

Appendix D Source of the Amendment content

Clause	Source
Clause 20 (LPPF)	Deleted
Clause 21 (MSS)	
Clause 22 (LPP)	
Clause 23 (Operation of the LPPF – Transitional)	
MPS	New MPS derived from adopted Council strategies and other strategic work endorsed by Council that reflects community priorities and is aligned to Plan Melbourne and State policy.
Clause 02.01 Context	
Clause 02.02 Vision	uses 2016 ABS data and .id community profiles to inform community context.
Clause 02.03 Strategic directions	uses Victoria in Future 2019 to inform growth projections.
Clause 02.04 Strategic framework plans	introduces two new maps, Strategic Framework Plan and Activity Centre Hierarchy Plan, sourced from Council, but with all boundaries aligned to existing policies.
11.03-1L Activity centres	New policy from: Existing Clause 22.05 Urban Villages Policy 22.07 Housing Diversity Area Policy Glen Eira City Plan (Implementation of adopted structure plans will occur via separate amendment processes)
12.01-1L Biodiversity	New policy from: Glen Eira Environmental Sustainability Strategy 2016-2021 Glen Eira Open Space Strategy Refresh 2020
13.07-1L Non-residential uses in residential areas	Redrafts existing policy from: Clause 21.01 Municipal profile Clause 22.02 Non residential uses in residential zones policy Clause 22.11 Child care centre policy
15.01-1L Landscaping	New policy from: existing Clause 21.04 Housing and Residential Development existing Clause 22.08 Minimal Change Area Policy Glen Eira Open Space Strategy Refresh Quality Design Guidelines- Commercial and Mixed Use Areas Quality Design Guidelines- Residential Areas
15.01-2L Building design	New policy from: Glen Eira Open Space Strategy Refresh Quality Design Guidelines- Commercial and Mixed Use Areas Quality Design Guidelines- Residential Areas

Clause	Source
15.01-5L Neighbourhood character	Existing policy, updated and refined from: existing Clause 22.07 Housing Diversity Area Policy existing 22.08 Minimal Change Area Policy
15.02-1L Environmentally sustainable development	New policy from: Council Alliance for a Sustainable Built Environment
15.03-1L Heritage	Redrafts existing policy from: Clause 21.10 Heritage Clause 22.01 Heritage policy
16.01-1L-01 Housing supply	New policy from: Clause 22.05 Urban villages policy Clause 22.06 Phoenix precinct policy Clause 22.07 Housing diversity area policy Glen Eira City Plan
16.01-1L-02 Student accommodation	Redrafts existing policy from: Clause 22.09 Student housing policy
16.01-2L Housing affordability	New policy from: Glen Eira City Plan Glen Eira Social and Affordable Housing Strategy 2019 -2023
16.01-5L Residential aged care and community care accommodation	New policy from: Clause 22.10 Aged persons housing policy and expanded to include development that does not meet as of right criteria in Clause 52.22-2.
17.02-1L Business	New policy from: Existing Clause 22.05 Urban villages policy Existing Clause 22.07 Housing diversity area policy Glen Eira City Plan
17.02-2L Out of centre development	Redrafts existing MSS content
18.02-1L Sustainable personal transport	New policy from: Existing Clause 21.12-2 Transport
18.02-2L Public transport	Integrated Transport Strategy 2018-2031
18.02-3L Road system	Parking Policy
18.02-4L Car parking	New policy from: Existing Clause 21.12-2 Transport Integrated Transport Strategy 2018-2031 Parking Policy Glen Eira City Plan
19.02-1L Health facilities and 19.02-2L Education facilities	Existing MSS Glen Eira City Plan

Clause	Source
19.02-6L Open space	Updated policy content: Existing Clause 21.13 Open Space Existing Clause 22.12-3 Glen Eira Open Space Strategy Refresh Glen Eira Environmental Sustainability Strategy 2016-2021.
19.03-2L Infrastructure	Redrafts existing policy from: Clause 21.11 Infrastructure
19.03-5L Waste management	New policy from: Glen Eira Climate Emergency Response Strategy 2021-2025
NRZ1	Amends title from 'minimal change area' to 'neighbourhood residential area' Inserts neighbourhood character objective Rewords table requirement for site coverage and permeability Reformatted
HO	Make minor corrections Adds statements of significance
PO	Corrects description of background document
72.04	Adds 19 new statements of significance which apply to existing heritage precincts
72.08	Inserts: Glen Eira City Plan Glen Eira Open Space Strategy Refresh Glen Eira 2040 Community Vision Glen Eira Council Plan 2021-2025 Glen Eira Climate Emergency Response Strategy 2021-2025 Integrated Transport Strategy 2018-2031 Glen Eira Social and Affordable Housing Strategy Glen Eira Urban Forest Strategy Living Melbourne: Our Melbourne Forest Parking Policy
74.01	Provides explanation of how the zone and overlay controls have been applied to support the strategic direction of the Planning Scheme
74.02	Identifies further strategic work to be undertaken to support the strategic directions of the MPS

Source: Planning Panels Victoria adapted from Amendment Explanatory Report

Appendix E Panel preferred version of Clause 11.03-1L

11.03-1L Activity Centres

Policy application

This policy applies to all education and innovation precincts, activity centres and local centres identified on the Strategic Framework Plan and the Activity Centre Hierarchy Plan in Clause 02.04.

Strategies

General

Support a transition of employment and housing growth across the activity centre network by:

- Directing growth of the most substantial scale into urban renewal precincts identified on the Activity Centre Hierarchy Plan in clause 02.04-2.
- Directing growth into opportunity sites identified in local structure plans with a building scale that reflects the opportunities and constraints of the site.

Supporting growth in all other commercial and mixed-use zones within activity centres that reflects local opportunities and context while also maintaining the street presentation of the shopping strip.

- Supporting housing growth **in residential areas** to provide a transition in building scale and height from the commercial core to the lower scale residential built form within and adjoining activity centres.

In urban renewal precincts identified on the Activity Centres Hierarchy Plan in Clause 02.04-2:

- Support the integrated development of land to deliver employment and housing growth of significant urban density and scale.
- Support land use and development that delivers community outcomes, including social and affordable housing, public open space, community facilities, public realm improvements and publicly accessible parking.
- Facilitate new pedestrian connections and laneways to create high levels of walkability and accessibility within the precinct and to connect with adjoining retail areas.

Ensure activity centre structure planning identifies opportunities to:

- Support new employment opportunities from a range of commercial uses within mixed-use developments.
- Support diverse housing, including aged care, student and social and affordable housing. Facilitate improved open space, public realm improvements and community outcomes.

Support land use and development in commercial and mixed-use zones that: Prioritises retail and community uses at ground floor.

- Provides for commercial uses on the first floor above ground level.
- Provides for residential uses on upper floors, above the retail and commercial uses.

Support lot consolidation where it will contribute to an efficient built form to manage the visual and amenity impact of larger developments within the site and avoid narrow unconsolidated lots that cannot achieve desired built form outcomes.

Discourage development that represents a significant under-development of land.

Support activities that contribute to a night-time and weekend economy in locations where amenity impacts are minimised.

Support land use and development that activates adjoining streets and laneways.

Facilitate opportunities for new or improved public open space and public spaces, including opportunities for canopy tree planting and urban greening.

Facilitate land use, building and streetscape design and public realm improvements that foster social interaction and support community life.

Support public art in public spaces.

Support the provision of community facilities and services, focussed in accessible community hubs.

Neighbourhood activity centres

Support development that provides commercial uses, retail, entertainment and community facilities to meet the day to day needs of the local community and support community life.

Support housing and employment growth in neighbourhood activity centres at a lower scale and intensity than in major activity centres.

Support development that transitions in scale to the surrounding residential areas outside the activity centre.

Local centres

Reinforce the local convenience role and function of local centres to meet the needs of the immediate area and support community life.

Support housing and employment growth in local centres at a lower scale and intensity than in neighbourhood activity centres.

Support land use and development that reflects each centre's unique amenity and local character. Support development that transitions in scale to the surrounding residential areas.

Bentleigh major activity centre

Strengthen the role of the Bentleigh activity centre as a regional centre for shopping, services, and community life.

Support an integrated network of activated streets and shared community and open spaces. Integrate new retail floorspace with the established retail strip along Centre Road.

Support development along Centre Road that complements and preserves the fine grain and heritage streetscape character of the traditional shopping strip.

Support the redevelopment of existing car parks behind Centre Road for new open space, multi-level car parking, community spaces and employment and housing uses.

Support passenger amenities and modal interchange connections at the Bentleigh Station transport hub.

Carnegie major activity centre

Strengthen the role of Carnegie activity centre as a regional destination for entertainment, shopping, dining, employment and a place for the community to meet.

Support development that complements and preserves the heritage features and distinctive fine-grained character of the Koornang Road retail strip.

Protect existing canopy trees along the railway corridor.

Support the establishment of a new public meeting space in Carnegie.

Increase publicly accessible car parking in partnership with a future supermarket redevelopment in Kokaribb Road.

Support an integrated network of activated streets and shared community and open spaces.

Caulfield Station Precinct major activity centre

Strengthen the role of the Caulfield Station precinct as a regional destination for education, employment and events.

Support land use and development that supports the roles of Monash University and Caulfield Racecourse.

Support the growth of Monash University's Caulfield Campus as an education and research employment hub.

Support extended trading hours and other landuse and built form improvements to support night time trading.

Support improved passenger amenities and modal interchange connections at the Caulfield Station transport hub.

Facilitate improved pedestrian and cycling access to the Caulfield Station transport hub.

Support an integrated approach to development of land within the urban renewal precinct to deliver new employment and housing growth of significant urban density and scale.

East Village education and innovation precinct

Support the transition in land use in East Village precinct from industrial to a sustainable mixed use precinct.

Support development that provides for a high level of amenity for future residents, workers and the surrounding local community.

Support redevelopment opportunities within the precinct for employment growth, with a focus on innovative employment and education facilities.

Support retail opportunities to service residents living within the precinct. Provide for new green spaces and community facilities.

Elsternwick major activity centre

Strengthen the role of Elsternwick activity centre as a safe, accessible and liveable centre that embraces its historic character and strong cultural and village feel.

[Support opportunities to enhance arts and cultural offerings within the centre including a new cultural precinct in Selwyn Street.](#) ~~Support opportunities to enhance arts and cultural offerings within the centre.~~

Support development that complements and preserves the heritage features and distinctive fine-grained character of the Glen Huntly Road retail strip.

~~Facilitate a new cultural precinct.~~

Support a new public space above the railway line connecting Elsternwick Station to the cultural precinct.

Support redevelopment of the existing car park between Staniland Grove and Orrong Road to facilitate a new community hub and improved car parking.

Support reuse of the former ABC studio site for employment uses and public open space.

Glen Huntly major activity centre

Strengthen Glen Huntly's culturally diverse local community with unique commercial, entertainment and place-making offerings.

Support an interconnected network of community and open spaces across the centre.

Moorabbin Junction major activity centre

Strengthen the role of Moorabbin Junction activity centre as a vibrant, accessible and safe centre with a strong focus on arts, nightlife and community connections.

Facilitate opportunities to enhance arts and cultural offerings within the centre

Recognise the role of the centre as an emerging growth hub, supporting a diverse range of housing and employment generating uses.

Policy documents

Consider as relevant:

- Glen Eira City Plan: Activity Centre, Housing and Local Economy Strategy (Glen Eira City Council, 2020)

- City of Glen Eira Open Space Strategy Refresh 2020 (Thompson Berrill Landscape Design Pty Ltd in association with Environment & Land Management Pty Ltd, 2020)

Appendix F Panel preferred version of Clause 13.07-1L

13.07-1L Non-residential uses and development in residential areas

Policy application

This policy applies to an application to use or develop land for a Section 2 use in a Residential Growth Zone, General Residential Zone or Neighbourhood Residential Zone.

Strategies

Direct non-residential uses to main or secondary roads identified on the Preferred Road Abuttals for Non-Residential Uses ~~plan map to this clause~~.

Avoid non-residential uses in other locations unless the location and intensity of the use and the design of the development will not compromise residential amenity.

Design and site buildings to be of a scale and character compatible with the adjoining properties, the surrounding residential area and the streetscape.

Support development that is consistent with the design and siting requirements that would apply to a dwelling having regard to:

- Building height.
- Setbacks.
- Walls on boundaries.
- ~~Overlooking~~
- Front fences.

Provide landscape buffers and other screening measures as necessary, to screen car parking areas, accessways and service areas from adjoining residential boundaries and the street.

~~Direct car parking to the side or rear of the site or in a basement where practical~~ Avoid car parking within front setbacks where the use is not located on a preferred road abuttal as identified in the map to this Clause.

Separate vehicle and pedestrian entrances.

Avoid the use of accessways for drop-off and pick up.

Support land use and development that is compatible with a residential environment and minimises negative amenity impacts on nearby residential properties, having regard to:

- Nature and intensity of the use.
- Hours of operation.
- Proposed staff and visitor numbers.
- Traffic movement and parking.
- Type of activities to be carried out on the land.
- Noise, light spill, fumes and air emissions.
- Waste management, deliveries and service areas.

Policy guidelines

Consider as relevant:

- Preferred hours of operation (including deliveries and waste collection) between:
 - Monday – Friday 7.00am – 6.30pm
 - Saturdays 8.00am – 6.00pm
 - Sundays and Public Holidays Closed
- Providing a minimum landscape buffer of 3 metres from the street frontage to any car parking area, and 2 metres from a side street.
- Providing a minimum landscape buffer of 1 metre from car parking areas to any adjoining residential boundary.

- Providing a minimum landscape buffer of 0.5 metres from accessways to any adjoining residential boundary.
- Screening of service areas from adjoining residential boundaries.

Preferred road abutments for non-residential uses [map plan](#)



Appendix G Panel preferred version of Clause 15.01-1L

15.01-1L Landscaping

Objectives

To strengthen landscape character across Glen Eira.

To mitigate the impact of urban heat island effect and support community health and wellbeing.

Strategies

Maximise retention of existing canopy trees and gardens.

Integrate landscaping, including canopy trees, into development design.

Ensure new landscaping responds to the landscape character of the surrounding area. Avoid adverse impacts on vegetation on adjoining properties.

Support urban landscaping opportunities, including green roofs, planter boxes, green walls and landscaping within building entries ~~and courtyards~~.

Provide for landscaping that will:

- Soften the built form.
- Positively contribute to the visual amenity and character of the area, including the public realm.
- Provide for high levels of on-site amenity and privacy.
- Provide shade and contribute to passive cooling of hard surfaces.
- Use materials, landscape treatments and plants that are permeable, durable and resistant to adverse environmental conditions.

Ensure structure plans and other place-based plans identify and deliver opportunities to plant canopy trees ~~in and around activity centres and~~ along streetscapes.

Policy guidelines

Consider as relevant:

- Where significant trees have been removed in the 12 months prior to the application being made, whether replacement trees will have similar size at maturity to those removed.
- Maintaining deep soil areas for canopy trees to grow to full size at maturity.
- In residential zones, landscaping to provide for:
 - ~~The planting of a minimum of one canopy tree for every 8 metres of front boundary. If the result is not a whole number, round up to the nearest whole number~~ provision of a minimum of one 8 metre high canopy tree for every 8 metres of the front boundary. If the result is not a whole number, round to the nearest whole number.
 - ~~The planting of a minimum of one canopy tree for every 8 metres of rear boundary in the Neighbourhood Residential Zone and the General Residential Zone. If the result is not a whole number, round up to the nearest whole number~~ provision of a minimum of one 6 metre high canopy tree for every 8 metres of rear boundary in the Neighbourhood Residential Zone and the General Residential Zone. If the result is not a whole number, round to the nearest whole number.
 - ~~Canopy trees with a minimum mature height of 7 metres in the front setback and 5 metres in the rear setback.~~

Policy documents

Consider as relevant:

- *City of Glen Eira Open Space Strategy - Refresh 2020* (Thompson Berrill Landscape Design Pty Ltd in association with Environment & Land Management Pty Ltd, 2020)
- *Glen Eira Urban Forest Strategy* (Glen Eira City Council, 2021)

Appendix H Panel preferred version of Clause 15.01-2L

15.01-2L Building design

Strategies

General

Encourage transition in scale from larger buildings to adjacent areas of smaller scale.

Achieve dwelling privacy through design and separation rather than screening.

Encourage development to:

- Utilise durable and sustainable building materials.
- Utilise building materials that respond to local characteristics through type, colour, texture and contrast.
- Utilise building materials that highlight features, create visual interest and reduce the impact of upper floors.
- Consolidate and conceal building services within sites and within buildings.
- Integrate any externally accessible services or substations into the façade design.

Encourage the design of residential apartments to:

- Orientate living [and private open space](#) areas towards the front and rear of the site [and any abutting roads/streets, laneways or areas of public open space](#) ~~and avoid side facing balconies (except for side streets or laneways)~~.
- Manage overlooking and privacy through considered design and separation, rather than screening.
- Offset direct views between existing or future buildings within the same site or adjoining sites.
- Ensure that service infrastructure is appropriately sited and incorporated into the design of new buildings and has limited visibility from the public realm.
- Avoid compromising the development potential of developable adjoining land by achieving separation, outlook and amenity standards within the same site.
- Avoid depending on neighbouring sites for amenity.

Incorporate acoustic attenuation into the design of development where:

- Residents within the development may be impacted by noise generated by existing non-residential uses, traffic and public transport, street activity, the night-time economy or other noise sources.
- Residents in the surrounding area may be impacted by noise generated by the proposed non-residential use or development.

Manage the location, design and intensity of lighting on the site to avoid light spill onto adjoining residential land.

Impact on streetscape, public realm and public open space

Design lighting and building interfaces to contribute to a sense of safety and pedestrian comfort along streets, laneways and public spaces, particularly close to transport nodes.

Encourage interaction and passive surveillance of the street and public spaces with windows, balconies and design features that allow for visibility.

Minimise the detrimental impacts of land use and development on the ecological, social or cultural value of adjoining public spaces.

Design development adjacent to public open space to:

- Support the amenity, function and accessibility of public open space.
- Ensure no ~~significant~~ [unreasonable](#) loss of sunlight to existing and future public open space.
- Avoid blank walls or high fences facing public open space.

Development adjacent to land in a Heritage Overlay

Provide a transition in scale from any adjacent building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.

Provide a sympathetic and respectful design response that does not dominate an adjacent heritage place.

Use materials and finishes that do not detract from the fabric of the heritage place.

In commercial and mixed use areas, adopt a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.

Commercial and mixed use areas

Incorporate setbacks that:

- Provide for visually recessive upper floors above street wall height, when viewed from a front or side street.
- Consolidate upper side setbacks with adjoining sites where practical to avoid a visible tiered building profile.
- Allow for boundary to boundary development at lower levels to maintain the existing attached built form character of the street.
- Provide a transition to residential interfaces, heritage places, public open space and other public spaces.

Provide a unique sense of identity for each building.

Retain shop fronts and street wall height as the dominant built form elements in the street.

Reflect clearly defined streetscape elements and fine grain building character, including:

- Building spacing and rhythm.
- Front and side setbacks.
- Street wall heights and parapets.
- Proportion and spacing of vertical and horizontal architectural elements.
- Fenestration, building openings, cornices, awnings and colonnade heights.

Articulate facades to integrate with the street, including on secondary frontages on corner sites.

Minimise blank facades.

Provide a continuity of design of the building from all viewlines at both street level and from a distance.

Separate ground level resident and visitor entrances from commercial entrances, service areas, vehicle accessways and loading zones.

Incorporate adaptable and flexible spaces within buildings to allow for different uses and tenancy configurations over time.

Retain existing verandahs.

Provide fixed awnings or verandahs to:

- Be consistent with the height and extent of coverage on adjoining properties.
- Provide weather protection for pedestrians.

Manage building bulk to minimise the visual impact of development from adjoining residential sites.

Policy guidelines

Consider as relevant:

- Awning or verandahs in commercial and mixed-use areas to provide:

- Coverage across the whole frontage on all street frontages (including corner sites abutting two main roads).
- Coverage across at least 40 per cent of a secondary frontage on corner sites, where the secondary frontage is a local street.
- Levels of glazing at street level in commercial and mixed-use areas to achieve:
 - At least 80 per cent of front building facades at street level to have clear glazing (including corner sites abutting two main roads).
 - At least 40 per cent of building façade at street level of a secondary frontage (where the secondary frontage is a local street) to have clear glazing.
- The need for flexible design within commercial and mixed-use areas to allow for future conversion to other uses, including:
 - Provide floor heights that promote flexible use and design.
 - Floor plan layouts that allow for future consolidation of dwellings or small tenancies into larger tenancies.
 - ~~Minimal load bearing walls in opportune locations to facilitate future consolidation and adaptable reuse of buildings.~~
 - Wide building entries, hallways and foyers appropriate for future commercial uses.
- ~~The development to result in no increase in overshadowing of any existing or proposed public open space from 10am to 3pm on 21 June beyond the shadow cast by a 9 metre high built form immediately adjoining the public open space, unless other overshadowing standards are specified elsewhere in this scheme.~~
- The design of residential apartments to:
 - Establish building setbacks to respond to the existing or preferred urban context;
 - Provide separation between buildings to allow access to adequate daylight and provide reasonable outlook from new dwellings, while limiting views into habitable room windows and private open space of new and existing dwellings.
 - Minimise the extent of basement footprint, vehicle crossovers and basement access ramps to maximise the provision of deep soil areas for canopy tree planting as appropriate to the urban context.
 - The design of front fencing to provide a minimum 25 per cent transparency for any part of the fence that is over 1.2 metres in height.

Appendix I Panel preferred version of Clause 15.03-1L

15.03-1L Heritage

Policy application

This policy applies to all land within the Heritage Overlay.

Strategies

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.

~~Discourage~~ **Avoid** demolition of significant and contributory buildings unless:

- 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.

Subdivision

Retain significant or contributory elements of a heritage place including buildings and outbuildings, original garden areas and trees.

Design the subdivision of heritage places to retain the relative proportions of the original layout, the rhythm and pattern of building frontages and/or buildings in the streetscape where such elements contribute to the significance of the heritage place.

Heritage precincts

Design development to be consistent with nearby significant and contributory buildings in terms of:

- Prevailing front and side setbacks.
- Height, relative to surrounding context.
- Roof pitch and form.
- Spacing of architectural elements on the façade.

Residential alterations or additions

Minimise, where possible, views of alterations and additions from the street frontage (when viewed from the opposite side of the street).

Encourage alterations and additions that do not overwhelm the significant or contributory building or wider precinct.

Locate first floor additions behind the principal façade and principal visible roof forms.

Setback ground floor additions to ensure the front heritage façade remains the prominent feature.

Design and site alterations and additions to heritage places on corner sites to be read as a recessive element when viewed from the secondary street.

Avoid non-original openings and verandahs on front facades.

Commercial heritage places

Ensure upper level additions respect the scale and form of the heritage building and the heritage streetscape.

Maintain the prominence of the street wall by recessing upper levels.

Encourage the retention, restoration or reconstruction of original shopfronts and verandahs.

Encourage new development to maintain the prevailing street wall height in the precinct.

Discourage the introduction of architectural features where these features were not originally present.

Avoid obscuring names and dates that form architectural features of the building.

Signs in commercial areas

Protect signs deemed to have heritage value.

Discourage sky signs, reflective signs, animated signs and electronic signs within heritage precincts.

Discourage internally illuminated signs unless they are located below the verandah, hanging under the soffit.

Discourage above verandah signs unless specific provision has been made in the original façade treatment for a sign in that location.

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.

Ancillary services

Site and design services and equipment so they do not detract from the significance of the heritage place or damage significant heritage fabric.

Conceal satellite dishes, solar panels, water tanks, air conditioning units and other mechanical equipment or where this is not possible, install the equipment in a location that will not detract from the significance of the heritage place.

Public infrastructure

Retain and conserve landscaping in the public realm, street furniture, fire hydrants, bluestone laneways, kerb and channelling, post boxes and other public infrastructure that contributes to the character of the heritage place.

Ensure new street furniture does not detract from the significance of the heritage place.

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.

Policy documents

Consider as relevant:

- *Glen Eira Heritage Management Plan 1996* (Andrew Ward & Associates, 1996)
- *Addendum to Glen Eira Heritage Management Plan (Revised 2014)* (Andrew Ward and Associates, 2014)
- *Glen Eira Review of Existing Heritage Precincts* (Glen Eira City Council, 2017)

Appendix J Panel preferred version of Clause 16.01-1L-01

16.01-1L-01 Housing supply

Strategies

Location of residential development

Provide for a transition of building height and scale across the municipality consistent with the scale of housing change identified on the Housing Change Area map to this clause.

Direct substantial housing growth into ~~innovation and education precincts, activity centres, local centres and along transport routes, identified on the Strategic Framework Plan at Clause 02.04 1, that responds to the growth capacity and context of the local area~~ Substantial Change Areas identified on the Housing Change Area map to this clause.

Support incremental housing growth outside of activity centres ~~where Heritage or Neighbourhood Character Overlays do not apply~~ in Incremental Change Areas identified on the Housing Change Area map to this clause.

Support minimal housing growth outside of activity centres ~~where Heritage or Neighbourhood Character Overlays do apply~~ in Minimal Change Areas identified on the Housing Change Area map to this clause.

Housing diversity

Provide for diverse housing when rezoning land for residential purposes.

Support the redevelopment of large development sites to contribute to housing diversity.

Encourage a mix of dwelling types and layouts within developments.

In commercial and mixed use areas in activity centres, support dwellings above commercial and retail uses in mixed-use buildings.

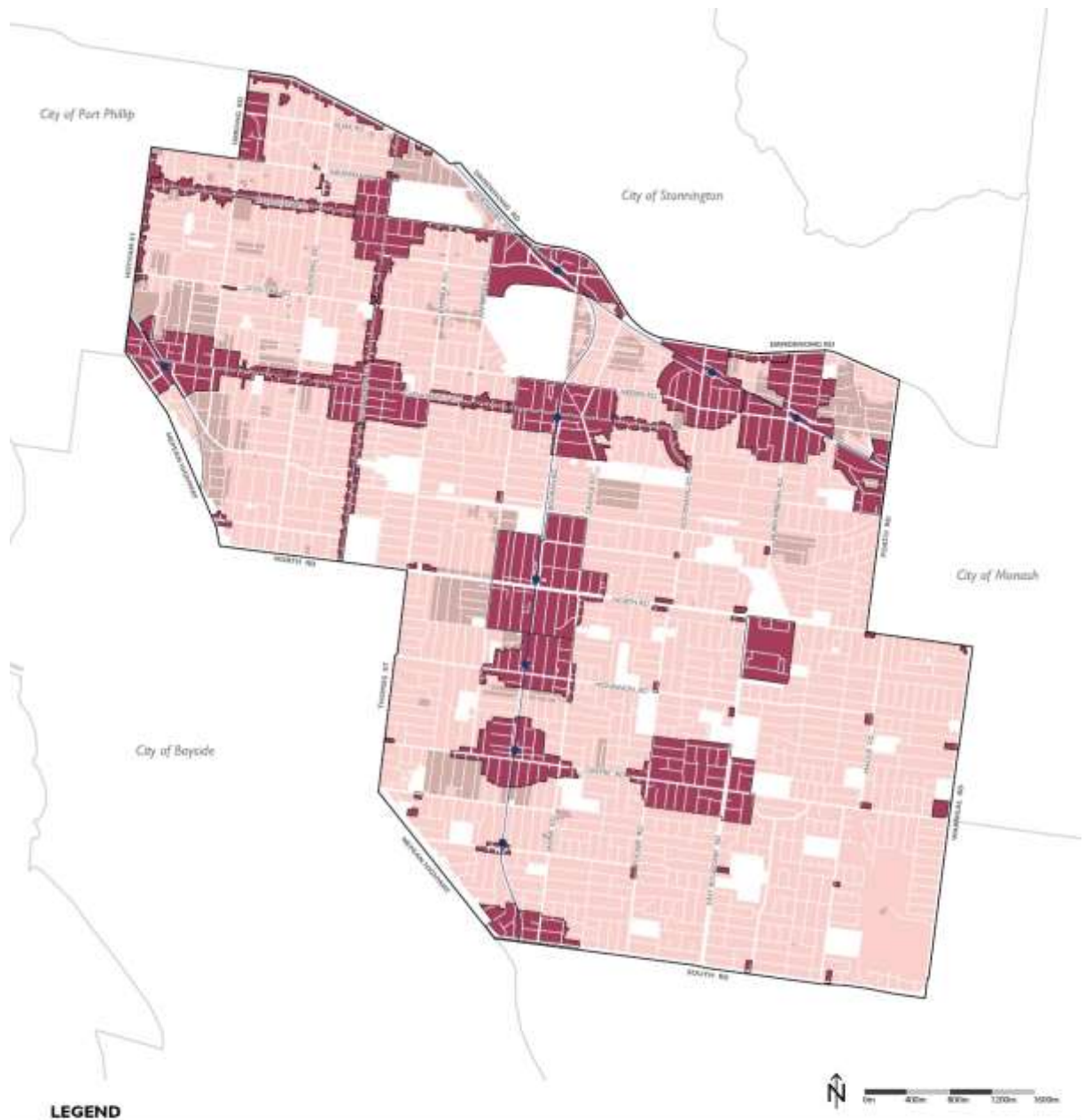
Support a diversity of apartment sizes to cater for a range of different household types.

Policy documents

Consider as relevant:

- *Glen Eira City Plan: Activity Centre, Housing and Local Economy Strategy* (Glen Eira City Council, 2020)

Housing change area map



LEGEND

Housing Change Areas

- Minimal Change Areas
- Incremental Change Areas
- Substantial Change Areas

Other

- Train Lines and Stations
- Tram Lines
- Other sites



Appendix K Panel preferred version of Clause 16.01-1L-02

16.01-1L-02 Student accommodation

Policy application

This policy applies to applications for the use or development of accommodation for tertiary students.

Objectives

To support well located student accommodation that delivers quality living environments.

Strategies

Direct student accommodation into the following locations:

- The following activity centres, as identified on the Strategic Framework plan and Activity Centre Hierarchy plan at Clause 02.04:
 - Bentleigh activity centre
 - Carnegie activity centre
 - Caulfield Park activity centre
 - Caulfield Station activity centre
 - Glen Huntly activity centre
 - Hughesdale activity centre
 - Moorabbin activity centre
 - Murrumbeena activity centre
 - Ormond activity centre
 - Along tram routes where the Parking Overlay applies.

Avoid student accommodation in residential areas where a Parking Overlay does not apply.

Design student accommodation to:

- Provide high standards of internal amenity.
- Enable each student to enjoy a private personal space to sleep and study.
- Provide shared facilities so that kitchen, laundry and social activities can be carried out on the site in a communal setting.
- Provide safe and accessible areas to be set aside for bicycle parking.
- Integrate commercial and publicly accessible facilities in larger developments where possible.

Policy guidelines

Consider as relevant:

- Providing an area of communal open space:
 - At a ratio of 2.5 square metres per bed.
 - In a maximum of two parcels, each parcel with a minimum dimension of 3 metres.
 - At ground floor, if possible.
 - Located on the north side of the building, if possible.
 - With the southern boundary of the communal open space set back from any wall to the north of the space at least 2 metres plus 90 per cent of the height of the wall.
- Designing student accommodation to ensure:
 - Habitable rooms are not overlooked by another room in the same building or by adjoining properties.

- Habitable rooms have direct access to natural light and ventilation.
- Habitable rooms are large enough for a desk, computer, bed, book shelves, wardrobe and other storage space.
- The provision of laundry and drying facilities.
- The provision of shared student facilities, such as shared kitchen, dining area, sitting room, common or recreation room and exercise room.
- Noise attenuation measures, where the facility is impacted by external noise.
- Larger developments provide a range of facilities and services to serve the needs of the occupants and where possible, integrate commercial and publicly accessible facilities.
- The provision of bicycle parking at the following rates:
 - Two spaces for every three beds.
 - One electric bicycle space and charging station for every four beds.
- The use of a Section 173 agreement under the Act or an alternative arrangement to:
 - Set out ongoing operational requirements for the facility in a management plan that ensures the student accommodation is being used for its intended purpose.
 - Limit occupants to tertiary students (full-time, part-time or short-term), ~~their immediate family~~ and the building manager or caretaker.
 - Prevent the subdivision or sale of car spaces associated with the use.

Policy documents

Consider as relevant:

- *City of Glen Eira Open Space Strategy - Refresh 2020* (Thompson Berrill Landscape Design Pty Ltd in association with Environment & Land Management Pty Ltd, 2020)
- *Glen Eira Urban Forest Strategy* (Glen Eira City Council, 2021)
- *Living Melbourne: Our Metropolitan Urban Forest* (The Nature Conservancy and Resilient Melbourne, 2019)

Appendix L Panel preferred version of Clause 16.01-5L

16.01-5L Residential aged care and community care accommodation

Policy application

This policy applies where a planning permit is required for the use or development of:

- A Residential aged care facility.
- Community care accommodation where the requirements of Clause 52.22-2 or 52.22-3 are not met.

Objectives

To ensure housing for older people and people requiring community care accommodation is located close to services, retail and social facilities, has convenient access to public transport, delivers quality living environments for occupants and minimises off-site amenity impacts.

Strategies

Direct accommodation for older people and community care accommodation to the following locations:

- Areas identified for substantial housing change at Clause 16.01-1L-01.
- Residential areas with convenient access to public transport ~~and sites that are relatively flat.~~

Provide secluded private open space, in addition to communal open space for accommodation where residents have a high degree of independence and minimal support from staff.

Ensure communal open space is provided for accommodation providing moderate or maximum levels of support from staff.

Ensure adequate on-site facilities and amenity and privacy levels for residents are provided to reflect the level of care to be provided.

Ensure any support services provided for people who are not residents are ancillary to the primary use of the site.

Site and design development to minimise off-site amenity impacts associated with car parking, lighting, plant and equipment, noise, deliveries and other facility operations.

Provide landscape buffers and other screening measures as necessary, to screen car parking areas, accessways and service areas from adjoining residential boundaries and the street.

Provide efficient onsite carparking and access provision for residents, visitors, staff and delivery vehicles.

Policy guidelines

Consider as relevant:

The use of an operational management plan or an alternative arrangement to:

- Manage facilities including car parking, on-site deliveries and waste management.
- Manage services provided to residents on-site and any support services provided to people who are not residents

Design car parking and accessways to:

- Provide clearly marked car parking areas for use by residents, visitors, staff or those who require accessible spaces.
- Ensure parking is provided on site to residents, visitors and staff at all times.
- Allow for access and egress of larger vehicles, such as minibuses, ambulances, private recycling and garbage collection vehicles to occur in a forward direction.
- Provide weather-protected drop-off and pick-up areas.

- Provide for grading of pedestrian and vehicular accessways having regard to the access and mobility needs of residents.

Appendix M Panel preferred version of Clause 18.02-3L

18.02-3L Road system and access

Strategies

Prioritise vehicular access from secondary streets or laneways on land adjoining key road corridors, express public transport routes, safe cycling streets and pedestrian priority streets.

Minimise new crossovers on key road corridors, safe cycling routes and pedestrian priority streets. Separate pedestrian and vehicular accessways in commercial and mixed use development.

Minimise the impact of vehicular traffic and on-street car parking on residential amenity in the Neighbourhood Residential Zone.

Design development to incorporate buffers and noise attenuation measures adjacent to roads in the ~~Road Zone Category 1~~ [Transport Zone 2](#) to protect occupants from road noise.

Support initiatives that seek to maximise vehicle occupancy rates and reduce vehicle numbers, such as ride sharing, car pooling or similar.

Policy documents

Consider as relevant:

- *Integrated Transport Strategy 2018-2031* (Glen Eira City Council, 2018)
- *Parking Policy 2020* (Glen Eira City Council, 2020)

Transport framework plan



LEGEND

- ▬▬▬ KEY ROAD CORRIDORS
- ▬▬▬ EXPRESS PUBLIC TRANSPORT ROUTE
- ▬▬▬ SAFE CYCLING STREET
- ▬▬▬ PEDESTRIAN PRIORITY STREET
- ⋯⋯⋯ Train line/Stations
- - - - - Tram Route
- - - - - Local Bus Route