



GLEN EIRA CITY COUNCIL

ORDINARY COUNCIL MEETING

TUESDAY 3 SEPTEMBER 2019

MINUTES

**Meeting was held in the Council Chambers,
Corner Hawthorn & Glen Eira Roads, Caulfield
at 7.30pm**

Present

The Mayor, Councillor Jamie Hyams
Councillor Tony Athanasopoulos
Councillor Anne-Marie Cade
Councillor Clare Davey
Councillor Mary Delahunty
Councillor Margaret Esakoff
Councillor Jim Magee
Councillor Joel Silver
Councillor Dan Sztrajt

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1. ACKNOWLEDGEMENT

The Mayor read the acknowledgement.

Glen Eira City Council respectfully acknowledges that the Boon Wurrung people of the Kulin nation are the traditional owners of the land now known as Glen Eira. We pay our respects to their Elders past, present and emerging and acknowledge and uphold their continuing relationship to and responsibility for this land.

2. APOLOGIES - NIL

3. OATH OF OFFICE AND DISCLOSURES OF INTERESTS

Oath of Office

The Mayor read the Oath of Office.

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

Moved: Cr Silver

Seconded: Cr Magee

That the minutes of the Ordinary Council Meeting held on 13 August 2019 be confirmed.

CARRIED UNANIMOUSLY

5. RECEPTION AND READING OF PETITIONS AND JOINT LETTERS**5.1 PETITION: OBJECTION TO THE SAFE CYCLING CORRIDOR PILOT****Moved: Cr Silver****Seconded: Cr Delahunty**

That Council:

1. receives and notes the petition; and
2. considers the petition in conjunction with the Safe Cycling Corridor Pilot.

CARRIED UNANIMOUSLY**6. DOCUMENTS FOR SEALING**

Nil

7. REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS

Nil

8. REPORTS FROM COMMITTEES

It is recorded that Cr Hyams declared an Indirect Conflict of Interest by close association given he is on the Committee of Management of the Glen Eira Adult Learning Centre.

Cr Hyams vacated the Chamber at 7.34pm prior to consideration of Item 8.1.

It is recorded Cr Silver took the Chair for this item.

8.1 Advisory Committees

8.1.1 ADVISORY COMMITTEE MINUTES**Moved: Cr Davey****Seconded: Cr Magee**

That the minutes of the Advisory Committee meetings as shown below be received and noted and the recommendations of these Committees be adopted.

1. 6 June 2019 - Elsternwick Cultural Precinct Advisory Committee Minutes
2. 24 July 2019 - Sustainability Advisory Committee.
3. 6 August 2019 – Community Grants Advisory Committee
4. 16 August 2019 – Audit & Risk Advisory Committee Minutes

CARRIED UNANIMOUSLY

It is recorded that Cr Hyams vacated the Chamber prior to Item 8.1 and was not present when this item was considered. Cr Hyams entered the Chamber at 7.41pm and resumed as Chair for the remainder of the Council Meeting.

8.2 Records of Assembly

8.2.1 RECORDS OF ASSEMBLIES OF COUNCILLORS

Moved: Cr Delahunty

Seconded: Cr Silver

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

1. 30 July 2018
2. 6 August 2019
3. 13 August 2019 (pre-meeting)

CARRIED UNANIMOUSLY

Public Participation

The Mayor advised that at this stage of the meeting, 15 minutes is allowed for public participation in accordance with clause 230(1) of the Glen Eira Local Law.

It is recorded that Cr Athanasopoulos entered the Chamber at 7.52pm.

9. PRESENTATION OF OFFICER REPORTS

**9.1 SHELFORD GIRLS' GRAMMAR SCHOOL
259 GLEN EIRA ROAD, CAULFIELD NORTH
PLANNING SCHEME AMENDMENT C181GLEN**

Moved: Cr Silver**Seconded: Cr Delahunty**

That Council:

1. notes its consideration of the Panel Report for Amendment C181glen in accordance with Section 27 of the *Planning and Environment Act 1987*;
2. adopts Amendment C181glen in accordance with Section 29(1) of the *Planning and Environment Act 1987*; with the changes recommended in the Panel Report; and
3. submits the adopted Amendment C181glen to the Minister for Planning for approval in accordance with Section 31(1) of the *Planning and Environment Act 1987*, including to issue Planning Permit GE/PP-31418/2017; and
4. authorises the Manager Urban Planning or Manager City Futures to undertake minor changes to the Amendment, including changes requested by the Minister for Planning and the Department of Environment, Land, Water and Planning, where the changes do not affect the purpose or intent of the Amendment.

CARRIED UNANIMOUSLY

9.2 VCAT WATCH

Moved: Cr Silver**Seconded: Cr Delahunty**

That Council notes the applications currently before the Victorian Civil and Administrative Tribunal (VCAT).

CARRIED UNANIMOUSLY

9.3 SAFE CYCLING CORRIDOR PILOT - ASSESSMENT OF ROUTES

Moved: Cr Silver**Seconded: Cr Delahunty**

That Council:

1. notes the Corridor Assessment Report;
2. approves the commencement of community and stakeholder engagement across September and October;
3. requests that a report from officers, to be presented at the 17 December Council meeting following the completion of consultation, where Council will consider endorsing a route as the Safe Cycling Corridor;
4. notes that following a Council resolution selecting the preferred route, Officers will undertake targeted community and stakeholder engagement in order to select the preferred treatment/s for the route and undertake detailed design, in readiness for construction;
5. notes that officers will formally invite feedback on the Corridor Assessment Report from the Department of Transport, Port Phillip City Council and Stonnington City Council; and
6. notes that following the consultation process outlined in points 4 and 5 above, a further report recommending final design will be provided to Council for resolution before any tender process is initiated.

CARRIED UNANIMOUSLY

**9.4 CYCLING ACTION PLAN
WALKING AND ACCESSIBILITY ACTION PLAN**

Moved: Cr Davey**Seconded: Cr Cade**

That:

1. notes the draft Cycling and Walking and Accessibility Action Plans; and
2. endorses the draft Cycling and Walking and Accessibility Action Plans for community and stakeholder engagement.

Procedural Motion**Moved: Cr Athanasopoulos****Seconded: Cr Magee**

That Council grants Cr Esakoff a one minute extension of speaking time.

CARRIED UNANIMOUSLY

The Motion Moved by Cr Davey and Seconded by Cr Cade was PUT and
CARRIED UNANIMOUSLY

**9.5 FOUNDATION FOR YOUTH EXCELLENCE APPLICATION
RECOMMENDATIONS QUARTER 3, 2019**

Moved: Cr Esakoff**Seconded: Cr Silver**

That Council approves the following Foundation for Youth Excellence grants for the 3rd Quarter 2019:

- \$600 to Angus Cormack to compete at the 2019 National Judo Championships in Carrara, Queensland.
- \$600 to Shaun Heenan to compete at the 2019 Australian Indoor Cricket Championships in Cranbourne, Victoria.
- \$600 to Rebecca Heenan to compete at the 2019 Indoor Cricket Championships in Cranbourne, Victoria.
- \$600 to Rachel Heenan to compete at the 2019 Indoor Cricket Championships in Cranbourne, Victoria.
- \$600 to Jemma Heitlinger to compete at the 2019 Indoor Cricket Championships in Cranbourne, Victoria.
- \$600 to Maddison Heitlinger to compete at the 2019 Indoor Cricket Championships in Cranbourne, Victoria.
- \$600 to Oliver Moran to compete at the 2019 Indoor Cricket Championships in Cranbourne, Victoria.
- \$600 to Ashley Kolomoisky to compete at the 2019 Australian Gymnastic Championships in Melbourne, Victoria.
- \$600 to Madeleine White to compete at the 2019 Indoor Cricket Championships in Cranbourne, Victoria.
- \$600 to Mary Mansilla to present at the 2019 ANZPRA (Australian and New Zealand Placental Research Association) Conference in Sydney, New South Wales.
- \$1,200 to Aimee Aharoni to compete at the Judo Junior Asia-Pacific Championships held in Chinese Taipei.
- \$1,186 to Celine Vinot to compete at the 2019 BWF Para Badminton World Championships in Basel, Switzerland.
- \$600 to Sophia Dew to compete at the 2019 Australian Gymnastics Championships in Melbourne, Victoria.

CARRIED UNANIMOUSLY

9.6 DRAFT PARKING POLICY

Moved: Cr Delahunty**Seconded: Cr Davey**

That Council:

1. notes the report; and
2. commences the process of community engagement to seek feedback on the draft *Parking Policy*.

Procedural Motion**Moved: Cr Athanasopoulos****Seconded: Cr Magee**

That Council grants Cr Esakoff a 4 minute extension of speaking time.

CARRIED UNANIMOUSLY

The Motion Moved by Cr Delahunty and Seconded by Cr Davey was PUT
and **CARRIED UNANIMOUSLY**

9.7 SMOKE-FREE ZONES IN RETAIL AREAS OF COUNCIL ACTIVITY CENTRES

Moved: Cr Esakoff**Seconded: Cr Cade**

That Council:

1. notes the report;
2. explores approaches 1 and 2 within the report, which provides for:
 - a. the administration of a smoke-free outdoor policy which is self-policing and includes a communication plan of community education and awareness to influence behaviour; and
 - b. the development of a Local Law that establishes smoke-free zones in retail areas of our activity centres.

CARRIED UNANIMOUSLY

9.8 DRAFT MURRUMBEENA PARK MASTERPLAN REFRESH

Moved: Cr Athanasopoulos**Seconded: Cr Esakoff**

That Council:

1. notes the feedback received during community consultation;
2. endorse the changes proposed to the draft masterplan refresh as a result of community feedback; and
3. adopts the draft Murrumbeena Park Masterplan.

*It is recorded that Cr Sztrajt entered the Chamber at 9.42pm.***CARRIED UNANIMOUSLY****Procedural Motion****Moved: Cr Silver****Seconded: Cr Sztrajt**

That the meeting be extended to finish at 11pm.

CARRIED UNANIMOUSLY

9.9 ENVIRONMENTAL SUSTAINABILITY PLANNING MEASURES

Moved: Cr Davey**Seconded: Cr Sztrajt**

That Council:

1. notes this report on Environmental Sustainability Planning Measures; and
2. endorses the recommendation of the Sustainability Advisory Committee for Council to join the Council Alliance for a Sustainable Built Environment (CASBE) as included in the minutes from the Committee's meeting on 24 July 2019; and
3. notes that on joining CASBE, Council's Urban Planning Department will implement a voluntary process for permit applicants to achieve Environmentally Sustainable Design (ESD) measures in relevant development proposals, generally in accordance with the additional initiatives section of this report.

It is recorded that Cr Silver vacated the Chamber at 9:55pm and re-entered at 9.57pm.

It is recorded that Cr Magee vacated the Chamber at 9:58pm.

CARRIED UNANIMOUSLY

9.10 ELSTER CREEK CATCHMENT FLOOD MANAGEMENT PLAN 2019-2024

Moved: Cr Davey**Seconded: Cr Delahunty**

That Council:

1. endorses the Elster Creek Catchment Flood Management Plan 2019-2024;
2. endorses the Memorandum of Understanding;
3. authorises the Chief Executive Officer to sign the Memorandum of Understanding on behalf of the City of Glen Eira; and
4. authorises the Chief Executive Officer to continue to represent Council to progress collaborative action within the Elster Creek Catchment in accordance with the Elster Creek Catchment Flood Management Plan 2019-2024.

CARRIED UNANIMOUSLY

It is recorded that Cr Magee entered the Chamber at 10:03pm.

9.11 SUSTAINABILITY EDUCATION IN SCHOOLS

Moved: Cr Davey**Seconded: Cr Cade**

That Council notes this report.

It is recorded that Cr Esakoff vacated the Chamber at 10:04pm.

It is recorded that Cr Athanasopoulos vacated the Chamber at 10:04pm.

CARRIED UNANIMOUSLY

9.12 ENVIRONMENTAL SUSTAINABILITY ACTION PLAN AND ANNUAL SUSTAINABILITY PERFORMANCE REPORT

Moved: Cr Sztrajt**Seconded: Cr Davey**

That Council:

1. notes the reports on progress against the Environmental Sustainability Strategy Action Plan for 2018-19 and the Annual Environmental Sustainability Performance; and
2. endorses the Environmental Sustainability Action Plan for 2019-20.

*It is recorded that Cr Athanasopoulos entered the Chamber at 10:07pm.**It is recorded that Cr Esakoff entered the Chamber at 10:09pm.***CARRIED UNANIMOUSLY**

9.13 ADOPTION OF 2018-19 FINANCIAL REPORT

Moved: Cr Delahunty**Seconded: Cr Davey**

That Council:

1. adopts the 2018-19 Financial Statements and Performance Statement 'in principle', subject to no significant changes by the Auditor-General; and
2. notes that the Mayor (Cr Jamie Hyams) and Deputy Mayor (Cr Joel Silver) have been appointed to sign the Financial Statements and Performance Statement once they have been returned by the Auditor-General.

CARRIED UNANIMOUSLY

**9.14 AUDIT & RISK COMMITTEE MEMBERSHIP -
RECRUITMENT OF INDEPENDENT MEMBER**

Moved: Cr Delahunty**Seconded: Cr Silver**

That Council endorses the recruitment process to appoint an Independent Member to Council's Audit and Risk Committee.

CARRIED UNANIMOUSLY

9.15 FINANCIAL MANAGEMENT REPORT FOR THE PERIOD ENDING 31 JULY 2019

Moved: Cr Athanasopoulos**Seconded: Cr Cade**

That Council notes the Financial Management Report for the period ending 31 July 2019.

CARRIED UNANIMOUSLY

9.16 ADVOCACY - MOTION FOR MUNICIPAL ASSOCIATION OF VICTORIA STATE COUNCIL

Moved: Cr Sztrajt**Seconded: Cr Silver**

That Council submits the following motion to the MAV State Council Meeting to be held on 18 October 2019.

That the MAV:

1. seek absolute clarity on the requirements for Councillors with respect to the Victorian Reportable Conduct Scheme;
2. update the model Councillor Code of Conduct to address child safety and wellbeing; and
3. develop a model Councillor Child Safe Policy which addresses:
 - a. Interactions with children and young people
 - b. Processes to be followed in the event a child abuse allegation is made against a Councillor and actions to be taken dependant on the outcome of any subsequent investigation.
 - c. Working with Children Check requirements for Councillors
 - d. Child safety and wellbeing training requirements for Councillors

CARRIED UNANIMOUSLY

10. URGENT BUSINESS**Moved: Cr Silver****Seconded: Cr Davey**

That Council considers the heritage review of the Murrumbeena Village Precinct as an item of urgent business.

CARRIED UNANIMOUSLY

10.1 HERITAGE REVIEW OF MURRUMBEENA VILLAGE PRECINCT**Moved: Cr Silver****Seconded: Cr Athanasopoulos**

That:

1. endorses the heritage citation for the proposed heritage precinct - Murrumbeena Village (prepared by Built Heritage Pty Ltd);
2. requests the Minister for Planning to prepare, adopt and approve a planning scheme amendment for an Interim Heritage Overlay for Murrumbeena Village Precinct while the amendment for permanent controls goes through a full planning scheme amendment process (Amendment C198glen);
3. seeks authorisation from the Minister for Planning to prepare and exhibit a Planning Scheme Amendment to include the Murrumbeena Village Precinct within the Schedule to the Heritage Overlay (C199glen);
4. authorises the Manager City Futures to undertake minor changes to the Amendment, including changes requested by the Minister for Planning or the Department of Environment, Land, Water and Planning, in order to receive authorisation, where the changes do not affect the purpose or intent of the Amendment; and
5. subject to receiving authorisation from the Minister for Planning, places the Amendment on public exhibition for the period of at least one month.

CARRIED UNANIMOUSLY

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**0.0 URGENT BUSINESS
HERITAGE REVIEW OF MURRUMBEENA VILLAGE PRECINCT****Author:** Jacqui Brasher, Principal Strategic Planner**Trim No:** 19/1221681**Attachments:** 1. MurrumbeenaVillageCitationFINAL

PURPOSE AND SUMMARY

The purpose of this report is to seek Council approval to commence statutory implementation (both interim and permanent controls) for the heritage assessment review of Murrumbeena Village through a Planning Scheme Amendment process.

This report is an "Urgent Business" item, as Council has been informed by a private building surveyor of their intention to issue a demolition permit for the building at 430-432 Neerim Road; the oldest commercial building in Murrumbeena. The heritage significance of this building is detailed in the report.

Council has until 5 September to inform the building surveyor of any circumstances which would prevent the building surveyor from issuing a demolition permit. One such circumstance is an application by Council for interim heritage controls.

RECOMMENDATION

That Council:

1. endorses the heritage citation for the proposed heritage precinct - Murrumbeena Village (prepared by Built Heritage Pty Ltd);
2. requests the Minister for Planning to prepare, adopt and approve a planning scheme amendment for an Interim Heritage Overlay for Murrumbeena Village Precinct while the amendment for permanent controls goes through a full planning scheme amendment process (Amendment C198glen).
3. seeks authorisation from the Minister for Planning to prepare and exhibit a Planning Scheme Amendment to include the Murrumbeena Village Precinct within the Schedule to the Heritage Overlay (C199glen).
4. authorises the Manager City Futures to undertake minor changes to the Amendment, including changes requested by the Minister for Planning or the Department of Environment, Land, Water and Planning, in order to receive authorisation, where the changes do not affect the purpose or intent of the Amendment;
5. subject to receiving authorisation from the Minister for Planning, places the Amendment on public exhibition for the period of at least one month;

BACKGROUND

A copy of the citation for the Murrumbeena Village Precinct is attached. The precinct contains commercial buildings (including shops and two motor garages) from the Victorian and Inter-war periods.

430-432 Neerim Road was one of a number of sites within the Murrumbeena shopping precinct to be nominated by a member of the public as part of recent public consultation

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where Council sought nominations for heritage consideration. These public nominations are being used as a source for the number of heritage projects that Council is currently undertaking.

The subject site therefore underwent a preliminary review on 2 August 2019 by expert heritage consultant, Built Heritage Pty Ltd. As part of this preliminary review the consultant provided a data sheet for the above site stating that it was a high priority for a heritage citation. It is the oldest shop in Murrumbeena. Two other rows of shops within the same shopping strip were nominated by the public.

However, these sites do not sit neatly within the scope of the currently committed heritage projects that Council is undertaking, with the scope of the current 'Hidden Gems' review focussed on post war individually significant buildings, and the recent Carnegie review finishing close by.

Recently, Council received a planning application (GE/DP-32980/2019) for a proposed development comprising of 8 storeys with a basement for car parking ground level retail space and 8 upper levels reserved for student housing. This planning application proposes to demolish the existing buildings on site, including the oldest shop in Murrumbeena at 430 Neerim Road (discussed earlier).

Given this precinct sits outside the scope of existing projects and that it was under threat, Council Officers commenced preparing separate heritage controls, including a citation for the Murrumbeena Village precinct and prepared a Report from Officers, seeking Council approval to seek interim and permanent heritage protection, which was to be tabled at the 24 September Council Meeting.

As part of the planning application process, Council's Planning Officer, sent a Request for Further Information Letter (RFI) on 19 August 2019, which outlined that the Council Officers consider that the site *'has heritage significance and as such is pursuing heritage interim controls'*, and that it is the Urban Planning Department's *'initial position based on the heritage advice that the existing Victorian-era shop (Neerim Rd and Murrumbeena Rd frontages) on the site be retained'*.

The Citation was completed by Built Heritage and submitted to Council on 27 August 2019. The consultant found that the precinct is historically and aesthetically significant to the City of Glen Eira for its associations with the early development of Murrumbeena. This area includes a number of intact shops fronts.

ISSUES AND DISCUSSION

The citation confirms that the precinct meets the threshold for local heritage significance and warrants inclusion in the Heritage Overlay.

Interim controls are required as the precinct is under threat from demolition that could affect the viability of the precinct (as a heritage overlay) and result in the loss of one of the area's most significant buildings.

This building is the oldest commercial building in Murrumbeena Village and its demolition would be a great loss to the character of the area. Being located on the corner of Neerim and Murrumbeena Roads, it is a highly visible, key site within the precinct. While it is noted within the citation that this building is altered with some ornamentation removed or covered, it could be restored. Photos below compare the building in 1915 and 2019.

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430-432 Neerim Road circa 1915 (originally 2 double storey shops).



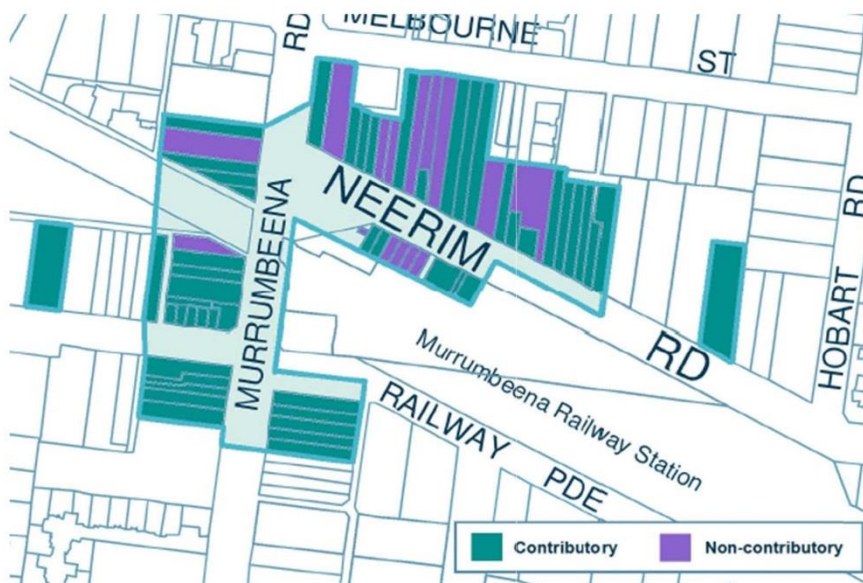
430-432 Neerim Road 2019 – south facing upper floor windows appear to be covered with signage hoarding. The identical pair to this shop has been demolished.

Review of Murrumbidgee Village:

The map below shows the extent of the Murrumbidgee Village Precinct. It includes a medium sized precinct with two additional separate lots. Both are old motor garages that are considered to be both unusual and generally intact. It was decided by the consultant to not include the intermittent lots that contained non-contributory development.

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**Compliance with State and Local Policy:**

The Amendment supports and is also supported by the following objectives and strategies of the State Planning Policy Framework, the Municipal Strategic Statement and Local Planning Policy Framework:

15.03-1S 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 that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Clause 21.10 – Heritage**Objective**

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

Strategies

- Protect places identified as having architectural, cultural or historical significance.
- Enhance knowledge and popular understanding of Glen Eira's architectural, cultural and historic heritage.

22.01 Heritage Policy

The objective under 22.01 is relevant to this Amendment.

Objective

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- 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.

Social, economic and environmental benefits:

The Amendment is expected to have positive environmental effects by protecting properties identified as having heritage significance in Glen Eira.

The Amendment is also expected to have positive social effects by ensuring development responds to the heritage significance, so it can be appreciated by future generations.

There are potential economic impacts to property owners as a result of this Amendment, however there will be no economic impact to the wider area. A net community benefit will result from this Amendment.

Applying for Interim Heritage Controls for Murrumbeena Village Precinct:

Given Council is now at the stage of seeking authorisation to prepare and exhibit the planning scheme amendment for permanent controls and there has been development pressure within the area, a request can be made to seek interim protection while the permanent controls goes through the full amendment planning process.

Murrumbeena Village has not undergone pre-amendment consultation as it was considered essential that Council assess this proposal without delay.

All owners and occupiers will be notified of the amendment through the one month exhibition process and will be able to make a submission at this time.

Council officers will also send a separate notice of approval of interim controls if the Minister for Planning grants the request.

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

The costs to undertake the Amendment will be monitored. Costs include exhibition, panel representation, panel and Department of Environment Land Water and Planning fees.

POLICY AND LEGISLATIVE IMPLICATIONS

The Planning and Environment Act 1987 requires that Councils use their planning scheme to implement the objectives of planning in Victoria, including:

To conserve and enhance buildings, areas and other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural value (Section 4(1)(d) Planning and Environment Act 1987).

In seeking to apply Heritage Overlays, Planning Practice Note No 1 August 2018 – Applying the Heritage Overlay provides guidance and has been used in preparing this amendment.

Once Council has determined to commence a Planning Scheme Amendment, the process is as follows:

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1. The Minister for Planning must firstly authorise preparation and exhibition of the amendment before exhibition can occur. Following this, notice (exhibition) of the amendment will commence, inviting public submissions.
2. If there are no submissions Council can 'adopt' the amendment and forward it to the Minister for approval. It only becomes operational if and when it is formally approved and gazetted.
3. If there are submissions opposed to the amendment, the 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 in the form of a recommendation to Council.
The Panel may make a recommendation to:
 - adopt the amendment
 - abandon the amendment
 - modify the amendment
5. Council then considers the panel report and makes its own decision. Council is not bound by the panel's findings. Again 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 and gazettal.

The process required to amend the Glen Eira Planning Scheme is lengthy and provides opportunities for public input from interested parties. With regard to the current proposal, Council is at Step 1.

COMMUNICATION AND ENGAGEMENT

Owners and occupiers of affected properties as well as other interested parties will be able to make a submission when this amendment is exhibited. This will occur later in 2019 after Interim controls have been sought.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme One: 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

Council has a role to protect identified areas of heritage. Independent heritage advice commissioned by Council has identified a new precinct of heritage significance in Murrumbeena. It is recommended that Council seek authorisation from the Minister for Planning to undertake the Planning Scheme Amendment process for permanent heritage controls and to make a request for the Minister for Planning to prepare, adopt and approve a Planning Scheme Amendment for interim heritage controls.

ORDINARY COUNCIL MEETING AGENDA ATTACHMENTS

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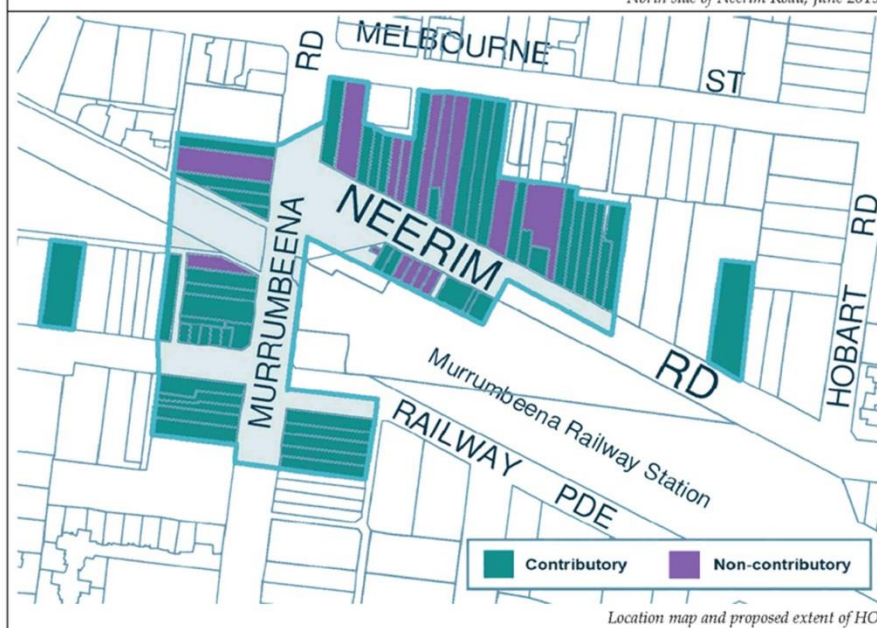
Attachment 1



| | | | |
|---------------------|----------------------------------------|--------------------|------------------|
| IDENTIFIER | MURRUMBEENA VILLAGE PRECINCT | Citation No | N/A |
| Other name/s | Murrumbeena Shopping Centre | Melway ref | 69 A5 |
| Address | Neerim/Murrumbeena Road MURRUMBEENA | Date/s | mostly 1889-1939 |



North side of Neerim Road, June 2019



Location map and proposed extent of HO

| | | | |
|--------------------------|-------------------------------------------------------------|----------------------------------------------|--------------------------------|
| Heritage Group | Retail and Wholesale | Condition | Good |
| Heritage Category | Retail or Wholesale Precinct | Intactness | Good |
| Recommendation | Include on heritage overlay schedule as a heritage precinct | | |
| Controls | <input type="checkbox"/> External Paint | <input type="checkbox"/> Interior Alteration | <input type="checkbox"/> Trees |

MURRUMBEENA VILLAGE PRECINCT

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Statement of Significance

What is Significant?

The Murrumbena Village Precinct, extending along both sides of Neerim and Murrumbena Road where the latter crosses the railway line, comprises cohesive commercial streetscapes made up of single- and double-storey buildings predominantly dating from the first four decades of the twentieth century, punctuated by two rare survivors from the late-Victorian era and a small number of post-war buildings of sympathetic scale and form.

The following are deemed to be *contributory* elements in precinct:

- Neerim Road: Nos 398, 412, 414-422 (row of five; *Wardrop's Buildings*), 430, 436, 438, 440, 446, 450, 453-455 (pair), 456, 458, 460, 465-473 (row of five), 466, 468, 470-472 (pair), 476-486 (row of six), 504.
- Murrumbena Road: Nos 55, 61, 63, 65, 69-71 (pair), 73-75 (pair), 77-79 (*Wardrop's Buildings*), 81, 83-83a (pair), 85, 87, 88, 90-92 (pair), 94 (former bank).

The following are deemed to be *non-contributory* elements within the precinct:

- Neerim Road: Nos 442, 444, 448, 452 (at rear), 457-459 (pair), 461, 463, 462-464 (former bank), 474 (factory at rear), 454, 461; also coffee kiosk adjacent to No 453.
- Murrumbena Road: Nos 57-59 (former bank), 67.

Post-WW2 buildings to the rear of the Neerim Road shops, with principal frontage to Melbourne Street, are deemed to be *non-contributory*, as is all infrastructure associated with the Skyrail.

How is it Significant?

The Murrumbena Village Precinct satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion A: Importance to the course, or pattern, of Glen Eira's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics

Why is it Significant?

The Murrumbena Village Precinct is significant for historic associations with early development of the suburb of Murrumbena. A local retail centre emerged promptly after subdivision and sale of land on the north side of Neerim Road in 1887-88. Of ten shops built by 1900, two survive (Nos 430, 468) to provide rare evidence of the strip's origins. A commercial boom from the mid-1910s to the mid-1920s, echoing the suburb's rapid residential growth, is illustrated by so many buildings from that era, including not only shops but also motor garages, a bank, outposts of leading city retailers such as Moran & Cato and Bruce & Carey, and George Wardrop's eponymous corner office/retail complex. Shops on the south side of Neerim Road, built on railway land, demonstrate what was then an unusual and controversial phenomenon, while a breezeway that once provided access to the station is amongst the last remaining physical evidence of the railway complex at ground level prior to the recent completion of the elevated Skyrail. (*Criterion A*)

The Murrumbena Village Precinct is significant as a mostly pre-war commercial streetscape of unusual form, radiating in all four directions from an offset crossroad bisected by a railway line. The pre-war shops display noted cohesion through consistent single- and double-storey scale, single-fronted expression with low parapets, and a recurring palette of materials (face red brick, smooth and roughcast tender) coupled with an array of decorative detailing. Many are atypically intact, retaining elements of original shopfronts (eg recessed doorways, metal-framed windows, leadlight, spandrel tiling), and some with painted signage or rendered lettering. These shops, as individual specimens, pairs or longer rows, are punctuated by other building types of similar vintage, notably two motor garages and a monumental branch bank. (*Criterion E*)



History

Although Murrumbeena railway station opened in 1879, the land to the north was not subdivided and offered for sale until October 1887, when an auction was held for all 150 allotments of the new *Murrumbeena Reserve* (bounded by Neerim, Murrumbeena, Hobart and Dandenong Roads). More than two thirds of the lots were sold at that time, including nine of the thirteen on Neerim Road, opposite the station. When a second auction took place in September 1888, only 43 lots remained, including the last three with coveted Neerim Road frontage: Lot 127 at the Murrumbeena Road junction, and Lots 141 and 142 near Hobart Road. The latter two blocks would remain vacant into the twentieth century, but the prime corner site at Murrumbeena Road was snapped up by builder Alfred Ramsden, who duly erected four shops there. First recorded in the rate book for 1890, each was described as a "brick house, land & shop" on part of Lot 127. A pair of two-storey residential shops on the corner (corresponding to present-day Nos 430-432) was occupied by grocer Herbert Brine, and the two single-storey shops (Nos 442-444) by estate agent B C Lavender and baker C L Lorden. The 1890 rate book also included four more entries for "brick house, land & shop" on nearby Lot 149, occupied by underclothing retailer Mrs Hughan, stationer George Preston and grocers George and William Hitchcock.

After Alfred Ramsden declared bankruptcy in 1892, his shops on Neerim Road were acquired by others, although grocer Herbert Brine remained as tenant of the corner premises. By 1893, a small timber shop had been built alongside (No 436), also occupied by Brine. By the turn of the century, the five shops on Lot 127 (four in brick, one in timber) were owned by Robert Lindsay, who used three for his own grocery business and rented the others to greengrocer William Hansen and butcher David Couper. Further east, the early shops on Lot 149 had become flanked by two more, occupied by newsagent Thomas Newing (No 458) and grocer James Bullock (No 468), while five large detached villas had been erected on the remaining lots extending towards Hobart Road.

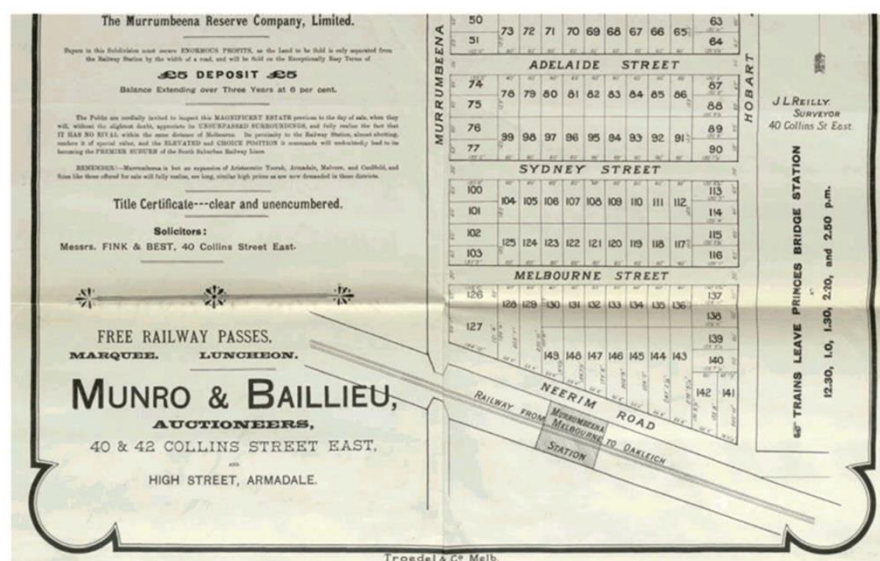


Figure 1: Excerpt of advertisement for auction of *Murrumbeena Reserve* in October 1887, showing the twelve prime allotments along the north side of Neerim Road (Lots 127-129 and 141-149)
(Source: Map Collection, State Library of Victoria)

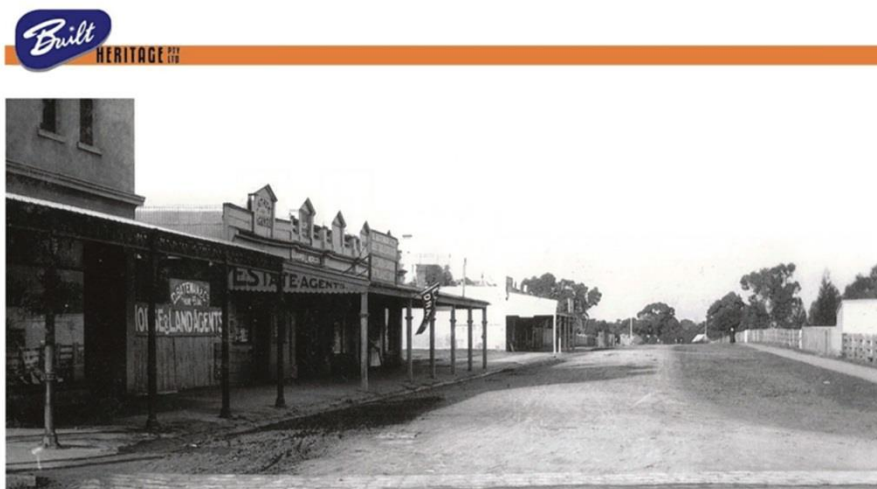


Figure 2: View of the north side of Neerim Road, looking east from Murrumbene Road, circa 1910.
(Source: Colin G Smith, *Merric Boyd and Murrumbene*)



Figure 3: View, looking north along Murrumbene Road towards Neerim Road, circa 1915
(Source: Colin G Smith, *Merric Boyd and Murrumbene*)

The MMBW plan of the area, dated April 1918, shows that the number of shops along Neerim Road had increased from ten (as recorded in the 1900 rate book) to sixteen. At that time, the two-storey corner shops had recently been taken over by grocer James Telford (No 430) and butchers R L Dick & Son (No 432), and the timber shop (No 436) by draper Lucy Ford. Two retailers from the 1890s still remained, namely grocer James Bullock (No 468) and newsagent Thomas Newing (No 458), although the latter had since purchased his property and erected larger premises on the site in 1912. Amongst the other new additions was the premises of chemist W B Perry (No 448), erected in 1915 to a design by noted city architects Eggleston & Oakley. By 1918, only three vacant shop sites remained in the strip (at Nos 434 and 450-452), along with a larger tract of undeveloped alongside Bullock's shop that was used as a woodyard. Further east, the commercial streetscape of Neerim Road gave way to the row of detached villas; however, pressure for redevelopment was already evident, with the MMBW map showing two villas had already been adapted for non-residential use, as a branch of the State Savings Bank (No 488) and a post office (No 492).

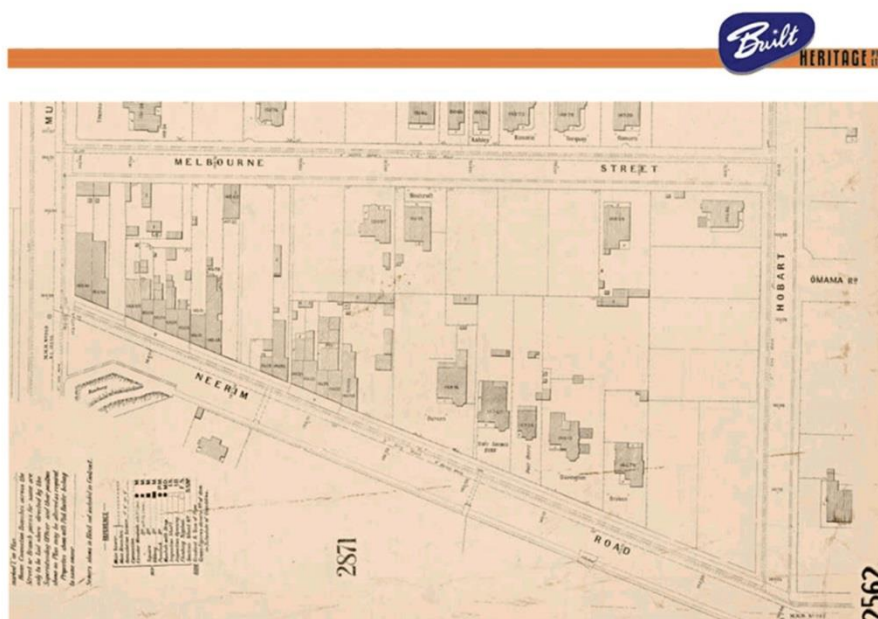


Figure 4: MMBW plan (1918), showing shops (left) and houses (right) on north side of Neerim Road.
(Source: Map Collection, State Library of Victoria)

By contrast, the 1918 MMBW map shows scant development beyond this stretch of Neerim Road. The land on the south side of the street, owned by Victorian Railways, was taken up by the station itself, siding, sundry outbuildings, stationmaster's residence and, at the corner, a rockery. Further afield, the largely vacant land along Murrumbeena Road was punctuated only by a pair of shops on the west side, between Neerim Road and the railway line (Nos 73-75). Erected in 1915-16, these were occupied by confectioner Hugh Carr and butcher Arthur Hawting. In 1919, Hawting moved into new premises along Murrumbeena Road (No 81), on the south corner of Neerim Road. That year, commercial development spread to the east side of the street with the opening of Victoria's seventy-fourth branch of the Moran & Cato grocery empire (No 88). Further north, expansion continued with the Centre Motor Garage (No 51) operating by 1920, soon joined by a row of four shops (Nos 51a, 53, 55 and 57) occupied by a bootmaker, butcher and two confectioners.

A notable addition to this burgeoning commercial centre was *Wardrop's Buildings* on the prominent northeast corner of Neerim and Murrumbeena roads, erected in 1920-21 by the eponymous George Wardrop, proprietor of a successful chain of tailors. The work of local designer/builder S D Page, the premises comprised a two-storey corner building (77-79 Murrumbeena Road) with offices over the shops, and a single-storey row of six shops along Neerim Road (Nos 414-420). Amongst the original tenants of *Wardrop's Buildings* were a bootmaker, costumier, ironmonger and hairdresser, along with a dentist and a dressmaker upstairs. Completion of the project, coinciding with the electrification of the railway line, spurred a minor commercial boom in the vicinity. Development spread across to the south side of Neerim Road, with a timber merchant (No 401) and an estate agent's office (No 403) in operation by 1921, and a newsagent (No 407) by 1922. Evidently following Wardrop's lead, Prahran-based draper Israel Carey erected a branch of his own chain next door (No 412) in 1923. The opening of *Wardrop's Buildings* also had repercussions elsewhere in the expanding retail centre. In 1922, one of the project's financiers, George Swan, engaged the same local builder, S D Page, to erect (and presumably design) a row of six two-storey residential shops at the east end of the Neerim Road strip (Nos 476-486) on land that had formerly been occupied by a large late-Victorian villa known as *Dereen*.

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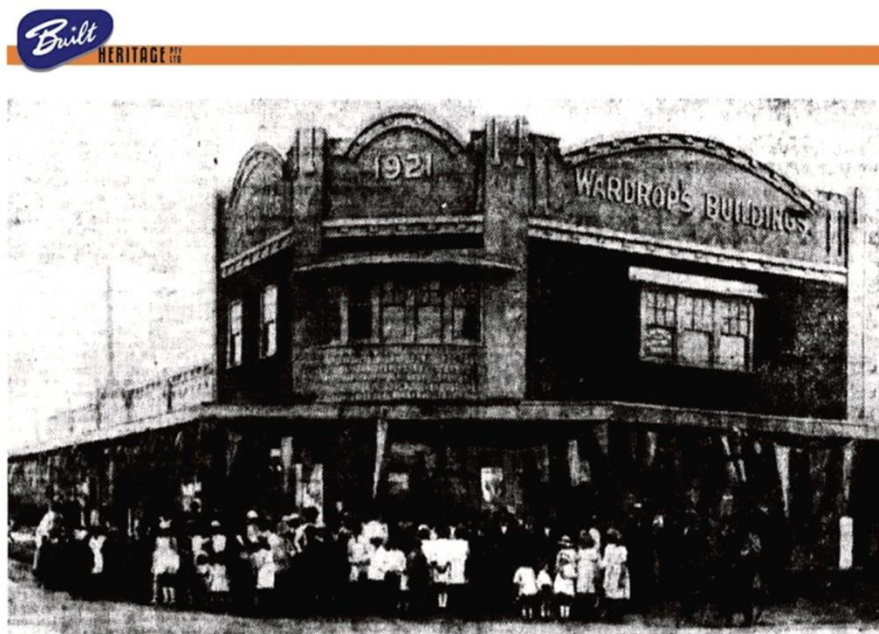


Figure 5: Official opening of Wardrop's Buildings on corner of Neerim and Murrumbene Roads, 1921
(source: *Herald*, 6 April 1921, p 4)

While the early 1920s saw a little further expansion along the established Neerim Road strip (eg a pair of shops at No 470-472), development was mostly focused on Murrumbene Road. By 1923, five more shops had been built (at Nos 61, 63, 65, 85 and 87), joined the following year by another two pairs (Nos 69-71 and 83-83a) and a commercial laundry (No 67). It was during this period that Victorian Railways made its controversial decision to allow the land around Murrumbene Station to be leased for retail development. The proposal brought strong opposition from local residents, who urged that the underdeveloped land be given over as a public reserve. Ultimately, the project proceeded, with the agreement that leftover land would be handsomely landscaped. During 1923, four new shops (Nos 80-84) were built along the Murrumbene Road frontage, between Neerim Road and Railway Parade, and the stationmaster's residence on Neerim Road demolished for the construction of seven more shops: a semi-detached pair near the corner (Nos 453-55) and a row of five (Nos 465-473) bisected by a covered walkway to provide access to the station beyond.

By contrast, the second half of the 1920s saw relatively modest expansion of the commercial area, including buildings other than ubiquitous shopfronts. Chief amongst these were two new branch banks on Murrumbene Road, erected by the English, Scottish & Australian Bank (No 59) and the State Savings Bank of Victoria (No 84). The year 1925 saw the completion of two purpose-built motor garages effectively marking the east and west extremities of the Neerim Road commercial strip: the respective premises of E A Green (No 398) and James Head (No 504).

In 1928, the *Sands & McDougall Directory* for 1928 listed nearly sixty separate businesses along the intersecting stretches of Neerim Road and Murrumbene Road, which included six confectioners, five grocers, five drapers, four butchers, four bootmakers, three fruiterers, three hairdressers, three banks, two dressmakers, two estate agents, two bakers, a chemist, a newsagent, an ironmonger, a milliner, a dentist and a post office. Many of the Neerim Road retailers had maintained a presence there for a decade or more, with bootmaker Joseph Jackson (No 466) in operation since 1905 and grocer F T Bullock (No 468) the sole survivor from late nineteenth-century.



By the end of the 1920s, some of the more established businesses had moved on, including grocer J W Telford and butcher R L Dick and, who had long occupied the double-storey Victorian shops at the Neerim Road corner (Nos 430-432). The former building was taken over by A W Woodland, whose family would continue the grocery business there for more than seven decades. It was also in the later 1920s that the old timber shop nearby (No 436) was demolished by its long-time occupant, draper Lucy Ford, for construction of a larger two-storey brick premises. This trend continued into the next decade. During the year 1934 alone, three other venerable retailers all razed and rebuilt their premises: hairdresser George Beck (No 438), draper Margaret Whitburn (No 440) and ironmonger F G Hawker (No 460).



Figure 6: Shops along north side of Neerim Road, as viewed through the corner rockery, circa 1926
(Source: Colin G Smith, *Merric Boyd and Murrumbena*)



Figure 7: Looking north along Murrumbena Road, showing new buildings and State Bank (right), 1930
(Source: *Weekly Times*, 26 July 1930)

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The early post-war era brought relatively few significant changes to the shopping precinct. One notable new occupant of the Neerim Road strip was local artist Arthur Boyd, who took over an existing shop (No 500) as his pottery studio. Boyd remained there for fifteen years until moving to London in 1958; his former studio was then absorbed by expansion of the adjacent premises of Murrumbeena Hardware. The second half of the 1950s saw the hitherto vacant sites on the south side of Neerim Road finally infilled with a group of modernist shopfronts occupied by the post office (No 457), a dentist's clinic (No 459) and the *Aladdin Dry Cleaners* (No 463). Several pre-war shops were also renovated or rebuilt during this time, notably W B Perry's chemist shop (No 448), which was given a smart new shopfront with Castlemaine slate cladding. In 1960, the former commercial laundry building at 67 Murrumbeena Road was demolished for a new single-storey office building designed by architects Morrish, Nelson & Vaughan.

Several major changes to the precinct took place after 1960. That year, the appropriately named *Original Motor Garage* at 51 Murrumbeena Road, dating back to 1920, was replaced by the Mobilgas Self-Service Service Station, prompting a flurry of other petrol stations in the area including three on Neerim Road (Nos 391, 473 and 510) and two more on Murrumbeena Road (Nos 60 and 80-86). The last of these, dubbed the Beena Gates Service Station, was built on the site of the four shops erected on railway land back in 1923. The late 1960s saw a few new buildings appear on the edges of the strip, including *Chain House*, a two-storey shop/office block at 96-98a Murrumbeena Road, and several small offices, factories or showrooms on Neerim Road (eg No 400). The early 1970s brought the loss of one of the centre's original buildings: the two-storey Victorian shop at No 432, one of a pair built by Alfred Ramsden in 1889. It was replaced by a single-storey double-fronted building that enlarged the frontage of Woodland's supermarket to 430-34 Neerim Road. This period also saw the replacement of two pre-war branch banks with larger modern counterparts, for the ANZ Bank (57-59 Murrumbeena Road) and Commonwealth Bank (462-464 Neerim Road).

Since the 1980s, all five of the post-war petrol stations have ceased operation. The Beena Gates Service Station was razed to provide a carpark for the adjacent railway station, while the sites of three others were developed for larger-scale residential or commercial buildings. Only one former petrol station remains at 60 Murrumbeena Road, latterly re-purposed as a drive-in coffee shop. The completion, in 1997, of a three-storey townhouse block at 502 Neerim Road (former site of Arthur Boyd's pottery studio) marked the start of a new era of higher-density residential development at the fringes of the precinct, including multi-storey apartments in both Neerim Road (Nos 398-395, 403-407 and 488-90) and Murrumbeena Road (Nos 51-53). However, the most significant recent change has been the removal of all railway infrastructure (including buildings, rails and boom gates) for the elevated Skyrail. A flat-roofed post-war toilet block on Neerim Road was also demolished, and a small café erected nearby, abutting the pre-war shop at No 453.

Description

The Murrumbeena Village Precinct, focused on the offset junction of Neerim and Murrumbeena Roads, consists largely of low rise (single and double-storey) commercial buildings built right to the property line, forming continuous commercial streetscapes along both sides of these two major roadways, bisected by the (now elevated) railway line. While the built fabric within the boundaries of the precinct spans over a century, from the late 1880s to the mid-1970s (and beyond), the bulk of it dates from the first four decades of the twentieth century, and particularly the boom period of expansion from the mid-1910s to the mid-1920s.

The core of the precinct includes a few small-scaled post-WW2 buildings. Larger and more intrusive counterparts at the fringes of the commercial streetscapes such as the former petrol station (60 Murrumbeena Road), two-storey office block (96-98a Murrumbeena Road), sundry industrial or commercial buildings at the far ends of Neerim Road (eg Nos 394, 396, 492, 500, 506, 508, 510) and recent apartment complex (eg 51-53 Murrumbeena Road; 389-95, 401-407, 490 and 502 Neerim Road) have all been excluded from the precinct.



While the commercial precinct traces its origins back to the late nineteenth century, only two of the ten original Victorian shops survive today. The larger and more prominently-sited of these is a two-storey residential shop at 430 Neerim Road (corner Murrumbeena Road), the sole survivor of an identical pair built in 1889. Representative of its type and era, it is a rendered brick building with moulded architraves to each ceiling line and a parapet with rectangular panel to the Neerim Street façade. While it retains original windows along Murrumbeena Road, with projecting sills and double-hung sashes, the corresponding windows to Neerim Road has been concealed or infilled. The other surviving Victorian shop, at 468 Neerim Road, is a smaller single-storey and single-fronted building of similar date, with rendered façade incorporating parapet with moulded cornice between two projecting consoles with scrolled brackets underneath. Both early shops have been altered, and neither appears to retain any evidence of its original shopfront.

The buildings dating from c1905 to c1935 are broadly similar in scale, form and materials. They are split fairly evenly between single-storey shops and larger two-storey shops with a dwelling or office above. The former are represented by a dozen examples along Neerim Road (Nos 414-424, 450, 453, 455, 456, 465-473 and 470-472) and six more in Murrumbeena Road (Nos 61, 65, 73-75, 87 and 88). Two-storey counterparts typically exist as scattered individual specimens (eg 412, 436, 438, 440, 458, 460 and 466 Neerim Road; 55, 63, 81 and 85 Murrumbeena Road), as well with three sets of identical pairs in Murrumbeena Road (Nos 69-71, 83-85a and 90-92) and a unique row of six at the eastern end of Neerim Road (Nos 476-486).



Figure 9: Two-storey Victorian shop on north-east corner of Neerim and Murrumbeena Roads (1889)



Figure 10: Wardrop's Buildings on north-west corner of Neerim and Murrumbeena Roads (1921)



Figure 11: Inter-war shops along west side of Murrumbeena Road (Nos 81-87)



Figure 12: Inter-war shops (and bank) along east side of Murrumbeena Road (Nos 88-94)



Inter-war shops appear to be exclusively of brick construction; some earlier examples are in face brick (eg 435-455 and 465-473 Neerim Road; 63 and 85 Murrumbeena Road) and others have a rendered finish, variously smooth (eg 73-75 and 87 Murrumbeena Road) or roughcast (eg 446 and 476-486 Neerim Road, 61 Murrumbeena Road). A few examples combine face brickwork with rendered banding (eg 77-79 and 81 Murrumbeena Road) or façade panels (eg 453-455 and 465-437 Neerim Road); some have since been partially or completely overpainted. Later shops from the 1930s tend to have a smooth rendered finish (eg 90-92 Murrumbeena Road).

While most of the inter-war shops incorporate the ubiquitous low parapets with moulded cornices and capped piers, there is a degree of variety amongst individual specimens. Some parapets are curved (eg 61-63 Murrumbeena Road; 418 Neerim Road), stepped (eg 436 Neerim Road) or raked (eg 438 Neerim Road), and a few others are even more ornately articulated (eg 77-79 and 97 Murrumbeena Road; 412, 446 and 458 Neerim Road). Some facades are enlivened by ornament such as dentillation (eg 73-75, 77-79 and 81 Murrumbeena Road; 414-422 Neerim Road) or feature brickwork (eg 438, 440 and 476-486 Neerim Road). Notably, three buildings retain the names of their original owners in rendered lettering: *Wardrop's Buildings* (77-79 Murrumbeena Road) and the former premises of grocers Moran & Cato (88 Murrumbeena Road) and draper Israel Carey (No 412 Neerim Road). A number of the two-storey shops have recessed balconies at the upper level (eg 55, 63 and 85 Murrumbeena Road; 476-486 Neerim Road), although some have been infilled. Others have wide rectangular windows (eg 436, 438 and 440 Neerim Road), some retaining original multi-paned or leadlight sashes, and three shops have curved bay windows (412 Neerim Road; 77-79 and 81 Murrumbeena Road), two with timber shingled cladding.

Several of the precinct's inter-war buildings stand out. *Wardrop's Buildings*, on the north-west intersection of Neerim and Murrumbeena Roads, uniquely combines a two-storey corner building (77-79 Murrumbeena Road) with adjacent row of five single-storey shops (414-242 Neerim Road), all with a consistent expression of curved parapets, roughcast render and dentillated cornices. The row of six shops at 476-486 Neerim Road, by the same designer/builder, is similarly striking for its repetitive use of segmental arches, stepped balustrades and diaper brickwork. The group of five shops on the south side of Neerim Road (Nos 465-473) stands out for its unusual incorporation of an off-centre breezeway (between the splayed corners of the third and fourth shopfront) that once provided access to the railway station. Of the inter-war buildings other than retail shops, the two early motor garages on Neerim Road (Nos 398 and 504), with their symmetrical rendered facades and central vehicle bays, are early and intact examples of this unusual type. The former State Savings Bank branch at 94 Murrumbeena Road remains as an uncommonly monumental presence, with its bold Free Classical ornamentation and tall windows with diagonal glazing bars.



Figure 13: Inter-war (and later) shops along north side of Neerim Road (Nos 434-454)



Figure 14: Inter-war shops (and post-war bank) along west side of Murrumbeena Road (Nos 57-65)



Figure 15: Row of six 1920s residential shops on north side of Neerim Road (Nos 476-486)



Figure 16: Detail of intact 1920s shopfronts on south side of Neerim Road (Nos 465-469)

Typical of any well-established suburban retail strip, individual shopfronts vary in intactness, with many altered or refitted in the post-WW2 era. Notably intact are the five shops at 465-473 Neerim Road, which retain recessed doorways (Nos 465, 467, 471) or corner entries with paired timber doors (Nos 469, 471), together with metal-framed shop windows, leaded highlights, and spandrels with black and pink tiling. Elsewhere, many other shopfronts still have their recessed doorways, and a subset of these retain original or early fabric such as metal-framed windows, highlights in reeded, leaded or louvred glazing (eg 61, 77, 81 and 83a Murrumbidgee Road; 414-416, 420-422, 438, 446, 456 and 460 Neerim Road) or remnant spandrel tiling (eg 453-455 Neerim Road). The shop at No 438 Neerim Road is exceptional for the survival of a highlight window bearing the gilded name of longtime occupant, hairdresser George Beck, who rebuilt the premises in 1934. The cantilevered awnings to several inter-war shops in Neerim Road still retain their original pressed metal ceilings in various decorative patterns (eg Nos 438, 456, 460, 465-473, 470-472 and 480).

The breezeway between the shops at Nos 469 and 471 Neerim Road incorporate two paintings by local artist Anthony Breslin, entitled *Frogtopia* (2018). These artworks, which are panels attached to the wall rather than murals painted directly onto the brick surface, form part of the City of Glen Eira's art collection. There is also a small metal plaque, unveiled in 2017, that unofficially designates the breezeway as "Attwood Lane" in honour of longtime local newsagent (Eric) John Attwood (born 1929), whose long association with the community earned him the nickname "Unofficial Mayor of Murrumbidgee". While this plaque, and Breslin's *Frogtopia*, are not directly connected with the significance of the precinct as a pre-war commercial streetscape, they are of some local interest in their own right.

Comparative Analysis

In a broad sense, the *Murrumbidgee Village Precinct* can be compared to a number of other local strip shopping centres that were typically established in the late nineteenth century and underwent several successive phases of expansion in the twentieth century, particularly during the inter-war years and again in the early post-WW2 period. Four such commercial streetscapes are already included on the heritage overlay schedule to the City of Glen Eira Planning Scheme, as follows:

Elsternwick Village, Glenhuntly Road, Elsternwick (part HO72)

The heritage precinct known as *Elsternwick Estate and Environs* (HO72) spans a large part of Elsternwick, roughly bounded by Glen Eira Road, Gordon Street, Orrong Road and Glenhuntly Road. Although the precinct is predominantly residential in character, its southern boundary incorporates part of the major commercial streetscape of Glenhuntly Road.



The portion of Glenhuntly Road covered by the HO extends from Gordon Street to Beavis Street on the north side, and from Elsternwick Railway Park to just beyond Devonshire Road on the south side. This streetscape is strongly characterised by two-storey late-Victorian residential shops with rendered facades, incorporating typical Boom-style details such as arched windows, moulded cornices and balustrading. These gradually give way to a more mixed streetscape with Edwardian and inter-war shops of various sizes and styles (akin to those seen in the Murrumbenna Village), as well as a number of post-WW2 buildings.

Caulfield South Shopping Centre, Glenhuntly Road, Caulfield South (HO66)

Further east along Glenhuntly Road, in Caulfield South, a smaller stretch of commercial streetscape has been protected as HO66. Extending west from the Hawthorn Road intersection, this precinct spans the north side of Glenhuntly Road from Nos 705 (Holy Cross Church) to 791 (west corner of Hawthorn Road), and the south side from Nos 702 (west corner of Alder Street) to 792 (east corner of Hawthorn Road). No Victorian-era fabric appear to survive; the streetscape remains largely defined by inter-war buildings, typified by single or double-storey brick shops as individual specimens, in pairs, or groups of three or four. It also includes two former banks: an imposing Free Classical example from the 1920s (704 Glenhuntly Road) and an unusually intact modernist one from the 1950s (751 Glenhuntly Road).

Derby Road, Caulfield North (HO71)

The *Derby Road Precinct* in Caulfield North (HO71) is a relatively small commercial precinct that extends between Dandenong Road and the Caulfield railway station, incorporating properties along both sides of Derby Road (Nos 2-18 along the east side; Nos 1-25 on the west side) and a few others around the corner, on the north side of Sir John Monash Road (Nos 11-15). The streetscape consists principally of two-storey residential shops from the late Victorian and Edwardian eras, interspersed with a couple of single-storey shops of similar vintage. The relatively small number of inter-war buildings are dominated by two monumental branch banks in the Free Classical style (Nos 9-11 and 26), the Caulfield Club Hotel at the Dandenong Road corner (as rebuilt in the 1920s) and an almost incongruous single-storey Streamlined Moderne shop (No 13). A group of single-storey 1920s rendered shops around the corner (11-15 Sir John Monash Road) are representative of their type and era, with shaped parapets, capped pier and original tiling to the shopfronts.

North Road, Ormond (part HO75)

The *Ormond Precinct* (HO75) is split into two sub-precincts that radiate from the intersection of Booran Road and North Road in Ormond. These sub-precincts, which nominally extend north as far as Beatty Grove and south to (and slightly beyond) Murray Road, are predominantly residential in character, but also include a portion of the North Road commercial streetscape. However, only the north side of the street, extending from Nos 455 (Dalmor Avenue) to No 481 (Newham Grove), is included within the extent of the HO. The streetscape comprises a continuous row of interwar shops of fairly typical form and style, variously single or double storey, in red brick or rendered, and with a range of parapet forms and decorative embellishments. A few them (eg Nos 455, 459, 461, 473) retain at least some of their original shopfront fabric.

McKinnon Road, McKinnon (part HO75)

In addition to the above, the *Ormond Precinct* (HO75) includes a stand-alone strip of commercial streetscape along McKinnon Road at nearby McKinnon, albeit extending only along the north side of the street, from No 129 (Elm Grove) and No 169 (McKinnon railway station). It consists almost entirely of a row of double-storey inter-war residential shops, distinguished by unusual fenestration and rendered embellishment, and an uncommonly high level of physical intactness evidenced by the retention of face red brickwork, unpainted render and original shopfronts.



Aside from the four aforementioned commercial streetscapes already included on the heritage overlay schedule, these two further examples have recently been recommended for inclusion as part of the *Glen Eira Heritage Review of Bentleigh & Carnegie Structure Plan Areas* (2018), undertaken by RBA Architects.

Bentleigh Retail Precinct, Centre Road, Bentleigh

Bentleigh's principal commercial strip, extending along both sides of Centre Road from Cairnes Grove to just east of Jasper Road, is comparable in length to those at Elsternwick, Caulfield South and Ormond, although it contains a higher proportion of post-WW2 development than most. It is the most cohesive section, extending along the south side of Centre Road from Robert Street to just west of Loranne Street, that has been recommended for a heritage overlay. This streetscape is characterised by some typical and largely intact inter-war shops with brick or rendered facades, including identical pairs or rows of three (eg Nos 354-358) or more (eg Nos 374-382). The north side of Centre Road, not included in the proposed HO precinct, includes a few places of individual heritage significance, such as a monumental 1920s bank (No 385) and the *Centre Arcade* (No 325), an intact 1950s shopping arcade with curtain-walled façade and vintage neon signage.

Carnegie Retail Precinct, Koornang Road, Carnegie

At Carnegie, a comparable commercial streetscape extends along both sides of Koornang Road from Dandenong Road to just south of Neerim Road. The most cohesive portion, recently recommended for a HO, comprises both sides of the road between the railway line and Neerim Road, and part of the east side extending north of the railway line towards Dandenong Road. This streetscape is strongly characterised by inter-war fabric, with single- and double-storey brick shops, often in pairs or rows. The southern end of the strip, at Neerim Road, is flanked by a pair of imposing 1920s buildings with splayed corners, notably *Phillips Corner* at 145 Koornang Road, (Gawler & Drummond, 1920). The strip otherwise seems to have an above-average proportion of buildings from the late 1930s, including some rows of Moderne-style shops (Nos 41-49, 99-101a), a State Savings Bank branch in a Free Classical style (No 75a) and a one-time outlet of the G J Coles retail chain built to an unmistakable standard design by architect Harry Norris (Nos 106).

Commercial Streetscapes without Heritage Overlays

Obviously, there are many more commercial streetscapes in the City of Glen Eira than these four examples on the heritage overlay schedule, and two more recently recommended for inclusion. It is worth noting that, in a few of these cases, the streetscapes extend beyond the boundary of the HO, albeit typically becoming less cohesive. This is evident at Elsternwick Village (HO72), where rows of shops continue west of the railway line and east of Devonshire Road as far as Hopetoun Gardens, while the commercial streetscape at Caulfield South (HO66) extends east as well as west of Hawthorn Road intersection. The *Ormond Precinct* (HO75) does not include any of the North Road shops east of the railway line, or along the south side of the road. These omitted streetscapes, extending as far as Jasper Road, comprise a mix of inter-war shops and post-war development, and a monumental 1920s bank branch (No 476).

Amongst other comparable commercial streetscapes are some further examples on Glenhuntly Road. One in Caulfield South, radiating in either direction from the Kooyong Road intersection, is also dominated by single- and double-storey inter-war shops while also retaining rare evidence of late-Victorian development in the form of an ornate Boom-style residential shop (No 605). Much further east, the commercial streetscape extending along both sides of Glen Huntly Road at Glen Huntly, between Roseberry Grove and Grange Road, also retains a smattering of Victorian-era development (eg prominent pair of double-storey residential shops at No 1180-1182) amongst the more dominant inter-war fabric, which includes yet another monumental 1920s bank (No 1175).



Conclusion

Historically, the Murrumbeena Village is comparable to other commercial strips that developed around new railway stations, as was the case at Elsternwick, Carnegie, McKinnon, Glen Huntly and Caulfield. Most of these, however, expanded in a linear fashion except for Derby Road, where further growth was hampered by the proximity of the Caulfield Racecourse, south of the station. By contrast, Murrumbeena Village is noted for a more unusual radial layout, where commercial development extended in all four directions from an offset crossroad intersection that was bisected by the railway. Murrumbeena Village is otherwise comparable to counterparts elsewhere in the City of Glen Eira in its predominant inter-war character, albeit interspersed with a couple of rare survivors from the strip's late-Victorian origins, as similarly evident at both Glen Huntly and Caulfield South (ie, the portion of Glenhuntly Road at Koornang Road, not HO66 at Hawthorn Road). As a largely inter-war streetscape, the Murrumbeena Village is more cohesive than most, with few non-contributory elements and some notably intact shopfronts and original signage.

References

Shire/Town/City of Caulfield Rate Books (East Ward/East Riding). VPRS 8354/P1, PROV.
MMBW Detail Plan No 2562, 11 April 1918. Map Collection, State Library of Victoria.
Sands & McDougall Directory of Victoria, various.
Colin G Smith, *Merric Boyd and Murrumbeena: The Life of an Artist in a Time and a Place*. (2013).
Glen Eira Historical Society, Inc, *Along the Line: Caulfield to Oakleigh Rail Stories* (2017).

Authorship

Citation prepared by Simon Reeves, Built Heritage Pty Ltd
28 August 2019

11. ORDINARY BUSINESS**11.1 Requests for reports from Officers - Nil****11.2 Right of reply - Nil****11.3 Councillor questions - Nil****11.4 Public questions to Council**

Mr Chris Norlen-Holmes submitted a question to the Council Meeting. As Mr Norlen-Holmes was not present in the Chamber at this stage of the meeting, his question and the response were not read out in accordance with the Local Law. A letter will be sent to the submitters including their questions and the responses.

1. PNINA DOUEK – CAULFIELD NORTH

CONSIDERING THAT THE STATE GOVERNMENT IS PROVIDING NO FUNDING FOR THE CYCLING CORRIDOR THROUGH GLEN EIRA, IS THE COUNCIL CONSIDERING A 'DO NOTHING' POSITION, UNTIL FUNDS FROM THE GOVERNMENT BECOME AVAILABLE??

RESPONSE:

THANK YOU FOR THE QUESTION.

COUNCIL HAS NOT MADE ANY DECISION ON FUTURE STAGES OF THE SAFE CYCLING CORRIDOR PILOT PROJECT AT THIS POINT IN TIME.

WE HAVE TONIGHT ENDORSED THE COMMENCEMENT OF A PROCESS OF COMMUNITY CONSULTATION ON FOUR OPTIONS FOR THE POTENTIAL SAFE CYCLING CORRIDOR ROUTE AND WILL NOT MAKE ANY DECISION ON NEXT STEPS UNTIL WE RECEIVE COMMUNITY FEEDBACK ON THOSE OPTIONS. I EXPECT THIS WILL OCCUR IN DECEMBER.

IF COUNCIL DOES DECIDE IN DECEMBER TO PROCEED WITH ONE OF THE ROUTES, THEN A PROCESS OF DETAILED DESIGN WILL FOLLOW AT WHICH POINT IN TIME A FULL COST ASSESSMENT AND FURTHER EXPLORATION OF FUNDING OPTIONS CAN OCCUR.

12. CONSIDERATION OF IN CAMERA ITEMS**Moved: Cr Silver****Seconded: Cr Magee**

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 Further Extension of Short-term Processing Deed 2019.2 for Short Term Recycling
Local Government Act 1989 - Section 89(2) (d)

12.2 Reappointment of Chief Executive Officer
Local Government Act 1989 - Section 89(2) (a)

CARRIED UNANIMOUSLY

The Mayor advised that after consideration of the confidential items the meeting will be closed.

13. CLOSURE OF MEETING

The meeting closed at 10.41pm.

Confirmed this 24th day of September 2019

Chairperson.....