER TO THE ARCHITECT FOR ANY CLARIFICATION. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR THE PURPOSES REFERRED AND REMAINS THE PROPERTY OF THE ARCHITECT. THIS DRAWING AND RELATED DOCUMENTATION SHALL NOT BE REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS COPYRIGHT PROTECTED. © 2017	
<b>CLIENT</b> FOLKESTONE INVESTMENT MANAGEMENT PTY LTD <b>PROJECT TITLE</b> BENTLEIGH EAST EARLY LEARNING CENTRE <b>ADDRESS</b> 364 MCKINNON ROAD BENTLEIGH EAST VIC 3165 <b>DRAWING TITLE</b> PROPOSED ELEVATIONS SHEET 2	
<b>MONTH</b> MB <b>DATE</b> 18.09.17 <b>PROJECT NO.</b> 20170035	<b>CHECKED</b> MB <b>DATE</b> 18.09.17 <b>DRAWING NO.</b> TP07
<b>DRAWN</b> AL <b>SCALE @ A1</b> 1:100 <b>REVISION</b> P1	<b>BALDASSO CORTESE P/L</b> ABN 71 646 960 210 LEVEL 1/108 CHOPARD ST POST OFFICE BOX 1888 COLLINGWOOD VIC 3068 (T) +61 3 9417 7555 WWW.BCMARCH.NET
<b>BALDASSO CORTESE</b>	

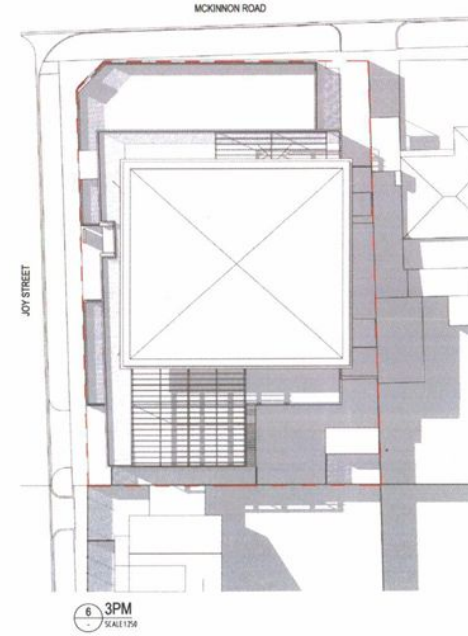
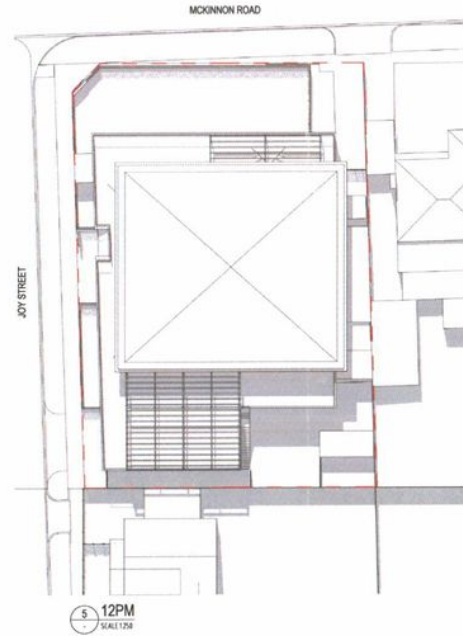
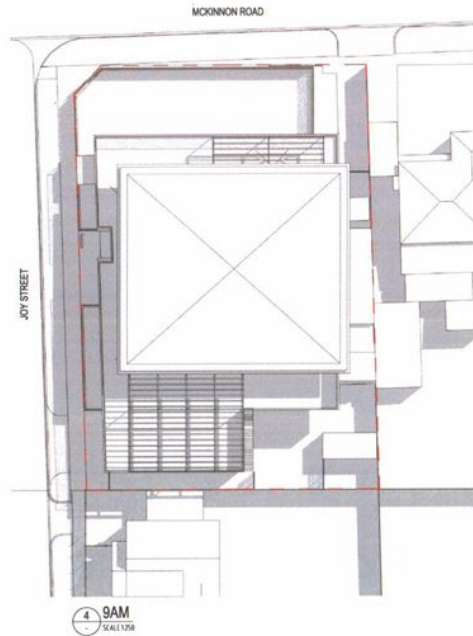


EXISTING



**ADVERTISED PLAN**  
**15 OF 31**  
 This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PROPOSED



TOWN PLANNING NOT FOR CONSTRUCTION		
PREPARED BY	DATE	REVISION
PREPARED FOR TOWN PLANNING APPROVAL		
<p>THE BUILDER SHALL CHECK &amp; VERIFY ALL DIMENSIONS, NOTATIONS AND THE LANE OR SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING AND/OR LANDSCAPING. SHOULD ANY DISCREPANCY BETWEEN THE INFORMATION AND ANY OTHER WRITTEN DOCUMENT DIRECTLY RELATING TO THIS PROJECT ARISE, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY. NO RECORDING, RE-USE OR OTHER DRAWING FOR THIS PROJECT SHALL BE IN SCALE, EITHER FOR THE ARCHITECT OR ANY CLERK. THE BUILDER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OF THE ARCHITECT OR ANY OTHER PARTY. THE BUILDER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OF THE ARCHITECT OR ANY OTHER PARTY. THE BUILDER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY OF THE ARCHITECT OR ANY OTHER PARTY.</p>		
<p><b>Folkestone</b></p>		
<p>CLIENT: FOLKESTONE INVESTMENT MANAGEMENT PTY LTD</p>		
<p>PROJECT TITLE: BENTLEIGH EAST EARLY LEARNING CENTRE</p>		
<p>ADDRESS: 364 MCKINNON ROAD BENTLEIGH EAST VIC 3165</p>		
<p>DRAWING TITLE: SHADOW DIAGRAMS 9AM, 12PM, 3PM SEPTEMBER EQUINOX</p>		
NORTH	CHECKED	DRAWN
	MB	AL
	DATE	SCALE @ A1
	18.09.17	1:250
PROJECT NO	DRAWING NO	REVISION
20170035	TP08	P1
<p>BALDASSO CORTESE P/L ABN 71 648 880 210 LEVEL: 1/100 OXFORD ST POST OFFICE BOX 1988 COLLINGWOOD VIC 3068 (T) +61 3 9417 7585 WWW.BCARCHITECTS.NET</p>		
<p><b>BALDASSO CORTESE</b></p>		



1 VIEW FROM MCKINNON ROAD  
SCALE



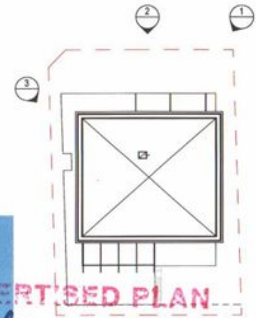
2 VIEW FROM MCKINNON ROAD  
SCALE



3 VIEW FROM JOY STREET  
SCALE



4 BIRDSEYE VIEW FROM JOY STREET  
SCALE



ADVERTISED PLAN

16 OF 31  
This copied document is available for the sole purpose of providing information and review in part of the planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

TOWN PLANNING NOT FOR CONSTRUCTION		
APPROVED	DATE	BY
<p>THE BUILDER SHALL VERIFY &amp; VERIFY ALL DIMENSIONS, LOCATIONS AND THE LAY OUT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. THE BUILDER SHALL NOTIFY ANY DISCREPANCY BETWEEN THE INFORMATION AND ANY OTHER MATERIAL DOCUMENT DIRECTLY RELATING TO THE PROJECT EARLY. THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY FOR RESOLUTION. THIS OR ANY OTHER DOCUMENT FOR THIS PROJECT SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS COPYRIGHT PROTECTED © 2017.</p>		
<p><b>Folkestone</b></p>		
<p>CLIENT FOLKESTONE INVESTMENT MANAGEMENT PTY LTD</p>		
<p>PROJECT TITLE BENTLEIGH EAST EARLY LEARNING CENTRE</p>		
<p>ADDRESS 364 MCKINNON ROAD BENTLEIGH EAST VIC 3165</p>		
<p>DRAWING TITLE PROPOSED 3D VIEWS</p>		
NORTH	DRAWN	DATE
	MB	18.06.17
	AL	SCALE @ A1
		1:100
PROJECT NO	DRAWING NO	REVISION
20170035	TP09	P1
<p>BALDASSO CORTESSE P/L ABN 71 448 983 216 LEVEL 5/105 OXFORD ST POST OFFICE BOX 1988 COLLINGWOOD VIC 3068 (T) +61 3 9417 7595 WWW.BCDARCHITECT</p>		
<p><b>BALDASSO CORTESSE</b></p>		



**ITEM 9.3        7-11 BELSIZE AVENUE, CARNEGIE****Author:**        *Jessie Wu, Senior Town Planner***File No:**        *GE/PP-31395/2017***Attachments:**   *Advertised plans***PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	Construction of a four (4) storey building comprising 36 dwellings above basement car parking and reduction of visitor car parking requirement.
<b>MUNICIPAL STRATEGIC STATEMENT</b>	Urban Villages Policy (Clause 22.05)
<b>APPLICANT</b>	Steller 248 Pty Ltd
<b>PLANNING SCHEME CONTROLS</b>	Residential Growth Zone (Schedule 1) Parking Overlay (PO2-2) (not applicable) Car Parking – Clause 52.06 Bicycle Parking – Clause 52.34
<b>OBJECTIONS</b>	10

**RECOMMENDATION**

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-31395/2017 at 7-11 Belsize Avenue, Carnegie, in accordance with the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP100 Rev B, TP101-103 Rev A, TP104 Rev B, TP150 Rev B, TP400-402 Rev A, TP450 Rev A dated 15/11/17 and 22/01/2018 and drawn by Ewert Leaf) but modified to show:

General

- (a) A plan demonstrating how the north, east and south balconies at level 3 comply with Standard B22 (Overlooking) at Clause 55.04-6 of the Glen Eira Planning Scheme, and the provision of any screening required to ensure compliance with the standard.
- (b) An Environmentally Sustainable Design Report outlining how the development complies with Standard B39 and B49 of Clause 55.07 of the Glen Eira Planning Scheme. Any recommendations within this report must be notated on the plans.
- (c) A notation on the plans that the dwellings will not exceed a maximum NatHERS annual cooling load of 21mj/m<sup>2</sup>.
- (d) A schedule of construction materials, external finishes and colours (incorporating paint and render samples).
- (e) Notations stating that all existing crossovers on Belsize Avenue are to be removed and reinstated with footpath / nature strip to Council's satisfaction.
- (f) Location of any substation/services/metres to be clearly shown on the plans and to be an integral part of the development design.
- (g) A Landscape Plan in accordance with Condition 2.

Car Parking

- (h) Car parking to be provided in accordance with Condition 12.
- (i) The access way be redesigned to either include a passing area as per the design requirements set out under Clause 52.06 (i.e. 6.1 metres in width by 7 metres in length) or be designed as a single width access way ramp, measuring 3 metres in width including 300mm kerbs on each side (6.1 metres in total). This should be clearly shown and dimensioned on the plans.
- (j) The proposed crossover must be shown measuring at the same width as the trafficable section of the access way and designed as splayed crossovers in accordance with Council's requirement and standards.
- (k) All car space allocated to residents need to be allocated to each of the dwellings i.e. shown annotated as spaces 1 to 36.

When approved, the plans will be endorsed and will then form part of this Permit.

2. A detailed Landscape Plan must be submitted to Council, to the satisfaction of the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate the following:
- (a) A survey, including botanical names, of all existing vegetation to be retained.
  - (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
  - (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
  - (d) Landscaping and planting within all open space areas of the site.
  - (e) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
    - (i) 9 trees along the northern boundary;
    - (ii) 7 trees along the southern boundary;
    - (iii) 9 trees along the eastern boundary;
    - (iv) 8 trees along the western boundary; and
    - (v) 1 larger tree species within each of the north-west, north-east and south-east site corners.

Or 36 trees as above in locations to the satisfaction of the Responsible Authority.

Trees are not to be sited over easements. All species selected must be to the satisfaction of the Responsible Authority.

3. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.
4. Before the development starts, tree protection fencing must be erected around the street trees at the following radial distances:
- Street Tree 1 (the Brush Box on the nature strip adjacent to No. 5 Belsize Avenue) – 5.4 metres
  - Street Tree 2 (the Brush Box on the nature strip adjacent to No. 7 Belsize Avenue) – 2 metres
  - Street Tree 3 (the Brush Box on the nature strip adjacent to No. 9 Belsize Avenue) – 4.8 metres

Temporary fencing is to be used as per AS 4870-2009 section 4.3 to form a tree protection zone (TPZ). These fences must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fences must remain in place until the construction within the TPZ is completed. The TPZ for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the TPZ. No storage or dumping of tools, equipment or waste is to occur within the TPZ.

5. The ground surface of the TPZ must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

6. Above ground canopy TPZ to be adopted including that no works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6.

TPZ fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.

Hand excavate any area within 1.5m of the TPZ. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the TPZ. Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

7. No excavation is to come within

- Street Tree 1 (the Brush Box on the nature strip adjacent to No. 5 Belsize Avenue) – 3.8 metres
- Street Tree 2 (the Brush Box on the nature strip adjacent to No. 7 Belsize Avenue) – 1.5 metres
- Street Tree 3 (the Brush Box on the nature strip adjacent to No. 9 Belsize Avenue) – 3.3 metres

without the prior consent of the Responsible Authority. Any excavation within 1.5m of the TPZ must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the TPZ. Strapped rumble boards are to be used within the TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

8. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.

9. This Permit will expire if:

- The development does not start within two (2) years from the date of this Permit; or
- The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

10. Before the dwellings are occupied, the walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible



Authority. Painted or bagged walls must be finished to a uniform standard and unpainted or unrendered walls must have all excess mortar removed.

11. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority.
12. The car parking allocation for the approved development must be:
  - One (1) car space be allocated to each of the one/two-bedroom dwellings;
  - Two (2) car spaces be allocated to each of the three-bedroom dwellings; and
  - A minimum of four (4) residential visitor car spaces.
13. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
  - (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all weather sealcoat;
  - (d) drained;to the satisfaction of the Responsible Authority.
14. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
15. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
16. Before the development starts, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
  - (a) Delivery and unloading points and expected frequency;
  - (b) Truck haulage routes, circulation spaces and queuing lanes;
  - (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) hours for construction activity in accordance with any other condition of this permit;
  - (h) measures to control noise, dust, water and sediment laden runoff;

- (i) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (j) any construction lighting to be baffled to minimise intrusion on adjoining lots.
17. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
- (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
  - (b) Designation of methods of collection to be undertaken by private services unless otherwise agreed in writing by the responsible authority. The private collection must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
  - (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

NOTES:

- A: The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

- B: This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- C: Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an

interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.

- D: Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- E: Consideration is required when installing domestic services (i.e – air conditioning units, heaters, pool pumps, water tanks and the like). The owner/occupier/permit holder/developer must take all reasonable and practicable measures in locating domestic services in position that reduce any amenity impact on adjoining properties. This includes selecting an appropriate installation position and enclosing the domestic service. Further information regarding noise from domestic services can be found in the Environmental Protection Act 1970.
- F: Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).

Asset Engineering Advise:

- G: The apex of the basement access ramp must provide at least 100mm freeboard above the back of the footpath/street building line.
- H: No net increase in peak stormwater runoff in Council drainage network. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI to the satisfactory of Council's Asset Engineering Department.
- I: Engineering Services encourage using of rainwater tanks for storage and reuse for toilet and irrigation purpose and or stormwater detention system.
- J: Drainage associated with basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest Council Drain /Pit and not be discharged to the kerb and channel.
- K: All stormwater runoff must be connected to Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths.
- L: Any firefighting equipment for the building shall be accommodated within title boundary. Firefighting facility as required under Building Act/Regulation shall be within the subject land and not in Council Road Reserve.
- M: Asset Protection Permit must be obtained from Council Engineering Services Department prior commencement of any building works.
- N: All relevant Engineering Permits must be obtained prior any works within the Road Reserve and or stormwater connection to Council drainage network.

## ISSUES AND DISCUSSION

### Proposal

The proposal comprises:

- Construction of a four storey building with 36 dwellings.
- Provision of a basement comprising 42 residential car spaces and 3 visitor car spaces with access provided via a crossover to Belsize Avenue.
- Reduction of 4 visitor car parking spaces.
- Apartments vary in size from 50sqm to 138sqm.
- The building would be of contemporary architectural style with a flat roof and variety of materials.

### Objectors' concerns

10 objections were received as part of the advertising process. The key concerns are summarised as follows:

- Visual and environmental impact
- Visual bulk of the development and lack of landscaping
- Overlooking
- Overshadowing
- Maintenance of future landscaping
- Impact on the street tree
- Insufficient setbacks
- Lack of visitor car parking
- Difficulties with waste collection
- Lack of diversity
- Increase traffic and noise
- Construction noise and impact

### Referrals

There are no statutory referrals required under Clause 66 of the Glen Eira Planning Scheme, however the proposal was referred to the following Council Departments or services:

- Transport Planning
- Landscape Officer
- Asset Engineering
- Park Services
- Waste Services

### *Transport Planning*

- The proposal would provide the required 42 car spaces for residents. However, only 3 of the 7 required visitor car spaces would be provided. At least 4 visitor car spaces should be provided.
- The access way be redesigned to either include a passing area per the design requirements set out under Clause 52.06 (i.e. 6.1 metres in width by 7 metres in length) or be designed as a single width access way ramp, measuring 3 metres in width including 300mm kerbs on each side (6.1 metres in total).
- It is estimated that the proposal would generate up to 19 vehicles trips during each of the peak periods. It is believed that this would not have a major impact on the operation and function of Belsize Avenue and the surrounding road network.

*Landscape Officer*

- There are no high value trees on the site.
- The basement was setback 1.5m from side northern boundary; 2.6m from southern boundary; 2.3m from eastern boundary; and 2.4m from western boundary. Even though the setbacks are less than ideal they still allowed for inclusion of canopy trees, provided that appropriate species were utilised.
- The extent of basement and proximity to boundaries was not uncommon for developments of this scale. North-east, north-west and south-east corners all allowed for planting of larger canopy trees.

*Asset Engineering*

- The apex of the basement access ramp must provide at least 100mm freeboard above the back of the footpath/street building line.
- The redundant vehicle crossing must be removed and footpath, nature strip and kerb and channel of the road reinstated matching the conditions of those abutting.
- Vehicle crossing must be constructed as commercial type vehicle crossing with splayed to council standards.

*Parks Services*

- Three trees to be retained with full tree protection.
- One tree can be removed at no cost to the applicant.
- One tree can be removed at a cost to the applicant.

*Waste Services*

- Council would not be able to provide bin collection due to the scale of the proposed development. Private bin collection is proposed to service the development.

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

There are no financial, resource and asset management implications.

**POLICY AND LEGISLATIVE IMPLICATIONS**

The key issues for consideration in the application include:

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Adopted Structure Plan and Quality Design Guidelines

Zoning and policy context

The subject site is located within the Residential Growth Zone. The area to the west surrounding Koornang Road is the Carnegie Activity Centre and is a Commercial 1 Zone.

The proposal is consistent with the Residential Growth Zone and Urban Village Policy as the site has the benefit of close proximity to transport, services and infrastructure provided around the commercial area surrounding Koornang Road. The proposal would contribute to the consolidation of the Urban Village by providing additional residential population to support local shops and businesses.

A new emerging neighbourhood character is to be expected and is evident for areas located in an Urban Village. Accordingly a 4 storey development of this nature is considered an acceptable response to policy, zoning, the site context and emerging neighbourhood character. The height and form of the proposal is broadly consistent with the development expectations of the zone

Whilst a four storey development may be acceptable in principle, the design must also respond to its context and achieve an acceptable degree of fit with the preferred character of the area dictated by existing and emerging building forms. It is clear that the area is undergoing a process of change, with more intense developments emerging to the west and south in close proximity to Koornang Road and Neerim Road (existing four storey apartment buildings at 314 & 329 Koornang Road) and currently under construction 19-21 Belsize Avenue and 3-9 Elliot Avenue.

The subject land comprises 3 lots. Consolidation of sites is considered acceptable in the Residential Growth Zone. Consolidation offers the opportunity for more efficient development and supports the implementation of the structure plan directions.

#### Height, scale and massing

The proposed building height of 12.8 metres satisfies the interim mandatory height limit of 13.5 metres contained in the Schedule to the Residential Growth Zone and is considered acceptable in the context of the emerging neighbourhood character and development expectations for the Carnegie Urban Village. Furthermore it is consistent with what has been adopted under the Carnegie Structure Plan.

The building is predominantly three storey scale with the upper level being recessed behind the lower levels to ensure it fits well into the streetscape and the use of alternate materials, breaks in the building length, side/rear setbacks and graduation of the height is considered acceptable. Its front setback is staggered, and in part is the same as the existing dwelling at 6.45 metres, but in part projects within 5.3 metres. This aligns with the emerging character in the street and therefore meets the objective. Furthermore, the side and rear setbacks are compliant with the relevant ResCode objective and therefore is acceptable in terms of height, scale and massing..

#### Amenity impacts

Visual bulk impacts are minimised through the stepping of the built form at the sensitive interfaces of the lower scale existing dwellings to the north and south. ResCode side and rear setbacks are satisfied and the design intent of the Quality Design Guidelines is also achieved.

The development has been designed so that it does not unreasonably overlook neighbouring properties. North, east and south facing balconies and habitable room windows are provided with fixed privacy screens (opaque glass or sill height) to 1.7m above finished floor level. However it is recommended all third floor balconies/terraces be provided with screening to comply with the relevant ResCode Standard.

The submitted shadow diagrams show that the development will cast shadow across the backyards of 11 and 13 Elliot Avenue in the late afternoon between 2 and 3pm however before 2pm these area of private open space are unaffected as shadows fall across the subject site and road. The north-south orientation reduces the impacts of shadows for neighbouring dwellings and as such is within acceptable limits according to Rescode objectives.

#### Internal amenity

Each apartment is designed to maximise natural light to habitable areas in response to the east-west orientation of the site. The layout and design of the development will result in

functional, well-proportioned dwellings with good access to daylight, direct sunlight and adequately proportioned balconies. The number of apartments with south facing private open space and balconies has been minimised to a reasonable extent based on the orientation and constraints of the site.

#### Car Parking and Traffic

Council's Transport Planning Department is satisfied that each dwelling has satisfactory car parking. However, it advises that at least four visitor spaces, rather than three as proposed, should be provided. The justification for a shortfall (against car parking guidelines) of on-site visitor car spaces includes the removal of two redundant vehicle crossings which provide additional on-street car spaces and the site's close proximity to public transport.

The applicant has submitted a car parking demand assessment and this demonstrates that with the inclusion of new on street car parking spaces, and the broader availability of on-street car parking within the area, that three spaces provided on-site for visitor parking is sufficient and would not impact on car parking availability.

Officers have balanced both the positions of Council's Transport Planning Department and the views of the applicant and consider that on balance four visitor car parking spaces on site is sufficient and would not impact on the availability of on-street car parking.

Council's Transport Planning Department has also identified that the basement ramp and car park layout is generally satisfactory but some modifications are required to the design of the basement access way. The changes can be required by condition of permit if one is to issue.

The increase in traffic generated by the proposal is unlikely to have any significant adverse impact on the current operation of Belsize Avenue or the surrounding road network and overall the car parking and traffic matters are considered acceptable.

#### Management Plan Requirements

To support the delivery of the required Environmentally Sustainable Design outcomes as part of Clause 55.07 of the Planning Scheme, a Sustainability report will be required as conditions of permit.

Given that waste collection is not able to be undertaken by Council, a Waste Management Plan will be required as a condition of permit.

Given the nature of the works proposed, a Construction Management Plan will also be required to be submitted.

#### Adopted Structure Plan and Quality Design Guidelines

Council has recently adopted the Carnegie Structure Plan and the Quality Design Guidelines, which sets a revised vision for development outcomes in Glen Eira.

Limited consideration has been given to the structure plan or guidelines due to the advanced stage of the application when the structure plan and guidelines were adopted by Council. Importantly in this respect, the height of the development is in line with the future expectation for this area.

### **COMMUNICATION AND ENGAGEMENT**

#### **1. Public Notice (Statutory)**

- 10 properties notified
- 35 notices sent (owners and occupiers)
- 3 signs erected on site

- 10 objections received

## 2. Planning Conference (Non Statutory)

The Conference, chaired by Cr. Esakoff, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- Amenity and safety impact during construction period
- Increased traffic volumes and parking issues
- Non-compliance with ResCode requirements
- Landscaping
- Waste management
- Ability of services to keep up with demand
- Carnegie Structure plan and Quality Design Guidelines

### Undertakings by the Applicant

- Landscaping to be provided between driveway and southern boundary
- Proposed screening to include 'upward angled' louvers to avoid downward overlooking
- Improve and strengthen details of Construction Management Plan
- Waste collection by a private company within the basement

## **LINK TO COUNCIL PLAN**

Liveable and Well Designed:

A well planned City that is a great place to live.

## **OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

## **CONCLUSION**

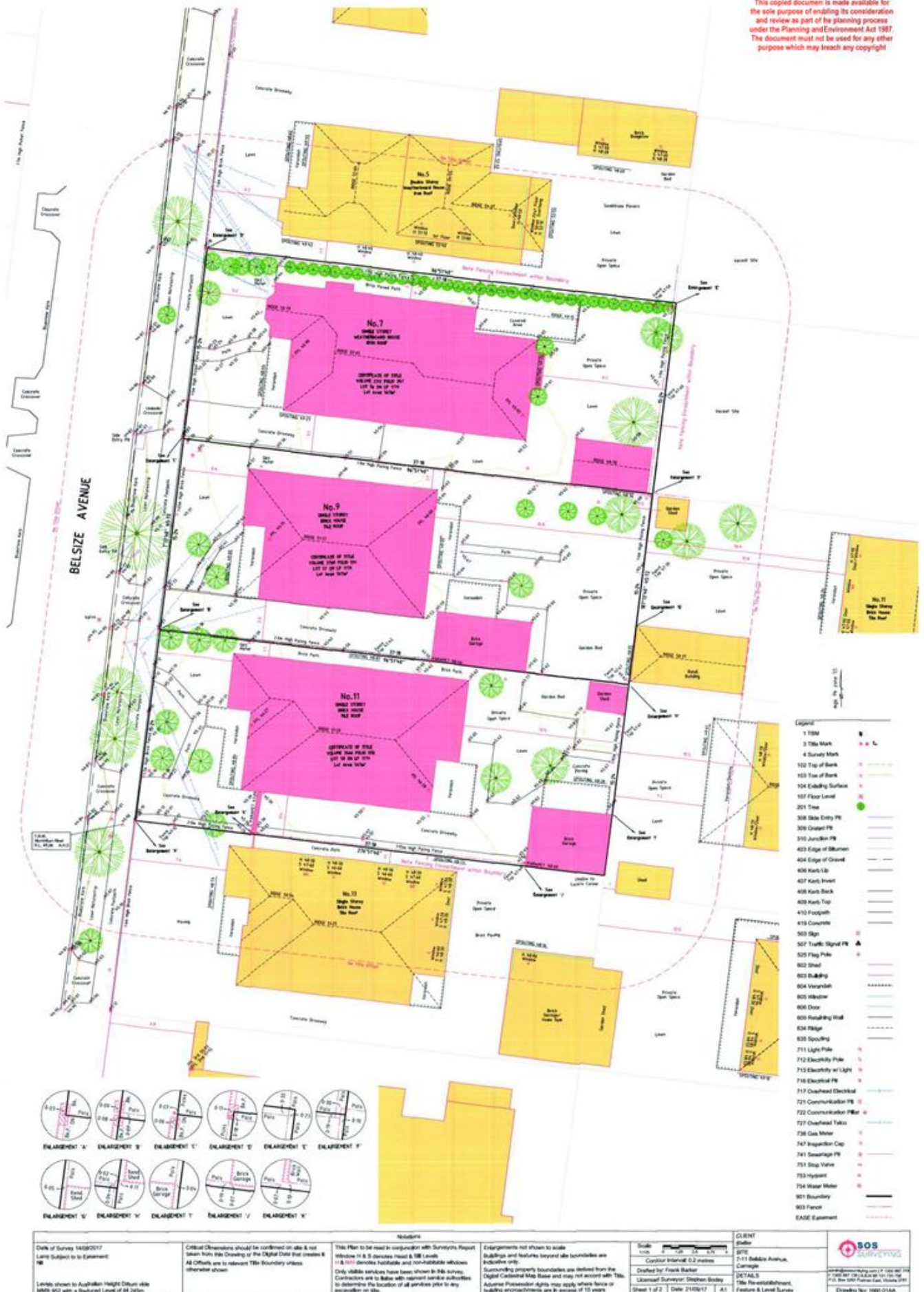
That a Notice of Decision to Grant a Planning Permit be issued.



Legend	
1 TBM	1
3 Title Mark	3
4 Survey Mark	4
902 Top of Bank	902
903 Top of Bank	903
104 Existing Surface	104
107 Floor Level	107
201 Tree	201
308 Side Entry PB	308
309 Gravel PB	309
310 Junction PB	310
403 Edge of Blumens	403
404 Edge of Ground	404
405 Kerb Lip	405
407 Kerb Inset	407
408 Kerb Back	408
409 Kerb Top	409
410 Footpath	410
419 Concrete	419
503 Sign	503
507 Traffic Signal PB	507
525 Flag Pole	525
602 Shed	602
603 Building	603
604 Verandah	604
605 Window	605
606 Door	606
609 Rostering Wall	609
634 Ridge	634
635 Spouting	635
711 Light Pole	711
712 Electricity Pole	712
713 Electricity w/ Light	713
716 Electrical PB	716
717 Overhead Electrical	717
721 Communication PB	721
722 Communication PB w/	722
727 Overhead Tank	727
736 Gas Meter	736
747 Inspection Cap	747
741 Sewerage PB	741
751 Stop Valve	751
752 Hydrant	752
754 Water Meter	754
901 Boundary	901
903 Fence	903
EASE Easement	



Notes		Scale		CLIENT	
Date of Survey 14/09/2017	Critical Dimensions should be confirmed on site & not taken from this Drawing or the Digital Data that creates it. All Offsets are to relevant Title Boundary unless otherwise shown.	This Plan is to be read in conjunction with Surveyors Report. Windows H & S denotes road & SBL Levels 11 & 11'1' denotes footpath and non-footpath windows. Only visible services have been shown in this survey. Consignations are to States with relevant service authorities to determine the location of all services prior to any excavation on site.	Scale 1:500 Contours Interval 0.2 metres Created by Frank Barker Licensed Surveyor: Stephen Bailey	Client SOS 7-11 Balfour Avenue, Carnegie DETAILS Site Context	<p>www.sosurveying.com.au 03 9588 8877 2nd floor 801 120 A/LA St 1st floor 802 2nd floor 803 120 A/LA St 1st floor 804</p>
Levels shown to Australian Height Datum with MMS 902 with a Reduced Level of 44.200m		Enlargements not shown to scale. Buildings and features behind site boundaries are indicative only. Surrounding property boundaries are derived from the Digital Cadastral Map Base and may not accord with Title. Advance Possession Rights may apply where fence or building encroachments are 8+ years of 15 years.	Sheet 2 of 2 Date 21/09/17 A1		Drawing No: 1000 D1AA





**7 - 11 BELSIZE AVENUE**  
CARNEGIE, VICTORIA 3163

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

[illegible]

SITE COMPOSITION	
Site 100%	100%
Site 100%	100%
Site 100%	100%

[illegible]

This copied document is made available for the sole purpose of existing in consideration of the services provided by the author under the Planning and Environment Act 1977. The document must not be used for any other purpose which may breach any copyright.



VIEW OF SUBJECT SITE FROM BELSIZE AVENUE SOUTH



VIEW OF SUBJECT SITE FROM BELSIZE AVENUE SOUTH



VIEW OF NEIGHBOURING SITE - 7 BELSIZE AVENUE



VIEW OF NEIGHBOURING SITE - 15 BELSIZE AVENUE

<p><b>PROJECT</b></p> <p>BELSIZE AVENUE DEVELOPMENT</p> <p>1-11 BELSIZE AVENUE</p> <p>CANNES</p> <p>VICTORIA 3100</p>		<p><b>TOWN PLANNING DRAWINGS</b></p> <p>NEIGHBOURHOOD AND SITE DESCRIPTION</p> <p>DATE: 10/01/2023</p> <p>TIME: 10:00</p> <p>SCALE: 1:1000</p> <p>PROJECT NO: TP-010-B</p>	
<p><b>CLIENT</b></p> <p>1-11 BELSIZE AVENUE</p> <p>CANNES</p> <p>VICTORIA 3100</p>		<p><b>TOWN PLANNING</b></p> <p>TP-010-B</p>	

**E WERT LEAF**

1-11 BELSIZE AVENUE, CANNES, VICTORIA 3100

10/01/2023









Copyright © 2004 John Wiley & Sons, Ltd.

**EWERT LEAF**

10000 10TH AVENUE, SUITE 100, CALGARY, ALBERTA T2C 1A1  
 TEL: (403) 243-1100 FAX: (403) 243-1101  
 WWW.EWERTLEAF.COM

**PROJECT**

2-11 BELLEVUE AVENUE  
 CALGARY  
 VICTORIA 352

**DESIGN RESPONSE 3**

DATE: NOVEMBER 2011  
 PREPARED BY: 1173

**TOWN PLANNING**

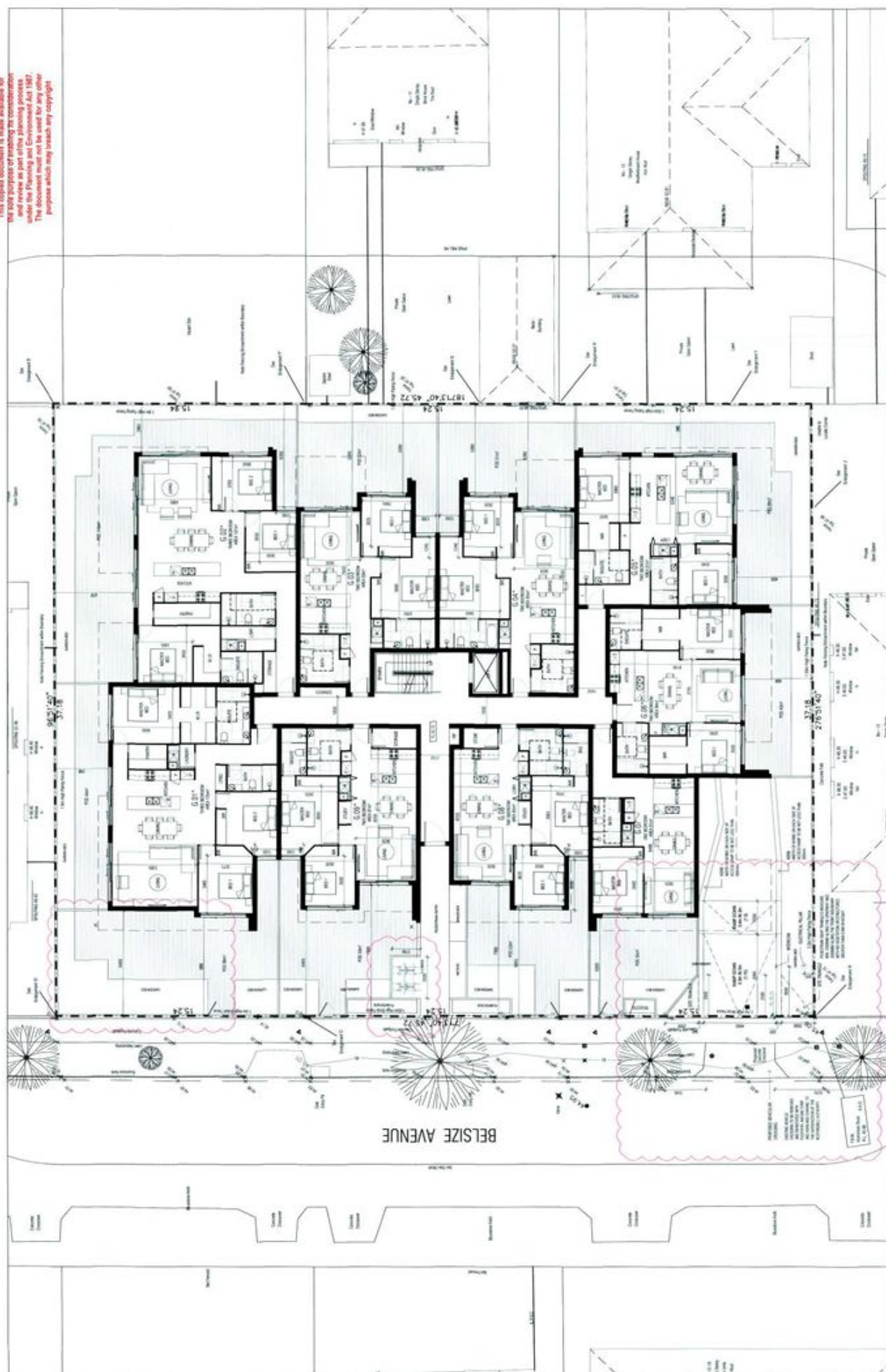
DATE: NOVEMBER 2011  
 PREPARED BY: 1173





Advised Plan  
14 of 22





# E W E R T L E A F

1. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA, HAS PURCHASED THE LAND SHOWN ON THE PLAN ATTACHED TO THIS CONTRACT, AND THE LAND IS NOW BEING DEVELOPED FOR THE PURPOSES OF THE PROJECT DESCRIBED IN THE PROJECT DESCRIPTION.

2. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA, HAS PURCHASED THE LAND SHOWN ON THE PLAN ATTACHED TO THIS CONTRACT, AND THE LAND IS NOW BEING DEVELOPED FOR THE PURPOSES OF THE PROJECT DESCRIBED IN THE PROJECT DESCRIPTION.

3. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA, HAS PURCHASED THE LAND SHOWN ON THE PLAN ATTACHED TO THIS CONTRACT, AND THE LAND IS NOW BEING DEVELOPED FOR THE PURPOSES OF THE PROJECT DESCRIBED IN THE PROJECT DESCRIPTION.

4. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA, HAS PURCHASED THE LAND SHOWN ON THE PLAN ATTACHED TO THIS CONTRACT, AND THE LAND IS NOW BEING DEVELOPED FOR THE PURPOSES OF THE PROJECT DESCRIBED IN THE PROJECT DESCRIPTION.

5. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA, HAS PURCHASED THE LAND SHOWN ON THE PLAN ATTACHED TO THIS CONTRACT, AND THE LAND IS NOW BEING DEVELOPED FOR THE PURPOSES OF THE PROJECT DESCRIBED IN THE PROJECT DESCRIPTION.

6. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA, HAS PURCHASED THE LAND SHOWN ON THE PLAN ATTACHED TO THIS CONTRACT, AND THE LAND IS NOW BEING DEVELOPED FOR THE PURPOSES OF THE PROJECT DESCRIBED IN THE PROJECT DESCRIPTION.

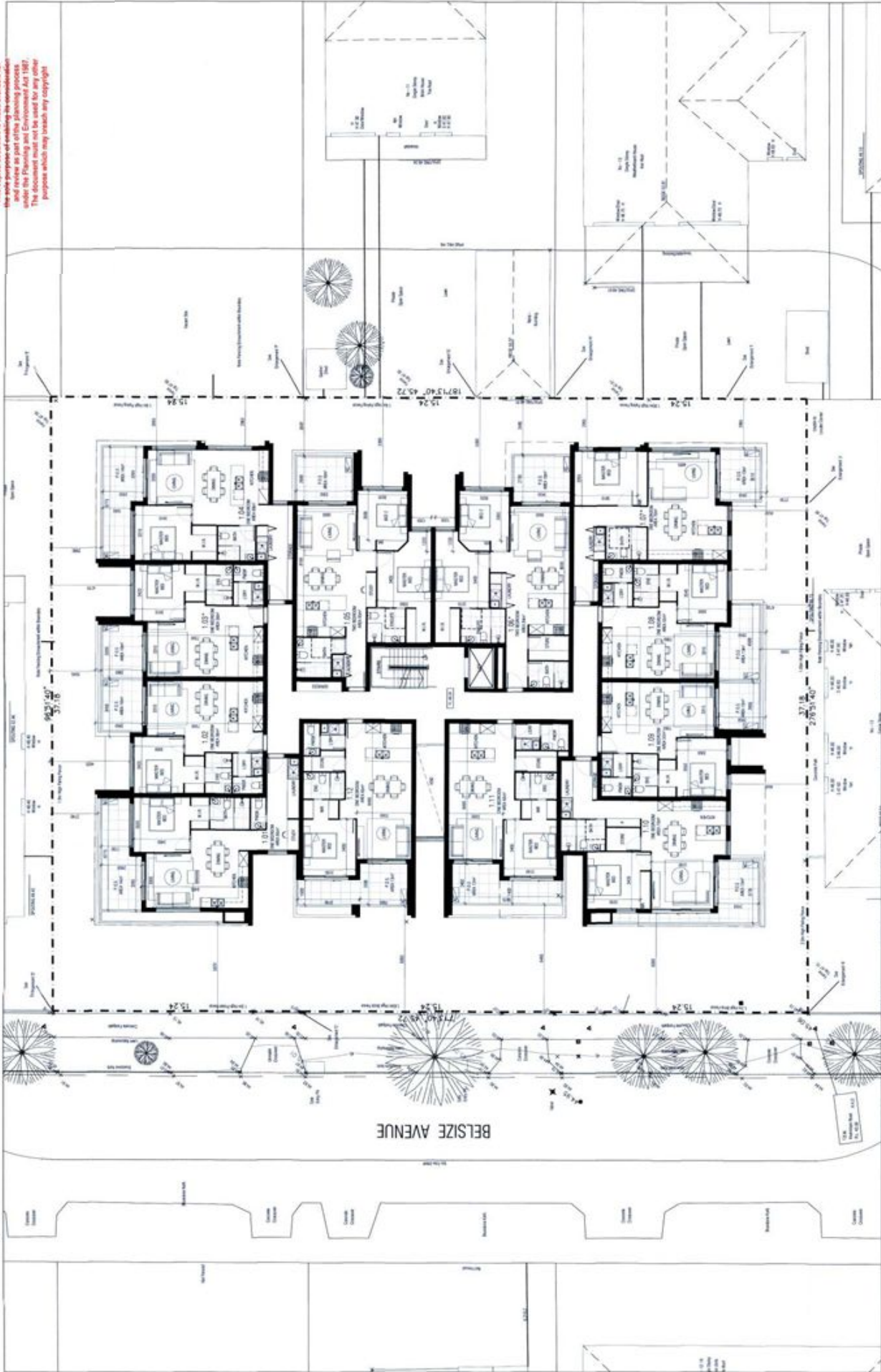
7. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA, HAS PURCHASED THE LAND SHOWN ON THE PLAN ATTACHED TO THIS CONTRACT, AND THE LAND IS NOW BEING DEVELOPED FOR THE PURPOSES OF THE PROJECT DESCRIBED IN THE PROJECT DESCRIPTION.

8. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA, HAS PURCHASED THE LAND SHOWN ON THE PLAN ATTACHED TO THIS CONTRACT, AND THE LAND IS NOW BEING DEVELOPED FOR THE PURPOSES OF THE PROJECT DESCRIBED IN THE PROJECT DESCRIPTION.

9. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA, HAS PURCHASED THE LAND SHOWN ON THE PLAN ATTACHED TO THIS CONTRACT, AND THE LAND IS NOW BEING DEVELOPED FOR THE PURPOSES OF THE PROJECT DESCRIBED IN THE PROJECT DESCRIPTION.

10. THE CITY OF VICTORIA, BRITISH COLUMBIA, CANADA, HAS PURCHASED THE LAND SHOWN ON THE PLAN ATTACHED TO THIS CONTRACT, AND THE LAND IS NOW BEING DEVELOPED FOR THE PURPOSES OF THE PROJECT DESCRIBED IN THE PROJECT DESCRIPTION.

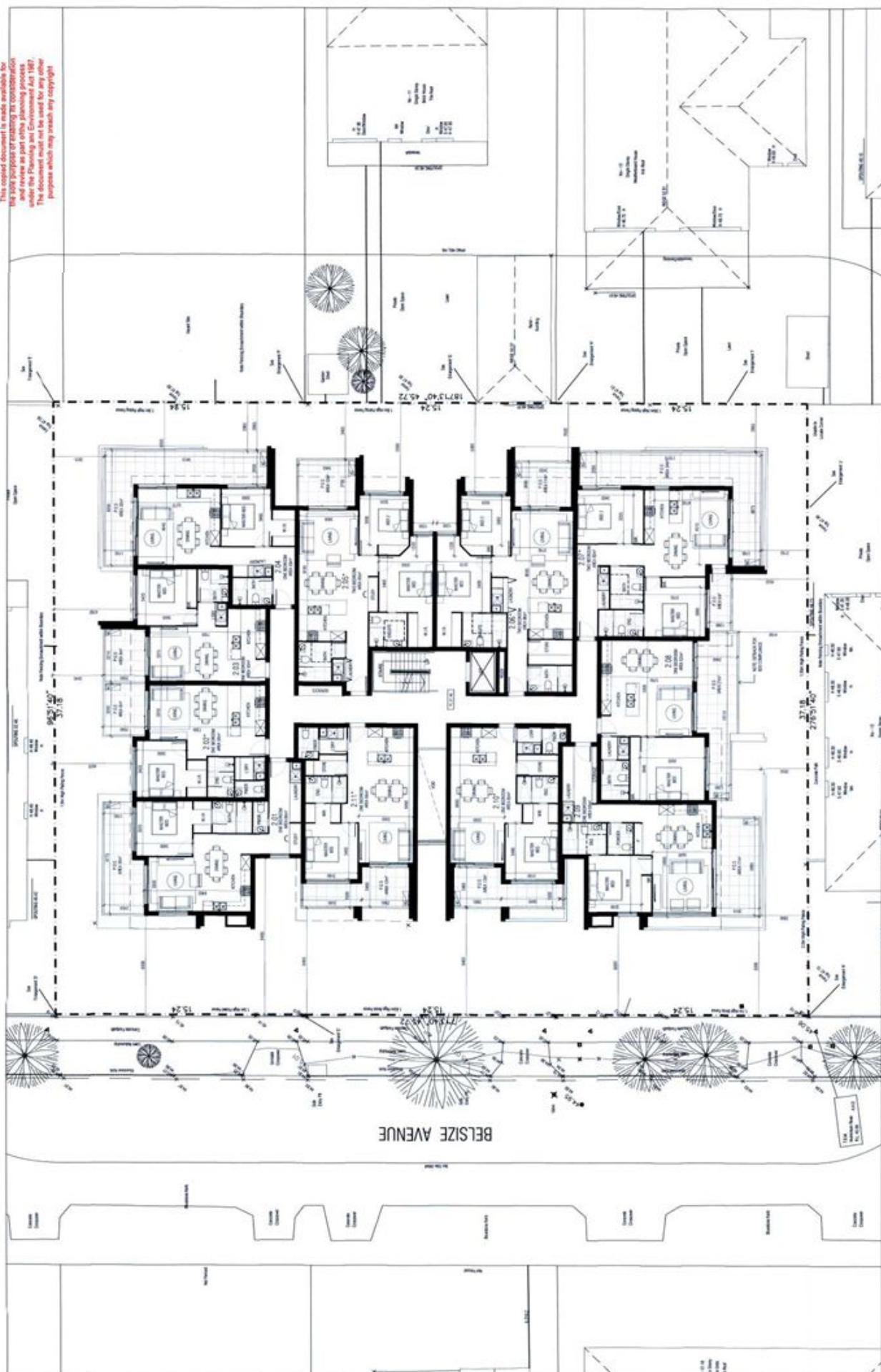
This copied document is made available for the sole purpose of enabling the consultation of the drawings in accordance with the provisions of the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



<b>EWERT LEAF</b> ARCHITECTS 1/10 BELSIZE AVENUE GARDNER ACTON 2150 T 02 9439 7200 E ewert@ewertleaf.com.au A.S.N. 1/10/2019		PROJECT BELSIZE AVENUE DEVELOPMENT 1/10 BELSIZE AVENUE GARDNER ACTON 2150		TOWN PLANNING DRAWINGS FIRST FLOOR PLAN DATE: 1/10/2019 DRAWN BY: [Signature] CHECKED BY: [Signature]	
		21 MAY 2017 21 MAY 2017		TOWN PLANNING TP-101-A	



This copied document is made available for the sole purpose of entering in consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



EWERT —  
LEAF

1. The most likely cause of the patient's symptoms is a) **hypertension** b) **hyperthyroidism** c) **hypothyroidism** d) **hypoparathyroidism** e) **hypopituitarism**
2. The most likely cause of the patient's symptoms is a) **hypertension** b) **hyperthyroidism** c) **hypothyroidism** d) **hypoparathyroidism** e) **hypopituitarism**
3. The most likely cause of the patient's symptoms is a) **hypertension** b) **hyperthyroidism** c) **hypothyroidism** d) **hypoparathyroidism** e) **hypopituitarism**
4. The most likely cause of the patient's symptoms is a) **hypertension** b) **hyperthyroidism** c) **hypothyroidism** d) **hypoparathyroidism** e) **hypopituitarism**
5. The most likely cause of the patient's symptoms is a) **hypertension** b) **hyperthyroidism** c) **hypothyroidism** d) **hypoparathyroidism** e) **hypopituitarism**

**PROJECT**  
**BELSIZE AVENUE DEVELOPMENT**  
Belsize Management  
3150 Belsize Ave.  
Bellevue, WA 98005

TOWN PLANNING DRAWINGS

SECOND FLOOR PLAN

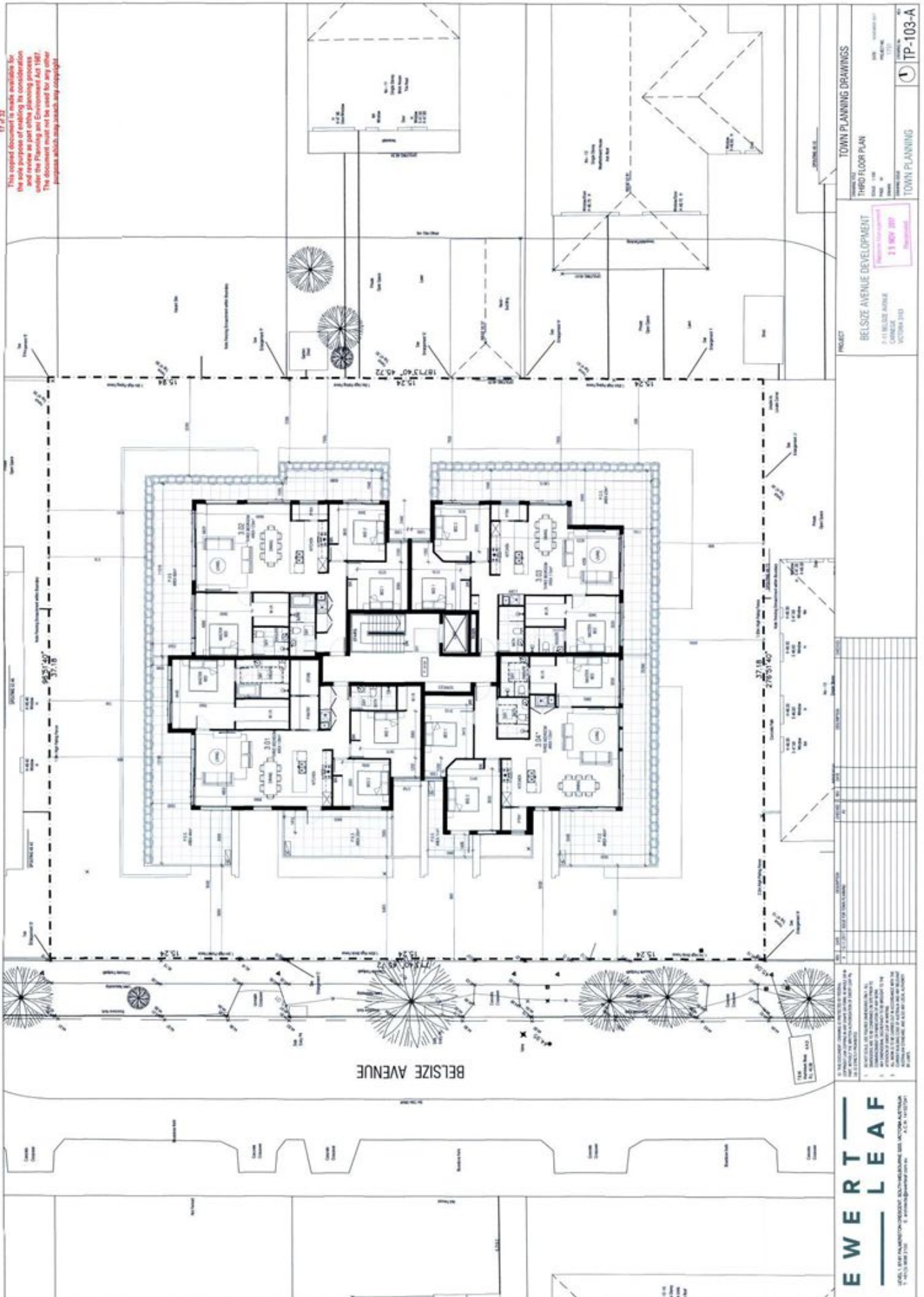
10

**Abstract**

TOWN PLANNING

TP-102-A

This copied document is made available for the sole purpose of making its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document is not to be used for any other purpose which may breach any copyright.



**EWERT LEAF**  
ARCHITECTS  
10/101, 1001 7000  
© 2023 Ewert Leaf Architects

1. THE DEVELOPER, OWNER, ARCHITECT, ENGINEER, LANDSCAPE ARCHITECT, AND OTHER PROFESSIONALS HAVE REVIEWED THIS PLAN AND CONFIRMED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE PLANNING AND ENVIRONMENT ACT 1987 AND THE PLANNING AND ENVIRONMENT REGULATIONS 2015.

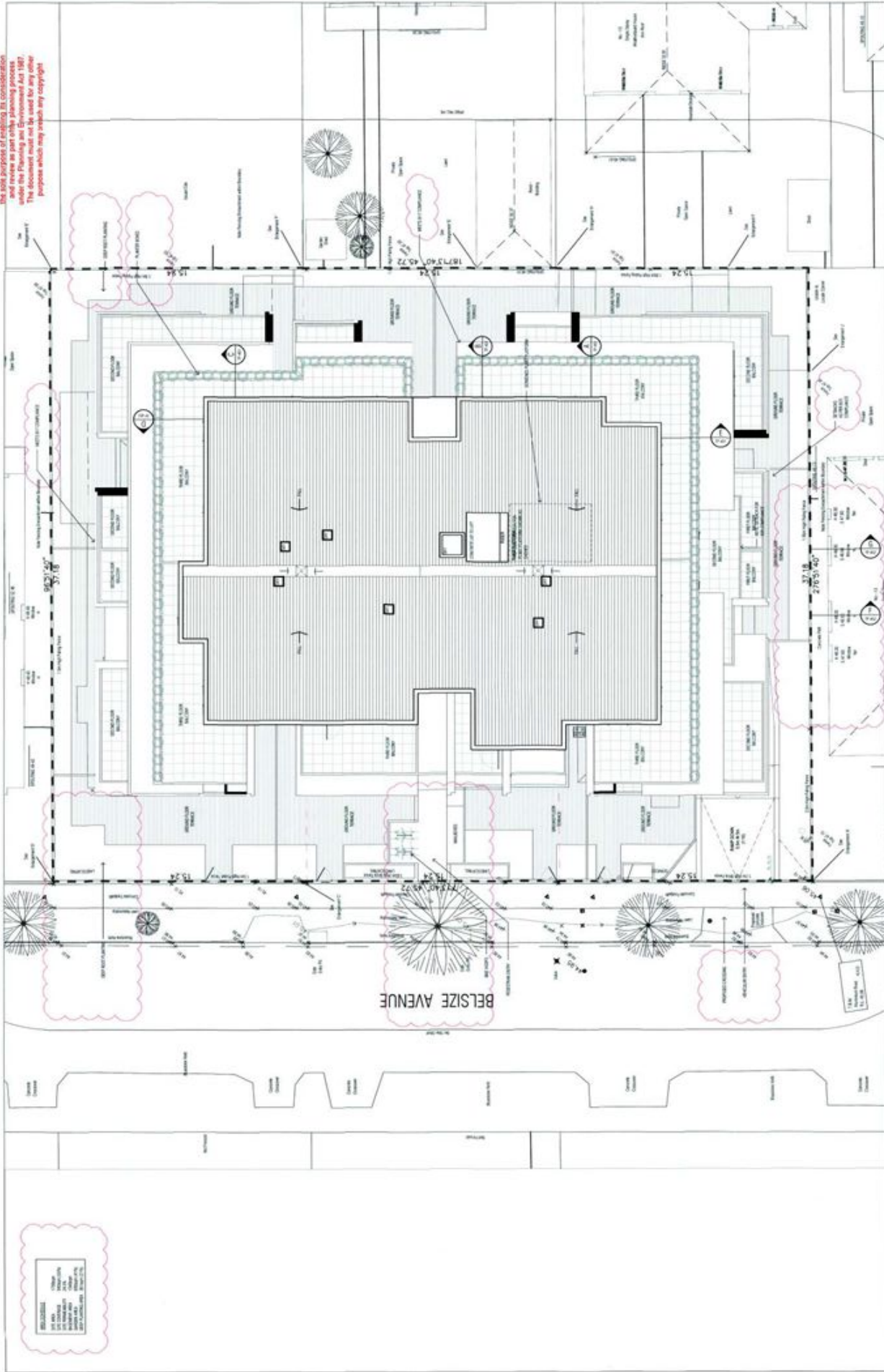
NO.	REVISION	DATE
1	ISSUED FOR TENDERS	17.4.23
2	REVISED FOR TENDERS	17.4.23
3	REVISED FOR TENDERS	17.4.23
4	REVISED FOR TENDERS	17.4.23
5	REVISED FOR TENDERS	17.4.23
6	REVISED FOR TENDERS	17.4.23
7	REVISED FOR TENDERS	17.4.23
8	REVISED FOR TENDERS	17.4.23
9	REVISED FOR TENDERS	17.4.23
10	REVISED FOR TENDERS	17.4.23

**PROJECT**  
BELSIZE AVENUE DEVELOPMENT  
3-11 BELSIZE AVENUE  
CARNEGIE  
VIC 3013

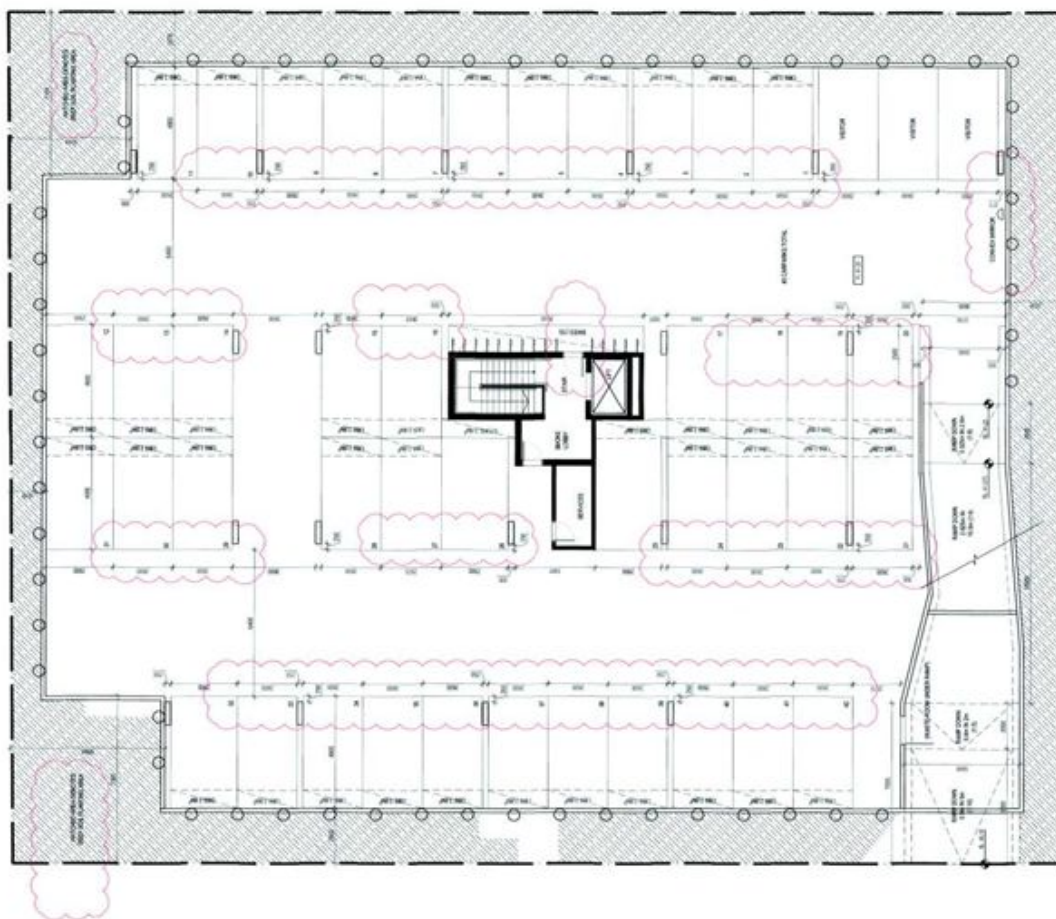
**TOWN PLANNING DRAWINGS**  
THIRD FLOOR PLAN  
DATE: 17.4.23  
PROJECT NO: TP-103-A  
TOWN PLANNING



This copied document is made available for the purpose of providing information and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



<p><b>PROJECT</b> BELSIZE AVENUE DEVELOPMENT 2-11 BELSIZE AVENUE CARPENTARIA VIC 3070</p>	<p><b>TOWN PLANNING DRAWINGS</b> ROOF PLAN / DESIGN RESPONSE</p>	<p><b>DATE</b> 10/01/2023 <b>SCALE</b> 1:100 <b>PROJECT NO.</b> TP-104-B</p>
<p><b>DESIGNER</b> EVERT LEAF</p>	<p><b>DATE</b> 10/01/2023 <b>SCALE</b> 1:100 <b>PROJECT NO.</b> TP-104-B</p>	<p><b>DESIGNER</b> EVERT LEAF</p>
<p><b>DESIGNER</b> EVERT LEAF</p>	<p><b>DATE</b> 10/01/2023 <b>SCALE</b> 1:100 <b>PROJECT NO.</b> TP-104-B</p>	<p><b>DESIGNER</b> EVERT LEAF</p>





**Research Management**

[illegible]





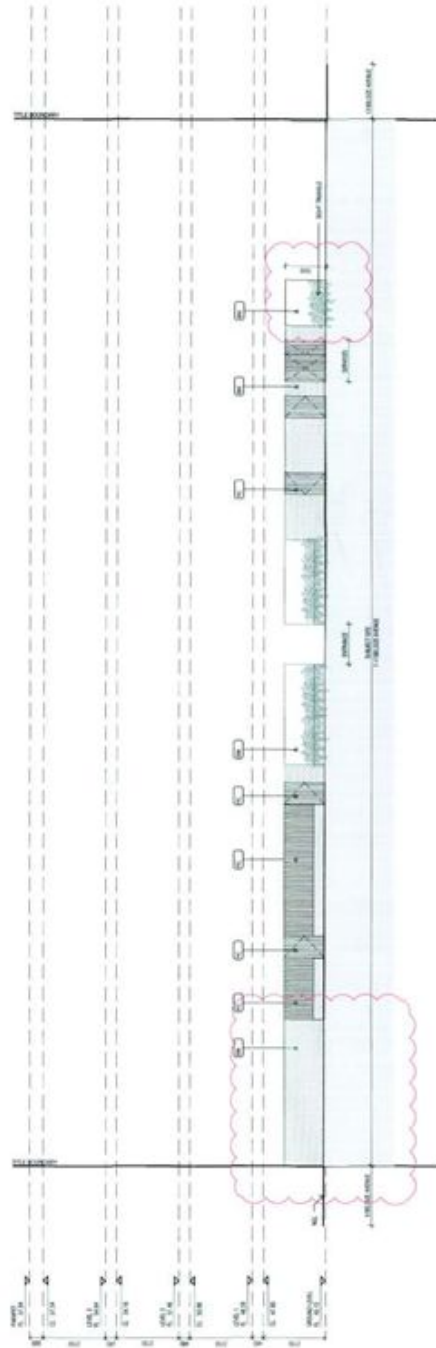
**CIT PROTECTED INFORMATION**



PROPOSED SOUTH ELEVATION

2007 ACM 12  
2007 ACM 12[illegible]



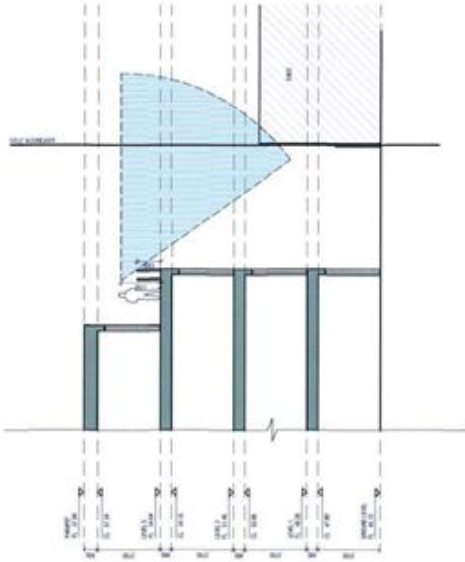


This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

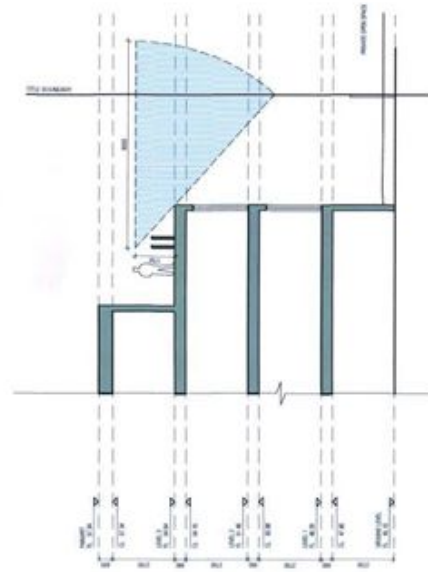


EWERT —  
LEAF —

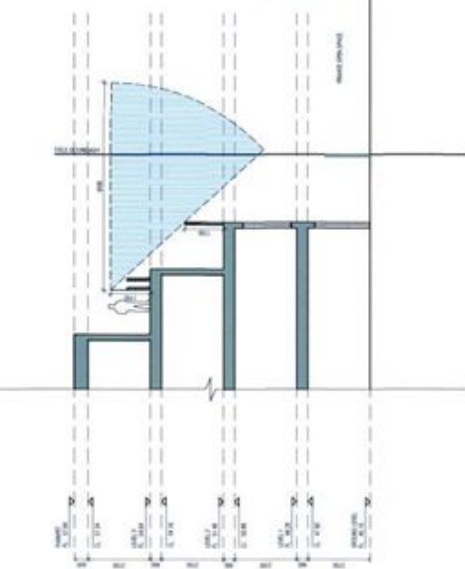
This copied document is made available for  
the sole purpose of enabling its consideration  
and review as part of the planning process  
and the Planning and Environment Act 1987.  
This document is not to be used for any other  
purpose which may breach any copyright.



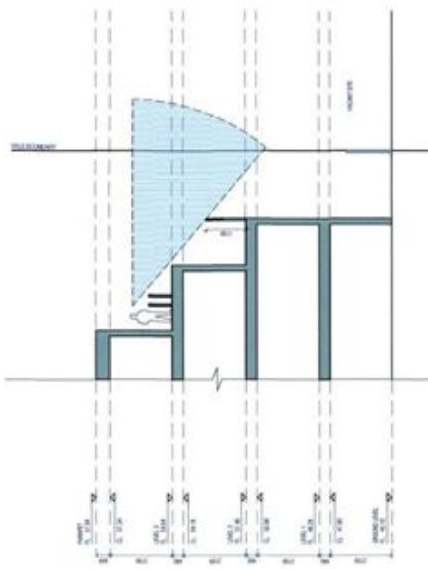
SECTION A



SECTION B



SECTION C

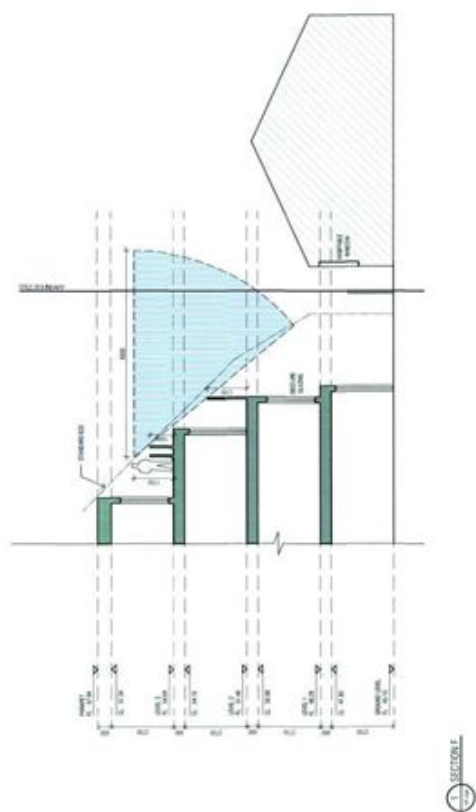
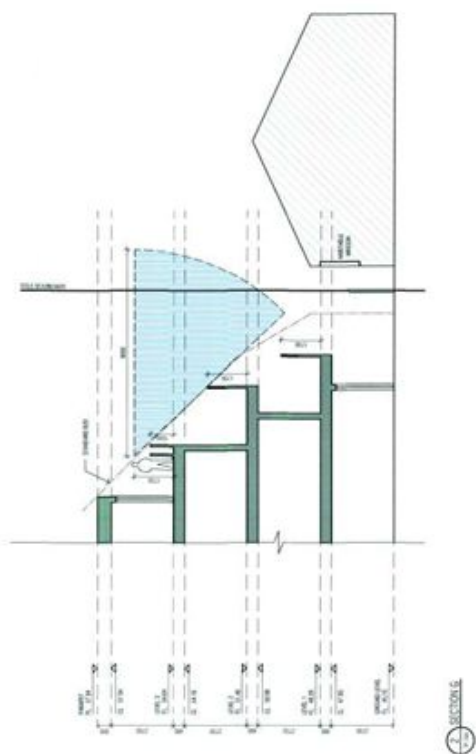


SECTION D

Research Management  
21 MAY 2017  
Proposed

**EWERT LEAF**

10001, 10002, 10003, 10004, 10005, 10006, 10007, 10008, 10009, 10010, 10011, 10012, 10013, 10014, 10015, 10016, 10017, 10018, 10019, 10020, 10021, 10022, 10023, 10024, 10025, 10026, 10027, 10028, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10036, 10037, 10038, 10039, 10040, 10041, 10042, 10043, 10044, 10045, 10046, 10047, 10048, 10049, 10050, 10051, 10052, 10053, 10054, 10055, 10056, 10057, 10058, 10059, 10060, 10061, 10062, 10063, 10064, 10065, 10066, 10067, 10068, 10069, 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100, 10101, 10102, 10103, 10104, 10105, 10106, 10107, 10108, 10109, 10110, 10111, 10112, 10113, 10114, 10115, 10116, 10117, 10118, 10119, 10120, 10121, 10122, 10123, 10124, 10125, 10126, 10127, 10128, 10129, 10130, 10131, 10132, 10133, 10134, 10135, 10136, 10137, 10138, 10139, 10140, 10141, 10142, 10143, 10144, 10145, 10146, 10147, 10148, 10149, 10150, 10151, 10152, 10153, 10154, 10155, 10156, 10157, 10158, 10159, 10160, 10161, 10162, 10163, 10164, 10165, 10166, 10167, 10168, 10169, 10170, 10171, 10172, 10173, 10174, 10175, 10176, 10177, 10178, 10179, 10180, 10181, 10182, 10183, 10184, 10185, 10186, 10187, 10188, 10189, 10190, 10191, 10192, 10193, 10194, 10195, 10196, 10197, 10198, 10199, 10200, 10201, 10202, 10203, 10204, 10205, 10206, 10207, 10208, 10209, 10210, 10211, 10212, 10213, 10214, 10215, 10216, 10217, 10218, 10219, 10220, 10221, 10222, 10223, 10224, 10225, 10226, 10227, 10228, 10229, 10230, 10231, 10232, 10233, 10234, 10235, 10236, 10237, 10238, 10239, 10240, 10241, 10242, 10243, 10244, 10245, 10246, 10247, 10248, 10249, 10250, 10251, 10252, 10253, 10254, 10255, 10256, 10257, 10258, 10259, 10260, 10261, 10262, 10263, 10264, 10265, 10266, 10267, 10268, 10269, 10270, 10271, 10272, 10273, 10274, 10275, 10276, 10277, 10278, 10279, 10280, 10281, 10282, 10283, 10284, 10285, 10286, 10287, 10288, 10289, 10290, 10291, 10292, 10293, 10294, 10295, 10296, 10297, 10298, 10299, 10300, 10301, 10302, 10303, 10304, 10305, 10306, 10307, 10308, 10309, 10310, 10311, 10312, 10313, 10314, 10315, 10316, 10317, 10318, 10319, 10320, 10321, 10322, 10323, 10324, 10325, 10326, 10327, 10328, 10329, 10330, 10331, 10332, 10333, 10334, 10335, 10336, 10337, 10338, 10339, 10340, 10341, 10342, 10343, 10344, 10345, 10346, 10347, 10348, 10349, 10350, 10351, 10352, 10353, 10354, 10355, 10356, 10357, 10358, 10359, 10360, 10361, 10362, 10363, 10364, 10365, 10366, 10367, 10368, 10369, 10370, 10371, 10372, 10373, 10374, 10375, 10376, 10377, 10378, 10379, 10380, 10381, 10382, 10383, 10384, 10385, 10386, 10387, 10388, 10389, 10390, 10391, 10392, 10393, 10394, 10395, 10396, 10397, 10398, 10399, 10400, 10401, 10402, 10403, 10404, 10405, 10406, 10407, 10408, 10409, 10410, 10411, 10412, 10413, 10414, 10415, 10416, 10417, 10418, 10419, 10420, 10421, 10422, 10423, 10424, 10425, 10426, 10427, 10428, 10429, 10430, 10431, 10432, 10433, 10434, 10435, 10436, 10437, 10438, 10439, 10440, 10441, 10442, 10443, 10444, 10445, 10446, 10447, 10448, 10449, 10450, 10451, 10452, 10453, 10454, 10455, 10456, 10457, 10458, 10459, 10460, 10461, 10462, 10463, 10464, 10465, 10466, 10467, 10468, 10469, 10470, 10471, 10472, 10473, 10474, 10475, 10476, 10477, 10478, 10479, 10480, 10481, 10482, 10483, 10484, 10485, 10486, 10487, 10488, 10489, 10490, 10491, 10492, 10493, 10494, 10495, 10496, 10497, 10498, 10499, 10500, 10501, 10502, 10503, 10504, 10505, 10506, 10507, 10508, 10509, 10510, 10511, 10512, 10513, 10514, 10515, 10516, 10517, 10518, 10519, 10520, 10521, 10522, 10523, 10524, 10525, 10526, 10527, 10528, 10529, 10530, 10531, 10532, 10533, 10534, 10535, 10536, 10537, 10538, 10539, 10540, 10541, 10542, 10543, 10544, 10545, 10546, 10547, 10548, 10549, 10550, 10551, 10552, 10553, 10554, 10555, 10556, 10557, 10558, 10559, 10560, 10561, 10562, 10563, 10564, 10565, 10566, 10567, 10568, 10569, 10570, 10571, 10572, 10573, 10574, 10575, 10576, 10577, 10578, 10579, 10580, 10581, 10582, 10583, 10584, 10585, 10586, 10587, 10588, 10589, 10590, 10591, 10592, 10593, 10594, 10595, 10596, 10597, 10598, 10599, 10600, 10601, 10602, 10603, 10604, 10605, 10606, 10607, 10608, 10609, 10610, 10611, 10612, 10613, 10614, 10615, 10616, 10617, 10618, 10619, 10620, 10621, 10622, 10623, 10624, 10625, 10626, 10627, 10628, 10629, 10630, 10631, 10632, 10633, 10634, 10635, 10636, 10637, 10638, 10639, 10640, 10641, 10642, 10643, 10644, 10645, 10646, 10647, 10648, 10649, 10650, 10651, 10652, 10653, 10654, 10655, 10656, 10657, 10658, 10659, 10660, 10661, 10662, 10663, 10664, 10665, 10666, 10667, 10668, 10669, 10670, 10671, 10672, 10673, 10674, 10675, 10676, 10677, 10678, 10679, 10680, 10681, 10682, 10683, 10684, 10685, 10686, 10687, 10688, 10689, 10690, 10691, 10692, 10693, 10694, 10695, 10696, 10697, 10698, 10699, 10700, 10701, 10702, 10703, 10704, 10705, 10706, 10707, 10708, 10709, 10710, 10711, 10712, 10713, 10714, 10715, 10716, 10717, 10718, 10719, 10720, 10721, 10722, 10723, 10724, 10725, 10726, 10727, 10728, 10729, 10730, 10731, 10732, 10733, 10734, 10735, 10736, 10737, 10738, 10739, 10740, 10741, 10742, 10743, 10744, 10745, 10746, 10747, 10748, 10749, 10750, 10751, 10752, 10753, 10754, 10755, 10756, 10757, 10758, 10759, 10760, 10761, 10762, 10763, 10764, 10765, 10766, 10767, 10768, 10769, 10770, 10771, 10772, 10773, 10774, 10775, 10776, 10777, 10778, 10779, 10780, 10781, 10782, 10783, 10784, 10785, 10786, 10787, 10788, 10789, 10790, 10791, 10792, 10793, 10794, 10795, 10796, 10797, 10798, 10799, 10800, 10801, 10802, 10803, 10804, 10805, 10806, 10807, 10808, 10809, 10810, 10811, 10812, 10813, 10814, 10815, 10816, 10817, 10818, 10819, 10820, 10821, 10822, 10823, 10824, 10825, 10826, 10827, 10828, 10829, 10830, 10831, 10832, 10833, 10834, 10835, 10836, 10837, 10838, 10839, 10840, 10841, 10842, 10843, 10844, 10845, 10846, 10847, 10848, 10849, 10850, 10851, 10852, 10853, 10854, 10855, 10856, 10857, 10858, 10859, 10860, 10861, 10862, 10863, 10864, 10865, 10866, 10867, 10868, 10869, 10870, 10871, 10872, 10873, 10874, 10875, 10876, 10877, 10878, 10879, 10880, 10881, 10882, 10883, 10884, 10885, 10886, 10887, 10888, 10889, 10890, 10891, 10892, 10893, 10894, 10895, 10896, 10897, 10898, 10899, 10900, 10901, 10902, 10903, 10904, 10905, 10906, 10907, 10908, 10909, 10910, 10911, 10912, 10913, 10914, 10915, 10916, 10917, 10918, 10919, 10920, 10921, 10922, 10923, 10924, 10925, 10926, 10927, 10928, 10929, 10930, 10931, 10932, 10933, 10934, 10935, 10936, 10937, 10938, 10939, 10940, 10941, 10942, 10943, 10944, 10945, 10946, 10947, 10948, 10949, 10950, 10951, 10952, 10953, 10954, 10955, 10956, 10957, 10958, 10959, 10960, 10961, 10962, 10963, 10964, 10965, 10966, 10967, 10968, 10969, 10970, 10971, 10972, 10973, 10974, 10975, 10976, 10977, 10978, 10979, 10980, 10981, 10982, 10983, 10984, 10985, 10986, 10987, 10988, 10989, 10990, 10991, 10992, 10993, 10994, 10995, 10996, 10997, 10998, 10999, 11000, 11001, 11002, 11003, 11004, 11005, 11006, 11007, 11008, 11009, 11010, 11011, 11012, 11013, 11014, 11015, 11016, 11017, 11018, 11019, 11020, 11021, 11022, 11023, 11024, 11025, 11026, 11027, 11028, 11029, 11030, 11031, 11032, 11033, 11034, 11035, 11036, 11037, 11038, 11039, 11040, 11041, 11042, 11043, 11044, 11045, 11046, 11047, 11048, 11049, 11050, 11051, 11052, 11053, 11054, 11055, 11056, 11057, 11058, 11059, 11060, 11061, 11062, 11063, 11064, 11065, 11066, 11067, 11068, 11069, 11070, 11071, 11072, 11073, 11074, 11075, 11076, 11077, 11078, 11079, 11080, 11081, 11082, 11083, 11084, 11085, 11086, 11087, 11088, 11089, 11090, 11091, 11092, 11093, 11094, 11095, 11096, 11097, 11098, 11099, 11100, 11101, 11102, 11103, 11104, 11105, 11106, 11107, 11108, 11109, 11110, 11111, 11112, 11113, 11114, 11115, 11116, 11117, 11118, 11119, 11120, 11121, 11122, 11123, 11124, 11125, 11126, 11127, 11128, 11129, 11130, 11131, 11132, 11133, 11134, 11135, 11136, 11137, 11138, 11139, 11140, 11141, 11142, 11143, 11144, 11145, 11146, 11147, 11148, 11149, 11150, 11151, 11152, 11153, 11154, 11155, 11156, 11157, 11158, 11159, 11160, 11161, 11162, 11163, 11164, 11165, 11166, 11167, 11168, 11169, 11170, 11171, 11172, 11173, 11174, 11175, 11176, 11177, 11178, 11179, 11180, 11181, 11182, 11183, 11184, 11185, 11186, 11187, 11188, 11189, 11190, 11191, 11192, 11193, 11194, 11195, 11196, 11197, 11198, 11199, 11200, 11201, 11202, 11203, 11204, 11205, 11206, 11207, 11208, 11209, 11210, 11211, 11212, 11213, 11214, 11215, 11216, 11217, 11218, 11219, 11220, 11221, 11222, 11223, 11224, 11225, 11226, 11227, 11228, 11229, 11230, 11231, 11232, 11233, 11234, 11235, 11236, 11237, 11238, 11239, 11240, 11241, 11242, 11243, 11244, 11245, 11246, 11247, 11248, 11249, 11250, 11251, 11252, 11253, 11254, 11255, 11256, 11257, 11258, 11259, 11260, 11261, 11262, 11263, 11264, 11265, 11266, 11267, 11268, 11269, 11270, 11271, 11272, 11273, 11274, 11275, 11276, 11277, 11278, 11279, 11280, 11281, 11282, 11283, 11284, 11285, 11286, 11287, 11288, 11289, 11290, 11291, 11292, 11293, 11294, 11295, 11296, 11297, 11298, 11299, 11300, 11301, 11302, 11303, 11304, 11305, 11306, 11307, 11308, 11309, 11310, 11311, 11312, 11313, 11314, 11315, 11316, 11317, 11318, 11319, 11320, 11321, 11322, 11323, 11324, 11325, 11326, 11327, 11328, 11329, 11330, 11331, 11332, 11333, 11334, 11335, 11336, 11337, 11338, 11339, 11340, 11341, 11342, 11343, 11344, 11345, 11346, 11347, 11348, 11349, 11350, 11351, 11352, 11353, 11354, 11355, 11356, 11357, 11358, 11359, 11360, 11361, 11362, 11363, 11364, 11365, 11366, 11367, 11368, 11369, 11370, 11371, 11372, 11373, 11374, 11375, 11376, 11377, 11378, 11379, 11380, 11381, 11382, 11383, 11384, 11385, 11386, 11387, 11388, 11389, 11390, 11391, 11392, 11393, 11394, 11395, 11396, 11397, 11398, 11399, 11400, 11401, 11402, 11403, 11404, 11405, 11406, 11407, 11408, 11409, 11410, 11411, 11412, 11413, 11414, 11415, 11416, 11417, 11418, 11419, 11420, 11421, 11422, 11423, 11424, 11425, 11426, 11427, 11428, 11429, 11430, 11431, 11432, 11433, 11434, 11435, 11436, 11437, 11438, 11439, 11440, 11441, 11442, 11443, 11444, 11445, 11446, 11447, 11448, 11449, 11450, 11451, 11452, 11453, 11454, 11455, 11456, 11457, 11458, 11459, 11460, 11461, 11462, 11463, 11464, 11465, 11466, 11467, 11468, 11469, 11470, 11471, 11472, 11473, 11474, 11475, 11476, 11477, 11478, 11479, 11480, 11481, 11482, 11483, 11484, 11485, 11486, 11487, 11488, 11489, 11490, 11491, 11492, 11493, 11494, 11495, 11496, 11497, 11498, 11499, 11500, 11501, 11502, 11503, 11504, 11505, 11506, 11507, 11508, 11509, 11510, 11511, 11512, 11513, 11514, 11515, 11516, 11517, 11518, 11519, 11520, 11521, 11522, 11523, 11524, 11525, 11526, 11527, 11528, 11529, 11530, 11531, 11532, 11533, 11534, 11535, 11536, 11537, 11538, 11539, 11540, 11541, 11542, 11543, 11544, 11545, 11546, 11547, 11548, 11549, 11550, 11551, 11552, 11553, 11554, 11555, 11556, 11557, 11558, 11559, 11560, 11561, 11562, 11563, 11564, 11565, 11566, 11567, 11568, 11569, 11570, 11571, 11572, 11573, 11574, 11575, 11576, 11577, 11578, 11579, 11580, 11581, 11582, 11583, 11584, 11585, 11586, 11587, 11588, 11589, 11590, 11591, 11592, 11593, 11594, 11595, 11596, 11597

[illegible]













Accepted: 11 August 2007  
 DOI: 10.1002/for  
 Published online: 10 October 2007



BELSIZE AVE

EWERT —  
LEAF

LEWIS, J. 2004. PREDATION BY THE BROWN REPTILE, *BOUNA*, ON THE BROWN LIZARD, *TELEORHINUS LINEATUS*, IN THE CAPE PROVINCE, SOUTH AFRICA. *HERPETOLOGICAL MONOGRAPHS* 34:1-11.

[illegible]

DATE	TIME	BY

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

100

---

PROJECT	
---------	--

[illegible]

TABLE OF CONTENTS

TOWN PLANNING	DATE: 10/1/11	BY: J. L. L. L.
COMPARISON SHADOW DIAGRAMS @ 1PM 27 SEPT.	SCALE: 1/8" = 1'-0"	FILE: 10/1/11
TOWN PLANNING	DATE: 10/1/11	BY: J. L. L. L.





**ITEM 9.4 13-15 HAMILTON STREET BENTLEIGH****Author:** Brooke Mathews, Principal Town Planner**File No:** GE/PP-31174/2017**Attachments:** Advertised plans**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	A four storey building with a basement car park containing 27 dwellings on land affected by a Special Building Overlay and a reduction of 4 visitor car parking spaces
<b>MUNICIPAL STRATEGIC STATEMENT</b>	Bentleigh Urban Village
<b>APPLICANT</b>	Steller Projects Pty Ltd
<b>PLANNING SCHEME CONTROLS</b>	Residential Growth zone Schedule 1 Special Building Overlay Clause 22.05 (Urban Village) Clause 55 (Two or more dwellings on a lot) Clause 52.06 (Car Parking)
<b>OBJECTIONS</b>	6



**RECOMMENDATION**

That Council issues a Notice of Decision to Grant a Planning Permit for Application No. GE/PP-31174/2017 at 13-15 Hamilton Street Bentleigh that allows for construction of a four storey building comprising up to 27 dwellings on land affected by the Special Building Overlay and a reduction in the Standard Car Parking requirement in accordance with the following conditions:

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as 'Project Hamilton Street', Project No. 1741, Drawing No. TP-100-104, TP-150, TP.400-402, TP-500 (all Revision B, dated 5.12.2017, '13-15 Hamilton Street Vic, 3204, External Finishes Schedule, Revision A' & 'Proposed Storage Schedule: 13-15 Hamilton Street' but modified to show:

**Built Form**

- (a) The second level setback from the streetscape an overall minimum distance of 9 metres from the front (southern) property boundary with this change absorbed within the remainder of the building envelope. Balconies may encroach no more than 2.5 metres into this setback.
- (b) The third level setback from the streetscape an overall minimum distance of 11 metres from the front (southern) property boundary with this change absorbed within the remainder of the building envelope. Balconies may encroach no more than 2.5 metres into this setback.
- (c) A note provided on the plans that written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the development does not exceed 13.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection.
- (d) An updated ESD report reflective of the plan changes required under condition 1 to demonstrate compliance with the ESD requirements of Clause 58 of the Glen Eira Planning Scheme.

**Transport Planning**

- (e) The basement car park and vehicular access to be dimensioned in accordance with Clause 52.06 of the Glen Eira Planning Scheme or otherwise to the satisfaction of the Responsible Authority.
- (f) A note regarding the above all bonnet storage cages in basement that they are to extend no more than 900mm into the parking space and must have a minimum height clearance of 1.35m.
- (g) 2 bicycle rails (to provide for 4 spaces) provided in an appropriate location in the front setback or common area for visitors.
- (h) The inclusion of a security gate to the basement ramp in an appropriate location to the satisfaction of the Responsible Authority.

**Landscaping**

- (i) Retention/transplantation of the on-site Tree 8 (Canary Island Palm) in an appropriate location of the development or an otherwise appropriate mature canopy tree to be incorporated into the development to the satisfaction of the Responsible Authority.
- (j) The submission of a Tree Management/Landscape Management Plan prepared by a suitably qualified Arborist to outline how Tree 8 (Canary Island Palm) or an otherwise appropriate mature canopy tree is to be successfully managed/transplanted within the development.
- (k) A Landscape Plan in accordance with Condition 2

**Melbourne Water**

- (l) Plans amended/noted to comply with Conditions 6, 7, 8, 9 and 10 of this permit to satisfy Melbourne Water's requirements.

When approved, the plans will be endorsed and will then form part of this Permit.

2. Before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:

- (a) All existing retained vegetation to be identified.
- (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
- (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
- (d) Landscaping and planting within all open space areas of the site.
- (e) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
  - (i) 8 trees along the rear North boundary;
  - (ii) 5 trees along the front South boundary;
  - (iii) 6 trees along the side West boundary;
  - (iv) 2 trees within the rear North-west site corner;
  - (v) 1 tree within the rear North-east site corner;

Or 22 trees as above in locations to the satisfaction of the Responsible Authority.

Trees are not to be sited over easements. All species selected must be to the satisfaction of the Responsible Authority.

**Melbourne Water Conditions**

3. Prior to the development plans being endorsed, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions relating to setbacks and fencing. Plans must be submitted with ground and floor levels to Australian Height Datum (AHD).
4. The dwellings must be constructed with finished floor levels set no lower than 23.62 metres to Australian Height Datum (AHD) which is 300mm above the applicable flood level of 23.32m to AHD.
5. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the AHD, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
6. The setback of 2 metres from the western property boundary must be set at the existing natural surface level with no obstructions (i.e. no garages, sheds or water tanks/hot water services) for the passage of overland flows with the exception of open style fencing.
7. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the building and driveway ramps.
8. All decking within the 2 metre western setback must be constructed with unenclosed foundations, steps with open risers to allow for the passage of overland flows.
9. Any new fence or gate within the 2 metre western setback must be of an open style of construction (minimum 50%) to allow for the passage of floodwaters/overland flows.
10. The front boundary fence within the 2 metre western setback, must be of an open style of construction (minimum 50%) to allow for the passage of floodwaters/overland flows.

**End Melbourne Water Conditions**

11. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
12. This Permit will expire if:
  - The development does not start within two (2) years from the date of this Permit; or
  - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

13. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
14. Prior to the commencement of the development, a schedule of construction materials, external finishes and colours (incorporating paint samples) must be submitted to, and approved by, the Responsible Authority. When approved, the schedule will be endorsed and will form part of the permit.
15. Written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the development does not exceed 13.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection.
16. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
17. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
18. Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
  - (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
  - (b) Designation of methods of collection to be undertaken by private services unless otherwise agreed in writing by the responsible authority. The private collection must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
  - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
  - (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.
19. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the



Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:

- (a) Delivery and unloading points and expected frequency;
  - (b) Truck haulage routes, circulation spaces and queuing lanes;
  - (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
  - (d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (f) Any requirements outlined within this permit as required by the relevant referral authorities;
  - (g) Hours for construction activity in accordance with any other condition of this permit;
  - (h) Measures to control noise, dust, water and sediment laden runoff;
  - (i) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (j) Any construction lighting to be baffled to minimise intrusion on adjoining lots.
20. No plant, equipment, services and substations other than those shown on the endorsed plans are permitted without the prior written consent of the Responsible Authority
21. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority.
22. The location of any substation/services/metres to be clearly shown on the plans (to have limited visibility from the streetscape) and in a location to the satisfaction of the Responsible Authority. Any on-site substation must not be located in the front setbacks and must not reduce any open space for each apartment.
23. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
24. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.

25. The proposed works must not cause any damage to the canopy, roots or the Tree Protection Zone of the existing street tree.
26. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the street tree in front of 15 Hamilton Street at a radius of 2 metres from the base of the trunk to define a 'tree protection zone'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.
27. The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

Above ground canopy TPZ (Tree Protection Zone) to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6.

Tree Protection Zone (TPZ) fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.

Hand excavate any area within 1.5m of the Tree Protection Zone (TPZ). If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the Tree Protection Zone (TPZ). Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

28. No excavation is to come within 1.5m of the existing street tree (measured from the centre of the trunk) without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3.

29. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:

- (a) constructed;
- (b) properly formed to such levels that they can be used in accordance with the plans;
- (c) surfaced with an all weather sealcoat;
- (d) drained;

- (e) line-marked to indicate each car space and all access lanes;
  - (f) clearly marked to show the direction of traffic along the access lanes and driveways;
- to the satisfaction of the Responsible Authority.  
Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
30. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
31. The car parking allocation for the approved development must be:
- Not less than one (1) car space per one or two bedroom apartment;
  - Not less than two (2) car spaces per three (3) or more bedroom apartment;
  - A Visitor space (1) marked accordingly.
32. All disused or redundant vehicle crossings must be removed and the area re-instated with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
33. Any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/developer to the satisfaction of the relevant authority. All costs associated with any such modifications must be borne by the applicant/developer.
34. Prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed generally in accordance with the endorsed plans (prior to the construction of the levels above being commenced.)
35. Prior to the completion of the ramp to the basement, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed generally in accordance with the endorsed plans.

**Conditions End****Notes**

- A. The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

- B. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- C. The exact design detail of the fences on the northern, eastern and western boundaries of the site and the division of costs is to be determined with the adjoining owners in accordance with the provisions of the Fences Act 1968.
- D. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- G. Prior to the commencement of any demolition and/or building works, an Asset Protection Permit must be obtained from Council's Engineering Services Department.
- H. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.
- I. Council's Asset Management Department Advise:

Vehicle Crossing

- The vehicle crossing must be constructed as a commercial type vehicle crossing with splays to Council standards.
- The redundant vehicle crossing must be removed and the footpath, nature strip and kerb and channel of the road reinstated to match the abutting conditions.

Drainage/Easement

- No net increase in peak stormwater runoff to the Council drainage network is permissible. The post development peak storm water discharge to the Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations must be submitted to Council for approval prior to any construction works. When approved, these plans will be endorsed and form part of plans submitted with town planning permit application.
- Council records indicating that there is an existing Council 150mm drain that runs along the northern boundary of the property. Protection works must be in place during excavation and construction of the building to protect the Council's drain. The Developer/Owner is required to submit the proposed protection works plan to Council for approval prior to the commencement of any works.

- The developer/owner is required to submit a CCTV report of the easement drain before and after the construction. Any damage to the drain will be the responsibility of the developer/owner and any reinstatement works to be carried out must be to the Council's satisfaction at the developer/owner's cost.
- Any buildings/structures over the drainage easements are subject to assessment under an "Application For Consent to Erect a Building or Structure Over Easement" and must be lodged with Engineering Assets.
- Engineering Services encourage the use of rainwater tanks for storage and reuse for toilet and irrigation purposes and/or stormwater detention systems.
- All stormwater runoff must be connected to the Council underground drainage network. No uncontrolled stormwater discharge to adjoining properties and footpaths is permissible.

General

- Any firefighting equipment for the building must be accommodated within title boundary. Submitted plans do not show the location of any hydrant/booster. Council will not allow private fire equipment in the Road Reserve.
- Asset Protection Permit must be obtained from Council's Engineering Services Department prior to the commencement of any building works.
- All relevant Engineering Permits must be obtained prior to any works within the Road Reserve and/or stormwater connection to the Council drainage network.

---

**BACKGROUND**

N/A

**ISSUES AND DISCUSSION**

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Objectors concerns

Proposal

The proposal comprises:

- Demolition of the existing dwellings
- Basement car parking comprising of 33 car spaces (one or two for each dwelling and 1 visitor car space)
- Reduction of 4 visitor car spaces
- Vehicular access (basement ramp) on the eastern side of the site
- Ground Floor comprising of 8 dwellings
- First floor comprising of 8 dwellings
- Second floor comprising of 8 dwellings
- Third floor comprising of 3 dwellings
- Maximum overall building height of 12.75 metres
- Site Coverage of 62%

Objectors' concerns

- Neighbourhood character
- Traffic and car parking
- Height, massing and bulk
- Overlooking
- Overshadowing and loss of natural daylight
- Cumulative impact of other recently approved developments of this density
- Construction management concerns
- Internal amenity
- Property devaluation
- Loss of significant trees

Referrals

The proposal was referred to the following Council Departments:

*Transport Planning*

- Number of car spaces provided for residents meets the requirements
- Number of visitor car spaces falls short by 3 spaces
- Require the majority of car spaces to be provided by the Scheme (i.e. 3 of 4 spaces to be provided)
- Access and layout of the basement car park is acceptable subject to minor notations

- It is estimated that the proposal would generate up to 11 vehicle trips during each of the peak periods. It is believed this would not have a major impact on the operation and function of Hamilton Street and the surrounding road network.

#### *Landscape Officer*

- There is one high value site tree (a Canary Island Palm) that could be transplanted from its existing position on site and replanted elsewhere on site (as outlined by the professional arborist report provided with the application).
- Based on the basement setbacks, 22 canopy trees could be planted along the boundaries in appropriate locations, post construction.
- There are no neighbouring trees on adjoining properties to the site that have the potential to be impacted by the development.

#### *Asset Engineering*

- No objection subject to standard notes and conditions.

#### *Parks Services*

- No objection subject to standard conditions to ensure safe retention of the street tree adjacent to the proposed crossover/basement ramp access.

#### External Referrals

The site is affected by the Special Building Overlay. This identifies potentially flood prone land. As a consequence, the application was referred to Melbourne Water (the relevant flood plain management authority). Any buildings and works on land affected by this overlay must have their approval (often subject to conditions).

#### *Melbourne Water*

No objection subject to the following conditions:

- That the ground floor finished floor levels are constructed 300mm above the applicable flood level of the site (already shown on the plans).
- The setback from the western property boundary is set at natural surface levels and any construction within this setback must be limited to open style fencing and decking with unenclosed foundations.
- Further plans are to be provided to Melbourne Water to ensure compliance with their requirements.

The conditions from Melbourne Water form recommended conditions in the Notice of Decision to Grant a Permit.

### **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

N/A

### **POLICY AND LEGISLATIVE IMPLICATIONS**

#### Zoning and policy context

State and Local Policy broadly supports development in this location, which increases housing supply in an existing urban area with good access to public transport and services.

The subject site is located within the Residential Growth Zone, Schedule 1 and is within the Bentleigh Urban Village at Clause 22.05 of the Glen Eira Planning Scheme (Scheme). Under the zone, for sites such as this, the maximum height allowed is 13.5 metres.

Sites within Urban Villages are subject to Clause 22.05 of the Scheme. Key objectives of this policy for residential properties include:

- *Where opportunities exist, a range of housing types be promoted at increased densities*
- *(To encourage) the managed change of the neighbourhood character of these areas*
- *To ensure future development is appropriate to the constraints of infrastructure and vehicular traffic movement (including parking)*

Two of the stated purposes of the Residential Growth Zone are:

- *To provide housing at increased densities in buildings up to and including four storey buildings*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*

It is considered the proposal complies with the Urban Villages Policy and the purpose of the Residential Growth Zone. The density, mass and scale of the development are appropriate for this location.

#### Neighbourhood character

It is noted the existing character of Hamilton Street comprises largely single detached dwellings and dual occupancies. However and there are currently four storey buildings under construction within close proximity of the site (including at 16-18 Hamilton Street to the south, 39 Nicholson Street to the north-east and 8 Blair Street to the north-west).

the existing neighbourhood character of the street will change over time given the site's location within the Bentleigh Urban Village. The proposal is representative of the anticipated change in terms of the density, height and massing which is a product of the mandatory height limit in the Residential Growth Zone.

#### Height, scale and massing

The zone provision requires a maximum mandatory height of 13.5 metres (or a mandatory height of 14.5 metres where there is a slope of 2.5 degrees on an 8 metre section of the land). The maximum height of the building is 12.78 metres. Therefore, the proposal is below the maximum allowable height of the zone of the land. A condition is recommended to ensure the overall height of the proposal is checked at frame stage and final inspection for compliance.

Front setbacks do not comply with the numerical standards in the Planning Scheme, which requires 7.3 metres, based on the average setback of the two adjoining dwellings. The proposed front setbacks are between 4.9 metres and 6.1 metres at ground floor, approximately 6.8 metres at Levels 1 and 2 (with balcony encroachment) and approximately 8.6 metres at Level 3 (with balcony encroachment).

The decision guidelines of the planning scheme require the decision maker to consider whether different setbacks would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots and any relevant policy set out in the Planning Scheme.

There is a four storey building under construction at 16-18 Hamilton Street (to the south-east of the site). The approved setbacks of that building are similar to that of the proposal being



between 4.3 and 5.5 metres at ground floor, 6.8 metres at Levels 1 and 2 (with balcony encroachment) and 9 metres at Level 3 (with balcony encroachment).

It is also noted that the staggered setbacks at the lower levels of the proposal under consideration provide appropriate articulation to the streetscape. An architectural feature facing Hamilton Street further frames and emphasises the ground and first floor levels.

Given the site context of a street with largely single and double storey dwellings and having regard to the existing character and the expected transition of this area to more medium density scale development, it is considered the 2 upper levels should be further recessed. This forms recommended conditions of permit.

#### Amenity impacts

The proposal generally complies with the relevant ResCode standards from the sides and rear boundaries. Minor areas of non-compliance (of less than 1 metre) include some architectural features/screens and walls of balconies. These minor deviations are considered acceptable. Requiring compliance would likely result in a negligible difference.

The overshadowing from the proposal to the private open space of the adjoining properties complies with the State Government guidelines.

Windows and balconies are shown as screened where required (through the use of obscure glazing or external screens).

#### Landscaping

Deep soil areas for canopy planting have been incorporated into the design in areas within the front and rear setbacks. However, some of these areas encroach into the easement area at the rear of the property.

Alternative techniques (such as large planter boxes) can be incorporated into the design in different areas of the development which will allow appropriately sized canopy trees above basement outside of the easement.

It is recommended as a condition of permit to either retain the palm tree on site/relocate it in an appropriate location or provide a similar sized mature tree as an alternative.

#### Internal amenity

The development provides for appropriately sized dwellings with courtyards and balconies having convenient access from living rooms.

In general, the proposal has been designed to maximize the northern/eastern/western aspect of the site; with only 3 of the 27 dwellings have solely south-facing private open space.

All dwellings will have a reasonable level of internal amenity with the majority of dwellings being over 70 square metres in area with appropriately sized bedrooms and living rooms. Habitable rooms of the dwellings will have good access to natural daylight.

#### Car Parking and Traffic

The Planning Scheme requires 37 on site car spaces – 32 for apartments, and five for visitors.

The proposed basement contains 33 car spaces – 32 for apartments, and one for visitors.

The reduction in visitor parking is considered acceptable. The applicant has provided a car parking assessment which outlines that peak visitor demand would likely be up to two, visitor

car parking spaces. Given the site is within an area highly serviced by public transport, and there is sufficiently available space within the vicinity of the site to cater for 1 car space to be accommodated (as there is 1 space in the basement), this waiver is considered acceptable in this instance.

Officers have balanced both the positions of Councils Transport Planning Department and the views of the applicant and consider that, on balance, one visitor car parking space on site is sufficient and would not have an unreasonable impact on the availability of on-street car parking.

The basement ramp and car park layout is generally satisfactory but some changes, as suggested by Council's Transport Planning Department to add notations regarding dimensions of storage cages above car parking spaces and visitor bicycle spaces are recommended as conditions of permit.

#### Management Plan Requirements

A Waste Management Plan and Construction Management Plan are recommended as conditions.

#### Adopted Structure Plan and Quality Design Guidelines

Council has recently adopted the Carnegie Structure Plan and the Quality Design Guidelines, which sets a revised vision for development outcomes in Glen Eira.

Limited consideration has been given to the structure plan or guidelines due to the advanced stage of the application when the structure plan and guidelines were adopted by Council. Importantly in this respect, the height of the development is in line with the future expectation for this area.

### **COMMUNICATION AND ENGAGEMENT**

#### 1. Public Notice (Statutory)

- 14 properties notified
- 19 notices sent (owners and occupiers)
- 2 signs erected on site
- 6 objections received

#### 2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Hyams, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- \* Light and ventilation to proposed dwellings
- \* Neighbourhood Character
- \* Overlooking and visual bulk
- \* Overshadowing
- \* Noise from services
- \* Traffic and Parking
- \* Landscaping loss/lack of provision

#### Undertakings by the Applicant

N/A

**LINK TO COUNCIL PLAN**

Liveable and Well Designed:

A well planned City that is a great place to live.

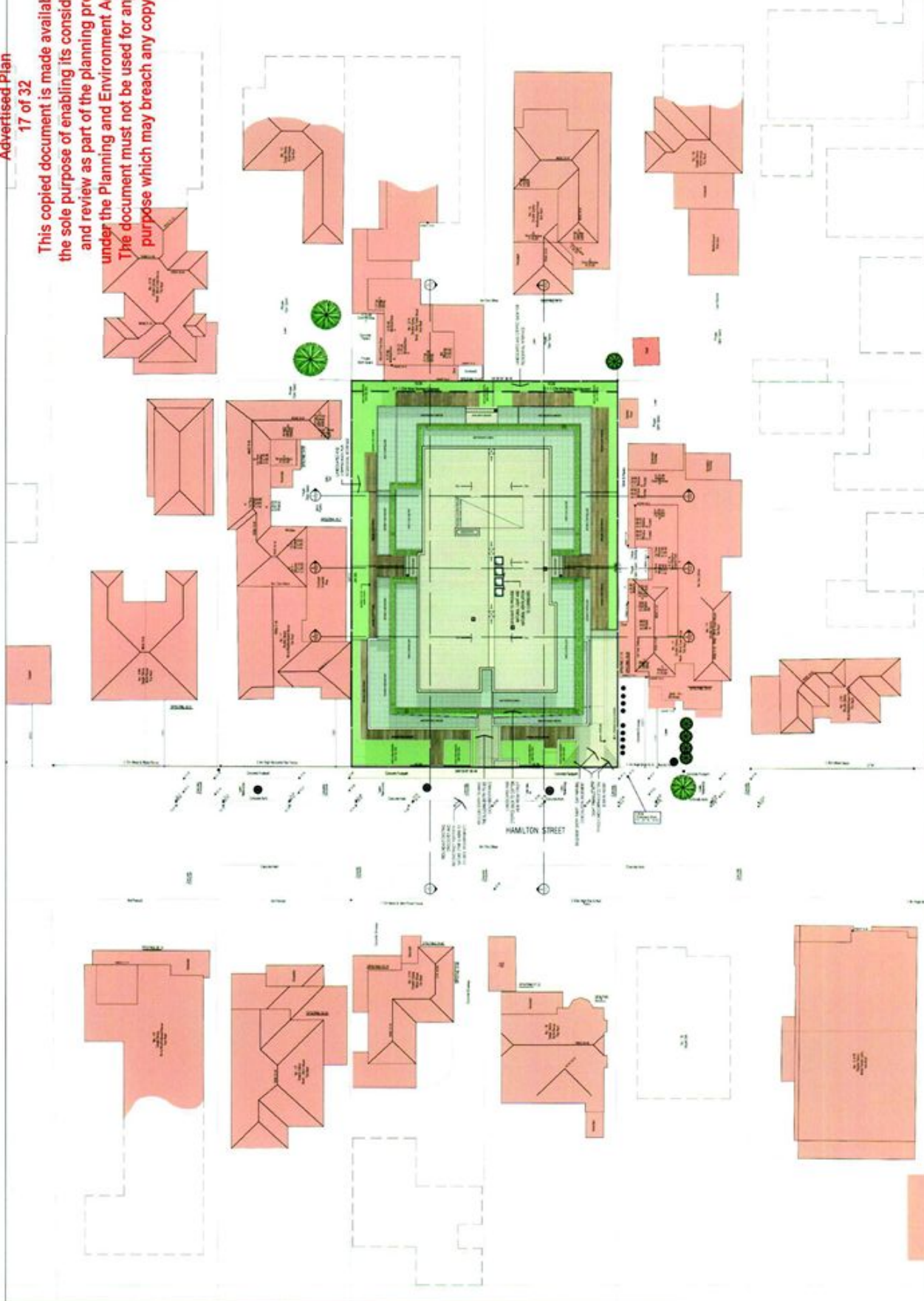
**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

That a Notice of Decision to Grant a Planning Permit be issued.

This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright



**E W E R T  
— L E A F**

1. THE CLIENT HAS REQUESTED THAT THE ARCHITECTURAL DRAWINGS BE PREPARED IN A MANNER THAT THEY CAN BE USED FOR THE PURPOSES OF THE PLANNING AND ENVIRONMENT ACT 1987. THE ARCHITECT HAS AGREED TO THIS REQUEST AND HAS PREPARED THE DRAWINGS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT. THE ARCHITECT HAS ALSO ADVISED THAT THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

2. THE ARCHITECT HAS ADVISED THAT THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

3. THE ARCHITECT HAS ADVISED THAT THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

4. THE ARCHITECT HAS ADVISED THAT THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

5. THE ARCHITECT HAS ADVISED THAT THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

6. THE ARCHITECT HAS ADVISED THAT THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

7. THE ARCHITECT HAS ADVISED THAT THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

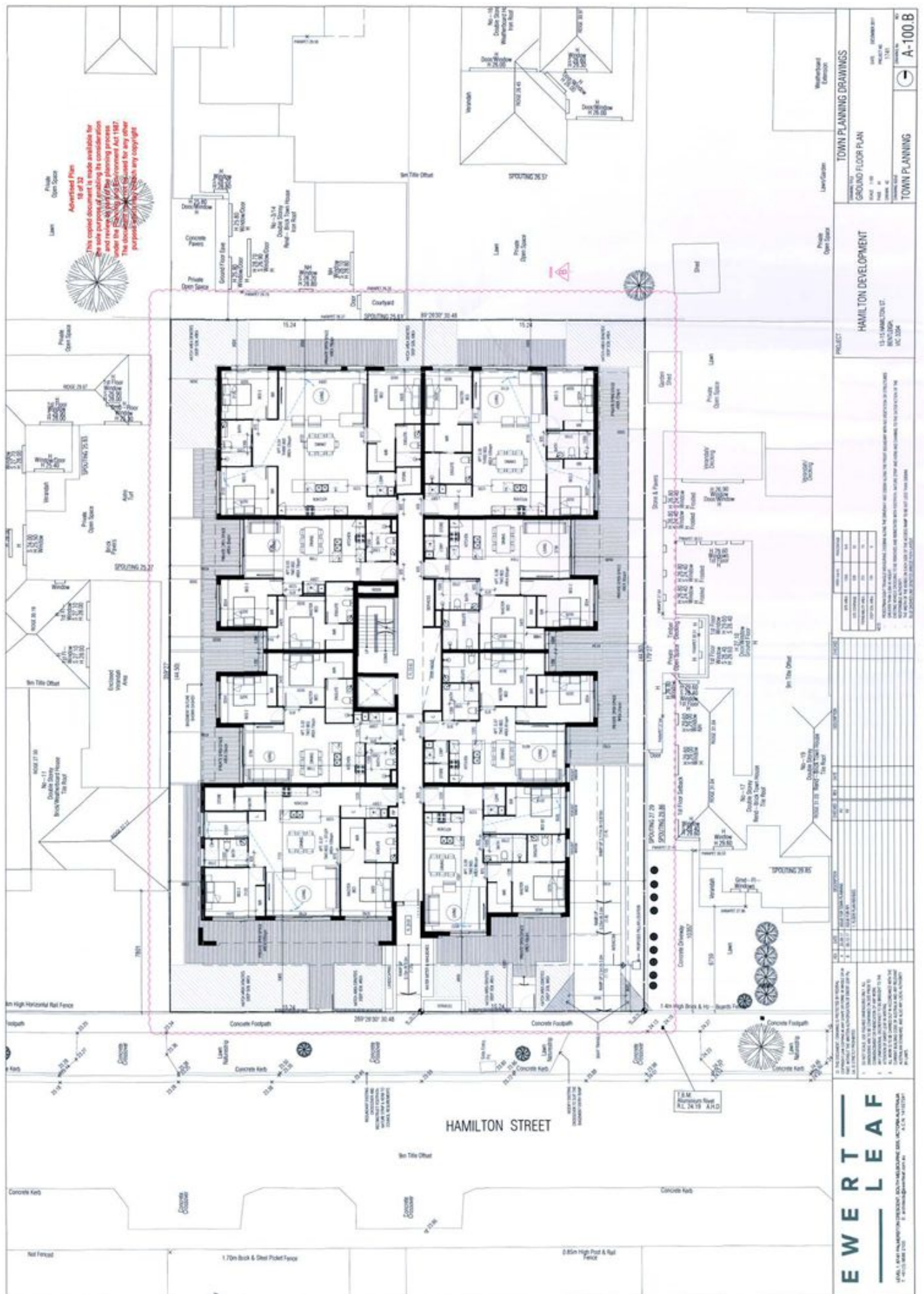
8. THE ARCHITECT HAS ADVISED THAT THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

9. THE ARCHITECT HAS ADVISED THAT THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

10. THE ARCHITECT HAS ADVISED THAT THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Records Management  
23 JAN 2018

PROJECT		TOWN PLANNING DRAWINGS	
HAMILTON DEVELOPMENT		DESIGN RESPONSE - ROOF PLAN	
13-15 HAMILTON ST MANTLETON VIC 3504		PROJECT NO. 13-15 HAMILTON ST MANTLETON VIC 3504	
TOWN PLANNING		TP-020.B	

















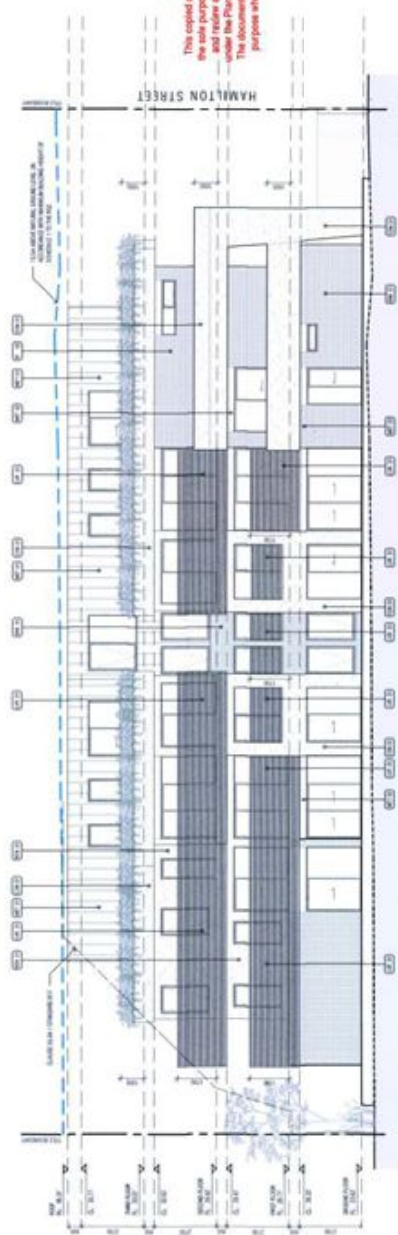




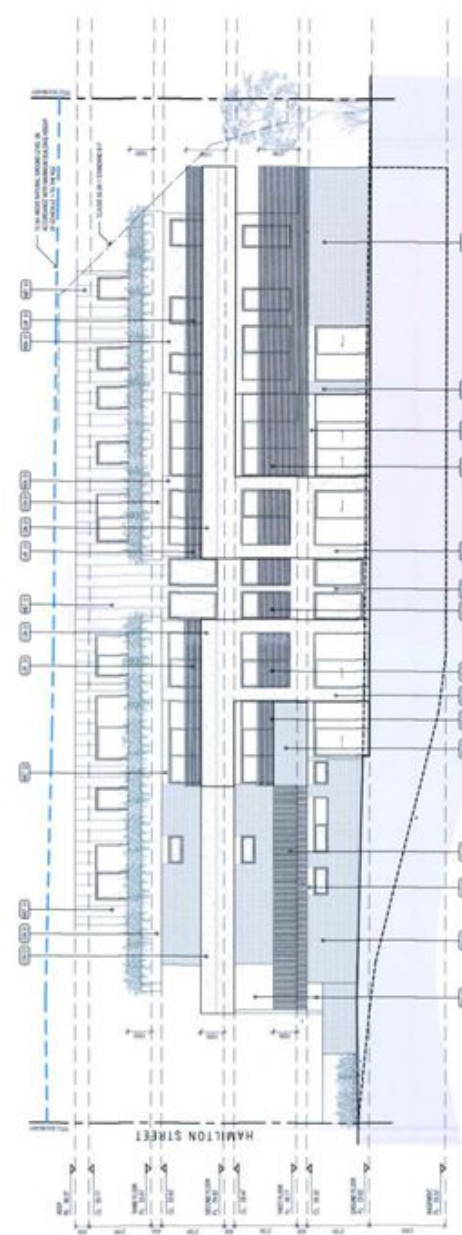


- EXTERNAL FINISHES LEGEND**
- 1.00 LIGHT GREY CONCRETE
  - 2.00 DARK GREY CONCRETE
  - 3.00 WHITE CONCRETE
  - 4.00 WHITE CONCRETE
  - 5.00 WHITE CONCRETE
  - 6.00 WHITE CONCRETE
  - 7.00 WHITE CONCRETE
  - 8.00 WHITE CONCRETE
  - 9.00 WHITE CONCRETE
  - 10.00 WHITE CONCRETE
  - 11.00 WHITE CONCRETE
  - 12.00 WHITE CONCRETE
  - 13.00 WHITE CONCRETE
  - 14.00 WHITE CONCRETE
  - 15.00 WHITE CONCRETE
  - 16.00 WHITE CONCRETE
  - 17.00 WHITE CONCRETE
  - 18.00 WHITE CONCRETE
  - 19.00 WHITE CONCRETE
  - 20.00 WHITE CONCRETE
  - 21.00 WHITE CONCRETE
  - 22.00 WHITE CONCRETE
  - 23.00 WHITE CONCRETE
  - 24.00 WHITE CONCRETE
  - 25.00 WHITE CONCRETE
  - 26.00 WHITE CONCRETE
  - 27.00 WHITE CONCRETE
  - 28.00 WHITE CONCRETE
  - 29.00 WHITE CONCRETE
  - 30.00 WHITE CONCRETE
  - 31.00 WHITE CONCRETE
  - 32.00 WHITE CONCRETE
  - 33.00 WHITE CONCRETE
  - 34.00 WHITE CONCRETE
  - 35.00 WHITE CONCRETE
  - 36.00 WHITE CONCRETE
  - 37.00 WHITE CONCRETE
  - 38.00 WHITE CONCRETE
  - 39.00 WHITE CONCRETE
  - 40.00 WHITE CONCRETE
  - 41.00 WHITE CONCRETE
  - 42.00 WHITE CONCRETE
  - 43.00 WHITE CONCRETE
  - 44.00 WHITE CONCRETE
  - 45.00 WHITE CONCRETE
  - 46.00 WHITE CONCRETE
  - 47.00 WHITE CONCRETE
  - 48.00 WHITE CONCRETE
  - 49.00 WHITE CONCRETE
  - 50.00 WHITE CONCRETE
  - 51.00 WHITE CONCRETE
  - 52.00 WHITE CONCRETE
  - 53.00 WHITE CONCRETE
  - 54.00 WHITE CONCRETE
  - 55.00 WHITE CONCRETE
  - 56.00 WHITE CONCRETE
  - 57.00 WHITE CONCRETE
  - 58.00 WHITE CONCRETE
  - 59.00 WHITE CONCRETE
  - 60.00 WHITE CONCRETE
  - 61.00 WHITE CONCRETE
  - 62.00 WHITE CONCRETE
  - 63.00 WHITE CONCRETE
  - 64.00 WHITE CONCRETE
  - 65.00 WHITE CONCRETE
  - 66.00 WHITE CONCRETE
  - 67.00 WHITE CONCRETE
  - 68.00 WHITE CONCRETE
  - 69.00 WHITE CONCRETE
  - 70.00 WHITE CONCRETE
  - 71.00 WHITE CONCRETE
  - 72.00 WHITE CONCRETE
  - 73.00 WHITE CONCRETE
  - 74.00 WHITE CONCRETE
  - 75.00 WHITE CONCRETE
  - 76.00 WHITE CONCRETE
  - 77.00 WHITE CONCRETE
  - 78.00 WHITE CONCRETE
  - 79.00 WHITE CONCRETE
  - 80.00 WHITE CONCRETE
  - 81.00 WHITE CONCRETE
  - 82.00 WHITE CONCRETE
  - 83.00 WHITE CONCRETE
  - 84.00 WHITE CONCRETE
  - 85.00 WHITE CONCRETE
  - 86.00 WHITE CONCRETE
  - 87.00 WHITE CONCRETE
  - 88.00 WHITE CONCRETE
  - 89.00 WHITE CONCRETE
  - 90.00 WHITE CONCRETE
  - 91.00 WHITE CONCRETE
  - 92.00 WHITE CONCRETE
  - 93.00 WHITE CONCRETE
  - 94.00 WHITE CONCRETE
  - 95.00 WHITE CONCRETE
  - 96.00 WHITE CONCRETE
  - 97.00 WHITE CONCRETE
  - 98.00 WHITE CONCRETE
  - 99.00 WHITE CONCRETE
  - 100.00 WHITE CONCRETE

**Advertisement**  
This copy of the document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.



WEST ELEVATION



EAST ELEVATION

**EWERT LEAF**  
ARCHITECTS  
10/11 N. HAMILTON STREET, HAMILTON, VIC 3170  
T: 03 9471 1234 F: 03 9471 1235  
E: ewert@ewertleaf.com.au

1. THE CLIENT HAS ADVISED THAT THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
2. THE CLIENT HAS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
3. THE CLIENT HAS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
4. THE CLIENT HAS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
5. THE CLIENT HAS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
6. THE CLIENT HAS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
7. THE CLIENT HAS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
8. THE CLIENT HAS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
9. THE CLIENT HAS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
10. THE CLIENT HAS ADVISED THAT THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.

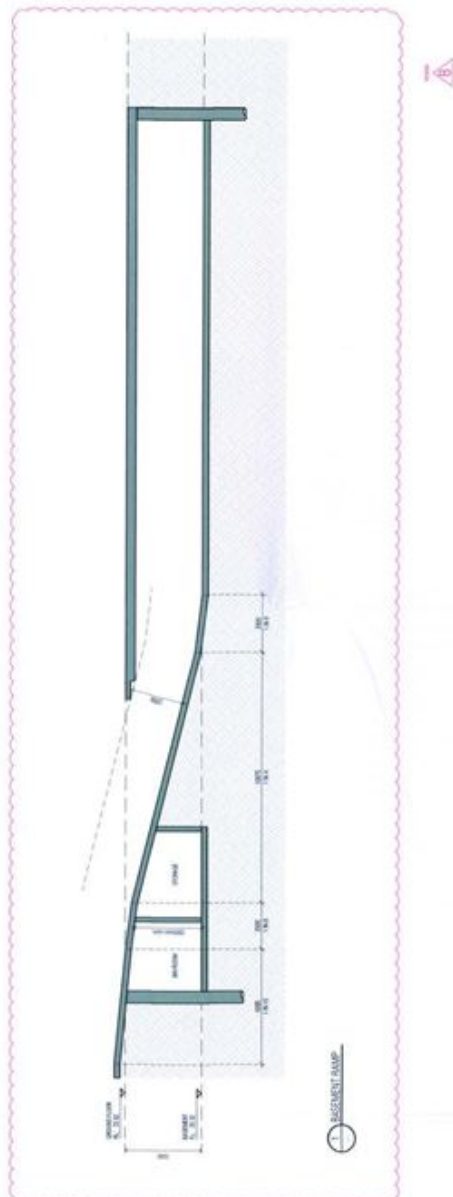
NO.	DATE	DESCRIPTION	BY	CHECKED	DATE
1	10/11/2020	PRELIMINARY DESIGN	J. EWERT		
2	10/11/2020	PRELIMINARY DESIGN	J. EWERT		
3	10/11/2020	PRELIMINARY DESIGN	J. EWERT		
4	10/11/2020	PRELIMINARY DESIGN	J. EWERT		
5	10/11/2020	PRELIMINARY DESIGN	J. EWERT		
6	10/11/2020	PRELIMINARY DESIGN	J. EWERT		
7	10/11/2020	PRELIMINARY DESIGN	J. EWERT		
8	10/11/2020	PRELIMINARY DESIGN	J. EWERT		
9	10/11/2020	PRELIMINARY DESIGN	J. EWERT		
10	10/11/2020	PRELIMINARY DESIGN	J. EWERT		

**PROJECT**  
HAMILTON DEVELOPMENT  
10/11 HAMILTON ST  
HAMILTON, VIC 3170

**TOWN PLANNING DRAWINGS**  
ELEVATIONS (WEST & EAST)  
DATE: 10/11/2020  
DRAWN BY: J. EWERT  
CHECKED BY: J. EWERT  
PROJECT NO: TP-401.B



This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

[illegible]



28 of 32



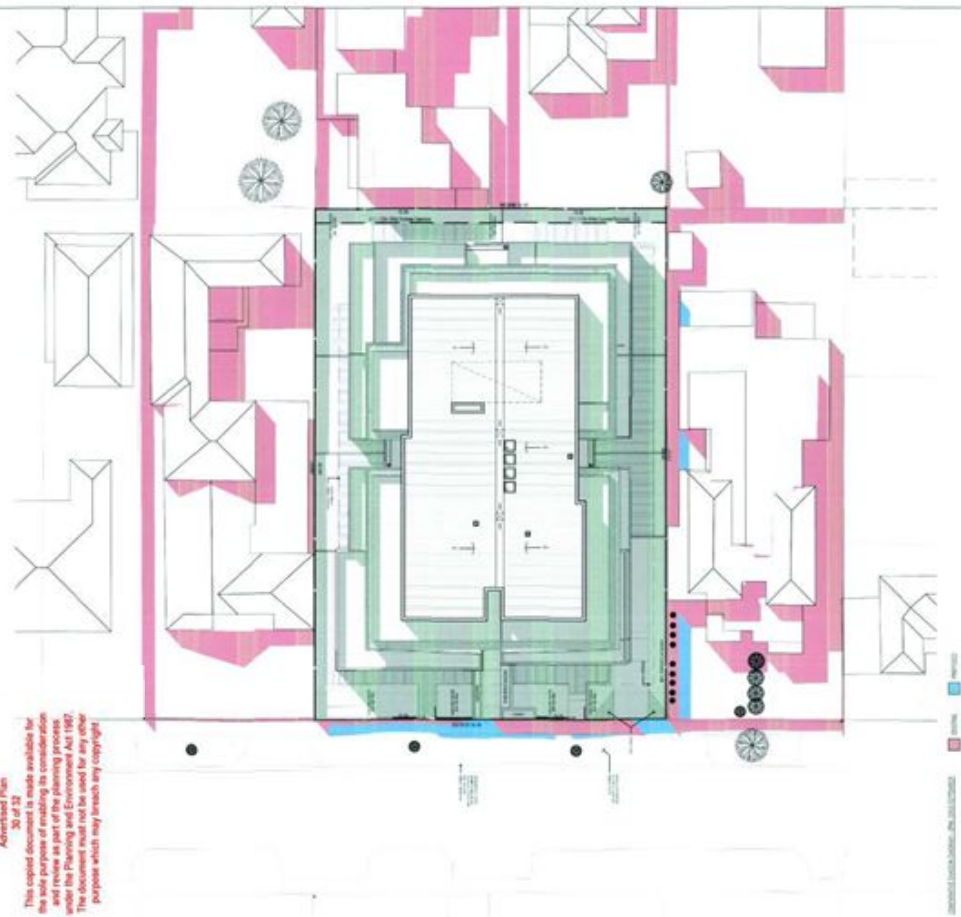
LEWIS, J. 2001. POLYMERIZATION OF 2-VINYL-4-ETHANOL-1-THIOLANES WITH 2,2,2-TRIFLUOROETHANOL AND 2,2,2-TRIFLUOROETHANOL-1-THIOLANES. *MACROMOL. SYMPOS.* 170: 1-10.

**HAMILTON DEVELOPMENT**

Q	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100
Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100	







This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright.

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 10:23 10 October 2014

Legend:   
  Inactive   
  Active

# E W E R T L E A F

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.  
 6. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.  
 7. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.  
 8. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.  
 9. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.

PROJECT: **TOWN PLANNING DRAWINGS**

DATE: **10/10/2024**

BY: **SHAWN**

CHECKED BY: **SHAWN**

SCALE: **1" = 10'**

PROJECT NO: **1000000000**

DATE: **10/10/2024**

BY: **SHAWN**

CHECKED BY: **SHAWN**

SCALE: **1" = 10'**

PROJECT NO: **1000000000**

PROJECT: **TOWN PLANNING**

DATE: **10/10/2024**

BY: **SHAWN**

CHECKED BY: **SHAWN**

SCALE: **1" = 10'**

PROJECT NO: **1000000000**

PROJECT: **TOWN PLANNING DRAWINGS**

DATE: **10/10/2024**

BY: **SHAWN**

CHECKED BY: **SHAWN**

SCALE: **1" = 10'**

PROJECT NO: **1000000000**

PROJECT: **TOWN PLANNING**

DATE: **10/10/2024**

BY: **SHAWN**

CHECKED BY: **SHAWN**

SCALE: **1" = 10'**

PROJECT NO: **1000000000**



**E W E R T —  
— L E A F**

© 2011 by the American Psychological Association  
0893-3200/11/\$12.00 DOI: 10.1037/a0025348  
This article is intended solely for the personal use of the individual user and is not to be disseminated broadly.

[illegible][illegible]

DATE	DESCRIPTION
2008-11-15	PAID FOR TRAVEL EXPENSES
2008-11-16	PAID FOR TRAVEL EXPENSES
2008-11-17	PAID FOR TRAVEL EXPENSES

---

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	


1.000	1.000
-------	-------


---

---

PROJECT	
---------	--

HAMILTON  
13-15 HAMILTON ST.  
BENTLEY, MA  
01004

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

DEVELOPMENT	SHAPES
SCALE 1:50	TOWN
WIND 0	
PLANT	

TOWN PLANNING DRAWING  
 11/00014 1588

ANNING

is		
----	--	--

DATE: 12/10/2010  
TIME: 10:00 AM  
A-903.B

**ITEM 9.5          495-501 GLEN HUNTLY ROAD, ELSTERNWICK****Author:** Susan Stearn, Coordinator Town Planning**File No:** GE/PP-27086/2014/A**Attachments:** Advertised plans**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	<p>Amendment of a planning permit originally allowing: <i>Construction of a seven (7) storey building containing up to 44 dwellings, two shops, the reduction of a car parking requirement, waiver of the loading bay requirement in accordance with the endorsed plans.</i></p> <p>The amendment comprises:</p> <ul style="list-style-type: none"> <li>• Amalgamation of apartments resulting in reduction from 44 to 18 apartments (17 two bedroom apartments and one three bedroom apartment);</li> <li>• Reduction in total number of car parking spaces from 46 to 39;</li> <li>• Deletion of car lift/introduction of vehicle access ramp;</li> <li>• Revised basement layout as a result of the above;</li> <li>• Internal ground floor layout changes including reduction of total commercial floor space from 252.7sqm to 171.6sqm;</li> <li>• Minor alterations to building façade including window locations/sizes to accommodate revised internal layouts;</li> <li>• Increase in floor to floor heights resulting in an overall building increase of 800mm.</li> </ul>
<b>APPLICANT</b>	Contour Consultants Aust Pty Ltd
<b>PLANNING SCHEME CONTROLS</b>	<ul style="list-style-type: none"> <li>• Mixed Use Zone – Schedule 1 (MUZ1) – Clause 32.04</li> <li>• Parking Overlay – Schedule 2 &amp; 3 (PO2-3)</li> </ul>
<b>OBJECTIONS</b>	Three

## RECOMMENDATION

That Council issues a Notice of Decision to Grant an Amended Planning Permit for Application No. GE/PP-27086/2014A at 495-501 Glen Huntly Road Elsternwick in accordance with the following conditions:

### Amended Permit Preamble:

*Construction of a seven (7) storey building containing up to 18 dwellings, two shops, the reduction of a car parking requirement, waiver of the loading bay requirement in accordance with the endorsed plans.*

### Conditions, as amended: Deletion of Condition 1(e), (g), (k), (l) and (p) (**shown in bold**)

1. Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as TP1.01-TP1.10, 2.01-2.04 and 3.01-3.02 dated 4/10/2014 prepared by Rothe Lowman Architects) but modified to show:
  - (a) ...~~deleted~~...
  - (b) ...~~deleted~~...
  - (c) ...~~deleted~~...
  - (d) A minimum of 2 shop parking spaces provided at ground level.
  - ~~(e) Bollards shown adjacent to car space 11 (at both basement levels) and the pedestrian entry to the lift core relocated so as to allow movements in the basement levels for an 85<sup>th</sup> percentile vehicle to car space 9.~~
  - (f) ...~~deleted~~...
  - ~~(g) The specification and dimensions of each car lift.~~
  - (h) The columns within the car parks no less than 250mm and extending no more than 1.0m from the car park aisle and dimensioned accordingly.
  - (i) Dimensions of all car spaces.
  - (j) Car spaces adjacent to walls or storages area provided with 300mm clearance or alternatively widened to 2.9m.
  - ~~(k) Car spaces 1-6 within Basement 01 provided with above bonnet storage cages measuring a maximum of 900mm out into the car space and 1.5m above ground.~~
  - ~~(l) Storage cages adjacent to car space 8 (at ground floor) and car space 6 (at basement 1) (not being over bonnet storage cages) replaced with over bonnet storage cages or be provided with not less than 1m clearance to opening~~

- (m) A minimum height clearance of 2.25m provided within the basement car parks.
- (n) *...deleted...*
- (o) The pedestrian sight triangle on the southern side of the proposed crossover measuring 2.5m (along the driveway) and 2.0m (along the footpath) with no vegetation or structures greater than 600mm in height with dimensions shown.
- (p) ~~The bicycle parking spaces shown to be located on the nature strip of Yorston Court deleted.~~
- (q) An alternative bicycle parking arrangement for 4 visitor bicycle parks on site. The design and layout of the bicycle parking spaces must accord with AS2890.3 or 'The Bicycle Parking Handbook' by Bicycle Victoria and be clearly articulated on the plans.
- (r) *...deleted...*
- (s) Notations to state that the existing crossovers are to be removed and reinstated with kerb and nature strip /footpath.
- (t) The proposed canopy on Glen Huntly Road setback a minimum of 750mm from the face of kerb to minimise damage from larger vehicles.

When approved, the plans will be endorsed and will then form part of this Permit.

2. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. This does not apply to the exemptions specified in Clause 62 of the Glen Eira Planning Scheme.

Note: This does not obviate the need for a permit where one is required.

3. The existing wall footing along the east boundary must be retained and protected during construction until excavation for the basement east boundary piling commences, to ensure the impact on the health or structure of the neighbouring trees are protected as long as possible. Any damage caused by the existing structures must be reinstated to the satisfaction of the Responsible Authority. Any excavation for piling along the eastern boundary near the adjacent cypress trees is only to be undertaken under the supervision of a qualified Arborist, to the satisfaction of the Responsible Authority.
4. Prior to the commencement of the development, a fee of \$778 must be paid to the Responsible Authority for the removal and replacement of the existing Purple Leaf Cherry Plum street tree. Removal of the street tree may only be undertaken by the Responsible Authority.
5. Any pruning that is required to be done to the canopy of any trees retained on-site or where the canopy of neighbouring property tree/s overhang the site, is to be done by a qualified Arborist to Australian Standard – Pruning of Amenity Trees AS 4373 – 1996, Standards Australia.

6. Any pruning of the root system of any existing tree to be retained is to be done by hand by a qualified Arborist.
7. The proposed works must not cause any damage to the existing street trees to be retained. Root pruning of this tree must be carried out to the satisfaction of the Responsible Authority prior to the construction of the crossover/works.
8. Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the Hills Weeping Fig street tree at a radius of 2.0m from the base of the trunk to define a 'tree protection zone'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.
9. The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

Above ground canopy TPZ (Tree Protection Zone) to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6.

Tree Protection Zone (TPZ) fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.

Hand excavates any area within 1.5m of the Tree Protection Zone (TPZ). If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out. Ground protection is to be used if temporary access for machinery is required within the Tree Protection Zone (TPZ). Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

10. No excavation is to come within 2.0m of the existing Hills Weeping Fig street tree without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out. Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3.
11. Before the development commences, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must address, but not be limited to, the following:
  - (a) An allocation of not less than one (1) car space for each 1 or 2 bedroom dwelling, 2 car spaces for each three bedroom dwelling and not less than 2 spaces for shop use.



- (b) The number and location of car parking spaces allocated to each dwelling and shop.
- 12. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, nature strip and kerb and channel to the satisfaction of the Responsible Authority.
- 13. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
  - (a) constructed;
  - (b) properly formed to such levels that they can be used in accordance with the plans;
  - (c) surfaced with an all-weather sealcoat;
  - (d) drained;
  - (e) line-marked to indicate each car space and all access lanes;
  - (f) clearly marked to show the direction of traffic along the access lanes and Driveways

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

- 14. Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
  - (a) delivery and unloading points and expected frequency;
  - (b) a liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
  - (c) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
  - (d) any requirements outlined within this permit as required by the relevant referral authorities;
  - (e) hours for construction activity in accordance with any other condition of this permit;
  - (f) measures to control noise, dust, water and sediment laden runoff;
  - (g) measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
  - (h) any construction lighting to be baffled to minimise intrusion on adjoining lots.
  - (i) details of proposed tree protection measures to be implemented during construction in respect of the row of cypress trees at 509 Glenhuntly Road.

Once approved the CMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

15. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority without the prior written consent of the relevant authority and the Responsible Authority.
16. The walls on the boundary of adjoining properties must be cleaned and finished in a manner to the satisfaction of the Responsible Authority.
17. Adequate provision must be made for the storage and collection of garbage, bottles and other solid wastes in bins or receptacles, to the satisfaction of the Responsible Authority. All bins and receptacles used for the storage and collection of garbage, bottles and other solid wastes must be kept in a storage area screened from view, to the satisfaction of the Responsible Authority. All bins and receptacles must be maintained in a clean and tidy condition and free from offensive odour, to the satisfaction of the Responsible Authority.
18. No plant, equipment, services and substations other than those shown on the endorsed plans are permitted without the prior written consent of the Responsible Authority.
19. Air conditioning units located on balconies must be screened from view and not visible from the street or adjoining properties.
20. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority.
21. ...deleted...
22. ...deleted...
23. ...deleted...
24. ...deleted...
25. Before the commencement of the use/development and any associated buildings and works (other than works for investigation/remediation of the site) hereby approved, an Environmental Site Assessment Report must be submitted to the Responsible Authority containing the following information, as appropriate:

Establish a chronological history of the land uses on the site and identify any uses that may have resulted in contamination of the site. This may include an analysis of historical information including the following:

- How long the land use or activity took place on the subject site and where the site is contaminated.
- A description of the contamination on, under or from the subject site and its extent.
- How any contamination is being managed or may be managed to prevent any detrimental effect on the use and development of the subject site or adjoining land or on buildings and works.



The report is to advise, having regard to the proposed use and/or development permitted under this permit, whether:

- an Environmental Audit is required, or
- Based on a land use history of the site, the proposed development and sensitive land use is considered acceptable and no management plan is required.
- Based on a land use history of the site, the proposed development and land use is considered acceptable provided that the conditions in the attached Environmental Management Plan are undertaken.

This report is to be prepared by either a suitably qualified environmental professional (who must be a member of the Australian Contaminated Land Consultants Association) or an environmental auditor approved by the EPA, in accordance with the National Environmental Protection Measure (assessment of site contamination) 1999, as amended. This report is open to peer review at a cost to the permit holder/owner of the land at any time.

If an Environmental Management Plan is required, all conditions in the Environmental Management Plan must be complied with to the satisfaction of the Responsible Authority, prior to commencement of use of the site. Written confirmation of compliance must be provided by a suitably qualified environmental professional or other suitable person acceptable to the Responsible Authority.

Where there are conditions in an Environmental Management Plan that require, but not limited to:

- ongoing maintenance and/or monitoring of any ongoing sources of contamination on the site; or
- no amendments to the development plans/pattern of land use prior to the acceptance of another audit assessment;
- a requirement to notify the Environment Protection Authority of any contamination that will not be remediated.

The permit holder/owner must enter into a Section 173 Agreement under the Planning and Environment Act 1987 (unless deemed unnecessary by the Responsible Authority) to give effect to the conditions outlined in the Environmental Management Plan. The Agreement must be executed on title prior to the commencement of the use and prior to the issue of a Statement of Compliance under the Subdivision Act 1987. The applicant must meet all costs associated with drafting and execution of the Agreement, including those incurred by the responsible authority. A memorandum of the Agreement is to be entered on Title and the costs of the preparation and execution of the Agreement and entry of the memorandum on Title are to be paid by the permit holder/owner.

If the Site Assessment Report concludes that an Environmental Audit is required for the proposed use, the permit holder/owner must submit to the Responsible Authority either:

- A certificate of environmental audit is issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
- An environmental auditor appointed under the Environment Protection Act 1970 makes a statement in accordance with Part IXD of the Act that the environmental conditions of the land are suitable for the use.

The certificate or statement will be read in conjunction with this Permit and all conditions of the statement will form part of this permit. The certificate or statement may be open to peer review at a cost to the permit holder/owner of the land at any time.

Where there are conditions on a Statement of Environmental Audit that require, but not limited to:

- ongoing maintenance and/or monitoring of any ongoing sources of contamination on the site; or
- no amendments to the development plans/pattern of land use prior to the acceptance of another audit assessment;
- a requirement to notify the Environment Protection Authority of any contamination that will not be remediated.

The permit holder/owner must enter into a Section 173 Agreement under the Planning and Environment Act 1987 (unless deemed unnecessary by the Responsible Authority) to give effect to the ongoing maintenance and/or monitoring conditions contained in the Statement of Environmental Audit. The Agreement must be executed on title prior to the commencement of the use and prior to the issue of a Statement of Compliance under the Subdivision Act 1987. The permit holder/owner must meet all costs associated with drafting and execution of the Agreement, including those incurred by the responsible authority. A memorandum of the Agreement is to be entered on Title and the costs of the preparation and execution of the Agreement and entry of the memorandum on Title are to be paid by the owner.

All the conditions (with the exception of on-going conditions) of the Statement of Environmental Audit must be complied with to the satisfaction of the Responsible Authority, prior to commencement of use of the site. Written confirmation of compliance must be provided by a suitably qualified environmental professional or other suitable person acceptable to the Responsible Authority. In addition, sign off must be in accordance with any requirements in the Statement conditions regarding verification of works.

26. This Permit will expire if:

- The development does not start within two (2) years from the date of this Permit; or
- The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

## BACKGROUND

Planning Permit GE/PP-27086/2014 was issued at the direction of the Victorian Civil and Administrative Tribunal (VCAT) on 13 January 2015 following Council's decision to issue of Notice of Decision to Grant a Planning Permit. The original application attracted 34 objections.

The permit allows 'Construction of a seven (7) storey building containing up to 44 dwellings, two shops, the reduction of the car parking requirement, waiver of the loading bay requirement in accordance with the endorsed plans'.

Plans were endorsed on 27 September 2017.

The planning permit requires that development commence before 13 January 2020.

## ISSUES AND DISCUSSION

### Proposal

The amended proposal seeks permission for the consolidation and reduction of approved dwellings from a total 44 dwellings to 18 dwellings. More specifically it includes:

- Internal modification of each floor to enable amalgamation of apartments;
- Reduction in total number of car parking spaces from 46 to 39 spaces;
- Deletion of car lift/introduction of vehicle access ramp;
- Revised basement layout as result of the above alteration;
- Internal ground floor layout changes including reduction of total commercial floor space from 252.7sqm to 171.6sqm;
- Minor alterations to building façade including window locations/sizes to accommodate revised internal layouts;
- Increase in floor to floor heights resulting in an overall building increase of 800mm

### Objectors' concerns

Three objections were received as part of the advertising process. The key concerns are summarised as follows:

- Traffic and car parking;
- Concerns in loading bay requirement variation;
- Waiver in standard car parking requirements.

### Referrals

There are no statutory referrals required under Clause 66 of the Glen Eira Planning Scheme, however the proposal was referred to Councils Transport Planning Department who provided the following comments:

- The previous Planning Permit required a minimum of 4 shop spaces be provided on-site, the floor area of the shops has been reduced and it is considered acceptable to provide only 2 shop spaces at ground level.
- As for visitor parking, Traffic Engineering requires the majority of visitor parking to be provided on site for such developments i.e. in this case at least 2 spaces. Traffic Engineering therefore is satisfied with 2 visitor spaces being provided for this development (no objection to the waiver of 1 visitor space).

---

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

There are no financial, resource and asset management implications.

**POLICY AND LEGISLATIVE IMPLICATIONS**

The key issues for consideration in the application include:

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Council's Adopted Structure Plan for Elsternwick

Zoning and policy context

The amended proposal remains consistent with the context of relevant State and Local Policy and remains consistent with the decision of the Tribunal in approving the original development.

While it is noted that the amended layout includes a reduction in the commercial floorspace, this is to enable the inclusion of ramp access to the basement which provides for more efficient parking. The retail frontage remains across the full width of Glen Huntly Road within two shop tenancies. This maintains the viability of the commercial area and reflective of this being within the Mixed Use Zone at the edge of the activity centre.

Neighbourhood character

The proposed alterations are very minor in nature and do not materially alter the approved form and character of the building. The proposed changes will have no adverse bearing on the development's acceptability within the immediate site's context.

Height, scale and massing

The proposed minor alterations to the façade including window locations and proportions are appropriately modified to accommodate the revised internal layouts. Minor increases in the floor to floor heights with each level result in an overall increase in height of 800mm. Within the context of the approved development, an increase of 800mm resulting from minor alterations to each respective levels floor heights is considered acceptable, remaining consistent with the original decision reached by the Tribunal.

Amenity impacts

Windows requiring screening will continue to be screened in accordance with standards. Consistent with the previous decision of the Tribunal, there are no unreasonable off-site amenity impacts to adjoining properties caused by overlooking, overshadowing, loss of daylight to windows and other such measures when assessed against the relevant criteria in the Planning Scheme.

Whilst window proportions have been enlarged throughout the development, the original approval determined that there were no overlooking implications given the lack of sensitive interfaces at 1-7 Yorston Court and 50- Glen Huntly Road and this remains unchanged.

Minor wall and window changes are proposed with no changes to the materials and finishes previously approved.

Landscaping

Landscaping is to be provided as per the previous approval.

Internal amenity

Internal amenity changes have been made to suitably consolidate 44 apartments into 18 apartments. The proposed changes will provide for an improved level of amenity for dwellings, with each dwelling offering an improved level of space, amenity and access to light.

Car Parking and Traffic

The proposed changes to the number of dwellings and their composition result in a lesser car parking waiver being required from what has previously been approved by the Tribunal. The proposed internal reconfiguration of dwelling(s) resulting from individual purchaser requests, have resulted in the amalgamation of a number of dwellings and as a direct result the rationalisation of car parking numbers, as well as having effect on the previously approved basement arrangement.

Design standards of Clause 52.06 are complied with and the quantum of car parking is suitable and therefore the proposal is considered acceptable.

Council's Adopted Structure Plan for Elsternwick

The site is located within the boundary of the recently adopted Elsternwick Structure Plan. The Structure Plan sets out a longer terms vision for land use and development and identifies a preferred height of 6 levels for the subject land. Given that the proposal is an amendment to the current approval, does not materially alter the height of the building and is capable of being commenced before the planning permit expires, then it is considered that the proposal is considered a suitable outcome.

**COMMUNICATION AND ENGAGEMENT**1. Public Notice (Statutory)

- 218 notices sent (owners, occupiers, properties)
- 4 signs erected on site
- 3 objections received

2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Silver, provided a forum where all interested parties could elaborate on their respective views. No objectors attended this meeting.

**LINK TO COUNCIL PLAN**

Liveable and Well Designed:

A well planned City that is a great place to live.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

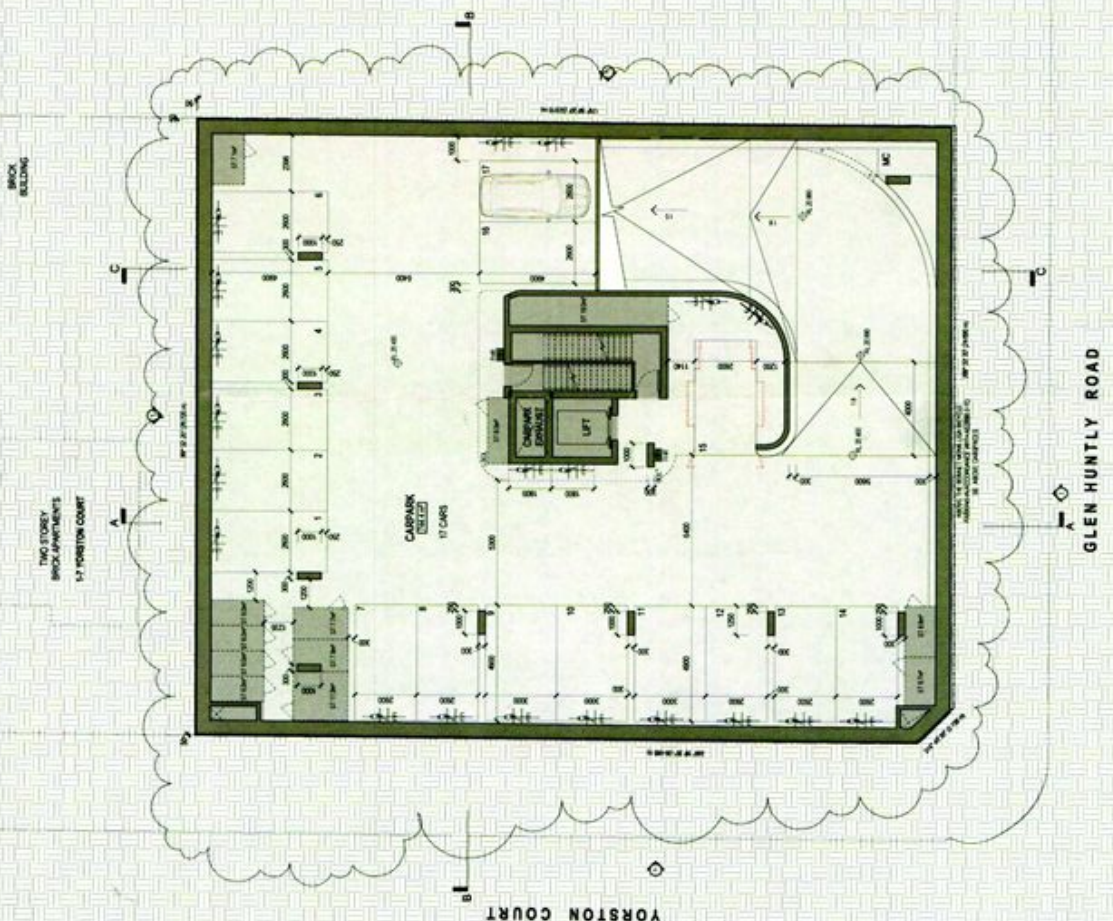
That a Notice of Decision to Grant a Planning Permit be issued

DUPLICATE



ADVERTISED PLAN

0 OF 27  
This document is a preliminary plan for the proposed development. It is not to be used for any purpose other than to advise the public of the proposed development. It is not to be used for any purpose other than to advise the public of the proposed development. It is not to be used for any purpose other than to advise the public of the proposed development.



PRELIMINARY	
PROJECT No	214008
SCALE	1:100
DATE	12/01/2017
BY	12/01/2017
CHKD	12/01/2017
APPD	12/01/2017
TP101	B

PROJECT No	214008
SCALE	1:100
DATE	12/01/2017
BY	12/01/2017
CHKD	12/01/2017
APPD	12/01/2017
TP101	B

PROJECT No	214008
SCALE	1:100
DATE	12/01/2017
BY	12/01/2017
CHKD	12/01/2017
APPD	12/01/2017
TP101	B

PROJECT No	214008
SCALE	1:100
DATE	12/01/2017
BY	12/01/2017
CHKD	12/01/2017
APPD	12/01/2017
TP101	B

PROJECT No	214008
SCALE	1:100
DATE	12/01/2017
BY	12/01/2017
CHKD	12/01/2017
APPD	12/01/2017
TP101	B

PROJECT No	214008
SCALE	1:100
DATE	12/01/2017
BY	12/01/2017
CHKD	12/01/2017
APPD	12/01/2017
TP101	B

PROJECT No	214008
SCALE	1:100
DATE	12/01/2017
BY	12/01/2017
CHKD	12/01/2017
APPD	12/01/2017
TP101	B

PROJECT No	214008
SCALE	1:100
DATE	12/01/2017
BY	12/01/2017
CHKD	12/01/2017
APPD	12/01/2017
TP101	B



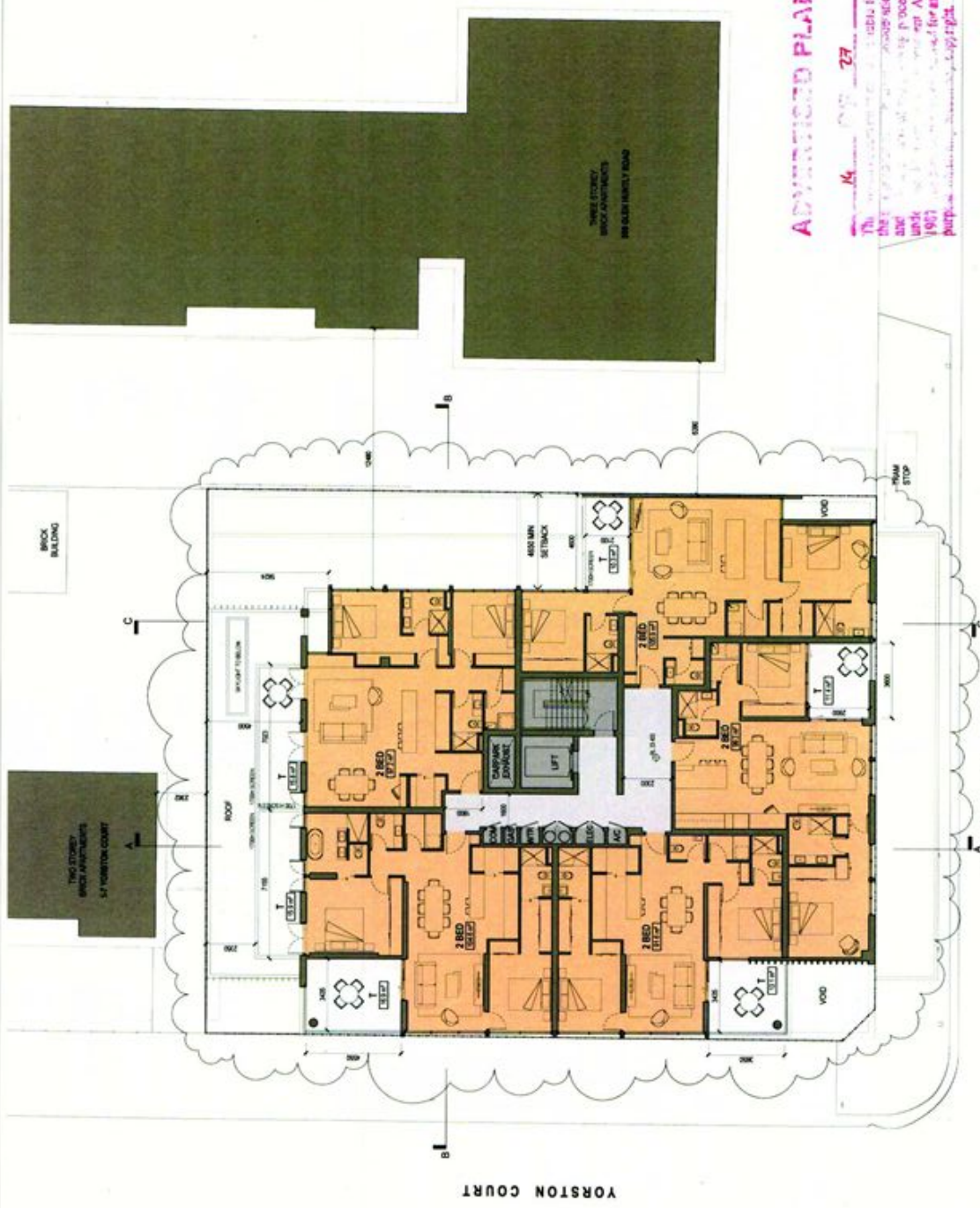












**ADVERTISED PLAN**

**14** **27**

THIS PLAN IS FOR THE PURPOSES OF THE ACT 1987 AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

10/07/17 10:00 AM

10/07/17 10:00 AM

10/07/17 10:00 AM

TITLE LINE

PROJECT NO.	214008
SCALE	1:100
DATE	14/07/17
BY	TP1.05
CHECKED BY	B
DATE	14/07/17
PROJECT NAME	455 GLEN HUNTLY ROAD
PROJECT TYPE	RESIDENTIAL
PROJECT LOCATION	455 GLEN HUNTLY ROAD
PROJECT DESCRIPTION	3 STOREY BRICK ANTIPODES 54 YORSION COURT
PROJECT STATUS	10/07/17 10:00 AM

PROJECT NO.	214008
SCALE	1:100
DATE	14/07/17
BY	TP1.05
CHECKED BY	B
DATE	14/07/17
PROJECT NAME	455 GLEN HUNTLY ROAD
PROJECT TYPE	RESIDENTIAL
PROJECT LOCATION	455 GLEN HUNTLY ROAD
PROJECT DESCRIPTION	3 STOREY BRICK ANTIPODES 54 YORSION COURT
PROJECT STATUS	10/07/17 10:00 AM

PRELIMINARY

10/07/17 10:00 AM

















ADVERTISED PLAN

This covered document is not a contract. For the sole purpose of the withdrawal application and review, a copy of the plan by process under the Plan will not be used for any purpose which may breach any copyright.

**MATERIALS SCHEDULE**

WAFR APPLIED FINISH ON CEMENT SHEET - CHARCOAL  
C801 CONCRETE FINISH - LIGHT GREY  
C802 CONCRETE FINISH - DARK GREY  
M801 METAL FINISH - CHARCOAL  
M802 PERFORATED METAL SCREEN - CHARCOAL  
M803 METAL GLAZING - CHARCOAL (70 MATCH PETS)  
M804 METAL GLAZING - LIGHT GREY  
M805 PETRIFIN EXTERNA PAINT FINISH - CHARCOAL  
D101 GLAZING - GREY TINT CLEAR  
D102 GLAZING - CLEAR  
P101 STONE GLAZING - PETRA GREY  
T101 STONE FLOOR TILE - PETRA GREY  
F101 STAIR FINISH

ADDRESS	TEL. NUMBER
1000 200 UNIVERSITY STREET ANN ARBOR MI 48106-1500	LEWIS VINT LAMBERT SOUTHWEST INC. 800 832-7000
1000 200 UNIVERSITY STREET ANN ARBOR MI 48106-1500	1-800-848-8888
1000 200 UNIVERSITY STREET ANN ARBOR MI 48106-1500	800-848-8888

No.	Date	Description	
-	08-09-2016	Treasury Arrears Total	45
-	09-09-2017	Treasury Arrears Total - 1st Qtr Encumbrance	45
-	01-01-2019	Treasury Arrears Total - 1st Qtr Encumbrance	45

© 2007 The Authors  
Journal compilation © 2007 Blackwell Publishing Ltd











23 OF 27

This copied document may not be used for the sole purpose of obtaining evidence under the provisions of the Planning Process under the Planning and Environment Act 1997. The document may not be used for any purpose which breaches copyright.

**MATERIALS & SCHEDULE**

APPLY APPLIED FINISH ON CEMENT SHEET - CHARCOAL

C01 CONCRETE FINISH - LIGHT GREY

C02 CONCRETE FINISH - DARK GREY

M01 METAL FINISH - CHARCOAL

M02 PERFORMED METAL SCREEN - CHARCOAL

M03 METAL GLAZING - CHARCOAL (TO MATCH P01)

M04 METAL GLAZING - LIGHT GREY

EX01 EXTERNAL PAINT - FINISH - CHARCOAL

G01 GLAZING - GREY TINT CLEAR

G02 GLAZING - CLEAR

G03 STY STONE GLAZING - PETRA GREY

T01 STUPE FLOOR TILE - PETRA GREY

M01 TIMBER FINISH

**PRELIMINARY**

ADDRESS	WEBSITE
11401 JACOB KATZ BLVD SUITE 100 ALPHARETTA, GA 30004	WWW.11401JACOBKATZBLVD.COM
11000 N. ALPHARETTA RD SUITE 100 ALPHARETTA, GA 30004	WWW.11000N.11401JACOBKATZBLVD.COM

www.11401jacobkatzblvd.com

no	Date	Description	Dr	Cr
1	16.12.2017	Transferring balance forward		
2	1-12-2017	Transferring balance forward		
3	1-12-2017	Transferring balance forward		

**POLYMER LETTERS**







ADVERTISED PLAN

25 OF 27  
This copy of the plan is for the sole purpose of advertising the proposed development and is not to be used for any other purpose. The plan is subject to the provisions of the Planning and Design Act 1977. The plan is not to be used for any purpose which may be inconsistent with the provisions of the Planning and Design Act 1977.

PRELIMINARY	
PROJECT NO.	214008
SCALE	1:100
DATE	17/03/2018
DESIGNED BY	SECTION 88
CHECKED BY	TP3.02 B
APPROVED BY	
PROJECT NAME	465 GLEN HUNTLY ROAD
PROJECT ADDRESS	465 GLEN HUNTLY ROAD
PROJECT TYPE	RECONSTRUCTION
PROJECT DESCRIPTION	RECONSTRUCTION OF 465 GLEN HUNTLY ROAD
PROJECT LOCATION	465 GLEN HUNTLY ROAD
PROJECT STATUS	ADVERTISED PLAN
PROJECT OWNER	SECTION 88
PROJECT CONTACT	TP3.02 B
PROJECT PHONE	
PROJECT EMAIL	
PROJECT WEBSITE	
PROJECT SOCIAL MEDIA	
PROJECT NOTES	



# DEVELOPMENT SUMMARY:

Level	GFA (including balconies)	GFA (Excluding)	NSA Residential	NSA Commercial	Circularity/ Staircases	Car Spaces	Bikes	Stores	No. 2 Bed	No. 3 Beds	Totals per Level
BASEMENT 02	85.1 m²	744.4 m²			85.1 m²	17					
BASEMENT 01	74.4 m²	755.1 m²			74.4 m²	15					
GROUND	376.2 m²	371.6 m²		171.6 m²	204.6 m²	7					
LEVEL 01	654.9 m²		583.0 m²		71.9 m²				4	1	5
LEVEL 02	570.7 m²		498.7 m²		72.0 m²				5	0	5
LEVEL 03	363.3 m²		301.6 m²		61.8 m²				2	0	2
LEVEL 04	363.5 m²		301.6 m²		61.9 m²				2	0	2
LEVEL 05	366.2 m²		304.3 m²		61.9 m²				2	0	2
LEVEL 06	358.2 m²		304.4 m²		53.9 m²				2	0	2
SUB TOTALS:	3180.5 m²	1671.2 m²							17	1	18
TOTALS:		2951.7 m²	2293.4 m²	171.6 m²	715.5 m²	30	42	19	100%	64%	6%

\*For preliminary feasibility purposes. Areas are not to be used for purposes of final or sub-agreements. Levels may not comply with building regulations or other regulatory requirements. The information contained in this document is limited to the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

ROTHSCHILD PROPERTY Pty. Ltd. retains all copyright in the content of this document including copyright and intellectual property rights in respect of this document. The content of this document is for the use of the client only and is not to be used for any other purpose without the written consent of ROTHSCHILD PROPERTY Pty. Ltd. Under no circumstances shall the content of this document be deemed a sale or constitute a transfer of the license to use this document.

CAR RATIO:  
35 RESIDENTS CAR SPACES 1:54  
2 VISITOR SPACES  
2 RETAIL CAR SPACES - 1 PER TENANCY  
2 MOTORCYCLE SPACES

ADVERTISED PLAN

23 OF 27

This copy of the plan is not to be used for any purpose other than for the sole purpose of advertising the proposed development. It is not to be used for any other purpose and is not to be used for any other purpose. The design is not to be used for any purpose other than for the sole purpose of advertising the proposed development.

ROTHSCHILD PROPERTY Pty. Ltd. retains all copyright in the content of this document including copyright and intellectual property rights in respect of this document. The content of this document is for the use of the client only and is not to be used for any other purpose without the written consent of ROTHSCHILD PROPERTY Pty. Ltd. Under no circumstances shall the content of this document be deemed a sale or constitute a transfer of the license to use this document.

REVISIONS  
No. Description  
1. 10.10.2017 100% APPROVED FOR DEVELOPMENT  
2. 10.10.2017 100% APPROVED FOR DEVELOPMENT

PROJECT NO. 214008  
23 OF 27  
23 OF 27  
23 OF 27

SCALE 1:100  
DATE 10.10.2017  
DRAWN BY 10.10.2017  
CHECKED BY 10.10.2017

PRELIMINARY  
ROTHSCHILD PROPERTY  
100% APPROVED FOR DEVELOPMENT  
10.10.2017

TP5.01 A



**ITEM 9.6            368B HAWTHORN ROAD CAULFIELD SOUTH****Author:**            *Paul Wood, Manager Town Planning***File No:**            *GE/PP -1837/1976/A (CAUL1837/A)***Attachments:**    *1. Original permit issued in 1976***PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	Amendment of Planning Permit CAUL1837 issued for use as offices with off-street car parking.  The amendment comprises:  Deletion of Condition 7 which states 'no vehicle under the control of the proprietor or operator under this permit, or his staff, shall be parked in the street.'
<b>MUNICIPAL STRATEGIC STATEMENT</b>	Caulfield South Neighbourhood Centre
<b>APPLICANT</b>	Fredman Malina Planning Pty Ltd
<b>PLANNING SCHEME CONTROLS</b>	Commercial 1 Zone (C1Z)
<b>OBJECTIONS</b>	29



---

**RECOMMENDATION**

That Council issues a *Notice of Decision to Grant an Amended Planning Permit* for Application No. GE/PP-1837/1976/A (CAUL1837/A) at 368 Hawthorn Road, Caulfield South in accordance with the following conditions:

1. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plan, shall not be altered or modified (whether or not in order to comply with any Statute, Statutory Rule or By-Law or for any other reason) without the consent of the Responsible Authority.
4. The area set aside for the parking of vehicles and so delineated on the endorsed plan shall be made available for such use and shall not be used for any other purpose, and at all times in conformity with such plan there shall be clearly indicated on the ground the boundaries of all such car spaces and access lanes and direction in which vehicles should proceed along the access lanes and such surface shall be sealed and drained to the satisfaction of the Responsible Authority.
7. **\*\*\*deleted\*\*\***
10. When stormwater or underground drainage is required to be conveyed to a drainage easement or a right of way the water shall be drained by means of an enclosed underground pipe drain to discharge to an existing Council underground drainage system or to a constructed right of way or street channel.
11. Protective means shall be installed to the satisfaction of the Responsible Authority to prevent damage to the fences of adjoining properties by occupants' vehicles.
12. Prior to commencement of occupation of the proposed building the aforementioned conditions shall be carried out to the satisfaction of the Responsible Authority.
13. Unless the use of development hereby permitted is commenced within one year from the date hereof or any extension of such period which the Responsible Authority before the expiration of the period of one year from the date hereof has allowed in writing, this permit shall after it is commenced be continued to the satisfaction of the Responsible Authority.

## BACKGROUND

Planning permit CAUL1837 was issued on 21 June 1976 for the construction of a two storey office block with a total of 3 offices. Two on the ground floor (128m<sup>2</sup> and 130m<sup>2</sup>) and one at first floor space (418m<sup>2</sup>). A total office area of 676m<sup>2</sup> was approved.

Fourteen car parking spaces were formally provided as part of the original application.

The two offices at ground floor are currently occupied by 'Detector Inspector'. This is a safety and compliance company who installs and maintains safety equipment (smoke alarms etc).

The existing permit includes a number of conditions, including Condition 7, which requires no vehicles under the control of the proprietor or operator or his staff are to park in the street nearby.

This application to amend the planning permit seeks permission to delete Condition 7 following enforcement action following concerns raised by neighbours.

## ISSUES AND DISCUSSION

### Proposal

- It is proposed to delete Condition 7 of the planning permit which *states 'no vehicle under the control of the proprietor or operator under this permit, or his staff, shall be parked in the street.'*

### Objectors' concerns

29 objections were received as part of the advertising process. The key concerns are summarised as follows:

- Car parking and traffic.
- Noise.

### Referrals

There are no statutory referrals required under Clause 66 of the Glen Eira Planning Scheme, however the proposal was referred to Councils Transport Planning who:

- Objects to the condition being removed in its entirety.
- Receptive to altering the condition to allow staff/employees to park their personal vehicles in the street in lieu of work vehicles.

## FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource and asset management implications.

**POLICY AND LEGISLATIVE IMPLICATIONS**

The key issues for consideration in the application include:

- Zoning and policy context
- Car parking and traffic
- Objectors concerns

Zoning and policy context

The site is located within Commercial 1 Zone which aims to create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. The existing use is not being changed and is considered to be consistent with the purpose of the zone.

Car Parking and Traffic

The existing car park at the rear of the site forms a large part of the lot and is accessible from the laneway at the rear (from Olive Street). The fourteen car spaces are for the offices on the site; however the allocation of car spaces is not specified on the planning permit.

Condition 7 requires that 'no vehicles under the control of the proprietor or operator or his staff are to park in the street nearby'. It is understood that this condition was imposed to ensure that staff parked in the car park on site.

There are a number of reasons that this condition is now considered unreasonable in a planning context. In this regard it is noted that there some basic principles in applying conditions. These include:

1. A condition must fairly and reasonably relate to the permitted development
2. A condition must fulfill a planning purpose
3. A condition must accurately convey its intent and effect
4. A condition cannot delegate powers not otherwise delegated

This condition is not reasonable as it seeks to:

- regulate how land outside of the planning permit is used, extending beyond the scope of the planning permit.
- control the right of the proprietor or operator under the permit, or their staff , to otherwise park their vehicle in the street, whether this is for a purpose related to the use of the land or in a private capacity

This condition does not fulfil a planning purpose as the quantum of car parking has been considered for the use as being acceptable with the provision of 14 on-site car parking spaces.

The condition does not accurately convey its intent and effect as it does not provide certainty in how the condition is to be applied. It is also not possible to identify all of the cars of the proprietor or operator under the permit, or their staff that might be parked on the street. The street has also not been defined.

For these reasons the condition is considered to be invalid and it is recommended that it be removed from the planning permit.

It is not considered necessary to include any further condition on the permit to regulate car parking. The site has a valid permit that has a quantum of car parking available on site. This was considered acceptable when issuing the original permit. This car parking provision can transfer as a credit when a new uses starts without having to fulfil the requirement of condition 7 that is under dispute. It is therefore submitted that the car parking arrangement is acceptable for the uses on the land.

In relation to car parking within the surrounding area, it consists of restricted and unrestricted parking. Directly in front of the site along Hawthorn Road there are short-term parking restrictions (15 minutes, 1P and 2P). Cedar Street generally comprises of short-term parking (15 mins, 1P and 2P) on the eastern side and unrestricted car parking on the western side adjoining Caulfield Primary School. Olive Street, to the south (the western end where it intersects Hawthorn Road) contains 'no standing' and unrestricted parking on the northern side and short-term parking on the southern.

Any vehicles associated with the site (and any other site) are subject to parking restrictions in the area and subject to infringements if they do not comply.

#### Procedural matter

The applicant for this planning application has control of the operation of land at 368B Hawthorn Road. The original permit relates to land at 368 Hawthorn Road (encompassing land that is now subdivided to include 368 A and B Hawthorn Road). If the amended planning permit is issued, it would have effect to the permit that includes both 368 A and B Hawthorn Road.

#### Objectors' concerns

Twenty nine objections were received with key concerns relating to car parking and traffic. It is noted however, that given the location of surrounding dwellings to a commercial centre, primary school and bowls club parking pressure is to be reasonably expected.

### **COMMUNICATION AND ENGAGEMENT**

#### 1. Public Notice (Statutory)

- 28 properties notified
- 39 notices sent (owners and occupiers)
- 1 sign erected on site
- 29 objections received

#### 2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Magee, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- Impact on car parking in the surrounding area
- Noise
- Littering from staff in the nearby streets.

### **LINK TO COUNCIL PLAN**

Liveable and Well Designed:

A well planned City that is a great place to live.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

That a Notice of Decision to Grant an Amended Planning Permit be issued.

Attachment 1. Original permit issued in 1976

108/8/368

Commercial

TOWN AND COUNTRY PLANNING ACT 1961  
MELBOURNE METROPOLITAN PLANNING SCHEME  
CAULFIELD CITY COUNCIL

PERMIT

Application Serial No. CAUL 1837 .....

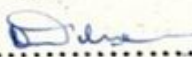
Applicant's Name Mr. P.L. MILMAN .....

Address of Property 368 HAWTHORN ROAD .....

Nature of Permit To be used as offices with off-street carparking. ....

1. The layout of the site and the size of the proposed buildings and works as shown on the endorsed plan, shall not be altered or modified (whether or not in order to comply with any Statute, Statutory Rule or By-Law or for any other reason) without the consent of the Responsible Authority.
2. No further buildings or works other than such as are permitted by this permit shall be erected without the consent of the Responsible Authority.
3. No new buildings or works shall be erected and no existing buildings shall be enlarged, rebuilt or extended without the consent of the Responsible Authority.
4. The area set aside for the parking of vehicles and so delineated on the endorsed plan shall be made available for such use and shall not be used for any other purpose, and at all times in conformity with such plan there shall be clearly indicated on the ground the boundaries of all such car spaces and access lanes and direction in which vehicles should proceed along the access lanes and such surface shall be sealed and drained to the satisfaction of the Responsible Authority.
5. The surface of the car parking areas, together with the access lanes thereto, shall be so treated as to prevent loss of amenity to the neighbourhood by the emission of dust or the discharge of drainage.
6. The area set aside for the parking of vehicles together with the aisles and drives shall be properly formed to such levels that it can be utilised in accordance with the said plan and shall be drained and sealed with an all weather seal coat which shall be capable of being marked.
7. No vehicle under the control of the proprietor or operator under this permit, or his staff, shall be parked in the street nearby.
8. No process or industry shall be carried out on the site/ premises.
9. A window display shall be maintained to the satisfaction of the Responsible Authority.

10. When stormwater or underground drainage is required to be conveyed to a drainage easement or a right of way the water shall be drained by means of an enclosed underground pipe drain to discharge to an existing Council underground drainage system or to a constructed right of way or street channel.
11. Protective means shall be installed to the satisfaction of the Responsible Authority to prevent damage to the fences of adjoining properties by occupants' vehicles.
12. Prior to commencement of occupation of the proposed building the aforementioned conditions shall be carried out to the satisfaction of the Responsible Authority.
13. Unless the use or development hereby permitted is commenced within one year from the date hereof or any extension of such period which the Responsible Authority before the expiration of the period of one year from the date hereof has allowed in writing, this permit shall lapse and further any development pursuant to this permit shall after it is commenced be continued to the satisfaction of the Responsible Authority.
14. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the processes carried on, the materials, goods and machinery used and stored or by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste products, grit or oil, the appearance of the property or otherwise.

  
K.D. WILSON  
CITY MANAGER

Date ..21st June 1976...

THIS PERMIT, ~~ENGINEERED PLAN~~ RELATES TO LAND USE ONLY, UNDER THE PROVISIONS OF THE MELBOURNE METROPOLITAN PLANNING SCHEME PERMITS MUST BE OBTAINED FROM THE BUILDING OR HEALTH INSPECTOR'S DEPARTMENTS IN CONNECTION WITH THE ERECTION OF BUILDINGS OR SIGNS, ALTERATIONS OR EXTENSIONS TO EXISTING BUILDINGS ON THE PROPERTY, OR THE USE OF PREMISES REQUIRING ANY REGISTRATION UNDER THE HEALTH ACT OR COUNCIL BY-LAWS.

**ITEM 9.7 VCAT WATCH****Author:** *Paul Wood – Manager Town Planning***File No:** *N/A***Attachments:** *Applications before and recent decisions of the Victorian Civil and Administrative Tribunal***PURPOSE AND SUMMARY**

To report to Council applications currently before, and recent decisions of, the Victorian Civil and Administrative Tribunal (VCAT).

**RECOMMENDATION**

That Council notes:

1. The applications currently before the Victorian Civil and Administrative Tribunal (VCAT), including the recent applications that have been lodged with VCAT.
2. The recent decisions of VCAT, including the commentary provided in relation to matters of notable interest.

**BACKGROUND**

The VCAT process is an integral part of the planning permit process and provides opportunity for independent review of planning decisions. VCAT is required to take into consideration any relevant planning policy.

**ISSUES AND DISCUSSION**

This report includes an attachment that provides an overview of all applications currently before, or that have recently been decided by the VCAT. The attachment table is broken down into 'New appeals lodged with the VCAT', 'Current matters before the VCAT' (including upcoming hearings or where Council is waiting for a decision after the hearing has taken place), and 'Recent decisions of the VCAT'.

There were seven decisions since the previous report and the following are of notable interest for Council in the context of policy application.

<b>Address</b>	<b>240-250 McKinnon Road, McKinnon</b>
<b>Proposal</b>	Construction of six storey building comprising six shops and thirty three dwellings above basement car park and a reduction in car parking requirements and waiver of the loading bay requirement.
<b>Council decision</b>	Permit issued subject to conditions (Council)
<b>VCAT decision</b>	Permit issued (decision varied)
<b>Appellant</b>	Centreway Pty Ltd





Council granted a planning permit for a mixed-use development on a large lot fronting McKinnon Road within the McKinnon Neighbourhood Activity Centre. The officer recommendation was to approve the development at six storeys, however the Council decision was to delete the upper two storeys.

The applicant appealed three conditions of the planning permit, as follows:

- Condition 1(a) that requires deletion of the top two storeys of the building.
- Condition 1(e) that requires the balcony/terrace screening facing McKinnon Road to be semi-transparent/opaque to the satisfaction of the responsible authority.
- Condition 30 that sets out the required car parking allocation for the approved development.

In reaching a decision, the VCAT Member was quite critical of Council's approach in seeking a development of 4 storeys. The member noted in her decision:

[15] *There is no policy basis to support submissions about a single or uniform height limit for all commercial land in the McKinnon NAC. There are some smaller lots when compared with the subject land and whose capacity may be more constrained than a larger property, as Mr Blades noted in his oral expert evidence. There are also current approvals at four and five storeys in this NAC. Moreover, the subject land has features including its mid-block location, its size and breadth that potentially allow it to provide recessive upper levels that achieve the objectives of the local built form policy and limit off-site amenity impacts for existing residents and the future occupants of the townhouses being constructed to the south.*

The Member agreed with the position of the planning officer and the expert evidence of the application and noted that:

[18] *I also note Mr Carey's observation that the assessing Council officer did not recommend deletion of the top two storeys. The officer concluded in part that:*

- *While the proposal will undoubtedly be taller and more robust than adjoining existing development, it is considered that it represents what policy expects in terms of change given the size of the site, the emerging built form in the immediate area and its strategic location.*

The Member then provided analysis of the built form outcome including its setbacks at different levels, its material treatment, other approved developments in the immediate area, and concluded that the height at six storeys is appropriate.

The other key aspect of the decision was the discussion about Council's analysis of car parking. This is:

- [30] *An assessment of the proposed reduction in parking for residential visitors and the shops is made under Clause 52.06-7 including a car parking demand assessment. This assessment has been provided by the applicant through the permit application process. The applicant has also called expert evidence from Mr Fairlie to present an analysis. The assessments include data relating to parking occupancy at various times of the day and days of week, as well as an empirical assessment of the likely demand for visitor parking to the dwellings and shop needs. I have considered all of this material, which is uncontested in the Council's submission, and indicates likely temporal patterns of car parking demand and existing parking conditions. I am mindful that as the activity centre is further developed, there will be increased vehicle activity.*
- [31] *The Council's position seeks the scheme rate be applied but there is no analysis of the car parking demand report or evidence to show why the requested reduction should not be accepted or why the report is flawed. The internal referral accepted four residential visitor car spaces as being acceptable but sought two spaces per shop.*

The decision places the onus on Council to fulfill its responsibility to undertake the required analysis of car parking requirements based on the planning scheme provisions and not apply a blanket approach in requiring the statutory provision of car parking.

In determining the appeal, the Member varied Council's decision and issued a planning permit for a six storey development with a reduced number of car parking spaces.

<b>Address</b>	<b>12 Kambea Grove, Caulfield North</b>
<b>Proposal</b>	Demolition and construction of a dwelling in a neighbourhood character overlay and special building overlay
<b>Council decision</b>	Refusal (Manager)
<b>VCAT decision</b>	Permit issued
<b>Appellant</b>	Mr & Mrs Gian



This is an application for the demolition and construction of a dwelling in the Neighbourhood Character Overlay. Council refused the application on grounds that the replacement dwelling did not adequately respond to the significance of this area.

While Council's decision itself was set aside and is not of significance in the context of planning at Glen Eira, the VCAT Order considered a question of law that has a direct consequence to the way an application is assessed under the Neighbourhood Character Overlay.

The following is the relevant passage from the decision:

- [5] *During the course of the hearing a question of law arose as to whether all of the objectives and standards from Clause 54 of the Bayside Planning Scheme [sic] applied, or whether only those objectives and standards where the standards had been varied by the Schedule to the Neighbourhood Character Overlay applied. This question arose in the context of this proceeding where the only permit trigger was that found under the neighbourhood Character Overlay. The Council in following an earlier decision of the Tribunal considered that only the Clause 54 objectives which had a varied standard in NCO3 applied. Both the Applicant and myself were concerned as to the correctness of that approach.*
- [6] *In the decision of Adams v Glen Eira CC [2016] VCAT 1353 the Tribunal constituted by a legal Member made the following ruling.*
- [18] *... If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.*
- [21] *My first finding here is that Council erred in concluding that the underlined text above from Clause 54 enable it to assessed a development proposal on land affected by a NCO against all of the Clause 54 Standards. I see nothing in the words in the underlined text pointing to this rather self-serving conclusion. Taking the view that a permit trigger under a NCO triggers the need to consider all of the ResCode Standards also seems (as a matter of 'orderly planning') to 'go against the grain' of overlay controls dealing with more confined/discrete planning issues.*
- [22] *Rather, my conclusion is that the underlined words from Clause 54 provide nothing more or less than the following. Where any provisions in the NCO vary any of the Standards of ResCode, the planning decision maker (where any inconsistency arises) must apply the varied position for those Standards specifically mentioned in the NCO. For example, Schedule 4 to the NCO in question here varies the following Standards at pages 2-3 of that Schedule – A3 & B6, A11 & B18, A19 & B31 and A20 & B32.*
- [23] *In summary, my view is that so far as Clause 54 is concerned, Council should have assessed the proposed extension within the confines of the position I have set out above. Where the Delegate Planner relied on Standard A10 as part of the thinking behind imposing Condition 1(b), I find the Delegate Planner to have*

*inadvertently invalidly gone beyond the proper scope of their discretion.*

- [7] *I do not agree with the position taken by the Tribunal the decision of Adams v Glen Eira CC [2016] VCAT 1353. The application of Clause 54 is governed by words under the heading 'Application' at Clause 54. There are two situations where the provisions of Clause 54 will apply: where a planning permit is required under the zone provisions; and where a permit is required under the Neighbourhood Character Overlay. There is no limitation in this part of Clause 54 which restricts the application of Clause 54 provisions in either situation. I find that this means that all of the provisions of Clause 54 apply in either situation where a permit is required under a zone or the Neighbourhood Character Overlay.*

### **Application**

*These provisions apply to an application to construct a building or construct or carry out works associated with one dwelling on a lot under the provisions of:*

- A Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.*
- A Neighbourhood Character Overlay if the land is in a Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone.*

- [8] *The words under the heading 'Requirements' do not seek to limit or restrict the application of Clause 54. Instead, those words firstly clarify that all of the standards and objectives apply, and then provide for an ability under either the Schedule to a zone, or a Schedule to the Neighbourhood Character Overlay, to vary one or more particular standards. I note that it is the standard Tribunal approach to apply all of the Clause 54/55 standards to applications under a zone, where the schedule to the zone varies some of the standards. I do not understand the words in the Victorian Planning Provisions as achieving a different outcome in terms of the residential zones and the relationship between varied and non-varied standards, as compared with the Neighbourhood Character Overlay.*
- [9] *In the decision of Adams v Glen Eira CC [2016] VCAT 1353 the Tribunal identified the starting point as being whether the words under the heading 'Requirements' activated consideration of all Clause 54 standards and objectives. In contrast, I consider that it is the words under the heading 'Application' which activate consideration of all of the standards where a permit is required under the Neighbourhood Character Overlay. As such, to achieve an outcome where only particular standards apply, words would need to appear that specifically seek to limit the operation or application of Clause 54.*
- [10] *The words underlined in the quotation from the decision of Adams v Glen Eira CC [2016] VCAT 1353 above do not have such an effect. Similar to the way that the preceding words apply to schedules to the various residential zones, the underlined words simply allow for standards that already apply in Clause 54 to be varied in a Schedule to the Neighbourhood Residential Zone. The only restriction I can find occurs at Clause 43.05-3, which does not permit some of the standards to be varied, as set out below.*

### **Modification to Clause 54 and Clause 55 standards**

A schedule to this overlay may modify:

- The requirements of any standard of Clause 54, including any requirements specified in the schedule to the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone. This does not apply to Standards A1, A12, A13, A14 and A16 of Clause 54.
- The requirements of any standard of Clause 55, including any requirements specified in the schedule to the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone. This does not apply to Standards B1, B2, B3, B4, B19, B20, B21, B27 and B35 to B49 of Clause 55.
- [11] However, this provision is not written in a way that means that the standards that aren't varied then don't apply in the assessment of a planning permit application. The only effect of this provision is to nominate standards that can't be varied in a Schedule to the Neighbourhood Character Overlay.
- [12] For these reasons I find that all of the Clause 54 standards apply when a planning permit is required under the Neighbourhood Character Overlay, comprising those that have been varied by NCO3, and those that have not been varied.

On the basis of this decision, officers will now undertake the broader ResCode assessment that has been established under this decision.

<b>Address</b>	<b>664-670 North Road, Ormond</b>
<b>Proposal</b>	Construction of a two to three storey building comprising twenty one (21) dwellings above basement car park and a reduction in the statutory visitor car parking requirements, on land affected by the Special Building Overlay.
<b>Council decision</b>	Refusal (Manager)
<b>VCAT decision</b>	Refusal
<b>Appellant</b>	Woodland Melbourne Pty Ltd



Council refused a planning permit on grounds that it failed to meet neighbourhood character, would impact on amenity of adjoining properties and would not include a reasonable level of amenity for future occupiers.

The VCAT Member heard the case and then issued an interim order outlining a number of concerns and issues she considered may be able to be addressed through some level of redesign of the proposed development, as follows:

- [i] An improvement to the level of activation to the central walkway/space.*
- [ii] A redesign of the southern row of townhouses to provide for improved activation to the central walkway space. A redesign may result in a reduction of the number of townhouses in this southern row and it may include reverse living townhouses with north facing balconies.*
- [iii] The redesign should also address the issue of non-compliance with Standard B29 of the planning scheme and demonstrate partial compliance. I am not including a specific ratio or number of townhouses that must achieve compliance with Standard B29 as this should be design lead having regard to the amenity of the south facing townhouses. There is to be no reduction in the rear setbacks (as detailed on the amended plans) for the built form.*
- [iv] Consideration of the location of the stairwell and lift structures including their location and height and impact on the townhouses.*
- [v] The inclusion of at least one more street tree as proposed by Mr Patrick.*
- [vi] A climbing green wall for the basement car park wall.*
- [vii] Further landscaping opportunities created within the central walkway space.*

Amended plans were circulated and the Member made a final decision that the changes did not address the concerns regarding the central walkway and therefore did not represent an outcome. Most notable the Member noted that "... the improvement to the level of overshadowing to the southern row of townhouses doesn't outweigh the poor design of the central walkway space and how the dwellings interact with this space. It is symptomatic that the design intent of two rows of townhouses on this site is inappropriate.

#### **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

There are no financial, resource or asset management implications.

#### **POLICY AND LEGISLATIVE IMPLICATIONS**

The decisions of notable interest in this report are relevant to the strategic planning work being undertaken by Council's City Futures Department.

#### **COMMUNICATION AND ENGAGEMENT**

There has been no communication or engagement for this report.

#### **LINK TO COUNCIL PLAN**

Liveable and Well Designed:  
*A well planned City that is a great place to live.*

### **OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

### **CONCLUSION**

This report provides details of the applications before and recent decisions of the VCAT.

**ATTACHMENT 1: APPLICATIONS BEFORE AND RECENT DECISION OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL**

<b>NEW APPEALS LODGED WITH THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (27 FEBRUARY 2018 to 20 MARCH 2018)</b>									
<b>Address</b>	<b>Suburb</b>	<b>Next VCAT date</b>	<b>VCAT reference</b>	<b>Description of proposal</b>	<b>Zone</b>	<b>Council decision</b>	<b>Council delegate for decision</b>	<b>Appeal lodgment date</b>	<b>Type of appeal</b>
92 Kooyong Road	Caulfield North	23/8/18	P250/2018	Use of the land for accommodation (dwellings) in a Commercial 1 Zone, construction of a building or construction or carrying out of works in a Commercial 1 zone, construction of a building or construction or carrying out of works in a Special Building Overlay	C1Z	Notice of Decision	DPF	27/2/18	s82 (Objector)
32 Kokaribb Road & 259-263 Neerim Road	Carnegie	13/4/18	P427/2018	Construct a four (4) storey residential building above basement car park, a reduction in the car parking requirement and alteration of access to a road in a Road Zone, Category 1	RGZ1	Refusal	Manager	13/3/18	s77 (Refusal)



MATTERS BEFORE THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL ( * INCLUDING APPEALS AWAITING A DECISION)									
Address	Suburb	Next VCAT date	VCAT reference	Description of proposal	Zone	Council decision	Council delegate for decision	Appeal lodgment date	Type of appeal
17-19 Loranne Street	Bentleigh	*	P2165/2017	Construction of a part three (3), part four (4) storey building consisting of 21 dwellings above basement car park; reduction of visitor car parking requirements	GRZ1, RGZ	Refusal	Council	6/11/17	s77 (Refusal)
7 Wicklow Street	Ormond	*	P2124/2017	Construction of two double storey dwellings on land affected by the Special Building Overlay	NRZ1	Refusal	Manager	6/11/17	s77 (Refusal)
329 Jasper Road	Ormond	*	P2191/2017	Construction of a four storey building comprising of a shop and fifteen (15) dwellings; use of the land for dwellings; reduction in car parking requirements (for visitors and shops); waiver of loading bay requirements; to alter access to a road zone category 1	C1Z	Refusal	Council	6/11/17	s77 (Refusal)
20 Leonie Avenue	Brighton East	*	P2229/2017	Construction of two (2) double storey dwellings	NRZ1	Refusal	Manager	28/9/17	s77 (Refusal)
388-394 Hawthorn Road	Caulfield South	*	P2293/2017	Construction of a 7 storey building comprising 46 dwellings, a retail premises and a basement car park, reduction of the car parking requirements, waiving of the loading bay requirement and creation and alteration of access to a road in a Road Zone, Category 1	C1Z	Refusal	Manager	29/12/17	s77 (Refusal)
50 Blamey Street	Bentleigh East	*	P2258/2017	Construction of a single storey dwelling to the rear of the existing dwelling.	NRZ1	Refusal	Manager	2/1/18	s77 (Refusal)
472 & 476-482 Kooyong Road & 11 Saturn Street	Caulfield South	*	P973/2017	Construction of buildings and works (ranging from 3 to 19 storeys) and use of the land as a hospital, retirement village, residential aged care facility and child care centre with associated carparking and reduction of the bicycle parking requirement	NRZ1	Refusal	Council	6/11/17	s77 (Refusal)
2 Marylin Court	Bentleigh East	*	P1582/2017	Construction of a double storey dwelling to the rear of an existing dwelling	NRZ1	Refusal	Manager	3/10/17	s77 (Refusal)
669-673 Centre Road	Bentleigh East	12/04/2018	P2948/2017	An application for minor amendments to façade and car parking area of the approved development which allows construction of a six storey building comprising up to 39 dwellings above a basement car park, alteration of access to a road in a Road Zone Category 1, a reduction in parking and waiver of loading bay requirements	C1Z	Application made direct to VCAT		11/10/17	s87A (amendment)
233-247 Glen Huntly Road & 14 Ripon Grove	Elsternwick	16/04/2018	P2932/2017	Construction of a multi-level mixed use development including 117 dwellings, up to 13 storeys plus basement, reduction in visitor car parking and waiver of loading bay requirements	C1Z	Refusal	Council	29/11/17	s77 (Refusal)
65 Hall Street	Ormond	16/04/2018	P2407/2017	Construction of two (2) attached double storey dwellings	NRZ1	Refusal	DPF	6/10/17	s77 (Refusal)
15-23 Mayfield Street	St Kilda East	18/04/2018	P2366/2017	An amendment to a hours of operation and the uses that could be undertaken on the land was approved as an amendment to planning permit that allows buildings and works for the construction of a two storey building (to the rear of the site, behind Gandel Besen House primary school), refurbishment to the existing building and grounds (Gandel Besen House) including the synagogue and the construction of a carpark for 18 carspaces to the west of the site	NRZ1	Planning Permit	DPF	5/2/18	s80 (Conditions)
15-23 Mayfield Street	St Kilda East	18/04/2018	P2367/2017	An amendment to the permit to allow the hall and synagogue to be used independent of the school was refused	NRZ1	Refusal	DPF	12/5/17	s77 (Refusal)

## ORDINARY COUNCIL MEETING

10 APRIL 2018

15-23 Mayfield Street	St Kilda East	18/04/2018	P2368/2017	Alterations and additions to the existing education centre involving the construction of a new lobby and multi-purpose room at the front of the kindergarten	NRZ1	Notice of Decision	DPF	6/12/17	s80 (Conditions)
1 Sinclair Street	Elsternwick	30/04/2018	P2455/2017	Use of the land as an education centre (limited to recess and lunch activities, daytime assemblies, physical education classes and after school care), reduction in the car parking requirements and buildings and works on land located in a Heritage Overlay	NRZ1	Notice of Decision	Council	12/12/17	s82 (Objector)
331-333 Neerim Road	Carnegie	8/05/2018	P180/2018	Construction of a four storey building and reduction in visitor car parking and alter access to a road in a Category 1 Road Zone	RGZ1	No decision		25/9/17	s79 (Failure)
83 Truganini Road	Carnegie	9/5/18	P2774/2017	Construction of five (5) dwellings (4 three storey and 1 double storey) and reduction in visitor car parking requirement on land affected by Special Building Overlay	GRZ1	Refusal	DPF	5/10/17	s77 (Refusal)
14 Service Street	Caulfield North	11/05/2018	P2504/2017	Review of a decision to refuse to endorse an amended landscape plan	NRZ1	Refusal	Manager	26/10/17	s149 (declaration)
10 St Georges Road	Elsternwick	14/05/2018	P2695/2017	Buildings and works including demolition of the existing buildings and construction of a four storey building above basement car park containing 12 dwellings and a reduction of the visitor car parking requirements	RGZ	Refusal	Council	17/11/17	s77 (Refusal)
40 Snowdon Avenue	Caulfield	21/05/2018	P119/2018	Partial demolition and alterations and additions to an existing dwelling on land affected by the Heritage Overlay	NRZ1	Planning Permit	Manager	25/1/18	s80 (Conditions)
7 Manchester Grove	Glen Huntly	28/05/2018	P2634/2017	Construction of a three (3) storey building comprising 12 apartments above basement car parking, and reduction in the statutory visitor car parking requirement.	GRZ1	No decision		29/11/17	s79 (Failure)
3 Rigby Avenue	Carnegie	30/05/2018	P237/2018	Construction of five (5) dwellings	NRZ1	Planning Permit	Council	13/2/18	s80 (Conditions)
9 Royal Avenue	Glen Huntly	31/05/2018	P2738/2017	The construction of a four storey building comprising up to 16 dwellings and a reduction in the visitor car parking requirement and waiver of loading bay requirement	C1Z	Planning Permit	Council	30/11/17	s80 (Conditions)
2 Lancaster Street	Bentleigh East	1/06/2018	P2678/2017	Construction of two (2) double storey attached dwellings	NRZ1	Refusal	DPF	5/10/17	s77 (Refusal)
2/1 Cecil Street	Bentleigh East	5/06/2018	P258/2018	Construction of single storey dwelling to the rear of the existing dwelling	NRZ1	Refusal	Manager	20/12/17	s77 (Refusal)
16 South Avenue	Bentleigh	6/06/2018	P2240/2017	Construction of eight (8) three storey townhouses with basement car parking	GRZ1	Refusal	DPF	2/1/18	s77 (Refusal)
20 McKinnon Road	McKinnon	22/06/2018	P2848/2017	Construction of two (2) double storey attached dwellings with basement carparking	NRZ1	Refusal	Manager	19/1/18	s77 (Refusal)
25 Stone Street	Caulfield South	26/06/2018	P2998/2017	Construction of two (2) double storey attached dwellings	NRZ1	No decision		25/1/18	s79 (Failure)
43 Whitmuir Road	McKinnon	17/07/2018	P88/2018	Construction of two (2) double storey dwellings on land affected by the Special Building Overlay	NRZ1	Refusal	Manager	14/2/18	s77 (Refusal)
2 Shanahan Crescent	McKinnon	31/07/2018	P134/2018	Construction of three (3) double storey attached dwellings on land affected by the Special Building Overlay	NRZ1	Refusal	Manager	19/7/17	s77 (Refusal)
711 Warrigal Road	Bentleigh East	14/08/2018	P262/2018	Construction of two double storey dwellings and the creation of access onto a road in a Road Zone Category 1	NRZ1	Refusal	Manager	20/2/18	s77 (Refusal)
94 Clarence Street	Caulfield South	23/08/2018	P3330/2018	Construction of two (2) storey building containing two dwellings and basement car parking	NRZ1	Planning Permit	DPF	21/2/18	s80 (Conditions)

RECENT DECISIONS OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (27 FEBRUARY 2018 to 20 MARCH 2018)											
Address	Suburb	Appeal date	VCAT reference	Description of proposal	Zone	Council decision	Council delegate for decision	Type of appeal	Appeal outcome	Date of VCAT decision	VCAT decision (effect on Council decision)
240-250 McKinnon Road	McKinnon	22/2/18	P2269/2017	A six storey building comprising six shops and thirty three dwellings above basement car park and a reduction in car parking requirements and waiver of the loading bay requirement	C1Z	Planning Permit	Council	s80 (Conditions)	Permit issued	28/2/18	Varied
12 Kambea Grove	Caulfield North	22/2/18	P1859/2017	Demolition and construction of a dwelling in a neighbourhood character overlay and special building overlay	NRZ1	Refusal	Manager	s77 (Refusal)	Permit issued	1/3/18	Set aside
111-113 Jasper Road	Bentleigh	27/2/18	P2049/2017	Replacement and installation of internally illuminated and non-illuminated business identification signage	NRZ1	Planning Permit	Co-ordinaor	s80 (Conditions)	Permit issued	5/3/18	Varied
441 Glen Eira Road	Caulfield North	Settled	P2520/2017	Demolition of the existing dwelling and construction of 2 double storey attached dwellings with a basement on land in a Heritage Overlay and alteration and creation of access to a road in a Road Zone, Category 1	NRZ1	Refusal (objection by a statutory referral authority)	Manager	s77 (Refusal)	Permit issued (consent)	5/3/18	Set aside
24 Marara Road	Caulfield South	27/2/18	P2371/2017	Declaration sought regarding whether Council correctly incorrectly endorsed plans	NRZ1	Endorsed	Officer	s149 (declaration)	Declaration made	8/3/18	Plans endorsed in error and no valid plans
664-670 North Road	Ormond	2/3/18	P1718/2017	Construction of part two, part three storey buildings comprising twenty one (21) dwellings above basement car park and a reduction in the statutory visitor car parking requirements, on land affected by the Special Building Overlay.	GRZ2	Refusal	Council	s77 (Refusal)	Refusal	14/3/18	Upheld
3 Banksia Road	Caulfield South	2/2/18	P2058/2017	Removal of the registered restrictive covenant contained in Instrument of Transfer 776487 from Lot 26 on LP5916 (Volume 3892 Folio 238)	NRZ1	Refusal	Manager	s77 (Refusal)	Refusal	14/3/18	Upheld

**ITEM 9.8            GREATER COST RECOVERY FOR TOWN PLANNING SERVICES**

**Author:**            *Paul Wood, Manager Town Planning*

**File No:**            *N/A*

**Attachments:**    *Nil*

---

**PURPOSE AND SUMMARY**

This report considers additional revenue streams to support greater cost recovery for Town Planning Services in relation to its non-statutory functions.

**RECOMMENDATION**

That Council:

1. notes the report; and
2. considers proposed planning fees as part of the 2018/2019 budget setting process.

**BACKGROUND**

A report was presented to Council in September 2017 that considered the effect of the new planning fees that were introduced into operation on 13 October 2016, in relation to the cost of the Town Planning service.

The report acknowledged that the new planning fees resulted in covering a greater proportion of the costs associated with processing planning applications (approximately 71%), and resolved that a further report be prepared to examine possible other revenue streams to support a greater cost recovery for the Town Planning Services.

**ISSUES AND DISCUSSION**

Planning permit application fees, and planning scheme amendment fees, are set by the State Government. However, there are a range of 'non-statutory' services and functions that Local Government provides and charges for, as part of its planning service. These non-statutory services and functions can vary from Council to Council, and can vary in the charge.

The Town Planning Department has undertaken analysis of non-statutory fees associated with its planning service including benchmarking of neighbouring Councils to better understand industry rates for non-statutory service.

The key non-statutory services that are provided by Glen Eira's Town Planning Department include:

- Procedural request
- Public notification
- Planning information and pre-application advice
- Administrative functions (Administration fees)

The following outlines potential new opportunities for fees to support the provision of the Town Planning service.

Procedural requests

Procedural requests include amendments to plans under *Secondary Consent* (an informal or minor amendment to endorsed plans); requests to extend the expiry date of a planning permit; and requests to endorse plans under a condition of a planning permit.

Council currently charges a flat rate for each of these request types. There is however additional complexity in some matters and it is proposed to differentiate between minor and major request types for amendments to plans under *Secondary Consent* and first and second/subsequent requests to extend the expiry date of a planning permit.

The differential rate will reflect the complexity of an application and has regard to the amount of time that is involved in the assessment of one of these requests. Typically, procedural requests involving owners of single dwellings are minor in nature.

#### Public notification

Public notification is a statutory (legal) procedural requirement for planning applications. However, where Councils undertake the public notification process, a fee is typically charged for this service. Glen Eira's current fees benchmark is at the mid to upper level of our neighbouring Councils and this is considered to reflect the administrative time involved in providing this service.

It is not proposed to change the fees associated with the public notification process.

#### Planning information and pre-application advice

The Town Planning Department received 196 formal requests for pre-application (pre-lodgement) advice in the 2017 calendar year. A diverse range of people made these requests, ranging from planning consultants, developers, single home owners wishing to extend their heritage house, to shop keepers and commercial operators. These also ranged in complexity from single and two dwelling developments, to large scale mixed use proposals. On average, approximately 4 hours was spent administering and responding to each pre-application request, representing 784 hours of officer time that year (or approximately 0.5 EFT). The service was provided by a Principal Planner. The time for this service has not been factored into the recent service review of the Town Planning Department.

Council provides the pre-application service free of charge and supplements this with a drop-in service at the Town Planning Counter, that is available during ordinary business hours and additionally during the evening on a Tuesday.

It is proposed to retain the drop-in service at the Town Planning Counter for quick enquiries and to implement a user pays system for formal pre-application requests. This is consistent with the approach taken by a number of Councils.

The pre-application model would provide a fee based system for the customer based on whether it was a minor or major proposal type. The service would provide clear written direction about their proposal and could include a meeting to supplement the written advice for an additional cost. It is proposed to change an administrative fee for both written advice and meetings to cover the majority of the cost of the service.

Based on proposed fee structure and the 2017 pre-application requests, the following table outlines the cost that could be generated from this non-statutory function:

Type of request	Proposed charge (currently there is no charge)	Numerator from 2017	Possible revenue to help offset the cost of providing Council's planning service.
Pre-application advice (written advice) (minor applications)	\$125	75% of 2017 requests (147)	\$18,375
Pre-application advice (written advice) (major applications)	\$250	25% of 2017 requests (48)	\$12,000
Pre-application meeting (in addition to written advice)	\$125	10% of 2017 requests (20)	\$2,500
Subsequent pre-application advice following initial response (written advice)	\$125	10% of 2017 requests (20)	\$2,500
Additional revenue			<b>\$35,375</b>

It is important to note that the minor types of requests for pre-application advice that we receive from our residents or non-commercially based applicants would still receive benefit from the drop-in service at the Town Planning Counter free of charge.

#### Administrative fees

The Town Planning Service is currently transitioning to a digital work process consistent with a number of other Councils throughout Victoria. While anecdotal evidence suggests that this is a process that our customer base is seeking, it is proposed to also introduce fees that support Council's digitisation program.

Fees are proposed to be introduced to enable the digitisation of an application that is submitted in hard copy when the department goes live with its full online processes. This is anticipated to commence mid-year. A communication plan would provide sufficient notice to our customers and community of the transition date. A digitisation fee has been introduced by the Councils that are undertaking this transition.

It is also proposed to introduce a fee associated with plan folding, which is a burdensome administration process, particularly with very large sheets of paper. This fee would be charged if hard format plans are not submitted pre-folded. The fee covers the administration cost of folding plans and is a fee that is increasingly common across Councils.

The proposed fees that will be presented as part of Council's budget setting process also consider reduced fees where there are administrative time savings from the digitisation work that is being undertaken within the department.

In this respect, search and copy fees (that is the process of locating historical files and providing permit documents) will be charged at a lesser cost where they are stored electronically. This is reflective of the time involved in undertaking a search of these documents and providing them to the customer.

#### **FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

The proposed fees for non-statutory services would lessen the subsidy from Glen Eira's ratepayers in providing Council's town planning service.

**POLICY AND LEGISLATIVE IMPLICATIONS**

There are no policy or legislative implications from this report.

**COMMUNICATION AND ENGAGEMENT**

There is no direct communication or engagement required as part of this update report. The fees have been included in the proposed budget, and will be subject to the accompanying community engagement process.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Five – Informed and Engaged

*A well governed Council that is committed to transparency and engages residents in decision-making.*

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

This report outlines opportunities to increase cost recovery for the Town Planning service through the introduction of new, non-statutory fees.

The overall effect of the fees aligns with a contemporary Council approach to service delivery and reduces the financial subsidy from ratepayers for the delivery of this service.

**ITEM 9.9            FEASIBILITY OF ADDITIONAL TRAMLINES IN GLEN EIRA**

**Author:**            *Mathew Bonomi Coordinator of City Transport and Place Design*

**File No:**            *N/A*

**Attachments:**    *Nil*

---

**PURPOSE AND SUMMARY**

At the 19 December 2017 Ordinary Council Meeting, Council resolved:

*For officers to prepare a report on the feasibility and benefits of:*

- 1. Extending the current tram line that runs along the centre of Nepean Highway and turns East at Glen Huntly Road, to continue along Nepean Highway as a light rail service to South Road.*
- 2. A light rail tram service traveling East/West along North Road, from Nepean Highway to East Boundary Road.*
- 3. A light rail tram service running North/South along East Boundary Road between North Road and South Road.*
- 4. A light rail tram service running East/West along South Road between the Nepean Highway and Warrigal Road.*

*The report should consider the benefits of improved public transport for the south-east parts of Glen Eira, the potential reduction in traffic congestion, and a comparison between tram and dedicated bus lines along the same routes.*

This report responds to the resolution.

**RECOMMENDATION**

That Council :

1. notes the report; and
2. continues to advocate to the State Government to improve public transport outcomes the City of Glen Eira, as per Council's Advocacy Strategy 2018-2020.



**BACKGROUND**Role and Responsibilities within State Transport Planning

The State Government is responsible for funding and undertaking project planning for all public transport services. State agency Transport for Victoria has recently been established to undertake all strategic transport planning for the State.

Council plays a role in advocating for the needs of our communities and is an important stakeholder in the State Government's route selection and service design.

Furthermore the roads suggested in the Council resolution are all arterial roads managed and maintained by VicRoads and Transport for Victoria.

Draft Integrated Transport Strategy

Council is in the final stages of developing an Integrated Transport Strategy (ITS) which will act as a high-level strategic document that will set transport priorities which are aligned with the 15-year vision for Glen Eira.

By analysing the City of Glen Eira and relevant transport ABS data, it is apparent that we have a City with diverse levels of public transport accessibility. If we look at the City in relation to walking distances to public transport, we can see a clear distinction of four separate precincts:

1. Train and Tram Precinct
2. Train Precinct
3. Tram Precinct
4. Bus Precinct

Figure 1 on the following page demonstrates the existing four precincts

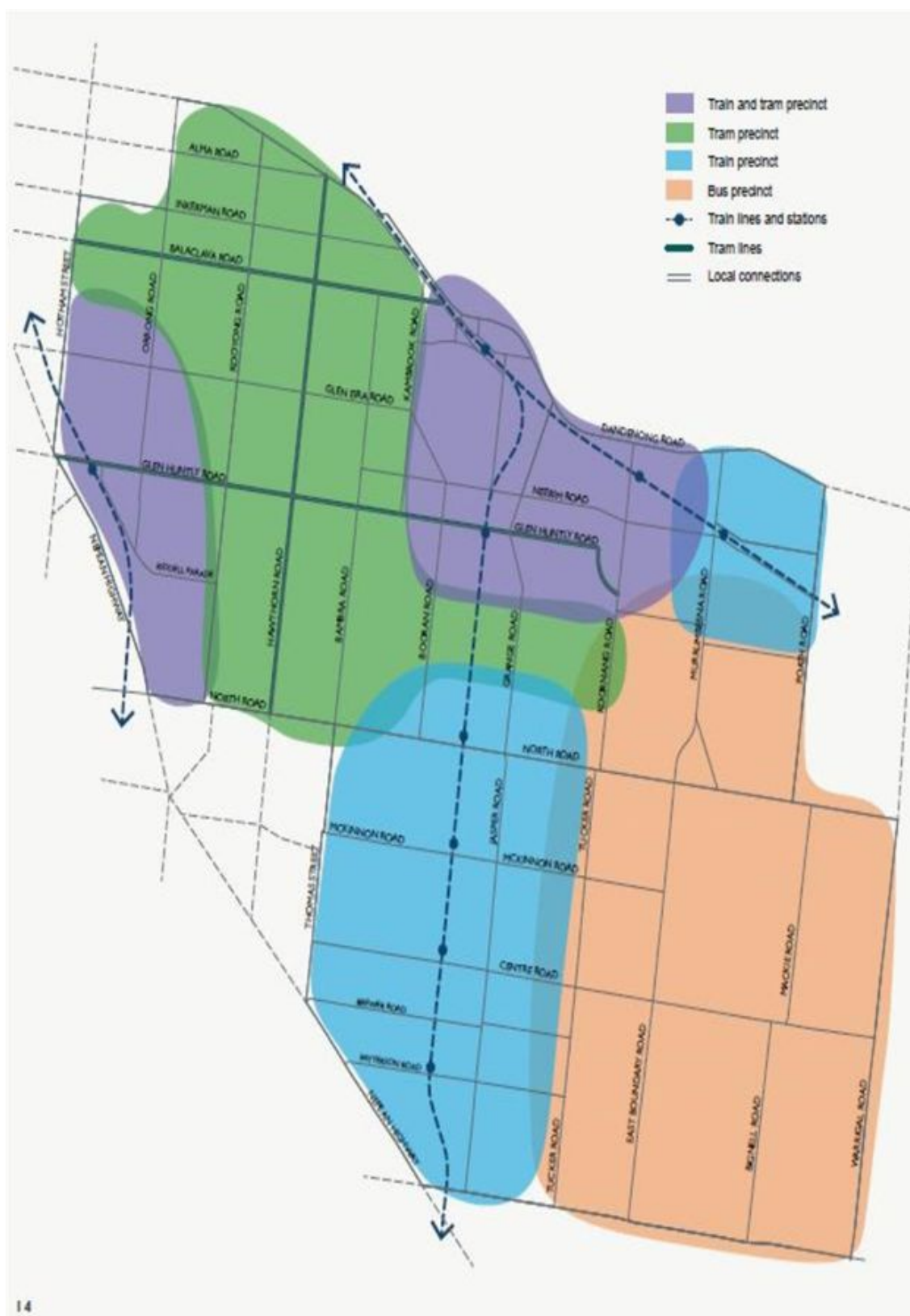


Figure 1

The ABS data shows that residents living close to greater public transport options are less likely to use and own a car. This data shows that aligning key Council policies, which looks at residential and commercial development and parking, with these four precincts can assist in reducing car use and meeting the 50% mode share target.

#### Benefits of the new Tram

Currently 61% of the Glen Eira population drive to work, and 68% of people within the Bus Precinct and 61% within the Tram Precinct.

With this new service we would expect to increase transport accessibility to all residents living within walking distance of the new tram. There are approximately 9,420 employed residents that will move from the Bus Precinct into the Tram Precinct (indicated in red in figure 2)

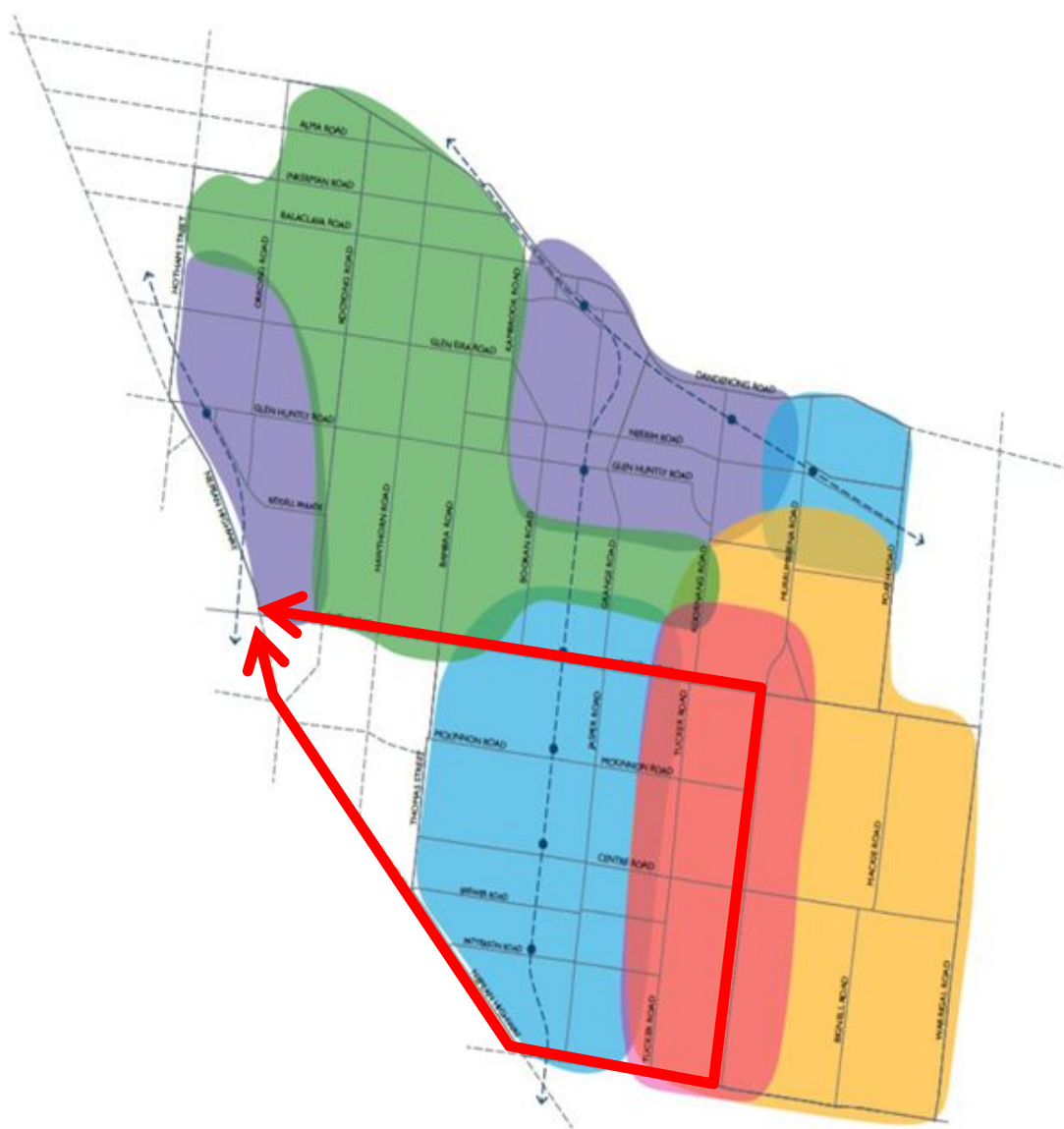


Figure 2

Currently 64.5% of these residents are commuting to work by car. If we assumed they now have the ability and choice to transition onto public transport, we would expect their transport behaviour to closely align to the residents of the Tram Precinct whom currently commute to work at a lower rate of 61% by car.

This basic analysis would suggest an additional 330 employed residents would now transition onto public transport, reducing Glen Eira's car share from 61% to approximately 60.7%.

Although this does not appear to be a significant benefit, there are many additional benefits not captured by the method of travel to work data set. This includes:

- Increased travel choices for non-work travel
- the greater choice and transport mobility for residents and visitors whom do not want to drive or do not have access to a car (generally the elderly and youth)
- providing transport access to Glen Eira Sports and Aquatic Centre, a range of schools and Technical and Further Education
- supporting the Plan Melbourne goal of creating a 20 minute neighbourhood

#### Cost of Proposed Tram

This proposal would include approximately 15km of new track and require a range of new tram stops and associated infrastructure.

To construct a new tram line across the network, as suggested, would likely cost in the range of 200 - 250 million dollars.

This costing is based on the recently developed Toorak Road route extension. Information provided from Yarra Trams suggests this project cost in the range of 12-15 million dollars per km.

If the route was serviced by a high quality direct bus instead of the tram it is expected the project would be significantly cheaper and require less infrastructure improvements.

The draft Integrated Transport Strategy aims to reduce the amount of car travel within Glen Eira with a goal of achieving a 50:50 mode share between car and non-car trips by 2031.

With a new tram service we would expect to see an increase in the resident population that will now consider public transport as a viable transport choice.

### Preliminary Assessment of Tram vs Bus

A high quality tram / light rail service is considered as the premium and preferred service for these areas, however it is noted that the tram infrastructure costs are significant. Alternatively, a well-designed, well serviced smart bus service may provide many of the same benefits at a reduced cost.

	Positives	Negatives
Premium Tram	Highest quality user comfort  Fixed routes provide certainty  Place making and economic development opportunities	Highest Cost  Requires larger road reallocations
Premium Bus	Easier to retrofit into existing Road network  Considerably cheaper to implement  Greater flexibility with time-tabling and route choice	Perceived lower level of service

## ISSUES AND DISCUSSION

Typically, approximately 9 metres of road space is required to support a two way tram corridor and an additional 2-3m for tram access platforms on each side. It is also expected the tram would require significant reallocation of road space at all signalised intersections and in areas where the tram would need to change direction.

In contrast, a high quality prioritised Smart Bus route requires a 3.5m traffic lane with exclusive bus only use and additional bus stop facilities along the route.

### Road by Road Analysis

Officers have undertaken a desktop analysis of each of the proposed transit corridors. This included considerations of the existing road widths and uses, and the requirements of the proposed service.

#### 1. North Road

Currently North Road is a 6 lane traffic route, with 3 lanes of traffic in each direction with a large central median strip.



The construction of a central tram line along North Road would require the central median strip with a number of mature trees and a traffic lane in each direction to be removed.



The construction of a bus priority lane on North Road would require the removal of a traffic lane in each direction or in some cases the existing parking lane.



## 2. East Boundary Road

Currently East Boundary Road is a 5 lane traffic route, with 2 lanes of traffic in each direction, on street parking on the eastern edge, on road cycle lanes and a large central median strip.



The construction central tram line along East Boundary Road would likely require the central median strip with a number of mature trees, the on street parking and a traffic lane in each direction to be removed.

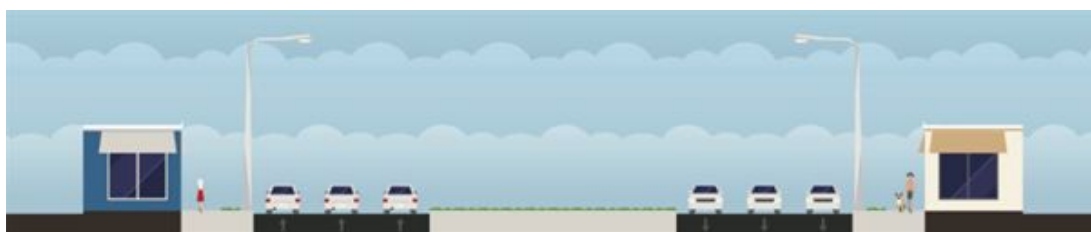


The construction of a bus priority lane on East Boundary Road would require the removal of a traffic lane in each direction and the existing parking lane.



### 3. South Road

Currently South Road is a 6 lane traffic route, with 3 lanes of traffic in each direction with a very large central median strip.



The construction central tram line along South Road would likely require the central median strip, and a traffic lane in each direction to be removed. However there would be remaining space for on street parking or a cycle lane on each side of the road.



The construction of a bus priority lane on South Road would require the removal of a traffic lane in each direction or in some cases the existing parking lane.





#### 4. Nepean Highway

Currently Nepean Highway is a 8 lane traffic route, with 4 lanes of traffic in each direction with a large central median strip.



The construction central tram line along Nepean Highway would likely require the central median strip, and a traffic lane in each direction to be removed.



The construction of a bus priority lane on Nepean Highway would require the removal of a traffic lane in each direction or in some cases the existing parking lane.



#### SUMMARY OF TRAM VERSUS BUS

On balance both the tram and premium bus both require similar footprints to provide a high quality service. Trams typically make use of central medians and the bus is located kerb side. The tram requires significantly more road space at intersections and is harder to retrofit into existing system.

	Trade-offs
Premium Tram	Requires significant reallocation of road and central median space.  Significant reduction in central median trees along East Boundary and North Roads.
Premium Bus	Will require a kerb side lane in all instances,  Will require removal of any existing street parking will need  Additional premium bus stops will require reallocation of kerb space and may also require tree removal.



**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

The provision of public transport including improvements, upgrades and new services is the responsibility of the State Government.

**POLICY AND LEGISLATIVE IMPLICATIONS**

This *Glen Eira Advocacy Strategy 2018–2020* identifies six priority areas and 23 advocacy requests to meet the future population growth and secure the vision for the City.

Advocacy Request 3 under *Priority 02 Efficient Transport* is: “Significant investment in premium bus services, bicycle and road infrastructure, particularly along East Boundary and North Roads that better connects the East Village urban renewal precinct”.

**COMMUNICATION AND ENGAGEMENT**

N/A

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme Two: ACCESSIBLE AND WELL CONNECTED

Aspire to create neighbourhoods where people can access the goods and services they need, within 20 minutes of where they live, travelling by foot, bicycle or public transport.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

A significant investment from the State Government to support the provision of high quality public transport within the Bentleigh and East Bentleigh neighbourhoods will provide a range of benefits to all road users including:

- Reduced congestion on key arterial roads
- Improve transport accessibility and mode choice

As such Council should continue to advocate to the relevant state government authorities for increased quality of existing services and funding for new services.

**ITEM 9.10 REAR OF UNIT 2 52 MURRUMBEENA CRESCENT,  
MURRUMBEENA**

**Author:** Paul Wood, Manager Town Planning

**File No:** GE/PP-31515/2018

**Attachments:** Advertised plans

**PURPOSE AND SUMMARY**

To consider a Planning Permit application.



<b>PROPOSAL</b>	To remove the reserve status affecting part of the land and to vest the land in Council ownership
<b>MUNICIPAL STRATEGIC STATEMENT</b>	Infrastructure
<b>APPLICANT</b>	Hellier McFarland Pty Ltd (on behalf of Council)
<b>PLANNING SCHEME CONTROLS</b>	Neighbourhood Residential Zone Special Building Overlay
<b>OBJECTIONS</b>	Nil

**RECOMMENDATION**

That Council issues a Planning Permit to remove the reserve status affecting part of the land and to vest the land in Council ownership for Application No. GE/PP-31515/2018 at the rear of Unit 2 52 Murrumbeena Crescent, Murrumbeena in accordance with the following conditions:

1. The size, layout and location of the lot as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
2. This Permit will expire if:
  - Two (2) years after the date of this Permit if the plan of subdivision is not certified within that time; or
  - Five (5) years after the date of certification of the plan of subdivision.

The Responsible Authority may extend the times for expiry of this Permit referred to above if a request is made in writing by the owner or occupier of the subject land before this Permit expires or within six (6) months afterwards.

**Note:**

- A. This Planning Permit represents the Planning approval for the subdivision of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.

## ISSUES AND DISCUSSION

### Proposal

The application proposes:

- Removal of the 'Reserve' status affecting part of the subject site
- Vesting the whole of the subject site in Council ownership
- No buildings and works will result from this application.

## FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource and asset management implications.

## POLICY AND LEGISLATIVE IMPLICATIONS

The key issues for consideration in the application include:

- Current use of the land
- Purpose of the proposal and the interests of affected people

### The current use of the land

The subject site is a small parcel of land that measures 1sqm in area and abuts the rear of Unit 2/52 Murrumbreena Crescent, Murrumbreena.

The subject site was previously part of a drainage reserve and measures approximately 5.4m in length and 0.26m wide.

### The purpose of the proposal

The purpose of this application is to enable the sale of the subject site since the land is still under the name of the original subdivider (now deceased). These situations are not uncommon and therefore it is essential that the land be vested in Council's name prior to any sale arrangement.

Upon vesting the land in Council's ownership, it is also proposed to remove the 'reserve' status. 'Reserve' is generally land set aside by the original subdivider for infrastructures such as roads or services. In this instance, the reserve was created by the subdivider for drainage service. Given the subject site is covered by an existing easement, the drainage service would not be affected. Therefore, the 'reserve' status is not required and can be removed. Moreover, Council cannot sell the land unless this status is removed.

Approval of this application will allow for sale arrangements to be carried out by Council's Building and Properties Department. The sale process is not part of the town planning process.

Council is required to consider the interests of affected people before deciding the application. In this respect, Council is satisfied that it would not materially affect any adjoining owners or other interested people. As such the proposal is considered acceptable.

## **COMMUNICATION AND ENGAGEMENT**

### **1. Public Notice (Statutory)**

- 3 properties notified
- 5 notices sent (owners and occupiers)
- No signs erected on site
- No objection received

## **LINK TO COUNCIL PLAN**

Liveable and Well Designed:

A well planned City that is a great place to live.

## **OFFICER DECLARATION OF CONFLICT OF INTEREST**

This matter is brought to Council is the applicant.

Planning Permit applications involving Council land are decided by resolution to ensure separation between Council as a Responsible Authority and Council as a land owner.

## **CONCLUSION**

That a Planning Permit be issued.

<b>PLAN UNDER SECTION 24A OF THE SUBDIVISION ACT 1988</b>		<b>EDITION 1</b>	<b>PS816481G</b>
<b>LOCATION OF LAND</b> PARISH: PRAHRAN (EAST OF ELSTERNWICK) TOWNSHIP: SECTION: CROWN ALLOTMENT: CROWN PORTION: 81 (part) TITLE REFERENCE: Part of the land remaining untransferred in Vol 4540 Fol 861  LAST PLAN REFERENCE: LOT 1 ON TP802684G (part) POSTAL ADDRESS: 52 MURRUMBEENA CRES., MURRUMBEENA (At time of subdivision)  MGA94 Co-ordinates E 330 670 ZONE: 55 (of approx centre of land N 5 805 555 in plan)		COUNCIL NAME: GLEN EIRA CITY COUNCIL  <div style="text-align: center; color: red; font-weight: bold;"> <p>Advertised Plan 2 of 2</p> <p>This copied document is made available for the sole purpose of enabling its consideration and review as part of the planning process under the Planning and Environment Act 1987. The document must not be used for any other purpose which may breach any copyright</p> </div>	
Notations  Survey:- This plan <del>is</del> /is not based on survey.  This survey has been connected to Permanent Marks no(s). In proclaimed Survey Area No.  Depth Limitation: Does not apply  Staging This <del>is</del> /is not a staged subdivision			
<b>Vesting of Roads or Reserves</b>		<b>Notations</b>	
Identifier	Council/Body/Person		
Nil	Nil		
<b>Easement Information</b>			
<b>Legend:</b> A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)			
Easement Reference	Purpose	Width (Metres)	Land Benefited/In Favour of
LAND IN LOT 1	DRAINAGE	SEE DIAG	LOTS ON LP12014
	SEWERAGE	SEE DIAG	SOUTH EAST WATER CORPORATION
	DRAINAGE	SEE DIAG	GLEN EIRA CITY COUNCIL
(i) To vest the balance of the Drainage Reserve on LP12014 (being part of the land remaining untransferred in Vol.4540 Vol.861) and shown as Lot 1 on this plan to Glen Eira City Council under the provisions of S24A of the Subdivision Act 1988.  (ii) Removal by Glen Eira City Council of the reservation from the balance of the Drainage Reserve on LP12014 and shown as Lot 1 heron under the provisions of S24A of the Subdivision Act 1988.  <u>Grounds for vesting and removal:</u> Glen Eira City Council Planning Permit No.			
SCALE 1:100 SCALE 1 0 1 2 3 4 LENGTHS ARE IN METRES		SURVEYORS FILE REF: 11039N/3 VERSION A CAD REF: 11039N-3A.lcd	
<b>Hellier McFarland</b> Development Consultants Town Planners Land Surveyors Level 2, 1911 Malvern Road, Malvern East, VIC 3145 PO Box 1206, Darling, VIC 3145 Tel: 03 9532 9951 Fax: 03 9532 9941 www.hmf.com.au info@hmf.com.au		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 1 SHEETS	
LICENSED SURVEYOR <b>RAYMUND FRANCIS EARLS</b>			

**ITEM 9.11      FINANCIAL MANAGEMENT REPORT FOR THE PERIOD ENDING  
20 FEBRUARY 2018**

**Author:**            *John Vastianos (Chief Financial Officer)*

**File No:**            *18/143865*

**Attachments:**    *Attachment 1: Financial Management Report for the period ending  
28 February 2018*

---

**PURPOSE AND SUMMARY**

To report Council's finances in the Financial Management Report for the period ending 28 February 2018.

**RECOMMENDATION**

That Council notes the Financial Management Report for the period ending 28 February 2018.

**BACKGROUND**

The report includes a comparison of year-to-date (YTD) actual income and expenditure with budgeted (YTD and forecast end-of-year) and other information for the current financial year.

This report also provides a review of the 2017-18 Capital Works Program, cash flow reports and investment reports.

**ISSUES AND DISCUSSION**

Council's forecast operating surplus is projected to be \$26.59m, which is \$9.37m ahead of the adopted Annual Budget.

Please note that this positive variance includes \$5.23m for the recognition of the land located on the corner of Kambrook, Glen Eira and Booran Roads. Council was appointed as Committee of Management by the State Government for this land. Please note this is a non-cash item.

Council's financial position is sound. The Balance Sheet indicates a satisfactory financial position with forecast total current assets of \$77.76m and total current liabilities of \$65.32m.

Cash and investment holdings at 28 February are \$73.91m. This is higher than originally budgeted due to the opening cash position being better than expected and results in a forecast liquidity ratio of 1.19 as at 30 June 2018.

**FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS**

The key financial objectives for Council are:

- Manage finances appropriately within the constraints set by the State Government's Rate Capping regime.
- Renew and upgrade our ageing assets and community facilities.
- Maintain essential services at not less than current levels.
- Set fee increases that are manageable and sustainable.
- Invest in continuous improvement, technology and other enablers to efficiency and embrace customer outcomes.
- Keep day-to-day costs manageable and rates below our peers.

**POLICY AND LEGISLATIVE IMPLICATIONS**

Section 138 of the *Local Government Act 1989* (the Act).

**COMMUNICATION AND ENGAGEMENT**

Council officers in preparing the Financial Management Report, take into account other plans and strategies in regard to services and initiatives which commit financial and non-financial resources for the current financial year.

**LINK TO COUNCIL AND COMMUNITY PLAN**

Theme 5: Informed and engaged – A well governed Council that is committed to transparency and engages residents in decision-making.

**OFFICER DECLARATION OF CONFLICT OF INTEREST**

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

**CONCLUSION**

The positive operating result year to date is higher than was anticipated when the annual budget was set. The Balance Sheet position and the cash position are sound.



**ATTACHMENT 1:****Financial Management Report for the period ending 28 February 2018****1. Contents**

Executive Summary .....	4
Income Statement.....	8
Balance Sheet.....	9
Performance Graphs.....	10
Capital Works Expenditure Program .....	15
Financial Strategy .....	21
Assurance Map .....	24
Local Government Performance Reporting Framework (LGPRF) .....	25

## Executive Summary

*for the period ending 28 February 2018*

### a) Current Month Budget Result

At the end of February 2018, the performance against budget from ordinary activities showed a positive variance of \$6.87m due to higher than anticipated income of \$3.61m and favourable variance in operating expenditure of \$3.26m (refer to page 10 for details of the variances).

### b) Current Month Forecast Result

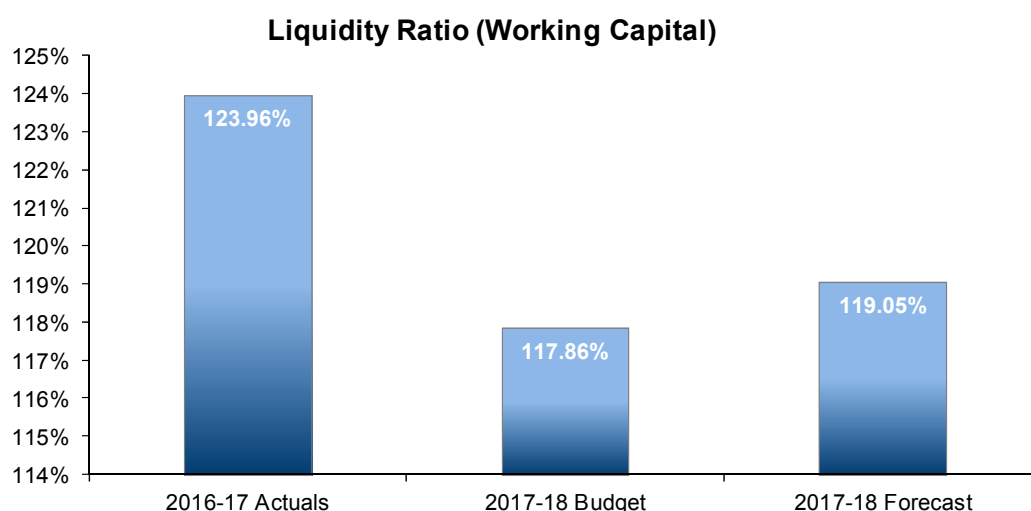
The forecast result expected for the financial year is an operating surplus of \$26.59m compared with the original adopted *2017-18 Annual Budget* of \$17.22m. This operating surplus includes the recognition of a non-monetary item (\$5.23m) being the land located on the corner of Kambrook, Glen Eira and Booran Roads.

The current monthly forecast movement from ordinary activities shows a decrease in operating revenue of \$234k and a decrease in operating expenditure of \$186k.

### c) Liquidity

Working capital is the excess of current assets above current liabilities. This calculation recognises that although Council has current assets, some of those assets are already committed to the future settlement of liabilities in the following 12 months, and are therefore not available for discretionary spending.

Council will continue to have a large investment in capital works projects. Council is required to hold sufficient cash to cover 'Restricted Assets' such as: Residential Aged Care Deposits, Public Open Space Reserve, Contract Deposits and *Fire Services Property Levy*.



## d) Open Space Contributions

### **Contributions**

All multi-unit developers now need to pay a uniform 5.7 per cent of the value of the land (or give Council 5.7 per cent of the area of the land). All money raised by the levy will go into more and better open space.

### **Open Space Reserve**

The balance of the Open Space Reserve as at 28 February 2018 is as follows:

Description	2017-18 Current Month Actual	2017-18 Year to Date
Open Space Contributions Received	\$147,060	\$5,722,572
Open Space Capital Expenditure *	(\$31,897)	(\$102,853)
<b>Net Movement</b>	<b>\$115,163</b>	<b>\$5,619,719</b>
<b>Opening Balance as at 1 July 2017</b>		<b>\$3,696,235</b>
<b>Closing Balance – Open Space Reserve**</b>		<b>\$9,315,954</b>

*\*Includes Booran Reserve.*

*\*\*Please note: the table above excludes expenditure on improving existing public open space, which is expenditure allowable under Section 20(2) of the Subdivision Act.*

## Superannuation – Defined Benefits Scheme

### *Vested Benefits Index (VBI)*

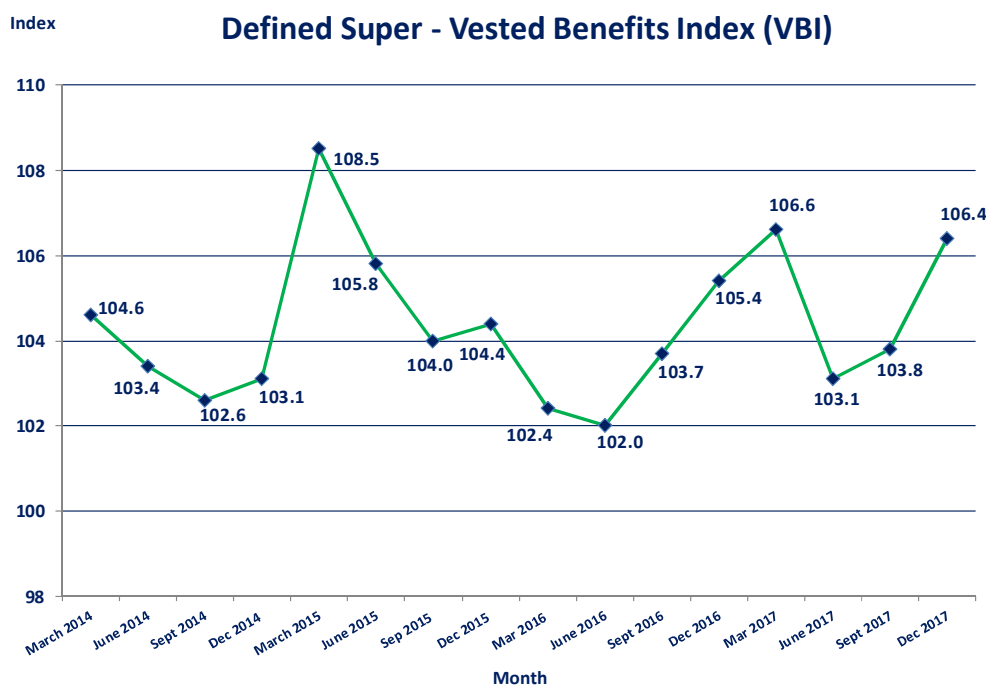
Defined benefit plans are required by law to have an actuarial investigation at least once every three years. Vision Super monitors the vested benefit position of the defined benefits plan on a quarterly basis.

The VBI is the key index that the super fund regulator, APRA, considers when assessing the financial position of the Defined Benefit Plan. In simple terms, this measures whether there would be enough assets to meet the liabilities of the Defined Benefit Plan if it became necessary to pay all members their total entitlements on a particular day.

Under the superannuation prudential standards, VBI's must generally be kept above a fund's nominated shortfall threshold, currently 97%. The higher the index the less chance of a future call.

For the Plan to be in a satisfactory financial position requires a VBI of 100% or more.

Below is the estimated VBI updated to 31 December 2017. Please note that the recent share market sell-off may impact the March 2018 VBI.



**Forecast adjustments for February 2018*****Income from ordinary activities decrease of \$234k***

The unfavourable income forecast movement is mainly due to:

- **Waste & Recycling Charges** – decrease of \$357k.  
China's decision to restrict the import of contaminated paper, cardboard and plastics has severely disrupted recycling markets worldwide with significant impacts on Victoria, including Glen Eira.

Recycling processors will most likely seek to reset contractual arrangements with councils to better reflect current market conditions.

As a result, some income and expenditure adjustments have been made in the 2017-18 forecast.

The Victorian Government is providing a \$13m package in the short-term for councils and industry to support the ongoing kerbside collection of household recyclable material up until 30 June 2018. It is still not clear how this funding support package for councils will be allocated and administered.

***Expenditure from ordinary activities decrease of \$186k***

The expenditure forecast movement is mainly due to:

- **Employee Costs** – decrease of \$569k.  
This includes all labour related expenditure and on-costs such as allowances, leave entitlements, employer superannuation and WorkSafe.
- **Maintenance** – increase of \$286k.  
The increase relates mainly due to the timing of services for plumbing \$134k, electrical \$101k and painting services \$75k.
- **Contractor Payments** – increase of \$187k.  
The increase relates mainly due to the increased collection costs for recyclables \$260k (refer to income section above).

## Income Statement

for the period ending 28 February 2018

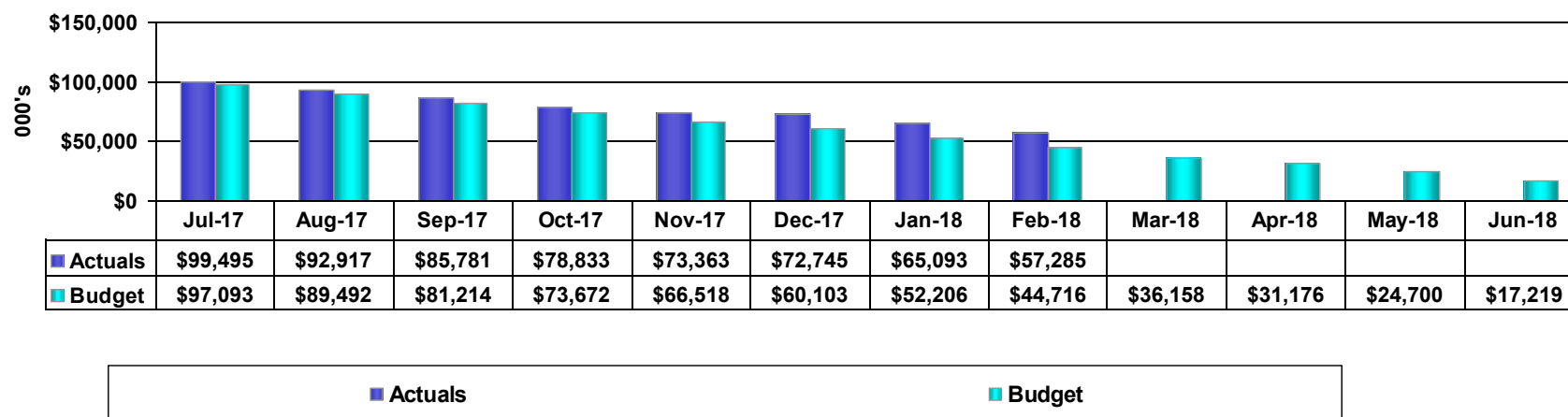
	2017-18 Year to Date Actual	2017-18 Year to Date Budget	2017-18 Year to Date Variance	2017-18 Year to Date Variance	2017-18 Last Month Forecast	2017-18 Current Month Forecast	2017-18 Current Month Forecast Movement \$ 000's	2017-18 Annual Budget	2017-18 Budget Forecast Variance	2017-18 Budget Forecast Variance
	\$ 000's	\$ 000's	\$ 000's	(%)	\$ 000's	\$ 000's		\$ 000's	\$ 000's	(%)
<b>Income</b>										
<b>Income from Ordinary Activities</b>										
General Rates	88,489	88,407	81	0.1%	88,463	88,489	26	88,407	81	0.1%
Supplementary Rates	532	533	(2)	(0.3%)	852	798	(54)	800	(2)	(0.2%)
Waste and Recycling Charges	14,716	14,762	(46)	(0.3%)	15,073	14,716	(357)	15,060	(344)	(2.3%)
Grants (Operating and Capital)	15,935	15,309	626	4.1%	22,686	22,634	(51)	22,423	211	0.9%
Interest Received	1,059	800	259	32.4%	1,468	1,459	(9)	1,200	259	21.6%
User Fees	18,277	17,756	521	2.9%	27,603	27,711	109	27,185	526	1.9%
Statutory Fees and Fines	6,401	4,501	1,901	42.2%	8,365	8,530	165	6,630	1,901	28.7%
Contributions (Monetary)	5,723	5,625	98	1.7%	7,786	7,713	(73)	7,500	213	2.8%
Other Income	1,472	1,296	177	13.6%	3,068	3,080	11	2,951	128	4.3%
<b>Total Income from Ordinary Activities</b>	<b>152,604</b>	<b>148,990</b>	<b>3,613</b>	<b>2.43%</b>	<b>175,364</b>	<b>175,130</b>	<b>(234)</b>	<b>172,157</b>	<b>2,973</b>	<b>1.7%</b>
<b>Expenses</b>										
<b>Expenses from Ordinary Activities</b>										
Employee Costs	49,424	50,551	1,128	2.2%	73,781	73,212	569	74,335	1,124	1.5%
Materials and Consumables	3,275	3,991	716	17.9%	5,619	5,519	100	5,997	478	8.0%
Contractor Payments	19,846	21,176	1,330	6.3%	31,813	32,000	(187)	31,839	(162)	(0.5%)
Maintenance	4,252	4,417	164	3.7%	6,614	6,900	(286)	6,648	(252)	(3.8%)
Utility Services	2,636	3,026	390	12.9%	4,257	4,193	64	4,528	335	7.4%
Insurances	746	906	160	17.7%	907	966	(60)	1,034	68	6.6%
Other Expenses	3,563	3,114	(449)	(14.4%)	5,277	5,295	(18)	4,707	(588)	(12.5%)
Grants and Subsidies	877	701	(175)	(25.0%)	1,091	1,083	7	926	(158)	(17.0%)
Borrowing Costs	452	448	(4)	(0.9%)	662	664	(2)	660	(4)	(0.6%)
<b>Total Expenses from Ordinary Activities</b>	<b>85,070</b>	<b>88,330</b>	<b>3,260</b>	<b>3.7%</b>	<b>130,019</b>	<b>129,833</b>	<b>186</b>	<b>130,674</b>	<b>841</b>	<b>0.6%</b>
<b>Surplus before non operational activities</b>	<b>67,534</b>	<b>60,659</b>	<b>6,873</b>	<b>11.3%</b>	<b>45,345</b>	<b>45,297</b>	<b>(48)</b>	<b>41,483</b>	<b>3,814</b>	<b>9.2%</b>
<b>Non-operational Activities</b>										
Contributions - Non Monetary	5,230	(0)	5,230	100.0%	5,230	5,230	-	-	5,230	100.0%
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	302	337	(35)	(10.4%)	513	476	(37)	501	(25)	(4.9%)
Written Down Value of Assets Sold/Disposed	1,174	791	(383)	(48.4%)	1,705	2,054	(350)	1,531	(524)	(34.2%)
Depreciation and Amortisation	14,608	15,489	882	5.7%	22,405	22,359	46	23,234	875	3.8%
<b>Surplus for the period</b>	<b>57,285</b>	<b>44,716</b>	<b>11,569</b>	<b>25.9%</b>	<b>26,979</b>	<b>26,590</b>	<b>(389)</b>	<b>17,219</b>	<b>9,371</b>	<b>54.4%</b>
Key to Variance - Positive figures relate to an increase in revenue and a decrease in expenditure. Negative figures relate to a decrease in revenue and increase in expenditure.										

**Balance Sheet***for the period ending 28 February 2018*

	Actuals 2016-17	Annual Budget 2017-18	Annual Forecast 2017-18	Year to Date Actual 2017-18	Previous Month's Actuals
	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's
<b>Assets</b>					
<b>Current Assets</b>					
Cash and Cash Equivalents	61,111	57,644	61,941	73,914	67,983
Trade and Other Receivables	12,739	10,408	14,322	46,601	61,099
Other Assets	1,497	1,297	1,497	138	210
<b>Total Current Assets</b>	<b>75,348</b>	<b>69,349</b>	<b>77,760</b>	<b>120,653</b>	<b>129,291</b>
<b>Non-Current Assets</b>					
Property, Infrastructure, Plant and Equipment	2,183,334	2,072,236	2,209,590	2,509,585	2,506,179
Intangible Assets	764	1,042	764	612	630
Investments in Joint Operations	1,592	2,125	1,592	1,592	1,592
Other Financial Assets	5	5	5	5	5
<b>Total Non-Current Assets</b>	<b>2,185,695</b>	<b>2,075,408</b>	<b>2,211,950</b>	<b>2,511,794</b>	<b>2,508,406</b>
<b>TOTAL ASSETS</b>	<b>2,261,043</b>	<b>2,144,756</b>	<b>2,289,710</b>	<b>2,632,447</b>	<b>2,637,697</b>
<b>Liabilities</b>					
<b>Current Liabilities</b>					
Trade and Other Payables	14,717	16,494	19,137	7,694	5,700
Trust Funds and Deposits	29,874	25,501	29,874	36,585	36,103
Provisions	12,850	13,391	12,850	12,785	12,765
Interest-Bearing Liabilities	3,343	3,455	3,455	3,471	3,462
<b>Total Current Liabilities</b>	<b>60,784</b>	<b>58,841</b>	<b>65,317</b>	<b>60,534</b>	<b>58,029</b>
<b>Non-Current Liabilities</b>					
Provisions	1,431	1,186	1,431	1,499	1,499
Interest-Bearing Liabilities	18,302	14,848	14,848	16,067	16,360
Other Liabilities - Joint Operations	2,420	2,568	2,420	2,420	2,420
<b>Total Non-Current Liabilities</b>	<b>22,152</b>	<b>18,602</b>	<b>18,698</b>	<b>19,986</b>	<b>20,279</b>
<b>Total Liabilities</b>	<b>82,937</b>	<b>77,443</b>	<b>84,015</b>	<b>80,521</b>	<b>78,308</b>
<b>Net Assets</b>	<b>2,178,106</b>	<b>2,067,314</b>	<b>2,205,696</b>	<b>2,551,927</b>	<b>2,559,389</b>
<b>Equity</b>					
Accumulated Surplus	919,972	926,386	946,562	971,637	979,561
Asset Revaluation Reserve	1,254,438	1,130,179	1,254,438	1,570,973	1,570,627
Public Open Space Reserve	3,696	10,749	4,696	9,316	9,201
<b>Total Equity</b>	<b>2,178,106</b>	<b>2,067,314</b>	<b>2,205,696</b>	<b>2,551,927</b>	<b>2,559,389</b>

## Performance Graphs

**Financial Performance**  
*for the period ending 28 February 2018*



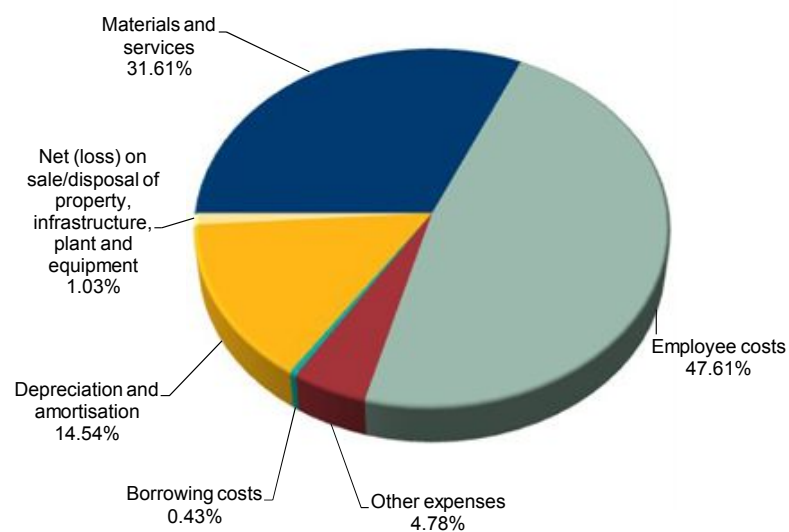
The February 2018 year to date financial performance was \$11.57m better than the year to date budget mainly due to:

- Better than anticipated income received for Statutory Fees and Fines \$1.9m, Grants \$626k, User Fees \$521k, Interest Received \$259k, Other Income \$177k and Open Space Contributions \$98k.
- Favourable variances in expenditure items including: Contractor Payments \$1.33m, Employee Costs \$1.13m, Materials and Consumables \$716k, Utility Services \$390k, Maintenance \$164k and Insurances \$160k.
- Contributions (Non-Monetary) - Council's appointment as Committee of Management (COM) for Booran Road Community Reserve, located on the corner of Kambrook, Glen Eira and Booran Roads \$5.23m. This is a non-cash item.

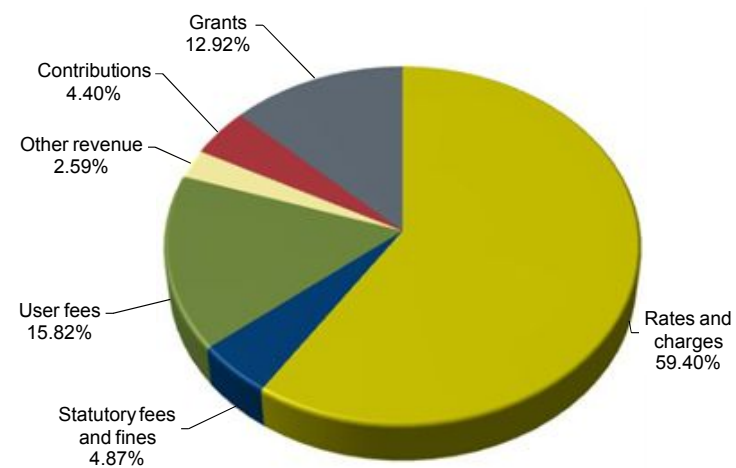


**Financial Performance**  
**for the period ending 28 February 2018**

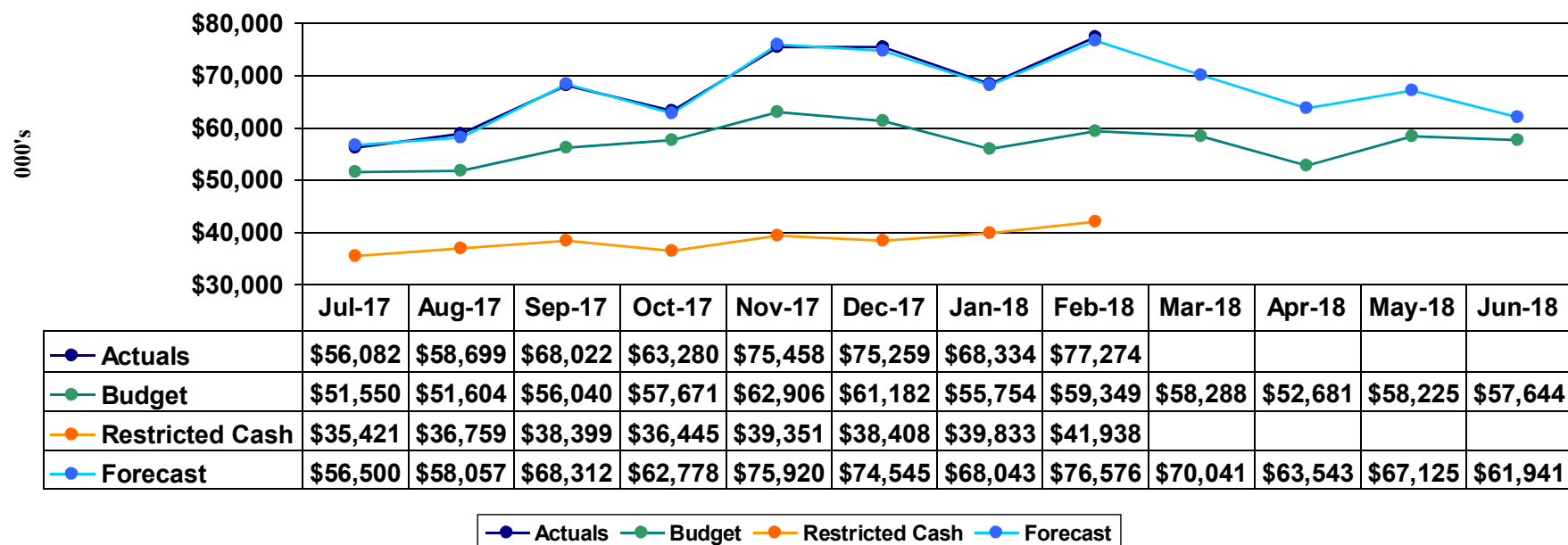
**2017-18 Forecast categories of expenditure**



**2017-18 Forecast sources of income**



**Cash and Investments**  
**for the period ending 28 February 2018**



- Council's year to date cash balance of \$77.27m is higher than budget for the current month. Council's forecast position to June 2018 of \$61.94m has been adjusted to reflect the movements in Council's Income Statement and Capital Works Program forecast adjustments.
- Council has cash assets that are subject to restrictions. Restricted funds as at 28 February 2018 include: residential aged care deposits of \$25.55m, trust funds and deposits \$4.92m (including asset protection permits), open space reserve \$9.32m and fire services property levy \$2.15m.

**Rates Income and Debtors**  
**for the period ending 28 February 2018**

**Rate and Charges Income** – is an important source of revenue, accounting for approximately 61 per cent of the total revenue received by Council annually. Glen Eira continues to have the second-lowest average rates and charges in metro Melbourne.

**Rate Capping** - The Victorian Government's *Fair Go Rates System* (FGRS) limits the maximum increase in Councils' average rates. The amount is calculated by dividing total revenue from general rates by the total number of rateable properties in the municipality.

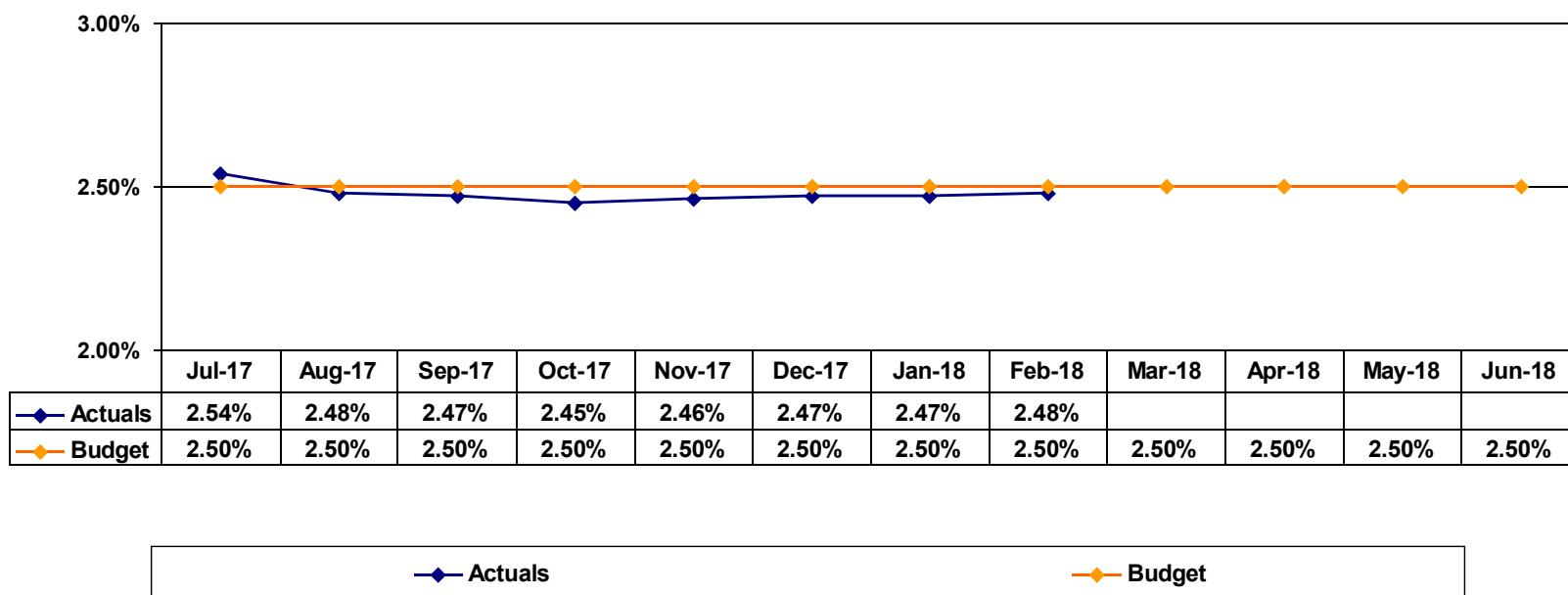
Each year the Minister for Local Government sets the average rate cap increase for Councils.

The cap for 2017-18 was set at forecast CPI of 2.0% (2.5% for 2016-17).

**Rate Payments** - Rates are paid in four instalments during the year: February, May, September and November. Council's cash flow is impacted by the timing of rate payments. The following table reflects the rate debtors balance as at 28 February 2018.

<b>Rate Debtors</b>	<b>2017-2018 Year to date</b>
	<b>\$'000</b>
Arrears Brought Forward	5,824
2017-18 Rates & Garbage Generated	102,981
2017-18 Fire Services Property Levy	12,327
<b>Total Rates &amp; Charges</b>	<b>121,132</b>
<b>Payments/Adjustments:</b>	
Glen Eira Pension Rebate	(339)
State Government Rebate	(1,643)
Fire Services Property Levy Rebate	(367)
Receipts	(79,061)
Interest	277
Supplementary Valuations	687
Adjustments	24
<b>Total Payments/Adjustments</b>	<b>(80,423)</b>
<b>Rates &amp; Charges Balance at Month End</b>	<b>40,709</b>

**Investment Interest Rates**  
*for the period ending 28 February 2018*



Council achieved a lower return of 2.48% against the budget of 2.50%.

**Capital Works Expenditure Program**

As at the end of February 2018, total capital works expenditure in 2017-18 is expected to be \$44.96m, represented by:

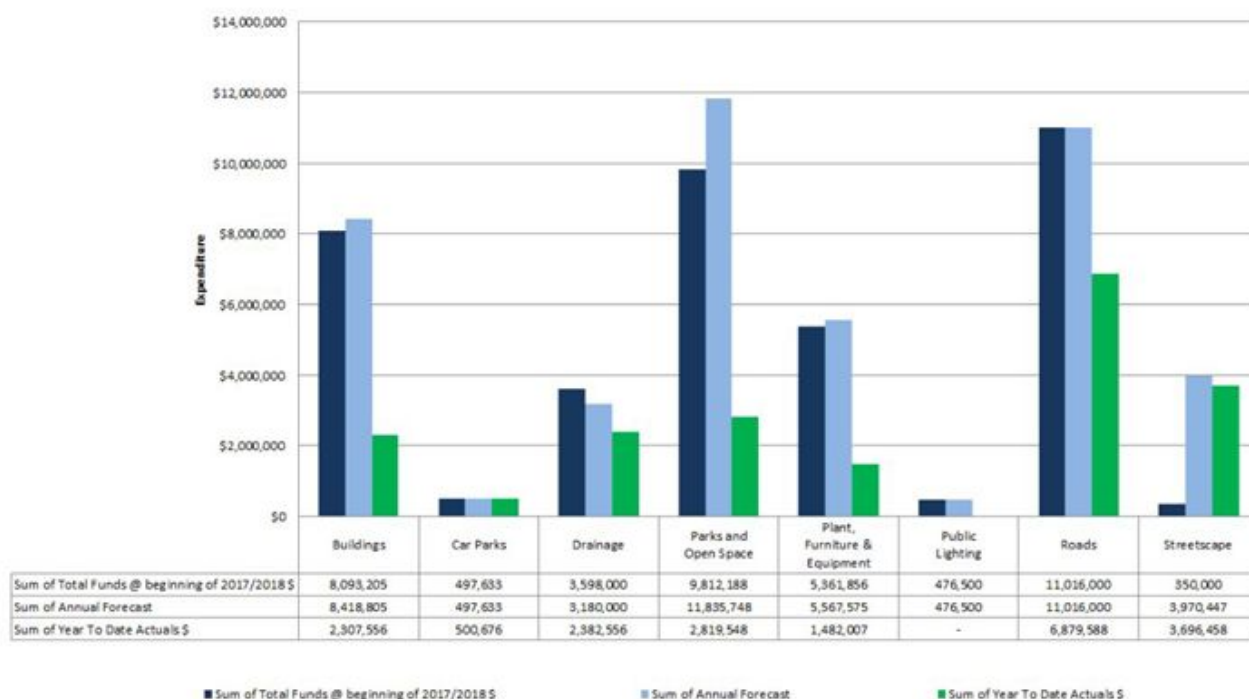
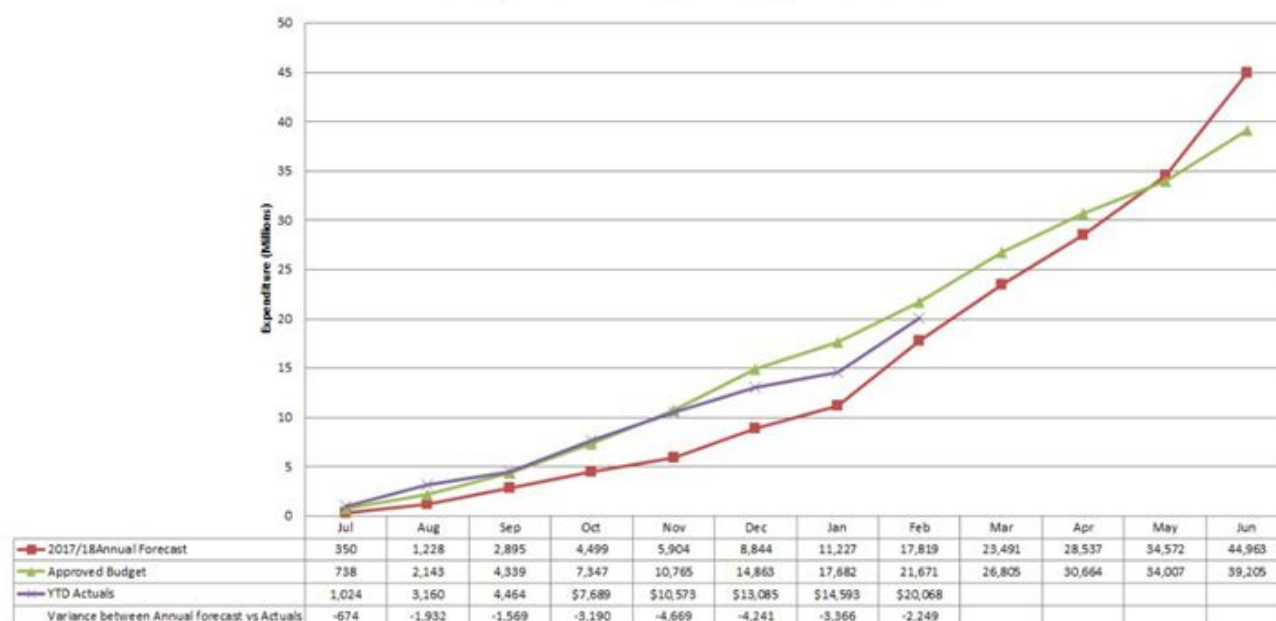
- New capital works projects as per the 2017-18 Annual Budget \$32.82m
- Capital works funding \$1.26m
- Carry forward expenditure from the 2016-17 financial year \$5.12m
- Forecast increase year to date \$5.76m.

**(a) Capital Works Forecast Adjustments for February 2018:**

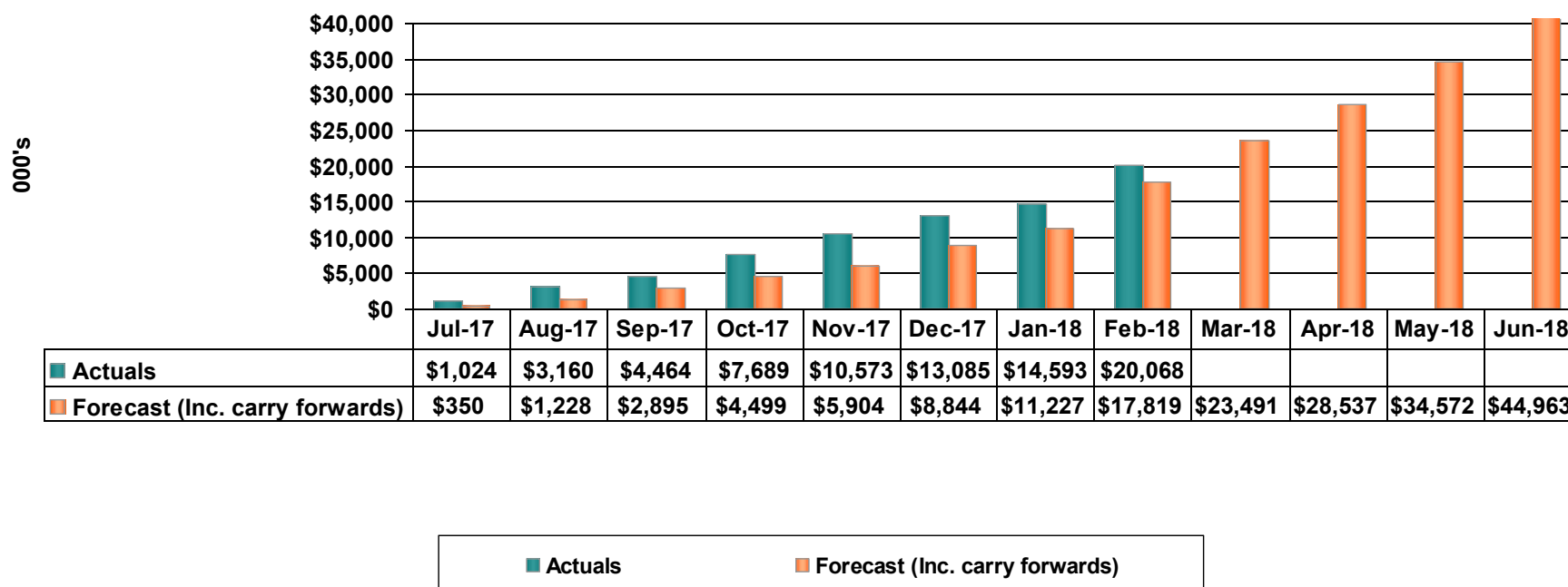
- The tender for the Bailey Skate Park construction including project management fees and contingencies totalled \$1.2m. The shortfall between the budget and total project cost has been funded by the consolidation of savings from the following project areas: drainage (\$38k), minor playground program (\$145k), Bicycle Strategy (\$81k), parks landscaping (\$80k) and park furniture (\$8k). The remaining balance of \$200k will be funded from cash reserves.
- Forecast adjustment of \$3.3m representing settlement on 9 February 2018 for the acquisition of property at 296-298, Neerim Road, Carnegie. Council resolved at its Special Council Meeting on 2 August 2017, to acquire the property of 296-298, Neerim Road.

**(b) Capital Works Performance Graphs**

The below graphs reflect the 2017-18 budget allocations for the main asset category and performance against budget and forecast.

**Main Asset Category****Monthly Performance against Budget and Forecast**

**Capital Works Program Expenditure  
for the period ending 28 February 2018**



Council's capital expenditure is ahead of forecast by \$2.25m mainly due to Road Rehabilitations \$1.3m, Drainage Improvements \$1.1m, Local Road Resurfacing \$800k, Footpath Replacement \$430k and Car Park Renewal \$383k. Offsetting these variances are Warm Season grass \$674k, Information Technology \$550k and Building Renewals \$433k which are behind forecast.

## Capital Works Program Expenditure

for period ending 28 February 2018

Description	2017-18 Carry Forwards from 2016-17	2017-18 Adopted Annual Capital Budget	2017-18 Capital Grant Funding	2017-18 Budget Plus 2016- 17 Carry Forward	2017-18 YTD Work In Progress	2017-18 YTD Forecast	2017-18 YTD Variance	2017-18 Annual Forecast Projected end of June 2018 expenditure	2017-18 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b>CAPITAL WORKS: PRIORITY ITEMS</b>									
Continuous Improvement & Innovation	50,000	900,000	-	950,000	6,800	-	(6,800)	950,000	-
Information Systems	160,000	1,018,000	-	1,178,000	232,518	782,000	549,482	1,234,500	56,500
Vehicle Replacements	-	1,672,041	-	1,672,041	364,544	110,000	(254,544)	1,672,041	-
Footpath Replacement	-	2,010,000	-	2,010,000	1,347,152	917,000	(430,152)	2,010,000	-
Kerb and Channel Replacement	-	163,000	-	163,000	42,212	97,800	55,588	163,000	-
Road Rehabilitation	248,918	3,188,000	-	3,436,918	2,904,877	1,338,918	(1,565,959)	3,436,918	-
Drainage Improvement	28,000	3,570,000	-	3,598,000	2,382,556	1,028,000	(1,354,556)	3,180,000	(418,000)
Local Road Resurfacing	-	1,500,000	-	1,500,000	1,387,184	575,000	(812,184)	1,500,000	-
Right of Way Renewal	-	336,600	-	336,600	138,629	146,600	7,971	336,600	-
Local Area Traffic Management (LATM) Replacement	274,159	600,000	-	874,159	367,077	464,159	97,082	874,159	-
Car Park Rehabilitation	77,633	400,000	-	477,633	500,676	117,633	(383,043)	477,633	-
Roads to Recovery	-	323,926	576,074	900,000	309,898	420,000	110,102	900,000	-
Traffic Signal Upgrade	53,377	-	-	53,377	10,724	53,377	42,653	53,377	-
<b>TOTAL PRIORITY ITEMS</b>	<b>892,087</b>	<b>15,681,567</b>	<b>576,074</b>	<b>17,149,728</b>	<b>9,994,847</b>	<b>6,050,487</b>	<b>(3,944,360)</b>	<b>16,788,228</b>	<b>(361,500)</b>
<b>CAPITAL WORKS: ROLLING ANNUAL</b>									
<b>CAPITAL WORKS: ROLLING ANNUAL- ENVIRONMENTAL INITIATIVES</b>									
Bicycle Strategy Implementation	136,204	250,000	-	386,204	58,237	-	(58,237)	305,204	(81,000)
Warm season grass Program	182,334	710,000	-	892,334	436,121	1,110,334	674,213	1,620,334	728,000
Sustainable Initiatives	-	507,080	-	507,080	1,771	-	(1,771)	507,080	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL- ENVIRONMENTAL INITIATIVES</b>	<b>318,538</b>	<b>1,467,080</b>	<b>-</b>	<b>1,785,618</b>	<b>496,129</b>	<b>1,110,334</b>	<b>614,205</b>	<b>2,432,618</b>	<b>647,000</b>
<b>CAPITAL WORKS: ROLLING ANNUAL-LIBRARIES &amp; LEARNING CENTRES</b>									
Library and Information Services	-	809,336	63,179	872,515	540,543	602,592	62,049	872,734	219
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL- LIBRARIES</b>	<b>-</b>	<b>809,336</b>	<b>63,179</b>	<b>872,515</b>	<b>540,543</b>	<b>602,592</b>	<b>62,049</b>	<b>872,734</b>	<b>219</b>
<b>CAPITAL WORKS: ROLLING ANNUAL-TRAFFIC MANAGEMENT</b>									
Traffic Engineering	586,946	1,175,000	-	1,761,946	371,835	326,902	(44,933)	1,761,946	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL- TRAFFIC MANAGEMENT</b>	<b>586,946</b>	<b>1,175,000</b>	<b>-</b>	<b>1,761,946</b>	<b>371,835</b>	<b>326,902</b>	<b>(44,933)</b>	<b>1,761,946</b>	<b>-</b>
<b>CAPITAL WORKS: ROLLING ANNUAL-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>									
Major Playground Upgrade	-	1,000,000	-	1,000,000	10,026	-	(10,026)	1,000,000	-
Playground Minor Equipment/Art Rolling Program	7,546	535,000	-	542,546	173,423	184,421	10,998	389,546	(153,000)
Carnegie Swim Centre Maintenance	50,000	50,000	-	100,000	2,384	-	(2,384)	100,000	-
Minor Park Improvements	-	642,000	-	642,000	182,128	394,000	211,872	562,000	(80,000)
Sports Ground Lighting	-	180,000	-	180,000	17,530	-	(17,530)	180,000	-
Cricket Net Facilities Upgrade	-	95,000	-	95,000	22,328	-	(22,328)	95,000	-
Public Hall Furniture	-	10,000	-	10,000	-	-	-	10,000	-
Plinth Curbing	-	115,000	-	115,000	96,330	115,000	18,670	115,000	-
Open Space Lighting Program	-	75,000	-	75,000	-	37,500	37,500	75,000	-
Sports facility lighting Program	-	100,000	-	100,000	-	-	-	100,000	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL- PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>	<b>57,546</b>	<b>2,802,000</b>	<b>-</b>	<b>2,859,546</b>	<b>504,149</b>	<b>730,921</b>	<b>226,772</b>	<b>2,626,546</b>	<b>(233,000)</b>



## Capital Works Program Expenditure

for period ending 28 February 2018 (continued)

Description	2017-18 Carry Forwards from 2016-17	2017-18 Adopted Annual Capital Budget	2017-18 Capital Grant Funding	2017-18 Budget Plus 2016- 17 Carry Forward	2017-18 YTD Work In Progress	2017-18 YTD Forecast	2017-18 YTD Variance	2017-18 Annual Forecast Projected end of June 2018 expenditure	2017-18 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b><u>CAPITAL WORKS: ROLLING ANNUAL-BUILDING WORKS</u></b>									
Building Improvements	228,381	110,000	-	338,381	65,493	158,951	93,458	338,381	-
Kitchen/ Joinery Renewal	-	61,000	-	61,000	54,404	61,000	6,596	61,000	-
Roof Renewal	39,874	165,000	-	204,874	75,007	187,874	112,867	204,874	-
Painting Program	-	121,000	-	121,000	7,520	110,600	103,080	121,000	-
Switchboard Renewal	-	100,000	-	100,000	36,375	100,000	63,625	100,000	-
Floor Covering Replacement Renewal	-	187,100	-	187,100	20,531	167,740	147,209	187,100	-
Public Toilet Upgrade Rolling Program	-	285,000	-	285,000	7,141	195,000	187,859	430,000	145,000
Forward design Program	-	640,000	-	640,000	28,867	267,000	238,133	640,000	-
Bathroom Renewal	-	88,500	-	88,500	-	88,500	88,500	88,500	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL-BUILDING WORKS</b>	<b>268,255</b>	<b>1,757,600</b>	<b>-</b>	<b>2,025,855</b>	<b>295,338</b>	<b>1,336,665</b>	<b>1,041,327</b>	<b>2,170,855</b>	<b>145,000</b>
<b><u>CAPITAL WORKS: ROLLING ANNUAL-SHOPPING CENTRES</u></b>									
Annual Shopping Streetscape Program	-	100,000	-	100,000	28,547	30,000	1,453	100,000	-
<b>TOTAL CAPITAL WORKS: ROLLING ANNUAL-SHOPPING CENTRES</b>	<b>-</b>	<b>100,000</b>	<b>-</b>	<b>100,000</b>	<b>28,547</b>	<b>30,000</b>	<b>1,453</b>	<b>100,000</b>	<b>-</b>
<b>TOTAL ROLLING ANNUAL</b>	<b>1,231,285</b>	<b>8,111,016</b>	<b>63,179</b>	<b>9,405,480</b>	<b>2,236,541</b>	<b>4,137,414</b>	<b>1,900,873</b>	<b>9,964,699</b>	<b>559,219</b>
<b><u>CAPITAL WORKS: MAJOR PROJECTS</u></b>									
Bentleigh Rotunda	-	250,000	-	250,000	25,000	50,000	25,000	250,000	-
Duncan Mackinnon Netball Court Redevelopment	-	374,441	100,000	474,441	32,323	200,000	167,677	637,441	163,000
Precinct Plan- Lord Reserve, Carnegie Pool, Koornang Park	-	100,000	-	100,000	80,802	100,000	19,198	100,000	-
Bailey Skate Park Redevelopment	484,651	-	-	484,651	29,543	96,930	67,387	1,036,651	552,000
Carnegie Swim Centre Redevelopment	75,000	-	-	75,000	63,050	-	(63,050)	75,000	-
Duncan Mackinnon Reserve Netball Courts lighting	-	150,000	-	150,000	15,956	-	(15,956)	150,000	-
Duncan Mackinnon Athletics Track Upgrade	-	750,000	250,000	1,000,000	372,788	500,000	127,212	1,800,000	800,000
Lord Hex Pavilion Upgrade	75,000	-	-	75,000	-	-	-	75,000	-
<b>TOTAL MAJOR PROJECTS</b>	<b>634,651</b>	<b>1,624,441</b>	<b>350,000</b>	<b>2,609,092</b>	<b>619,462</b>	<b>946,930</b>	<b>327,468</b>	<b>4,124,092</b>	<b>1,515,000</b>
<b><u>CAPITAL WORKS: OPEN SPACE STRATEGY IMPLEMENTATION</u></b>									
Open Space Strategy Initiatives	237,823	1,421,517	173,483	1,832,823	588,397	470,323	(118,074)	1,882,823	50,000
Booran Reserve	-	-	-	-	102,853	-	(102,853)	-	-
<b>TOTAL OPEN SPACE STRATEGY IMPLEMENTATION</b>	<b>237,823</b>	<b>1,421,517</b>	<b>173,483</b>	<b>1,832,823</b>	<b>691,250</b>	<b>470,323</b>	<b>(220,927)</b>	<b>1,882,823</b>	<b>50,000</b>
<b><u>SHORT TERM PROJECTS</u></b>									
<b><u>CAPITAL WORKS: SHORT TERM-ENVIRONMENTAL INITIATIVES</u></b>									
Energy Efficient St Lighting-Planning / project development	-	51,500	-	51,500	-	-	-	51,500	-
Park Lighting Energy Efficiency Upgrade	-	250,000	-	250,000	-	-	-	250,000	-
Photovoltaic systems on council assets to generate renewable energy	-	152,700	-	152,700	25,574	166,300	140,726	166,300	13,600
<b>TOTAL CAPITAL WORKS: SHORT TERM-ENVIRONMENTAL INITIATIVES</b>	<b>-</b>	<b>454,200</b>	<b>-</b>	<b>454,200</b>	<b>25,574</b>	<b>166,300</b>	<b>140,726</b>	<b>467,800</b>	<b>13,600</b>
<b><u>CAPITAL WORKS: SHORT TERM-AGED CARE</u></b>									
Residential Services Minor Improvements	-	220,000	-	220,000	32,308	100,000	67,692	220,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-AGED CARE</b>	<b>-</b>	<b>220,000</b>	<b>-</b>	<b>220,000</b>	<b>32,308</b>	<b>100,000</b>	<b>67,692</b>	<b>220,000</b>	<b>-</b>
<b><u>CAPITAL WORKS: SHORT TERM-FAMILY &amp; CHILDREN'S SERVICES</u></b>									
Family Youth and Children's Centre upgrades	-	11,800	-	11,800	10,537	11,800	1,263	11,800	-
Replacement of FDC Equipment	-	5,000	-	5,000	4,545	5,000	455	5,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-FAMILY &amp; CHILDREN'S SERVICES</b>	<b>-</b>	<b>16,800</b>	<b>-</b>	<b>16,800</b>	<b>15,082</b>	<b>16,800</b>	<b>1,718</b>	<b>16,800</b>	<b>-</b>

## Capital Works Program Expenditure

for period ending 28 February 2018 (continued)

Description	2017-18 Carry Forwards from 2016-17	2017-18 Adopted Annual Capital Budget	2017-18 Capital Grant Funding	2017-18 Budget Plus 2016- 17 Carry Forward	2017-18 YTD Work In Progress	2017-18 YTD Forecast	2017-18 YTD Variance	2017-18 Annual Forecast Projected end of June 2018 expenditure	2017-18 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<b>CAPITAL WORKS: SHORT TERM-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>									
Half Share Fencing	-	100,000	-	100,000	7,785	60,000	52,215	100,000	-
Perimeter Fencing Upgrade	-	85,000	-	85,000	78,866	85,000	6,134	85,000	-
Recreation	2,437	60,000	-	62,437	105,336	2,437	(102,899)	62,437	-
Moorleigh Village Multi-purpose Sports Training facility	-	275,000	-	275,000	14,100	-	(14,100)	275,000	-
Replacing and Reinforcing Retaining wall and Bridge	83,500	-	-	83,500	2,406	27,833	25,427	83,500	-
Public Toilet Upgrade Rolling Program	-	350,000	-	350,000	-	-	-	350,000	-
Sports Ground Lighting	-	70,000	-	70,000	28,301	35,000	6,699	70,000	-
Shade Sails Rolling Program	-	65,000	-	65,000	54,768	65,000	10,232	65,000	-
Landscape Enhancement Works-Stage 2: Walking/Running Circuit	298,491	565,000	-	863,491	41,344	-	(41,344)	863,491	-
Outdoor Fitness Stations and Instructional Signage	26,322	-	-	26,322	39,209	26,322	(12,887)	26,322	-
Elsternwick MCHC	-	-	-	-	98,522	137,000	38,478	137,000	137,000
<b>TOTAL CAPITAL WORKS: SHORT TERM-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</b>	<b>410,750</b>	<b>1,570,000</b>	<b>-</b>	<b>1,980,750</b>	<b>470,637</b>	<b>438,592</b>	<b>(32,045)</b>	<b>2,117,750</b>	<b>137,000</b>
<b>CAPITAL WORKS: SHORT TERM-TRAFFIC MANAGEMENT</b>									
Parking Ticket Machines	114,000	-	-	114,000	-	-	-	114,000	-
<b>TOTAL CAPITAL WORKS: SHORT TERM-TRAFFIC MANAGEMENT</b>	<b>114,000</b>	<b>-</b>	<b>-</b>	<b>114,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>114,000</b>	<b>-</b>
<b>CAPITAL WORKS: SHORT TERM-BUILDING WORKS</b>									
Furniture & Fittings- emergency replacement	-	50,000	-	50,000	-	-	-	50,000	-
Renewal of Heating Ventilation Air Conditioning	739,911	219,000	-	958,911	1,071,161	152,600	(918,561)	958,911	-
Building Renewal works	193,413	2,286,000	100,000	2,579,413	206,465	639,536	433,071	2,579,413	-
DDA Compliant front access by Changing Ramp	-	60,000	-	60,000	-	60,000	60,000	60,000	-
ILU Refurbishment-Upgrade of carpets, bathrooms, kitchens etc.	65,195	150,000	-	215,195	-	30,000	30,000	150,195	(65,000)
IP Based high resolution video surveillance CCTV security system	-	85,000	-	85,000	-	-	-	85,000	-
Ormond Kinder Upgrade	-	67,400	-	67,400	18,128	67,400	49,272	67,400	-
New Sound System	-	20,000	-	20,000	-	20,000	20,000	20,000	-
GESAC	475,651	160,000	-	635,651	521,351	256,862	(264,489)	660,651	25,000
Public Toilet Exeloo	126,439	-	-	126,439	170,999	170,999	-	170,999	44,560
Landscaping of Early Learning Centres	-	40,000	-	40,000	11,784	20,000	8,216	40,000	-
Removal of Hazardous Material	-	85,000	-	85,000	12,785	47,000	34,215	85,000	-
Installation of swipe cards and CCTV	-	111,000	-	111,000	17,018	-	(17,018)	111,000	-
Signage Upgrade	-	100,000	-	100,000	490	50,000	49,510	100,000	-
Park gates	2,500	-	-	2,500	-	2,500	2,500	2,500	-
Property Acquisition- Neerim Road, Carnegie	-	-	-	-	3,642,911	3,620,447	(22,464)	3,620,447	3,620,447
Halley Park Scout Hall Demolishen	-	-	-	-	15,826	70,000	54,174	70,000	70,000
<b>TOTAL CAPITAL WORKS: SHORT TERM-BUILDING WORKS</b>	<b>1,603,109</b>	<b>3,433,400</b>	<b>100,000</b>	<b>5,136,509</b>	<b>5,688,918</b>	<b>5,207,344</b>	<b>(481,574)</b>	<b>8,831,516</b>	<b>3,695,007</b>
<b>CAPITAL WORKS: SHORT TERM-OTHER</b>									
Furniture & Fittings	-	10,000	-	10,000	-	-	-	10,000	-
Library Furniture & Fittings	-	-	-	-	6,600	-	(6,600)	-	-
Annual GESAC Plant and Equipment Replacement	-	276,000	-	276,000	287,170	284,492	(2,678)	425,000	149,000
<b>TOTAL CAPITAL WORKS: SHORT TERM-OTHER</b>	<b>-</b>	<b>286,000</b>	<b>-</b>	<b>286,000</b>	<b>293,770</b>	<b>284,492</b>	<b>(9,278)</b>	<b>435,000</b>	<b>149,000</b>
<b>TOTAL SHORT TERM PROJECTS</b>	<b>2,127,859</b>	<b>5,980,400</b>	<b>100,000</b>	<b>8,208,259</b>	<b>6,526,289</b>	<b>6,213,528</b>	<b>(312,761)</b>	<b>12,202,866</b>	<b>3,994,607</b>
<b>TOTAL CAPITAL WORKS EXPENDITURE</b>	<b>5,123,705</b>	<b>32,818,941</b>	<b>1,262,736</b>	<b>39,205,382</b>	<b>20,068,389</b>	<b>17,818,682</b>	<b>(2,249,707)</b>	<b>44,962,708</b>	<b>5,757,326</b>

## Financial Strategy

Each year, the Auditor-General of Victoria performs an audit of the Local Government sector and produces a report to Parliament of the results of those audits. As part of this process, the Auditor-General assesses the financial sustainability of Councils. In 2016-17 the Auditor-General assessed the financial sustainability risk at an individual Council level. The following pages explain and present the Auditor-General's financial sustainability risks and criteria and page 11 provides indicators for Glen Eira City Council.

### (a) Financial sustainability risk indicators

Indicator	Formula	Description
Net result (%)	Net result / Total revenue	<p>A positive result indicates a surplus, and the larger the percentage, the stronger the result. A negative result indicates a deficit. Operating deficits cannot be sustained in the long term.</p> <p>The net result and total revenue are obtained from the comprehensive operating statement.</p>
Adjusted underlying result	Adjusted underlying surplus (or deficit) / Adjusted underlying revenue	Indicator of the broad objective that an adjusted underlying surplus should be generated in the ordinary course of business. A surplus or increasing surplus suggests an improvement in the operating position.
Liquidity (ratio)	Current assets / Current liabilities	<p>This measures the ability to pay existing liabilities in the next 12 months.</p> <p>A ratio of one or more means there are more cash and liquid assets than short-term liabilities.</p>
Internal financing (%)	Net operating cash flow / Net capital expenditure	<p>This measures the ability of an entity to finance capital works from generated cash flow.</p> <p>The higher the percentage, the greater the ability for the entity to finance capital works from their own funds.</p> <p>Net operating cash flow and net capital expenditure are obtained from the cash flow statement.</p>
Indebtedness (%)	Non-current liabilities / own-sourced revenue	<p>Comparison of non-current liabilities (mainly comprising borrowings) to own-sourced revenue. The higher the percentage, the less the entity is able to cover non-current liabilities from the revenues the entity generates itself.</p> <p>Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions.</p>
Capital replacement (ratio)	Cash outflows for property, plant and equipment / Depreciation	Comparison of the rate of spending on infrastructure with its depreciation. Ratios higher than 1:1 indicate that spending is faster than the depreciation rate. This is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Cash outflows for infrastructure are taken from the cash flow statement. Depreciation is taken from the comprehensive operating statement.
Renewal gap (ratio)	Renewal and upgrade expenditure / depreciation	<p>Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1:1 indicate that spending on existing assets is faster than the depreciation rate.</p> <p>Similar to the investment gap, this is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Renewal and upgrade expenditure are taken from the statement of capital works. Depreciation is taken from the comprehensive operating statement.</p>

**Financial Strategy (continued)****(b) Financial sustainability risk assessment criteria**

The financial sustainability risk of each local council is assessed using the criteria outlined below:

Risk	Net result	Adjusted underlying result	Liquidity	Internal financing	Indebtedness	Capital replacement	Renewal gap
High	Less than negative 10%	Less than 0%	Less than 0.75	Less than 75%	More than 60%	Less than 1.0	Less than 0.5
	Insufficient revenue is being generated to fund operations and asset renewal.	Insufficient surplus being generated to fund operations	Immediate sustainability issues with insufficient current assets to cover liabilities.	Limited cash generated from operations to fund new assets and asset renewal.	Potentially long-term concern over ability to repay debt levels from own-source revenue.	Spending on capital works has not kept pace with consumption of assets.	Spending on existing assets has not kept pace with consumption of these assets.
Medium	Negative 10%–0%	0%–5%	0.75–1.0	75–100%	40–60%	1.0–1.5	0.5–1.0
	A risk of long-term run down to cash reserves and inability to fund asset renewals.	Surplus being generated to fund operations	Need for caution with cash flow, as issues could arise with meeting obligations as they fall due.	May not be generating sufficient cash from operations to fund new assets.	Some concern over the ability to repay debt from own-source revenue.	May indicate spending on asset renewal is insufficient.	May indicate insufficient spending on renewal of existing assets.
Low	More than 0%	More than 5%	More than 1.0	More than 100%	40% or less	More than 1.5	More than 1.0
	Generating surpluses consistently.	Generating strong surpluses to fund operations	No immediate issues with repaying short-term liabilities as they fall due.	Generating enough cash from operations to fund new assets.	No concern over the ability to repay debt from own-source revenue.	Low risk of insufficient spending on asset renewal.	Low risk of insufficient spending on asset base.

Source: VAGO.



































Financial Strategy (continued)Monthly Report Relative to Financial Strategy

Financial Sustainability Risk Indicators	Objective	2016-2017 Actuals	2017-2018 Annual Budget as at 30 June 2018	2017-2018 Annual Forecast as at 30 June 2018	2017-2018 Risk based on Annual Forecast as at 30 June 2018	Comment
(1) Net Result	Generating surpluses consistently of greater than 0%.	16.76%	10.00%	14.74%	Low	Council is generating positive surpluses.
(2) Underlying Result (%)	Generating surpluses consistently of greater than 0%.	16.00%	9.00%	12.16%	Low	Council is generating positive surpluses.
(3) Liquidity	To measure Council's ability to repay short-term liabilities as they fall due. The indicator is to be greater than 1.0.	1.24	1.18	1.19	Low	Council's forecast to 30 June 2018 indicates a Liquidity Ratio of greater than 1.0.
(4) Indebtedness	Lower than 40% relates to the ability to repay debt from own-source revenue.	15.72%	13.08%	12.91%	Low	Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue.
(5) Internal Financing	Generating enough cash from operations to fund new assets. The indicator is to be greater than 100%.	157.42%	111.07%	101.82%	Low	Council is generating enough cash from operations to fund new assets.
(6) Capital Replacement	To ascertain the level of risk of insufficient spending on asset renewal. The indicator is to be more than 1.5.	1.58	1.73	2.01	Low	Council operates at a low level of risk with respect to capital replacement.
(7) Renewal Gap	To ensure there is sufficient spending on Council's asset base. The indicator is to be greater than 1.0.	1.24	1.29	1.29	Low	Council spends sufficient funds on its asset base.
Council aims to keep average rates and charges significantly below benchmark Councils and provide a pensioner rate rebate over the State Government's universal rebate.	Council aims to keep average rates and charges significantly below benchmark Councils and the pensioner rate rebate above the State Government's universal rebate.	\$1,557	\$1,586	\$1,582	In terms of Rates per assessment, Glen Eira is again the second lowest of the 21 Inner Melbourne Councils (2015/16: also second lowest) and is \$283 per assessment (\$18.3M) below the average outcome.	
<ul style="list-style-type: none"> <li>Average Rates and Charges</li> <li>Pensioner Rate Rebate</li> </ul>		\$270	\$270	\$270		
Operating costs per property should be kept as low as possible in order to generate both operating surpluses and lower Rates.	Council should aim to keep average operating costs below the average benchmark Councils.	\$1,899	\$2,357	\$2,339	In terms of operational expenditure (excluding depreciation), Glen Eira ranks as spending \$161 less per assessment (\$10.4M) than the average for the Inner Melbourne Councils grouping.	



## Assurance Map

The assurance map considers the key risks to Council in achieving its objectives and performance expectations, and the assurance activities which have been conducted over the operation of controls that apply to those risks. The Assurance Map is indicative of the type of activity in place to provide Council Management with comfort that the control environment is operating as intended. A formal review of strategic risks is undertaken annually by Executive. The risks have been identified, assessed and ranked in order of risk exposure to Council. The assurance map will be updated after every formal review and when assurance activities are proposed or undertaken.

Council's Strategic Risks	Risk Rating	Type of Assurance						Previous and proposed IA activity 2016/17-2017/18, and/or other independent reviews/checks
		Management	External Parties				Internal Audit	
		Management Review /self- assessment	Insurance Coverage	LG Investigations / Compliance Inappropriate	VAGO Performance Audits*	Independent Consultants / External party review	Internal Audit	
1. State Government decisions impacting our community	E							Food Safety (2011/12) Statutory Planning (2013/14)
2. Terrorist Attack – Lone Wolf	H							Security Protocol Review (2014) Building Emergency Management Planning (2017/18) Implementation of Federal Government's Strategy for Protecting Crowded Places from Terrorism 2017 – use of the Crowded Places Security Audit, Self-Assessment Tool and guidelines.
3. Vulnerability to cyber attack	H							Cyber Security Review including mobile devices website management and penetration testing (2016/17)
4. Contracts – contracting process by Council	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (annual) Contract Management Review (2016/17) Major Project Management (2017/18)
5. Vulnerability to litigious action	H							Risk Management Framework (2015/16) Fraud & Corruption Control (2016/17) Claims Management Review (2016/17)
6. Failure to keep pace with emerging technologies and digital environment	H							IT Strategy (management) (2013/14) Regular penetration testing on the internal and external network infrastructure and external websites IT Sensitive Information (2011/12) IT Security (2012/13, 2014/15) IT General Controls (2015/16) Performance Audit – GECC Transformation Project (2017/18)
7. Vulnerability to significant fraud	H							Fraud Review (2013/14) Financial Controls (2014/15) Risk Management Framework (2015/16) Fraud & Corruption Control (2016/17) Financial Compliance transaction analysis (annual) Payroll (2017/18) Open Space Contributions (2017/18)
8. Not sufficiently agile to respond to change	H							Change Management Framework Promapp Performance Audit – GECC Transformation Project (2017/18)
9. Failure to effectively plan for the changing demographic of our workforce	M							SafetyMAP recertification (2013/14) OH&S Review (2015/16) Performance Audit – GECC Transformation Project (2017/18)
10. Transformation program fails to deliver anticipated benefits for the organisation and community	M							Performance Audit – GECC Transformation Project (2017/18)

\* Reviews performed are ad-hoc and Council may or may not be included in selected sampling  
Level of coverage provided where not all aspects of the risk may have been addressed by assurance activity.

Level of coverage:  Exhaustive  Partial  None

Please note that the External Audit process is designed to enable the AG to express an opinion on the annual financial report. The external audit is not a comprehensive audit of all systems and processes and is not designed to uncover all deficiencies, breaches and irregularities in those systems & processes.

## Local Government Performance Reporting Framework (LGPRF)

### Background

Councils are required to prepare an annual report for each financial year consisting of three parts:

- 1) Report of operations: information about the operations of the Council;
- 2) Performance statement: audited results achieved against the prescribed performance indicators and measures; and
- 3) Financial statements: audited financial statements prepared in accordance with the Accounting Standards.

### The LGPRF – mid-year Review of Auditable Indicators

The auditable indicators in the Performance Statement have been reviewed by Council Officers and performance results as at 31 December 2017 are shown below:

PERFORMANCE STATEMENT			
Sustainable Capacity Indicators			
Indicator/measure	Results YTD DEC 2017	Results 2016-17	2018 Material Variations and Comments
<b>Population</b> <i>Expenses per head of municipal population</i> [Total expenses / Municipal population]	\$970.70	\$1,023.01	
<i>Infrastructure per head of municipal population</i> [Value of infrastructure / Municipal population]	\$3,345.09	\$3,209.91	
<i>Population density per length of road</i> [Municipal population / Kilometres of local roads]	299.49	299.49	
<b>Own-source revenue</b> <i>Own-source revenue per head of municipal population</i> [Own-source revenue / Municipal population]	\$962.18	\$935.63	
<b>Recurrent grants</b> <i>Recurrent grants per head of municipal population</i> [Recurrent grants / Municipal population]	\$148.17	\$170.20	
<b>Disadvantage</b> <i>Relative Socio-Economic Disadvantage</i> [Index of Relative Socio-Economic Disadvantage by decile]	10.00	10.00	

Service Performance Indicators			
Service/indicator/measure	Results YTD DEC 2017	Results 2016-17	2018 Material Variations and Comments
<b>Aquatic Facilities</b> <b>Utilisation</b> <i>Utilisation of aquatic facilities</i> [Number of visits to aquatic facilities / Municipal population]	10.65	10.39	Council took over the management of the Carnegie Swim Centre in October 2017. This seasonal pool has contributed to an additional 30K visits YTD.
<b>Animal Management</b> <b>Health and safety</b> <i>Animal management prosecutions</i> [Number of successful animal management prosecutions]	6.75	4	
<b>Food Safety</b> <b>Health and safety</b> <i>Critical and major non-compliance outcome notifications</i> [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	100%	98.52%	
<b>Governance</b> <b>Satisfaction</b> <i>Satisfaction with council decisions</i> [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	55.00	55.00	
<b>Libraries</b> <b>Participation</b> <i>Active library members</i> [Number of active library members / Municipal population] x100	16.66%	12.42%	Figures for 2017-18 are based on 6 months ended December 2017. On track to meet this year's target. The result for the same period in 2016-17 was 12.66%.
<b>Maternal and Child Health (MCH)</b> <b>Participation</b> <i>Participation in the MCH service</i> [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100  <b>Participation</b> <i>Participation in the MCH service by Aboriginal children</i> [Number of Aboriginal children who attend the MCH (in the year) / Number of Aboriginal children enrolled in] x100	74.90%	87.37%	Figures for 2017-18 are based on 6 months ended December 2017. On track to meet target. Result for same period 2016-17 was 76.73%.  Results dependent on when children are due for their M&CH visit during the year, which is based on child's age.
	109.09%	86.96%	Figures for 2017-18 are based on 6 months ended December 2017. On track to meet target. Result for same period 2016-17 was 81.82%.  Results dependent on when children are due for their M&CH visit during the year, which is based on child's age.



Service Performance Indicators			
Service/indicator/measure	Results YTD DEC 2017	Results 2016-17	2018 Material Variations and Comments
<b>Roads</b> <b>Satisfaction</b> <i>Satisfaction with sealed local roads</i> [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	67.00	67.00	
<b>Statutory Planning</b> <b>Decision making</b> <i>Council planning decisions upheld at VCAT</i> [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	53.85%	41.80%	
<b>Waste Collection</b> <b>Waste diversion</b> <i>Kerbside collection waste diverted from landfill</i> [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	45.40%	45.28%	

Performance Indicators			
Dimension/indicator/measure	Results YTD DEC 2017	Results 2016-17	2018 Material Variations and Comments
<b>Efficiency</b> <b>Revenue level</b> <i>Average residential rate per residential property</i> [Residential rate revenue / Number of residential property assessments]	\$1,557.01	\$1,521.4	
<b>Expenditure level</b> <i>Expenses per property assessment</i> [Total expenses / Number of property assessments]	\$2,332.10	\$2,230.9	
<b>Workforce turnover</b> <i>Resignations and terminations compared to average</i> [Number of permanent staff resignations and number of permanent staff for the financial year] x100	10.56%	9.23%	
<b>Liquidity</b> <b>Working capital</b> <i>Current assets compared to current liabilities</i> [Current assets / Current liabilities] x100	119.78%	123.96%	
<b>Unrestricted cash</b> <i>Unrestricted cash compared to current liabilities</i> [Unrestricted cash / Current liabilities] x100	48.97%	45.31%	
<b>Obligations</b> <b>Asset renewal</b> <i>Asset renewal compared to depreciation</i> [Asset renewal expense / Asset depreciation] x100	80.24%	69.79%	
<b>Loans and borrowings</b> <i>Loans and borrowings compared to rates</i> [Interest bearing loans and borrowings / Rate revenue] x100	17.54%	21.38%	
<b>Loans and borrowings repayments compared to rates</b> <i>[Interest and principal repayments on interest / Rate revenue] x100</i>	3.84%	3.94%	
<b>Indebtedness</b> <i>Non-current liabilities compared to own source</i> [Non-current liabilities / Own source revenue] x100	13.06%	15.91%	
<b>Operating position</b> <b>Adjusted underlying result</b> <i>Adjusted underlying surplus (or deficit)</i> [Adjusted underlying surplus (deficit) / Adjusted underlying revenue] x100	12.11%	16.20%	
<b>Stability</b> <b>Rates concentration</b> <i>Rates compared to adjusted underlying revenue</i> [Rate revenue / Adjusted underlying revenue] x100	60.27%	58.73%	
<b>Rates effort</b> <i>Rates compared to property values</i> [Rate revenue / Capital improved value of rateable municipality] x100	0.17%	0.17%	

**10. URGENT BUSINESS**

**11. ORDINARY BUSINESS**

**11.1 Requests for reports from Officers**

**11.2 Right of reply**

**11.3 Councillor questions**

**11.4 Public questions to Council**

**12. CONSIDERATION OF ITEMS IN CAMERA**

That pursuant to Section 89(2) of the Local Government Act 1989, the Council resolves that so much of this meeting be closed to members of the public, as it involves Council consideration of matters coming within some or all of the following categories listed in Section 89(2) of such Act.

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayers;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments
- (f) Legal advice
- (g) Matters affecting the security of Council property'
- (h) Any other matter which the Council or Special Committee considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

**12.1 Aged Care**

**Local Government Act 1989 Section 89(a)** given it relates to personnel matters and (f) legal advice.

**12.2 Internal Audit - Community Information and Support Victoria (Glen Eira Branch)**

**Local Government Act 1989 Section 89(2)(d)** given it relates to contractual matters and (h) any other matter which the Council or Special Committee considers would prejudice the Council or any person.

**12.3 Kerbside Collection Services Contract - Variation and Extension**

**Local Government Act 1989 Section 89(2)(d)** given it relates to contractual matters.

**13. CLOSURE OF MEETING**