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11/10/2018
C149

HERITAGE

21.10-1

11/10/2018
C149

Overview

The City of Glen Eira is essentially an inter-war municipality founded upon the development of Melbourne’s electric tramway system and the electrification of its suburban railways. Important examples of nineteenth and early twentieth century housing and commercial development add interest to the City. At the national level, it remains today as a rare, surviving, middle distance, middle class municipality of the inter-war era, retaining its system of street tramways. A number of areas and individual properties comprehensively demonstrate important eras in the growth of Glen Eira and survive in a reasonably intact state. These have been identified in the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2017 and the Glen Eira Review of Existing Heritage Precincts 2017. Some have also been recognised by Heritage Victoria and the National Trust.

Glen Eira is currently experiencing a development boom, which means the pressure to demolish older buildings will increase. There is also pressure to adapt and develop heritage places to suit contemporary lifestyles. There is increasing concern that the City’s heritage is under serious threat. There is a need for clear design guidelines for new development both within and adjacent to heritage precincts.

21.10-2

11/10/2018
C149

Objectives, strategies and implementation

Objectives

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

Strategies

- Protect places identified as having architectural, cultural or historical significance.
- Ensure sympathetic redevelopment and renovation of areas and places identified as having architectural, cultural or historic significance in the municipality.
- Enhance knowledge and popular understanding of Glen Eira’s architectural, cultural and historic heritage.

Implementation

These strategies will be implemented by:

Policy and the exercise of discretion

- Considering the heritage significance of all places listed in the Glen Eira Heritage Management Plan 1996, the Addendum to the Glen Eira Heritage Management Plan 2017 and the Glen Eira Review of Existing Heritage Precincts, 2017 in the assessment of planning applications which may impact upon their heritage values.
- Assessing all town-planning applications for heritage properties having regard to the Heritage Policy at Clause 22.01.
- Requiring proponents seeking permission to demolish/alter buildings at a heritage place or in a heritage area to demonstrate that the replacement building/alteration has been designed to reflect and complement the heritage significance of the place or area.
- Allowing non conforming uses, which will not compromise the architectural/cultural/historic significance or amenity of the neighbourhood, as a means of guaranteeing, continued viable use of a heritage building.

Zones and overlays

- Applying the Heritage Overlay to areas and individual properties identified as having cultural heritage significance.

Further strategic work

- Undertake the heritage actions of the Planning Scheme Review 2016.
- Collect and maintaining data sheets which specify significance of areas and individual properties.
- Digitally mapping significant heritage properties to ensure that information is widely available.

Other actions

- Promoting the benefits of heritage preservation.
- Providing a free Heritage Advisory Service to ensure residents, architects and developers can meet with a Council representative to discuss heritage issues prior to the submission of a planning application..

Reference documents

Glen Eira Heritage Management Plan, Andrew Ward & Associates, 1996

Addendum to the Glen Eira Heritage Management Plan (Revised), Andrew Ward, 2017

Glen Eira Review of Existing Heritage Precincts, 2017