

GLEN EIRA PLANNING SCHEME

AMENDMENT C231GLEN

EXPLANATORY REPORT

Who is the planning authority?

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

The amendment has been made at the request of the Glen Eira City Council.

Land affected by the amendment

The amendment applies to the following properties within the Caulfield South Neighbourhood Activity Centre:

- 542-722 and 758-804 Glenhuntly Road (even numbers)
- 589-867 Glenhuntly Road (odd numbers)
- 307-325 Kooyong Road (odd numbers)
- 306-414 Hawthorn Road (even numbers)
- 357-385 Hawthorn Road (odd numbers)
- 2 Cedar Street
- 136 Murray Street

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment proposes to implement the built form objectives and requirements of the *Caulfield South Neighbourhood Activity Centre Built Form Framework (September 2021)*. The amendment seeks to provide permanent built form controls for land within the Caulfield South Activity Centre.

Specifically, the amendment proposes to make the following changes to the Glen Eira Planning Scheme:

- Introduce a new schedule to Clause 43.02 Design and Development Overlay as follows:
- Schedule 11 (DDO11) Caulfield South Neighbourhood Activity Centre; and,
- Introduce the Caulfield South Neighbourhood Activity Centre Built Form Framework (September 2021) as a background document within Clause 72.08 Background Documents.

Strategic assessment of the amendment

Why is the amendment required?

The proposed amendment has arisen as a result of a need to apply design and development controls and guidance to the Caulfield South Neighbourhood Activity Centre.

Caulfield South is experiencing a large amount of development pressure with significant amount of development activity and approvals, particularly along Hawthorn Road. Permanent built form controls will manage the growth and guide the scale of future development to provide certainty about development outcomes.

The built form controls will be introduced into the Glen Eira Planning Scheme through a Design and Development Overlay – DDO11. DDO11 includes a mix of mandatory and preferred requirements addressing issues such as building heights, street wall heights, upper-level setbacks, front setbacks and interfaces to residential properties to the rear.

Council engaged Tract to assist in the preparations of the controls. This amendment is informed by the *Caulfield South Neighbourhood Activity Centre Built Form Framework (September 2021)* prepared by Tract. The Built Form Framework sets out preferred development outcomes and provides guidance and requirements for building heights, setbacks and other design considerations. It is supported by rigorous analysis and guided by sound urban design principles appropriate to the context of the centre.

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

The amendment gives effect to and is consistent with the following objectives of the *Planning and Environment Act 1987*:

- (a) To provide for the fair, orderly, economic and sustainable use, and the development of land;
- (b) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; and,
- (c) To balance the present and future interests of all Victorians.

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

Environmental effects

The proposed amendment is expected to have a positive impact on the environment by ensuring new development is responsive to the setting in which it is proposed, taking into account as appropriate existing streetscape, building form and environmental conditions, as well as contributing to the efficient use of existing services and infrastructure.

Social and Economic effects

The proposed amendment is considered to provide the community with greater clarity and certainty about the degree of change envisaged through new development within the Caulfield South Neighbourhood Activity Centre. The proposed amendment implements good urban design, architecture and landscape design outcomes which respect the character of the centre.

The proposed amendment will guide development within the centre and provide opportunities for economic development, housing and employment growth.

Does the amendment address relevant bushfire risk?

The land affected by the proposed amendment is not located in an area of identified bushfire risk.

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

The proposed amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Schemes in section 7(5) of the *Planning and Environment Act 1987*. It has also been prepared in accordance with other relevant Ministerial Directions.

The amendment has been prepared with regard to Ministerial Direction No.9 Metropolitan Planning Strategy

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

The proposed amendment supports and implements relevant objectives of the Planning Policy Framework, including:

- Clause 11 – Settlement

This clause provides context and implements the key principles of *Plan Melbourne 2017-2050*, which includes providing for housing choice and affordability by planning for expected housing needs and reduced ongoing living costs by increasing housing supply near public transport and services. The amendment provides a framework for the orderly planning of the Caulfield South Neighbourhood Activity Centre in a manner consistent with the directions of *Plan Melbourne 2017-2050*.

- Clause 15 – Built Environment and Heritage

This clause seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. This clause also sets out the importance of ensuring the conservation of places which have identified heritage significance. The amendment supports this clause by providing appropriate built form guidance to ensure that development is site responsive and appropriate in the context of heritage places.

- Clause 16 – Housing

This clause emphasises the importance of providing enough quality and diverse housing that meets the growing diverse needs of Victorians in locations in or close to activity centres and sites that offer good access to jobs, services and transport. It requires councils to identify areas that offer opportunities for more medium and high-density housing near employment and transport in Metropolitan Melbourne. The amendment provides strategic guidance on the appropriate scale of development including housing within the Caulfield South Neighbourhood Activity Centre.

- Clause 17 – Economic Development

This clause seeks to encourage development which meets the community's needs for retail, entertainment, office and other commercial services and provides a net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities. The amendment supports this clause by facilitating opportunities for a mix of office, retail and residential uses throughout the Caulfield South Neighbourhood Activity Centre.

- Clause 18 – Transport

This clause promotes the creation of a safe and sustainable transport system and promotes the use of sustainable personal transport. The amendment implements the objectives of this clause by facilitating development in an activity centre that is well serviced by public transport.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The proposed amendment supports and implements the Local Planning Policy Framework by introducing built form controls for the Caulfield South Neighbourhood Activity Centre. The amendment also specifically supports the following:

- Clause 21.04 Housing and Residential Development Glen Eira will undergo moderate population growth and a continued decline in household sizes, consequently highlighting the need to facilitate a wider range of housing types in appropriate locations.
- Clause 21.06 Business The future of smaller centres (such as the Caulfield South Neighbourhood Activity Centre) hinges on future controls allowing for the restructure of these centres and aims to ensure that there is a high standard of urban design within the centre.
- Clause 21.10 Heritage states there is need for clear design guidelines for new development both within and adjacent to heritage precincts to adapt and develop heritage places to suit contemporary lifestyles while maintaining important heritage significance.
- Clause 22.01 Heritage Policy outlines the need to identify, protect, enhance and promote understanding of Glen Eira's heritage.

- Clause 22.07 Housing Diversity Area Policy promotes a range of housing types within Neighbourhood Centres (including the Caulfield South Neighbourhood Activity Centre) given their location to public transport, commercial, community, education and recreational facilities.

Does the amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes suitable use of the Victoria Planning Provisions through the selection of appropriate tools to achieve guidance for future land use and development outcomes for the Caulfield South Neighbourhood Activity Centre.

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

The views of relevant agencies will be considered through the public exhibition process.

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

The proposed amendment is consistent with the requirements of the *Transport Integration Act 2010* and will facilitate development outcomes that promote the principles of transit-oriented development.

Resource and administrative costs

The proposed amendment will have some impact on the general operation of Council's statutory planning department as it will facilitate some new forms of development and land use.

The application of planning controls is considered to provide a more consistent assessment of planning permit applications. This is considered to ultimately reduce costs by providing more certainty to the community.

Where you may inspect this amendment

The proposed amendment can be inspected free of charge at the Glen Eira City Council website at www.haveyoursaygleneira.com.au/amendment-c231

The proposed 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 South VIC 3162

The proposed amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 11 July 2022.

A submission must be sent to either of the following places:

Online submissions are preferred via:

www.haveyoursaygleneira.com.au/amendment-c231

Alternatively, by email to:

mail@gleneira.vic.gov.au

Alternatively, by mail to:

Glen Eira Planning Scheme C231glen

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: week commencing 29 August 2022
- panel hearing: week commencing 26 September 2022

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ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Glen Eira City Council	542-722 and 758-804 Glenhuntly Road (even numbers) 589-867 Glenhuntly Road (odd numbers) 307-329 Kooyong Road (odd numbers) 306-414 Hawthorn Road (even numbers) 357-385 Hawthorn Road (odd numbers) 2 Cedar Street 136 Murray Street	Glen Eira C231glen 001ddoMap01 Exhibition

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