City of GLEN EIRA

GLEN EIRA CITY COUNCIL

Heritage Review of Caulfield South and Gardenvale Fact sheet

Glen Eira Planning Scheme Amendment C260
October 2025

WHAT IS A PLANNING SCHEME AMENDMENT?

A *Planning Scheme Amendment* changes the planning controls that apply to specific areas or sites. In this case, a heritage control is being proposed that will apply to some properties in the municipality.

WHAT DOES THIS AMENDMENT DO?

The *Amendment* proposes to implement the recommendations of the Heritage Review by including certain places and precincts within the Heritage Overlay permanently.

Each place and precinct proposed for heritage control is described in a Heritage Citation and Statement of Significance (copies are available on Council's website). The Heritage Citation includes a physical description and history of the location, along with a comparative analysis of similar locations. The Statement of Significance answers the following questions:

- What is significant?
- How is it significant?
- Why is it significant?

Within each proposed heritage precinct, properties are noted in the Statement of Significance as either 'contributory' (contributing to the historic character of the precinct) or 'non-contributory' (a new or highly altered building).

Statements of Significance for each place or precinct explain which of the following eight heritage criteria apply:

- **Criterion A — historical significance**: importance to the course or pattern of our cultural or natural history.
- **Criterion B — rarity**: possession of uncommon, rare, or endangered aspects of our cultural or natural history.
- **Criterion C — research potential**: potential to yield information that would contribute to understanding our cultural or natural history.
- **Criterion D — representativeness**: importance in demonstrating the principal characteristics of a class of culture or natural places or environments.
- **Criterion E — aesthetic significance**: importance in exhibiting particular aesthetic characteristics.
- **Criterion F — technical significance**: importance in demonstrating a high level of creative or technical achievement at a particular period.
- **Criterion G — social significance**: strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
- **Criterion H — associative significance**: special association with the life or works of a person, or a group of persons, of importance in our history.

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WHAT IS THE HERITAGE OVERLAY?

The Heritage Overlay is a planning provision that allows Council to identify places with heritage value for special consideration during a planning application assessment. It doesn't prohibit development but will, in most cases, trigger a planning permit requirement. For example: to demolish a building or part of a building, alter a building, extend a building or redevelop a site.

Common actions requiring a planning application (permit triggers) for land in an Overlay include:

- Subdividing land
- Demolishing a building or fence (including part of a building)
- Constructing a building (including part of a building or fence)
- External alternations
- External painting of unpainted surfaces (e.g. face brick or render)
- Carrying out works
- Displaying signs

The full list of permit triggers is in the Heritage Overlay of the Glen Eira Planning Scheme.

If specifically stated within the schedule to the Heritage Overlay, a planning permit may also be required for:

- Tree removal
- Repainting already painted external surfaces
- Internal alterations

These additional triggers are only applied in cases of highly significant trees or interiors, or where the paint colour is integral to the heritage significance of the place.

The schedule to the Heritage Overlay may also be 'turned on' to require that planning applications for demolition of a fence, garage or other outbuilding be publicly advertised if these elements are considered to be important to the heritage place or precinct.

Some buildings and works may not need a planning permit. Contact Council's Urban Planning Department to check for exemptions.

The Heritage Overlay signals that an application requires heritage value consideration but does not mean development is prohibited. The Statement of Significance for the heritage place is referred to when assessing a planning application for development.

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HAVE YOUR SAY

All documentation is available on Council's Have Your Say: www.haveyoursaygleneira.com.au/amendmentc260

Submissions to the *Amendment C260* must be in writing, including your name and contact details. In your submission, outline your views on the *Amendment* and state whether you support, oppose or seek changes, such as:

- Why a site should or shouldn't be included in the Heritage Overlay
- How does or doesn't it meet the relevant heritage criteria
- Whether the description of a heritage place in the background material and Statements of Significance is accurate

Submissions can be made:

- Online via Council's Have Your Say: www.haveyoursaygleneira.com.au/amendmentc260
- By post to: Glen Eira City Council
  City Futures — Amendment C260
  PO Box 42
  CAULFIELD SOUTH, VIC 3162

Submissions close on **Monday 1 December 2025, 5pm**.

In accordance with the *Planning and Environment Act 1987*, Council must make available for public inspection a copy of any submissions made until two months after the amendment comes into operation or lapses. Personal details will be redacted.

WHAT HAPPENS NEXT?

Following the closing date for submissions, Council will consider all submissions at a Council Meeting and decide how to proceed. Council may:

- Adopt the amendment if no opposing submissions are received
- Refer submissions to an independent Planning Panel for review and recommendation
- Abandon the amendment

All submitters will be kept updated throughout the *Amendment C260* process. Council officers will be available to discuss the amendment with submitters throughout the process. Submitters will be invited to the Council Meeting and may participate in the meeting. Should you wish to attend and participate in a Council Meeting, visit: www.gleneira.vic.gov.au/about-council/meetings-and-agendas/participate-in-a-council-meeting

WHAT IS A PLANNING PANEL?

If Council requests an independent Planning Panel, all submitters will be notified and invited to attend. At the Planning Panel hearing, Council officers will outline the amendment process and provide all submissions to the Panel. Submitters can address the Panel in person with their concerns.

The Panel will prepare a report with a non-binding recommendation to Council on how to proceed.

FIND OUT MORE

For more information about the *Amendment C260*, visit:

- Council's Have Your Say: www.haveyoursaygleneira.com.au/amendmentc260
- Department of Transport and Planning: www.planning.vic.gov.au/public-inspection

To speak with a planning officer, contact Council's City Futures team on 03 9524 3333.

National Relay Service

- Dial 13 36 77
- Speak and Listen 1300 555 727
- Visit internet-relay.nrscall.gov.au then enter 03 9524 3333