

GLEN EIRA PLANNING SCHEME

AMENDMENT C207glen

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the Amendment

The Amendment applies to 380 Dandenong Road, Caulfield North and 15 Rockbrook Road, St Kilda East.

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

What the amendment does

The Amendment proposes to include the two individual sites within a Heritage Overlay on a permanent basis.

The Amendment seeks to:

- Amend the schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Map 01HO to include 380 Dandenong Road, Caulfield North (HO200) and 15 Rockbrook Road, St Kilda East (HO199) within a Heritage Overlay.
- Amend the schedule to Clause 72.04 to include the Statement of Significance for 380 Dandenong Road, Caulfield North and 15 Rockbrook Road, St Kilda East as Incorporated Documents within the Glen Eira Planning Scheme.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to permanently apply the Heritage Overlay to two properties – 380 Dandenong Road, Caulfield North and 15 Rockbrook Road, St Kilda East which have been assessed to be of local heritage significance to the City of Glen Eira. The interim heritage overlay for 380 Dandenong Road, Caulfield North was gazetted on 4 June 2020 and 15 Rockbrook Road, St Kilda East was gazetted on 18 June 2020. Both are due to expire on 30 April 2021.

Celebrating and protecting sites of historic or architectural significance is important to Glen Eira City Council and the community. As such, Council is undertaking a program of various heritage reviews across the municipality to identify and protect places of heritage value.

The *City of Glen Eira Post-war and Hidden Gems Heritage Review 2020* project seeks to identify and protect some of the most outstanding heritage sites within the municipality, including underrepresented architectural building styles/periods. This Review was undertaken by Built Heritage Pty Ltd on behalf of Council. Heritage Citations were prepared for forty-three individual places and five precincts considered to meet the threshold for local heritage significance, including the two properties for which this amendment has been prepared.

Interim heritage controls were sought for the subject properties as they were considered to be under threat of demolition. Consequently, Council adopted the heritage citations for the subject places ahead of the remainder of the report and resolved to commence a planning scheme amendment to give heritage protection to both places at its Ordinary Council meetings of 25 February 2020 (15 Rockbrook Road) and 17 March 2020 (380 Dandenong Road).

The draft *City of Glen Eira Post-war and Hidden Gems Review 2020* report containing citations of all properties and precincts is now complete and will be reported to Council in August 2020.

The significance of the two individual properties was assessed against the standard criteria contained in *Practice Note 1: Applying the Heritage Overlay (August 2018)* and both were considered to meet the requirements and threshold for local protection through the Heritage Overlay. 380 Dandenong Road is described as an outstanding, notably intact and notably early example of the Arts & Crafts Bungalow style. 15 Rockbrook Road is described as an excellent example of the Prairie School style associated with Frank Lloyd Wright and largely introduced to Australia by Walter Burley Griffin. In respect to 380 Dandenong Road it was concluded in the Heritage Citation that external paint controls and internal controls are applied to the place. External paint controls are required to protect stained timber finishes and interior controls are proposed to protect space containing original elements including brick fireplaces and timber joinery including wall and ceiling panelling, picture rails, architraves, mantelpieces and panelled doors.

The Heritage Overlay is considered the appropriate planning mechanism to protect the heritage values of the precincts and individual properties as the Heritage Overlay requires a permit to be granted for building and works, including demolition, that could affect the significance of the place.

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 380 Dandenong Road and 15 Rockbrook Road are outlined within the Statement of Significance for each place which will be included as 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 and promoting places of cultural heritage significance in Glen Eira.

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

The *City of Glen Eira Post-war and Hidden Gems Review 2020* nominates some of Glen Eira's most outstanding and underrepresented building styles within the municipality for heritage control. There may be limited economic effects for landowners in terms of development considerations. However, the wider economic benefits of retaining historic places will result in net community benefit for the wider community of Glen Eira.

There is an inherent economic value in preserving historic places where cultural heritage values are established through a robust and rigorous assessment, undertaken in accordance with Planning Practice Note 1: *Applying the Heritage Overlay*.

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 Act.

The amendment is consistent with *Ministerial Direction No. 9 – Metropolitan Planning Strategy* which requires amendments to have regard to *Plan Melbourne 2017 - 2050*. The amendment is consistent with Direction 4.4 which recognises the contribution heritage makes to Melbourne's distinctiveness and liveability and advocates for the protection of Melbourne's heritage places.

The amendment is not considered to compromise the implementation of the Melbourne 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 15.03-1S – Heritage Conservation

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

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

- 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.

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 buildings.

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 will not have any significant impact on the transport system.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

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 can be inspected free of charge at the City of Glen Eira website at www.gleneira.vic.gov.au/C207glen

The Amendment can also be inspected free of charge at 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 31 August 2020.

A submission must be sent to:

Glen Eira Planning Scheme C207glen

Glen Eira City Council

PO Box 42

CAULFIELD SOUTH VIC 3162

Or via email – www.gleneira.vic.gov.au/C207glen

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: Week commencing 8 February 2021
- panel hearing: Week commencing 29 March 2021

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference	Heritage Overlay
380 Dandenong Road, Caulfield North	380 Dandenong Road, Caulfield North	Glen Eira C207glen 001hoMap01	HO200
15 Rockbrook Road, St Kilda East	15 Rockbrook Road, St Kilda East	Glen Eira C207glen 002hoMap01	HO199