

Glen Eira Planning Scheme

Amendment C269glen

Explanatory Report

Overview

The amendment proposes to amend the Schedule to Clause 36.01 (Public Use Zone) (PUZ) apply part Category 1 sign controls and part Category 2 sign controls to land at 860-874 Dandenong Road, Caulfield East to reflect the role and needs of Monash University.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Glen Eira City Council website at www.gleneira.vic.gov.au/c269glen

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

Glen Eira City Council

Municipal Offices

Corner Glen Eira and Hawthorn Roads

Caulfield VIC 3162

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **5pm 23 October 2025**.

A submission must be sent to:

- Email submissions are preferred via:
CityFutures@gleneira.vic.gov.au
- by mail to:

Glen Eira Amendment C269
Glen Eira City Council
PO Box 42
Caulfield South VIC 3162

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: 2 March 2026
- Panel hearing: 30 March 2026

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the City of Glen Eira which is the planning authority for this amendment.

The amendment has been made at the request of Monash University.

Land affected by the amendment

The amendment applies to the land at 860-874 Dandenong Road, Caulfield East, comprising the Monash University Caulfield Campus inclusive of Caulfield Plaza.

What the amendment does

The amendment proposes to amend the Schedule to Clause 36.01 (Public Use Zone) (PUZ) to apply part Category 1 sign controls and part Category 2 sign controls to land at 860-874 Dandenong Road, Caulfield East to reflect the role and needs of Monash University.

Specifically, the proposed amendment:

- Amends the Schedule to Clause 36.01 (Public Use Zone) to apply Category 1 sign controls to Area A and Category 2 sign controls to Area B shown in the map below:

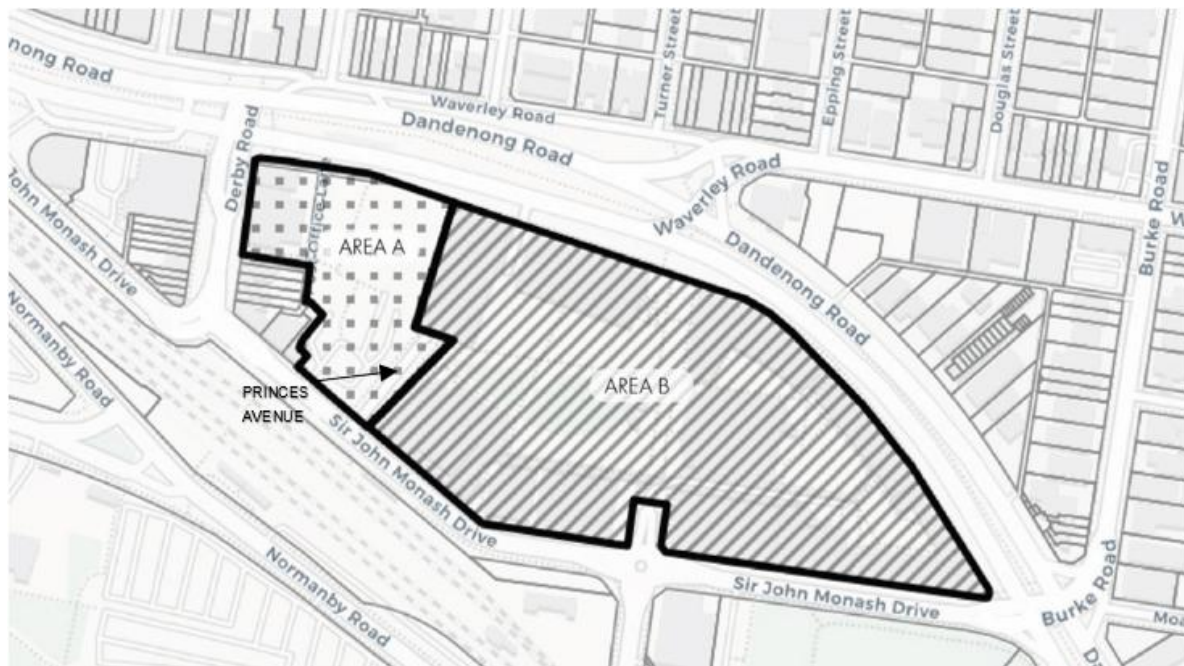


Figure 1: Map identifying Area A where Category 1 sign controls are proposed and Area B where Category 2 sign controls are proposed.

Strategic assessment of the amendment

Why is the amendment required?

Monash University provides education facilities, research and development opportunities, arts and culture, and other activities of benefit to the community. The current sign controls at the site unreasonably limit the University's ability to identify itself and its tenants to the community.

Category 4 sign controls are currently applied to the site within the PUZ. Category 4 is the "maximum limitation" signage provision within the Victoria Planning Provisions and it is designated for "sensitive areas" requiring strong amenity control.

Within the context of the site, Category 4 is overly restrictive as it only provides for up to 3 square metres of business identification signage per premises and prohibits internally illuminated signs.

The proposed Category 1 and 2 sign controls will provide for a more appropriate and contextually responsive provision of signs at the site.

The change to the applied sign category is considered an administrative amendment which will enable appropriate signage permit applications to be made. This change will ensure the sign controls match the needs for identification and signage at the site. It will also rectify an oversight in an earlier amendment C106glen which failed to consider the appropriate sign controls which should apply when rezoning the land to the Public Use Zone 2 for education.

How does the amendment implement the objectives of planning in Victoria?

The proposed amendment implements the objectives of planning in Victoria pursuant to section 4(1) of the *Planning and Environment Act 1987* (the Act), specifically:

(a) To provide for the fair, orderly, economic and sustainable use and development of land.

The proposed amendment will facilitate a fairer and more orderly planning arrangement by better matching the sign requirements of adjoining land and by recognising the economic needs of the site.

How does the amendment address any environmental, social and economic effects?

The proposed amendment is not expected to have any adverse economic or environmental impact, given most proposed signs would remain subject to planning permit requirements.

Does the amendment address climate change?

The proposed amendment does not seek to rezone land from a non-urban zone to an urban zone nor will it result in the intensification of urban land or expose use and development to be exposed to a natural hazard arising from climate change. The amendment does not require further assessment under Ministerial Direction 22 – Climate Change Consideration.

The amendment will not have any effect on the State's greenhouse gas emissions reduction targets as it relates to signage controls. There is not likely to be any significant risk arising from climate change on signage categories made permissible by the amendment.

Does the amendment address relevant bushfire risk?

The proposed amendment affects land within inner metropolitan Melbourne which is not a bushfire prone area.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The proposed amendment is consistent with the *Ministerial Direction – The Form and Content of Planning Schemes* under Section 7(5) of the Act by according with the existing PUZ Schedule layout.

The amendment is consistent with the *Ministerial Direction No.11 – Strategic Assessment of Amendments* under section 12(2) of the Act by including a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The proposed amendment will allow for proper signage identification at the Site in accordance with Clause 15 (Built Environment & Heritage) of the Planning Policy Framework (PPF) by ensuring that the site can contribute positively to local urban character and the public realm without unreasonably impacting neighbouring properties.

The proposed amendment also supports the objective of Clause 17 (Economic Development) regarding the promotion of economic growth. It is state policy to ensure economic well-being by supporting and fostering innovation and research which promotes an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation.

The amendment also supports Clause 19 (Infrastructure), in particular Clause 19.02 (Community Infrastructure), by better integrating education facilities with local areas.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The amendment will not have any detrimental effect on achieving the housing target set out for Glen Eira in the Planning Policy Framework as it relates to land within the Public Use Zone for the purposes of education.

How does the amendment support or implement the Municipal Planning Strategy?

The proposed amendment will allow for an appropriate provision of signs at the site in accordance with the following strategic directions of the Municipal Planning Strategy:

- Clause 02.03-3 (Built environment and heritage) – *to support development and landscape outcomes that respect the amenity, character and heritage values of existing areas.*
 - The proposed amendment recognises that the surrounding character around the university campus is predominantly of a commercial nature and can appropriately support additional signs as required by the diversity of tenancies and faculties occupying the land.
- Clause 02.03-5 (Economic development) – *to support opportunities for clustering professional and knowledge-based businesses to support anchor uses.*
 - The proposed amendment will allow for the University to flexibly respond to different tenancies and faculties and their associated signage requirements.

Does the amendment make proper use of the Victoria Planning

Provisions?

The proposed amendment makes appropriate use of the Victoria Planning Provisions by utilising the Schedule to Clause 36.01 Public Use Zone which provides a mechanism to alter sign categories within the PUZ.

How does the amendment address the views of any relevant agency?

The proposed amendment was provided to the Department of Transport and Planning – Transport Services, prior to Exhibition, who had no issues with the proposed controls from a transport perspective. They noted that signs will still require permits.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment does not impact on the *Transport Integration Act 2010*.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The land subject to this amendment is not within the area declared under the *Yarra River Protection (Wilip-gin Birrarung murrn) Act 2017* and does not have an effect on Yarra River land.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment is unlikely to have an adverse impact on resources and administrative costs to the responsible authority. The proposed amendment will allow planning applications for signs to be submitted and assessed by the responsible authority. This is consistent with other land within the City of Glen Eira attracting associated application fees.