



GLEN EIRA
CITY COUNCIL

Glen Eira Planning Scheme

Amendment C247

Bentleigh East Neighbourhood Activity Centre

Information Sheet

Glen Eira City Council has prepared Planning Scheme Amendment C247 which affects commercially zoned land within the Bentleigh East Neighbourhood Activity Centre.

What is Amendment C247?

Amendment C247 will introduce planning controls to provide greater certainty about the scale of future development in the activity centre. It aims to manage the heights and setbacks of new buildings.

Glen Eira City Council is exhibiting the Amendment from Thursday 21 September to Monday 23 October 2023. You are invited to Have your say by making a submission to the Amendment by 5 pm on Monday 23 October 2023.

All submissions will be considered by Council and may also be considered by an independent Planning Panel. The opportunity to present to the independent Planning Panel will also be available.

Why is it needed?

Our planning scheme includes State and local planning policies which direct new housing and commercial growth towards activity centres such as Bentleigh East so that we can meet future demand for housing and employment.

Amendment C247 will help us manage the scale and form of new development constructed as a result of this growth by introducing a planning control known as a Design and Development Overlay Schedule 13 (DDO13) into the Glen Eira Planning Scheme. DDO13 will provide guidance for the heights and setbacks of new development so that

their scale and form responds to the local character of the activity centre and the adjoining residential areas.

The Amendment will also introduce the *Bentleigh East Neighbourhood Activity Centre Built Form Framework (September 2021)* into the Glen Eira Planning Scheme as a background document. The Framework provides the strategic justification for DDO13, and includes assessments of the activity Centre, its surrounds, the form of the buildings and the local character.



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



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How to make a submission

Submissions must be made in writing and are due by 5pm on Monday 23 October 2023.

Online (preferred)

www.haveyoursaygleneira.com.au/amendment-c247

Email

mail@gleneira.vic.gov.au

Attention: City Futures – Amendment C247

Post

Attention: City Futures – Amendment C247
Glen Eira City Council
PO Box 42
Caulfield South VIC 3162

In order for us to consider your submission, you must provide us with your name, address and contact details. This will also ensure that you can continue to be part of the process.

You will be contacted when Council is ready to consider the proposed amendment and you will be given the opportunity to speak in support of your submission (or have someone speak on your behalf).

Council is obliged by the *Planning and Environment Act 1987* to make all submissions publicly available for inspection at its offices.

Find out more

For further information, you can join the drop-in session on Wednesday 10 October at Day Care room GESAC from 4 to 7 pm and one of our friendly Strategic Planners will be happy to help and answer your questions.

For full details on the proposed amendment, please visit:

www.haveyoursaygleneira.com.au/amendment-c247

Please contact City Futures on 9524 3333 if you need to speak with a Strategic Planner.

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