

GLENEIRA PLANNING SCHEME

AMENDMENT C201glen

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Glen Eira Council which is the planning authority for this amendment.

The Amendment has been made at the request of Glen Eira Council.

Land affected by the Amendment

The Amendment applies to the Murrumbeena Village Precinct, Murrumbeena. This includes:

- Neerim Road: 398, 412-486, 504 (even), 453-473 (odd)
- Murrumbeena Road: 55-87 (odd), 88-94 (even)

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The Amendment proposes to apply a Heritage Overlay to the Murrumbeena Village Precinct (HO187).

Specifically the amendment seeks to:

- Amend the Schedule to Clause 43.01 Heritage Overlay to include HO187;
- Amend the Schedule to Clause 72.04 to include the Statement of Significance for HO187;
- Amend Map No. 2HO to apply a Heritage Overlay HO187 as per the attached map.

Strategic assessment of the Amendment

Why is the Amendment required?

Council engaged heritage consultants, Built Heritage Pty Ltd to review the area to ascertain its heritage value. The significance of the precinct was assessed against the standard criteria contained within *Planning Practice Note 01 Applying the Heritage Overlay* (August 2018) and are considered to meet the requirements and threshold for local protection through the Heritage Overlay. A heritage citation was adopted by Council on 3 September 2019. The Citation for Murrumbeena Village confirms the precinct meets the threshold for local significance and satisfies Criterion A (historic significance) and Criterion E (aesthetic significance). Amendment C201glen is required to implement the findings of the citation.

The Heritage Overlay is the appropriate planning mechanism to protect the heritage values of this precinct as the Heritage Overlay requires a planning permit to be granted for buildings and works, including demolition, that could affect the significance of the precinct.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment is consistent with the objectives of planning in Victoria, in particular the objective detailed in Section 4(1) (d) of the *Planning and Environment Act 1987*, being:

To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

The heritage values associated with the Murrumbena Village Precinct is outlined within the Statement of Significance for the precinct and will become an Incorporated Document.

How does the Amendment address any environmental, social and economic effects?

The amendment is expected to have positive environmental effects by protecting a precinct identified as having cultural heritage significance in Glen Eira.

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

There may be limited economic effects for landowners in terms of development considerations. However the wider economic benefits of retaining an intact group of historic commercial premises will result in net community benefit for the wider community of Glen Eira.

Does the Amendment address relevant bushfire risk?

The amendment does not impact on bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

The amendment is consistent with *Ministerial Direction No. 9 - Metropolitan Planning Strategy* which requires amendments to have regard to *Plan Melbourne*.

The amendment is consistent with Direction 4.4 of *Plan Melbourne: Respect Melbourne's Heritage as we build for the future*, which recognises the contribution heritage places make to Melbourne's distinctiveness and liveability and advocates for the protection of Melbourne's heritage places. Policy 4.4.1 recognises the need for '*continuous identification and review of currently unprotected heritage sites...*'.

The amendment is not considered to compromise the implementation of the Metropolitan Planning Strategy.

The amendment is consistent with Ministerial Direction 11 – Strategic Assessment of Amendments.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the State Planning Policy Framework as follows:

Clause 15 – Built Environment and Heritage - Clause 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.
- Retain those elements that contribute importance to the heritage place.
- Encourage appropriate development that respects places with identified heritage values.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports the Municipal Strategic Statement as follows:

Clause 21.10 – Heritage

Objectives

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

Strategies

- Protect places identified as having architectural, cultural or historical significance.

The amendment supports the Local Planning Policy Framework as follows:

Clause 22.01 – Heritage Policy

Objectives

- 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 significant and contributory places within the City of Glen Eira.

The area has been assessed and found to be of local heritage significance. The area is a pre-war commercial streetscape associated with the early development of the suburb of Murrumbeena.

How does the amendment support or implement the Municipal Planning Strategy?

N/A

Does the Amendment make proper use of the Victoria Planning Provisions?

The Heritage Overlay is the most appropriate mechanism for recognising and protecting the cultural heritage significance of the identified heritage places.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies will be sought through the public exhibition of the amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not expected to have any significant impact on the transport system.

Resource and administrative costs

It is not expected that the new planning provisions will have any significant impact on the resource and administrative costs of the responsible authority.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Glen Eira City Council

Corner Glen Eira and Hawthorn Roads

CAULFIELD VIC 3162

The Amendment can also be inspected free of charge at Glen Eira Council website at www.gleneira.vic.gov.au/murrumbeenvillage or the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 5.00pm on **25 November 2019**.

A submission must be sent to:

Online submissions are preferred via:
www.gleneira.vic.gov.au/murrumbreenavillage

Or by mail to:
Glen Eira Planning Scheme C201glen
Glen Elra City Council
PO Box 42
CAULFIELD SOUTH VIC 3162

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 9 March 2020
- panel hearing: 13 April 2020

[Delete this section if not applicable]

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Glen Eira	Murrumbeena Village Precinct, Murrumbeena	Glen Eira C201glen 001hoMap02 Exhibition