

GLEN EIRA PLANNING SCHEME

AMENDMENT C214glen

EXPLANATORY REPORT

Who is the planning authority?

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

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

Land affected by the Amendment

The Amendment applies specifically to 4 proposed heritage precincts and 34 proposed individual heritage places and throughout the municipality. These places are described in the table below.

The Amendment also seeks to implement a new municipal wide heritage methodology within the *City of Glen Eira Thematic Environmental History (Refresh) 2020*.

A detailed list of planning scheme changes is provided in Attachment 1 and a mapping reference table is provided at Attachment 2 to the Explanatory Report.

What the amendment does

The Amendment proposes to implement the recommendations of the *City of Glen Eira Post-War and Hidden Gems Heritage Review 2020, Stage 2: Citations* by introducing the Heritage Overlay to four (4) proposed heritage precincts and thirty four (34) proposed individual heritage places. The Amendment also seeks to implement the municipal wide heritage methodologies by including the *City of Glen Eira Thematic Environmental History (Refresh) 2020* as a Background Document within the Glen Eira Planning Scheme.

The detailed changes to the Glen Eira Planning Scheme proposed by Amendment C214glen are outlined in Attachment 1.

In summary, the Amendment proposes to:

1. Amend the Municipal Strategic Statement at Clause 21.10-2 (Heritage) and the local Heritage Policy at Clause 22.01-6 to remove reference to the Heritage Management Plan Volume 1 and to include the *City of Glen Eira Thematic Environmental History (Refresh) 2020* and *City of Glen Eira Post-war and Hidden Gems Heritage Review 2020, Stage 2: Citations* as reference documents to these clauses. Reference to heritage reviews completed over time has been removed from the body of both policies.
2. Amend the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Maps 1HO, 2HO and 3HO to apply the Heritage Overlay to the following new places and precincts:

| HO Number | Description of Place | Properties included in HO |
|--|------------------------|--|
| HO204 | Duplex | 325/325a Bambra Road, Caulfield South |
| HO205 | Olgita - flats | 440 Dandenong Road, Caulfield North |
| HO206 External paint controls applied | Shops | 158-166 Hawthorn Road, Caulfield North |
| HO207 | Houses (pair) | 195-197 Hawthorn Road, Caulfield North |
| HO208 | Linden Flats | 575 Inkerman Road, Caulfield North |
| HO209 | Meldrum House (former) | 35 Labassa Grove, Caulfield North |

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|---|-----------------------------------|---|
| HO210 | Flats | 1 Lockerbie Court, St Kilda East |
| HO211 | Bundara - house | 475 Neerim Road, Murrumbeena |
| HO212 | Clarence Lodge - house | 58 Norwood Road, Caulfield North |
| HO213 | Orrong Court - flats | 213 Orrong Road, St Kilda East |
| HO214 | Craigellachie Flats | 273 Orrong Road, St Kilda East |
| HO215 | St Elmo - house | 133 Tucker Road, Bentleigh |
| HO216 | House | 335 Alma Road, Caulfield North |
| HO217 | House | 386 Alma Road, Caulfield North |
| HO218 | House | 30 Aroona Road, Caulfield North |
| HO219 | Greyfriars - flats | 53 Balaclava Road, Caulfield North |
| HO220 | House | 64 Balaclava Road, Caulfield North |
| HO221 | Flats | 124 Balaclava Road, Caulfield North |
| HO222 | House | 16 Cantala Avenue, Caulfield North |
| HO223 Internal alteration controls applied | St John's Anglican Church | 624 Centre Road, Bentleigh East |
| HO224 | House | 14-16 Cleve Street, McKinnon |
| HO225 | House | 2 Edinburgh Avenue, Caulfield |
| HO226 | House | 23 Edinburgh Avenue, Caulfield |
| HO227 | Popper House & Gordonlea Flats | 61-63 Gordon Street, Elsternwick |
| HO228 | House | 30 Griffiths Street, Caulfield South |
| HO229 | St Margaret's Presbyterian Church | 106 Hotham Street, St Kilda East |
| HO230 | House | 6 Keeron Street, Caulfield South |
| HO231 | Robert Lodge - flats | 218 Kooyong Road, Caulfield |
| HO232 | House | 6 Labassa Grove, Caulfield North |
| HO233 Internal alteration controls applied | House | 40 Lumeah Road, Caulfield North |
| HO234 Internal alteration controls applied | House | 82 Lumeah Road, Caulfield North |
| HO235 | Murrumbeena Baptist Church | 44 Murrumbeena Road, Murrumbeena |
| HO236 | Fountain Court - flats | 70 Orrong Crescent, Caulfield North |
| HO237 | House | 49 Rosemont Avenue, Caulfield North |
| HO238 | Aroona Road Modernist Precinct | Aroona Road, Caulfield North: 43, 45, 47, 49 |
| HO239 | Wimbledon Estate Precinct | Alexandra Street, St Kilda East: 1/8, 2/8 Bickhams Court, St Kilda East: 1, 1a, 3, 4, 9 Wimbledon Court, St Kilda East: 2 |
| HO240 | Findon Avenue Precinct | Findon Avenue, Caulfield North: 2, 4, 6, 8, 10, 12, 14, 16 |
| HO241 | Grimwade Court | Grimwade Court, Caulfield North: 1-6 |

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|--|----------|--|
| | Precinct | |
|--|----------|--|

3. Amend the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to include the Statements of Significance for the proposed 34 individual heritage places and 4 heritage precincts.
4. Amend the Schedule to Clause 72.08 (Background Documents) to include as background documents:
 - a. *City of Glen Eira Thematic Environmental History (Refresh) 2020*
 - b. *City of Glen Eira Post-war and Hidden Gems Heritage Review 2020, Stage 2: Citations*

Strategic assessment of the Amendment

Why is the Amendment required?

Council engaged heritage consultants Built Heritage Pty Ltd to prepare the *City of Glen Eira Thematic Environmental History (Refresh) 2020* and *City of Glen Eira Post-war and Hidden Gems Heritage Review 2020, Stage 2: Citations*. Both documents were adopted by Council on 11 August 2020.

Council's existing environmental history, the *Heritage Management Plan 1996, Volume 1* prepared by A Ward and Associates is now over two decades old. A review of the Ward's history concluded that it needed to be refreshed to. increased the coverage of heritage themes including Jewish/European migrant communities, retailing, education, religion, sporting and recreation, health and welfare, memorials and community organisations were proposed together with more extensive post-WW2 history across many sub-themes. The *City of Glen Eira Thematic Environmental History (Refresh) 2020* is proposed to replace the *Heritage Management Plan 1996, Volume 1* as a Background Document at Clause 72.08 with a thematic history of the physical shaping of the municipality from the early 1800s until the year 2000. This document will assist with the future identification of places for proposed heritage control that illustrate one or more themes considered important to the shaping of Glen Eira.

The Post-war and Hidden Gems Heritage Review project sought to identify and protect a limited number of places and precincts that were either nominated for review by members of the public, Glen Eira Historical Society and Council staff, or proposed for inclusion by the consultant as part of a post-war desktop review of the municipality. Some of the most outstanding heritage sites within the municipality (currently not protected), including underrepresented building styles/periods are included in this Review. The adopted *City of Glen Eira Post-war and Hidden Gems Heritage Review 2020, Stage 2: Citations* includes the methodology behind the project and selection of the final list of places and precincts proposed by Council to be progressed for inclusion within the Heritage Overlay.

The significance of the precincts and individual properties was assessed against the standard criteria contained in 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. Consequently, Amendment C214glen is required to implement the findings of these studies by including the proposed heritage places and precincts into the Heritage Overlay. A small number of heritage citations recommend additional controls through the schedule to the Heritage Overlay as follows:

- (HO206) 158-166 Hawthorn Road, Caulfield North – External Paint Controls
- (HO223) 624 Centre Road, Bentleigh – Internal Alteration Controls
- (HO233) 40 Lumeah Road, Caulfield North – Internal Alteration Controls
- (HO234) 82 Lumeah Road, Caulfield North – Internal Alteration Controls

These are considered necessary to protect highly significant interiors for three buildings and to protect original stained timber work on the exterior of the shops in Hawthorn Road.

The Heritage Overlay is 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 these precincts and individual properties.

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

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 Amendment implements provisions that support the protection of heritage values, through the application of the Heritage Overlay for designated locations that respect and celebrate heritage. Inclusion of a revised thematic environmental history will provide context behind the selection and inclusion of new places and precincts within the heritage overlay. This is particularly important for the inclusion of post-WW2 places as there is minimal post-war information included in the current environmental history in the Glen Eira Planning Scheme.

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

The Amendment is expected to result in a net community benefit. It will have positive environmental, social and economic effects by protecting places and precincts identified within the *City of Glen Eira Post-war and Hidden Gems Heritage Review 2020, Stage 2: Citations* and ensuring, through the requirement of future planning permissions that alterations and additions to these places will not affect the cultural heritage significance of the place.

There is an inherent environmental, social and economic value in preserving historic places where cultural heritage values are established through robust and rigorous assessment, undertaken in accordance with Planning Practice Note 1: *Applying the Heritage Overlay*. Amendment C214glen is limited to 34 places and 4 precincts (small precincts collectively encompassing 26 properties). It is acknowledged that the Heritage Overlay may limit (but not prohibit) future development on these sites, however the number of sites affected is small and will have a negligible effect on Council's ability to provide for the future housing requirements within the municipality. The benefits of retaining these buildings for future generations are considered to outweigh any perceived negative impacts of reduced development land when considered from a municipal and community-wide perspective. There are potential economic impacts to property owners as a result of this Amendment, however there will be no negative economic impact to the wider area.

Does the Amendment address relevant bushfire risk?

The land is not within a designated bushfire prone area, subject to a Bushfire Management Overlay or proposed to be used or developed in a manner that may create a bushfire hazard.

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 as identified at Section 7 (5) of the *Planning and Environment Act 1987*.

Ministerial Direction No. 9 Metropolitan Planning Strategy

The Amendment has been prepared with regard to Plan Melbourne and in particular implements Plan Melbourne directions in the following category 4.4.

- 4.4 Respect Melbourne's heritage as we build for the future:
 - 4.4.1 Recognise the value of heritage when managing growth and change: Realising the community benefit of heritage will require careful management of ongoing processes of change to the urban environment. Decisions must be based on an appreciation of Melbourne's past as well as an understanding of its future needs. There will need to be continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change.

The proposed inclusion of the *City of Glen Eira Thematic Environmental History (Refresh) 2020* as a Background Document within the scheme will aid in the future identification and selection of unprotected heritage sites.

Inclusion of the proposed heritage places and precincts contained within the *City of Glen Eira Post-war and Hidden Gems Heritage Review 2020, Stage 2: Citations* also implements this Ministerial Direction by protecting currently unprotected heritage sites.

Ministerial Direction No. 11 Strategic Assessment of Amendments

A strategic assessment of the Amendment has been completed, including this explanatory report.

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

The Amendment supports and is also supported by the following objectives and strategies of the SPPF:

15.03-1S Heritage conservation

To ensure the conservation of places of heritage significance.

- *Identify, assess and document places of natural or cultural significance as a basis for inclusion in the planning scheme.*
- *Provide for the protection of natural heritage sites and man-made resources.*
- *Provide for the conservation or enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
- *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.*
- *Enhance knowledge and popular understanding of Glen Eira's architectural, cultural and historic heritage.*

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.*

The *City of Glen Eira Post-war and Hidden Gems Heritage Review 2020, Stage 2: Citations* identifies and assesses a limited number of places as having local cultural heritage significance, worthy of protection via the Heritage Overlay. The *City of Glen Eira Thematic Environmental History (Refresh) 2020* provides a framework for the identification of places throughout the municipality for future heritage protection.

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

Not Applicable. The Glen Eira Planning Scheme does not currently have a Municipal Planning Strategy.

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

Inclusion of the *City of Glen Eira Thematic Environmental History (Refresh) 2020* as a Background Document and inclusion of places and precincts of cultural heritage significance within the Heritage

Overlay are the most appropriate mechanisms for recognising and protecting places of cultural heritage significance.

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 impact on the transport system.

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

The planning provisions will have some additional 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/C214glen

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 **30 November 2020**

A submission must be sent to:

Online submissions are preferred via:

www.gleneira.vic.gov.au/C214glen

or by mail to:

Glen Eira Planning Scheme C214glen
Glen Eira 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: Week commencing 8 March 2021
- panel hearing: Week commencing 12 April 2021

ATTACHMENT 1 – Specific planning scheme changes

| CLAUSE | SUMMARY OF CONTENT AND CHANGES |
|--|---|
| MUNICIPAL STRATEGIC STATEMENT | |
| AMENDED 21.10 Heritage | Amend Clause 21.10 (Heritage) to include the new reference documents and to remove outdated reference documents (now termed background documents) |
| LOCAL PLANNING POLICIES | |
| AMENDED 22.01 Heritage Policy | Amend Clause 22.01 Heritage Policy to remove to unnecessary references to different heritage reviews at the beginning of the policy, to remove the Heritage Management Plan Volume 1 as a reference document and to include the following documents as background documents at the end of this policy: <ul style="list-style-type: none"> · <i>City of Glen Eira Thematic Environmental History (Refresh) 2020</i> · <i>City of Glen Eira Post-war and Hidden Gems Heritage Review 2020, Stage 2: Citations</i> |
| OVERLAYS | |
| AMENDED 43.01s Heritage Overlay (HO) | Adds 34 new heritage places and 4 heritage precincts and their respective statements of Significance to the schedule. |
| OPERATIONAL PROVISIONS | |
| AMENDED 72.04 Documents incorporated into this Scheme | Adds 38 new incorporated documents into the Planning Scheme relating to the Statements of Significance for the heritage places and precincts. |
| AMENDED 72.08 Background Documents | Adds two new background documents into the Planning Scheme. <ul style="list-style-type: none"> · <i>City of Glen Eira Thematic Environmental History (Refresh) 2020</i> · <i>City of Glen Eira Post-war and Hidden Gems Heritage Review 2020, Stage 2: Citations</i> |
| OVERLAY MAPS | |
| AMENDED Heritage Overlay Maps 1, 2 and 3 | Amends Maps 1HO, 2HO and 3HO to include new heritage places and precincts as outlined in the mapping reference table in Attachment 2. |

ATTACHMENT 2 - Mapping reference table

| Location | Land /Area Affected | Mapping Reference | Heritage Overlay |
|--|--|--|-------------------------|
| 325/325a Bambra Road, Caulfield South | 325/325a Bambra Road, Caulfield South | Glen Eira C214glen 003hoMap01 Exhibition | HO204 |
| 440 Dandenong Road, Caulfield North | 440 Dandenong Road, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO205 |
| 158-166 Hawthorn Road, Caulfield North | 158-166 Hawthorn Road, Caulfield North | Glen Eira C214glen 002hoMap01 Exhibition | HO206 |
| 195-197 Hawthorn Road, Caulfield North | 195-197 Hawthorn Road, Caulfield North | Glen Eira C214glen 002hoMap01 Exhibition | HO207 |
| 575 Inkerman Road, Caulfield North | 575 Inkerman Road, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO208 |
| 35 Labassa Grove, Caulfield North | 35 Labassa Grove, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO209 |
| 1 Lockerbie Court, St Kilda East | 1 Lockerbie Court, St Kilda East | Glen Eira C214glen 001hoMap01 Exhibition | HO210 |
| 475 Neerim Road, Murrumbeena | 475 Neerim Road, Murrumbeena | Glen Eira C214glen 004hoMap02 Exhibition | HO211 |
| 58 Norwood Road, Caulfield North | 58 Norwood Road, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO212 |
| 213 Orrong Road, St Kilda East | 213 Orrong Road, St Kilda East | Glen Eira C214glen 002hoMap01 Exhibition | HO213 |
| 273 Orrong Road, St Kilda East | 273 Orrong Road, St Kilda East | Glen Eira C214glen 001hoMap01 Exhibition | HO214 |
| 133 Tucker Road, Bentleigh | 133 Tucker Road, Bentleigh | Glen Eira C214glen 006hoMap03 Exhibition | HO215 |
| 335 Alma Road, Caulfield North | 335 Alma Road, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO216 |
| 386 Alma Road, Caulfield North | 386 Alma Road, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO217 |
| 30 Aroona Road, Caulfield North | 30 Aroona Road, Caulfield North | Glen Eira C214glen 002hoMap01 Exhibition | HO218 |
| 53 Balaclava Road, Caulfield | 53 Balaclava Road, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO219 |

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|--------------------------------------|--------------------------------------|--|-------|
| North | | | |
| 64 Balaclava Road, Caulfield North | 64 Balaclava Road, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO220 |
| 124 Balaclava Road, Caulfield North | 124 Balaclava Road, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO221 |
| 16 Cantala Avenue, Caulfield North | 16 Cantala Avenue, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO222 |
| 624 Centre Road, Bentleigh East | 624 Centre Road, Bentleigh East | Glen Eira C214glen 006hoMap03 Exhibition | HO223 |
| 14-16 Clee Street, McKinnon | 14-16 Clee Street, McKinnon | Glen Eira C214glen 005hoMap03 Exhibition | HO224 |
| 2 Edinburgh Avenue, Caulfield | 2 Edinburgh Avenue, Caulfield | Glen Eira C214glen 002hoMap01 Exhibition | HO225 |
| 23 Edinburgh Avenue, Caulfield | 23 Edinburgh Avenue, Caulfield | Glen Eira C214glen 002hoMap01 Exhibition | HO226 |
| 61-63 Gordon Street, Elsternwick | 61-63 Gordon Street, Elsternwick | Glen Eira C214glen 002hoMap01 Exhibition | HO227 |
| 30 Griffiths Street, Caulfield South | 30 Griffiths Street, Caulfield South | Glen Eira C214glen 003hoMap01 Exhibition | HO228 |
| 106 Hotham Street, St Kilda East | 106 Hotham Street, St Kilda East | Glen Eira C214glen 001hoMap01 Exhibition | HO229 |
| 6 Keeron Street, Caulfield South | 6 Keeron Street, Caulfield South | Glen Eira C214glen 003hoMap01 Exhibition | HO230 |
| 218 Kooyong Road, Caulfield | 218 Kooyong Road, Caulfield | Glen Eira C214glen 002hoMap01 Exhibition | HO231 |
| 6 Labassa Grove, Caulfield North | 6 Labassa Grove, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO232 |
| 40 Lumeah Road, Caulfield North | 40 Lumeah Road, Caulfield North | Glen Eira C214glen 002hoMap01 Exhibition | HO233 |
| 82 Lumeah Road, Caulfield North | 82 Lumeah Road, Caulfield North | Glen Eira C214glen 002hoMap01 Exhibition | HO234 |
| 44 Murrumbeena Road, Murrumbeena | 44 Murrumbeena Road, Murrumbeena | Glen Eira C214glen 004hoMap02 Exhibition | HO235 |
| 70 Orrong Crescent, Caulfield North | 70 Orrong Crescent, Caulfield North | Glen Eira C214glen 001hoMap01 Exhibition | HO236 |
| 49 Rosemont Avenue, Caulfield North | 49 Rosemont Avenue, Caulfield North | Glen Eira C214glen 002hoMap01 Exhibition | HO237 |
| Aroona Road | Aroona Road, Caulfield | Glen Eira C214glen 002hoMap01 Exhibition | HO238 |

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|---------------------------|---|--|-------|
| Modernist Precinct | North: 43, 45, 47, 49 | Exhibition | |
| Wimbledon Estate Precinct | Alexandra Street, St Kilda East: 1/8, 2/8 Bickhams Court, St Kilda East: 1, 1a, 3, 4, 9 Wimbledon Court, St Kilda East: 2 | Glen Eira C214glen 001hoMap01 Exhibition | HO239 |
| Findon Avenue Precinct | Findon Avenue, Caulfield North: 2, 4, 6, 8, 10, 12, 14, 16 | Glen Eira C214glen 001hoMap01 Exhibition | HO240 |
| Grimwade Court Precinct | Grimwade Court, Caulfield North: 1-6 | Glen Eira C214glen 002hoMap01 Exhibition | HO241 |