

27 September 2020

MEMORANDUM OF ADVICE

**ATTENTION: DOMINIC SCALLY
BEST HOOPER LAWYERS**

**REGARDING: PROPOSED MIXED-USE DEVELOPMENT
430-434 NEERIM ROAD, MURRUMBEENA**

Thank you for sending me drawings of your development proposal for this site. I understand that you would like me to comment on the design from a heritage perspective.

The documentation that you have forwarded to me is a set of town planning drawings titled on the cover sheet '430-434 Neerim Road, Murrumbeena', Revision FF, prepared by C Kairouz Architects, and these drawings are dated 31 August 2020.

I have also been provided with a set of landscape drawings associated with this project. These drawings are titled '430 Neerim Road, Murrumbeena', Drawing No LCD-001, Revision A, dated 25 September 2020; LCD-005, Revision A, 24 September 2020; Drawings No's LCD-002 to LCD-004, LCD-006 and LCD-007, Revision -, dated 24 September 2020. These landscape drawings are prepared by Hansen.

A portion of the site, No 430, at the northeast corner of Murrumbeena and Neerim Roads, is identified as a contributory site of the HO187 Murrumbeena Village Precinct. Built upon that portion of the site, is one of what was formerly a pair of two-storey c1900 shops facing Neerim Road, directly opposite the Murrumbeena Railway Station and Skyrail.

A purpose of the heritage overlay, as defined by Clause 43.01 Heritage Overlay of the *Glen Eira Planning Scheme*, is to conserve heritage places. However, during the assessment of the subject building during Amendment C201 of the *Glen Eira Planning Scheme*, it became apparent that the corner shop had undergone significant change, which has impacted on the integrity of the building; in particular, the removal of the other shop of the pair, and the remodelling of the facades on both the Neerim Road and Murrumbeena Road elevations of the remaining shop.

Another purpose of the heritage overlay, as defined by Clause 43.01 Heritage Overlay, is to enhance heritage places. It is acknowledged that the proposed development will involve further change, and a higher scale on the site than at present, however the works do provide an opportunity to enhance the character of the site and its contribution to the Murrumbeena Village Precinct.

Impacts from this seven-storey mixed-use development will be mitigated by conservation works to the façade of the existing shop, which will enhance the street wall of the site along both Neerim and Murrumbeena Roads. These conservation works include re-instating the Neerim Road façade of the shop of this pair that was demolished (No 432), and more sympathetic shopfronts and window openings on the ground floor of the existing two-story shop.

The new two-storey street-wall of the development, in Neerim and Murrumbeena Roads, and Melbourne Street, is consistent with the scale and fenestration pattern of the existing corner shop. This has been achieved without slavish reproduction of the historic form and detailing of the heritage building. Rather the detailing in the brickwork of the new street wall makes a subtle visual reference to the mouldings and parapet of the corner shop.

The works are consistent with the intent of the heritage overlay, in as far as what is practical for a site which has undergone significant change. From a heritage perspective, the benefits of the new works outweigh any visual or physical impacts. The works provide an opportunity for this important corner to once again become an important landmark site, and one that contributes to a greater level than at present, to the Murrumbeena Village Precinct. It is on this basis that I support this development proposal.

Please contact me if you have any questions concerning this matter.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Peter Barrett', is written over a light blue rectangular background.

Peter Barrett
Master of Architectural
History & Conservation (Melb.)

Peter Andrew Barrett