

4.2 HERITAGE WORK PROGRAM UPDATE 2026

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Attachments: 1. *Heritage Work Program 2026 onwards* [↓](#)
2. *Victorian Local Heritage Guidelines 2026* [↓](#)

EXECUTIVE SUMMARY

This fifth annual report to Council outlines progress on the heritage work program over the past twelve months.

During the 2025–2026 financial year, three heritage amendments — McKinnon, Caulfield North and Caulfield South/Gardenvale — were authorised to proceed through the amendment process following significant delays by the Department of Transport and Planning (DTP). Further, amendment C251 was approved which updated the Balaclava Road Victorian Group (HO90) adding four additional properties to the overlay.

Unfortunately, the State-led Activity Centre Program has delayed some of our heritage work program. In particular Elsternwick (part 2), Glen Huntly/Caulfield East and Caulfield Activity Centre heritage. Officers are working with DTP to progress the heritage components of its proposed planning scheme amendments; however, it is unlikely that any work will be progressed before the second stage of the Activity Centres Program concludes.

Despite these delays, officers continue to progress the broader heritage work program, including reviews of the remaining suburbs to identify places and precincts worthy of heritage protection. If current reviews and amendments are successfully implemented, up to 8.7 per cent of all properties in Glen Eira could be covered by a Heritage Overlay. This would add approximately 1,480 places, increasing the municipal-wide total to up to 6,400 places.

Further, this report provides an update on related heritage matters, including community awareness and promotion, communications, and recent changes to State Government heritage guidelines.

RECOMMENDATION

That Council:

1. Notes the current and future projects and timelines within the *Heritage work program - 2026 onwards* (Attachment 1)
2. Notes the new *Victorian Local Heritage Guidelines* (Attachment 2)
3. Continues to advocate to the Minister for Planning to authorise and approve Glen Eira's outstanding heritage amendments.

BACKGROUND

Heritage controls in Glen Eira

An analysis of heritage in Glen Eira reveals that there are 217 Heritage Overlays which include a mix of individually significant properties as well as precinct-based overlays containing a mix of contributory and non-contributory places. Presently, there are approximately 4,900 properties in a Heritage Overlay within Glen Eira, which is 6.9% of all properties in the municipal area.

During the last twelve months, Amendment C251 was approved which updated the Balaclava Road Victorian Group (HO90) adding four additional properties to the overlay.

The following list provides a status update of the current heritage reviews which have been adopted by Council and subsequently lodged with the Minister for authorisation or approval.

- **McKinnon Heritage Review** – Amendment C240, the Panel report was received from Planning Panels Victoria in March 2026. Council resolved to adopt the final report with amendments at the 19 May 2026 Ordinary Council Meeting. The Minister for Planning will now assess the amendment alongside the Panel report and make a final decision before approval.
- **Caulfield North Heritage Review** – Amendment C246 has progressed with the Panel report received on June 18, 2026. Officers have released the details of the Panel report to submitters, and the contents of the report will be considered in a separate report to this same Council meeting.
- **Caulfield South and Gardenvale Heritage Review** – Amendment C260 has progressed with the Panel received on June 18, 2026. Officers have released the details of the Panel report to submitters, and the contents of the report will be considered in a separate report to this same Council meeting.
- **Murrumbeena and Part Carnegie Review** – During the 2025-26 financial year, Council engaged GJM Heritage to undertake a heritage review of the suburb of Murrumbeena and part of Carnegie. The review proposes heritage overlay protection for an additional 149 properties. The review was adopted by Council on 19 May 2026. Amendment C281 was lodged on 10 June 2026 with the Minister for Planning for authorisation and to proceed to exhibition.
- **Caulfield East and Glen Huntly Heritage Review** – Authorisation was requested for Amendment C252 on 25 May 2023 and is still awaiting a decision by the Minister for Planning. If authorisation is granted it will proceed to exhibition.
- **Caulfield Activity Centre** – Amendment C245 (Caulfield Major Activity Centre Structure Plan Planning Scheme Amendment) was adopted on 21 May 2024 and included proposed changes to overlays to protect places of heritage significance (stemming from the Heritage Review of Caulfield Major Activity Centre). Given C245 will largely be superseded by the State led Activity Centre Plan for Caulfield, officers are liaising with the Department of Transport and Planning and the Minister for Planning to ascertain the future of the heritage work included in the proposed amendment.
- **Part of Elsternwick Activity Centre** – Authorisation was requested for Amendment C257 (Elsternwick Heritage Review 2023) on 19 March 2024 and is still awaiting a decision by the Minister for Planning. The delay is linked to the state led Stage 2

Activity Centre Plans involving the Elsternwick Activity Centre. The final plans for Elsternwick were recently released on 26 June 2026.

- **Interim Heritage Controls** – Amendment C264 seeks interim heritage control over 28A Leamington Crescent, Caulfield East and 82 Booran Road, Glen Huntly (submitted 21 August 2024). This amendment is still awaiting a decision by the Minister for Planning.

Delays in decision making by the State Government in relation to progressing heritage amendments have occurred in many metropolitan municipalities. It is particularly an issue in areas where proposed heritage overlays and the State's Activity Centre Program intersect as evidenced in the delays in the heritage amendments for Caulfield, Elsternwick and Caulfield East and Glen Huntly. It is likely these delays will continue until the Activity Centre Program and subsequent planning scheme amendments to bring those controls into the centres is complete.

It is anticipated that up to 253 additional properties could be added to the Heritage Overlay if all properties within the McKinnon, Caulfield North and Caulfield South/Gardenvale amendments are approved.

New heritage guidelines to replace Planning Practice Note 1

Previously, planning practitioners had used Planning Practice Note 01 (PPN01) to guide decision making for heritage reviews and subsequent planning scheme amendments. This has now been replaced by the *Victorian Local Heritage Guidelines*, released by DTP on 29 May 2026. The guidelines are said to facilitate a more consistent and transparent approach to the assessment of local heritage significance and application of the Heritage Overlay. The new guidelines still contain the same criteria for heritage protection, and existing premises in the overlay require no additional planning work, however the new guidelines highlight the need to consider whether the introduction of heritage protection is appropriate, given housing growth requirements in a particular location. We will now need to consider the balance between heritage protection and housing growth in determining future heritage reviews.

The *Victorian Local Heritage Guidelines* note the following on this issue:

The council (will be) responsible for balancing the recommendations of the heritage consultant with other planning objectives by undertaking a comprehensive strategic assessment to decide whether the place should be included in the Heritage Overlay.

A comprehensive strategic assessment of a proposed Heritage Overlay should:

- *Identify all relevant state and local planning policies, including settlement, housing, activity centre and employment policies.*
- *Evaluate how the Heritage Overlay impacts the achievement of these policies and determine if it delivers a net community benefit.*
- *Recommend whether it is appropriate to proceed with the Heritage Overlay, including whether any changes are required to:*
 - *the extent of the Heritage Overlay, or;*
 - *council's strategic framework, structure plans, local policies or other strategic work as a result of the Heritage Overlay (to manage potential policy conflicts).*

Overall, the new guidelines provide a similar framework and criteria for seeking heritage protections, however there is greater emphasis placed on ensuring strategic planning work is holistic and requires officers to consider broader land use implications resulting from

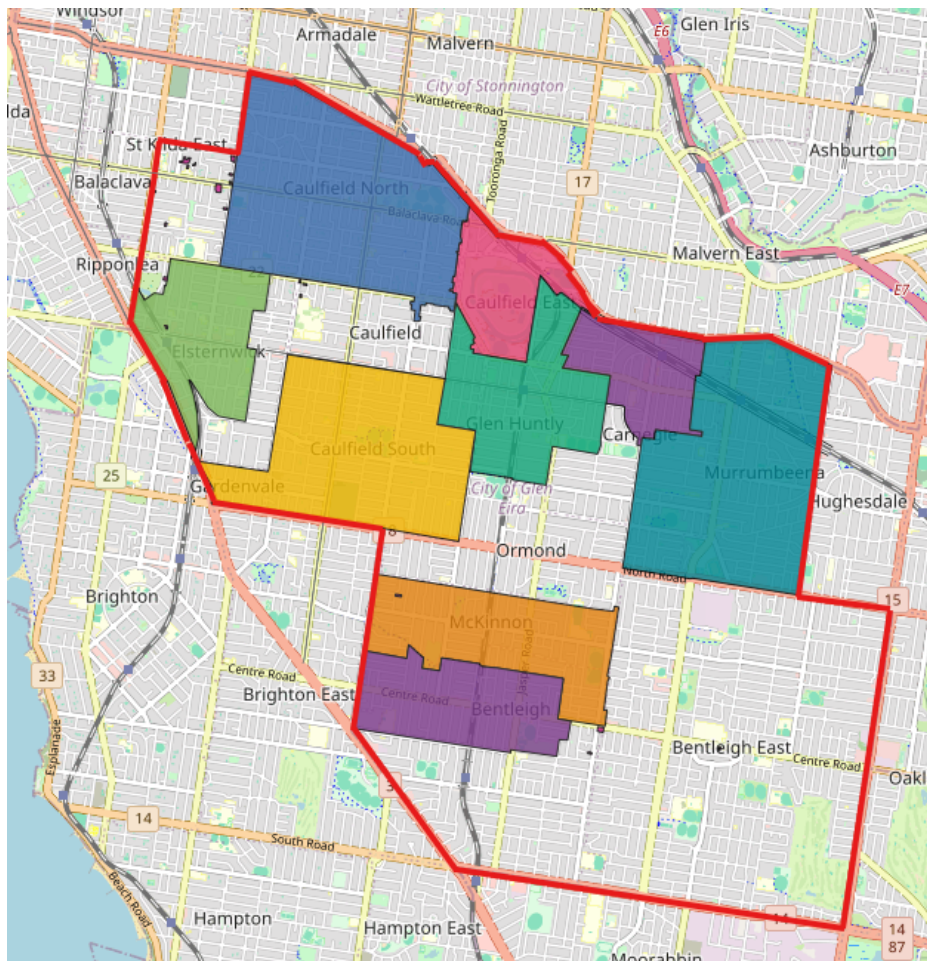
proposed Heritage Overlays. A copy of the *Victorian Local Heritage Guidelines* is attached to this report.

ISSUES AND DISCUSSION

Heritage in 2026 and 2027

As noted in last year's heritage work program review, owing to delays in previous heritage amendments, the rolling suburb-by-suburb review had faced some setbacks. However, there has recently been the progression of some heritage amendments including C240 (McKinnon), C246 (Caulfield North) and C260 (Caulfield South and Gardenvale).

Map 1 shows the areas reviewed for heritage since 2018.



Map 1: Areas reviewed for heritage significance 2018-2026

Over the upcoming 2026/2027 financial year officers will be embarking on a review of Caulfield. This is a smaller study area however completes the review of the entire Caulfield area as illustrated in Map 2 below.



Map 2: Caulfield heritage review study area – to be completed over the 2026/2027 year.

Continued advocacy for heritage in Activity Centres

The Activity Centres Program led by the Department of Transport and Planning (DTP) has, over recent years, significantly impacted strategic planning work in Glen Eira, with over 40% of the entire municipality covered by the core, inner and outer catchments of the nine Glen Eira activity centres included in the program.

This has led to significant concern in two regards, the first being the slow progression of our heritage amendments which are proposing heritage protection of places and precincts within Activity Centre cores and catchments and whether the introduction of additional heritage protections in these areas will be supported. The second concern lies with the implications that the new planning controls such as rezoning catchment areas to the Housing Choice and Transport Zone (HCTZ) and introduction of deemed to comply provisions will have on properties in existing Heritage Overlays. DTP has stated that there is no intention of removing existing Heritage Overlays as part of the Activity Centre Program. However, officers are still seeking clarity on how the HCTZ inner and outer catchment controls will be applied to both individually significant and precinct Heritage Overlays. There is currently only limited guidance on how we should consider and balance heritage and housing growth in these areas.

We are continuing to advocate and engage with DTP to progress stagnant heritage amendments as well as seeking further clarity on the interaction between new zoning and heritage.

Promotion and celebration of heritage in Glen Eira

As part of our initiatives to promote and foster heritage in Glen Eira, work has continued in the 2025-2026 financial year in installing heritage wayfinding and place-based signage. Over the past year, street signage has been installed in Rose Street Bentleigh, Vadrure Avenue, Bailey Avenue and Myrtle Street St Kilda East to raise awareness of heritage precincts along these streets.

We have also progressed more significant heritage wayfinding initiatives. New signage has been added as part of the Elsternwick Heritage Walking tour, which builds upon previous investments in shopfront signage on certain properties along Glenhuntly Road. The latest round of heritage wayfinding signage was installed along the Rosstown Rail Trail along

Rosanna Street and Marara Road, providing historical context to the development of Glen Eira and the Rosstown Railway alignment as a whole.

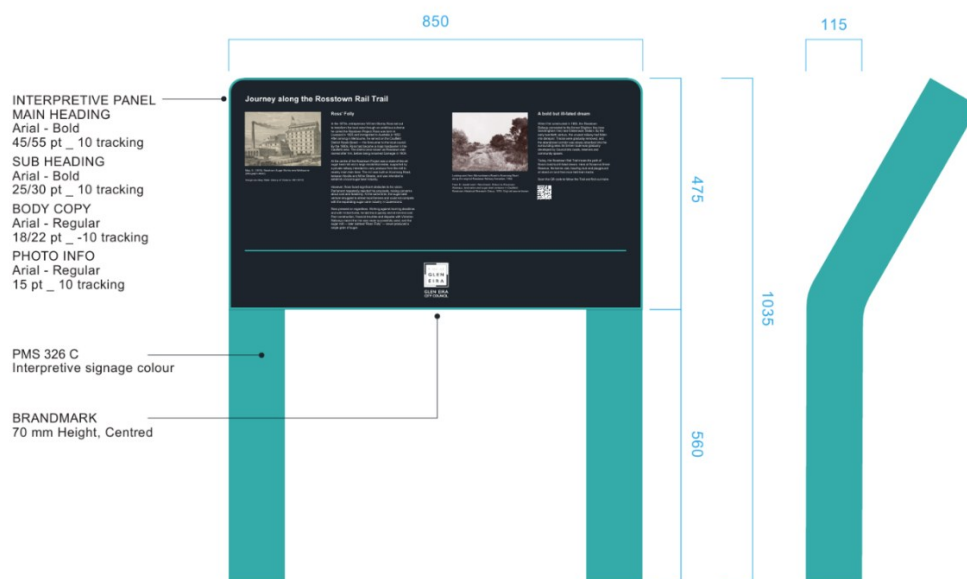


Image: Example of new heritage interpretive signage to be installed along the Rosstown Rail Trail

Communicating our heritage review work

We are continually engaging with the Glen Eira and Moorabbin Historical Societies. Quarterly meetings are held which provide an opportunity for sharing knowledge between the parties as well as highlighting Council's strategic work program to key local groups. Glen Eira's Heritage Webpage <https://www.gleneira.vic.gov.au/services/planning-and-building/heritage> is updated regularly to ensure that all of Council's adopted heritage reports are available online to download.

CLIMATE EMERGENCY RESPONSE STRATEGY IMPLICATIONS

Heritage protection does not prevent improvements to buildings to make them more sustainable and climate-resilient for the future. Planning permission may be required for external alterations and additions in a Heritage Overlay, which is assessed by the Urban Planning team on a case-by-case basis.

More specifically, the following items do not require planning permission if they are not visible from the street:

- Electric vehicle charging station
- Rainwater tank
- Solar energy system and associated household batteries

FINANCIAL, RESOURCE, RISK AND ASSET MANAGEMENT IMPLICATIONS

Costs associated with the preparation of heritage review reports and subsequent planning scheme amendments are covered by the annual City Futures operational budget.

POLICY AND LEGISLATIVE IMPLICATIONS

The *Planning and Environment Act 1987* requires councils to use their planning scheme to implement the objectives of planning in Victoria, including:

To conserve and enhance buildings, areas and other places which are of scientific, aesthetic, architectural or historic interest, or otherwise of special cultural value
(Section 4(1)(d) Planning and Environment Act 1987).

The approach outlined in this report accords with the requirements of the *Planning and Environment Act 1987*.

COMMUNICATION AND ENGAGEMENT

Council communicates with the local community throughout the heritage protection process, with a particular focus on owners and occupiers affected by a proposed Heritage Overlay. Once Council adopts a heritage review, affected owners and occupiers are notified in writing and provided with information about the amendment process, which commences once authorised. They are also notified in writing at the start of the exhibition phase. All heritage reports adopted by Council are made available on Council's website shortly after adoption.

The formal planning scheme amendment process for applying the Heritage Overlay to places and precincts includes public consultation through letters to affected owners and occupiers, as well as notices in *The Age* and the Victorian Government Gazette. Amendments are also advertised on Glen Eira's Have Your Say webpage, where all amendment documents are available for viewing. Community members and stakeholders, including referral authorities, may participate in the process by making submissions either in support of, or objecting to, an amendment. Submitters are kept informed throughout the amendment process.

LINK TO COUNCIL PLAN

Strategic Direction 2: Diverse, welcoming and accessible places

We have diversified housing options while maintaining local neighbourhood character

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any general or material conflicts of interest in this matter.

CONCLUSION

Despite some delays in our outstanding heritage amendments, there has been positive progress over the past year with a number of key heritage review areas.

- The McKinnon Heritage Review has been lodged with DTP and is now awaiting a final Ministerial decision.
- The Caulfield North, and Caulfield South and Gardenvale heritage reviews have been reviewed by an independent planning panel.
- The Murrumbeena and part Carnegie heritage review has been adopted by Council and lodged with the Minister for Planning for authorisation to exhibit.

Over the next year, the priorities for Council Officers will be continued advocacy to DTP about the progression of other heritage amendments which are still on hold and the commencement of a new heritage review for Caulfield, consistent with the new *Victorian Local Heritage Guidelines*.

OFFICIAL

Glen Eira heritage work programme

