Glen Eira Planning Scheme Review Report

October 2026

GLEN EIRA CITY COUNCIL

BENTLEIGH, BENTLEIGH EAST, BRIGHTON EAST, CARNEGIE, CAULFIELD, ELSTERNWICK
GARDENVALE, GLEN HUNTLY, MCKINNON, MURRUMBEENA, ORMOND, ST KILDA EAST

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Acknowledgement of Country

Glen Eira City Council acknowledges the Boon Wurrung/ Bunurong and Wurundjeri Woi Wurrung peoples of the Kulin Nation as Traditional Owners and Custodians and pays respect to their Elders past and present. We acknowledge and uphold their continuing relationship to land and waterways. Council extends its respect to all Aboriginal and Torres Strait Islander peoples.

1. Introduction

The Glen Eira Planning Scheme (the Scheme) is required to be reviewed regularly under Section 12B of the *Planning and Environment Act 1987* (the Act).

The purpose of the review is to enhance the effectiveness and efficiency of the Scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established by the Act.

The review must evaluate the Scheme to ensure that it:

- Is consistent with the Ministerial Direction on the Form and Content of Planning Schemes.
- Effectively sets out the policy objectives for the use and development of land within Glen Eira.
- Makes effective use of State and local planning provisions to give effect to State and local planning policy objectives.

The review is an assessment of the performance of the Scheme at a particular point in time and is intended to support the ongoing improvement of the planning framework. Reviews are typically undertaken within a year of a Council adopting a new Council Plan.

The *Glen Eira Council Plan 2025-2029* was adopted on 28 October 2025. Accordingly, this review is being undertaken in accordance with Section 12B(1)(a) of the Act.

The previous Planning Scheme Review was completed and endorsed by Council in November 2023.

Upon completion, this Planning Scheme Review Report will be submitted to the Minister for Planning in fulfilment of Council's statutory obligations under the Act.

Any changes identified through the review as necessary to improve the Scheme will be progressed through a separate planning scheme amendment process, including any statutory requirements for exhibition, consultation and approval.

Minister for Planning Directs Glen Eira to complete the Review of Planning Scheme by 31 October 2026

In March 2026, the Minister for Planning wrote to Council directing that the Planning Scheme Review be completed and submitted for approval by 31 October 2026.

Council is disappointed that it has been required to undertake this review at a time when significant State Government-led planning reforms are still being implemented, and their implications are not fully understood. Recent initiatives, including the Activity Centre Program, the *Victoria's Housing Statement* and associated planning reforms, have introduced substantial changes to the Glen Eira Planning Scheme. There are also further reforms to come that may have additional implications for planning in Glen Eira.

Since the introduction of the State Government's Activity Centre provisions in July 2026, almost 50 per cent of Glen Eira's neighbourhoods have become subject to these State-imposed planning controls. Requiring a comprehensive review of the planning scheme while

such significant reforms are still being introduced and assessed is not considered an orderly or effective planning process. Council is continuing to evaluate the impacts of these changes and what they will mean for the community over time.

Furthermore, the requirement to complete and submit the review within seven months has significantly limited Council's ability to undertake meaningful community engagement on an issue of such importance.

Council will continue to advocate for planning processes and Ministerial directions that are fair, reasonable and enable genuine community participation, while ensuring councils can properly assess and respond to the implications of major planning reforms.

Council was initially advised in January 2026 that the Glen Eira Planning Scheme did not have sufficient capacity to meet the 2051 housing target and that the Planning Scheme Review would need to address the housing capacity shortfall of 1,655 dwellings.

However, on 2 September 2026, Council was further advised that:

> *"Following the finalisation of state-led planning for Train and Tram Zone Activity Centres (TTZAC), HCAP's capacity assessment has been updated to reflect recently implemented zone and built form controls for these areas in the City of Glen Eira. Based on the update, DTP has assessed that the Glen Eira Planning Scheme now has sufficient capacity to meet its housing target."*

The Housing Capacity Assessment Platform (HCAP) now shows that the Glen Eira Planning Scheme has a 2051 Housing Capacity surplus of 1,722 dwellings. This is a substantial change, and Council is no longer required to address the previously advised shortfall. Planning Scheme Reviews Advisory Note, March 2026

In March 2026, the Department of Transport and Planning (DTP) released the *Planning Scheme Reviews Advisory Note* (March 2026) (refer to Appendix 2) and requested that all councils undertake their planning scheme reviews in accordance with the new guidance. The Advisory Note replaces *Planning Practice Note 32: Review of Planning Schemes*.

The Advisory Note outlines the matters that councils are expected to address as part of their 2026 Planning Scheme Review and requires the findings of the review to be reported to the Minister for Planning by 31 October 2026.

The review tasks outlined in the Advisory Note are grouped under the following themes:

- Local policy and planning tools
- Housing and residential development
- Settlement boundaries – not applicable to Glen Eira
- Green wedges – not applicable to Glen Eira
- Form and content
- Removing roadblocks to improvement
- Environmental risks

This review of the Glen Eira Planning Scheme addresses the matters and tasks identified in the Planning Scheme Reviews Advisory Note and provides recommendations for future strategic work and planning scheme amendments in response to the findings of the review.

A summary of Council's assessment and response to the Advisory Note review tasks is provided below.

Table 1 Advisory Note requirements

Advisory note requirement	Glen Eira Planning Scheme Review
Local policy and planning tools	
1. Identify any inconsistencies between local policies and state and regional policies in the Planning Policy Framework (PPF) resulting from changes made by Amendment VC283 (*Plan for Victoria*) and other amendments to the PPF since the last planning scheme review.	Changes are proposed to local policies to align with recent reforms, *Plan for Victoria* and current Council policies and strategies. Future Planning Scheme Amendments will be developed to undertake these changes. Refer to Section 5 of this report.
2. Identify any conflicts between local policies and schedules, and changed state standard provisions, including: – clause 52.06 (Car parking) – amended – clause 52.27 (Licensed premises) – deleted – clause 52.37 (Canopy trees) – new – clause 54 (One dwelling on a lot or a small second dwelling on a lot) – amended – clause 55 (Two or more dwellings on a lot and residential buildings) – amended – clause 57 (Two or more dwellings on a lot and residential buildings of four storeys) – amended	Changes are proposed to local policies and schedules to reflect changes in state provisions. Future Planning Scheme Amendments will be developed to undertake these changes. Refer to Section 5 of this report.
Housing and residential development	
3. Where DTP has advised that the planning scheme does not currently have capacity to meet its housing target, review residential zones and overlays in consultation with DTP to identify appropriate strategic responses to ensure the planning scheme has sufficient capacity as assessed by DTP's Housing Capacity Assessment Platform.	Does not apply to Glen Eira
4. Where DTP has advised that the scheme is likely to have capacity to meet its housing target, review policy, zones and overlays to	Applies to Glen Eira Council will review policy, zones and overlays.

ensure increased housing is enabled in appropriate locations, particularly where access to opportunities and services is highest.	Refer to Section 6 of this report.
5. Consider the distribution of housing capacity to meet the greenfield and established area housing targets for growth municipalities and major regional cities (Ballarat, Greater Bendigo and Greater Geelong).	Does not apply to Glen Eira.
6. Review the application of residential zones considering Planning Practice Note 90 *Planning for Housing* and Planning Practice Note 91 *Using the residential zones.*	Council will review the application of zones to ensure alignment with the updated PPN90 and PPN91. Refer to Sections 5 and 6 of this report.
7. Review any neighbourhood character policy in the context of the reforms to the residential development provisions.	Council will update policy as required to align with new residential code provisions. Refer to Section 5 of this report.
Settlement boundaries	
8. In rural and regional areas, identify settlement boundaries or identify issues to be resolved to establish a settlement boundary.	Does not apply to Glen Eira
Green wedges	
9. For councils required under Part 3AA of the Act to prepare, adopt and review green wedge management plans (that is, councils with green wedge land), consider the requirements of the *Ministerial Direction on the preparation and content of Green Wedge Management Plans* to ensure plans are in place for all green wedges and existing plans are reviewed and up to date in planning schemes.	Does not apply to Glen Eira
Form and content	
10. Resolve any inconsistencies in terminology with *Plan for Victoria* activity centres hierarchy and regional settlement hierarchy.	Council will update the strategic framework plan and policy content to reflect the *Plan for Victoria* designation of Activity Centres – Housing Choice and Station to centres in Glen Eira. Council will undertake additional strategic work to provide direction as to the function

	of its activity centres outside of housing growth. Refer to Sections 5 and 6 of this report.
11. Ensure all schedules align with their relevant schedule template.	Council will review and update schedules where required. Refer to Sections 5 and 7 of this report.
12. Review special purpose zones to ensure land use terms are up to date.	All special purpose zones will be reviewed and updated where required. Council's initial review indicates all these specific purpose zones still serve an appropriate purpose. Refer to Section 7 of this report.
Removing roadblocks to improvement	
13. Assess whether new *Victoria Planning Provisions* tools would be more appropriate to implement planning objectives. For example, the Built Form Overlay in place of existing overlays or the Precinct Zone in place of the Activity Centre Zone or Special Use Zone.	Council will review the various BFO schedules for consistency and update these as required. Council's review does not indicate the need to introduce the Precinct Zone into the Glen Eira Planning Scheme at this stage. Refer to Section 7 of this report.
Environmental Risks	
14. Identify where mapping of environmental risks should be updated.	No EAOs need to be removed from the Glen Eira Planning Scheme. Flood modelling has been updated for the municipality and implementation of new flood controls to align with climate change modelling is a priority for Council in collaboration with Melbourne Water. Refer to Section 8 of this report.

2. Council's 2023 Planning Scheme Review

This section summarises the findings of the 2023 Planning Scheme Review and provides an update on the status of the strategic planning projects identified in its associated work program.

Since the completion of the 2023 Review, Council has undertaken and progressed a substantial body of strategic planning work. However, the delivery and implementation of several key projects have been delayed, or their future progression remains uncertain, due to the introduction of the State Government's Activity Centre Program, *Victoria's Housing Statement* and associated planning reforms.

2023 Planning Scheme Review Key Findings

Council's 2023 Planning Scheme Review identified a significant program of strategic planning work that had either been completed or was underway. This included the preparation of Structure Plans for five major activity centres, Built Form Frameworks for three neighbourhood centres, adoption of the Housing Strategy, commencement of the Planning Scheme Rewrite project, and a number of heritage studies and reviews.

The Review concluded that this ongoing program of strategic work had positioned Council well to manage future growth and development across the municipality.

The 2023 Review also included a commitment to undertake a further review of the Glen Eira Planning Scheme in 2026, including engagement with the community and key stakeholders. At that time, it was anticipated that planning scheme amendments implementing Council's structure plans and Housing Strategy would have been completed, providing an appropriate basis to evaluate the effectiveness of those controls and identify any further improvements required.

However, significant planning reforms introduced by the Victorian Government since the completion of the 2023 Review, including the Activity Centre Program and housing reform initiatives, have substantially altered the strategic planning context. As a result, the circumstances anticipated in the 2023 Review have not eventuated, and a number of Council-led planning projects have been delayed, superseded or are awaiting further direction from the State Government.

2023 Work Plan Update

An update on the status of projects identified in the 2023 Planning Scheme Review Work Plan is provided in Table 2 2023 Work Plan Update.

Table 2 2023 Work Plan Update

Completed Projects are highlighted in **Green**

2023 Work Plan Update			
2023 Project	**Description of project**	**2023 Timeframe**	**2026 Update (completed actions highlighted green)**
Strategic Planning and Placemaking			
Bentleigh Major Activity Centre Planning Scheme Amendment	Planning controls to be implemented after Council adoption of the Structure Plan. Draft the controls, request Department of Transport and Planning (DTP) authorisation, exhibit, confer with Planning Panels Victoria and submit for gazettal.	2023/2024 (1-2 years)	**Authorisation refused** On 24 September 2026, DTP advised that planning scheme Amendment C262glen (Bentleigh Major Activity Centre Structure Plan) will not be authorised, due to the Minister for Planning's approval of GC285**.** Amendment GC285 implemented new controls for Bentleigh on 22 July 2026 as part of Stage 2 of the State led Activity Centre Program. Gazetted controls allow for similar heights to those adopted under the Bentleigh Structure Plan. Elements of the Bentleigh Structure Plan and Amendment C262glen not included in Amendment GC285 will be identified.
Carnegie Major Activity Centre Planning Scheme Amendment	Planning controls to be implemented following Council's	2023/2024 (1-2 years)	**Complete** Amendment C237 (Carnegie Structure Plan implementation) was supported by an independent Planning Panel and

	adoption of the Structure Plan in August 2022. Exhibition of controls complete. Next steps are to confer with Planning Panels Victoria and submit for gazettal.		submitted to the Minister for Planning for final approval in June 2024. In October 2024, Carnegie was included in Stage 1 of the State led Activity Centre Program. In March 2026 DTP approved Amendment C278glen which implemented the key strategic directions of the Carnegie Structure Plan 2022 as proposed by the Council led Amendment C237glen but replaced the DDO9 with Built Form Overlay Schedule 4 (BFO4). C278glen was initiated by DTP to give effect to the Carnegie to Oakleigh Activity Centres Plan prepared as part of the State Government led Train and Tram Zone Activity Centre Program. April 2026, DTP refused C237glen on the basis that C278glen was approved in March.
Elsternwick Major Activity Centre Planning Scheme Amendment	Planning controls to be implemented after Council adoption of the Structure Plan. Draft the controls, request DTP authorisation, exhibit, confer with Planning Panels Victoria and submit for gazettal	2023/2024 (1-2 years)	**Pending further advice from Minister for Planning** Amendment C256glen was authorised and completed exhibition in April 2025. Elsternwick was then included in Stage 2 of the State led Activity Centre's Program and did not proceed to an independent panel. Amendment GC285 implemented new controls for Elsternwick adopting the building heights and interfaces within the core as adopted under the Elsternwick Structure Plan. The new BFO controls were gazetted into the planning scheme on 22 July 2026.

			Minor aspects of proposed Amendment C256glen not implemented through Amendment GC285 will be identified.
Bentleigh East Neighbourhood Activity Centre Planning Scheme Amendment	Implement planning controls for endorsed Bentleigh East Neighbourhood Activity Centre Built Form Framework. Exhibit, confer with Planning Panels Victoria and submit for gazettal	2023/2024 (1-2 years)	**Complete** Amendment C247glen was approved by the Minister and incorporated into the scheme in July 2024. The Amendment introduced Design and Development Overlay Schedule 13 (DDO13) into the planning scheme to control the heights and setbacks of new development.
Glen Huntly Major Activity Centre Planning Scheme Amendment	Planning controls to be implemented following Council's adoption of the Structure Plan in September 2021. Draft the controls, request DTP authorisation, exhibit, confer with Planning Panels Victoria and submit for gazettal.	2023/2024 (1-2 years)	**Authorisation refused** On 24 September 2026, DTP advised that planning scheme Amendment C221glen-(*Glen Huntly Structure Plan* and the *Glen Eira Heritage Review of Caulfield East and Glen Huntly)* will not be authorised, due to the Minister for Planning's approval of GC285**.** Amendment C221 was submitted to DTP requesting for authorisation to exhibit in November 2023. The centre was then included in Stage 2 of the State led Activity Centres program in February 2025. Amendment GC285 implemented new controls for Glen Huntly Activity Centre on 22 July 2026. This included similar heights to those within the Glen Huntly Structure Plan. Elements of the Glen Huntly Structure Plan and Amendment C221glen including proposed heritage controls, were not included in Amendment GC285 and will be identified.

Neighbourhood Activity Centre Built Form Framework Development	Prepare new controls for additional Neighbourhood Activity Centres using a similar approach as Bentleigh East, Caulfield South and Caulfield Park. Possible Neighbourhood Activity Centres for consideration to include Murrumbeena, Ormond, and McKinnon.	2023-2026 (3 years and onwards)	**Paused – pending further review of activity centre hierarchy** Amendment C231 Caulfield South Neighbourhood Activity Centre controls approved October 2023. Amendment C243 Caulfield Park Neighbourhood Activity Centre controls approved October 2023. Place based investigations for Murrumbeena commenced. The State's Activity Centre Program and *Plan for Victoria* (2025) identified many of Glen Eira's train station based activity centres for further growth. Ormond, Murrumbeena and McKinnon (as a catchment area) are all within this program. New controls have been gazetted. Amendment GC270 implemented new controls for Murrumbeena and Hughesdale as part of the State's Carnegie to Oakleigh Activity Centre Plan. Amendment GC285 implemented new controls for Ormond and McKinnon on 22 July 2026 in line with the State's Caulfield to Bentleigh Activity Centre Plan 2026. Work program will review implications of new controls on McKinnon, Ormond, Murrumbeena and Hughesdale activity centres.
Planning Scheme amendment to Implement Housing Strategy (Zonings, local	Implement proposed changes to zones adopted by Council as part of the Glen Eira Housing Strategy 2022. Controls and schedules	2023/2024 (1-2 years)	**Authorisation refused** C255glen (Housing Strategy) was prepared including proposed changes to schedules, planning policy and zoning.

policy, Zone Schedule variations	drafted in 2023, with implementation in 2024.		In March 2024 Council requested that the Minister authorise Amendment C255glen for public exhibition. The *Victoria's Housing Statement*, *Plan for Victoria*, residential code reforms and Activity Centres Program have all impacted Amendment C255. On 4 September 2026, DTP advised that authorisation of amendment C255glen was refused. The amendment pre-dated significant State led changes including plan for Victoria, housing targets and the Activity Centres Program which have increased housing capacity through Glen Eira.
Integrated Transport Strategy Refresh	Refresh Integrated Transport Strategy as part of a 5-year review of the initial strategy adopted in 2018. Community consultation and changes to the Strategy in 2024/2025.	2024-2025 (1-2 years)	**Complete** Developed Glen Eira Integrated Transport Strategy 2018-2031 (2024 Refresh). Adopted by Council in June 2024. Each year, Council sets a budget and develops an action plan for implementation.
City Economy Plan	Prepare and implement a new City Economy Plan for business inclusive land uses.	2023/2025 (2-3 years)	**Paused** Progressed development of an Activity Centre and Economic Land Strategy focussing on hierarchy and land supply to meet Glen Eira's needs. Review relevance of plan following significant reforms impacting our activity centres. Assessment of the plan's scope and need to be reconsidered.

Sustainability and Environment			
Special Building Overlay (SBO) and SBO Planning Scheme Amendment	Continue to engage with Melbourne Water about implementing revised SBO, which accounts for new climate change modelling. Engage with the community and seek adoption by Council by late 2024. Implement changes to SBO within the Scheme. Request DTP authorisation, exhibit, confer with Planning Panels Victoria and submit for gazettal.	2023-2025 (2 years)	**Underway** Melbourne Water and Council finalised draft modelling in mid-2025. Modelling was revised to include hazard rating. Melbourne Water consulted on the draft flood extent in late 2025. Finalisation pending. Final flood mapping is expected to be released in late 2026. State government is anticipated to introduce new flood management controls in late 2026. Implementation of new flood management controls to reflect the updated flood mapping for Glen Eira is anticipated in 2026/2027. An amendment to introduce flood planning controls will be undertaken by Melbourne Water/State Government once the new State flood planning provisions are in place. This will then enable Glen Eira's flood modelling to be translated into zones and overlays and included in the planning scheme (expected first half of 2027).
Working Groups			
Inner South-east Metro Regional Group	Continue participation in group and provide input into the regional Land Use Framework Plan.	Ongoing	**No longer active**

	Opportunity to collaborate at a regional level.		
Elster Creek Catchment Group	Continue participation in group and provide input into achieving catchment improvements.	Ongoing	**Ongoing**
Council Alliance for Sustainable Built Environments (CASBE)	Continue participation in group and provide input into achieving improved built form outcomes for the environment.	Ongoing	**Ongoing**
Other			
Open Space Planning Scheme Amendment	Prepare an amendment to rezone new green spaces acquired through Council's Open Space Strategy to Public Park and Recreation Zone (PPRZ). Parks include Ames Avenue Reserve, Mackie Road Reserve, Porter Road Reserve, and Aileen Avenue Reserve.	2025-2026 (1-2 years)	**On hold** Some of these parks have been rezoned to the HCTZ as part of the State's Activity Centre Program. To be further actioned in 2026 workplan.
Planning Scheme Correction Amendment	Prepare an amendment based on errors within the scheme	2024 (1 year)	**Underway**

	highlighted by urban and strategic planning departments.		Some of these anomalies have been included in the relevant proposed structure plan amendments. Anomalies identified but not implemented will be addressed through a separate planning scheme amendment.
Social and Affordable Housing Strategy Refresh	Work with Community and Economic Development Department to update the Social and Affordable Housing Strategy.	2023 (1 year)	**Advocacy** Continue to support and provide planning advice where required.
Developer Contributions Provision	Provide for developer contribution requirements (or similar) within the Planning Scheme.	2024-2025 (1-2 years)	**Stopped** No longer required due to State's proposed introduction of Infrastructure Contributions Plans (ICP) and controls. Officers prepared submissions to the proposed ICP framework in February 2026 and draft ICPs for the Activity Centre Program in February and March 2026. ICP legislation and controls to be in place in late 2026 and will apply to the Activity Centre Program areas only, commencing in January 2027 for the Pilot Centres (Moorabbin and Chadstone) and July 2027 for Stage 1 and Stage 2 Centres. Review requirements and arrangements where applicable to Glen Eira. Monitor the effectiveness of the new ICP provisions.

Heritage			
Glen Huntly and Caulfield East Heritage Review Planning Scheme Amendment	Glen Huntly and Caulfield East reviews have concluded. Amendment C252 will implement the review with new properties following gazettal.	2023-2024 (1 year)	**Underway** Council requested the Minister for Planning to authorise the amendment (C252glen) in May 2023. Delayed by *Victoria's Housing Statement* and inclusion of Glen Huntly in the state led Activity Centre Program. Minister requested further information to support the authorisation request in August 2026. Officers now responding to request.
Caulfield South and Gardenvale Heritage Review Planning Scheme Amendment	Caulfield South and Gardenvale Heritage Review to conclude in 2024, followed by an amendment. Request DTP authorisation, exhibit, confer with Planning Panels Victoria and submit for gazettal.	2023/2024 (1-2 years)	**With Minister for Planning** C260 Panel report received and amendment adopted by Council 21 July 2026. The amendment was sent to the Minister for Planning for approval at the end of August 2026.
Caulfield North Heritage Review Planning Scheme Amendment	Caulfield North Heritage Review adopted by Council August 2023. Seek DTP authorisation. Exhibit, confer with Planning Panels Victoria and submit for gazettal.	2023 (1 year)	**With Minister for Planning** C246 Panel report received and amendment adopted by Council 21 July 2026. The amendment was sent to the Minister for Planning for approval at the end of August 2026.

McKinnon Heritage Review Planning Scheme Amendment	McKinnon Heritage Review adopted by Council July 2023. Seek DTP authorisation. Exhibit, confer with Planning Panels Victoria and submit for gazettal.	2023 (1 year)	**Approved** C240 Panel Report received supporting amendment. Council adopted the amendment and it was sent to the Minister for Planning for approval in May 2026. Amendment C240 approved and gazetted into planning scheme on 20 August 2026.
Heritage Review Program	Continue rolling suburb heritage reviews. Many areas already completed. Review for Caulfield South and Gardenvale to commence. Future reviews include Murrumbeena, Ormond, and Bentleigh East.	2023-2026 (3 years and onwards)	**Underway** *C257 – Elsternwick Structure Plan Heritage Review:* **Authorisation refused** Requested authorisation from the Minister for Planning in April 2024. On 4 September 2026, DTP advised that authorisation was refused as the amendment was impacted by Activity Centres Program and *Victoria's Housing Statement*. *C260 – Caulfield South and Gardenvale Heritage Review:* Exhibited and received a favourable panel report. C260 was adopted by Council in July 2026. Sent to Minister for final approval in September 2026. *C246 – Caulfield North Heritage Review:* Exhibited and received favourable panel report. C246 was adopted by Council in July 2026. Sent to Minister for final approval in September 2026. *Murrumbeena heritage review:*

			Progressed. Adopted by Council May 2026. Sent to Minister for Planning for authorisation to exhibit in June 2026. *Caulfield suburb heritage review:* To be progressed in 2026/2027. Statement of Significance and Citations update work continues.

Further strategic work undertaken since 2023 Planning Scheme Review

Council has also undertaken significant additional work outside the work plan since the 2023 Planning Scheme Review. This includes collaborating with State Government on key planning reforms and initiatives including the Activity Centres Program as well as further progressing Council's strategic planning initiatives.

The following table provides an overview of this additional work.

Table 3 Additional work since 2023

Project / Amendment	Description of project	Update (completed items highlighted green)
General Amendments		
C245 Caulfield Major Activity Centre Structure Plan Amendment	Preparation of planning controls for Planning scheme amendment. Lodgement of Amendment with Minister for Planning for authorisation.	**Authorisation refused** Council endorsed the amendment in May 2024. Amendment C245glen was sent to the Minister for Planning in June 2024, requesting Authorisation to exhibit. Caulfield was announced as part of Stage 2 of the Activity Centres Program in early 2025. On 15 October 2026, DTP advised that planning scheme Amendment C245glen (Caulfield Structure Plan and associated Heritage Review) will not be authorised, due to the Minister for Planning's approval of GC285. Amendment GC285 implemented new controls for Caulfield on 22 July 2026 in line with the State's Caulfield to Bentleigh Activity Centre Plan 2026. This included similar heights to those within the Caulfield Structure Plan. Elements of the Caulfield Structure Plan and Amendment C245glen including proposed heritage controls, not included in Amendment GC285 will be identified.

C257 Elsternwick Heritage	The amendment updates the Statements of Significance and alters the boundaries of two existing heritage precincts, updates the Statement of Significance for one existing heritage place, introduces two new heritage overlays to significant precincts within Elsternwick and rezones parts of the Elsternwick Major Activity Centre.	**Authorisation refused** Submitted to the Minister for Planning requesting authorisation in April 2024. On 4 September 2026, DTP advised that authorisation was refused as the amendment was impacted by Activity Centres Program and *Victoria's Housing Statement*. Elsternwick was part of Stage 2 of the State's Activity Centre Program. Heritage controls were not gazetted with the new planning controls for Elsternwick Activity Centre when they were approved in July 2026.
C269 Monash University Signage	Amends PUZ Schedule to replace Category 4 sign controls with part Category 1 sign controls and part Category 2 sign controls, to reflect the role and needs of Monash University.	**Complete** Gazetted 13 March 2026
C244 Elevating ESD targets		**Pending further advice from Minister for Planning** Request for authorisation lodged in 2023. With this amendment supported by numerous metro councils, the Minister should confirm its status given the three years that have lapsed.

Patterson Neighbourhood Activity Centre		**Deferred due to Activity Centre Program** Area around the Neighbourhood Activity Centre (NAC) is impacted by the Activity Centre Program. Review possible changes in the NAC as part of wider review of all activity centres in Glen Eira.
Housing Statistics		**Ongoing**
Heritage Amendments		
C251 Balaclava Road Group	Heritage Planning scheme amendment.	**Complete** Gazetted June 2025.
C258 387 Alma Rd, Caulfield North	Interim heritage controls for 387 Alma Rd, Caulfield North.	**Complete** Heritage amendment gazetted September 2024.
Submissions to Planning Reforms		
Activity Centre Program Pilot Centres for Moorabbin and Chadstone.	Throughout 2024, officers were involved with the pilot activity centres of Moorabbin and Chadstone.	**Complete** Council officers provided feedback and a written submission to the State Government in September 2024. Controls were gazetted as Amendment VC257 in early 2025.

Activity Centre Program Stage 1	May 2025 consultation commences for Stage 1 centres: including Carnegie, Murrumbeena and Hughesdale.	**Complete** Council officers provided feedback and a formal submission to DTP on planning controls and maps in late 2025. Officers worked closely with DTP in early 2026 on translating the proposed Carnegie DDO control into a BFO control. Controls were gazetted in March 2026.
Activity Centre Program Stage 2	DTP commenced Stage 2 in October 2025: • Elsternwick • Caulfield • Glen Huntly • Ormond • Bentleigh	**Complete** Council officers provided feedback and a formal submission to DTP on planning controls and maps in March 2026; Council endorsed the submission at the 7 April 2026 Council Meeting. Controls were gazetted in July 2026.
Parliamentary inquiry in VC257, VC267 and VC274 – April 2025	In April 2025, a Parliamentary Inquiry into VC257, VC267 and VC274 was announced and a call for submissions was made.	**Complete** Council officers made a written submission to the inquiry April 2025.
Amendment VC267	March 2025 – Amendment VC267 introduces new 'deemed to comply' provisions into the assessment of two or	**Complete** Council officers made a submission during the consultation period. On 31 March 2025, VC267 came into effect.

	more dwellings on a lot and residential buildings up to 3 storeys in a residential zone. (Clause 55).	
Submission regarding Victorian Housing targets	Council report endorsed September 2024.	**Complete** Submission lodged September 2024
Submission to *Plan for Victoria*	Submission noted and supported by Council.	**Complete** Council considered submission June 2024.
Submission regarding proposed amendments to *Planning and Environment Regulations 2026*	Officer feedback provided in relation to changes to planning scheme amendment process, impact categories for amendments and exhibition requirements	**Complete** Officer submission lodged August 2026

3. Glen Eira Council Plan 2025-2029

Since the 2023 Glen Eira Planning Scheme Review, Council has prepared the *Glen Eira Council Plan 2025–2029*. The plan reflects the needs and aspirations of everyone who lives, works and spends time in Glen Eira. Its strategic directions and objectives guide Council's other plans and the delivery of valued services and community infrastructure through to 2029.

The *Council Plan* responds directly to the Glen Eira 2040 Community Vision developed by the community:

- **Our Glen Eira: A thriving and empowered community working together for an inclusive and sustainable community.**

The *Council Plan* establishes four strategic directions to guide Council's work from 2025 to 2029. Each direction includes objectives designed to achieve positive community outcomes over the four-year period:

- Community safety, cohesion, health and wellbeing
- Diverse, welcoming and accessible places
- Environmental stewardship
- Innovative and financially sustainable

The Glen Eira Planning Scheme review and update must consider the new *Council Plan*, particularly by aligning planning policy with its strategic directions.

4. Planning reform and Amendments

Since the 2023 Glen Eira Planning Scheme Review, the State Government has made and continues to make, significant reforms to how planning works in Victoria.

These reforms provide important context for the 2026 Glen Eira Planning Scheme Review and have influenced many of the planning scheme amendments undertaken by both Council and the State Government in recent years.

Victorian Housing Statement September 2023

The Victorian Government released *Victoria's Housing Statement: The Decade Ahead 2024-2034* in September 2023. It recognises the need to increase housing supply to accommodate Victoria's growing population.

The *Victoria's Housing Statement* and associated actions including planning reforms, are designed to build an extra 250,000 homes over a ten-year period, to make sure Victorians can afford to live where they want, close to where they work, in thriving and sustainable communities.

Other initiatives from the *Victoria's Housing Statement* include reforms to create a modern, fit for purpose planning system and the development of a planning strategy to manage growth.

Plan for Victoria

Plan for Victoria was released in February 2025. It sets the state-wide vision for how Victoria will grow over time to be inclusive, liveable, sustainable, prosperous, and enriching. Its vision for Victoria has since been included in the Planning Scheme. It is the Victoria State Government's 30-year strategic land use plan.

Plan for Victoria is designed to replace *Plan Melbourne 2017-2050*.

Key aspects of *Plan for Victoria* relevant to Glen Eira include:

- Housing targets for each municipality in Victoria. Glen Eira is part of Middle Melbourne and has a target of **63,500 additional dwellings**.
- Creates a new designation for activity centres of **Activity Centres – Housing Choice and Station** and applies this to centres throughout Metropolitan Melbourne including all train stations in Glen Eira, shown in Figure 1 below.
- Provides direction on other designated activity centres not shown on the maps as continuing.
    - This includes activity centres like Caulfield South, Bentleigh East and Alma Village.

- Outlines **the Activity Centres Program** – where the state government takes on planning for certain centres to facilitate additional housing opportunities.
- Caulfield continues to be identified as an Education Precinct.

Plan for Victoria provides the following hierarchy for the future growth of Metropolitan Melbourne, as summarised in Table 4:

Table 4 Plan for Victoria hierarchy for the future growth of Metropolitan Melbourne

Hierarchy	Definition	Application to Glen Eira
Melbourne central city	*The state's central location for commercial, retail and entertainment, with major residential, sporting and cultural infrastructure and activities. It will expand into adjacent urban renewal areas.*	Not applicable to Glen Eira
Metropolitan activity centre	*A higher-order centre providing a diverse range of jobs, activities and housing for catchments well-served by public transport.* This includes Dandenong and Frankston.	Not applicable to Glen Eira
Suburban Rail Loop (SRL) precinct	*New metropolitan centres along the planned 90-kilometre orbital rail line across Melbourne's middle suburbs*	Not applicable to Glen Eira
Priority Precinct	*15 priority precincts including the first six SRL precincts.* This includes Cheltenham – Southland, Clayton and Monash (all SRL East precincts)	Not applicable to Glen Eira
Activity Centre – Housing Choice and Station	*An activity centre with sufficient public transport, facilities and services to be the location for large numbers of new homes.*	Applies to 13 stations in Glen Eira: • Carnegie • Murrumbeena • Hughesdale • Chadstone (catchment area only in Glen Eira) • Caulfield

		• Glen Huntly • Ormond • McKinnon • Bentleigh • Patterson • Moorabbin • Elsternwick • Gardenvale
Other designated activity centres	*Other designated activity centres will continue, as they do currently, to support thriving, productive and sustainable communities, environments and industries. If an activity centre is not currently or in the future designated as an Activity Centre – Housing Choice and Stations, it's not considered to be sufficiently well-connected or well-serviced to support large numbers of new homes.*	Applies to Glen Eira This includes Glen Eira's local and neighbourhood activity centres, such as Caulfield South, Bentleigh East and Alma Village.

Figure 1 illustrates the activity centres within Glen Eira that are designated as Activity Centres – Housing Choice and Station under *Plan for Victoria*.



Figure 1 Activity Centres - Housing Choice and Station in Glen Eira

Activity Centres Program

The Train and Tram Zones Activity Centres Program (AC Program) applies to 60 activity centres across metropolitan Melbourne. Through the program, the State Government has led the introduction of new planning controls to facilitate more housing close to jobs and transport.

The program is intended to maximise the use of existing infrastructure and leverage recent investment in Melbourne's transport network.

Glen Eira has been significantly affected by the AC Program with approximately 42 per cent of the municipality included within activity centre core and catchment areas. Glen Eira was involved in the Pilot, as well as Stage 1 and Stage 2 of the program across 10 of our activity centres:

- Moorabbin (Pilot centre – with Bayside CC and Kingston CC)
- Chadstone (Pilot centre – with Stonnington CC and Monash CC)
- Carnegie, Murrumbeena and Hughesdale (Stage 1 cluster extending to Oakleigh with Monash CC)
- Caulfield, Glen Huntly, Ormond and Bentleigh (Stage 2 cluster, also impacting McKinnon)
- Elsternwick (Stage 2 centre)

Activity Centre Plans have been developed for each centre to guide built form and infrastructure delivery. These plans have been implemented through application of the Built Form Overlay (BFO) across the core of each activity centre.

Land within the surrounding inner and outer catchment areas around the core has generally been rezoned to the new Housing Choice and Transport Zone (HCTZ) to encourage housing growth around the core of each activity centre.

These changes have resulted in substantial changes to planning controls across significant parts of the municipality.

Council has strongly advocated for the incorporation of its adopted strategic planning work into the Activity Centre Program. As a result, elements of Council's adopted Structure Plans have been reflected, to varying degrees, within the planning frameworks for Carnegie, Caulfield, Glen Huntly, Bentleigh and Elsternwick.

Both the Elsternwick Structure Plan and Carnegie Structure Plan have been included in the Glen Eira Planning Scheme as Background documents at Clause 72.08.

The AC Program has introduced substantial changes to the Glen Eira Planning Scheme since the completion of the 2023 Planning Scheme Review. The scale and extent of these changes have significantly influenced the strategic planning context for this review and will continue to inform Council's future strategic planning and planning scheme amendment program.

Planning Reform

Reform bills

The State Government has also undertaken two major reform bills which alter/will alter how planning works in Victoria:

- *Consumer and Planning Legislation Amendment (Housing Statement Reform) Act 2025*
    - Implements the *Victoria's Housing Statement* reforms making changes to the *Planning and Environment Act 1987* and *Victorian Civil and Administrative Tribunal Act 1998*.
    - Changes to planning scheme amendment processes to facilitate proponent led amendments and a new low-impact amendment pathway.
    - Changes to planning permit processes.
    - Changes to Planning Panel and hearing processes.
- *Planning Amendment (Better Decisions Made Faster) Act 2026*
    - Statutory planning framework changes to unlock housing and economic opportunities.
    - Introduces new planning permit and planning scheme amendment pathways that are proportionate to the complexity, risk and potential impacts of proposals.
    - Increases enforcement powers.
    - Limits third-party appeal rights to those who receive direct notification of a planning permit application.
    - Improves flexibility in how infrastructure contributions plans can be prepared and administered.

    Some reforms have commenced in June and August 2026. It will be fully operational by 29 October 2027.

In addition to these legislative reforms, the Department of Transport and Planning is reviewing the *Planning and Environment Act Regulations 2015*, preparing new Ministerial guidance, updating the Victoria Planning Provisions, and revising a range of planning practice notes and guidance materials.

Practice Notes, Advisory Notes and Guidelines

Recent planning reforms and planning scheme amendments have also led to changes to Planning Practice Notes (PPN) and the introduction of new and updated advisory notes, Ministerial Directions and Guidelines.

These includes the following changes of note:

- Victorian Local Heritage Guidelines (May 2026) and the revocation of PPN01 on Applying the Heritage Overlay.

- Advisory Note on Planning Scheme Reviews (March 2026) and the revocation of PPN32 on Planning Scheme Reviews.
- Revised PPN90 and PPN91, amended to accord with *Victoria's Housing Statement* and *Plan for Victoria*.
- Infrastructure Contribution Plan (ICP) controls application expanded and new Ministerial Direction released.

Planning Scheme Amendments

Numerous amendments have been made to the Planning Schemes in Victoria since the 2023 Planning Scheme Review.

Details of Council-led amendments (C Amendments), State Government Group Council amendments (GC) and Statewide Victorian Planning Provisions (VC) Amendments affecting the Glen Eira Planning Scheme are provided in Appendix 1.

Key Planning Scheme Amendments

Several significant planning scheme amendments have implemented the strategic directions of *Plan for Victoria* and of *Victoria's Housing Statement*. Of particular significance, Amendment VC257 which introduced new planning controls for activity centres, including the Built Form Overlay (BFO) and the Housing Choice and Transport Zone (HCTZ1 and HCTZ2).

Other key amendments have further facilitated housing development by introducing new residential development codes and processes to make it easier and faster to gain approvals. This included the introduction of deemed to comply measures and the removal of Council's ability to consider local policy and zone purposes in multi dwelling proposals.

- Amendment VC282: Clause 54 One dwelling on a lot or a small second dwelling on a lot code.
- Amendment VC267: Clause 55 Townhouse and Low-Rise Code
- Amendment VC300: Clause 57 Mid-Rise code for four to six storey residential development.

Additional statewide amendments have:

- Updated car parking requirements to better align parking provision with demand (Amendment VC277).
- Facilitated the development of small second dwellings (Amendment VC253).
- Introduced new provisions relating to canopy trees and urban greening (Amendment VC289).

Other amendments have introduced new planning controls for Glen Eira's activity centres as part of the State's Activity Centre Program and also introduced new planning controls to protect heritage and to guide development in some of our smaller centres.

Further reforms are anticipated, including changes relating to infrastructure contributions and flood management controls.

Council – C Amendments

Twenty Council-led planning scheme amendments were gazetted between the completion of the 2023 Planning Scheme Review and 31 July 2026.

Details of these amendments are provided in the Council Amendments table in Appendix 1.

Council has also submitted several planning scheme amendments to the Minister for Planning that are yet to be finalised. Four amendments have completed exhibition, while seven remain at the authorisation stage.

Many of these amendments seek to implement adopted Structure Plans, the Housing Strategy and heritage controls within major activity centres. Progression of these amendments has been affected by the State Government's Activity Centre Program and associated planning reforms. Further direction from the Minister for Planning on these amendments is required.

State – GC Amendments

Six Group Council (GC) Amendments affecting the Glen Eira Planning Scheme were gazetted between October 2023 and 31 July 2026.

While some amendments have had only a limited impact on the municipality, others have resulted in substantial changes to planning controls, particularly those associated with the Activity Centres Program, which now applies to approximately half of Glen Eira.

Further details are provided in the GC Amendments Table in Appendix 1.

Additional GC Amendments anticipated soon include:

- Flood Protections – implementation of new flood mapping for Glen Eira using new flood controls.
- Infrastructure Contributions Plan controls and provisions for Activity Centre Program locations.

State – VC (All Victorian Councils) Amendments

Fifty-seven VC Amendments affecting all Victorian planning schemes were gazetted between the completion of the 2023 Planning Scheme Review and 31 July 2026.

Many of these amendments implement reforms arising from *Victoria's Housing Statement* and *Plan for Victoria*, while others are administrative or have limited implications for planning outcomes within Glen Eira.

A summary of all VC Amendments affecting the Glen Eira Planning Scheme, together with an assessment of their impact on the municipality, is provided in Appendix 1.

Collectively, these amendments represent one of the most significant periods of change to the Victorian planning system in recent decades. The volume and scale of amendments introduced since 2023 have substantially altered the policy and statutory context of the Glen Eira Planning Scheme and provide important context for the findings and recommendations of this review.

5. Local policy, planning tools, form and content

This section responds to items 1, 2, 10, 11 and 12 of DTP's Advisory Note.

It reviews local planning policies and identifies clauses that need to be updated to address:

- *Inconsistencies between local policies and state and regional policies in the Planning Policy framework resulting from changes made by Plan for Victoria and other amendments to the PPF since the last planning scheme review.*
- *Any conflicts between local policies and schedules and changed state standard provisions.*

This section also addresses form and content:

- *Resolves any inconsistencies in terminology with Plan for Victoria activity centres hierarchy and regional settlement hierarchy.*
- *Refers to Activity Centre Hierarchy and maps and the need for them to be reviewed as part of a planning scheme amendment, due to changes resulting from the Activity Centre Program.*

Actions for the Strategic Work Plan arising from this part of the review are provided.

Local Planning Policy

A review of Glen Eira's local planning policy framework has been undertaken as part of this Planning Scheme Review.

This section responds to Items 1 and 2 of the Department of Transport and Planning's *Planning Scheme Reviews Advisory Note*, which relate to local policy and planning tools. It assesses the extent to which local planning policies remain aligned with State and regional planning policy, recent planning reforms and changes to the Victoria Planning Provisions.

The table below identifies recommended policy updates and areas requiring further investigation to ensure the local planning framework remains current, strategically justified and effective in supporting Council's adopted objectives, strategies and future planning outcomes.

Table 5 Local Planning Policy Review and Recommendations

Planning scheme Clause	Recommendation
Clause 02 Municipal Planning Strategy	
Clause 02.01 Context	
Clause 02.01-1 Our City	Update the policy where required to reflect any new features or changes within the municipality such as changes to the locality map to show new open space areas and reflect new terminology for economic and health facilities. Review and update the locality map as necessary to ensure it remains current and accurate.
Clause 02.01-2- Our Community	Update key demographic characteristics as required to ensure they reflect the most current population, social, economic and housing data for the municipality.
Clause 02.01-3 -Growth	Update this clause to replace reference to *Plan Melbourne 2017-2050* with the new *Plan for Victoria* and include updated population forecasts.

Clause 02.02 Vision	
Clause 02.02 Vision	Review and update this clause and the 'Vision' section to ensure alignment with Council's new Glen Eira Council Plan 2025-2029, including its vision, strategic directions and key priorities.
Clause 02.03 Strategic Directions	
Clause 02.03-1 Settlement and activity centres	Review and update this clause to ensure alignment with *Plan for Victoria*, the Activity Centre Program and recent planning reforms. The clause should: • Reflect the designation of Activity Centres - Housing Choice and Station Centres and identify the role of other centres within the municipality. • Identify housing growth opportunities and Council's housing capacity and targets. • Update the activity centre hierarchy/network, Activity Centre roles and objectives to reflect State policy.
Clause 02.03-2 Environment and amenity	Review references to Council's vision to ensure alignment with the current Council Plan. Review and update this clause as required to ensure consistency with relevant local strategies and applicable State policy. References to flooding should be reviewed and updated to ensure they reflect changes proposed by Melbourne Water and the Department of Transport and Planning.
Clause 02.03-3-Built Environment and heritage	Review and update clause to reflect: • recent planning reforms, including the introduction of deemed to comply assessments; and • reduced emphasis of State government policy on neighbourhood character. Update references to areas identified for minimal change, incremental change or substantial change, to ensure consistency with the updated PPN90 and PPN91. Review policy that refers to achieving an appropriate balance between built environment and heritage to ensure it reflects planning reforms and Council's strategic objectives regarding housing and heritage.

	Review references to heritage within this clause to ensure consistency with new State planning provisions.
Clause 02.03-4 Housing	Review references to locally adopted plans to ensure they remain relevant and consistent with the current planning framework following recent planning reforms. Amend or remove references where they are no longer supported by State policy or have been superseded by updated strategic planning directions. Review reference to 'substantial',' incremental' and 'minimal housing change' and ensure terminology throughout these clauses are updated to reflect *Plan for Victoria* and activity centre policies. Consider how we encourage housing that responds to demographic needs and provides diverse housing options throughout the municipality. Update statistics and include State government housing capacity targets.
Clause 02.03-5 Economic Development	Update this clause and the 'Opportunities' section to reflect the latest ABS Census data, together with current State Government strategies, recent planning reforms, *Plan for Victoria* terminology, and relevant Council strategies.
Clause 02.03-6 Transport	Review and update this clause to align with the Movement and Place Framework and the Integrated Transport Strategy 2018-2031 (2024 Refresh). Ensure the clause reflects current State Government policy and reforms relating to active transport, public transport accessibility, car parking provision, Metro Tunnel network access, and sustainable transport outcomes. Delete reference to level crossing removals as they have been completed.
Clause 02.03-7 Public open space, community facilities and infrastructure	Review references to open space provision to ensure they reflect activity centre planning initiatives and Infrastructure Contributions Plans opportunities. Emphasis should be placed on planning for open space networks, quality, accessibility and funding mechanisms to support population growth and intensification in designated activity centres.

	Review wording referring to drainage assets and flooding in line with the State Governments proposed flooding provisions. Update this clause to reference State Government led Infrastructure Contributions reform.
Clause 02.04 Strategic Framework Plans	
Clause 02.04-1 Strategic Framework Plans	Review activity centre classifications and change their designations to ensure they align with current Planning Practice Notes, housing targets and *Plan for Victoria*. This will include identifying centres as Activity Centres – Housing Choice and Station or otherwise as per their designation in *Plan for Victoria*. Update clause 02.04-1 Strategic Framework Plan and 02.04-2 Activity Centre hierarchy plan to ensure consistency with *Plan for Victoria*, current State planning policy and associated Planning Practice Notes.
Clause 11 Settlement	
Clause 11.03 Planning for Places	
Clause 11.03-1L Activity Centres	Undertake a review of this clause to align with recent reforms and Plan for Victoria. Update the policy and mapping to reflect the Activity Centre Program, planning controls and maps.

Clause 12 Environmental and Landscape Values	
Clause 12.01 Biodiversity	
Clause 12.01-1L Protection of Biodiversity	Update this clause to reflect Council's new Climate Emergency Response Strategy 2025-2029.
Clause 13 Environmental Risks and Amenity	
Clause 13.07 Amenity, Human Health and Safety	
Clause 13.07-1L Non-residential uses and development in residential areas	Review this clause to determine whether this policy requires further updates and refinement.
Clause 15 Built Environment and Heritage	
Clause 15.01 Built Environment	
Clause 15.01-1L Landscaping	Review this clause in the context of recent planning reforms, including clause 52.37 (Canopy trees) to ensure consistency with current State planning policy and tree canopy objectives. Review the clause against the Glen Eira Urban Forest Strategy (or further iterations) and update where required, to ensure alignment with Council's urban forest objectives.
Clause 15.01-2L-01 Building Design	Review this clause against planning reform changes and associated changes to the planning policy framework. Consider whether a centre specific policy approach remains appropriate, or whether centre specific references (such as Carnegie) should be removed and addressed through the relevant Built Form Frameworks.

Clause 15.01-2L-02 Environmentally sustainable development	Review this clause in the context of recent planning reforms, including the introduction of deemed to comply assessment, to determine whether existing policy and application requirements remain relevant and effective. Review the role of Sustainable Design Assessments having regard to the extent to which these matters are addressed through State policy and deemed to comply provisions.
Clause 15.01-5L Neighbourhood Character	Review this clause and the Neighbourhood Character Precinct Plan against recent planning reforms and current State Policy to ensure alignment.
Clause 15.03 Heritage	
Clause 15.03-1L Heritage	Review the heritage policy ensuring it is fit for purpose, reflecting the State Government's updated heritage guidelines and continuing to protect Glen Eira's valued heritage places.
Clause 16 Housing	
Clause 16.01 Residential Development	
Clause 16.01-1L-01 Housing Supply	Review and update this clause and the Housing Change Area map to align with current Victorian Government housing reforms, including the Activity Centres Program. The revised mapping should be consistent with adopted activity centre boundaries, core and catchment areas.
Clause 16.01-1L-02 Student accommodation	Review this policy to determine whether it remains relevant and necessary within the current policy framework.
Clause 16.01-1L-02L Housing affordability	Review and update where required to align with status and relevance of Glen Eira Affordable Housing Strategy and Statement and any proposed requirements introduced by the Department of Transport and Planning.
Clause 16.01-5L Residential aged care and	Review this clause to determine whether updates are required to ensure consistency with current State planning policy, planning reforms and Council strategies.

community care accommodation	
Clause 17 Economic Development	
Clause 17.02 Commercial	
Clause 17.02-1L Business	Review the clause in the context of the Activity Centre Program and economic work to be undertaken.
Clause 17.02-2L Out of Centre Development	Review the clause in line with the Activity Centre Program and economic work to be undertaken.
Clause 18 Transport	
Clause 18.02 Movement Networks	
Clause18.02-1L Walking **Clause 18.02-2L Cycling** **Clause 18.02-3L Public Transport** **Clause 18.02-4L-01 Road system and access** **Clause 18.02-4L-02 Car parking**	Review and update these policies to ensure alignment with the Integrated Transport Strategy 2018-2031 (2024 Refresh), Council's Parking Policy Review and other relevant Council strategies. Review and update clause 18.02-3L and the 'Policy Documents' section to ensure they reflect the Integrated Transport Strategy 2018-2031 (2024 Refresh), Council's Parking Policy Review and other relevant Council strategies.
Clause 19 Infrastructure	
Clause 19.02 Community Infrastructure	

Clause 19.02-1L Health facilities **Clause 19.02-2L Education facilities** **Clause 19.02-6L Public Open Space**	Review and update clause if required. Review and update the 'Policy Documents' in clause 19.02-6l section to ensure references remain current i.e. reference Council's Emergency Response Strategy 2025-2029.
Clause 19.03 Development Infrastructure	
Clause 19.03-2L Infrastructure design and provision	Review and update clause in line with Department of Transport and Planning proposed new provisions for Infrastructure Contribution Plans.
Clause 19.03-5L Waste Management	Review and update clause where required and ensure alignment with reforms to clause 55, 57 and 58.

The above analysis of Glen Eira's local policy content identifies the need to further review individual local policies and undertake specific strategic work. Changes to policy wording will be required to better align the local policy content with recent planning reforms. Specific actions arising for the Strategic Work Plan are outlined below.

Schedules

A review of zone, overlay and provisions schedules has been undertaken. This section responds to items 10, 11 and 12 of DTP's Advisory Note in relation to Form and content.

The review considers planning scheme schedules associated with zones, overlays and particular provisions, identifying:

- Any inconsistencies between local policies and schedules
- Any changed state standard provisions
- Any inconsistencies in terminology with *Plan for Victoria* activity centres hierarchy and regional settlement hierarchy
- Ensuring all schedules align with their relevant schedule template.

The table below identifies recommended changes and areas requiring further investigation.

Table 6 Schedule recommendations

Schedule	Recommendation
Zone Schedules	
Clause 32 Residential Zones	
Schedule 1 to Clause 32.04 Mixed Use Zone Glen Eira Mixed Use Areas	Review the appropriateness of the control and determine whether specific objectives and requirements should be included in the Schedule to support its intended operation.
Schedule 2 to Clause 32.04 Mixed Use Zone Land at 136-138 & 140-146 Glen Eira Road, Elsternwick.	Review whether this Schedule remains necessary and appropriate and determine whether it should be retained.

Schedule 3 to Clause 32.04 Mixed Use Zone Land at 641-685 North Road, Ormond	Review this Schedule in the context of the new Housing Choice and Transport Zone and the strategic role of the Ormond Activity Centre.
Schedule 1 to Clause 32.07 Residential Growth Zone Major Activity Centres.	Review this Schedule, including building height and built form provisions considering recent planning reforms.
Schedule 2 to Clause 32.07 Residential Growth Zone Strategic Redevelopment Sites	Review the appropriateness of this Schedule (Tovan Akas Avenue, Bentleigh) having regard to current strategic directions, surrounding land use and recent planning reforms. Assess whether existing controls remain relevant.
Schedule 1 to Clause 32.08 General Residential Zone Neighbourhood Centre Areas	Review this Schedule following planning reforms and changes to the State Planning framework. Align where required. Review heading and appropriateness.
Schedule 2 to Clause 32.08 General Residential Zone Tram Routes, Selected Main Roads and Residential Transition Areas.	Review Schedule following planning reforms and changes to the State Planning framework. Align where required.
Schedule 3 to Clause 32.08 General Residential Zone Infill Residential Development Sites.	Review Schedule following planning reforms and changes to the State Planning framework. Align where required.
Schedule 4 to Clause 32.08 General Residential Zone Residential Transition Area	Review Schedule following planning reforms to determine whether it remains appropriate as these areas are now zoned Housing Choice Transport Zone 2.
Schedule 1 to Clause 32.09 Neighbourhood Residential Zone Neighbourhood Residential Areas	Review the Schedule against planning reforms.

Clause 36 Public Land Zones	
Schedule to Clause 36.01 Public Use Zone	Review the permit exemptions and conditions applying to 5-7 Shepparson Avenue, Carnegie. Assess whether the existing provisions remain appropriate having regard to the current and future use of the Council car park and the parking requirements of the community centre and library.
Schedule to Clause 36.02 Public Park and Recreation Zone	Review the sign requirements applying to Caulfield Racecourse to establish whether any updates are required. Review the need for any other sign requirements to ensure the Schedule is fit for purpose in the PPRZ.
Clause 37 Special Purpose Zones	
Schedule 1 to Clause 37.01 Special Use Zone Caulfield Racecourse	Review this Schedule against any changes to land use and /or subdivision that may occur. Update land use terms as required.
Schedule 2 to Clause 37.02 Comprehensive Development Zone East Village Comprehensive Development Plan and Development Contribution Plan, Incorporated Documents	Review this Schedule to identify opportunities to support increased housing capacity, having regard to housing growth objectives and planning reforms. Review Comprehensive Development Plan and Development Contribution Plan following planning reforms and changes to the State Planning framework. Assess whether the existing requirements remain effective. Update land use terminology where required.
Schedule 2 to Clause 37.06 Priority Development Zone Caulfield Mixed Use Area	Update land use terms as required to accord with any changes in the VPPs.

Overlays	
Clause 42 Environmental and Landscape Overlays	
Schedule 1 to Clause 42.02 Vegetation Protection Overlay Kitmont Street Reserve and southern end of Boyd Park in the Outer Circle Railway Linear Park, Murrumbeena	Assess whether the overlay continues to be effective and determine whether any amendments are required.
Schedule 1 to Clause 42.03 Significant Landscape Overlay 21 Omama Road, Murrumbeena	Review this Schedule to ensure it remains current and accurate. Update the Schedule and associated map, where required.
Clause 43 Heritage and Built Form Overlays	
Schedule 1 to Clause 43.01 Heritage Overlay	Review this Schedule to ensure the application requirements remain relevant and consistent with State planning provisions. Amend or remove any requirements that are duplicated or no longer necessary. Review and assess whether further work is required in relation to Statements of Significance, having regard to the recent Victorian Local Heritage Guidelines.
Schedule 1 to Clause 43.02 Design and Development Overlay 219-221 East Boundary Road, East Bentleigh	Review to determine whether any updates are required.
Schedule 2 to Clause 43.02 Design and Development Overlay Fences – Kambea Grove, Caulfield North	Review to determine whether any updates are required.

Schedule 3 to Clause 43.02 Design and Development Overlay Fences – Prentice Street Elsternwick, Derby Crescent Caulfield, Clarinda Street Caulfield & Chestnut Street Carnegie	Review to determine whether any updates are required.
Schedule 4 to Clause 43.02 Design and Development Overlay Fences – Queens Avenue Caulfield East, Downshire Road, Elsternwick, St James Parade Elsternwick, Exhibition and Field Streets Mckinnon, Lindsay Avenue Murrumbeena, Oakdene Crescent Murrumbeena, Boyd Park Murrumbeena, Lydson Street Murrumbeena, Murray Street Elsternwick	Review to determine whether any updates are required.
Schedule 5 to Clause 43.02 Design and Development Overlay 1B-1C Tovan Akas Avenue, Bentleigh	Review Schedule to determine relevance and need of DDO on this land.
Schedule 11 to Clause 43.02 Design and Development Overlay Caulfield South Neighbourhood Activity Centre	Review and consider the Schedule considering planning reforms and housing targets. As part of this review, revisit the activity centre boundary to ensure it reflects anticipated housing outcomes and strategic policy direction.
Schedule 12 to Clause 43.02 Design and Development Overlay Caulfield Park Neighbourhood Activity Centre	Review and consider the Schedule considering planning reforms. As part of this review, revisit the activity centre boundary to ensure it reflects anticipated housing outcomes and strategic policy direction.

Schedule 13 to Clause 43.02 Design and Development Overlay Bentleigh East Neighbourhood Activity Centre	Review and consider the Schedule considering planning reforms.
Schedule 1 to Clause 43.04 Development Plan Overlay 2 Victor Road, Brighton East	Review and consider status of Development Plan and whether the DDO is still necessary. Consider whether the NRZ remains appropriate as site has already been developed.
Schedules to Clause 43.05 Neighbourhood Character Overlay Schedule 2: Edwardian Era Significant Character Areas Schedule 3: Interwar Era Significant Character Areas Schedule 4: Victorian and Edwardian Significant Character Areas Schedule 5: Queens Avenue, Caulfield East Schedule 6: Boyd Park Area, Murrumbeena	Review the content of provisions to align with changed State planning provisions.
Clause 44 Land Management Overlays	
Schedule to Clause 44.05 Special Building Overlay	This Schedule is intended to be replaced by new State Government controls. To be monitored.
Clause 45 Other Overlays	
Schedule to Clause 45.01 Public Acquisition Overlay	Review the Schedule application in Glen Eira to assess its relevance.
Schedule 1 to Clause 45.06 Development Contributions Plan Overlay	Review the East Village Development Contribution Plan

East Village Development Contributions Plan	
Schedules to Clause 45.09 Parking Overlay Schedule 1: Caulfield Mixed Use Area Schedule 2: Student Housing in Specific Areas Schedule 10: North Road, Ormond	Review the need for a Parking Overlay given changes to Clause 52.06.
Schedule to Clause 45.12 Specific Controls Overlay	Review whether any incorporated documents have expired and update the schedule accordingly.
Particular Provisions	
Clause 51 Provisions that apply only to a specified area	
Schedule to Clause 51.01 Specific Sites and Exclusions	Review whether incorporated documents have expired and update schedule accordingly.
Clause 52 Provisions that require, enable or exempt a permit	
Schedule to Clause 52.02 Easements, Restrictions and Reserves	Review whether any additional sites need to be included.
Clause 53 General requirements and performance standards	
Schedule to Clause 53.01 Public Open Space Contribution and Subdivision	Review schedule to determine whether any updates are required.
Clause 59 VicSmart applications and requirements	
Schedule to Clause 59.15 Local VicSmart applications	Review schedule to determine whether any updates are required.

Schedule 1 to Clause 59.16 Information Requirements and Decision Guidelines for Local VicSmart Applications.	Review schedule to determine whether any updates are required.
Operational Provisions	
Clause 72 Administration and enforcement of this Planning Scheme	
Schedule to Clause 72.03 What does this Planning Scheme Consist of?	Review schedule to determine whether any updates or corrections are required.
Schedule to Clause 72.04 Incorporated Documents	Review schedule to determine whether any updates are required.
Schedule to Clause 72.08 Background Documents	Review schedule to determine whether any updates are required. Replace outdated strategies with current versions, where required.
Clause 74 Strategic implementation	
Schedule to Clause 74.02 Further Strategic Work	Update relevant content to reflect the new strategic work plan.

The above analysis of Glen Eira's schedules identifies the need to further review individual schedules and undertake specific strategic work where required. Changes are also needed to ensure schedules are fit for purpose and align with recent planning reforms. Specific actions arising for the Strategic Work Plan are outlined below.

Form and Content – Map Anomalies

An important component of a Planning Scheme Review is identifying instances where the application of zones and overlays to land may not appropriately reflect the intended land use, ownership, development outcomes or strategic planning objectives.

Officers have undertaken an initial assessment of the Glen Eira Planning Scheme and identified several types of anomalies to be reviewed.

Anomalies identified include the following types:

- Land is within 2 zones:
    - The zone is the primary tool for guiding the use and development of land and all land is included in a zone. Zone application should consider the outcomes sought for the land and local planning policies.
    - It is common practice that land should only be in one zone rather than have different zones applying to different parts of a land title.
- Incorrect zone application
- Conflict between existing use and zone:
    - This may include the inappropriate application of public land zones to public land. Noting that public land zones may only be applied if the land is Crown land or is owned, vested in or controlled by a Minister, government department, public authority or a municipal council. Public land zones are intended to set out appropriate statutory requirements that apply to the use and development of the land. Examples include the incorrect public use zone schedule applied to drainage reserves and legacy zoning of parcels.
    - The existing use of the land is not for a use consistent with the intent of the zone applying to the land. For instance, car parks for hotels or commercial operations retaining the legacy residential zone rather than being in a commercial or mixed use zone.
- Application of overlays:
    - Overlay boundaries that do not align with parcel boundaries.
    - Overlays that have been applied incorrect properties.
    - Redundant, outdated or incorrect applied overlays.
- Commercial centre anomalies:
    - Land located in commercial areas but zoned residential and used for dwellings. This is prevalent in several of our strip shopping centres where residential land is bookended by commercial uses and zones or edge sites used for commercial activities are in residential zones and vis versa.

Further anomalies may be identified through the strategic work program arising from this Planning Scheme Review.

Where appropriate, identified anomalies may be resolved through future planning scheme amendments that update planning scheme maps and controls to better align zoning and overlay provisions.

6. Housing and residential development

The *Planning Scheme Reviews Advisory Note* includes the following recommendations relevant to Glen Eira's circumstances in relation to housing and residential development:

> *4. Where DTP has advised that the scheme is likely to have capacity to meet its housing target, review policy, zones and overlays to ensure increased housing is enabled in appropriate locations, particularly where access to opportunities and services is highest.*
>
> *6. Review the application of residential zones considering Planning Practice Note 90 Planning for Housing and Planning Practice Note 91 Using the residential zones.*
>
> *7. Review any neighbourhood character policy in the context of the reforms to the residential development provisions.*

The Department of Transport and Planning (DTP) has advised that the Glen Eira Planning Scheme does have sufficient capacity to accommodate the municipality's housing target. Accordingly, Item 4 of the *Planning Scheme Reviews Advisory Note* applies to Glen Eira and recommends Council continue to review its policies, zones and overlays to ensure increased housing remains enabled in appropriate locations.

The following discussion responds to Items 4, 6 and 7 of the Advisory Note.

Items 3, 5, 8 and 9 of the Advisory Note are not applicable to Glen Eira.

Glen Eira's housing target and capacity

According to *Plan for Victoria*, Glen Eira had 68,000 existing homes in 2023. It set a **housing capacity target for Glen Eira of 63,500 additional dwellings to 2051**.

On 2 September 2026, Council received a letter from DTP providing further guidance and expectations for housing capacity work as part of a planning scheme review. This letter outlines that DTP has re-assessed the housing capacity of the Glen Eira Planning Scheme. This update has resulted in the Glen Eira Planning Scheme now having **sufficient capacity to meet its housing target**.

The letter, consistent with the Advisory Note, advises that:

> *Council should still review policy, zones and overlays to ensure increased housing is enabled in appropriate locations, particularly where access to opportunities and services is highest. The zone and built form controls in the TTZAC are outside the scope of council's review. Outcomes of your planning scheme review are due to be reported to the Minister for Planning by the end of October 2026.*

HCAP – Housing Capacity Assessment Platform

The Housing Capacity Assessment Platform (HCAP) is a tool developed by the Department of Transport and Planning (DTP) to assist planning authorities in estimating housing capacity under different residential zoning scenarios. HCAP assesses the extent to which a

municipality's planning scheme can accommodate its allocated housing target and identifies any shortfall in capacity.

Councils **are obliged** to meet their housing targets.

Housing capacity is impacted when other controls and constraints affect the land, including heritage overlays, flood overlays, and canopy tree cover. This is reflected in HCAP.

HCAP also incorporates an assessment of **Access to Opportunities and other Services (ATOS)** to help determine where future housing growth should be directed. The ATOS assessment is embedded into the HCAP tool.

The HCAP assessment for Glen Eira indicates that State-led planning initiatives, primarily through the Activity Centre Program, will contribute approximately **45,600 dwellings**. This reflects the significant extent of State-led planning controls across the municipality, with approximately 42 per cent of Glen Eira now included within Activity Centre Program areas.

HCAP identifies that the Glen Eira Planning Scheme currently will have a **housing capacity surplus of 1,722 dwellings** by 2051.

ATOS – Access to Opportunities and other services

The Access to Opportunities and Services (ATOS) assessment measures proximity and access to key destinations and services, including public transport, employment opportunities, activity centres, supermarkets, medical services, education facilities and open space.

ATOS generates a score for individual locations based on their level of access to these opportunities and services. Areas with higher scores are considered more suitable locations for housing growth and increased residential densities.

The ATOS assessment assists in ensuring that future housing capacity is located in areas that align with the strategic directions of *Plan for Victoria*. Housing capacity created in higher-scoring ATOS locations contributes more strongly towards achieving municipal housing targets than equivalent capacity in locations with lower accessibility.

In Glen Eira, the **highest ATOS scores are generally concentrated around train stations, tram corridors and key road connections.**

This pattern is illustrated in Figure 2 ATOS Map for Glen Eira below.

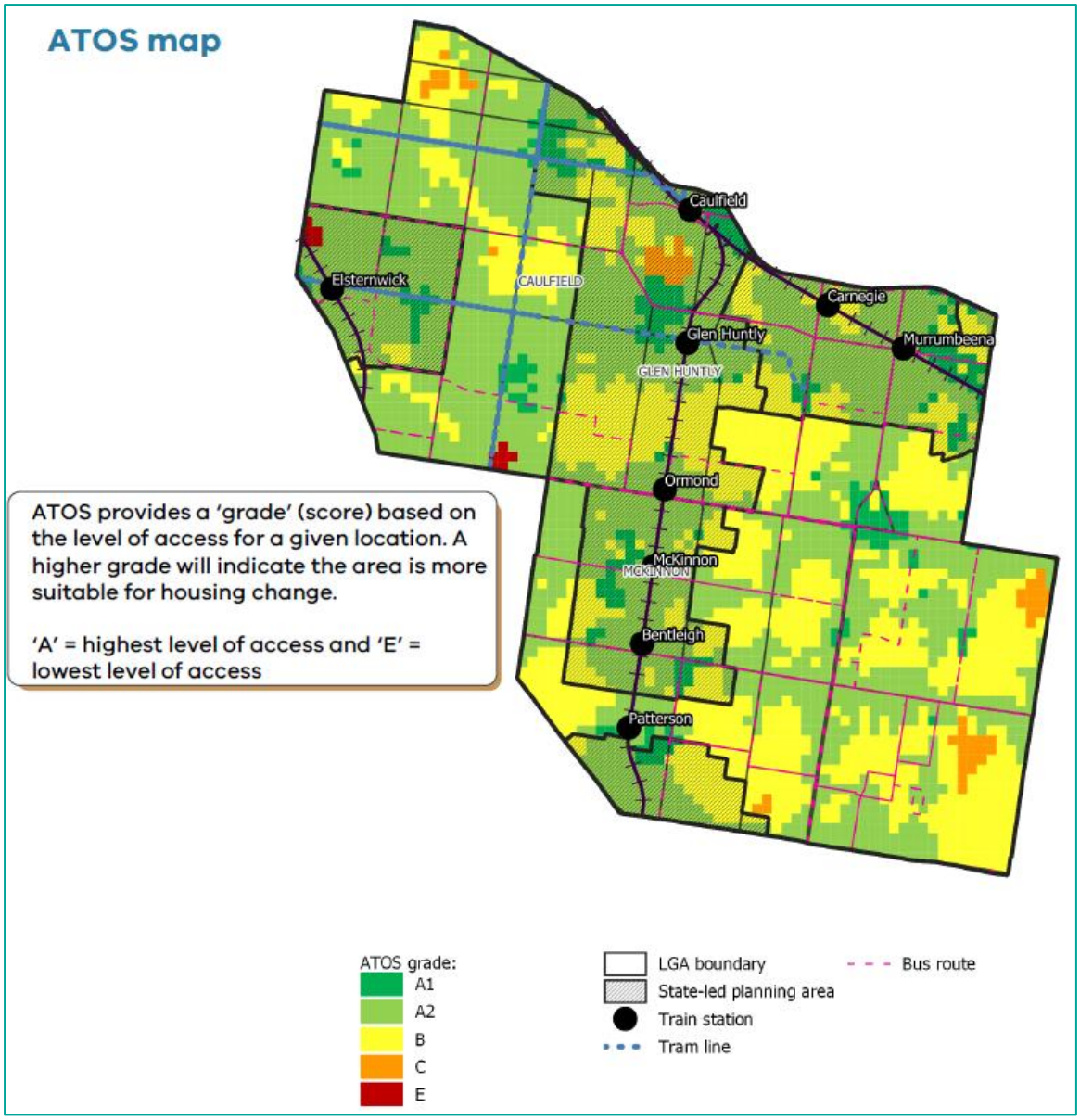


Figure 2 ATOS Map for Glen Eira (March 2026)

Opportunities to increase housing capacity

Direction on Planning for Housing

Planning Practice Note 90 – Planning for Housing (PPN90) provides guidance on planning for housing growth to meet housing targets and ensure planning schemes have sufficient capacity for new homes. PPN90 emphasises that strategic planning for housing should plan holistically for housing change and should develop a clear residential development framework that identifies:

- *A range of housing opportunities across the municipality to meet the 2051 housing targets specified in the PPF, as informed by HCAP.*
- *Substantial change areas with good access to jobs, public transport and community facilities.*
- *Incremental change areas.*
- *Minimal change areas where environmental constraints and landscape significance applies.*
- *How the conservation of special characteristics like heritage and neighbourhood character will be balanced with the need to meet housing targets with well-located homes.*

The housing change areas approach outlined in PPN90 is visualised in Figure 3 Housing change areas as per PPN90 below.

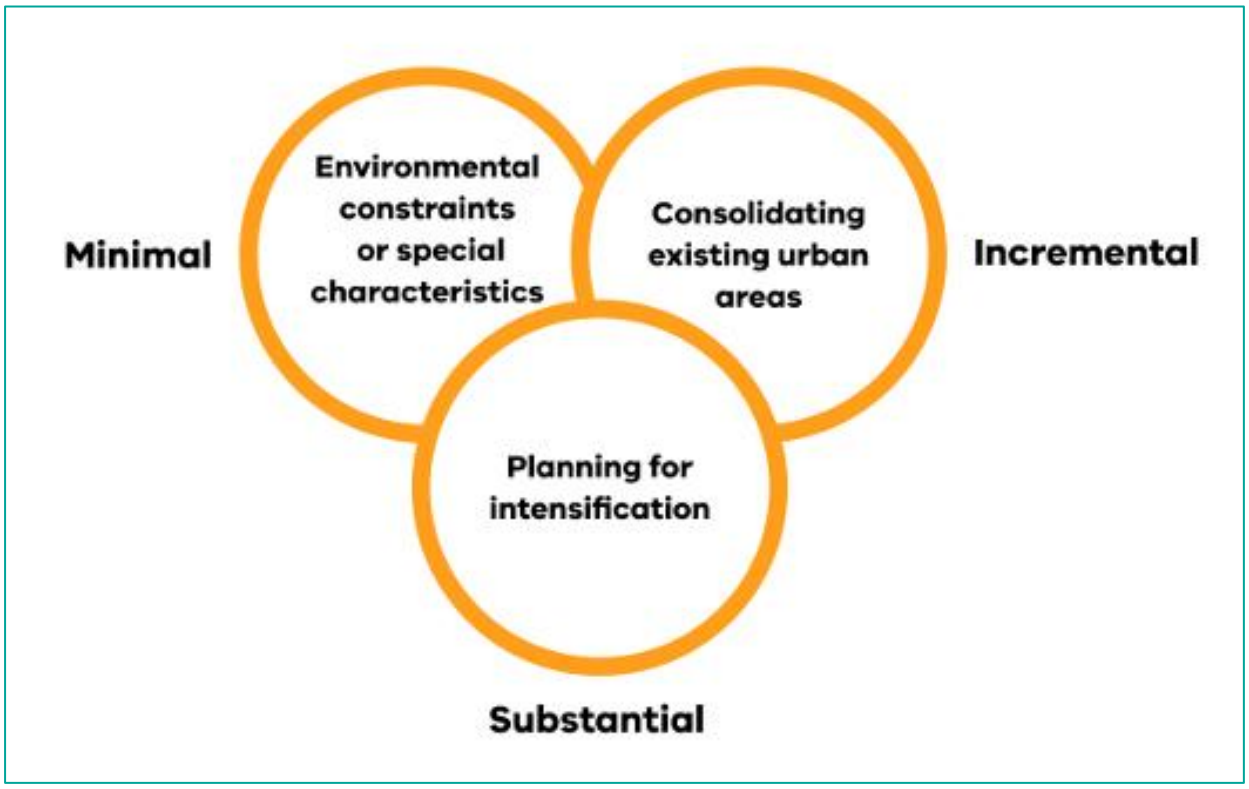


Figure 3 Housing change areas as per PPN90.

Table 7 PPN90 Housing Change Areas provides details on each housing change area as outlined in PPN90.

Table 7 PPN90 Housing Change Areas

Substantial Change Areas	Incremental Change Areas	Minimal Change Areas
• are close to jobs, public transport and community facilities and services (medium to high ATOS score) • facilitate housing growth that takes advantage of their proximity to jobs, services, and public transport. • make the most of strategic development areas or opportunity sites. • promote housing diversity. • result in a new built form.	• have capacity for housing growth and more diverse types of housing. • are close to jobs, services, facilities or public transport (low to medium ATOS score) • are where existing neighbourhood character will evolve and change over time with reference to the key identified neighbourhood attributes.	• have special characteristics that distinguish them from other parts of the municipality or surrounding area. • have special neighbourhood character, heritage, environmental, or landscape significance identified in the planning scheme. • are unsuitable for providing future housing growth. • tend to have overlays that reflect neighbourhood character, heritage, environmental or landscape significance or other physical constraints which may impact their capacity for change.

Direction for applying residential zones.

Planning Practice Note 91 Using the Residential Zones (January 2026) provides guidance on applying the residential zones and outlines the principles underpinning these zones. These principles will be considered in Council's review of policy, zones and overlays as required by the advisory note, and include:

- **Principle 1**: Housing change areas need to align with other strategic work to provide a residential development framework that clearly identifies future outcomes for an area.

- **Principle 2**: All residential zones support and allow increased housing inside established settlement boundaries, unless environmental constraints or special characteristics exist.
- **Principle 3**: The Housing Choice and Transport Zone promotes varied housing growth and supports lot consolidation around activity centres and well-serviced locations, close to employment, services and trains and trams.
- **Principle 4**: The Residential Growth Zone promotes housing growth in locations close to jobs, services and facilities serviced by public transport including activity centres.
- **Principle 5**: The General Residential Zone is a three-storey zone with a maximum building height of 11 metres.
- **Principle 6**: The density or number of dwellings on a lot cannot be restricted in the Neighbourhood Residential Zone unless environmental constraints or special characteristics exist.

PPN91 reiterates that residential zone selection must be based on the strategic outcomes being sought by the Municipal Planning Strategy and Planning Policy Framework, including providing sufficient capacity to achieve local housing targets.

The zone should reflect the true development capacity of land. If land is impacted by environmental constraints, then a residential zone should be applied that aligns with these attributes or constraints. ***If land has special characteristics*** *such as specific character or heritage,* ***then zones and policies should resolve these competing objectives in a way that will deliver the municipality's housing target****. Applying the right residential zone also provides the opportunity to apply local requirements to achieve preferred built form outcomes identified in the MPS and local policies.*

Residential zones for Substantial and Incremental housing change areas as outlined in PPN91 are:

- Mixed Use Zone (MUZ)
- Housing Choice and Transport Zone (HCTZ)
- Residential Growth Zone (RGZ)
- General Residential Zone (GRZ)

PPN91 notes that the Neighbourhood Residential Zone (NRZ) may be appropriate in Incremental and Minimal housing change areas.

As a general principle, applying a residential zone should align with either existing building heights if minimal or incremental housing change is planned for, or align with future building heights where substantial housing change is identified in strategic work.

7. Removing roadblocks to improvement

This section responds to Item 13 Of DTP's Advisory Note, which includes:

> *13. Assess whether new Victoria Planning Provisions tools would be more appropriate to implement planning objectives. For example, the Built Form Overlay in place of existing overlays or the Precinct Zone in place of the Activity Centre Zone or Special Use Zone.*

Use of VPPs

As part of the planning scheme review, consideration was given to whether any aspects of the Glen Eira Planning Scheme presented significant barriers to its ongoing improvement or whether any new Victorian Planning Provisions (VPPs) would be a more effective means of implementing planning objectives.

No significant roadblocks were identified, and the existing planning provisions generally remain appropriate. As indicated earlier in this report, specific consideration of individual schedules and policy will be made to ensure they remain fit for purpose (as per Actions 1 and 2).

Accordingly, there is unlikely to be any need to replace the current provisions with new VPPs to implement planning objectives at this stage.

Overview of VCAT decisions

Analysis of Victorian Civil and Administrative Tribunal (VCAT) planning decisions provides Council with a further opportunity to identify any other roadblocks to improvement in the Glen Eira Planning Scheme.

As set out in the figures below, the number of Council planning decisions being reviewed by VCAT has declined significantly since the 2023 Planning Scheme Review, continuing a broader downward trend. A range of factors are likely to have contributed to this outcome, including reduced development activity, a lower volume of planning applications, planning system reforms introduced by the Victorian Government, and changes to third-party review rights.

Council continues to achieve excellent results with VCAT matters. Since the 2023 Planning Scheme Review, approximately 57 per cent of appeals being resolved by consent rather than proceeding to be determined in a full Tribunal hearing.

Of the matters that proceeded to a Tribunal determination, VCAT supported Council's position in 22 of 26 cases, representing a success rate of approximately 85 per cent.

VCAT results are illustrated in Figure 4 – VCAT Appeal Types, Figure 5 – VCAT decisions, and Figure 6 – Number of appeals resolved by consent.

These results indicate that the Glen Eira Planning Scheme is generally operating effectively and that Council's planning decisions are well supported by the policy and statutory

framework. The review has not identified any systemic issues arising from VCAT decisions that would warrant significant changes to the structure or operation of the planning scheme. Notable VCAT decisions are outlined in Table 8 Notable VCAT decisions.

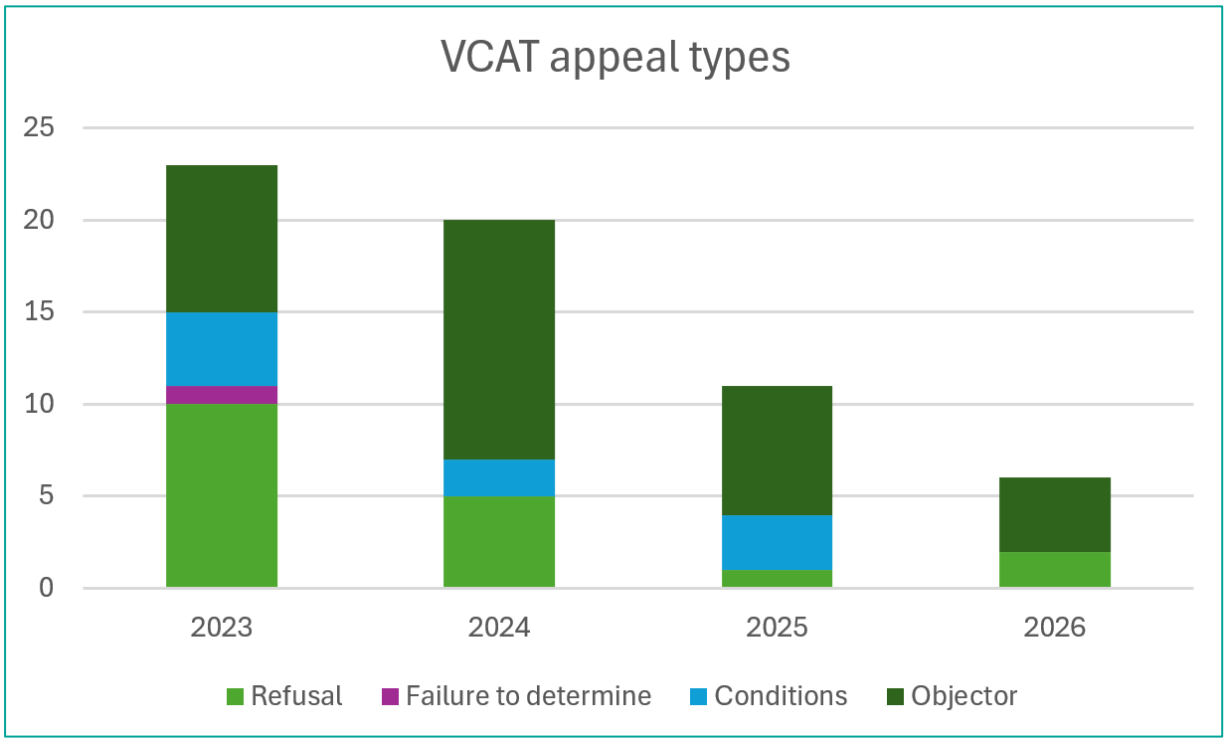


Figure 4 – VCAT Appeal Types

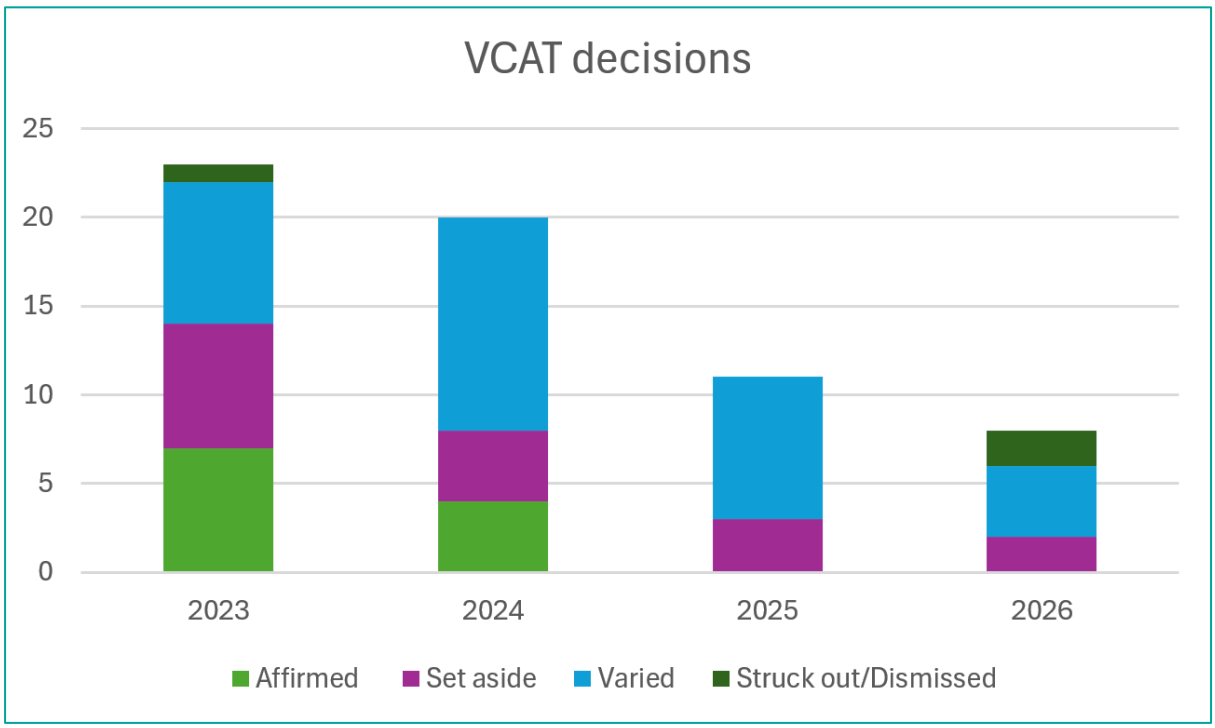


Figure 5 – VCAT decisions

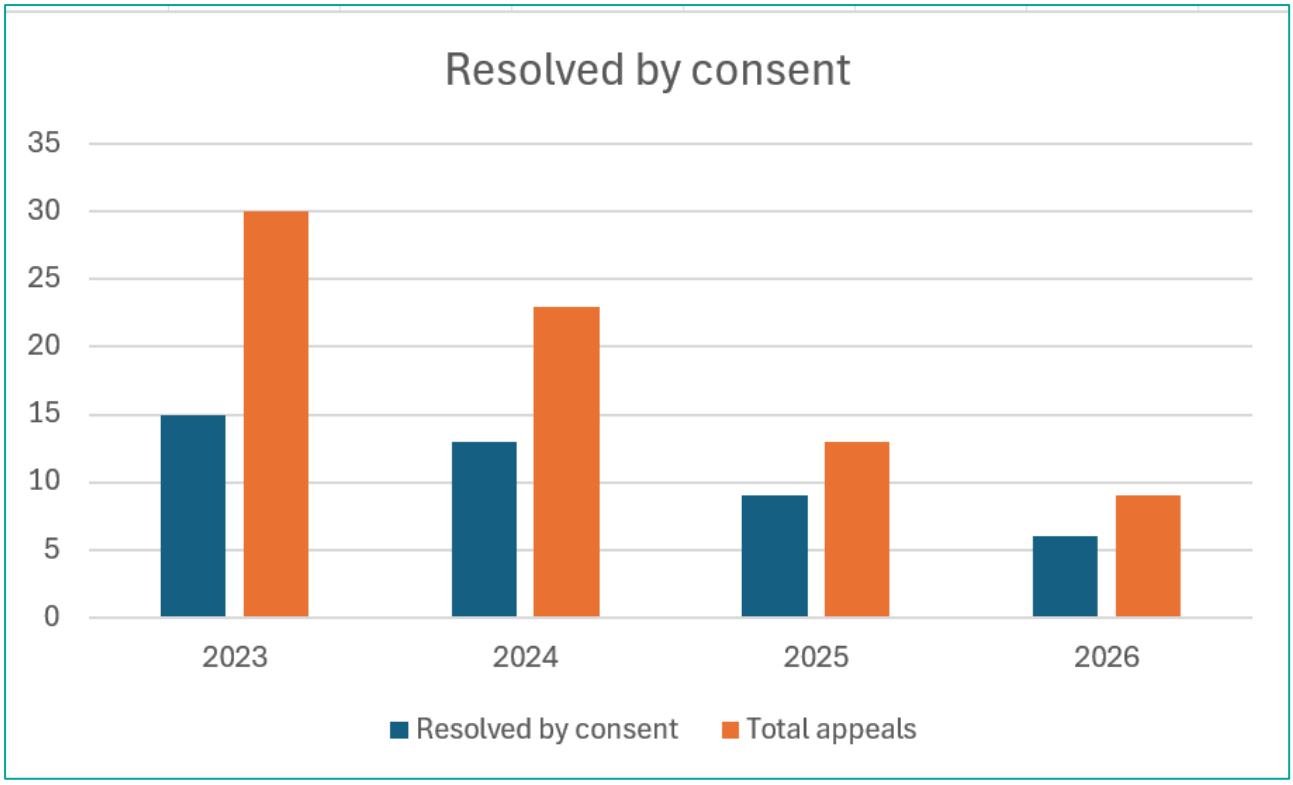


Figure 6 – Number of appeals resolved by consent.

Notable VCAT decisions

Of the 26 decisions made by the Tribunal, only the following decisions are considered relevant to this Planning Scheme Review.

Table 8 Notable VCAT decisions

Date decision reported to Council	Address and relevant zones	Proposal	Council decision	VCAT decision	Comment
17 January 2024	147 Koornang Road, Carnegie **(C1Z, DDO9 -now BFO)**	Use of the land for the purpose of a service station, construction of buildings and works for the service station, alteration of an accessway to land in a Transport Zone 2 and construction and display of signs.	Refusal	Refusal	• Application for the use and development of a service station and associated retail functions. • Council refused the application on grounds that the use and development were inconsistent with the DDO9 and Carnegie Structure Plan that sought more increased development outcomes, with potentially higher density residential. • VCAT determined to affirm Council's decision. In determining the matter, the Tribunal was not satisfied the proposed built form design response was appropriate with regards to the DDO9. As they found this to be fatal to the application, the Tribunal did not turn its mind to whether it was an under development. • Since the VCAT decision, the land has had the DDO9 removed and replaced with the BFO4. Of note, this site is identified as having built form of up to 24m.
15 August 2025	139-141 Hawthorn Road, Caulfield North	Construction of a three storey residential apartment building, a	Conditions appeal	Condition deleted	• Application for the construction of a three storey apartment building comprising 26 dwellings. • Council approved the application, however included a condition that car parking was to be provided on the land in accordance

	(GRZ, DDO12)	front fence exceeding 1.5m in height (to Halstead St), alter access in a Transport Zone 2 (Hawthorn Road)			with that set out in Clause 52.06 (Car parking). A reduction of four spaces was sought. • VCAT determined to vary Council's decision and delete the condition. • Since the VCAT decision, Clause 52.06 has been amended to now apply different car parking rates for the land. The same application lodged today would have a car parking requirement of zero spaces. It would also have a maximum requirement of 52 (two spaces per dwelling).

8. Environmental risks

The *Planning Scheme Advisory Note* includes the following requirement in relation to environmental risks:

> *14. Identify where mapping of environmental risks should be updated.*

Glen Eira continues to work with Melbourne Water and the State Government to update our flood mapping to reflect current and future (climate change) flood risk. This is anticipated to result in the application of new flood controls across the municipality in 2027. These changes will be a significant action in progressing climate awareness across the municipality. Flood risk, particularly the risk to life and property from stormwater inundation is the key environmental risk for Glen Eira.

9. Strategic Planning Work Plan 2026

The findings of this Planning Scheme Review have informed the preparation of a four-year Strategic Work Plan, set out in Table 9 Work Plan 2026.

The Work Plan establishes Council's priorities for future strategic planning work, including planning scheme amendments, policy updates, housing capacity investigations, implementation of State planning reforms and environmental risk management initiatives.

The program is intended to support the ongoing review and improvement of the Glen Eira Planning Scheme and ensure it continues to respond to changing planning priorities and community needs.

Progression of individual actions will be subject to Council's budget and resourcing processes.

Table 9 Work Plan 2026

Action	Responsibility	Timing
Action 1 – Review of Local Planning Policies Review local planning policies and prepare a planning scheme amendment to update clauses as required to address: • Inconsistencies between local, state and regional policies in the Planning Policy framework resulting from changes made by *Plan for Victoria* and other amendments to the PPF since the last planning scheme review, in particular. • Review and update Clause 02 Municipal Planning Strategy against current State policy, updated demographic data and Council's adopted policies and strategies. • Conflicts between local policies and schedules, changed state standard provisions and recent planning reforms.	City Futures	2027

• Updates to the activity centre network/hierarchy plan in line with *Plan for Victoria* and recent planning reforms. • The State Government's housing capacity targets. • Alignment with the Glen Eira Council Plan 2025-2029 and Council strategies. • Updates to ABS census dates and data.		
Action 2 – Zone and Overlay Schedules Prepare a planning scheme amendment that includes a review and update of relevant schedules identifying: • Any inconsistencies between local policies and schedules • Any changed state standard provisions • Any inconsistencies in terminology with *Plan for Victoria* activity centres hierarchy • Ensuring all schedules align with their relevant schedule template.	City Futures	2027
Action 3 – Activity Centres Review employment, commercial, industrial and economic needs of activity centres and other employment land where required. Noting that the Activity Centre Program is predominantly about facilitating greater built form to provide housing. Update the strategic framework plan to reflect the role and function of each activity centre and other employment land in the context of *Plan for Victoria*. This work will investigate rezoning opportunities that support appropriate and beneficial land use outcomes.	City Futures in consultation with Community and Economic Development.	2027

Action 4 – Heritage Review and update Clause 15.03 Heritage to ensure it remains fit for purpose, reflects the State Government's updated heritage guidelines and continues to protect Glen Eira's valued heritage places and precincts. Review Statements of Significance for existing heritage precincts to ensure alignment and consistency with the Victorian Local Heritage Guidelines May 2026. Prepare a planning scheme amendment to update the Schedule to 72.04 Incorporated Documents and the Schedule to Clause 72.08 Background Documents of the Glen Eira Planning Scheme to include updated Statements of Significance and relevant heritage studies, in accordance with the State Government's Victorian Local Heritage Guidelines (May 2026). Review and update where required, the Glen Eira Thematic Environmental History (Refresh) 2020 to ensure it comprehensively documents the different phases of human settlement and interaction in the City of Glen Eira that may have an impact on the physical environment.	City Futures	2028
Action 5 – Heritage Continue to advocate the progression of current heritage planning scheme amendment applications awaiting authorisation or a decision by the Minister for Planning. Progress Council's Heritage Review program including commencing new suburb reviews and progressing current and proposed heritage amendments. Upcoming heritage reviews include:	City Futures	2027-2029
• suburb of Caulfield	City Futures	2026/27
• suburb of St Kilda East and remainder of Elsternwick	City Futures	2027/28
• Ormond and remainder of Carnegie	City Futures	2028/2029

• Bentleigh East and remainder of Bentleigh	City Futures	2028/2029
Action 6 – Movement and Transport Review and update Clause 18.02 Movement Networks to reflect Council's Integrated Transport Strategy 2018–2031 (2024 Refresh), Council's Parking Policy and any other relevant Council strategies.	City Futures	2027/28
Action 7 – Moorabbin Built Form Overlay Review Schedule 1 to Clause 43.06 Built Form Overlay for Moorabbin to align with the other BFO Schedules in the planning scheme.	City Futures	2028
Action 8 – East Village Review the East Village Development Contribution Plan 2020, in accordance with the requirement for it to be reviewed every five years (or more frequently if required) for 20 years, and where changes are required, prepare a planning scheme amendment.	City Futures/Statutory Planning	2027
Action 9 – Infrastructure Contribution Plans Prepare internal procedures to implement the State Government's Infrastructure Contribution Plans for the Activity Centres Program.	City Futures/Statutory Planning	2027
Action 10 – Planning scheme anomalies Review all council land holdings and planning controls to ensure they are appropriately zoned and aligned with State Planning Provisions. Prepare a planning scheme amendment, where considered appropriate, to correct anomalies and administrative errors within the planning scheme to ensure it remains efficient and effective.	City Futures	2029

Action 11 – Melbourne Water Continue to support Melbourne Water and the State Government to implement new and updated planning controls for flood prone land based on updated modelling prepared by Melbourne Water.	City Futures	Ongoing
Action 12 – Background Documents Review Background Documents listed in the Schedule Clause 72.08 of the planning scheme to ensure they remain current and relevant. Where the review identifies changes, prepare a planning scheme amendment to amend the Schedule.	City Futures	2027
Action 13– Social and affordable housing Advocate for the State Government to provide clearer guidance on the implementation of social and affordable housing contribution provisions within the planning scheme.	City Futures	2027
Action 14 – Monitoring and evaluation Prepare a monitoring and evaluation framework to track progress on strategic objectives and inform evidence-based decisions. • Continue to monitor VCAT's interpretation and application of planning policy. • Monitor the implications of the Clause 54 and 55 deemed to comply applications. Monitor state and regional planning strategies and their impact on the Glen Eira Planning Scheme.	City Futures	2027

10. Appendix

Appendix 1: Amendments to the Glen Eira Planning Scheme

Table 10 Gazetted Council Planning Scheme Amendments

Gazetted Council Planning Scheme Amendments October 2023 – 15 October 2026		
Amendment	**Gazettal Date**	**Brief Description**
C231glen Caulfield South NAC Built form controls	20/10/2023	The amendment implements the recommendations of the Caulfield South Neighbourhood Activity Centre Built Form Framework by introducing Schedule 11 to the Design and Development Overlay (DDO11) to the commercial areas of the Caulfield South Neighbourhood Activity Centre.
C243glen Caulfield Park NAC Built form controls	27/10/2023	The amendment implements the recommendations of the Caulfield Park Neighbourhood Activity Centre Built Form Framework by introducing Schedule 12 to the Design and Development Overlay (DDO12) to the commercial areas of the Caulfield Park Neighbourhood Activity Centre.
C259glen Interim Heritage Overlay	27/03/2024	The amendment extends the expiry date of interim Heritage Overlay (HO221) applying to the Balaclava Road Victorian Group in Caulfield North for an additional six months until 30 September 2024.
C247glen Bentleigh East NAC	25/07/2024	The amendment implements the recommendations of the Bentleigh East Neighbourhood Activity Centre Built Form Framework by introducing Schedule 13 to

Built form controls		the Design and Development Overlay (DDO13) to the commercial areas of the Bentleigh East Neighbourhood Activity Centre.
C258glen Interim Heritage Overlay	5/09/2024	The amendment applies the Heritage Overlay to 387 Alma Road, Caulfield North on an interim basis until 31 March 2025.
C265glen Interim Heritage Overlay extension	26/09/2024	The amendment extends the expiry date of interim Heritage Overlay HO221, which applies to the Balaclava Road Victorian Group in Caulfield North, for an additional six months until 31 March 2025.
C266glen Interim built form controls extension DDO8, DDO9, DDO10	20/12/2024	The amendment extends the expiry date of interim Schedules 8, 9 and 10 to the Design and Development Overlay (DDO8, DDO9 and DDO10) which apply to the Bentleigh, Carnegie and Elsternwick Activity Centres respectively until 30 April 2025 (DDO8 and DDO9) and 31 December 2025 (DDO10)
C263glen Removes HO Murrumbeena railway station	23/01/2025	Removes Schedule HO132 to the Heritage Overlay (Murrumbeena Railway Station) to reflect the replacement of the station as part of the level crossing removal project

C268glen SCO for temporary synagogue	23/01/2025	The amendment applies a Specific Controls Overlay and associated Incorporated Document to facilitate a temporary place of worship (synagogue) at 168-172 Hotham Street, Elsternwick for a period of 24 months.
C271glen Interim Heritage Overlay extension	21/03/2025	Extends the expiry date of the interim Heritage Overlay which applies to 387 Alma Road, Caulfield North (HO297), for an additional six months until 30 September 2025.
C270glen Interim Heritage Overlay extension	24/03/2025	Extends the expiry date of the interim Heritage Overlay which applies to part of the Balaclava Road Victorian Group (HO221) in Caulfield North, for an additional six months until 30 September 2025.
C273glen Interim built form controls extension DDO8, DDO9, DDO10	28/04/2025	The amendment extends the expiry date of interim Schedules 8 and 9 to the Design and Development Overlay (DDO8 and DDO9) which apply to the Bentleigh and Carnegie Activity Centres respectively until 30 September 2026.
C267glen Murrumbeena station land development	29/05/2025	Combined planning scheme amendment and planning permit application to rezone the land to a Commercial 1 Zone and facilitate approval for the redevelopment of the land for an eight-storey mixed-use building and associated reduction in car parking and visitor bicycle parking.

C251glen Heritage overlay extension and updates	19/06/2025	Extends the existing Heritage Overlay 90 (HO90) to include four additional properties and renames the precinct to the Balaclava Road Victorian Group, deletes interim Heritage Overlay HO221, includes 10 statements of significance and one heritage design guideline as incorporated documents, activates tree and fence/outbuilding controls for selected properties within the Heritage Overlay and corrects anomalies and mapping errors in the Heritage Overlay.
C274glen Interim Heritage Overlay extension	25/09/2025	Extends the expiry date of the interim Heritage Overlay applying to 387 Alma Road, Caulfield North (HO297) from 30 September 2025 until 30 November 2026.
C275glen SCO for temporary synagogue	9/10/2025	Facilitates the temporary use of land and development of land at 140-146 Glen Eira Road, Elsternwick for a Place of Worship (Synagogue) by applying a Specific Controls Overlay (SCO9) and associated incorporated document. The amendment also makes changes to the incorporated document relating to SCO8 applying to the current temporary Synagogue at 168-172 Hotham Street, Elsternwick.
C276glen Interim built form controls extension DDO10	1/12/2025	The amendment extends the expiry date of the interim Schedule 10 to the Design and Development Overlay (DDO10) applying to the Elsternwick Activity Centre until 30 September 2026.

C269glen Sign controls Monash University	13/03/2026	Amends the Schedule to Clause 36.01 (Public Use Zone) to replace the existing Category 4 sign controls that apply to land at 860-874 Dandenong Road, Caulfield East with part Category 1 sign controls and part Category 2 sign controls, to reflect the role and needs of Monash University.
C278glen Carnegie Structure Plan controls	27/03/2026	Implements the Carnegie Structure Plan 2022 by rezoning land to Mixed Use Zone, applying the Built Form Overlay and making changes to the Municipal Planning Strategy and Planning Policy Framework. The amendment also deletes Design and Development Overlay Schedule 9 which will become redundant and makes consequential changes to the Glen Eira Planning Scheme.
C280glen Policy expiry date extension	24/04/2026	Extends the expiry date of the Neighbourhood Character Policy at Clause 15.01-5L of the Glen Eira Planning Scheme until 20 April 2028.
C282glen Mapping error corrections – Carnegie	21/05/26	The amendment corrects obvious and technical mapping errors arising from Amendments C278glen and GC270, by updating mapping of the Built Form Overlay Schedule 4 (BFO4) and Housing Choice and Transport Zone Schedule 1 (HCTZ1) to include all intended properties within the Carnegie Activity Centre.
C277glen S96A to 964-972 Dandenong Road and 4 Grange Road, Carnegie	06/08/2026	The amendment rezones the subject land from Industrial 1 Zone and Transport Zone to Commercial 1 Zone and applies an Environmental Audit Overlay to the site.

C240glen McKinnon Heritage Review	20/8/2026	Implements the recommendations of the McKinnon Heritage Review (GJM Heritage, June 2023) by introducing the Heritage Overlay to 13 new individual places and two new precincts, introducing Statements of Significance for each addition, amending the Statement of Significance for HO75 (Ormond and Environs Precinct) to remove a number of properties and place them into a separate Heritage Overlay, and making other consequential changes to the Glen Eira Planning Scheme.
C279glen Interim Heritage Overlay to 270-276 Glen Eira Rd, Elsternwick	28/08/2026	Applies the Heritage Overlay (HO176) to 270-276 Glen Eira Road, Elsternwick, on an interim basis until 31 January 2028.

Table 11 Council C Planning Scheme Amendments

Progressed Council Planning Scheme Amendments October 2023 to 15 October 2026			
Amendment	**Classification**	**Status**	**Brief Description**
C246glen Caulfield North Heritage Review	Exhibited	Adopted	The amendment proposes to implement the recommendations of the Caulfield North Heritage Review (2023) and the Kambrook Road Precinct and Elsner Residence heritage citations by introducing the Heritage Overlay to 18 individual places and 4 precincts. The amendment also introduces Statements of Significance for two existing heritage places, deletes 3 existing places and modifies the extent of existing Heritage Overlays.
C260glen Caulfield South and Gardenvale Heritage Review	Exhibited	Adopted	The amendment proposes to implement the recommendations of the City of Glen Eira – Caulfield South and Gardenvale Heritage Review (Volumes 1 and 2) (GJM Heritage Pty Ltd, March 2024) to include 16 individual places, three precincts and one group listing into the Schedule to the Heritage Overlay. The amendment also proposes to include revised Statements of Significance for two existing heritage precincts and corrects existing grammatical errors in the Schedule to the Heritage Overlay.
C256glen Elsternwick Structure Plan	Exhibited	Submissions under assessment On hold due to inclusion in the State's Activity Centre Program.	The amendment proposes to implement the Elsternwick Structure Plan (2023) by updating local planning policy in the municipal planning statement and planning policy framework, by introducing a new Design and Development Overlay (DDO10) that will replace the existing interim DDO10, by rezoning some land parcels and by making other consequential changes to the Glen Eira Planning Scheme.

Table 12 State GC Planning Scheme Amendments

GC Planning Scheme Amendments October 2023 to 15 October 2026			
Amendment	**Gazettal Date**	**Brief Description**	**Impact on Glen Eira?**
GC221 Minister as Responsible Authority	3/11/2023	Make the Minister for Planning the responsible authority for five properties she owns and remove her as responsible authority for one property that has been sold.	Minor
GC252 Pilot Activity Centres controls	11/04/2025	Facilitates the development of around 60,000 new homes within 10 activity centres and their catchments by 2051, consistent with the Planning Policy Framework (PPF) and the housing delivery objectives sought by *Victoria's Housing Statement*, Plan Melbourne 2017-2050 and the recently released *Plan for Victoria*.	Major Impacts Moorabbin AC and catchment area of Chadstone AC Introduces new heights limits and deemed to comply elements.
GC226 Level crossing removal controls – Caulfield to Dandenong	25/06/2025	Applies appropriate zone and overlay controls to land following the completion of the Caufield to Dandenong Upgrade Level Crossing Removal Project, to reflect the land ownership, status and as-built conditions of the relevant land parcels.	Minor
GC269 Error corrections	24/02/2026	GC269 corrects obvious or technical errors and makes consequential changes to local schedules to align with VC286.	Minor

GC270 Stage 1 Activity Centre Program controls	31/03/2026	Facilitates the development of new homes within 25 train and tram zone activity centres, grouped as Stage 1 of the Train and Tram Zone Activity Centres Program. The amendments do this by introducing new built form and height controls and applying those controls to the core of each activity centre, generally through new schedules to the Built Form Overlay (BFO). Also applies the Housing Choice and Transport Zone (HCTZ) to the catchments of each activity centre.	Major Impacts Carnegie, Murrumbeena and Hughesdale Activity Centres – core and catchment areas Introduces new heights limits and deemed to comply elements.
GC285 Stage 2 Activity Centre Program controls	22/07/2026	Facilitates the development of new homes within 23 train and tram zone activity centres, grouped as Stage 2 of the Train and Tram Zone Activity Centres Program. The amendments do this by introducing new built form and height controls and applying those controls to the core of each activity centre, generally through new schedules to the Built Form Overlay (BFO). The amendments also apply the Housing Choice and Transport Zone (HCTZ) to the catchments of each activity centre.	Major Impacts Caulfield, Glen Huntly, Ormond, Bentleigh Activity Centres – core and catchment areas including McKinnon. Introduces new heights limits and deemed to comply elements.

Table 13 State wide VC Planning Scheme Amendments

VC Planning Scheme Amendments October 2023 to 15 October 2026			
Amendment	**Gazettal Date**	**Brief Description**	**Impact on Glen Eira?**
VC246 Container Deposit Scheme	26/09/2023	Amendment VC246 introduces new land use controls in the Victoria Planning Provisions and all planning schemes to improve facilitation of Victorias Container Deposit Scheme. The amendment introduces a new land use term, Container deposit scheme centre, nested under Transfer station. The amendment also makes corrections to ordinance.	Minor
VC247 COVID 19 provisions	6/10/2023	Amendment VC247 extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.	No
VC241 Sign changes	17/10/2023	The amendment removes prohibitions for specified sign types for a Freeway service centre, Service station and Open sports ground in a zone where Category 4 - Sensitive areas sign controls apply.	No
VC253 Small second dwelling	14/12/2023	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement *Victoria's Housing Statement: The decade ahead 2024-2034* by making it easier to build a small second dwelling.	Minor New land use term
VC250 Gas connections	1/01/2024	The amendment supports Victorias Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.	Minor

VC249 Small second dwelling exemptions	15/01/2024	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by exempting development for a small second dwelling from Development Contributions Plan requirements and correcting typographical errors related to small second dwellings.	No
VC254 VPP changes	12/02/2024	The amendment makes changes the Victoria Planning Provisions and all planning schemes related to Birrarung-Bolin Framework Plan, Proof of continuous use, signs in the Transport Zone and State projects.	Minor
VC244 Corrections	16/02/2024	The amendment makes administrative corrections to Clause 72.04 and various schedules to Clause 72.04.	No
VC256 Omnibus	15/03/2024	General omnibus amendment	No
VC259 DPU transition extension	28/03/2024	The amendment changes the VPP and all planning schemes in Victoria by extending the transitional arrangements for a dependent persons unit for a period of 12 months.	Minor
VC261 DFP expansion	4/04/2024	The amendment expands the operation of the existing Development Facilitation Program (DFP) planning provisions that fast-track the assessment of significant economic development by enabling an application for renewable energy facility, utility installation and associated subdivision to be assessed.	No
VC252 Corrections	26/04/2024	Amendment VC252 changes the VPP and 64 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.	Minor

VC262 Fire prevention notice exemptions	16/08/2024	Amendment VC262 exempts applications to remove, destroy or lop vegetation that comply if a fire prevention notice has been issued under the Fire Rescue Victoria Act 1958.	No
VC270 COVID 19 extension	11/10/2024	Amendment VC270 extends the outdoor dining planning exemptions under clause 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) for a further 12 months.	Minor
VC263 Water supply catchments	22/11/2024	The Amendment makes changes to state policy relating to special water supply catchments and water quality, as well as improving references to the Catchment and Land Protection Act 1994 and updating references to policy documents	No
VC269 Future Homes	3/12/2024	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.	Minor New provision to facilitate housing
VC272 Emergency reconstruction	18/12/2024	The amendment modifies the timeframes at clause 52.10 (Reconstruction After an Emergency) from 5 to 7 years.	No
VC273 Government housing developments	19/12/2024	Amendment VC273 makes changes to clause 52.20 to apply to housing development that are wholly or partly funded by the Victorian or Commonwealth governments.	Minor Expands application of this provision

VC237 Liquor licence permit removal and other updates	14/01/2025	The Amendment changes the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replacing references to EPAs Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replacing existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, correcting typographical errors, updating formatting and ensuring language and references are accurate and up to date.	Minor Updates references
VC257 Introduces HCTZ and BFO for activity centre housing growth	25/02/2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with *Victoria's Housing Statement, The Decade Ahead 2024-2034.*	Major New controls for activity centres with deemed to comply elements and changes to notice and appeal rights.
VC274 Precinct Zone	28/02/2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with *Victoria's Housing Statement* and the Victorian Government's vision for priority precincts, including Suburban Rail Loop precincts.	Minor New zone for priority zones
VC266 DPU transition extended	3/03/2025	The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also updates the permit requirements for DPU proposals affected by particular overlays.	Minor

VC267 Townhouse and Low-Rise code (Clause 55 – up to 3 storeys) and 4 Storey Apartment standards (Clause 57)	6/03/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.	Major Deemed to comply assessments and approvals pathway for Clause 55. Removes most ability to consider zone purpose and policy provisions. Removes some appeal rights. Clause 55 now considers Neighbourhood Character, Liveability, External amenity and Sustainability.
VC276 Align schedules with Townhouse and Low-Rise code	2/04/2025	Amendment VC276 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and correct technical errors resulting from Amendment VC267.	Major Removes many of the variations in NCO and zone schedules.
VC280 Great Design Fast Track provision	7/04/2025	Amendment VC280 introduces the Great Design Fast Track into the Victoria Planning Provisions and all planning schemes in Victoria. The Great Design Fast Track implements a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments.	Major New assessment pathway which allows for greater heights for certain developments.

VC281 Yarra Strategic Plan provisions	14/04/2025	Amendment VC281 makes changes to the Victoria Planning Provisions and 34 planning schemes by amending clause 12.03-1R (Yarra River protection) to implement stage one of Burndap Birrarung burndap umarkoo, the Yarra Strategic Plan 2022-2032, February 2022. The amendment also introduces clause 51.06 to ensure responsible public entities have regard to the principles specified in the Yarra River Protection (Wilip-gin Birrarung murron) Act 2017.	No
VC275 Outdoor dining exemption	27/06/2025	The amendment introduces a planning exemption for outdoor dining on public land	Minor
VC286 Removal of Licensed premises permit	1/07/2025	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.	Minor Permits no longer required.
VC258 DFP provision improvements	4/07/2025	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.	No
VC282 New Clause 54 provision – Single Home Code	11/08/2025	The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing a new clause 54 (One dwelling on a lot or a small second dwelling on a lot), making consequential changes to give effect to the new residential development planning assessment provision and correcting technical errors made by Amendment VC267.	Major Deemed to comply pathway introduced. New residential standards. If certain standards are met the application must be assessed through VicSmart.

VC279 Minor utility installation definition	21/08/2025	The amendment makes changes to the land use definition of Minor utility installation in the Victoria Planning Provisions and all planning schemes to ensure the appropriate planning assessment of large battery storage systems.	No
VC283 Implements *Plan for Victoria*	2/09/2025	The Amendment changes the Victoria Planning Provisions and all planning schemes in Victoria to implement *Plan for Victoria* (Department of Transport and Planning, 2025), update and introduce policy, remove reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and make general drafting improvements and clarifications.	Major Introduces housing targets, new activity centre hierarchy and designations. Major changes to policy direction.
VC268 Victorian Transmission Plan	5/09/2025	Amendment VC268 is required to give effect to the Victorian Transmission Plan and update strategies to facilitate renewable energy development in declared renewable energy zones. Changes to references to the Climate Action Act 2017 are required to ensure that planning schemes are accurate.	No
VC292 Corrections to Clause 54	11/09/2025	Amendment VC292 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to include reference to the Neighbourhood Character Overlay (NCO) in the 'Application' section of clause 54 that was inadvertently omitted by Amendment VC282.	Minor
VC289 Canopy Tree permits and provisions	15/09/2025	Amendment VC289 introduces a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) into the Victoria Planning Provisions (VPP) and all planning schemes. Minimum canopy tree replacement requirements will apply to an application to remove a canopy tree. The amendment is required to implement Action 12 of *Plan for Victoria* to protect and enhance canopy trees.	Major Canopy tree removal permits now needed.

VC288 VicSmart extension to 2 dwellings and 2 lots	18/09/2025	The amendment extends the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots.	Major Alters how 2 dwelling and 2-lot subdivision applications are processed.
VC296 COVID 19 extension	17/10/2025	Amendment VC296 reinstates the operation of the existing coronavirus (COVID-19) pandemic and recovery exemption planning provisions until 30 June 2027.	No
VC294 Sign provision changes	27/10/2025	Amendment VC294 reforms sign provisions to exempt specified signs from planning permit requirements and remove mandatory permit expiration dates for most signs.	Minor
VC291 Native vegetation guidelines	30/10/2025	Amendment VC291 updates the Victoria Planning Provisions and all planning schemes to replace the Guidelines for the removal, destruction or lopping of native vegetation, 2017 with the version published in 2025 and amend clause 66.01 (Subdivision Referrals) to enable the direct referral of planning applications to Fire Rescue Victoria for the existing fire hydrant referral matter.	Minor
VC295 Name changes – VIDA Roads	7/11/2025	The amendment changes the VPP and all planning schemes to align the provisions with the new name for Major Road Projects Victoria (MRPV) to VIDA Roads.	Minor
VC297 SRL minor projects facilitation	19/11/2025	Amendment VC297 creates an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East.	No

VC301 Corrections to canopy tree requirements	21/11/2025	Amendment VC301 corrects Clause 52.37 table of permit exemptions to ensure public authorities and municipal councils do not require a permit to remove, destroy or lop a canopy tree to construct or maintain the transport system.	Minor
VC298 Level Crossing Removal provision updates	25/11/2025	Amendment VC298 updates Clause 52.03 to reflect the Level Crossing Removal Projects (LXRP) name change to Victorian Infrastructure Delivery Authority (VIDA) Rail and expand the clauses application to projects carried out by or on behalf of VIDA Rail. The amendment also updates reference to the Guidelines for removal, destruction or lopping of native vegetation (DEECA, 2025).	Minor
VC277 Car parking rate reforms	18/12/2025	Amendment VC277 amends car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-serviced by public transport.	Major New car parking rate requirements
VC278 SLO application to waterways	23/12/2025	Amendment VC278 applies Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birrarung) and Waterways of the West catchments. The controls preserve the unique landscape character, cultural values, amenity and ecological health of each waterway. The amendment also strengthens state policy for waterways and includes updates to existing SLOs within the Waterways of the West and Rivers of the Barwon catchments.	No
VC303 Updates BFO provision	6/01/2026	The Amendment changes the VPP and 10 planning schemes in Victoria by updating clause 43.06 (Built Form Overlay) to improve clarity, simplify complexity and support preferred built form outcomes.	Minor
VC265 Corrections to VPPs	4/02/2026	Amendment VC265 makes corrections and updates to the Victoria Planning Provisions and all planning schemes to ensure they are current and accurate.	Minor

VC245 Statements of Planning Policy – Surf Coast and Macedon Ranges	13/02/2026	Amendment VC245 makes changes to give effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP. The amendment improves the clarity of the VPP and Macedon Ranges Planning Scheme by removing the particular provision at Clause 51.07 (Macedon Ranges SPP). The amendment also makes administrative changes to the Greater Geelong Planning Scheme.	No
VC300 Mid-Rise code	19/03/2026	Amendment VC300 changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.	Major New code for 4-6 storey developments with deemed to comply pathway. Limits third party review ability.
VC304 Extends DPU provisions	23/03/2026	Extends the expiry date of the Dependent Persons Unit temporary provisions	Minor
VC308 Aligns residential zones to Mid-rise code	17/04/2026	Amendment VC308 changes the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and to correct technical errors associated with Amendment VC300.	Minor

VC307 VicSmart thresholds	20/04/2026	The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation. Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process.	Minor Expands applications under the VicSmart pathway
VC232 Government department references	28/04/2026	The Amendment changes the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023.	Minor
VC248 Bushfire measures	5/05/2026	The amendment improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.	No
VC309 Hemp brick production	12/05/2026	The amendment clarifies that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones.	No
VC311 Aligns Parking Overlay with parking reforms	9/06/2026	Amends clause 45.09 (Parking Overlay) to align with the changes made to clause 52.06 (Car parking) by Amendment VC277 in December 2025 as part of the car parking reforms. The amendment also makes consequential changes to clause 52.06.	Minor Changes parking overlay
VC312 Corrections	16/06/2026	Corrections and updates to the Victoria Planning Provisions and planning schemes to ensure they are current and accurate.	Minor

VC313 Amends Clause14.03-1S Resource exploration and extraction	18/9/2026	Amendment VC313 updates the Victoria Planning Provisions and all planning schemes by amending clause 14.03-1S (Resource exploration and extraction) to strengthen support for extractive industry within areas such as Strategic Extractive Resource Areas and Extractive Industry Interest Areas.	No
VC315 Residential requirements at Clauses 54, 55, 57 and 52.37.	24/9/2026	Amendment VC315 makes changes to the Victoria Planning Provisions and all planning schemes to introduce a series of refinements to the residential development requirements at Clauses 54, 55 and 57 to improve clarity, consistency and environmental performance across the residential codes. The amendment also makes changes to Clause 52.37 (Canopy trees) to improve the operation of the provision.	Minor Refines these clauses to ensure that the residential assessment provisions are clear and concise.
VC323 VicSmart application in an Erosion Management Overlay (EMO).	02/10/2026	Amend clause 59.05 (Building and works in an overlay) to enable a VicSmart application for land within an EMO to be accompanied by the information specified in the EMO, including information specified in a schedule to the EMO.	No
VC310	09/10/2026	Amendment VC310 makes changes to the Bass Coast planning scheme to give effect to the Bass Coast Statement of Planning Policy (Bass Coast SPP) and amends the Victoria Planning Provisions and all planning schemes to include the Bass Coast SPP as a policy document. The amendment also introduces and updates Significant Landscape Overlays (SLOs) in the Bass Coast, Greater Geelong, Queenscliffe and Surf Coast planning schemes in areas of state and regional landscape significance that are identified in the Bass Coast SPP, the Bellarine Peninsula	No

		Statement of Planning Policy and the Surf Coast Statement of Planning Policy.	
VC306	15/10/2026	Amendment VC306 makes changes to the Victoria Planning Provisions and all planning schemes to better facilitate the development of small second dwellings and movable units	Minor Made to improve the operation of the existing provisions for small second dwellings.

Appendix 2: Planning Scheme Reviews Advisory Note, March 2026 – Department of Transport and Planning

Planning Scheme Reviews

Advisory note, March 2026

Section 12B of *the Planning and Environment Act 1987* (the Act) requires a planning authority to regularly review the provisions of the planning scheme.

The purpose of the review is to enhance the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria, and the objectives of the planning framework established by the Act.

The review must evaluate the planning scheme to ensure that it:

- is consistent with the Ministerial Direction - the Form and Content of Planning Schemes;
- sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and
- makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives.

The review is an audit of the performance of the planning scheme at a point in time and will inform the continuous improvement of the planning scheme.

The review is likely to identify changes or additional strategic work that would improve the performance of the planning scheme. Any proposed improvements to the planning scheme that flow from the review should be carried out as planning scheme amendments separate to the review.

Upon completion of the review, the planning authority must without delay report the findings of the review to the Minister. The outcomes of each council's planning scheme review are due to be reported to the Minister for Planning by the end of October 2026.

The priorities for each planning scheme will depend on local circumstances.

This advisory note sets out the matters recommended by DTP to be addressed in a review undertaken in 2026.

Local policy and planning tools

1. Identify any inconsistencies between local policies and state and regional policies in the Planning Policy Framework (PPF) resulting from changes made by Amendment VC283 (*Plan for Victoria*) and other amendments to the PPF since the last planning scheme review.

2. Identify any conflicts between local policies and schedules, and changed state standard provisions, including:
   - clause 52.06 (Car parking) – amended
   - clause 52.27 (Licensed premises) – deleted
   - clause 52.37 (Canopy trees) – new
   - clause 54 (One dwelling on a lot or a small second dwelling on a lot) – amended
   - clause 55 (Two or more dwellings on a lot and residential buildings) – amended
   - clause 57 (Two or more dwellings on a lot and residential buildings of four storeys) – amended

Housing and residential development

3. Where DTP has advised that the planning scheme does not currently have capacity to meet its housing target, review residential zones and overlays in consultation with DTP to identify appropriate strategic responses to ensure the planning scheme has sufficient capacity as assessed by DTP's Housing Capacity Assessment Platform.

4. Where DTP has advised that the scheme is likely to have capacity to meet its housing target, review policy, zones and overlays to ensure increased housing is enabled in appropriate locations, particularly where access to opportunities and services is highest.

5. Consider the distribution of housing capacity to meet the greenfield and established area housing targets for growth municipalities and major regional cities (Ballarat, Greater Bendigo and Greater Geelong).

6. Review the application of residential zones considering Planning Practice Note 90 *Planning for Housing* and Planning Practice Note 91 *Using the residential zones*.

7. Review any neighbourhood character policy in the context of the reforms to the residential development provisions.

Settlement boundaries

8. In rural and regional areas, identify settlement boundaries or identify issues to be resolved to establish a settlement boundary.

Green wedges

9. For councils required under Part 3AA of the Act to prepare, adopt and review green wedge management plans (that is, councils with green wedge land), consider the requirements of the *Ministerial Direction on the preparation and content of Green Wedge Management Plans* to ensure plans are in place for all green wedges and existing plans are reviewed and up to date in planning schemes.

Form and content

10. Resolve any inconsistencies in terminology with Plan for Victoria activity centres hierarchy and regional settlement hierarchy.

11. Ensure all schedules align with their relevant schedule template.

12. Review special purpose zones to ensure land use terms are up to date.

Removing roadblocks to improvement

13. Assess whether new *Victoria Planning Provisions* tools would be more appropriate to implement planning objectives. For example, the Built Form Overlay in place of existing overlays or the Precinct Zone in place of the Activity Centre Zone or Special Use Zone.

Environmental risks

14. Identify where mapping of environmental risks should be updated.

Resources

Guide to Council Planning Scheme Reviews available from the Department of Transport and Planning Regional Planning Hub

Practitioner's guide to Victoria's planning schemes

Using Victoria's Planning System

Contacts

Metropolitan Planning Services	
North/West Region	steven.cox@transport.vic.gov.au
South/East Region	melena.mckaskill@transport.vic.gov.au
Regional Planning Services	
Barwon South West/Grampians	heather.forsyth@transport.vic.gov.au
Gippsland	suzy.thomas@transport.vic.gov.au
Loddon Mallee/Hume	elke.cummins@transport.vic.gov.au

Contact us

Glen Eira City Council

Corner Glen Eira and Hawthorn Roads, Caulfield 3162
PO Box 2421, Caulfield Junction 3161

Phone: (03) 9524 3333
Fax: (03) 9523 0339

mail@gleneira.vic.gov.au
www.gleneira.vic.gov.au

Mayor, Councillor Simone Zmood

Phone: 0466 469 776

SZmood@gleneira.vic.gov.au

Chief Executive Officer, Lucy Roffey

Phone: 03 9524 3333

LRoffey@gleneira.vic.gov.au

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Speak and Listen: 1300 555 727