

Heritage Impact Statement

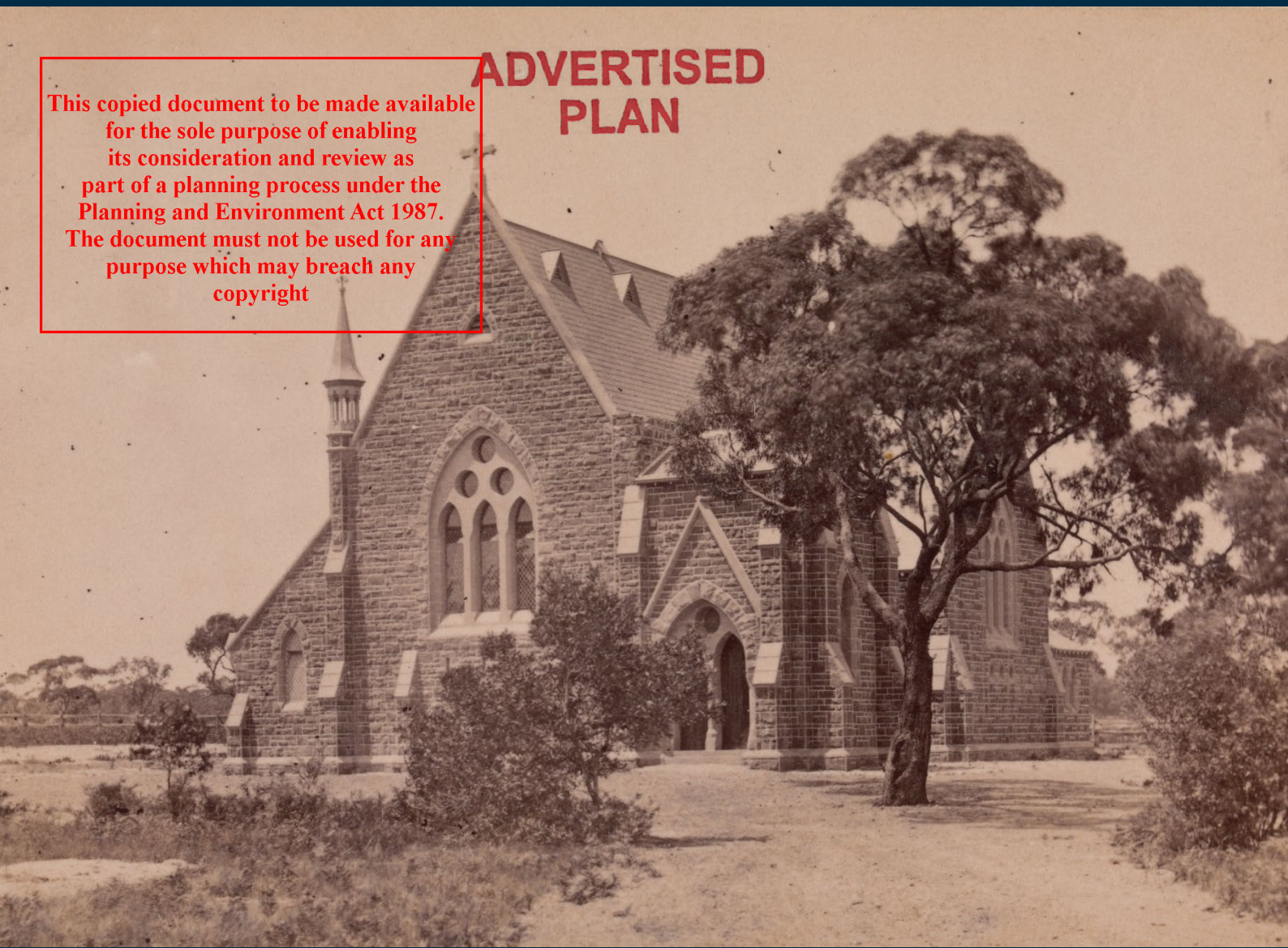
Caulfield Grammar School – Shelford Campus

March 2026

Prepared for: Caulfield Grammar

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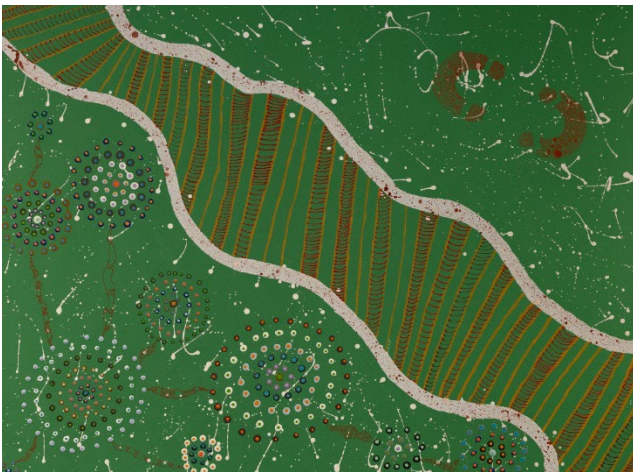
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Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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1

Introduction

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1 Introduction

1.1 Background

Urbis has been engaged by Caulfield Grammar to prepare the following Heritage Impact Statement (HIS) to accompany a planning permit application for proposed works to the site at 281 Glen Eira, Caulfield North (subject site).

The current proposal includes a range of minor demolition works, new development, landscaping and access upgrades across the site, with the majority of works located outside the Heritage Overlay. Further details of the proposed works are included in Section 7.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the subject site. A detailed impact assessment of the proposed works has been undertaken in Section 8 of this report.

1.2 Sources of Information

This Heritage Impact Statement is intended to be read in conjunction with the architectural documentation by Co.Op Studio (Rev. A0, dated 20 March 2026) and other documents submitted as part of this permit.

The following analysis draws on a site inspection conducted on 22 August 2025 and a review of the relevant documents, including the heritage citation for the place. The heritage overlay provisions in the Glen Eira Planning Scheme (Clauses 43.01, 15.03-1S and 15.03-1L) have also been reviewed.

The heritage impact assessment at Section 8 is based on the following plans. Extracts of the proposed plans are also provided in Section 7. Full size plans should be referred to for detail.

Table 1 – Provided Plans

Author	Drawing No.	Drawing Title	Rev.	Date
Co.Op Studio	TP031	Existing & Demolition Site Plan	A0	20/03/2026
Co.Op Studio	TP101	Proposed Site Plan	A0	20/03/2026
Co.Op Studio	TP201	Proposed Ground Floor Plan	A0	20/03/2026
Co.Op Studio	TP.231	Proposed Roof Plan	A0	20/03/2026
Co.Op Studio	TP.401	Elevations	A0	20/03/2026
Co.Op Studio	TP.501	Sections	A0	20/03/2026
Co.Op Studio	TP.931	Shadow Diagrams	A0	20/03/2026

1.3 Authorship

The following report has been prepared by Nathan Lewis (Consultant) and Sebastian Dewhurst (Senior Consultant). Dr Kim Roberts has reviewed and endorsed its content.

Unless otherwise stated, Urbis have prepared all drawings, illustrations and photographs.

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Description

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2 Description

2.1 Site Location

The subject site at 281 Glen Eira, Caulfield North is located on the north side of Glen Eira Road, east of Hood Crescent. It is bound to the east by Lumeah Road and to the north by Aroona Road. A portion of land to the north of the site is leased as part of the Shelford Campus of Caulfield Grammar School. The north part of the site contains the proposed works area (shown outlined in red in Figure 1).

The proposed works area is predominantly occupied by outdoor sporting facilities, with the northern portion comprising a large grassed sports field. (Figure 2). To the west of the proposed works area is a single-storey sports pavilion with associated prefabricated sheds (Figure 3). A mature English oak tree is located behind the sports pavilion, outside the extent of the Heritage Overlay (Figure 4). To the centre of the proposed works area is a shaded playground structure with hardcourts along the eastern edge (Figure 5, Figure 6).

The southern part of the site fronting Glen Eira Road is protected within two Glen Eira Planning Scheme heritage overlays. The majority of the southern portion of the site is subject to HO25, St Mary's Anglican Church & Quercus suber (Cork Oak) Tree, 281 Glen Eira Road, Caulfield North. St Mary's Church is a substantial early English Gothic bluestone church building to the east of the site. An unsealed car park is accessed via a curved, gravel crossover from Hood Crescent. The unsealed carpark forms a small part of the proposed works area and is within the extent of HO25 (Figure 7). The non-original Deacon's Residence (c1980s) occupies the northwest corner of the heritage overlay area, fronting Hood Crescent (Figure 8).

To the south-west corner of the site, near the intersection of Glen Eira Road and Hood Crescent, is the polychrome brick Jubilee Hall, which forms part of HO34, St Mary's Jubilee School at 281 Glen Eira Road, Caulfield North (Figure 9)

To the north of the Jubilee Hall, but on a separate lot, is a red brick interwar residence at 2 Hood Crescent. (Figure 10).

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Figure 1 - Caulfield Grammar School – Shelford Campus, proposed works area dashed red. Extent of the HO shaded blue.

Source: Nearmap

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Figure 2 – Grassed playing fields, looking northeast. Blue shaded playground structure to right of image.

Source: Urbis



Figure 3 – Sports pavilion, looking south.

Source: Urbis



Figure 4 – Rear of Sports Pavilion, looking south toward Deacon Residence. Mature Oak tree to right of image.

Source: Urbis

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Figure 5 – Hardcourts within the proposed works area, looking east.

Source: Urbis



Figure 6 – Hardcourts within the proposed works area, looking south towards Deacons Residence.

Source: Urbis



Figure 7 – Gravel carpark with existing mature trees, looking southeast towards St Mary’s Church.

Source: Urbis

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Figure 8 – Rear of the Deacon's Residence viewed from the carpark, looking north.

Source: Urbis



Figure 9 – School Hall, viewed from Hood Crescent looking east.

Source: Urbis



Figure 10 – Interwar brick building at 2 Hood Crescent, viewed from Hood Crescent looking east.

Source: Urbis

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History

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3 History

3.1 Area History

The subject site forms part of the unceded traditional lands of the Bunurong people of the Kulin nation. Bunurong country consists of an area that stretches across much of Melbourne's south-east suburbs, including land along the coast from Port Phillip Bay in the east to Western Port Bay in the west and extending south to the Bass Strait coastline.¹

The area now known as Caulfield is a largely residential area broadly bounded by Glen Eira, Glen Huntly, Kooyong, North and Booran roads. Early European settlement used the area for timber harvesting, cattle resting routes and market gardening, supported by natural water supplies including springs and swamps.² The area was surveyed in the 1850s as part of East St Kilda and East Elsternwick surveys conducted by Henry Foot. The first Crown land allotments were offered for sale in 1854.³

From the 1860s, substantial homes built by pastoralists established Caulfield as a growing residential district, with some grand mansions from this period still surviving in the area. The arrival of railways in the late 19th century accelerated suburban growth, and by the early 20th century large housing estates were subdivided. This area is characterised by freestanding houses in Victorian, Federation and Interwar styles.⁴

3.2 Subject Site History

St Mary's Caulfield was established on the subject site under the name All Saints in 1858. Worship originally took place in a timber structure to the southwest corner of the site near the corner of what is now Hood Crescent and Glen Eira Road. A vicarage was constructed to the northwest of this building in the 1860s.⁵ The c.1908 photograph of the vicarage at Figure 11 shows it was set in landscaped grounds.

The current bluestone St Marys Church (Figure 12) was constructed in 1871 to a design by eminent architects Reed and Barnes.⁶ Early picket fencing and tree plantings were also established around this time (Figure 13). The church complex expanded further with the construction of the existing polychrome brick school hall to the corner of Hood Crescent and Glen Eira Road in 1887. The hall replaced the original timber church. The year of construction, 1887, was the year of Queen Victoria's golden jubilee. The hall was named the 'Jubilee school hall' in honour of this event.⁷

The Melbourne and Metropolitan Board of Works (MMBW) detail plan at Figure 14 depicts the site in 1902. The bluestone church, Jubilee Hall and vicarage are all evident (with the vicarage identified as a parsonage). The map also shows the adjacent mansion 'Helenslea', which became the schoolhouse of Shelford Church of England Girls Grammar School in 1922.⁸

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¹ The term 'Bunurong peoples' is the preferred description used by the Bunurong Land Council Aboriginal Corporation (July 2025).

² eMelbourne, *Caulfield*, <https://www.emelbourne.net.au/biogs/EM00310b.htm>

³ City of Glen Eira Heritage Management Plan, 1996.

⁴ *Caulfield North Heritage Review*, 2023.

⁵ S. Mary's Church, Caulfield : Jubilee 1858-1908; Souvenir record of 50 years, 1908, State Library of Victoria, pp.1-5.

⁶ Citation, *St Mary's Anglican Church and Quercus suber (Cork Oak Tree)*, Victorian Heritage Database.

⁷ Citation, *St Mary's Anglican Jubilee School*, Victorian Heritage Database.

⁸ Citation, *Helenslea, 3 Hood Crescent*, Victorian Heritage Database.

The adjacent red brick Interwar residence at 2 Hood Crescent was constructed between 1920 and 1923 and was known originally as 'Atwell'.⁹

The aerial photograph at Figure 15 shows the subject site in 1945. Mature gardens and trees are evident around the vicarage, including what appears to be the mature English Oak Tree. Tennis courts, apparently associated with Shelford Girls Grammar, are already located in the northern portion of the site. The Deacon's residence had not been constructed by this time.

The existing Deacon's residence was constructed between 1945 and 1969, when it appears on an oblique aerial photograph of the site.¹⁰ The footprint of the post-war Deacon's residence is evident on the 1983 MMBW plan at Figure 16.

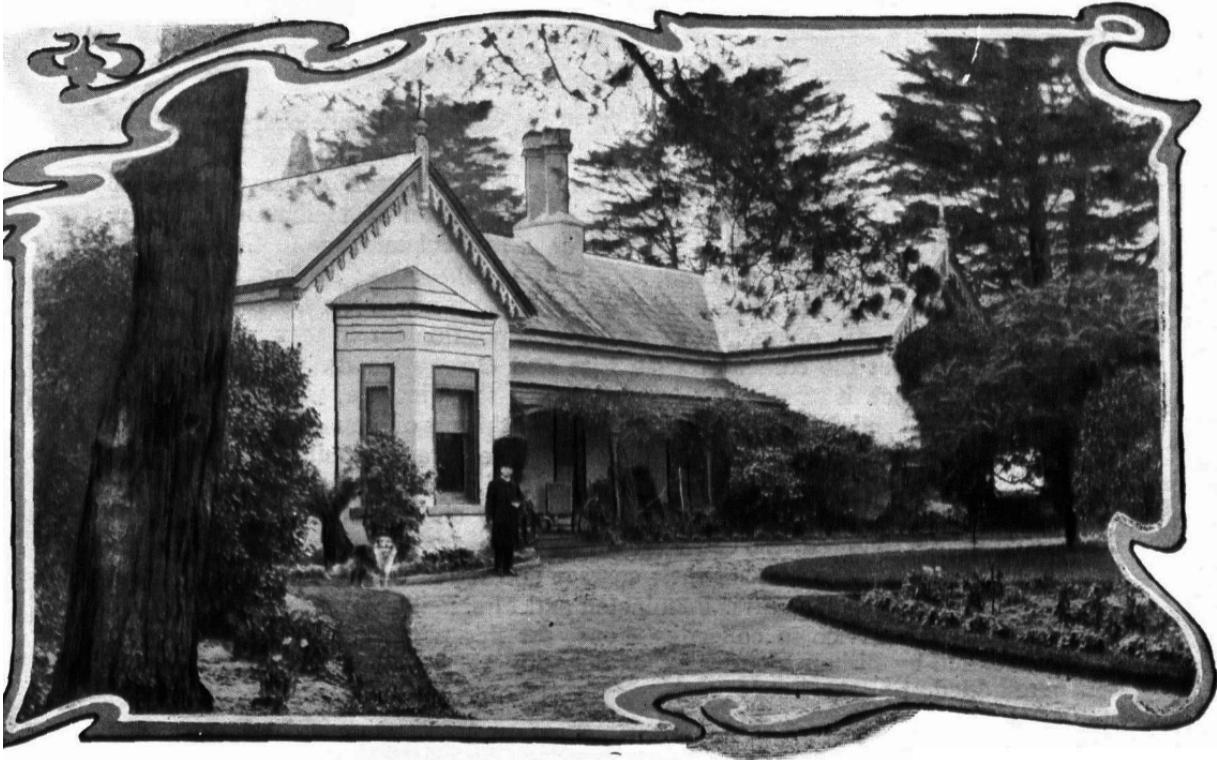


Figure 11 - Photograph of the vicarage from c. 1908 showing the garden at that time.

Source: State Library of Victoria, St Marys Church Caulfield: Jubilee 1858-1908. Souvenir record of 50 years, 1908, p.7.

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⁹ Sands and McDougall, 1920 and 1923; *The Register*, 22 February 1923, p.8.

¹⁰ 'Aerial View of Caulfield Racecourse & Surrounding Suburb', Victoria, 20 December 1969, Museums Victoria, Jim Paynes.



Figure 12 – St Mary's New Church, Caulfield in 1877.

Source: State Library of Victoria, H2436.

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Figure 13 – View over picket fences of church building with trees and shrubs surrounding it, c. 1870.

Source: State Library of Victoria, H2436

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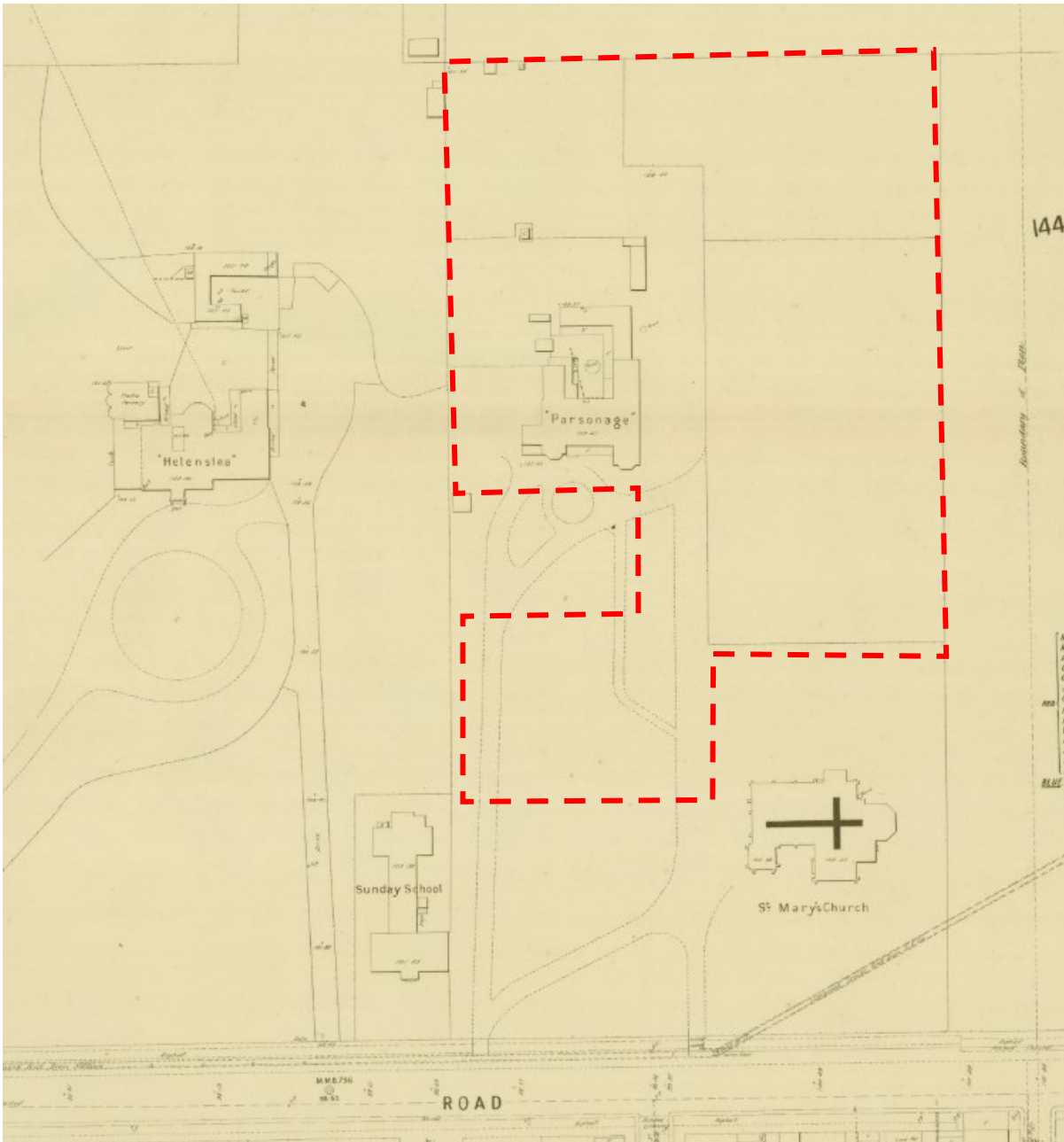


Figure 14 – Extract of the 1902 MMBW Detail Plan No.1446. The indicative location of the works area is dashed in red. Hood Crescent had not been laid at this time.

Source: State Library of Victoria Online Picture Collection. MMBW Plan

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Figure 15 - Aerial of subject site, 1945, with proposed works area indicated in red.

Source: Landata, Run 16, Frame 57643.

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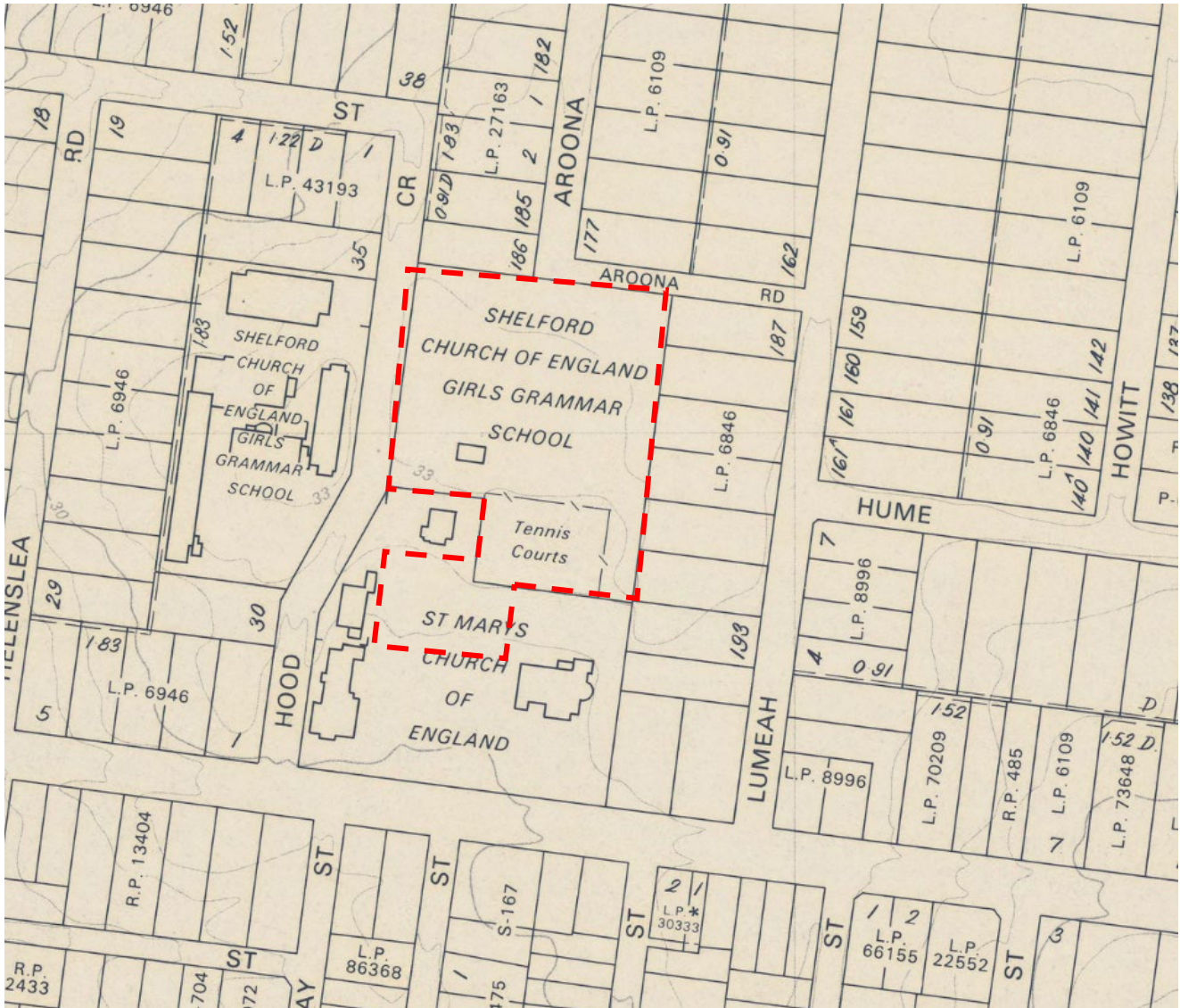


Figure 16 - MMBW. Yarra 2500 (base map). 09-05, Parish of Prahran 3416, Municipality of Caulfield 222, 1983.

Source: State Library of Victoria Online Picture Collection. MMBW Plan.

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Heritage Listings and Controls

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4 Heritage Listings and Controls

4.1 Glen Eira Planning Scheme

The site (dashed blue) is subject to two Heritage Overlays under the Glen Eira Planning Scheme (Figure 17). The proposed works area (dashed red) forms part of this landholding, with heritage controls applying to only limited parts of this area. The northern portion of the site, where most of the proposed works are located lies outside the extent of the heritage overlays.

Much of the southern portion of the broader site is subject to HO25 (St Mary's Anglican Church & *Quercus suber* (Cork Oak) Tree, 281 Glen Eira Road, Caulfield North). This overlay relates primarily to the church complex centred on the 1871 Gothic church and includes associated buildings such as the Deacon's Residence and surrounding landscaping. Under HO25, external paint controls, internal alteration controls, and solar energy system controls apply. Tree controls are limited to the mature *Quercus suber* (Cork Oak).

A smaller area to the south-west of the site, at the corner of Glen Eira Road and Hood Crescent, is included in HO34 (St Mary's Jubilee School, 281 Glen Eira Road, Caulfield North). Under HO34, solar energy system controls apply, while external paint controls, internal alteration controls, and tree controls do not apply.

St Mary's Church (including the organ) and the Jubilee Hall are both classified by the National Trust of Australia (Victoria) as B3307 and B3318 respectively. While the National Trust classification is not associated with statutory controls, the organisation acts in an advisory capacity and may provide input on proposals affecting classified places.



Figure 17 – Extract of the Heritage Overlay map showing the site outlined in blue and the proposed works area in red.

Source: VicPlan at <https://mapshare.vic.gov.au/vicplan/>.

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Significance

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5 Significance

5.1 Glen Eira Planning Scheme

The Statement of Significance for the St Mary's Anglican Church (HO25) – prepared as part of the *Glen Eira - Caulfield Conservation Study* (Andrew Ward, Architectural Historian, 1994) – reads as follows:

St Mary's has architectural significance as a representative example of French influenced Low and Mixed Gothic (see stylistic Typology in National Trust's Historic Churches Study) and is further distinguished by its use of bluestone, entirely without relief. French influence is demonstrated by the high nave, apsidal sanctuary, spirelet and trumeau. The building is locally important as a historic focus for Anglican worship and early mission activity whilst its architectural grandeur is expressive of mid Victorian Caulfield's status as a suburban location for the Metropolis gentry.

The Statement of Significance for the former St Mary's Jubilee School (HO34) – prepared as part of the *Glen Eira - Caulfield Conservation Study* (Andrew Ward, Architectural Historian, 1994) – reads as follows:

The former St Mary's Jubilee School is locally significant as an early purpose built church school, associated with St Mary's Church. Its use of polychrome brick is locally conspicuous whilst the adoption of the Gothic Style not only underlines its Christian foundations but relates to the comparable schools of the Public Works Department of the same period.

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Heritage Policy

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6 Heritage Policy

As the site at 281 Glen Eira Road, is subject to HO34 and HO25, any proposed works on this site must be assessed both against the provisions of Clause 43.01, the Heritage Overlay, as well as the City of Glen Eira's local heritage policy as set out under Clauses 15.03-1S and 15.03-1L.

6.1 Clause 43.01

The purpose of the heritage overlay under Clause 43.01 is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.
- Any applicable heritage design guideline specified in the schedule to this overlay.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed subdivision will adversely affect the significance of the heritage place.
- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.
- Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.
- Whether the lopping or development will adversely affect the health, appearance or significance of the tree.
- Whether the location, style, size, colour and materials of the proposed solar energy facility will adversely affect the significance, character or appearance of the heritage place.

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6.2 Clause 15.03-1S

The objective of Clause 15.03-1S (Heritage Conservation) of the Glen Eira Planning Scheme, is '[t]o ensure the conservation of places of heritage significance'. Clause 15.03-1S provides the following general strategies to help achieve this objective:

Strategies

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the protection of natural heritage sites and man-made resources.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
- Encourage appropriate development that respects places with identified heritage values.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- Support adaptive reuse of heritage buildings where their use has become redundant.
- Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

6.3 Clause 15.03-1L

The relevant sections of Clause 15.03-1L of the Glen Eira Planning Scheme, which provide more detailed guidance relating to appropriate change at heritage places, are reproduced below:

General

Retain and protect individually significant buildings and contributory buildings as identified in the relevant Statement of Significance for the precinct.

Support development that is respectful of the existing scale, rhythm, massing, form and siting of significant and contributory buildings.

Protect the setting of those buildings that are surrounded by open space (including churches and schools).

Encourage contemporary design or a simplified interpretation of the architectural style of the existing building to ensure new fabric is distinguishable from original heritage fabric. Support restoration or reconstruction of a building to a known original or early appearance only when there is historical evidence (photos or plans) to support it.

Support new buildings and works that:

- Maintain the prominence of the significant or contributory elements of the heritage place or precinct.
- Do not visually dominate the heritage building or streetscape.
- Avoid new openings in the principal façade or principal visible roof form.
- Avoid replica or mock heritage styles.
- Preserve principal view lines to significant and contributory buildings when viewed from the street.
- Use materials, colours, textures and finishes that reflect the heritage character of the place or precinct.

Demolition

Prioritise preservation, restoration and adaptation of a heritage place over demolition.

Avoid demolition of significant and contributory buildings unless:

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- The building is structurally unsound and cannot be feasibly repaired or adapted for reuse.
- Alternative stabilisation works have been investigated.
- The replacement building or works positively contributes to the ongoing significance of the heritage place.

Support the removal of later building additions:

- That detract from the significance of the heritage place.
- Where the fabric to be demolished does not contribute to the significance of the heritage place.
- Where the fabric to be demolished allows the three-dimensional form of the building to be retained.
- That do not result in only the visible façade being retained and the remaining fabric demolished.

Front fences and gates

Retain original fences and gates that contribute to the significance of the heritage place.

Support the design, height and materials of a front fence to be sympathetic to the period of construction and architectural style of the heritage place.

Design front fences and gates to allow views to the heritage place from the street.

Car parking and outbuildings

Retain and conserve original garages where they form a prominent element in the streetscape.

Locate car parking, outbuildings, shade sails, driveways and vehicle crossovers in a manner that does not dominate the heritage place.

Ensure the scale, roof form, materials and new wall openings complement but do not replicate the heritage place.

Locate car parking and outbuildings to the side or rear of a heritage place.

Avoid double garages unless located in the rear yard of the property.

Set back car parking and outbuildings a minimum of one metre from the façade wall adjacent to the driveway.

Avoid additional vehicular crossovers and new circular driveways.

Vegetation

Retain culturally significant trees in a heritage place unless it is demonstrated:

- The trees have deteriorated due to old age or disease to a point where retention is unsafe.
- The trees are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) are not possible.

Site development to respect culturally significant trees and garden layouts at a distance that ensures:

- The ongoing health of the tree.
- The retention of the aesthetic, historic, scientific, social or spiritual value of the landscape.

Retain significant pathways and garden layouts in private gardens and public parks.

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7

Proposal

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7 Proposal

The current proposal includes demolition of the existing non-significant sports pavilion and outdoor play area, removal of non-significant trees, construction of a new indoor sports facility and ancillary buildings, new landscaping associated with the upgrade of outdoor sporting facilities, reconfiguration of the existing vehicle crossover off Hood Crescent and creation of a short new driveway to existing carparking within the site. The majority of the proposed works are located outside the Heritage Overlay.

In summary, under the current scheme it is proposed to:

- Demolish the existing single-storey sports pavilion and associated outdoor playground structures.
- Remove non-significant trees toward the east (Tree 01, Tree 42), west (Tree 04), and northern boundary of the Deacon's Residence (Tree 16 and Tree 14) and partial encroachment into the notional root zone of Trees 08 and 06.
- Partially demolish the existing crossover and timber paling fence to enable reconfiguration of vehicle access, consolidating two crossovers into a single entry from Hood Crescent.
- Construct a new indoor sports facility including ancillary buildings to north of tennis courts.
- Construct a new outdoor play area to the north and rear of the Deacon's Residence, including play mounds, vegetation and plantings.
- Construct a new outdoor play area to north of the Deacon's Residence.
- Install four new 15m pitch flood lights to the soccer pitch to the north of the site.
- Install six new 8m tall flood lights to the retained tennis courts.
- New driveway from new crossover in Hood Crescent leading to the existing gravel carpark within the northwest corner of HO25.

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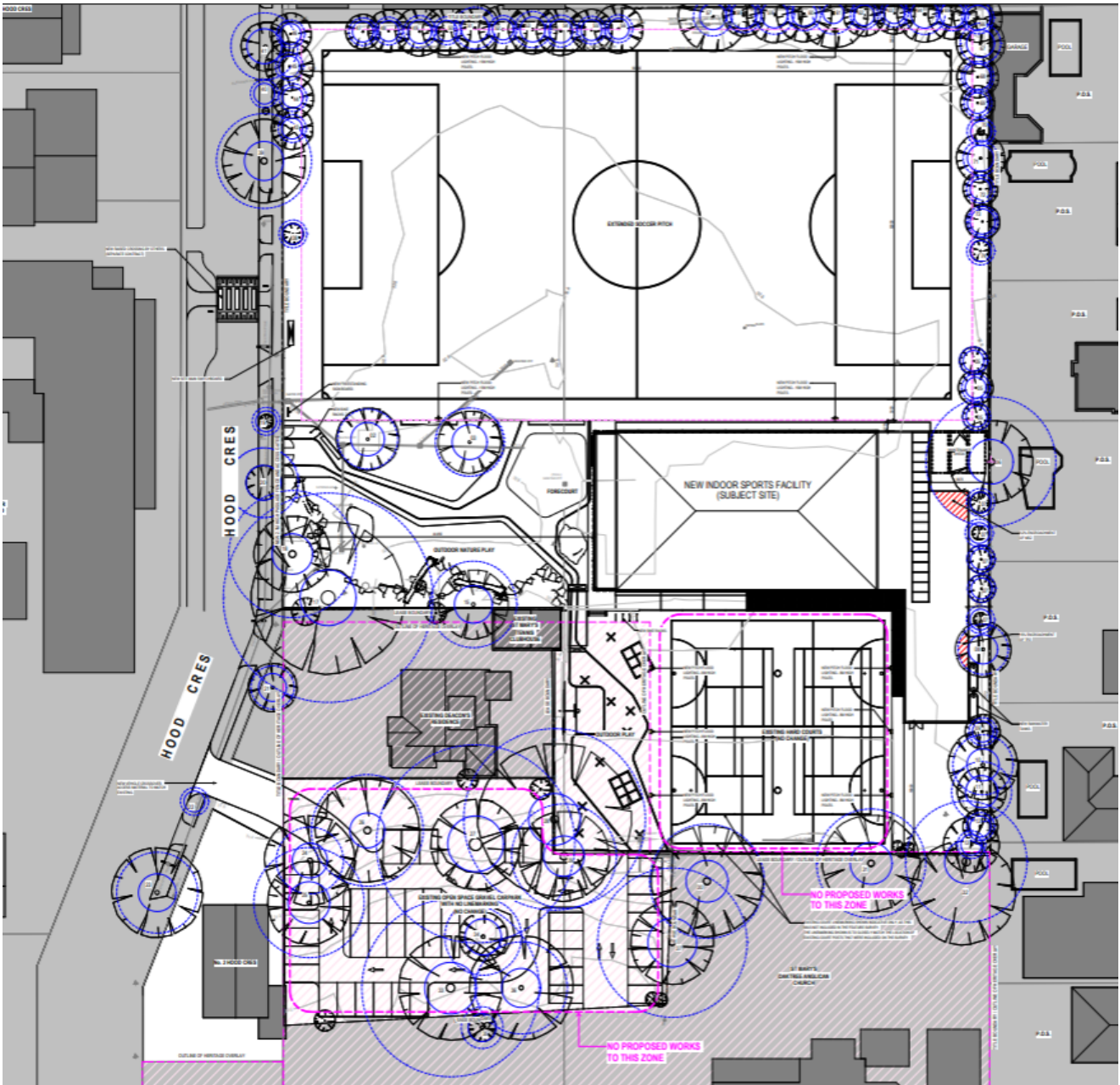


Figure 19 – Proposed Site Plan.

Source: Co.op, Revision A, TP101, 20 March, 2026

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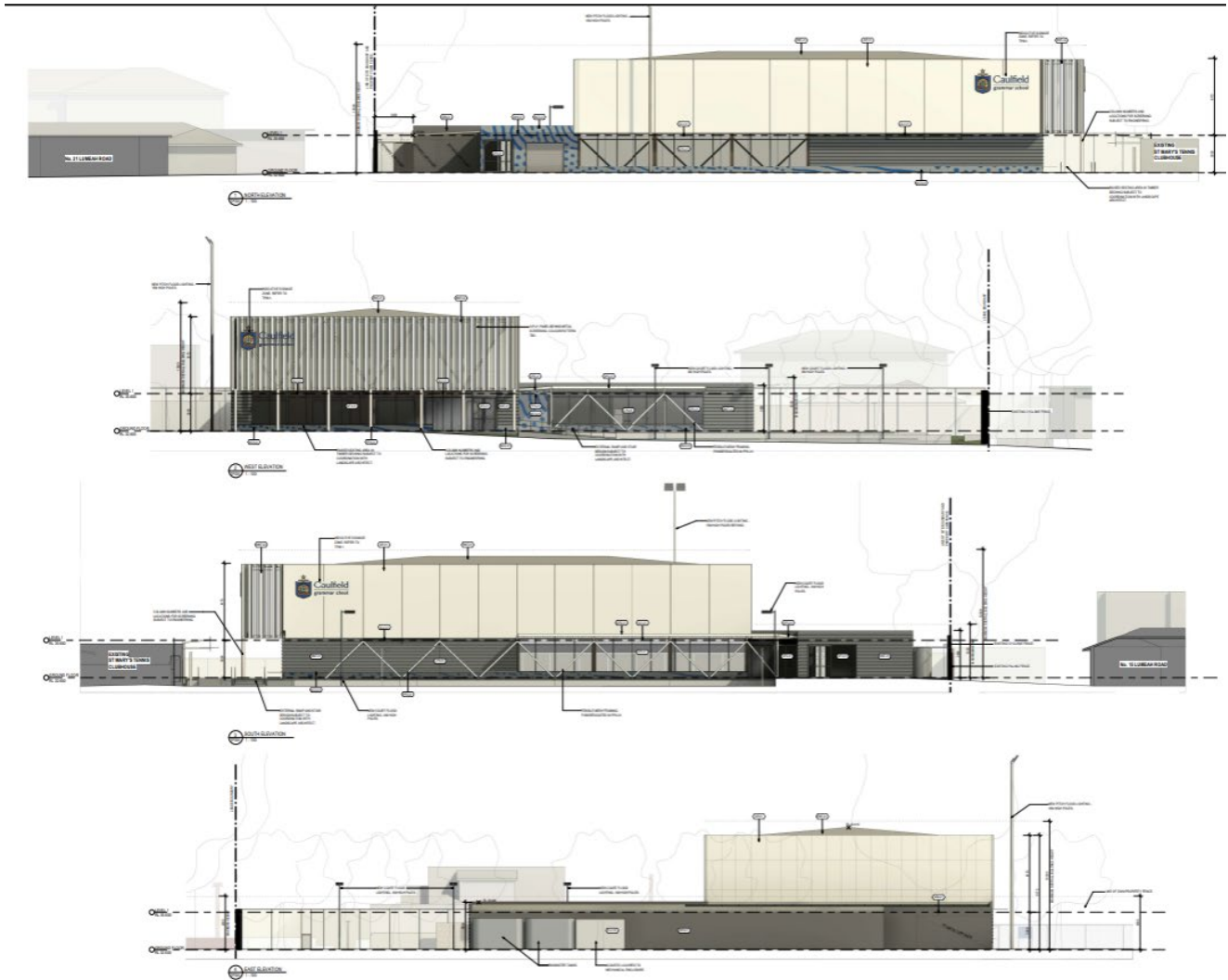


Figure 20 – Elevations

Source: Co.op, Rev A, TP401, 20 March, 2026

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Heritage Impact Assessment

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8 Heritage Impact Assessment

The impact assessment provides an analysis of the proposed development in relation to the policies, objectives, strategies and guidelines of the Glen Eira Planning Scheme. The following assesses whether the proposed scheme for the site is appropriate in character and detail, and whether it is acceptable in terms of the potential impact on the heritage significance of the subject site.

Proposed works on the site at 281 Glen Eira Road, Caulfield North, must be assessed against the relevant heritage policies of the Glen Eira Planning Scheme including Clauses 43.01, 15.03-1S and 15.03-1L, the latter of which provides guidance as to the forms of development that might be appropriate for places subject to the heritage overlay.

Some of the factors that Council must consider when assessing development proposals for heritage sites is the significance of the heritage place, the intactness and integrity of the heritage place, and the impact the proposal will have upon the heritage place.

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8.1 Demolition

Under the current scheme it is proposed to:

- Demolish the existing non-significant single-storey sports pavilion and associated outdoor playground structures.
- Remove non-significant trees toward the east (Tree 01 and Tree 42), west boundary (Tree 04), and northern boundary of the Deacons Residence (Tree 16 and Tree 14) and partial encroachment into the notional root zone of Trees 08 and 06.
- Partially demolish existing crossover and timber paling fence to enable reconfiguration of vehicle access, consolidating two crossovers into a single entry from Hood Crescent.

Demolition works are entirely located outside the Heritage Overlay and therefore not subject to the provisions of the Overlay.

The existing sports pavilion and associated playground structures are not identified as significant or contributory elements of the heritage place. The removal of these structures will not result in the loss of any identified heritage fabric and will not diminish the legibility of the heritage buildings on the site.

The proposed tree removals relate to trees that are not identified as having heritage significance. Partial encroachment into the notional root zones of Trees 08 and 06 will require appropriate arboricultural management; however, these works do not in themselves result in the loss of significant heritage fabric or values.

The partial demolition of the existing crossover and timber paling fencing is similarly limited in scope. The fencing is not considered to be of heritage significance, and changes to vehicle access are not expected to adversely affect the setting of the heritage place.

Overall, the proposed demolition and removal works are confined to non-significant elements and are located outside of the Overlay. The works do not involve the demolition of significant or contributory buildings, do not undermine the integrity or setting of the heritage place, and are therefore not expected to result in an adverse heritage impact.

8.2 New Works

The proposal includes construction of a new indoor sports facility to the north portion of the site outside the Heritage Overlay. Associated works also include a new outdoor play area positioned to the north and east of the Deacon's Residence. The outdoor play area is accessed via a new ramp with handrails. The proposal also includes a rebound wall with a fixed basketball hoop positioned to the east of the residence.

The building is set on a podium of approximately 3.650m, which is broadly consistent with the height of the existing tennis clubhouse. The volume of the building has a maximum overall building height of 6.173m. Its scale, height and shallow pitched roof form reflects its building typology and function as an indoor court facility within an educational complex.

The proposed indoor sports facility is set well back from the public realm, approximately 120 metres from Glen Eira Road and 50 metres from Hood Crescent. It is located behind the heritage church and outside of the applicable heritage overlays: HO25 and HO34. This siting ensures that the new building does not visually compete with or dominate the heritage buildings when viewed from surrounding streets. Key public realm views to the St Mary's Anglican Church (HO25) and the former St Mary's Jubilee School (HO34) and the open landscaped setting of the buildings is retained. Light, off white coloured insulated panels to the upper part of the south (Glen Eira Road facing) façade of the new building, while grey horizontal cladding is proposed to the lower section of the façade. These proposed neutral and subdued colour and materials are sympathetic to the heritage context to the south.

The 8m flood lights are designed to light the existing courts and are relatively low in height. The four new 15m pitch flood lights are to be constructed to the existing soccer pitch to the north of the site. All new pitch flood lighting poles are located outside the extent of the heritage overlays.

Part of the outdoor play space, including the new ramp with handrails are located just within the boundary of HO25, these elements are located deep within the heritage overlay to the rear of the St Mary's Anglican Church and away from primary heritage façades and public view lines.

Overall, the proposal maintains the prominence and legibility of the heritage buildings and is consistent with Council's heritage policy objectives. On this basis, the development is not expected to result in an adverse heritage impact to HO25 and HO34.

8.3 Car parking

The proposed works relate to the creation of a new crossover and driveway that is predominantly located outside the heritage overlay areas of the site. The proposed driveway will meet the existing gravel carpark at the boundary of HO25. There are no additional proposed works to the existing open space gravel carpark which is located within HO25.

Existing picket fences along Hood Crescent are to be cut back and modified. No changes are proposed to the location of the crossover, only to the width. The existing fencing, while generally sympathetic to the heritage context, is not considered to be of heritage significance.

When assessed against Council's heritage policy, the proposal aligns with the objective of ensuring that car parking and vehicle crossovers do not visually dominate heritage places. The policy promotes locating car parking to the side or rear of heritage buildings and discourages the provision of additional crossovers or circular driveways. The use of an existing crossover location is consistent with these policy directions and delivers a positive heritage outcome. The new driveway access to the existing gravel carpark area will have no impact on the heritage values of HO25 and HO34.

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9

Conclusion

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9 Conclusion

This Heritage Impact Assessment has considered the proposed development at 281 Glen Eira Road, Caulfield North against the relevant heritage provisions of the Glen Eira Planning Scheme, including Clauses 43.01, 15.03-1S and 15.03-1L. The assessment has examined the significance, integrity and setting of the heritage place and the extent to which the proposal may affect its heritage values.

- The majority of the proposed works, including demolition of the existing sports pavilion and playground structures, tree removals, construction of the new indoor sports facility are largely located outside the heritage overlay areas.
- These works relate to non-significant buildings, structures and trees and do not involve the removal or alteration of any significant or contributory heritage fabric.
- Works located within the Heritage Overlay are limited in scope. New elements within the heritage overlay area (HO25) are sited away from primary heritage façades and key public view lines and are designed to remain visually recessive within the broader site.
- Similarly, the creation of a new driveway to the existing carpark to the northwest of HO25 will have no impact on the heritage values of the place.
- The proposal maintains the prominence and setting of the heritage buildings and landscapes. It is consistent with Council's heritage policy objectives, including support for contemporary infill development that is clearly distinguishable and does not dominate the heritage place.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective.

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10 Bibliography

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Melbourne Mansions Database: www.aai.app.unimelb.edu.au

National Trust of Australia (Vic): <https://www.nationaltrust.org.au/vic>

Victorian Heritage Database: <https://vhd.heritagecouncil.vic.gov.au/>

VicPlan Map: <https://mapshare.vic.gov.au/vicplan/>

Trove: <https://trove.nla.gov.au/>

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Appendix Heading

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