

GLEN EIRA PLANNING SCHEME

AMENDMENT C196glen

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning who 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 to nine proposed individual heritage places, and two proposed heritage precincts within the Elsternwick Structure Plan Area.

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

What the amendment does

The amendment applies the Heritage Overlay to nine proposed heritage places and two proposed heritage precincts within the Elsternwick Activity Centre on an interim basis until 30 July 2021.

Specifically, the amendment amends the schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Map 01HO to apply the Heritage Overlay to the following places and precincts:

| Description of Place | Property Address | Heritage Overlay |
|--|--|------------------|
| 10 th Caulfield Scout Hall | <ul style="list-style-type: none">2 Miller Street, Elsternwick | HO183 |
| Former Grocery | <ul style="list-style-type: none">12 Hartington Street, Elsternwick | HO184 |
| Duplex | <ul style="list-style-type: none">21-23 Nepean Highway, Elsternwick | HO191 |
| St Clement's Anglican Church | <ul style="list-style-type: none">205 Glenhuntly Road, Elsternwick | HO185 |
| Lumea | <ul style="list-style-type: none">226 Hotham Street, Elsternwick | HO186 |
| Beemery Park Precinct | <ul style="list-style-type: none">42 and 47- 53, 57-63 (odd) Seymour Road and 57-59 Allison Road | HO179 |
| Elsternwick Commercial & Public Precinct | <ul style="list-style-type: none">263 and 511-537 (north side) Glenhuntly Road, Elsternwick | HO180 |
| Edelstein Residence | <ul style="list-style-type: none">13 Seymour Road, Elsternwick | HO193 |
| Elevated Townhouses | <ul style="list-style-type: none">23 Seymour Road, Elsternwick | HO194 |
| Three 'Usonian' Home Units | <ul style="list-style-type: none">38 Prahran Grove, Elsternwick | HO195 |
| Hopetoun Gardens | <ul style="list-style-type: none">520 Glenhuntly Road, Elsternwick | HO196 |

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to place interim heritage controls over proposed heritage precincts and individual places that are subject to development pressure while an amendment for permanent heritage controls is exhibited and assessed. This will ensure protection of the heritage values of the precincts and individual properties until a final decision is made by the Minister in relation to permanent controls and is considered the most appropriate means for protection.

Council engaged RBA Architects and Conservation Consultants to review the area to ascertain its heritage value. Heritage citations were prepared for individual properties and precincts within the Elsternwick Structure Plan Area. The Citations confirms the individual properties and precincts meet the threshold for local significance. It was concluded that the individual properties and precincts should be included within the Heritage Overlay.

Council is committed to ensuring our community does not lose any more historically significant buildings. Extensive community consultation was carried out over April and May 2016 for the purpose of the Glen Eira Planning Scheme Review, with strong feedback seeking protection of our city's character and heritage buildings and streets. Council recently updated its heritage policy) and is in the midst of undertaking a major heritage review to progressively review the entire municipality over a number of years.

These individual properties and precincts in the Elsternwick Structure Plan Area are subject to development pressure in the form of S29A demolition applications being lodged for properties in the precincts and surrounds and development approved in recent years that has degraded the intactness of the edges of precincts. Concern for loss of integrity and intactness of the places/precincts has prompted a request for the Interim Heritage Overlay.

Given the imminent threat of demolition and resultant degrading of the heritage significance of the areas, intervention by the Minister for Planning is considered necessary and justified.

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.

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

The amendment is expected to have positive environmental effects by protecting individual properties and precincts identified as having potential 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 economic effects on the owners of the property proposed for demolition 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 Act.

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*.

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.

Individual places and precincts within the Elsternwick Structure Plan Area have been assessed by RBA Architects and Conservation Consultants and found to be of local heritage significance.

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.

Applying an interim Heritage Overlay to the proposed heritage precincts and places is the appropriate mechanism to protect the buildings whilst the council undertakes planning scheme amendments to introduce Heritage Overlays on a permanent basis.

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

The views of relevant agencies will be considered through the amendment process for permanent heritage controls.

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?**

The amendment will have a negligible 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
Cnr Glen Eira and Hawthorn Roads
Caulfield, Victoria

www.gleneira.vic.gov.au

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.

ATTACHMENT 1 - Mapping reference table

| Description of Place | Land /Area Affected | Mapping Reference | Heritage Overlay |
|--|--|--|------------------|
| 10 th Caulfield Scout Hall | 2 Miller Street Elsternwick | Glen Eira C196glen002hoMap01 | HO183 |
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