

21.10

19/04/2018
C153

HERITAGE

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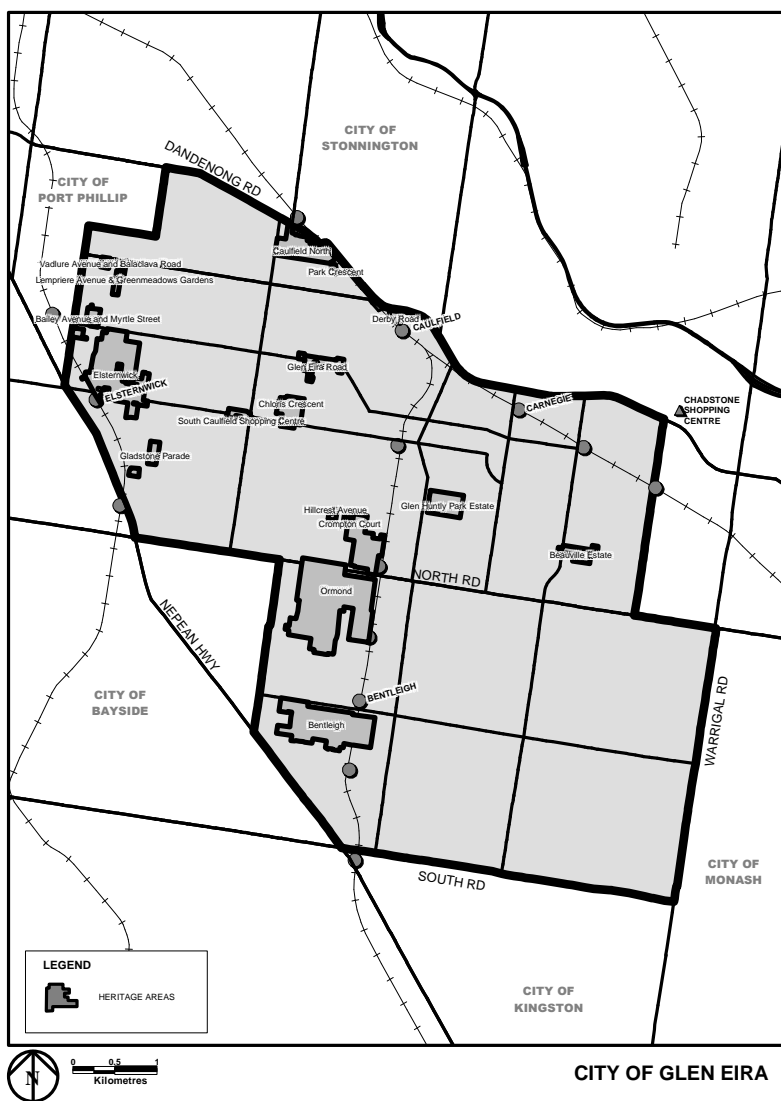
19/04/2018
C153

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 and Addendum to the Glen Eira Heritage Management Plan 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. It is becoming increasingly apparent that as property values rise, so too does the quality of the buildings which are making way for new development. One of the ways that residents can ensure that heritage values are protected is to embrace the introduction of heritage controls.

HERITAGE



21.10-2 Objectives, strategies and implementation

19/04/2018
C153

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 and Addendum to the Glen Eira Heritage Management Plan 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.
- 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 in the Glen Eira Heritage Management Plan 1996 and Addendum to the Glen Eira Heritage Management Plan 2017.

Further strategic work

- Preparing guidelines for development in identified heritage areas.
- Preparing an amendment to apply a Heritage Overlay to remaining areas and individual properties identified in the Glen Eira Heritage Management Plan.
- Collecting and maintaining a database of information which enhances the knowledge and popular understanding of Glen Eira’s architectural, cultural and historic heritage.
- 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.

- Providing advice and assistance to encourage sympathetic redevelopment and renovation.
- Providing incentives both to encourage and reward sympathetic redevelopment, restoration and renovation
- Ensuring compatibility of street furniture and signs in designated heritage areas

Reference documents

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

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

Phoenix Precinct Strategy Plan, Greenaway and Katz, 1996

Phoenix Precinct Urban Design Framework, Gerner et al, 1998