



GLEN EIRA CITY COUNCIL

ORDINARY COUNCIL MEETING

TUESDAY 27TH FEBRUARY 2018

AGENDA

**Meeting to be held in the Council Chambers,
Corner Hawthorn & Glen Eira Roads, Caulfield
At 7.30 pm**

*"The primary object of a Council
is to endeavour to achieve
the best outcomes for the local community
having regard to the
long term and cumulative effects of decisions."*

- s3c(1) Local Government Act

Councillors: The Mayor, Councillor Tony Athanasopoulos
Councillor Clare Davey
Councillor Mary Delahunty
Councillor Margaret Esakoff
Councillor Jamie Hyams
Councillor Jim Magee
Councillor Joel Silver
Councillor Dan Sztrajt
Councillor Nina Taylor

Chief Executive Officer: Rebecca McKenzie

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10. URGENT BUSINESS**11. ORDINARY BUSINESS**

- 11.1 Requests for reports from Officers**
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12. CONSIDERATION OF IN CAMERA ITEMS**12.1 Tender number 2018.121 Information Technology Consultancy Services**

Local Government Act 1989 Section 89(2)(d) given it relates to a contractual matter

Number of tenders received	22
Number of evaluation criteria tenders assessed against	3
Estimated contract value	The budget funding for this project is \$800,000 per annum or \$4,000,000 over the 5 year contract

12.2 Tender number 2017.045 – Bailey Reserve Skate Park Redevelopment, East Boundary Road, Bentleigh East.

Local Government Act 1989 Section 89(2)(d) given it relates to a contractual matter

Number of tenders received	Two (2)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$936,733.39 (exclusive of GST).

12.3 Tender number 2018.141 Provision of Facilities Management Services

Local Government Act 1989 Section 89(2)(d) given it relates to a contractual matter

Number of tenders received	Five
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$16,263,761.00 (exclusive of GST and CPI adjustments after Year 1

13. CLOSURE OF MEETING



**AGENDA for the ORDINARY MEETING OF THE
GLEN EIRA CITY COUNCIL to be held on TUESDAY 27th FEBRUARY 2018**

1. ACKNOWLEDGEMENT

In the spirit of respect, Council acknowledges the people and elders of the Boon Wurrung people of the Kulin Nation past and present who have traditional connections and responsibilities for the land on which Council meets.

2. APOLOGIES

3. OATH OF OFFICE AND DISCLOSURES OF INTERESTS

Councillors are reminded that we remain bound by our Oath of Office to undertake the duties of the office of Councillor in the best interests of the people of the municipal district of Glen Eira and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in us under the Local Government Act or any other Act, to the best of our skill and judgement.

Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda, or which are considered at this meeting, in accordance with Sections 77 to 79 of the Local Government Act.

4. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETINGS

Copies of Minutes previously circulated.

Recommendation

That the minutes of the Ordinary Council Meeting held on 6th February 2017 be confirmed.

5. **RECEPTION AND READING OF PETITIONS AND JOINT LETTERS**
6. **DOCUMENTS FOR SEALING**
7. **REPORTS BY DELEGATES APPOINTED BY COUNCIL TO VARIOUS ORGANISATIONS**

8. REPORTS FROM COMMITTEES**8.1 Advisory Committees**

- a. Community Consultation Committee – 31 January 2018

Recommendation

That the minutes of the Community Consultation Committee meeting held on 31 January 2018 be received and noted and that the recommendations of the Committee be adopted.

8.2 Records of Assembly

- a. 23 January 2018
- b. 30 January 2018
- c. 6 February 2018 (pre-meeting)
- d. 11 February 2018 (workshop)

Recommendation

That the Records of the Assemblies as shown below be received and noted.

- a. 23 January 2018
- b. 30 January 2018
- c. 6 February 2018 (pre-meeting)
- d. 11 February 2018 (workshop)



**Community Consultation Advisory Committee Meeting
Minutes
31 January 2018**

Purpose:

To make recommendations to Council in relation to the ways in which Council consults with residents, ratepayers and other stakeholders in the community to ensure maximum participation, communication and value to the community.

Meeting commenced at 6:33 pm

1. Present and apologies

Present

Cr Jamie Hyams	Councillor (assumed chair by consent)
Cr Tony Athanasopoulos	Councillor
Dr Iris Levin	Community Representative
Megan Dunkley	Community Representative
Ann Van Leerdam	Community Representative
Elizabeth Orlov	Community Representative
Peter Jones	Director Community Services
Gaye Stewart	Manager Community Development and Care
Mark Saunders	Manager Family and Children's Services

Apologies

Cr Mary Delahunty	Councillor
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2. Matters considered

- Draft Community Engagement Strategy
- Draft Youth Consultation Strategy
- Update on Online Panel

3. Draft Community Engagement Strategy

The committee commended the work that had been done on the draft Community Engagement Strategy and made a range of suggestions to improve the focus on community and to emphasise more of a relationship between Council and Community.

Some minor wording changes have been incorporated along with the following:

- Change in *About the Strategy* - 'The community is an important partner in Glen Eira's community engagement and has a key role to play by participating in engagement activities' to 'The strategy recognises that the key to successful community engagement is a productive and collaborative partnership between Council and the Community'.
- Change in *What is Community Engagement* – includes some minor word changes to strengthen focus on community being at the centre of the engagement approach and the inclusion of a paragraph that reads; 'Community Engagement is also about the community initiating conversations about things that matter to them and having open and honest interactions with Council'.

- Change in *Who is our community?* - communities of culture example to say; such as Aboriginal and Torres Strait Islander peoples, and those from diverse ethnic and faith backgrounds. Remove hard to reach groups in this context.
- Changes in *Identify stakeholders* – change sentence ‘Anyone who is likely to be affected by, or has an interest in a decision or outcome will be given the opportunity to participate in the engagement process.’ to ‘Opportunities to participate will be available anyone who is likely to be affected by, or who may have an interest in a decision or outcome by actively reaching out to interest groups’. Title of *Harder to reach groups* to be *Groups that we need to try harder to reach*. Example for *Empower* in diagram that shows increasing influence on decision making to be; *Council delegates decision making for community youth events to the Glen Eira Youth Leadership Team*
- Change in *Inform decision-making and report back* - the term de-identified to be ‘anonymous’.
- Change in *Roles and Responsibilities* – to visually show a less hierarchical relationship between responsibilities of Council and the community, and to make community more central. The community descriptor to read: *The community shapes our city and it is imperative that they are engaged in decision making for projects, strategy development and events that create connections in our community.*
- Change Useful Links to include the link to Councils website for the Community Engagement Policy and Council and Community Plan.

The committee discussed layout and suggested that any pictures used are labelled with the date and event they depict. It was also suggested that a broader cultural representation is visual in the pictures.

While the committee thought the layout made the document easier to read and engage with, they suggested the development of an easy to read version to help with community engagement.

Action: Officers to make the agreed changes and develop an easy read version as an option for community members to more easily engage and be informed.

Recommendation: The committee recommends that the draft Glen Eira Community Engagement Strategy, with agreed changes is presented to Council so that a community consultation process can commence.

**Moved Cr Hyams Seconded Cr Athanasopoulos
Motion was passed unanimously**

4. Draft Youth Consultation Strategy

The Committee commended the first draft of the Youth Consultation Strategy and indicated that they felt it was a progressive approach that recognised different approaches that should be considered to increase the civic engagement of young people.

A range of general comments and specific suggestions for improvements were made and these will be incorporated into the second draft. In general the changes included:

- Improvements to the tonal quality so that the document was more youth friendly language.

- Reduction in jargon used
- Improved reference to the different needs of age groups covered by the strategy 10 – 25.
- A reframing and better explanation of some of the reasons why young people are often underrepresented in engagement activities.
- Change language to positive actions for consideration in youth engagement processes
- Youth engagement tools to be moved to the staff tool kit.
- Examples in level of engagement for Empower to show different age groups
- Incorporate examples throughout the strategy.

Action: Officers to revise Youth Consultation Strategy incorporating the feedback from the Committee and commence consultation with young people to further refine the strategy.

A revised version of the strategy will be presented at a future meeting and members of the Glen Eira Youth Leadership Team will be invited to attend to discuss effective youth engagement techniques.

5. Update on Online Panel

Expressions of interest for the on-line community panel close on the 31 January 2018 and to date more than 500 people have expressed interest.

The panel recruitment process has incorporated opportunities for people to self-select as well as targeted recruitment to achieve a balanced representation. Further targeted recruitment will occur to ensure the profile of the panel is balanced. The profile sought will represent a demographic profile reflecting age, gender and residential suburb.

The current profile snapshot indicates recruitment is needed for more: males, 18 – 24 and 24 – 34 year olds. The older age group will be incorporated as 70 and over.

6. Matters deferred to next meeting

- Reflections on how the committee is working, achievements and influence
- Quarterly (Oct – Dec 2017) community engagement report

7. Other Business

- To note that City of Boroondara had 11,000 responses to their Community Plan – interested in information on how they promoted comment and what channels they used.
- Confirmation on dates for IAP2 training to be provided at next meeting

Next meeting: TBA

Meeting closed at 8:40pm

Assembly of Councillors

23 January 2018

Record under S 80 A (2)

Meeting commenced at 6.41PM.

A. Present

Cr Tony Athanasopoulos
Cr Mary Delahunty
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Dan Sztrajt
Cr Nina Taylor

Council Officers

Rebecca McKenzie, CEO
Peter Jones
Samantha Krull
Peter Swabey
Ron Torres
Alexandra Fry
Sharon Sykes
Aidan Mullen
Mat Bonomi
Rachel Ollivier
Mark Collins

B. Matters considered.

- (i) Apologies – Cr Clare Davey, Cr Joel Silver
- (ii) Community Safety Committee Meeting December 2017
- (iii) Draft Community Engagement Strategy
- (iv) Integrated Transport Strategy Update
- (v) Updated Structure Plans and Design Guidelines for Councillor Review

8.27pm Assembly was adjourned

8.42pm Assembly was resumed

Present

Cr Tony Athanasopoulos
Cr Mary Delahunty
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Dan Sztrajt
Cr Nina Taylor

(vi) Energy Procurement

8.43pm Cr Hyams left the Assembly and re-entered at 8.45pm

(vii) Future Planning for Carnegie Swim Centre, Lord Reserve and Koornang Park

(viii) Advance items for the 6 February 2018 Council Meeting

- Caulfield Wedge Dog Park Consultation Outcomes
- 322-328A Centre Road Bentleigh
- 1 Riddell Parade, Elsternwick
- 27 Draper Street, McKinnon

(ix) General Business

Cr Hyams

- Australia Day Breakfast

Cr Magee

- Potentially unlawful development in Chesterville Drive
- Coatesville Primary School pedestrian fencing

CEO

- Local Government Act consultation
- Tenants Victoria email
- Australia Day Citizenship Ceremony details
- Forward planning communications

Assembly finished at 10.11PM

Assembly of Councillors

30 January 2018

Record under S 80 A (2)

Meeting commenced at 6.45PM

A. Present

Cr Tony Athanasopoulos (Mayor)
Cr Clare Davey
Cr Mary Delahunty
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt
Cr Nina Taylor

Council Officers

Rebecca McKenzie, CEO
Ron Torres
Peter Jones
Peter Swabey
Samantha Krull
Aidan Mullen
Sophie Holdsworth
Paul Wood
Janice Pouw

B. Matters considered.

- (i) Apologies – Nil
- (ii) Interactive Workshop – Structure Plans and Quality Design Guidelines

7.53pm Cr Magee left the Assembly and re-entered at 7.55pm

7.54pm Cr Delahunty left the Assembly and re-entered at 7.55pm

7.56pm Cr Taylor left the Assembly and re-entered at 7.58pm

9.11pm Cr Magee left the Assembly and re-entered at 9.15pm

9.40pm Assembly was adjourned

9.43pm Cr Silver left the Assembly and did not return.

9.45pm Assembly resumed to continue with item (ii) Interactive Workshop – Structure Plans and Quality Design Guidelines

Present

Cr Tony Athanasopoulos (Mayor)
Cr Clare Davey
Cr Mary Delahunty
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Dan Sztrajt
Cr Nina Taylor

9.54pm Cr Magee left Assembly

10.17pm Councillors commenced item (iii)

(iii) Council papers for the 6 February 2018 Council Meeting comprising 15 officer reports together with standing items on the agenda.

- Item 5 – Joint letter
 - Item 8.1 – Advisory Committees
 - Community Grants Meeting
 - Item 8.2 - Records of Assembly
- Rec and Leisure to be moved to Advisory Committees
- 5 December 2017
 - 12 December 2017
 - 13 December 2017
 - 19 December 2017 pre meeting
- Item 9.1 – Integrated Transport Strategy Community Engagement
Item 9.2 – 319-321 Hawthorn Road, Caulfield
Item 9.3 – 442-452 North Road, Ormond
Item 9.6 – 322-328A Centre Road, Bentleigh
Item 9.7 – 777 Glen Huntly Road, Caulfield
Item 9.8 – 1-3 Higgins Road, Bentleigh
Item 9.9 – Elster Creek Catchment
Item 9.10 – VCAT Watch
Item 9.11 – Caulfield Wedge Dog Park Consultation Outcomes
Item 9.12 – Instruments of Appointment and Authorisation under the planning and Environment Act 1987
Item 9.13 – Financial Management Report for the period ending 31 December 2017

11.21pm Cr Sztrajt left the Assembly.

Item 9.15- Submission – Proposed Planning Controls for the Development of Residential Aged Care Facilities

Section 11 request for reports
Cr Mary Delahunty – Advocacy on Rooming Houses

(iv) General Business

Cr Hyams

- Planning applications

Cr Taylor

- Energy efficiency
- Municipal Association of Victoria
 - Annual Report
 - Mechanism to support liquidity

11.36pm Cr Sztrajt entered the Assembly.

- Claire Street McKinnon – Naturestrip trees

Chief Executive Officer

- Councillor Workshop documentation

Assembly finished at 11.40pm

Council Pre-Meeting

6 February 2018

Record under S 80 A (2)

Meeting Commenced at 6.45pm

A. Present

Cr Tony Athanasopoulos, Mayor
Cr Clare Davey
Cr Mary Delahunty
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt
Cr Nina Taylor

Apologies

Nil

Officers

Rebecca McKenzie, CEO
Peter Swabey
Peter Jones
Ron Torres
Samantha Krull
Alan Stone
Janice Pouw

B. Matters considered

1. Item 9.2 – 319-321 Hawthorn Road, Caulfield
2. Item 9.4– 1 Riddell Parade, Elsternwick
3. Item 9.7 – 777 Glen Huntly Road, Caulfield
4. Item 11.1 – Requests for Reports from Officers
Cr Delahunty
5. Recycling Industry – Sam Krull
6. Councillor Workshop – 11 February
7. Planning application 31 Nepean Highway

Pre-meeting finished at 7.24 pm

Assembly of Councillors
Councillor Community Plan/Budget Workshop

11 February 2018

Record under S 80 A (2)

Meeting commenced at 9.35AM.

A. Present

Cr Tony Athanasopoulos (Mayor)
Cr Mary Delahunty
Cr Clare Davey
Cr Margaret Esakoff
Cr Jamie Hyams
Cr Jim Magee
Cr Joel Silver
Cr Dan Sztrajt
Cr Nina Taylor

Council Officers

Rebecca McKenzie, CEO
Mark Saunders
Rachel Ollivier
Peter Swabey
Ron Torres
John Vastianos

B. Matters considered.

- (i) Apologies – Nil
- (ii) Introduction – overview by CEO
- (iii) Strategic Resource Plan/Financial Overview
- (iv) 2017-2021 Council & Community Plan
- (v) Status of 2017-18 Council & Community Plan Actions
- (vi) Draft 2018-19 Council & Community Plan Actions
- (vii) 2018-19 Budget Papers – overview of Budget 'pack'

Assembly finished at 12.36PM

9. PRESENTATION OF OFFICERS REPORTS

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**ITEM 9.1 STRUCTURE PLAN AND QUALITY DESIGN GUIDELINES
CONTEXT REPORT**

Author: *Aidan Mullen, Manager City Futures*
 Sophie Holdsworth, Coordinator City Strategy and Place Planning

File No: 16/25193

Attachments: 1. Glen Eira Housing Opportunity

PURPOSE AND SUMMARY

The purpose of this report is to set the context for Items 9.2 - 9.5 of the Agenda for the 27 February 2018 Ordinary Council Meeting which seek the adoption of *Structure Plans* for Bentleigh, Carnegie and Elsternwick, and Item 9.5 which seeks adoption of the *Quality Design Guidelines*.

This report outlines the extensive community engagement and significant strategic work that has been undertaken to reach the current stage, and how the outcomes that have been achieved align with the vision and objectives that were set in the *Activity Centre, Housing and Local Economy Strategy 2017* adopted by Council in July 2017.

RECOMMENDATION

That Council:

- notes and considers this report and background information when considering adoption the *Structure Plans* and *Quality Design Guidelines*;
- acknowledges the extensive community input in the development to the *Structure Plans* and *Quality Design Guidelines*, and thanks those who have contributed to the more than 4,400 submissions and 980 appearances at community forums; and
- notes that the *Structure Plans* and *Quality Design Guidelines* demonstrate that the aspirations of the community can be met while still achieving the objectives of State Government.

BACKGROUND

In 2016, Council carried out extensive community engagement for the purpose of a Planning Scheme Review and the community's concerns were clearly expressed. It was clear that protecting valued heritage areas, and addressing overdevelopment and loss of neighbourhood character in Glen Eira's activity centres was — and still is — a clear priority for our community. Structure planning was also a prominent project called for in the feedback.

Since that time, Council has embarked on a comprehensive strategic planning program to ensure the aspirations of the community are achieved while also ensuring that our responsibility to uphold the objectives of the State Government with regard to the growth of Melbourne is fulfilled.

Glen Eira was the first Council to implement the reformed residential zones in 2013, securing maximum building heights across the majority of the municipality. Since that time, external pressures, including rapid population growth, the Melbourne housing boom and multiple level crossing removals have led to an increase in the rate of development in our commercial

areas. Change occurring at this rate can be unsettling, especially when the shared long-term vision for these areas is undetermined or unclear.

Previously, long-standing local policies have been sufficient tools to manage development in Glen Eira's activity centres. However, as the external pressures have increased, more contemporary strategic planning is required to ensure that a shared vision positively guides future change.

Following the 2016 Planning Scheme Review Council adopted an extensive and comprehensive work plan. The work plan aims to update Glen Eira's strategic vision which guides the future planning of the city, and to undertake a new focus on planning for Glen Eira's activity centres.

Council's July 2017 adoption of the *Activity Centre, Housing and Local Economy Strategy*, along with the subsequent development of the *Bentleigh, Carnegie and Elsternwick Structure Plans*, and *Quality Design Guidelines* are the first stage in achieving this objective.

Integrated Strategic Planning Program 2017

The end of 2016 marked a unique and golden opportunity for Council to work closely in collaboration with the community to visualise what Glen Eira will look and feel like in 2031. This community led process saw more than 5,400 submissions or forum attendees, and informed the preparation of new future vision of the City and of all of its 18 neighbourhoods.

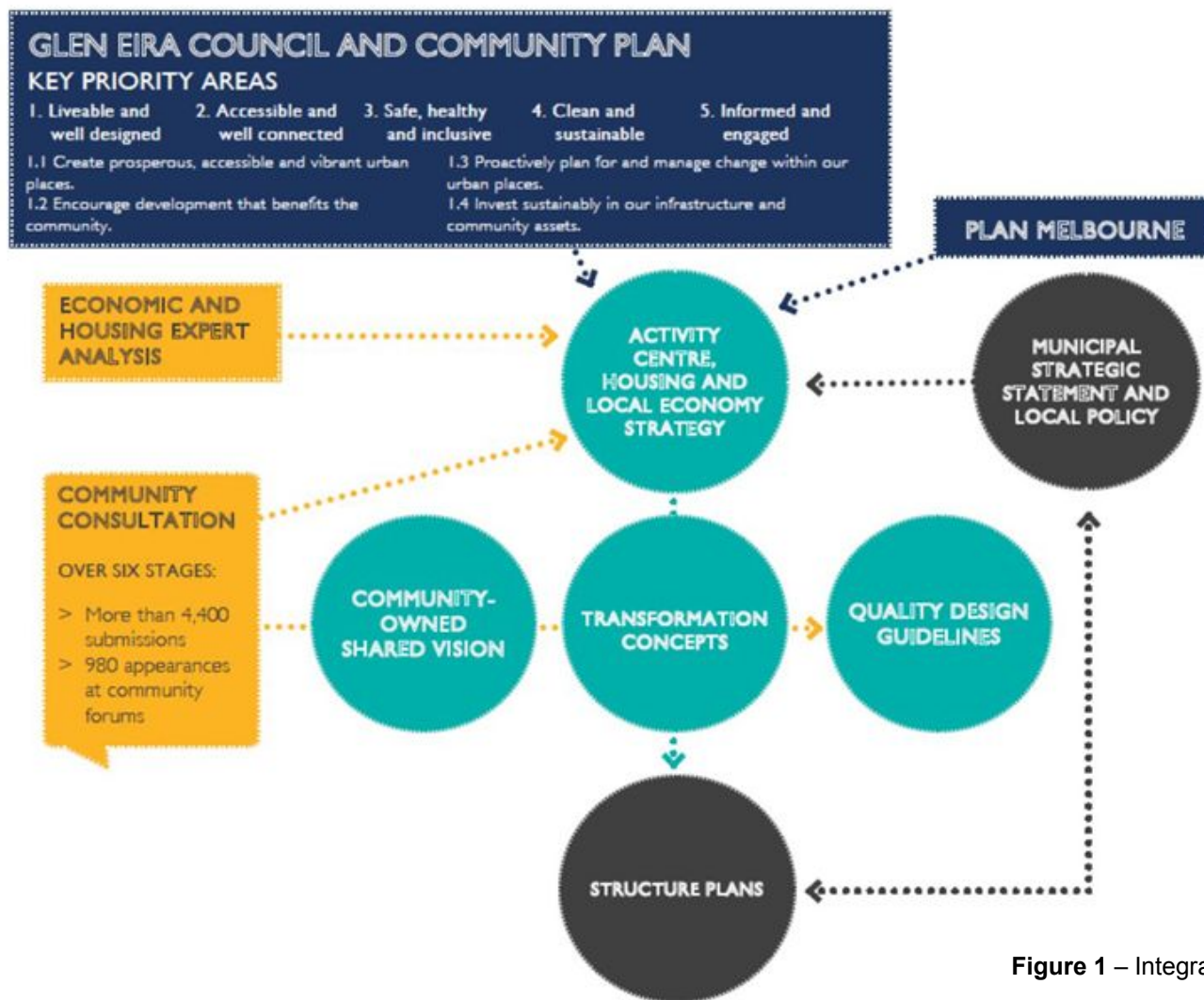


Figure 1 – Integrated strategic planning program

An integrated strategic planning program (Figure 1) was undertaken to deliver on this new community vision, including the following inter-linked projects:

1. *Activity Centre, Housing and Local Economy Strategy*
2. *Bentleigh, Carnegie and Elsternwick Structure Plans*
3. *East Village Structure Plan*
4. *Quality Design Guidelines*

1. Activity Centre, Housing and Local Economy Strategy

In July 2017, Council adopted the *Activity Centre, Housing and Local Economy Strategy* which sets a new vision for the future of the municipality and will inform the update to Council's Municipal Strategic Statement (MSS).

To help build strong local communities, it is important that local household growth is matched by local job growth. Glen Eira's activity centres are ideal locations to provide for growth in household and job numbers and are therefore considered to be areas for managed change.

The *Strategy* lays the strategic groundwork for Council's *Structure Plans* and *MSS* update by highlighting the correlations between the community's vision for Glen Eira and that of the State Government (*Plan Melbourne 2017-2051*):

- Community: seeking to better manage the impact of population growth and development on residential neighbourhoods.
- State Government: seeking greater urbanisation in Melbourne's inner suburban areas (such as Glen Eira).

The *Strategy* outlines how Glen Eira will proactively manage and accommodate population growth by considering the future needs of the community, including housing and social infrastructure needs, and the economic viability and accessibility of each centre. By establishing a long-term strategic framework which caters for the community's needs, the *Strategy* ensures the valued amenity and local character is maintained and respected.

The *Strategy*, which is underpinned by extensive economic research and consultation with local trader groups, promotes place-making in Glen Eira's shopping strips as a way of addressing the future impacts of digitalisation and online retailing. This can be achieved through facilitating a shift from pure retail experiences to a broader focus on facilitating greater community interaction and human experiences in our activity centres. The *Structure Plans* seek to deliver this through new community hubs, community markets, cultural precincts, public plazas and parks.

The *Strategy* also informs the development of *Structure Plans*, by outlining the strategic context, vision and objectives for each activity centre across Glen Eira and guides where to focus housing and commercial developments.

2. Bentleigh, Carnegie and Elsternwick Structure Plans

Structure Plans are critical to the future planning of our centres to ensure clear objectives are set for the community, businesses, landowners, Government and developers alike. A *Structure Plan* achieves this by setting a long-term shared vision for the local area. Without a clear shared future vision for a centre, changes can occur in an ad-hoc manner.

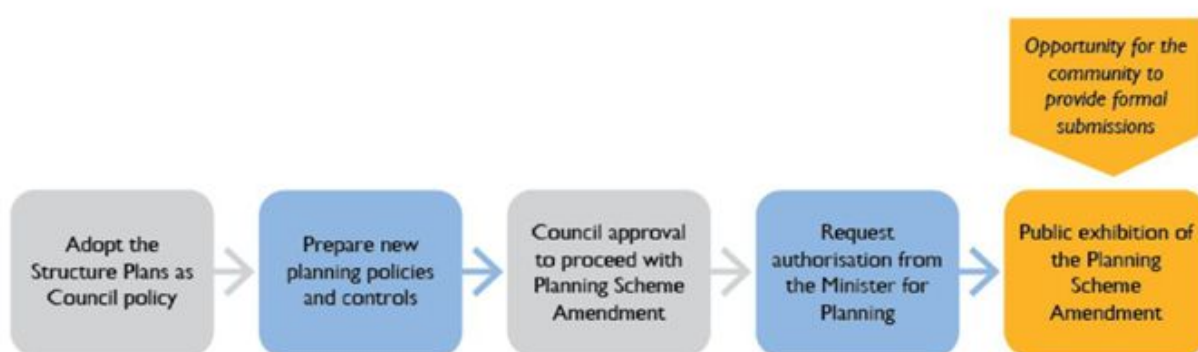
It guides future economic investment, population growth, development, land use, public realm upgrades, transport improvements and heritage protection, ensuring that proposed changes in the area are tested against and aligned with the future shared vision.

Importantly, the *Structure Plans* seek to leave a lasting legacy for the current and emerging communities by:

1. Harnessing development and population growth as a positive opportunity for our community, rather than a negative tension.
2. Transitioning our traditional retail centres to a broader community experience, with a focus on how we continue to provide opportunities for community connections and prepare for a less retail intensive future.
3. Proactively planning for the needs of our community including open space, transport and community uses.

The Bentleigh, Carnegie and Elsternwick *Structure Plans* have been developed based on themes that have emerged through early stages of engagement, with initiatives and projects undergoing further testing and refinement with each additional stage. The process undertaken has provided Council with an opportunity to work with local communities and stakeholders to discuss and carefully plan for the future. Each *Structure Plan* is explained in more detail in each of the relevant reports.

The process following Council consideration of the *Structure Plans* is outlined in the diagram below.



3. East Village

The East Village *Structure Plan* project has followed a similar community engagement process to the Bentleigh, Carnegie and Elsternwick *Structure Plans*. Once an important industrial area, the East Village precinct has seen the departure of many large-scale manufacturing businesses in recent decades. There is now an opportunity to renew the precinct and allow East Village to become an environmentally sustainable and innovative mixed-use area with a focus on employment, education and a diversity of housing that responds to community needs. Council officers are currently working closely with the Victorian Planning Authority to prepare the needed technical work before presenting a report to Council in coming months.

4. Quality Design Guidelines

The *Quality Design Guidelines* were produced to:

- Respond to the aspirations of the Glen Eira community regarding neighbourhood character and to deliver on the vision for our neighbourhoods.
- Encourage a high level of architectural design in new developments.
- Provide clarity and certainty about Council's expectations for new developments.
- Support and supplement existing design guidance provided by the *Glen Eira Planning Scheme* and relevant State Government initiatives.

The implementation of the *Quality Design Guidelines* addresses the *Planning Scheme Review 2016 Work Plan* action to implement a *Neighbourhood Character Policy*.

ISSUES AND DISCUSSION – HOUSING OPPORTUNITY

Local Government has a responsibility to align with and respond to State Government objectives on the accommodation of population growth. However, Local Government can influence how these broader State objectives are implemented in practice. This means that Council has the opportunity to place the right buildings in the right locations while also meeting State housing targets.

By implementing the entire strategic planning program across the City of Glen Eira, it is estimated that there would be a 5% increase in the municipal housing opportunity, which would come close to meeting the target of 28,000. Further detail can be found at Attachment 1 to this report.

Through the current strategic program, Council has worked closely with the community to develop a local plan that minimises adverse impacts on Glen Eira's existing community and upholds the principles and outcomes the community desires in terms of built form.

Put simply, the plans place the right buildings in the right locations, in a way that delivers the community's and State Government's objectives.

It is considered that the structure plans successfully deliver a plan that places 'the right buildings in the right locations', while being a significant step toward meeting our current housing requirements and addressing the key community concerns regarding development.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

The majority of projects to be completed within the current financial year will be carried out in-house and within the existing budget parameters. However, some projects will require input from external specialists and will be taken into account during the upcoming Council budgeting process.

POLICY AND LEGISLATIVE IMPLICATIONS

The policy and legislative implications are outlined in each relevant report.

COMMUNICATION AND ENGAGEMENT

Traditionally, councils engage with the community separately on each individual project in a linear fashion. This approach can work well when there are limited projects occurring and when projects are tangible for the community, such as a public park upgrade.

However, with such significant strategic work being undertaken from a municipal-wide and place-based approach, a different process was undertaken where feedback was sought concurrently on multiple projects over the last 12 months with the following principles in mind:

- Foster an ongoing two-way conversation with the local community.
- Communicate in a way that makes sense to the community.
- Co-ordinate community feedback across all projects.
- Inform long-term thinking, not just immediate project needs.

Initially, a dedicated online community forum was established for each of Glen Eira's 17 shopping strips. As engagement progressed, further initiatives were undertaken for each round of engagement mentioned above, including:

- online forums and surveys;
- drop-in and pop-up engagement in each centre;
- workshops and information stands at key periods;
- print media for each round including *GE News*, social media and Council's website; and
- meetings with key stakeholders.

The engagement program has been specifically designed to ensure that community feedback can be harnessed to its full potential, in shaping and developing a number of inter-related projects occurring concurrently, including the documents that are presented for adoption – the *Bentleigh Structure Plan*, the *Carnegie Structure Plan*, the *Elsternwick Structure Plan* and the *Quality Design Guidelines*.

In total, more than 5,400 community submissions or forum attendees has provided valued input as outlined below:

STAGE ONE: Tell us what you love about your shopping strip

- Key aim: to determine the community's vision and objectives for each centre.
- More than 2,100 surveys completed for 17 activity centres.

STAGE TWO: Transforming our neighbourhoods together

- Key aims:
 - o Test draft vision and objectives with the community.
 - o Test concept ideas for major projects which were developed based on the feedback received in the first stage of consultation.
- More than 1,000 online surveys, 50 submissions, 150 people attended drop-in sessions.

STAGE THREE: Activity Centre, Housing and Local Economy Strategy and early structure plan exploration

- Key aims:
 - o Seek feedback on the draft *Activity Centre, Housing and Local Economy Strategy*, which was developed based on previous feedback and external consultant input.
 - o Further test visions for Bentleigh, Carnegie and Elsternwick.
- 64 submissions, 119 people attended community forums.

STAGE FOUR: Quality Design Principles

- Key aims:
 - o Set clear building design principles.
 - o Test and refine various building types to be applied across the municipality.
- 96 submissions.

STAGE FIVE: Draft Concept Plans for Bentleigh, Carnegie and Elsternwick

- Key aims:
 - o Test the proposed framework to locate the right buildings in the right locations.
 - o Seek feedback on building heights and building types as applied in these areas, as well as more detailed transformation projects.
- 473 submissions, 224 people attended community forums.

STAGE SIX: Draft Structure Plans for Bentleigh, Carnegie and Elsternwick, and Quality Design Guidelines

- Key aims:
 - o Seek feedback on draft *Structure Plans*, including refined content and additional movement sections.
- 692 submissions, 493 people attended community forums/drop-in sessions.

For further information on the extensive engagement that was undertaken, visit www.gleneira.vic.gov.au/yourneighbourhood

LINK TO COUNCIL AND COMMUNITY PLAN

Theme one: *Liveable and well designed*

- Create prosperous, accessible and vibrant urban places.
- Encourage development that benefits the community.
- Proactively plan for and manage change within our urban places.
- Invest sustainably in our infrastructure and community assets.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

A significant amount of strategic work has been undertaken to address community concerns regarding development in Glen Eira. The documents proposed for adoption in the following agenda items later in this meeting Agenda – *Bentleigh Structure Plan*, *Carnegie Structure Plan*, *Elsternwick Structure Plan* and *Quality Design Guidelines* – have been produced through extensive community engagement. Should the documents be adopted, officers will commence the preparation of statutory implementation to achieve the objectives of the *Plans*.

It should be noted that further strategic work is to be undertaken for East Village and the remaining activity centres in Glen Eira, as well as a number of other projects that were adopted as part of the 2016 Planning Scheme Review. Implementation of this further work will be undertaken through a precinct-by-precinct approach as outlined in the *Activity Centre, Housing and Local Economy Strategy*. This place-based work is important to ensure the strengths and opportunities for each centre are considered when determining a future vision for these areas.

ATTACHMENT 1 – GLEN EIRA HOUSING OPPORTUNITY

Plan Melbourne (State Government) 2051 Household Targets

Plan Melbourne 2017-2051 outlines new housing targets for each region. The Inner South East Region (Glen Eira, Bayside, Boroondara and Stonnington) have a base and aspirational housing target for 2051 of:

- 110,000 (based on State Government housing projections - Victoria In Future 2016)
- 125,000 (aspirational target)

Plan Melbourne does not break this regional housing target into individual Council targets. As such, there are a number of ways that this may be calculated:

Based on Glen Eira's percentage of households in region (approximately 26%), the 2051 housing target would be:

- 28,600 (base case)
- 32,500 (aspirational target)

If the target was calculated on Glen Eira's percentage of household increase over the last 15 years (23%), the 2051 housing target would be:

- 25,300 (base case)
- 28,750 (aspirational target)

Until the State Government confirms municipal household targets, it is recommended that a target of 28,000 is sought, which sits in the middle of the range.

Glen Eira Household Base Case

Before considering how to reach the municipal housing target, it is important to firstly understand what Glen Eira's current planning framework would accommodate by 2051. To do this, demographic experts, ID Consulting, were engaged to establish a robust methodology to determine Glen Eira's base case for future housing numbers. The *City of Glen Eira – Analysis of Housing Consumption and Opportunities Report* has now been updated in December 2017 to reflect updated ABS data and is available on Glen Eira's website.

Housing opportunity assesses housing supply in a way that is linked to location attractiveness and likely development uptake. It attempts to quantify how land will be developed in a realistic way for the foreseeable medium-term. Housing opportunity differs from housing capacity in that:

- not all land is likely to be developed;
- not all land will be developed to its maximum capacity; and
- some areas will experience higher levels of development based on their relative attractiveness, which affects market demand.

The report states that based on the current planning controls, *conservatively, the City of Glen Eira has development sites available to provide a net gain of 25,970 dwellings.*

Based on the number of dwellings counted in the Census in 2011 and 2016 (an additional 3,545 dwellings over five years, or approximately 709 per annum), this represents about 36 years of supply.

Essentially, the report suggests that Glen Eira's *Planning Scheme*, unchanged, would see an additional 26,000 dwellings by 2051 which is 2,000 dwellings short of the 28,000 municipal target.

It is important to note that the case for *Structure Plans* is not just meeting State Government housing targets, but also responding to community concerns regarding the location of housing growth, as allowed under the current planning scheme.

Strategic planning program household numbers

Council officers have used this same methodology (and further refined it where required), determining that the three *Structure Plan* areas will deliver a similar housing opportunity to the layout of the existing zones.

The three *Structure Plans* deliver an additional 1,440 dwellings, as shown in Table 1.

Activity centre	Existing zones	Structure Plan	Change
Bentleigh	1,972	1,622	-350
Carnegie	3,189	3,599	+410
Elsternwick	3,062	4,442	+1,380
Total	8,223	9,663	+1,440

Table 1 – housing opportunity (dwellings) in *Structure Plan* areas

Council is also currently working with the Victorian Planning Authority, on a *Structure Plan* for East Village that would increase housing opportunity by up to 3,000 dwellings.

In addition, should the *Quality Design Guidelines* be implemented across Glen Eira (in residential and commercial zones), this would decrease housing opportunity across the municipality by around 3,054 dwellings in comparison to existing zoning. This is depicted in Table 2.

Activity centre	Existing zones	Existing zones + All QDG changes + East Village	Change
East Village (draft <i>Structure Plan</i>)	95	3,095	+3,000
All other centres (applying <i>Quality Design Guidelines</i>)	17,772	14,718	-3,054
Total	17,867	17,813	-54

Table 2 – Housing opportunity (dwellings) for other centres

Therefore, by implementing the entire strategic planning program, it is estimated that there would be a 5% increase of the municipal housing opportunity, which would come close to meeting the target of 28,000. This is depicted in Table 3.

Activity centre	Existing zones	Proposed changes (<i>Structure Plans</i> and QDG)	Change
Total	26,089	27,476	+1,387

Table 3 – Housing opportunity (dwellings) for Glen Eira

Officers recommend implementation of the *Quality Design Guidelines* for residential zones as a first step. Further place-based work is to then be undertaken in the future to implement the objectives within commercial zones for remaining activity centres.

ITEM 9.2 BENTLEIGH STRUCTURE PLAN

Author: *Aidan Mullen, Manager City Futures*

File No: 16/25193

Attachments: 1. *Bentleigh Structure Plan 2018-2031*
 2. *Bentleigh Draft Structure Plan Consultation Overview*

PURPOSE AND SUMMARY

The purpose of this report is to seek Council adoption of the *Bentleigh Structure Plan* and to immediately commence statutory implementation of the *Plan*.

This report outlines how the *Bentleigh Structure Plan* addresses the key concerns raised over the final two rounds of community engagement, as well as the how the *Plan* aligns with the shared future vision for Bentleigh which was adopted by Council in July 2017.

RECOMMENDATION

That Council:

1. adopts the *Bentleigh Structure Plan 2018-2031* as Council policy;
2. requests Council officers to commence preparing the statutory documentation, and any further supporting documentation required, to implement the *Bentleigh Structure Plan 2018-2031* into the *Glen Eira Planning Scheme* through a future Planning Scheme Amendment;
3. requests Council officers to seek updated interim planning controls that implement all relevant built form measures as outlined in the *Bentleigh Structure Plan 2018-2031* and *Quality Design Guidelines* into the *Glen Eira Planning Scheme* through a Planning Scheme Amendment in accordance with Section 20(4) of the *Planning and Environment Act 1987*;
4. begins the development of a detailed implementation plan that will inform future Council capital budgets;
5. undertakes appropriate communications that:
 - a) acknowledges and thanks all submitters, stakeholders and members of the wider community for their significant contribution to the preparation of the *Bentleigh Structure Plan 2018-2031*;
 - b) outlines Council's resolution on the *Bentleigh Structure Plan 2018-2031*;
 - c) outlines how the adopted *Bentleigh Structure Plan 2018-2031* addresses the key concerns raised in consultation; and
 - d) outlines the next steps, in particular the future Planning Scheme Amendment timeframes.

BACKGROUND

In July 2017, following three rounds of community engagement, Council adopted a shared, long-term vision for Bentleigh, which states that:

‘Bentleigh will be an accessible, local shopping destination with a vibrant cafe and restaurant culture.

It will maintain its community feel with open space, places for people to meet and gather and a broad range of local businesses, all of which will meet the needs of a diverse community.’

This shared future vision has strongly guided the development of the *Bentleigh Structure Plan 2018-2031* (attachment 1).

The *Bentleigh Structure Plan* outlines a new plan for 2031 that guides future land use, buildings, public spaces, parking and movement in line with the community’s shared future vision.

While the *Bentleigh Structure Plan* seeks to achieve many important objectives, at its core it achieves the following critical milestones for the current and future community:

1. Reducing development pressure in residential streets;
2. Creating a new ‘eat street’ to create a grid of public spaces instead of a strip; and
3. Addressing the future car parking needs.

1. Reducing development pressure in residential streets

Bentleigh is a major activity centre with a distinctly low-scale suburban character. The key aim of the *Bentleigh Structure Plan* is to manage growth in a way that is respectful of this context.

Community feedback has clearly shown that the Bentleigh community is seeking an alternative way of managing apartment development that does not conflict with the existing character of Bentleigh’s long, quiet, residential streets.

The current zoning in Bentleigh applies an approximate 400 metre circle from the train station that allows 4 storey apartment developments. While this circle may make sense on a map, the transition of zones in the middle of residential streets has been an issue of community concern.

The *Bentleigh Structure Plan* seeks to significantly re-address the configuration of zoning in Bentleigh to remove, where possible, apartment development proposals in long residential streets and instead locate this development along Centre and Jasper Roads or in defined precincts close to the train station.

2. Creating a new ‘eat street’ to create a grid of public spaces instead of a strip

The Bentleigh retail ‘centre’ is defined by the very long, linear shopping strip along Centre Road. Bentleigh is a centre which has unique community feel and has traditionally preformed a strong retail role serving a large residential catchment. However the next 15 years presents significant challenges for retail across all traditional centres, as it is ever increasingly disrupted by online shopping and home delivery.

In the future, traditional retail centres will need to be adaptive and explore ways to address this change, mainly by:

- Moving towards a more 'experience' focused, rather than 'transactional' focused centre
- Retreating back to a strong retail core, surrounded by active but non-retail uses
- Identifying emerging precincts to co-locate like uses
- Look to community and cultural uses to act as new 'anchors' for visitation

Unlike similar sized centres which are a grid of urban streets, Bentleigh's layout as a very long, linear strip may prove challenging in responding to this future disruption.

The Bentleigh *Structure Plan* seeks to significantly address this concern, by creating a strong retail core defined by a new grid of streets. This grid is defined by a new 'Eat Street' and plaza space which is a pedestrian priority area.

The project will also involve a complete redesign of the existing rotunda and the closure of Vickery Street. By extending the plaza space across Centre Road to incorporate Vickery Street, this will add depth the linear retail strip.

This new 'eat street' will be an inviting green space with large canopy trees, outdoor seating and activated by cafes, restaurants and bars, with increased trading hours. The vision of 'eat street' is to be a catalyst for an emerging cafe and restaurant culture in Bentleigh, which in turn supports interweaved retail offerings, with improved larger retail anchors.

This type of space, responds to the community desire for Bentleigh to have new open space, places for people to meet and gather and a broad range of local businesses.

3. Addressing the future parking needs

Bentleigh is the primary shopping destination within the Glen Eira municipality, with more residents traveling to the Bentleigh centre to do their weekly shop than any of the other local shopping strips. As Bentleigh serves a large regional catchment, there is a strong need for car parking.

The *Bentleigh Structure Plan* outlines a plan to increase Bentleigh's provision of public car parking by an additional 264 spaces, which is an approximately 28% increase from current numbers. This future increase is expected to meet and exceed Bentleigh's future parking demands.

In order to meet half of this increase, the *Structure Plan* proposes to develop a new multi-level car park on Horsley Street to cater for the current and future supply of car parking. It is anticipated this multi-level car park will provide a total of 480 public car parking spaces. This redevelopment provides a significant opportunity for a new retail anchor at ground floor and to create a new open space on the Godfrey Street car park.

State and Council Policy

Council has a responsibility to both implement the vision and objectives of the community as set out in the *Glen Eira Council and Community Plan 2017-2021* while also being required to align with strategies and directions set out in the State Government's planning strategy – *Plan Melbourne 2017-2050*. In July 2017, Council adopted the *Activity Centre, Housing and Local Economy Strategy 2017* which seeks to create a strong link between the community's and the State's aspirations.

The *Glen Eira Council and Community Plan 2017-2021* outlines a clear direction for Glen Eira, in particular the *Liveable and well designed* theme states the following objectives:

- Create prosperous, accessible and vibrant urban places.
- Encourage development that benefits the community.
- Proactively plan for and manage change within our urban places.
- Invest sustainably in our infrastructure and community assets.

The State Government's *Plan Melbourne 2017-2050* is the metropolitan planning strategy that sets the vision and policy direction for managing growth across Melbourne. Consistent with longstanding State policy, the revised *Plan Melbourne* shows a plan to accommodate population growth across the state, by focusing greater development opportunities in major centres within the inner and middle regions that are in close proximity to well-served public transport and employment areas.

Plan Melbourne identifies Bentleigh as a major activity centre that should accommodate increased housing and employment growth. This is due to its location in an established area with good access to public transport and other services.

The *Activity Centre, Housing and Local Economy Strategy* provides Council with an integrated plan to successfully accommodate this growth in a way that revitalises and strengthens our local neighbourhoods and their surrounding communities.

The *Strategy* establishes a new policy direction for the future planning of Glen Eira, in particular it separates major centres into two categories, major centres and major centres with urban renewal opportunities.

The *Activity Centre, Housing and Local Economy Strategy* identifies Caulfield Station, Carnegie, Elsternwick and East Village all as centres that have urban renewal opportunities and as such can accommodate greater development growth.

The *Strategy* identifies Bentleigh simply as a major centre, meaning it may have the same economic focus as these other centres but not the same development focus. This change in policy classification importantly recognises that Bentleigh is a long commercial strip surrounded by low scale suburban residential areas.

ISSUES AND DISCUSSION

Consultation on the Draft Concept and Draft Structure Plans

At the 25 July 2017 Council Meeting, Council endorsed the release of the *Draft Bentleigh Concept Plan* for two rounds of community engagement.

Subsequently, Council officers undertook two rounds of consultation, between July and December 2017, firstly on the *Draft Concept Plans* and then on an updated *Draft Structure Plan*.

The key issues raised by the community during these two rounds of consultation are further discussed below:

1. Building heights on Strategic Sites

Community feedback:

Community feedback on the *Draft Concept Plan* which proposed up to 8 storeys on strategic sites, clearly showed that the idea of taller buildings is not supported in Bentleigh. The updated *Draft Structure Plan* outlined a 5 storey height limit across strategic sites and the central commercial area, which was largely supported in the feedback received.

Clarification of heights proposed along Centre Road was also sought.

Officer recommendation:

Following community feedback on the *Draft Concept Plan*, officers updated the *Draft Bentleigh Structure Plan* to show a maximum of 5 storeys in the centre. The lowered building heights recognised that community feedback was in line with Council's new policy position as outlined in the *Activity Centre, Housing and Local Economy Strategy*. The *Strategy* outlines that Bentleigh has a lower development focus than centres with urban renewal opportunity. This position was also informed by the consideration of overshadowing on public spaces, such as the new plaza.

2. Building heights on Centre Road

Community feedback:

The community sought further clarification of the heights proposed along Centre Road as the *Draft Structure Plan* described a range of 3 to 5 storeys.

Officer recommendation:

Officers have updated the plans to identify a maximum height for all commercial properties along Centre Road. The heights vary, largely depending on their immediate context including a maximum height of:

- 3 storeys where immediately abutting a residential heritage area;
- 4 storeys where abutting an established residential area; and
- 5 storeys where abutting a street or public space.

The allocation of these heights seeks to provide an appropriate transition along Centre Road.

While this methodology was generally followed, a number of exceptions must be noted:

- The residential heritage area between Burgess and Daley Streets is buffered by existing car parking land and as such 4 storeys was deemed acceptable.
- A number of sites identified as 5 storeys have some residential interface, including the eastern end of Centre Road, and southern end of Vickery and Oak streets. While these sites do have some sensitive interfaces, it was deemed that 5 storeys was appropriate due to their prominent location within the centre.

3. Car parking

Community feedback:

Many community members raised questions regarding the anticipated staging of future development and how it will affect car parking availability. Community concerns were also raised about managing the impact of traffic to access the future consolidated car parking locations.

Officer recommendation:

The key considerations for the existing Coles car park site have been updated to make the sequencing and interdependencies of the projects clearer to readers. That is, Coles car parking on Council land will not be removed without implementing measures to manage car parking in the area.

An objective has been added which states to *Minimise traffic impacts on surrounding residential streets, including Horsley Street.*

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

A more detailed implementation plan will be developed following adoption of the *Bentleigh Structure Plan*. The detailed implementation plan will guide future project bids as part of Council's budget processes and priority setting.

Council will need to work with a range of stakeholders, either through advocacy or partnership to deliver the identified projects. This will ensure that the streetscape and public space improvements outlined in the *Bentleigh Structure Plan* are carried out in an orderly and staged manner and in a way that is affordable for the community. Stakeholders and project partners include the local community, local traders, landowners, VicRoads, and Public Transport Victoria.

POLICY AND LEGISLATIVE IMPLICATIONS

To ensure that the land use and development outcomes outlined in the *Plan* are delivered and enforceable, the objectives need to be translated into the *Glen Eira Planning Scheme*.

The *Scheme* guides decision-making on planning permit applications and governs issues such as design and development; land use; heritage; neighbourhood character; and amenity.

This statutory translation is achieved by undertaking a Planning Scheme Amendment, which involves 'statutory' community consultation. The Amendment process will commence following Council's adoption of the *Structure Plan*. As part of this translation process, the specific statutory tools and mechanisms will be developed to best translate the relevant objectives of the *Structure Plan*. Potential statutory implementation measures are listed in the relevant sections of the *Plan*.

COMMUNICATION AND ENGAGEMENT

The development of the *Bentleigh Structure Plan* has been an iterative process, driven by community feedback and expert review, six rounds of consultation, with more than 941 submissions received for Bentleigh.

The comprehensive consultation process undertaken with the Bentleigh community is outlined below:

STAGE	DATES	FEEDBACK RECEIVED	SECTIONS OF THE STRUCTURE PLAN INFLUENCED
1 Tell us what you	28 November 2016 - 19 February 2017	Surveys: 443 Facebook comments: 80	<ul style="list-style-type: none"> • Vision • Public Spaces

love about your shopping strip			
2 Transforming our neighbourhood together	10 March - 9 April 2017	Surveys: 122 Drop-in sessions: 77 Email/mail submissions: 6 Facebook comments: 6	<ul style="list-style-type: none"> • Vision • Public spaces
3 Activity Centre, Housing and Local Economy Strategy and early Structure Plan exploration	24 May - 13 June 2017	Online feedback forms: 38 Email submissions: 26 Forum attendees: 39	<ul style="list-style-type: none"> • Vision • Land use
4 Quality Design Principles	26 July- 3 September 2017	Online forum: 82 Facebook comment: 5 Submissions: 9	<ul style="list-style-type: none"> • Buildings
5 Draft Concept Plan	26 July - 3 September 2017	Online surveys: 60 Online forum comments: 3 Concept plan document downloads: 569 Facebook comments: 28 Email/mail/phone submissions: 31 Community forum attendees: 58	<ul style="list-style-type: none"> • Land use • Buildings • Public spaces • Parking and movement • Urban renewal
6 Draft Structure Plan/Quality Design Guidelines	30 October - 11 December 2017	Email submissions: 28 Surveys: 42 Online forum comments: 5 Facebook comments: 10 Bentleigh forum attendees: 42 Drop-in sessions: 60 Quality Design Guidelines submissions: 46	<ul style="list-style-type: none"> • Land use • Buildings • Public spaces • Parking and movement • Urban renewal

The *Bentleigh Draft Structure Plan Consultation Overview* (attachment 2) provides a concise summary of the six stage consultation process that informs the development of the *Bentleigh Structure Plan*.

Detailed reports of the six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Bentleigh

Detailed consultation reports include:

- Stage one: *Tell us what you love about your shopping strip consultation summary*
- Stage two: *Transforming our neighbourhoods together consultation summary*
- Stage three: *Activity centre, housing and local economy strategy and early structure plan exploration consultation summary*
- Stage four: *Quality Design Principles consultation summary*
- Stage five: *Bentleigh draft concept plan consultation summary*
- Stage six: *Bentleigh draft structure plan consultation summary*

If Council adopts the *Bentleigh Structure Plan*, officers will undertake further communication to:

- acknowledge and thank all submitters;
- outline the Council decision and provide a link to the new *Structure Plan*;
- outline how the adopted *Structure Plan* addresses the key concerns raised in consultation; and
- outline the next steps, in particular the future Planning Scheme Amendment timeframes.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme one: *Liveable and well designed*

- Create prosperous, accessible and vibrant urban places.
- Encourage development that benefits the community.
- Proactively plan for and manage change within our urban places.
- Invest sustainably in our infrastructure and community assets.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

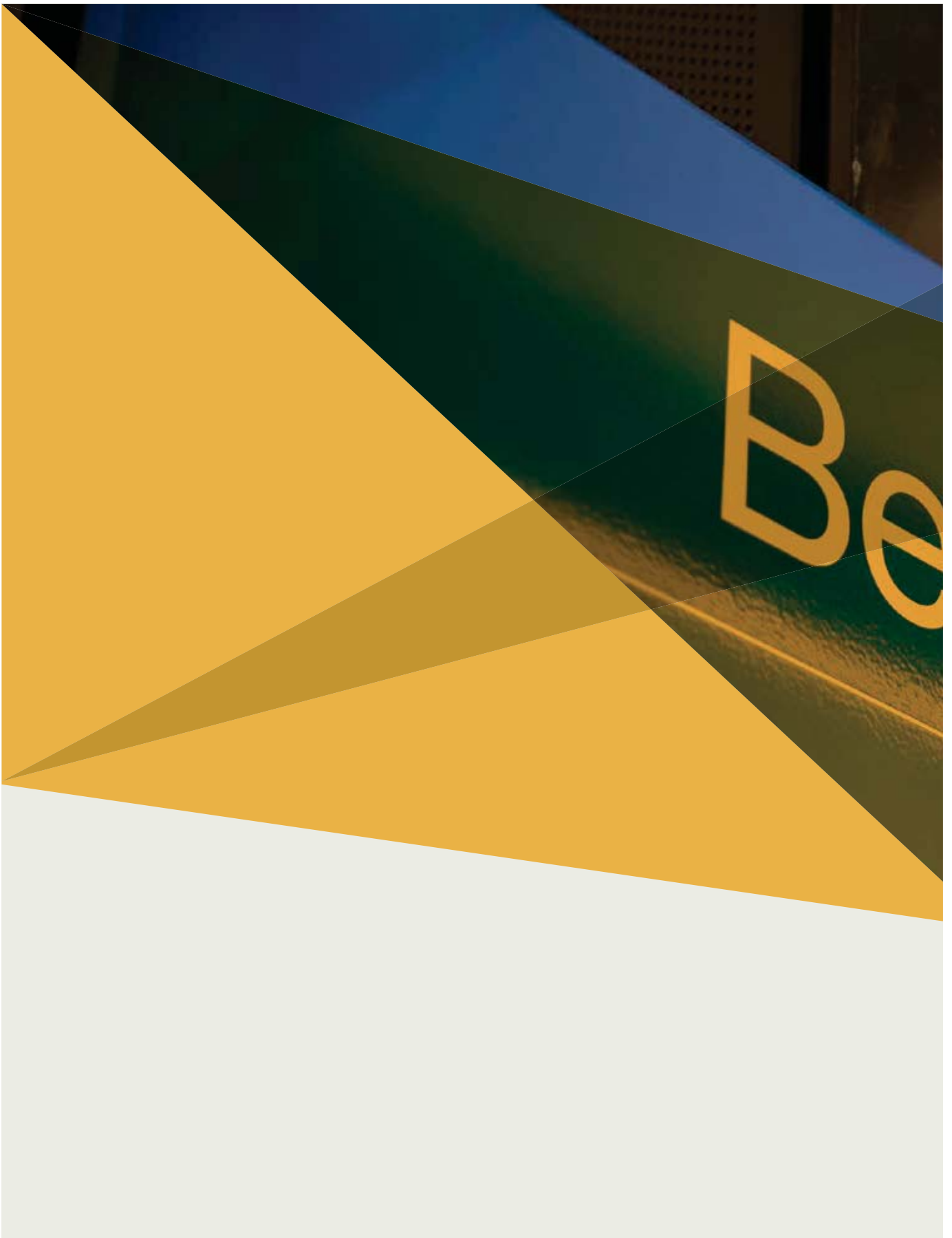
Council has the challenging task of accommodating future growth and new development, while protecting Bentleigh's low scale suburban character. The *Bentleigh Structure Plan* provides a shared future vision and robust plan that balances the current and future community needs, while also creating a vibrant and successful centre.



BENTLEIGH STRUCTURE PLAN 2018–2031



GLEN EIRA
CITY COUNCIL





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I.0 VISION AND OBJECTIVES



I.0 VISION AND OBJECTIVES

WHY IS BENTLEIGH CHANGING?

Like many areas across Melbourne and Glen Eira, Bentleigh is changing and growing. Melbourne is expected to grow by 1.5 million residents and 584,705 households by 2031. For Glen Eira this means approximately 22,000 new residents, 9,000 households and 9,500 jobs over the next 15 years.

To keep Melbourne liveable and sustainable, the State Government is directing population growth to busy centres that are close to things like shops, services and public transport. Glen Eira has a range of these centres, including Bentleigh (which is classed as a major activity centre). This essentially means Bentleigh will continue to grow and change in the future.

HOW CAN WE BETTER PLAN FOR BENTLEIGH'S FUTURE?

We have the challenging task of accommodating this growth and new development, while creating vibrant and successful centres which enhance and protect the character of the local area.

One way we can take on this challenge and plan for Bentleigh's future is by having robust long-term plans in place.

WHAT IS THE BENTLEIGH STRUCTURE PLAN?

The *Structure Plan* sets out the long-term vision for the busy central Bentleigh area. It includes things like development and future land use; transport and parking; types and heights of buildings; employment; open spaces; infrastructure; and the preservation and protection of neighbourhood character.

Structure Plans can be used by Local and State Government to help make decisions about developments, investments and infrastructure improvements. These *Plans* can also help community members and developers know what change is expected and allowed in certain areas.

To inform the development of the *Plan*, we completed six stages of consultation with the Bentleigh community and received a total of 941 submissions.

WHAT DO WE WANT TO ACHIEVE?

The proposed changes in the *Structure Plan* have been designed to:

- > better protect traditional low scale residential areas from dense apartment developments;
- > provide more consistent building heights within residential streets;
- > better protect heritage and neighbourhood character;
- > better protect the human scale character of the Centre Road precinct;
- > create safe and attractive public spaces that are a focal point for the community to meet and gather; and
- > encourage employment and diverse housing within the centre.

HOW WILL WE ACHIEVE IT?

To ensure that the land use and development outcomes outlined in this *Plan* are delivered and enforceable, the objectives need to be translated into the *Glen Eira Planning Scheme*. The *Scheme* guides decision-making on planning permit applications and governs issues such as design and development; land use; heritage; neighbourhood character; and amenity.

This statutory translation is achieved by undertaking a Planning Scheme Amendment. The Planning Scheme Amendment process will commence following Council's adoption of the *Structure Plan*. As part of this translation process, the specific statutory tools and mechanisms will be developed to best translate the relevant objectives of the *Structure Plan*. Potential statutory implementation measures are listed in the relevant sections of this *Plan*.

VISION — BENTLEIGH 2031

Bentleigh will be an accessible, local shopping destination with a vibrant cafe and restaurant culture.

It will maintain its community feel with open space, places for people to meet and gather and a broad range of local businesses, all of which will meet the needs of a diverse community.



I.0 VISION AND OBJECTIVES

OBJECTIVES

The key objectives for the Bentleigh activity centre are:

I. PLACE-MAKING



- I.1. Enhance Bentleigh's role as a premier destination for shopping and socialising.
- I.2. Support a network of active streets and shared community and open spaces.
- I.3. Encourage landscaping and greenery.
- I.4. Support safe, accessible and friendly streets.

2. HOUSING



- 2.1. Celebrate Bentleigh's unique heritage precincts and local character.
- 2.2. Manage the transition between housing densities.
- 2.3. Manage growth in a way that responds to Bentleigh's suburban residential character.
- 2.4. Encourage a diverse range of housing options.
- 2.5. Promote high quality urban design and architecture.

3. ECONOMY



-
- 3.1. Embrace Bentleigh's role as a regional shopping and services destination.
 - 3.2. Boost evening activity and encourage various dining and entertainment options.
 - 3.3. Encourage offices and employment opportunities.

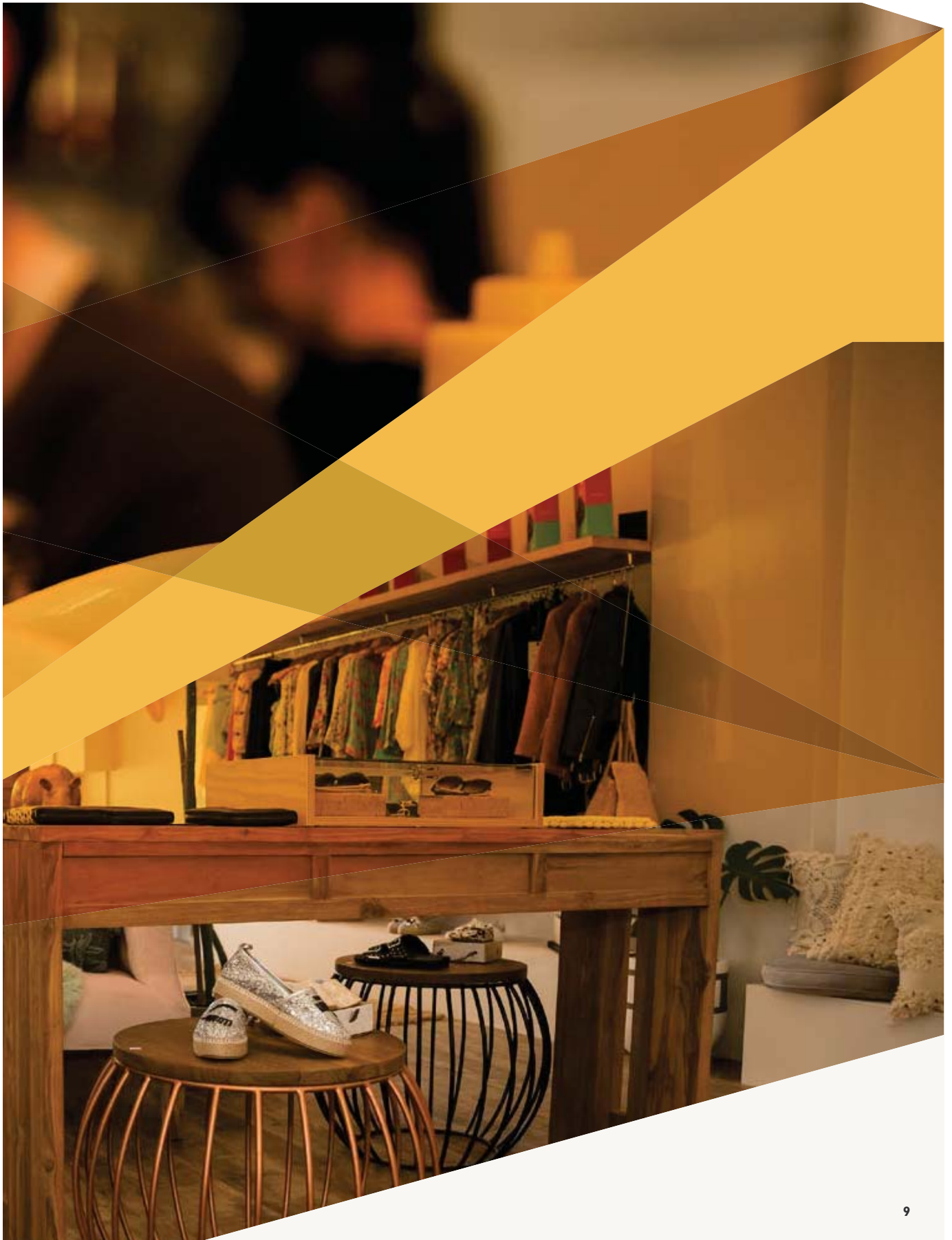
4. TRANSPORT



-
- 4.1. Encourage walking, cycling and use of public transport.
 - 4.2. Explore innovative approaches to car parking and traffic management.



2.0 LAND USE



2.0 LAND USE

The Bentleigh activity centre has a distinctly low scale suburban character. To ensure the character of Bentleigh is protected, higher density development will be focused north of Centre Road where development has already occurred. To align with the State Government's objectives, increased density will also be located along Centre Road. Heritage areas will be preserved by eliminating conflict with growth areas.

To strengthen the local image and sense of place that is unique to Bentleigh, Council will implement these strategies:

- > Ensure a greater mix of housing types, with a particular focus on medium density suburban housing for young families and lone-person households.
- > Develop a network of open-air laneways, activated by restaurants, cafes and complementary retail. All new buildings adjoining laneways should have commercial aspects at ground floor, with an access point/entry via the laneway.
- > Foster employment by providing office space.
- > Explore opportunities for redevelopment of existing car parks for green open space, multi-level car parking and inviting places for the community to meet and gather.
- > Encourage the development of mixed use buildings within commercial areas, with ground floor retail, first floor office, and dwellings on upper levels.
- > Provide diverse housing options for a range of household types, and meet the retail and employment needs of the community.
- > Encourage residential development at a range of densities, ensuring that development responds to its location and surrounding context.
- > Foster trading during the day and night to provide for a range of community members.
- > Promote a safe environment for the community — particularly at night — by implementing features such as lighting and encouraging passive surveillance of public areas.
- > Encourage development that is versatile and flexible in its configuration, to provide for a range of future uses.
- > Provide pedestrian connections through commercial and retail sites, to rear streets and laneways.

STATUTORY IMPLEMENTATION

Statutory implementation measures relating to land use may include:

- > Implementing zones and design guidance that support appropriate housing development in the housing opportunity precinct.
- > Reviewing zones so that they support the commercial activity of the activity centre.
- > Facilitate the achievement of land use precincts through the planning permit process.

2.0 LAND USE



Figure 1.0 — Land use: Precincts.

The area surrounding Bentleigh Station has been divided up into the following precincts that will encourage like-uses:

Wellbeing and food precinct

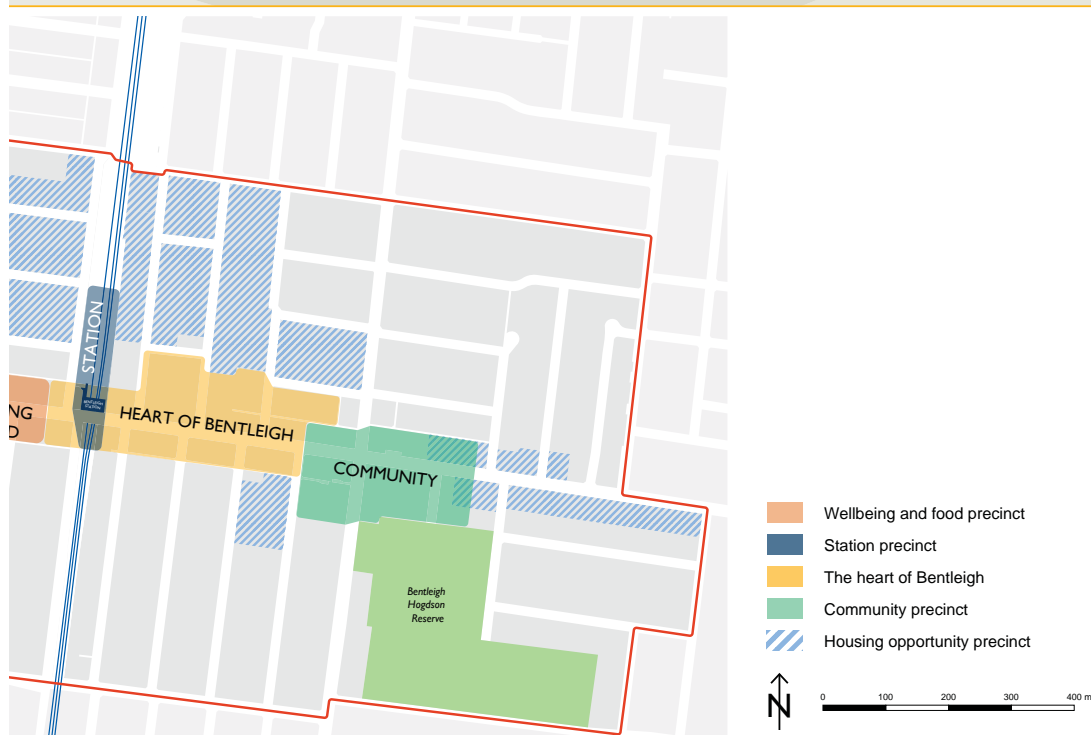
- > A focus on fine dining.
- > Encourage health-specific retail and complementary uses such as yoga, organic health food stores and natural medicines.

Housing opportunity precinct

- > Encourage higher density housing close to the train station and along Centre Road.
- > Encourage diverse housing options for a range of household types.

Station precinct

- > An improved transport hub with pedestrian and cycling connections, including a cycling connection to Caulfield Station.
- > Establish a new plaza and shops above the railway platform to connect and complement the existing retail precinct.
- > Advocate for a connection across the train line to the State Government.



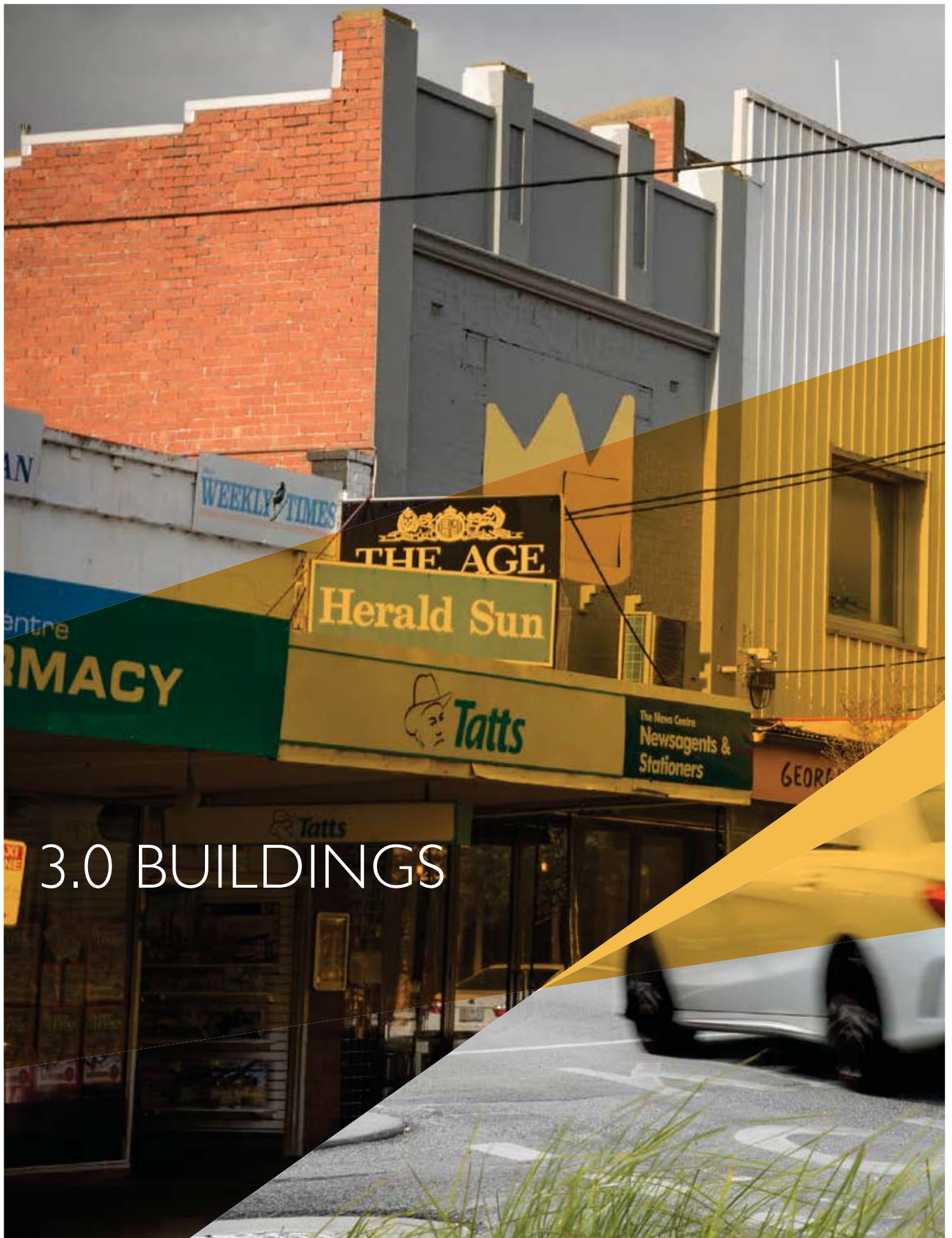
The heart of Bentleigh

- > A network of open-air laneways with a focus on restaurants, cafes and complementary retail.
- > Develop a new pedestrian only mall area with outdoor seating, activating the laneway to the north of the Centre Road shopping strip.
- > Foster employment and diverse housing by providing office space and diverse housing options above retail and cafes at ground floor in place of Vickery Street car park. (Provide destination shopping at ground floor.)
- > Create a new park by relocating the Godfrey Street car parks into Horsley Street.
- > Creation of new public spaces for the community to meet and gather.

Community precinct

- > Explore the possibility of expanding the existing library, and new civic forecourts, as well as a second pedestrian entry to Robert Street (west).
- > Provide facilities and services for the community.
- > Upgrade the landscape character and facilities for unstructured recreational and informal use of Bentleigh Reserve, consistent with the recommendations of Council's *Open Space Strategy*.

Refer to Figure 1.0 — Land use: Precincts.



3.0 BUILDINGS



3.0 BUILDINGS

The Bentleigh activity centre provides the community with access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities. Residential development opportunities need to respond to their unique urban context.

BUILDING TYPES

This section provides a summary of the preferred residential, commercial and mixed use building types for Glen Eira, that have been applied into this *Plan* for Bentleigh.

RESIDENTIAL

Heritage and character housing

- > New housing on land affected by a Heritage Overlay or Neighbourhood Character Overlay that respects and celebrates the character of the area.

Minimal change

- > One or two detached or semi-detached dwellings built on a lot.

Garden townhouse

- > Townhouses in a garden setting.

Townhouse and apartment mix

- > A mix of townhouses and apartments in a garden setting.

Garden apartment

- > Apartment building in a garden setting.

COMMERCIAL AND MIXED-USE

Shop-top (standard)

- > Commercial or mixed-use building that consists of active commercial uses at lower levels and commercial or residential uses at upper levels.

Shop-top (heritage/character)

- > Commercial or mixed-use building that is designed to celebrate and respect the heritage or significant character precinct in which it is located and consists of active commercial uses at lower levels and commercial or residential uses at upper levels.

Strategic site B

- > Commercial or mixed-use building consisting of active commercial uses at ground floor, further commercial (employment) uses above ground floor and residential uses at upper levels. Key focus on delivering housing diversity, employment and a significant community benefit on identified sites.

Refer to Figure 2.0 — Buildings: Building types.

For further information on building types, refer to Council's *Quality Design Guidelines* at www.gleneira.vic.gov.au/qualitydesign

RESIDENTIAL

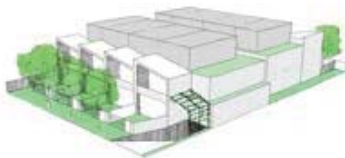
Heritage and character housing



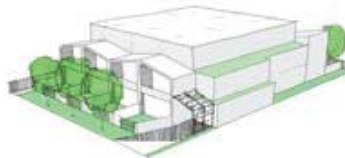
Minimal change



Garden apartment



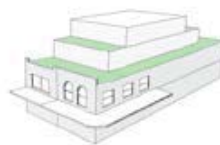
Garden townhouse



Townhouse apartment mix

COMMERCIAL AND MIXED-USE

Shop-top (standard)



Shop-top (heritage/character)



Strategic site B

Figure 2.0 — Buildings: Building types

3.0 BUILDINGS

BUILDING TRANSITIONS

To ensure the right buildings are placed in the right locations, Council will implement the following strategies:

- > Support higher density residential development in close proximity to Bentleigh Station and along Centre Road (areas already subject to significant transformation, with a road pattern that can manage higher density development). Intensity of development will transition to a lower scale with increased distance from Bentleigh Station.
- > Protect the character of residential and commercial areas.
- > Encourage a diverse range of housing types, particularly focusing on medium density in suburban streets.
- > Manage density transition appropriately by using medium density in suburban streets to link lower density residential areas to the commercial core.
- > Preserve the low scale character of the Centre Road shopping strip by keeping development in tune with existing character, through appropriate proportion, alignment and design features.
- > Protect the heritage and low scale residential areas in Bentleigh.
- > Locate heritage/character shop-top buildings along Centre Road to provide medium scale commercial development that does not dominate the low scale character of the street. Encourage retail and office uses in this area.
- > Develop a clear and legible urban structure, expressed through variation in building height and design, supporting the range of land uses within the Bentleigh activity centre.
- > Minimise overshadowing impacts from new buildings on existing and future open spaces, commercial footpath-trading areas and existing residential sites.
- > Investigate potential heritage significance of identified properties within the *Structure Plan* area.
- > Ensure that commercial development makes a positive architectural contribution to the low scale retail village and does not overshadow the footpath of the southern side of Centre Road.
- > Ensure that development abutting any sensitive interface, such as heritage or low-scale residential sites, is sympathetic to the scale and amenity of the site.
- > Ensure that, where possible, development fronting the public realm or a pedestrian connection is activated.

Refer to Figure 3.0 — Buildings: Transitions.

Refer to Figure 4.0 — Buildings: Preferred setback and height of commercial area.

STATUTORY IMPLEMENTATION

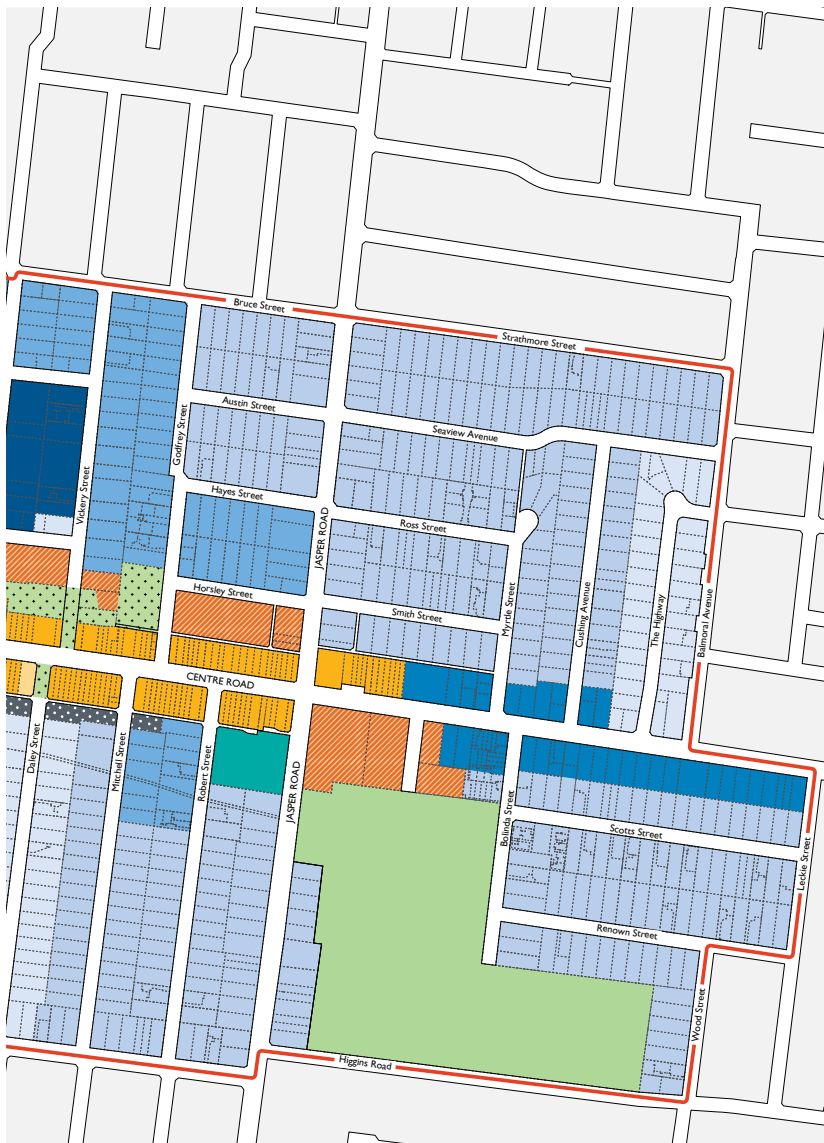
Statutory implementation measures relating to buildings may include:

- > Implement design guidance that provides for a greater level of amenity; provides more areas for conservation of and planting of trees and landscaping; and improved design detail.
- > Implement design guidance to provide an adequate transition between building types.
- > Undertake a municipal-wide heritage review, to identify gaps and protect significant heritage properties currently not identified within the *Scheme*.
- > Investigate developer contribution opportunities for upgrading infrastructure within activity centres.
- > Investigate greater environmental design and water sensitive urban design requirements for significant developments with consideration for any new State Government requirements.

3.0 BUILDINGS



Figure 3.0 — Buildings: Transitions

**Residential**

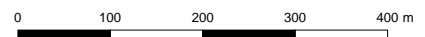
	<i>Maximum height</i>
Heritage and character housing	2 storeys
Minimal change – one or two dwellings	2 storeys
Garden townhouse	3 storeys
Townhouse and apartment mix	3 storeys
Garden apartment	4 storeys

Commercial/Mixed

Shop top (heritage/character)
Shop top (standard)
Strategic site (B)

Other

Community asset - aged care, schools, library
Existing green open space
New public open space
Existing car park



3.0 BUILDINGS

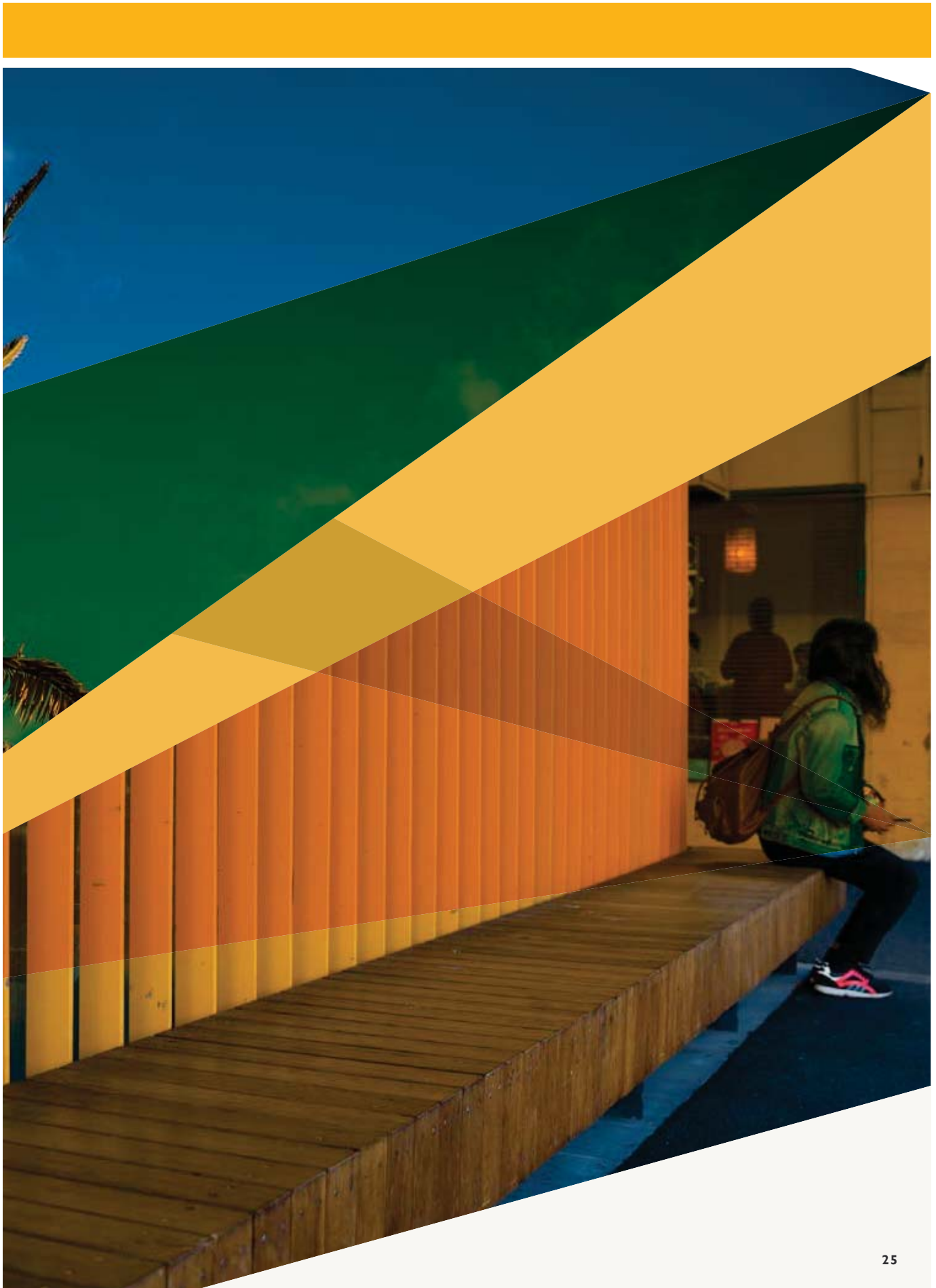


Figure 4.0 — Buildings: Preferred setback and height of commercial area





4.0 PUBLIC SPACES



4.0 PUBLIC SPACES

To improve experiences in the Bentleigh community, we will provide a range of opportunities for people to meet and gather through new public spaces within the centre.

These strategies will achieve high quality, functional public spaces.

- > Ensure that public spaces are accessible for all and will remain a focal point for the community to meet and gather.
- > Provide public spaces that are inclusive and inviting by including public art and pedestrian oriented places.
- > Ensure overshadowing from new buildings and works does not result in significant loss of sunlight to future and existing public open spaces.
- > Protect and, where possible, increase the level of sunlight to public open spaces.
- > Actively explore opportunities for additional open space and improve existing open spaces as recommended in Council's *Open Space Strategy*.

Refer to Figure 5.0 — Public spaces: Concept map.

HOW WILL WE DELIVER OUR PROJECTS?

Non-statutory framework

A more detailed implementation plan will be developed following adoption of the Bentleigh *Structure Plan*. The detailed implementation plan will guide future project bids as part of Council's budget processes and priority setting.

Advocacy and partnership

Council will need to work with a range of stakeholders, either through advocacy or partnership to deliver the identified projects. This will ensure that the streetscape and public space improvements outlined in the Bentleigh *Structure Plan* are carried out in an orderly and staged manner and in a way that is affordable for the community. Stakeholders and project partners include the local community, local traders, landowners, VicRoads, and Public Transport Victoria.

Statutory implementation

Statutory implementation measures relating to public spaces may include:

- > Review public open space contribution requirements after new census data released.
- > Implement design guidance to provide greater protection to public spaces from adjoining development.

4.0 PUBLIC SPACES

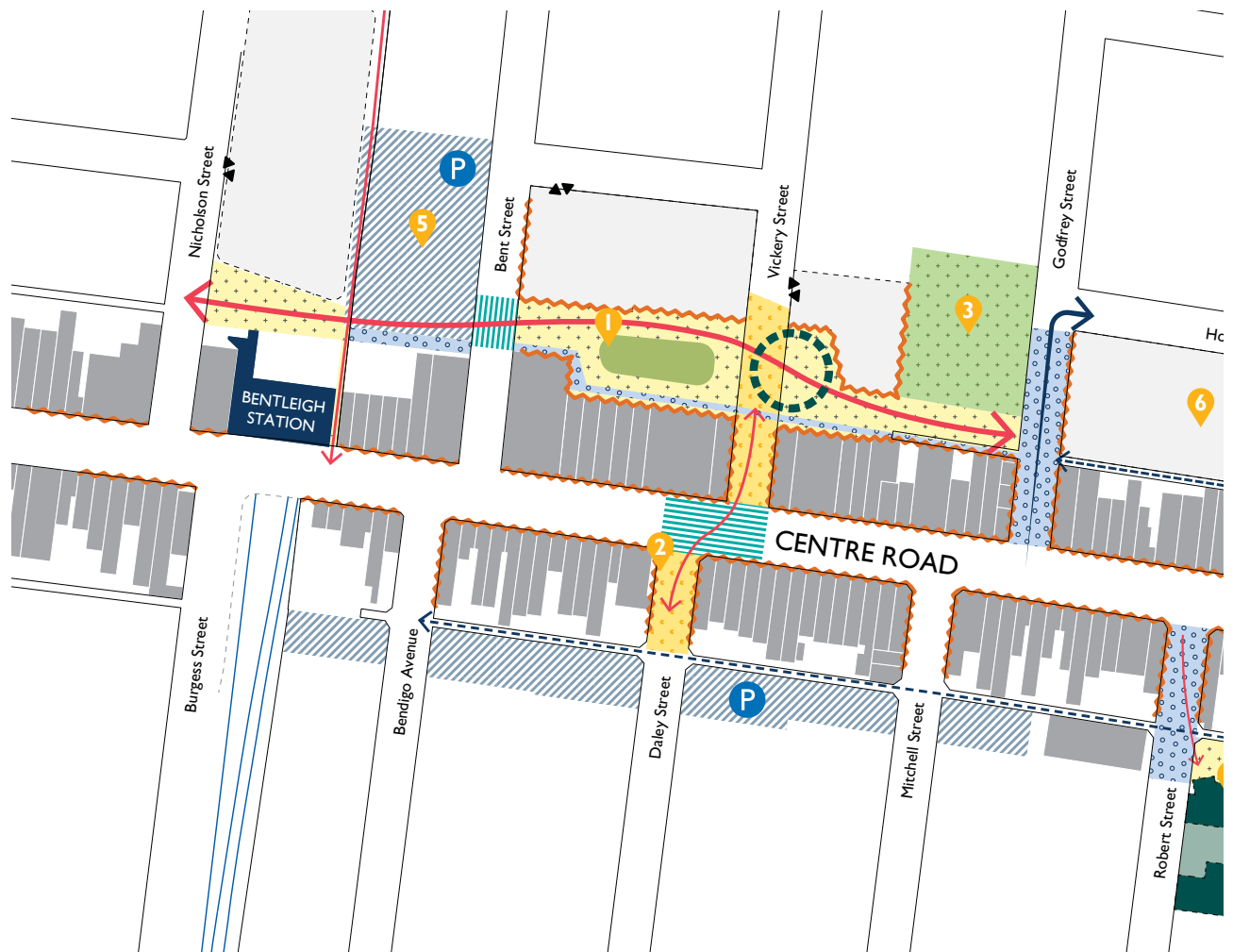


Figure 5.0 — Public spaces: Concept map

4.0 PUBLIC SPACES

I. NEW PLAZA

PROPOSED



EXISTING





Figure 6.0 — Public spaces: New plaza

Creation of a new plaza space and pedestrian connections in the heart of Bentleigh.

- a** Develop a pedestrian-only plaza between Nicholson and Godfrey Streets to complement and connect the existing retail area on Centre Road.
- b** A new plaza will provide pedestrian connections and much needed public open space to facilitate community interaction.

Key elements of this project include:

- > Creating active laneways to the north of Centre Road, and a public forecourt between Bent Street and Vickery Street.
- > Providing pedestrian linkages to the Rotunda, future Godfrey Street park and to future pedestrian connection over railway line.
- > Ensuring adequate sunlight provision and minimising overshadowing of future plaza space.

Considerations for this project include:

- > Redevelopment of the strategic site (supermarket) to the north, incorporating an active frontage to the plaza.
- > Advocacy to the State Government to achieve a pedestrian connection over the railway line.
- > Maintaining service access to the rear of Centre Road commercial properties.
- > Ensuring appropriate development to the north of proposed plaza to ensure amenity and protect direct sunlight access to the plaza.
- > Identifying areas that meet the requirements of 'public open space' as defined in Council's *Open Space Strategy*.
- > Project sequencing, including any relocation of existing car parking from the site, to ensure adequate provision and management of public car parking within the centre.

Refer to Figure 6.0 — Public spaces: New plaza.

4.0 PUBLIC SPACES

2. EAT STREET

PROPOSED



EXISTING





Figure 7.0 — Public spaces: Eat street

Create a pedestrian-only mall area with outdoor seating, activated by cafes, restaurants and bars with increased trading hours.

Key elements of this project include:

- a** Extending the plaza space from the Rotunda, over Centre Road, to incorporate Vickery Street.
- b** Closure of Vickery Street, between Centre Road and the new east-west plaza.
- c** Relocating the pedestrian crossing to align with the plaza, with kerb extensions and a raised pedestrian platform.
- d** Providing inviting green spaces with large canopy trees.
- e** Encouraging adjacent uses to spill into the plaza areas.

Considerations for this project include:

- > Maintaining service access to the rear of Centre Road commercial properties.
- > Ensuring that the concept design of the new Rotunda and Vickery Street plaza supports street activation opportunities.
- > The approval process for the closure of Vickery Street.
- > Re-routing of the 701 bus that currently uses Vickery Street as a turnaround point.
- > The detailed concept design of the new Rotunda and Vickery Street plaza.
- > Approval and funding to realign the pedestrian crossing.

Refer to Figure 7.0 — Public spaces: Eat street.

4.0 PUBLIC SPACES

3. GODFREY STREET PARK

PROPOSED



EXISTING



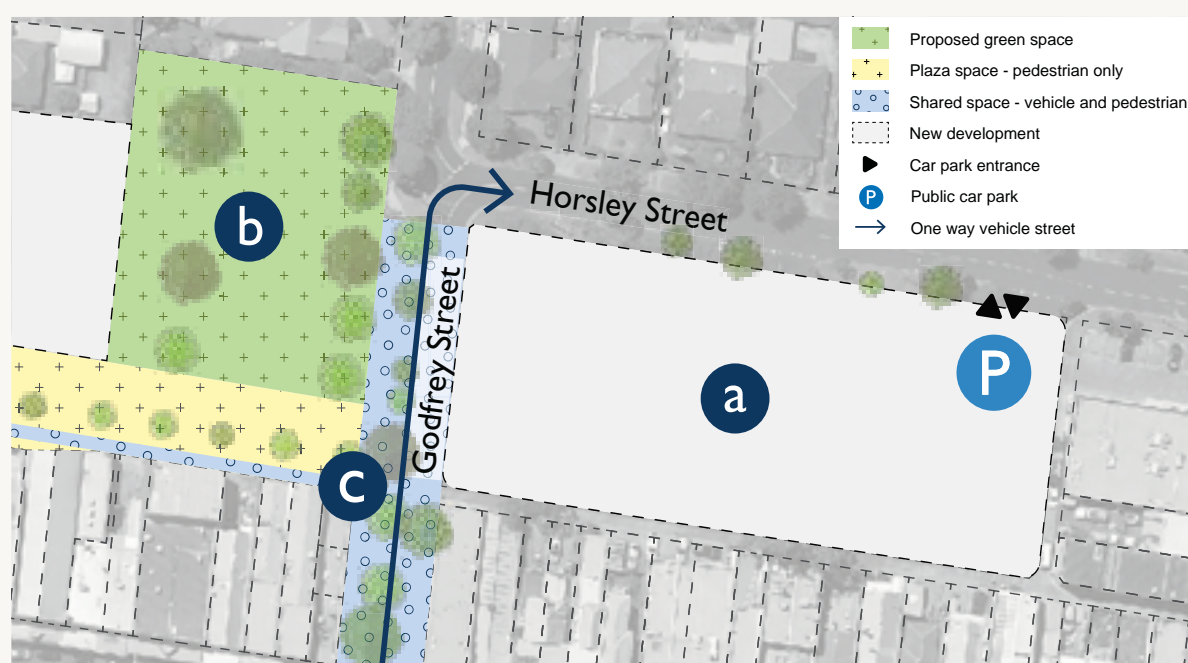


Figure 8.0 — Public spaces: Godfrey Street park

Create a new park in place of the existing Godfrey Street car park.

Key elements of this project include:

- a** Relocating the existing car parking from Godfrey Street into the new Horsley Street multi-level car park.
- b** Creating a new local park that responds to the needs of the Bentleigh community.
- c** Extending Godfrey Street public space improvements to the north.

Considerations for this project include:

- > The project is dependent on the development of the new Horsley Street multi-level car park, to ensure no net loss of car parking from the activity centre.
- > Consideration of Council's *Open Space Strategy* in the design and function of the new park, including minimising any overshadowing.

Refer to Figure 8.0 — Public spaces: Godfrey Street park.

4.0 PUBLIC SPACES

4. BENTLEIGH LIBRARY

PROPOSED



EXISTING





Figure 9.0 — Public spaces: Bentleigh Library.

Improve Bentleigh Library and the surrounding area, exploring the possibility of expansion of the facility and introduction of a new civic forecourt.

Key elements of this project include:

- a** Creating a new plaza entry to the Library from Centre Road via Robert Street.
- b** Establishing a shared zone in Robert Street (road space shared by cars and pedestrians).
- c** Redeveloping the youth centre on Robert Street.
- d** Maintaining the existing car parking to service the library users.

Considerations for this project include:

- > Detailed concept design of the new plaza and shared zone, with a focus on pedestrian safety.
- > Approval process for the partial pedestrianising of Robert Street.
- > Car parking implications of expanding the youth centre and relocation of existing car parking.
- > Maintaining service access to the rear of Centre Road commercial properties.
- > Ensuring appropriate development to the north of proposed plaza to ensure amenity and protect direct sunlight access.

Refer to Figure 9.0 — Public spaces: Bentleigh Library.

4.0 PUBLIC SPACES

5. BENTLEIGH SUNDAY MARKET

PROPOSED



EXISTING



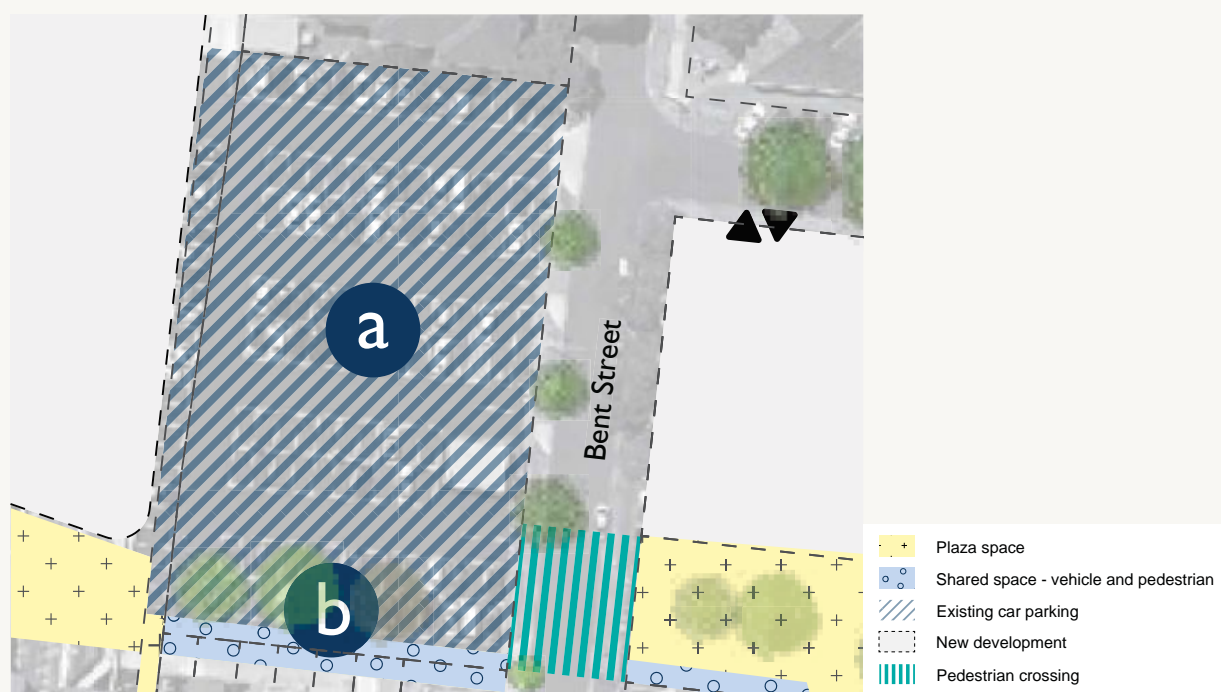


Figure 10.0 — Public spaces: Bentleigh Sunday market.

Create a new public space and pedestrian connection south of the Bent Street car park.

Key elements of this project include:

- a** Continuing to facilitate existing market activities and maintaining existing car parking when the market is not in use.
- b** Providing a public space to the south of the site to provide a pedestrian connection between Bent and Nicholson Streets and to the new plaza to the east.

Considerations for this project include:

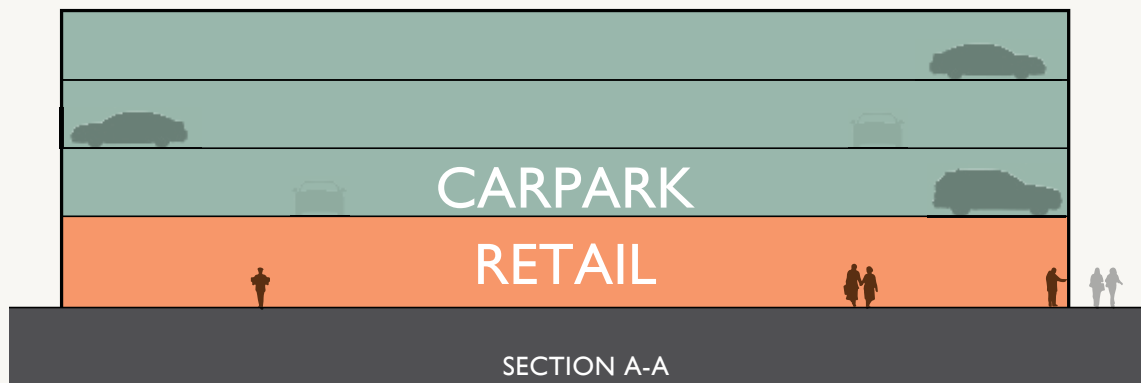
- > Ongoing consultation with the Bentleigh Moorabbin Central Rotary Club to ensure the future of the market.

Refer to Figure 10.0 — Public spaces: Bentleigh Sunday market.

4.0 PUBLIC SPACES

6. HORSLEY STREET CAR PARK

PROPOSED



EXISTING



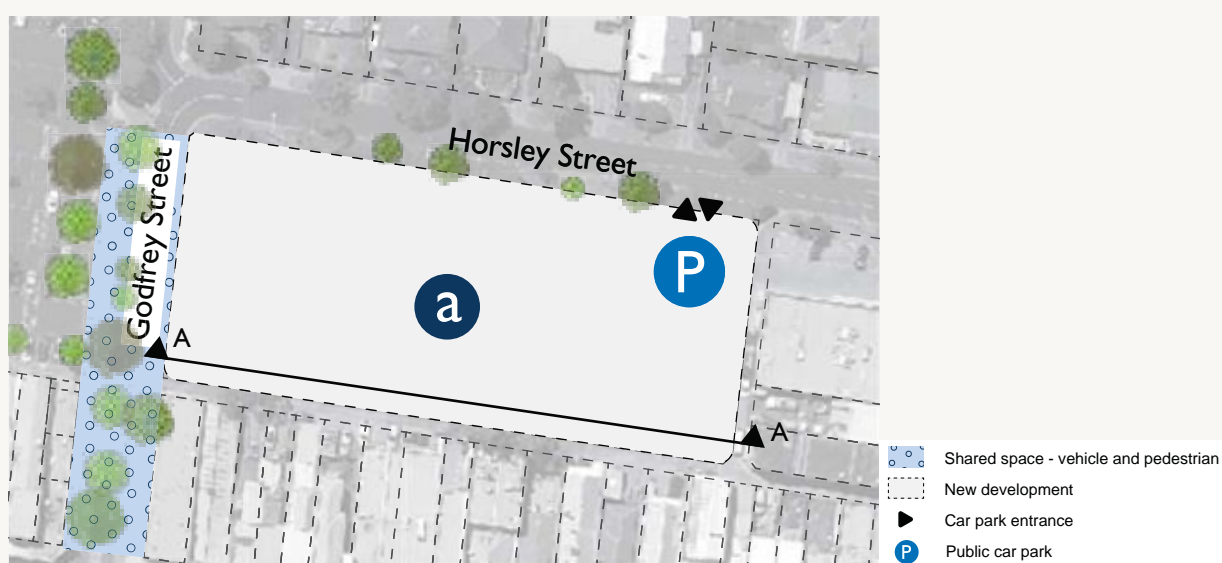


Figure 11.0 — Public spaces: Horsley Street car park

Develop a new multi-level car park on the existing site, above a retail tenancy, to accommodate relocated parking from other parts of the activity centre.

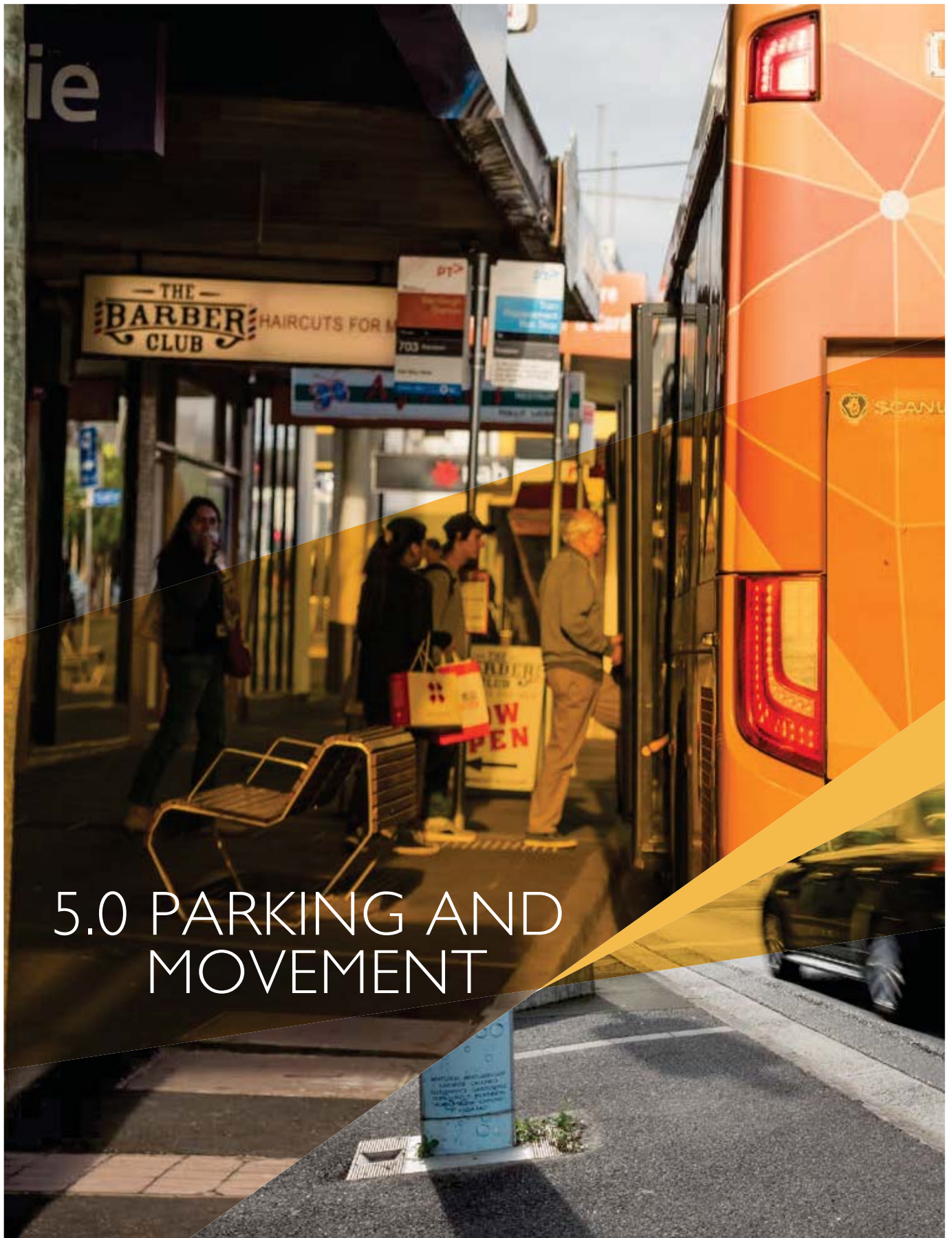
Key elements of this project include:

- a** Development of a new multi-level car park with provision of retail activity at ground floor.

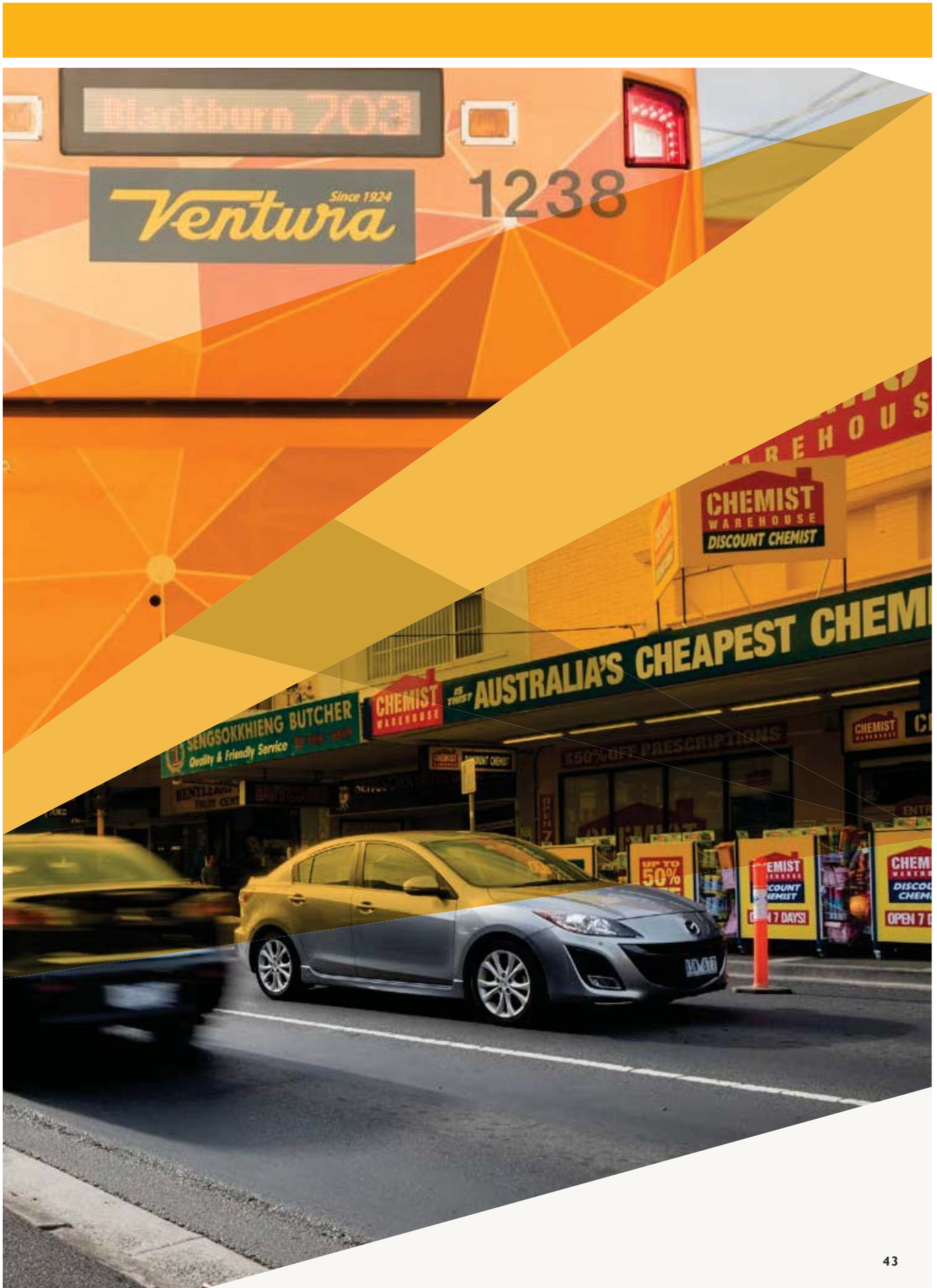
Considerations for this project include:

- > Relocation of car parking from the existing Godfrey Street and Vickery Street car parks to the Horsley Street site.
- > Appropriate built form to respond to the surrounding residential areas, particularly properties near to the site.
- > Analysis of contemporary parking demand at the time of project implementation, to ensure the appropriate car parking is provided.
- > Minimise traffic impacts on surrounding residential streets, including Horsley Street.

Refer to Figure 11.0 — Public spaces: Horsley Street car park.



5.0 PARKING AND MOVEMENT



5.0 PARKING AND MOVEMENT

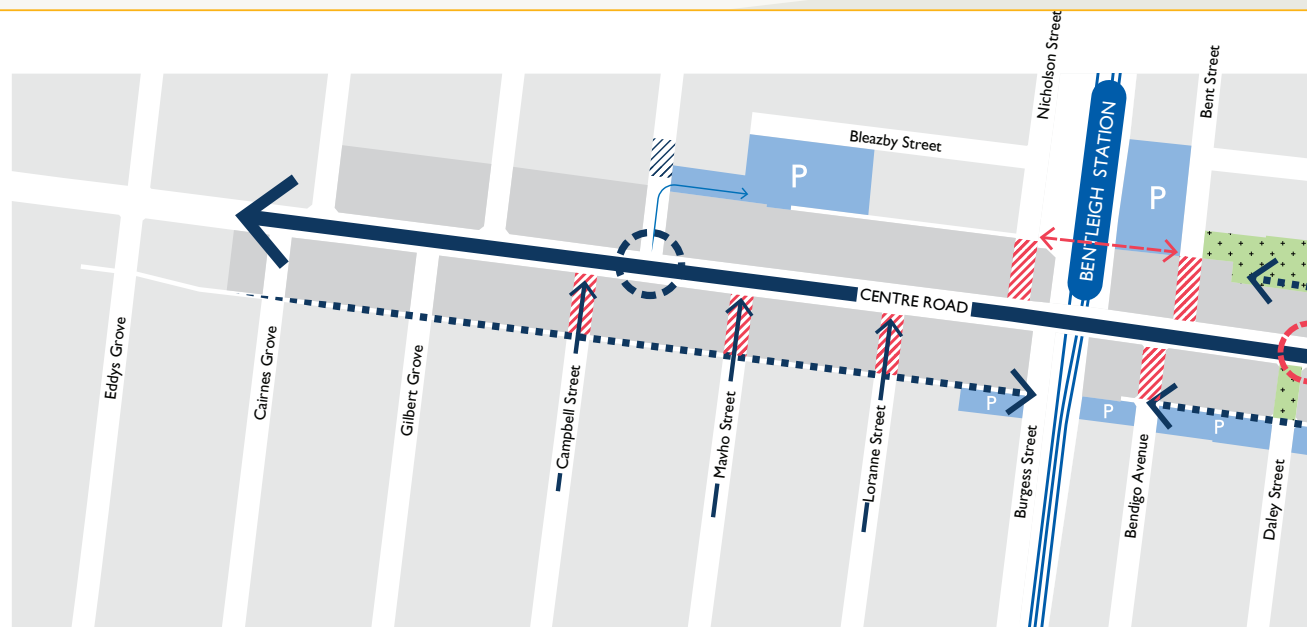


Figure 12.0 — Parking and movement: Vehicle and pedestrian map

The Bentleigh activity centre services the community through a diverse range of transport options including trains, trams, buses, pedestrian networks and roads.

To improve the transport network in Bentleigh, ease congestion and increase the provision of parking, we will implement these strategies:

- > Design streets that balance the needs of diverse users to create an accessible, safe, comfortable and enjoyable environment for everyone.
- > Ensure the centre is safe and easy to navigate.
- > Provide a slow-speed environment to ease the movement of pedestrians and help create attractive places.
- > Enable clear and efficient connections to public transport hubs.

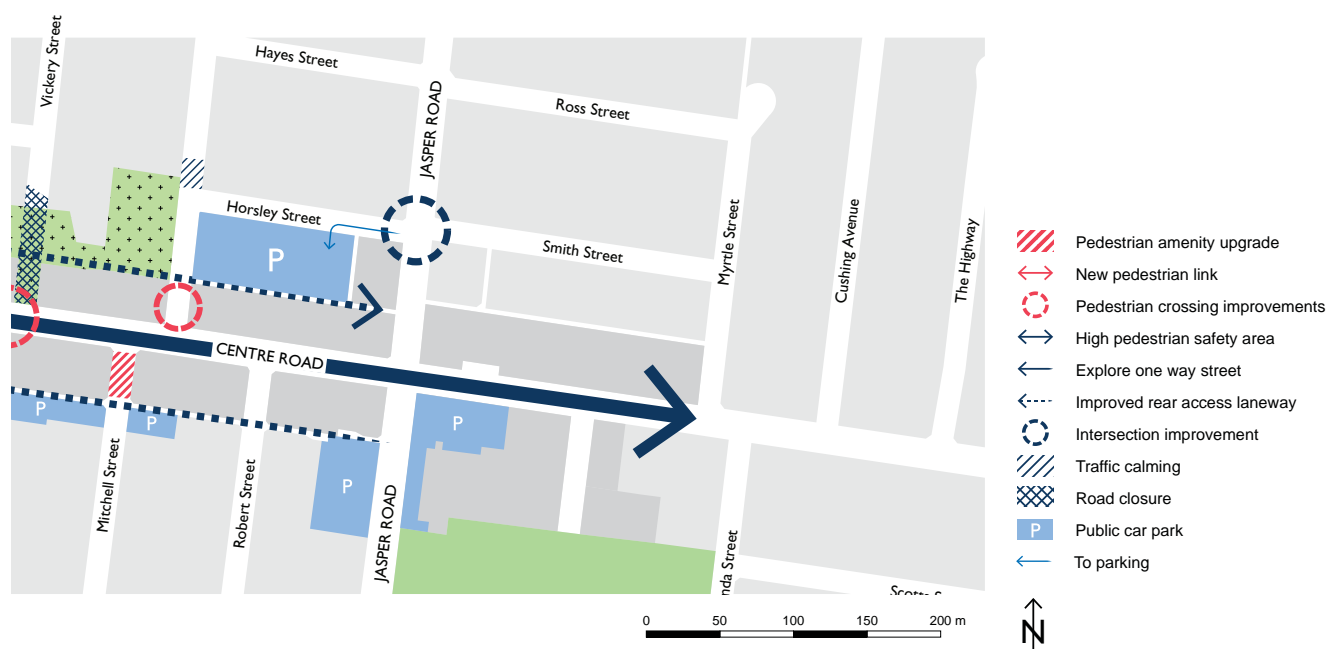
- > Ensure appropriate parking is provided in suitable locations.

Refer to Figure 12.0 — Parking and movement: Vehicle and pedestrian map.

STATUTORY IMPLEMENTATION

Statutory implementation measures relating to parking and movement may include:

- > Investigation of various parking provisions for activity centre areas (such as a car parking overlay or parking precinct plan) and implementation into the Scheme.



Vehicle movement

- > Close the intersection of Centre Road and Vickery Street to create a pedestrian-only plaza.
- > Upgrade the existing rear access laneway to the north of Centre Road at the rear of the commercial properties to realise the Eat Street project.
- > Explore implementing one-way streets in Campbell, Mavho and Lorrane Streets to mitigate residential traffic and parking concerns.
- > Reduce the speed limit through the commercial core to 40km/h to improve pedestrian and cycle safety.
- > Consolidate right of way laneways to the south of Centre Road commercial properties.
- > Explore intersection improvements at Oak Street/Centre Road and Horsley Street/Jasper Road.

Pedestrian movement

- > Improve pedestrian amenity and connectivity along Centre Road.
- > Explore opportunities to work with the State Government to build a pedestrian bridge over the railway line to the north of Bentleigh Station.
- > Improve the pedestrian crossing between Vickery Street and the Bentleigh Plaza by relocating the pedestrian crossing to align with Plaza, with kerb extensions and raised pedestrian platform.
- > Upgrade pedestrian amenity on side streets on Nicholson, Bendigo, Bent and Mitchell Streets.

5.0 PARKING AND MOVEMENT

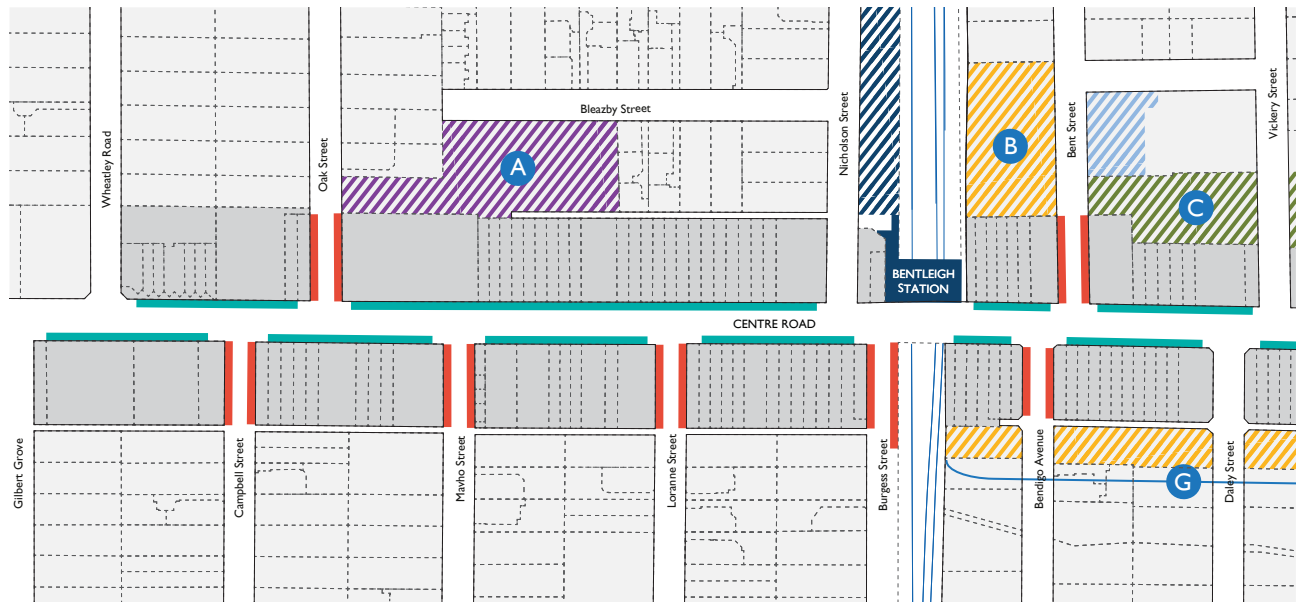
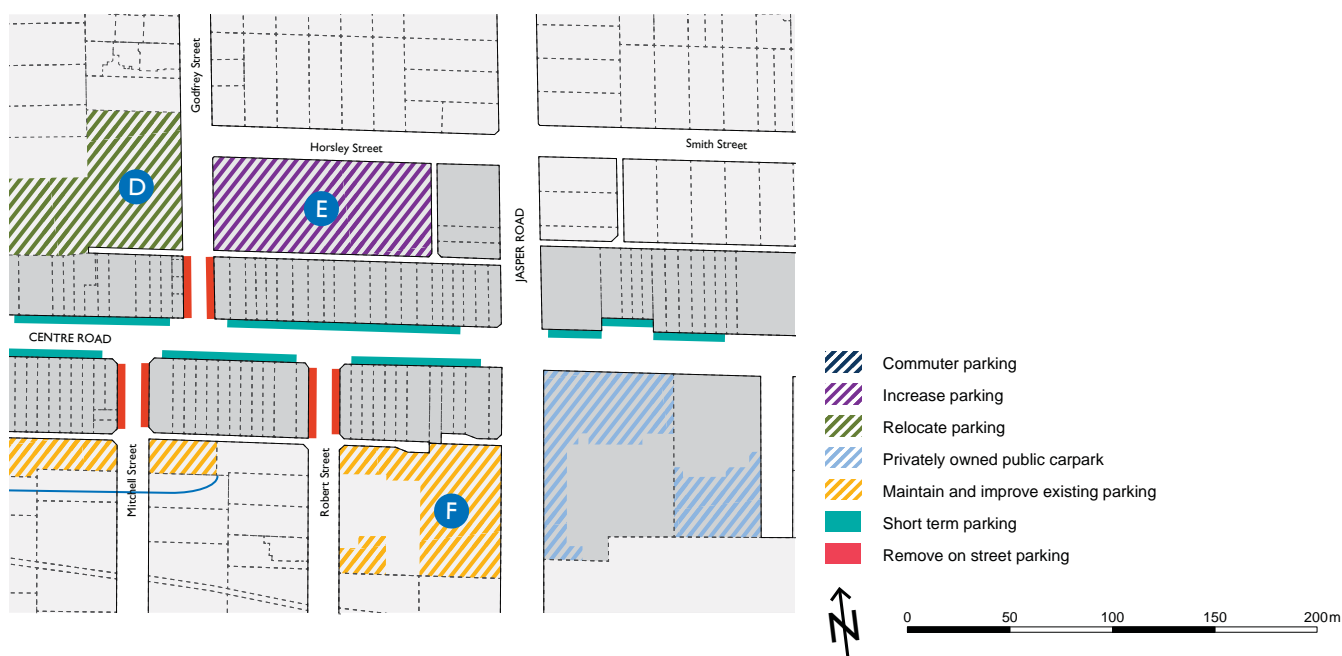


Figure 13.0 — Parking and movement: Parking

Parking

- > Increase the car parking numbers in the Bleazby and Horsley Street public car parks.
- > Repurpose Godfrey Street car park as a public open space.
- > Relocate Vickery Street car park to Horsley Street public car park and repurpose the site to provide diverse housing and employment.
- > Prioritise Centre Road for short-term and needs-based parking.
- > Improve access and quality of linear car park south of Centre Road.
- > Remove car parking at the commercial end of selected side streets to improve pedestrian safety and access.
- > Retain as many on-street car spaces as possible.

Refer to Figure 13.0 — Parking and movement: Parking.



	Council-owned car parks	No. of existing spaces	No. of projected future spaces	Change*
A	Bleazby Street	157	300	+143
B	Bent Street	136	136	No change
C	Vickery Street	58	0	-58
D	Godfrey Street	151	0	-151
E	Horsley Street	150	480	+330
F	Bentleigh Library	82	82	No change
G	South of Centre Road	181	181	No change
	TOTAL	915	1,179	+264

Centre	Total no. of existing spaces	Total no. of projected future spaces	Overall increase*
Carnegie	193	311	118
Elsternwick	364	520	156

*Projected change is indicative and is subject to further detailed parking analysis.

5.0 PARKING AND MOVEMENT

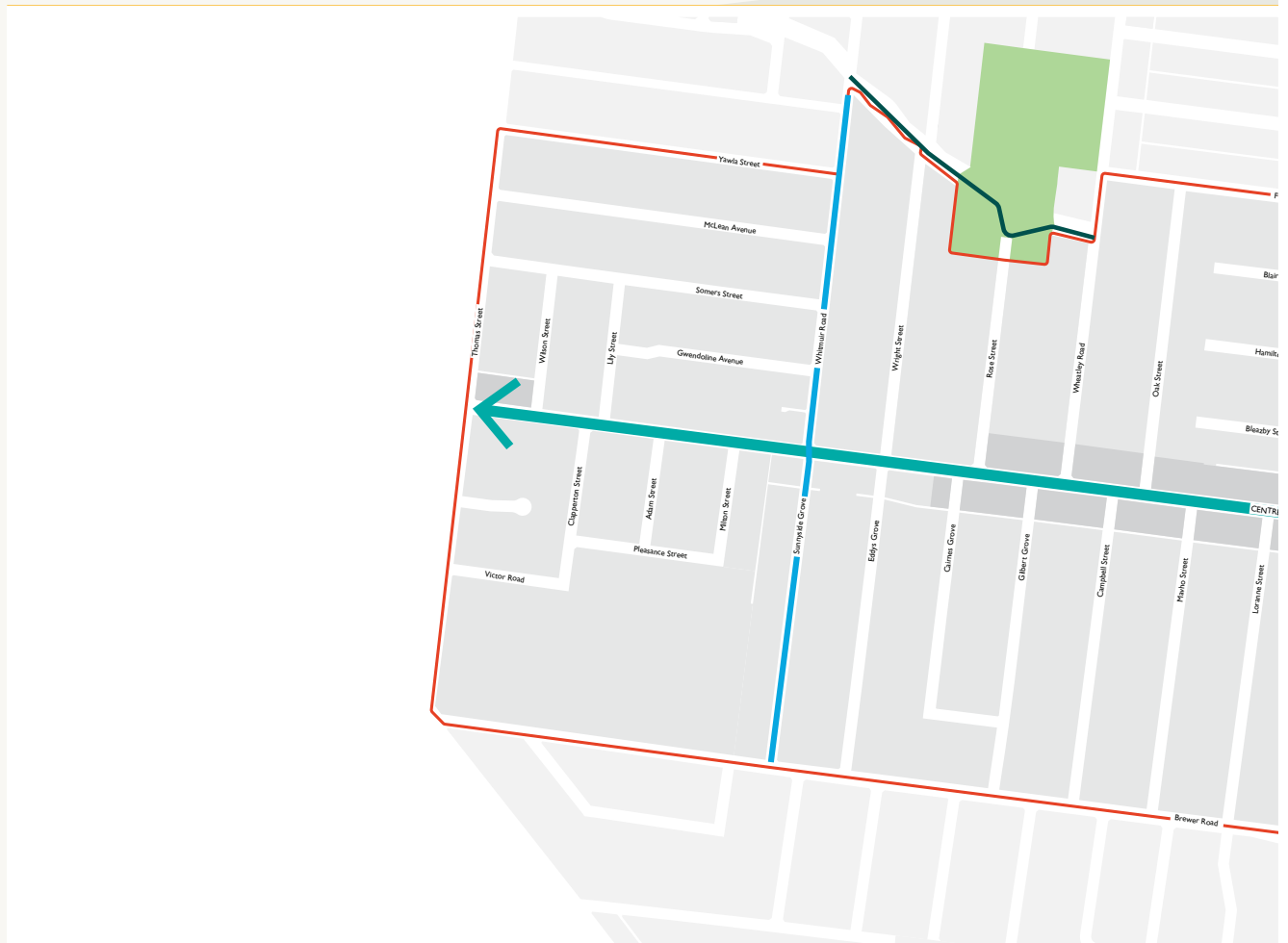


Figure 14.0 — Parking and movement: Cycling network map

Cycling

- > Work with VicRoads to implement a strategic cycling corridor on Centre Road.
- > Complete a safe north-south cycling link across Centre Road, connecting Burgess Street to the shared path on Nicholson Street and Elster Creek Trail.

*Strategic cycling corridor

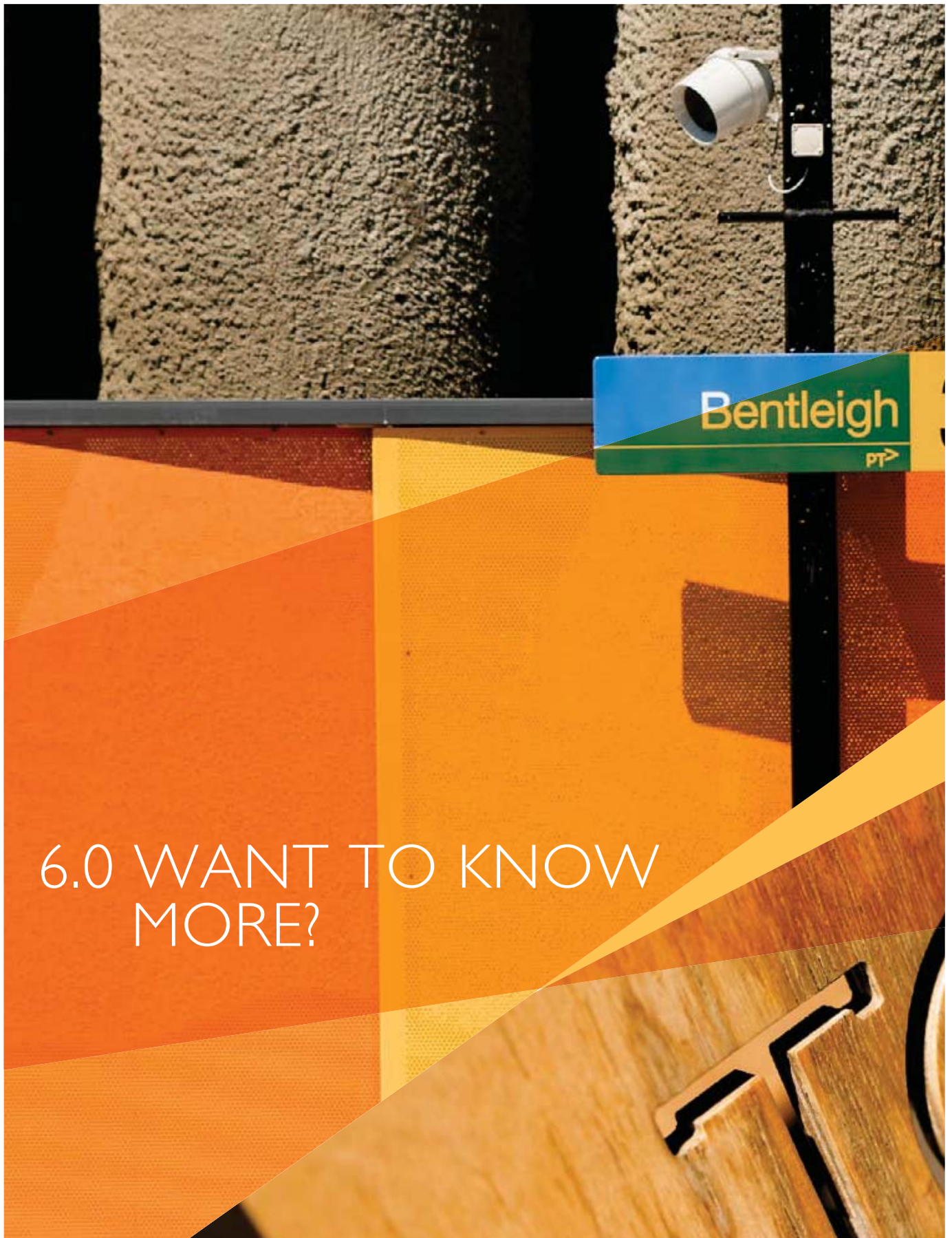
VicRoads has identified a designated cycling route that connects important destinations: the central city, national employment and innovation clusters, major activity centres and other destinations of metropolitan or state significance.

Refer to Figure 14.0 — Parking and movement: Cycling network map.



Public transport advocacy

- > Reroute the 701 bus to improve connections to Bentleigh Station.
- > Align bus and train timetables to improve ease of travel.
- > Increase bus service frequency including weeknights and weekends.
- > Addition of new bus routes to service the Bentleigh area.
- > Increase secure bicycle parking at the train station.





ABOUT THE STRUCTURE PLAN

WHY DO WE NEED A STRUCTURE PLAN?

The structure planning process provides Council with an opportunity to work with the local community to discuss and carefully plan for the future needs of the community. This includes responding to community concern that recent developments do not align with the community's expectations. Once the *Structure Plan* has been adopted, it can be put into the *Glen Eira Planning Scheme*.

HOW WILL THE STRUCTURE PLAN PROVIDE MORE CERTAINTY?

The *Structure Plan* provides decision makers, including Council, State Government and other agencies, with a platform to allocate resources towards capital works, guide the determination of planning applications and set work programs across different departments.

Importantly, the *Structure Plan* also provides certainty for the community, business owners, developers and planning applicants regarding the level of change and type of development that can be expected in Bentleigh. The stronger controls will provide greater clarity across the planning process including at VCAT.

HOW WAS THE STUDY AREA SELECTED?

Council needed to identify a study area to undertake the *Structure Plan* process.

The study area included in this *Plan* is bounded by Beech, Fitzroy, Bruce and Strathmore Streets to the north, Thomas Street to the west, Balmoral, Leckie and Wood Streets to the east and Brewer and Higgins Roads to the south. The railway line runs through the heart of the activity centre.

The activity centre study area is focused on the commercial core of Centre Road with a catchment size of approximately 800 metres to one kilometre — which is an approximate 10-minute walking distance extended to the nearest main road. This area was chosen as it is considered large enough to manage impacts that fall both within and beyond the centre.

The Bentleigh *Structure Plan* study area and 10-minute walking distance is shown in Figure 15.0.

WHAT IS THE JUSTIFICATION FOR INCREASING HEIGHTS?

While the intent may be to manage development in these key areas, it is important to note that any change of the planning scheme is required to align with State Government objectives. In particular, the State Government policy is clear around its expectations to focus new housing in inner-city major activity centres, with the clear objective to 'locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.'

As such, in order to manage development in the key sensitive areas, the *Structure Plan* has sought to distribute the areas of growth into more suitable areas within the centre. This means that in some places the height limits have increased.

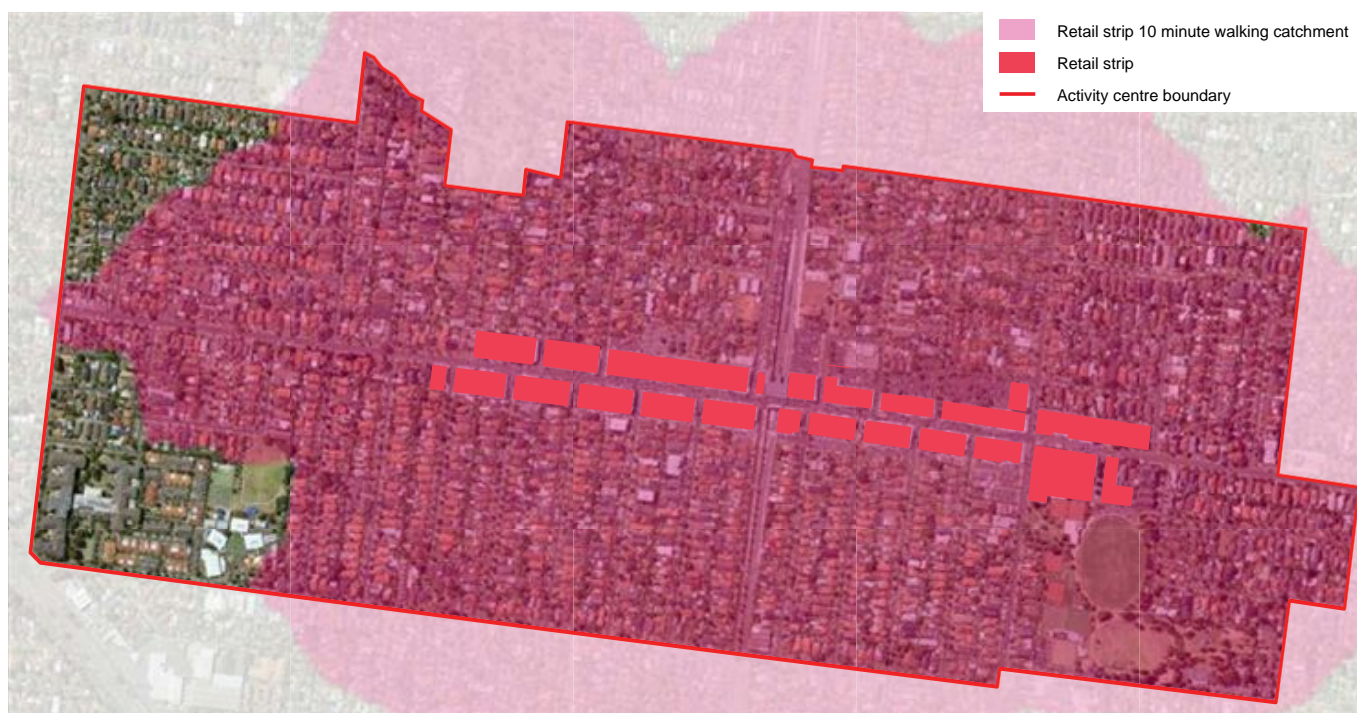


Figure 15.0 — Bentleigh Structure Plan study area

CONTEXT

WHAT MAKES BENTLEIGH UNIQUE?

Bentleigh is one of Glen Eira's busiest shopping destinations that sits within a distinctly suburban residential context. The *Bentleigh Structure Plan* study area is focused around the commercial strip which runs east-west along Centre Road. The surrounding residential area is characterised by predominantly low-scale detached houses however, some apartment development has occurred in recent years, predominantly north of Centre Road.

Bentleigh differs from Glen Eira's other major activity centres as it is located further from the CBD and lacks access via the tram network. Additionally, unlike Elsternwick and Carnegie, there is no opportunity for urban renewal (underused commercial land adjacent a major transport corridor).

Bentleigh's existing areas of higher residential density have been applied in a radial format from a bird's eye view, circling the train station to an approximate 400 metre radius. This approach results in mismatched building forms occurring within a single streetscape due to varied zoning in long streets. This can lead to four storey apartments being located next to single storey detached housing, resulting in a loss of the character of the established residential suburbs.

WHAT ARE THE CURRENT STRENGTHS AND WEAKNESSES?

Strengths

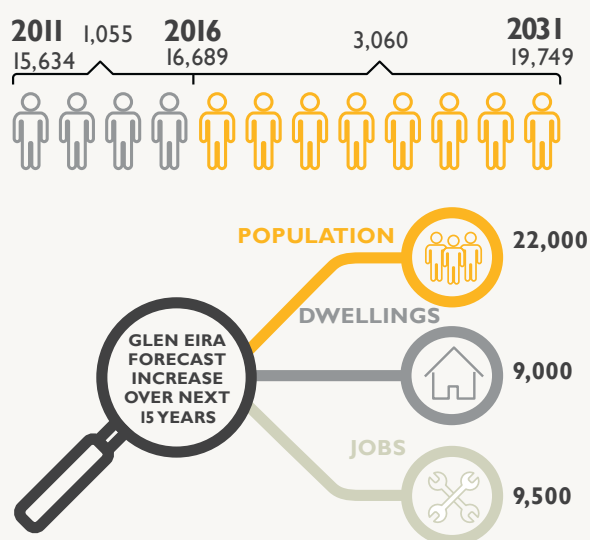
- > At the core of the activity centre is Bentleigh Station, which provides a connection north into the CBD and south to Frankston. The station has recently been refurbished and the level crossing has been removed, enhancing safety and traffic flow.
- > Bentleigh serves as a premier shopping destination for the area, providing three supermarkets, a discount department store, specialty shops, business and personal services, cafes and restaurants.
- > Car parking is provided on-street along Centre Road, and in open-air car parks that immediately abut the commercial strip to the north and south of Centre Road. Council owns a number of these parcels of land.

Weaknesses

- > Centre Road is the primary way of accessing the centre by car and bus with services connecting to Brighton in the west and Monash University in the east. However, due to these traffic movements, the road acts as a physical barrier for pedestrians crossing from north to south.
- > Two large heritage precincts dominate a large area of residential land south of Centre Road. A small pocket of land affected by the Neighbourhood Character Overlay is located on The Highway in the north east of the activity centre.
- > There is currently a conflict in planning controls with the Heritage Overlay located within the Residential Growth Zone — an area that encourages high density development. There is opportunity to safeguard streets in Residential Growth Zone areas that have had minimal development, while retaining opportunities for apartment developments in appropriate locations.

CONTEXT

HOW MANY PEOPLE WILL LIVE IN GLEN EIRA IN THE FUTURE?



Glen Eira is forecasted to grow by 22,000 people, 9,000 dwellings and 9,500 jobs over the next 15 years. Bentleigh increased its population by 1055 people between the 2011 and 2016 Census periods from 15,634 to 16,689 people. The Bentleigh population is forecasted to increase to 19,749 in 2031.

As a result, additional housing is required to meet population growth projections. The demographics help us understand the housing types that are required to meet the growing community. Currently, the leading household type in Bentleigh is couples with dependents, and the most significant increase in population is occurring in residents aged 55 to 59. The housing stock available in Bentleigh is predominantly single detached dwellings and new apartments, which is why there is a major focus on increasing the provision of diverse housing options, to provide housing for all, including families, people who are downsizing, lone person and other households.

WHY DO WE NEED TO INCREASE OFFICE AND RETAIL?

PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES
— 13.1 PER CENT

HEALTH CARE AND SOCIAL ASSISTANCE
— 12 PER CENT

EDUCATION AND TRAINING
— 10.3 PER CENT



Only 21.3 per cent of working residents are employed within the municipality, making Glen Eira the fifth lowest council across Melbourne for local employment. Glen Eira residents are mainly employed in white collar jobs and the majority travel outside of the municipality to work.

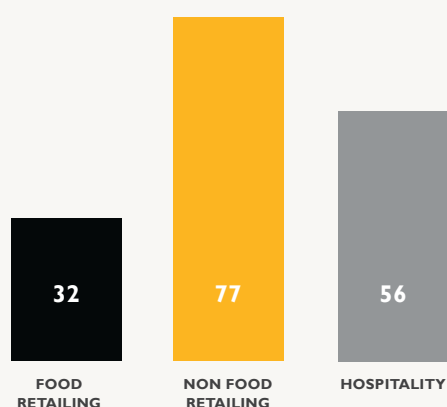
An analysis of the jobs held by the resident population in Bentleigh in 2016 shows the three most popular industry sectors were:

- > professional, scientific and technical services — 13.1 per cent;
- > health care and social assistance — 12 per cent; and
- > education and training — 10.3 per cent.

Providing more office and other employment opportunities will allow more Glen Eira residents to work locally.

WHAT ARE THE RETAIL AND SERVICES IN THE CENTRE?

NO. OF BUSINESSES

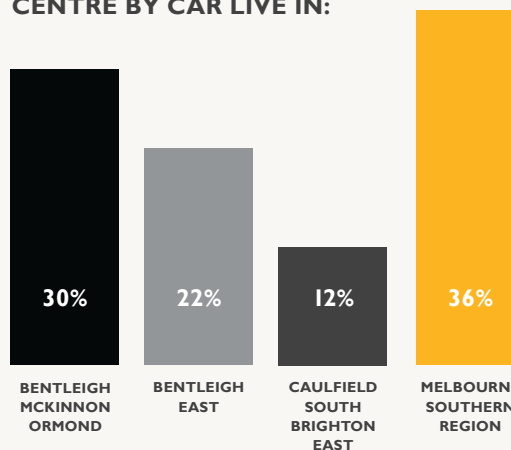


Economic analysis conducted indicated that Bentleigh's core retail precinct is a 250 metre section of Centre Road beginning at Bentleigh Station and ending at Godfrey Street. The centre includes a range of food retail options (32 businesses), as well as non-food retailers (77 businesses). Bentleigh has the highest concentration of non-food retailers out of the City's three major activity centres.

Please note: the food retail figure includes three supermarkets, indicating that the concentration of food retail is high, despite having noticeably lower numbers than other commercial activities.

WHAT IMPACT WILL THIS PLAN HAVE ON TRAFFIC IN THE CENTRE?

VISITORS TRAVELLING TO THE CENTRE BY CAR LIVE IN:



While traffic has been a key concern for residents in Bentleigh, short trips are a major contributor. The Woolworths supermarket located at the eastern side of the centre is a small, older format store of only 2,200m², which is not as well connected to other food retailers within Centre Road such as the Coles supermarket. The existing Coles supermarket with a total floor area of 2,320m² is considerably less than that of a typical full-line supermarket which is generally around 3,200m². If this site were to accommodate an expanded supermarket, it would result in the loss of car parks on the western side of the store.

In terms of the trade area, 30 per cent of visitors travelling by car to the centre live in Bentleigh, McKinnon or Ormond. Another 22 per cent of visitors live in Bentleigh East. A further 12 per cent of visitors live within the suburbs of Caulfield South and East Brighton, with the majority of the remaining 36 per cent of visitors living across Melbourne's southern region. This *Plan* includes a range of vehicle, pedestrian and cycling movement initiatives designed to reduce car dependency and help minimise short trips taken by car.

INPUTS

HOW WAS THE COMMUNITY ENGAGED?

The *Structure Plan* process was informed by extensive community consultation, with a focus on engaging a variety of stakeholders, including residents, local business owners, workers, state agencies and other stakeholders.

Between November 2016 and December 2017, Council undertook a six step consultation process, and feedback, comments and submissions have contributed to the preparation of the Bentleigh *Structure Plan*.

The consultation process included:

- > letters to affected property owners;
- > promotion through Council's website and *Have Your Say* site;
- > an online survey;
- > articles in the local newspapers;
- > *Glen Eira News* articles, lift-outs and features;
- > community forums;
- > discussions with a wide range of internal Council departments; and
- > drop-in sessions at our information booth at Bentleigh Library.

Total: 941 Bentleigh submissions

2016	NOV 2016—FEB 2017	MAR—APR 2017	MAY—JUN 2017	JUL—SEPT 2017	OCT—DEC 2017
Planning Scheme Review and Community Plan consultations	<i>Tell us what you love about your shopping strip</i>	<i>Transforming our neighbourhoods together — our concepts based on your ideas</i>	Activity centre strategy and preliminary structure plan exploration	<i>Quality Design Principles and draft concept plans</i>	<i>Quality Design Guidelines and draft structure plans</i>
	443 Bentleigh submissions	126 Bentleigh submissions	60 submissions and 39 community forum attendees	130 Bentleigh submissions and 58 community forum attendees	85 Bentleigh submissions and 42 community forum attendees

What have we heard?	What we are proposing
Eight storeys is too high for the commercial area of Bentleigh.	Reduce height to a maximum of five storeys.
Development in residential areas is excessive.	Reduce some four storey areas to three storeys.
Keep building heights low in the shopping strip.	Maximum height of five storeys in the shopping strip.
More parking is needed.	Propose destination parking and provide a net increase of approximately 260 spaces for the centre focused at the Horsley and Bleazby Street sites.
Protect and preserve the heritage and character of our neighbourhoods.	Resolve zoning conflicts in heritage areas to provide clear protection that is prioritised.
More green outdoor areas are needed.	Create a new park in the range of 2,300m ² to 2,500m ² over the Godfrey Street car park site.
Bentleigh Market should remain in its current location.	Maintain parking in Bent Street car park and continue Sunday market activities.
Provide more housing for families.	Reduce amount of four storey apartment areas and increase opportunity for development of townhouses.
More night-time activity is needed with safe places for people to gather.	Create a pedestrian-only mall area with outdoor seating, cafes, bars and restaurants with increased trading hours.
Extension of zoning boundaries south of Centre Road is concerning.	Reduce the southern extent of development to align with current zone boundaries.

**ADDITIONAL
OPPORTUNITY
FOR THE
COMMUNITY
TO PROVIDE
FEEDBACK**

CURRENT

LOOKING AHEAD

FEB 2018

MAR—MAY 2018

JUNE—JUL 2018

AUG—OCT 2018

OCT—DEC 2018

2019 AND ONWARDS

Consideration for adoption of the Structure Plans by Council

Prepare Planning Scheme Amendment to implement the new policies and controls (including new interim height controls)

Request authorisation from the Minister for Planning

Public exhibition of the Planning Scheme Amendment

Review and consider submissions and request panel hearing

Consider panel recommendations and apply for Minister's approval for the Planning Scheme Amendment.

INPUTS

WHAT RESEARCH WAS UNDERTAKEN?

As well as consultation with the community and other stakeholders and reviewing demographic data, preparation of the *Bentleigh Structure Plan* has been informed by the following independent consultant reports:

- > *City of Glen Eira Analysis of housing consumption and opportunities 2017* (.id)
- > *Glen Eira Economic Analysis and Forecasting Study 2017* (Blair Warman Economics)
- > *Assessment of the Economic Impacts of Transformation Concepts on Activity Centres: Bentleigh, Carnegie and Elsternwick, 2017* (Blair Warman Economics)
- > *Peer Review of Glen Eira's Draft Quality Design Guidelines and Strategic and Urban Renewal Development Plans Analysis, 2017* (Aecom)
- > *Glen Eira Activity Centres Urban Context Report 2017* (Planisphere)
- > *Glen Eira Draft Urban Design Guidelines 2017* (Planisphere)
- > *Glen Eira Urban Design Analysis Report 2017* (Planisphere)
- > *Glen Eira Community Benefits Discussion Paper 2017* (Planisphere)
- > *Glen Eira Activity Centres Community Engagement Summary Final Report 2017* (Co Design Studio)
- > *Glen Eira Transformational Concepts Draft Report 2017* (Planisphere)
- > *Glen Eira Transformative Concepts Review 2017* (onemilegrid)
- > *Glen Eira Transport Analysis and Forecasting Discussion Paper* (MRCagney)

Research and reports prepared by Council:

- > *Planning Strategy Impacts on Housing Opportunity*
- > *Parking Analysis for the Bentleigh, Carnegie and Elsternwick Structure Plans*

HOW DOES THIS PLAN LINK WITH OTHER POLICIES?

POLICY CONTEXT

Local strategies

The development of this *Structure Plan* is linked to the following Council strategies:

- > *Open Space Strategy 2014*;
- > *Planning Scheme Review 2016 Report*;
- > *Glen Eira Council and Community Plan 2017—2021*; and
- > *Activity Centre, Housing and Local Economy Strategy 2017*.

Activity Centre, Housing and Local Economy Strategy

In July 2017, Council adopted a new policy direction for Glen Eira's activity centres. As part of the new framework, Bentleigh has been nominated as a major activity centre.

- > Bentleigh will be a centre with access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities, with suitable residential development opportunities that respond to the urban context in and around the centre.
 - Employment: Bentleigh will have a high focus on employment and growth.
 - Housing: Bentleigh will have a major focus on the provision of new family households, and a high focus on housing and growth opportunities.

- Economy: Bentleigh will provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment, including specialty retailing, hospitality, entertainment, and a minimum of (or demonstrated capacity to accommodate) approximately two supermarkets or similar fresh food markets.

State-wide strategies

Development of this *Plan* aligns with the objectives set out in the Victorian Government's Metropolitan Planning Strategy — *Plan Melbourne 2017—2050*.

Plan Melbourne sets a vision and policy direction for growth, with a focus on ensuring a better distribution of business activity, jobs, housing, services, infrastructure and transport connections within activity centres.

It also provides direction for each municipality and seeks to increase density and activity in established areas currently serviced by existing public transport networks, employment opportunities and infrastructure. At the same time it has a focus on discouraging urban sprawl.

Bentleigh is in an established area with good access to public transport and facilities. *Plan Melbourne* identifies Bentleigh as a major activity centre that can accommodate housing and employment growth. It also recognises that each activity centre has a unique context and encourages local councils to set their own vision and policy objectives to plan for growth.

IMPLEMENTATION AND REVIEW

WHEN WILL THE PLAN BE IMPLEMENTED?

The statutory portion of the changes (the changes to building and land use controls on all affected land) will be implemented through a Planning Scheme Amendment which will commence in 2018. A Planning Scheme Amendment changes the town planning controls which determine how land can be used or developed. For privately owned land, development will occur over time within these newly implemented controls.

In terms of the major projects proposed on Council-owned land such as new public spaces, a more detailed implementation plan will be developed upon adoption of the final *Bentleigh Structure Plan* by Council which will include non-statutory implementation and advocacy strategies.

HOW WILL THE PLAN BE FUNDED?

To deliver our projects we will need to undertake capital works projects to make physical changes and other place-making processes to support activity and engagement within public spaces.

Indicative costs and funding sources will be identified to enable co-ordination with Council's capital works budget and program and will be subject to Council's budgetary processes and priorities.

HOW WILL THE PLAN BE REVIEWED?

To monitor and review the final Bentleigh *Structure Plan*, we will carry out the following steps:

- > The *Structure Plan* will be internally reviewed every four years.
- > Reporting undertaken against Council's *Glen Eira Council and Community Plan* will include updates on elements of this *Plan* which have been advanced.
- > Council will continue to discuss the outcomes in this *Plan* and the progress of identified projects with the Bentleigh Traders Association.
- > A review of the demographic changes anticipated due to this *Plan* in relation to population growth within the study area will occur after the release of Census data at five year intervals.
- > The mapping of development activity within the activity centre will be undertaken after confirmation is given for significant development to proceed.

A complete review of the process of implementing this *Plan* will occur at five year intervals.

HOW CAN THE BUILDING TYPES BE ENFORCED?

A range of planning controls will be used to guide the desired outcomes and achieve the community's vision for Bentleigh.

Once Council has adopted the structure plan for Bentleigh, a formal amendment process will occur to include these planning controls in the *Scheme*.

Council's *Quality Design Guidelines* provide more guidance as to how we plan to achieve these outcomes.

GLOSSARY

Activation

The injection of liveliness and vibrancy into an urban area.

Activity centre

A mixed-use area that provides a focus for commercial, retail, employment, housing, transport, services and social interaction.

At-grade

At ground level.

Cycle path

An area open to the public which is protected from motor vehicles and which is for use by people on bicycles only (in which case it is a bicycle path) or by pedestrians and people on bicycles (in which case it is a shared use path). A cycle path can be within or outside a road reserve.

Cycleway

A protected bicycle lane within a road reserve.

Heritage overlay

Applied to a place, object or area identified as being of heritage significance. Trees, gardens, parks, structures, buildings and streetscapes can be included in the heritage overlay.

Neighbourhood character overlay

Protects areas that have a particular urban character, includes both private and public realm aspects and how features interact with each other to create a sense of place.

On-road bicycle lane

A road with a designated on-road bicycle lane (unprotected).

Public realm

All public open space.

Setback

The distance that a structure or building is set back from the property boundary, road or other buildings. Setbacks can occur at ground level or on upper floors of a building.

Structure Plan

A long-term plan that guides important aspects of an area including development, land use, transport and car parking, community facilities, public and open spaces and strategic opportunities.

Statutory implementation

The implementation of strategic guidelines or outcomes into statutory controls.

Urban renewal

The process of unlocking well located, underused land to support employment, residential or commercial growth.

Walkability

The degree to which the built form of an area supports walking as a means of transport or recreation. Walkable areas are connected, safe and accessible for pedestrians.

Wayfinding

The way that people are guided through built environments. Wayfinding can include signage, barriers or ground treatments to delineate space and help users to understand the urban environment.



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GLEN EIRA CITY COUNCIL

BENTLEIGH

DRAFT STRUCTURE PLAN

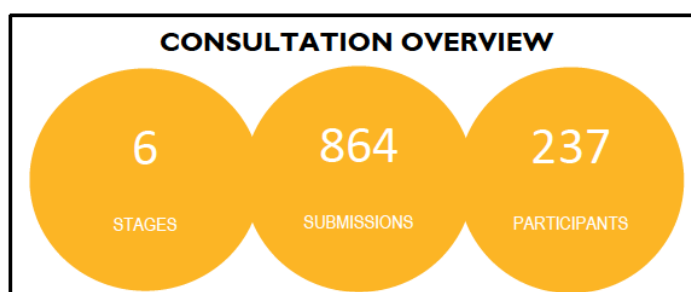
- CONSULTATION OVERVIEW



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INTRODUCTION

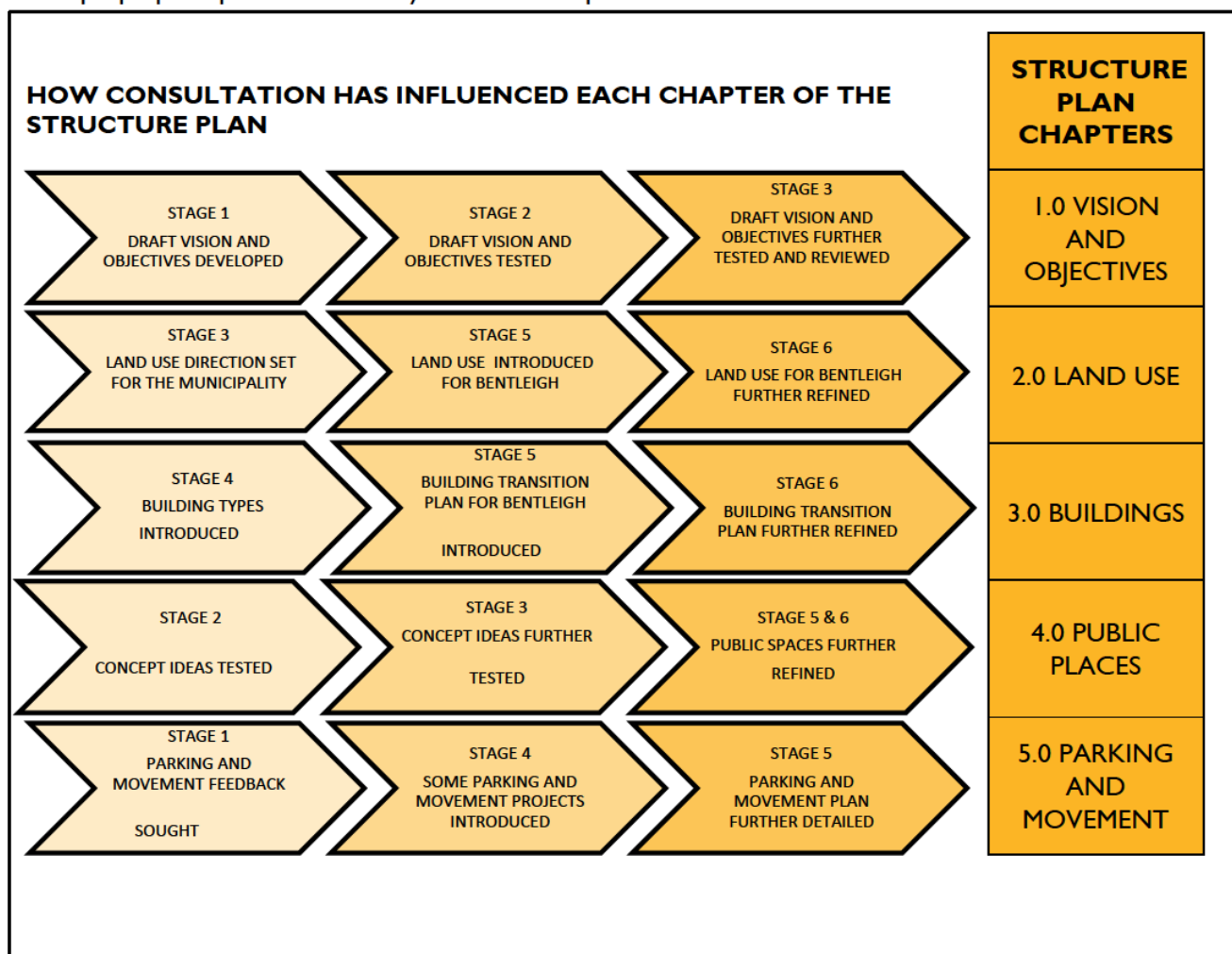


It is evident that Glen Eira is undergoing an exciting time of transition and now is a golden opportunity to set a new direction for our municipality. This period of change is driven by multiple external factors including the Melbourne-wide housing boom, multiple level crossing removals and a transition in the way businesses are operating in this digital era.

In 2016 Council undertook a major *Planning Scheme Review*. Feedback during community engagement indicated that our community would like greater clarity on how our municipality will respond to these changes and manage growth. It also identified the need for the introduction of *Structure Plans* for Bentleigh, Carnegie and Elsternwick activity centres.

Council has since embarked on an extensive structure planning program to ensure a clear vision will be set for the future of our municipality. Ultimately, the activity centre planning program will result in the implementation of *Structure Plans* for our major activity centres along with municipal-wide direction and planning guidelines.

Through six stages of community engagement, a range of engagement methods were used, including surveys, community forums and drop-in sessions. A total of 866 submissions were received for Bentleigh while 237 people participated in community forums and drop-in sessions.



STAGE ONE

TELL US WHAT YOU LOVE ABOUT YOUR SHOPPING STRIP

28 NOVEMBER 2016 TO 19 FEBRUARY 2017

CONSULTATION SNAPSHOT

Surveys: 443

Facebook comments: 80

METHODOLOGY

Council began the *Structure Plan* process by asking residents what they like and don't like about their local shopping strip and their vision for the centre in the future. The consultation also explored how people use and access their centre. This started conversations about open space, transport and development.

Feedback was sought through an online survey on Council's *Have Your Say* website asking what people value or would like to change about the Bentleigh activity centre. Surveys were promoted through Facebook posts and ads, *Glen Eira News*, various Council publications, *Leader* newspapers, posters and flyers were distributed to local businesses and on Council's website. Additionally, letters were posted to households in the Bentleigh activity centre and to those who participated in the *Planning Scheme Review* consultation.

Surveys were undertaken in all 17 Glen Eira activity centres with more than 2,100 surveys completed in total. This allowed the identification of both centre-based and broader municipal-wide themes for Council to explore and address as part of the structure planning process.

KEY THEMES

IN THE FUTURE The survey identified that into the future people would like to see Bentleigh have a stronger family friendly focus with more greenery and activity in the evening. They want it to remain affordable and local, but responsive to the new, younger community.

OPEN SPACE AND AMENITY Survey respondents were supportive of increasing open space and amenity in the centre. The rotunda was raised regularly in the survey as needing updating or removal, with the opportunity to create an inviting vibrant community space with trees, plants and seating.

COMMUNITY SERVICES Nineteen percent of respondents were satisfied with the current provision of community services in Bentleigh, although many were upset with the removal of government services in the area such as Medicare and Centrelink and felt these needed to be reinstated.

PRIVATE DEVELOPMENT Almost two-thirds (65%) of residents are in favour of development, under the conditions that:

- height controls be implemented to ensure they don't compete with the local shopping strip; and
- adherence to material and design guidelines that fit in with the local character.

SHOPS AND RETAIL The survey results indicated that it was the shops and retail that people loved the most about Bentleigh, however, feedback suggested opportunities for redirecting the focus of retail businesses in the area with a further mix of businesses and bustling cafés and restaurants.

MOVEMENT There were a number of comments relating to the positive impact the removal of the level crossing would have with 39% of respondents particularly commenting that the public transport in the area is good.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Bentleigh

OUTCOMES OF STAGE ONE COMMUNITY CONSULTATION

The first stage of consultation explored what people like and don't like about their local shopping centre as well as how they use and access the centre.

This feedback led the development of a draft vision and objectives for each of the activity centres in Glen Eira, including Bentleigh (see below). As well as guiding the development of the *Bentleigh Structure Plan*, the vision and objectives would also outline the role of the Bentleigh activity centre as part of the municipal-wide *Activity Centre, Housing and Local Economy Strategy*.

This stage of consultation also initiated a range of concept ideas which started out broad with a number of options (below) and were refined throughout the consultation process to become the public space projects in the draft *Structure Plan*.

DRAFT VISION

Into the future Bentleigh will remain an affordable, family-friendly centre with a vibrant community feel.

DRAFT OBJECTIVES

- Increase open space and amenity.
- Update Bentleigh Plaza or re-imagine the space.
- Encourage and support small businesses.
- Increase night-time activity.
- Ensure height controls are implemented and material and design guidelines fit in with the local character.

DRAFT CONCEPT IDEAS

1. Create a new green space in the heart of Bentleigh

Redesign Bentleigh Plaza and extend to Vickery Street to create a more usable and inviting community town square for public gatherings and events.

2. Create new community hub and additional car parking

Create more public car parking within one centralized structure that includes a new community hub and a large green park.

3. Transition Bentleigh to a pedestrian friendly centre

Redesign Bentleigh Plaza and extend to Vickery Street to create a more usable and inviting community town square for public gatherings and events.

4. Create a vibrant and safe train station precinct

Look for opportunities to deliver place-based improvements to the station precinct and surrounding area.

STAGE TWO

TRANSFORMING OUR NEIGHBOURHOODS TOGETHER

10 MARCH TO 9 APRIL 2017

METHODOLOGY

Stage two of the consultation process — *Transforming our neighbourhoods together* sought to test with the community a draft vision, objectives and four concept ideas which were developed based on the feedback received in the first stage of consultation.

Details of how to provide feedback were mailed to Bentleigh residents and emailed to those who completed the stage one survey as well as being promoted in various Council publications.

CONSULTATION SNAPSHOT

Surveys: 122

Drop-in sessions: 77

Email/mail submissions: 6

Facebook comments: 6

Feedback on the ideas was captured through an online survey, at community drop-in sessions, via mail/email submissions, Facebook comments and phone calls.

KEY THEMES

VISION Feedback regarding the vision suggested wording that expanded or made the vision stronger and more visionary and encouraged a strong business economy.

OBJECTIVES There was a high level of community support across all of the objectives which were confirmed that they accurately represent the community's feedback from stage one. It was suggested that additional objectives could be added around such things as development and quality design, parking and active transport.

CONCEPT ONE 'CREATE A NEW GREEN SPACE IN THE HEART OF BENTLEIGH' – 56.4% SUPPORT

Those participants who supported the idea wanted to see the area activated, wanted more passive community spaces to sit, rest and gather and felt that it would create a 'heart' which the centre currently doesn't have. Others either didn't like the idea or didn't like proposed Vickery Street location — suggesting near the station, rotunda or post office as better locations. Some were concerned about the possible impact on traffic flow and loss of parking spaces.

CONCEPT TWO: 'CREATE A NEW COMMUNITY HUB AND ADDITIONAL CAR PARKING' – 72.6% SUPPORT

A high level of community support was shown for introducing more parking into the centre and creating a community hub. Less support was expressed for a green space. Some felt there was already enough green space or that parking was more important, however, the car park design would have to be well considered, including the location.

CONCEPT THREE: 'TRANSITION BENTLEIGH TO A PEDESTRIAN FRIENDLY CENTRE' – 66.4% SUPPORT

Centre Road was considered by some residents to be too car centric, with making the centre more pedestrian friendly considered likely to make the area more appealing. However some respondents felt that Vickery Street wasn't the right location or were concerned that traffic flow would be too negatively affected.

CONCEPT FOUR: 'CREATE A VIBRANT AND SAFE TRAIN STATION PRECINCT' – 88% SUPPORT

This concept was the most widely supported during community consultation with respondents feeling that there is space for this area to grow. It was thought to be an opportunity to define Bentleigh and create something new and exciting that will bring people to the area, strengthen the strip and unite shopping areas on either side of the station. Some concerns were raised about the implications on safety in the area.

DEVELOPMENT A mixed response was received from the community around development. Some respondents didn't want any high rise development at all. Others saw a need or advantage in bringing more people into the strip to make it more viable and to grow. Some respondents nominated areas which they thought would be best suited for development — namely around the station and rail corridor.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Bentleigh

OUTCOMES OF STAGE TWO COMMUNITY CONSULTATION

This stage of consultation tested the draft vision and objectives of the *Structure Plan*. It also introduced a range of broad concept ideas with a range of possible options, which following subsequent stages of consultation have been refined to form the public space projects in the final *Structure Plan*.

REVISED VISION

Bentleigh will continue to thrive with its strong local community and family focus. It will support a diverse community with a range of quality housing, business, community service and vibrant public spaces.

HOW CONCEPTS WERE PROGRESSED

1. Create a new green space in the heart of Bentleigh

The new pedestrian-only 'eat street' concept was further progressed, comprising revamped rotunda area extending across Centre Road to Vickery Street, and then running east/west along a newly activated rear laneway between Vickery and Bent Streets. This concept envisaged a redeveloped Coles site to the north, and a redeveloped Vickery Street car park site to the east, with cafes and restaurants at ground floor fronting 'eat street', and with office and diverse housing above.

Additionally, the concept of the Bent Street car park becoming a public green space was progressed. This concept envisaged that the car park would be activated by the current Sunday market, new night market and events space with opportunities to connect across the station, if there is a future station redevelopment.

2. Create new community hub and additional car parking

This concept was progressed, maintaining the existing Bentleigh Library location and exploring expansion of the facility and introduction of new civic forecourts and a possible second entry to Robert Street.

Further investigation regarding the viability of constructing a multi-deck car park within the centre was progressed to allow for this expansion and maintain short term car parking in the centre.

3. Transition Bentleigh to a pedestrian friendly centre

This concept of converting Mavho Street to one-way north bound and Loranne Street one-way south bound was progressed. In response to concerns regarding potential traffic concerns, a transport, movement and parking plan would be developed in the draft *Structure Plan*.

4. Create a vibrant and safe train station precinct

This concept was progressed, to include a new plaza and shops above the sunken railway line, south of Centre Road to complement and connect the existing retail strip.

WHAT HAPPENED NEXT?

The draft vision was further tested during the *Stage three: Activity Centre, Housing and Local Economy Strategy and early structure plan exploration* consultation.

The concept ideas would be further explored and refined in the *Stage five: Draft Concept Plan* consultation.

STAGE THREE

ACTIVITY CENTRE, HOUSING AND LOCAL ECONOMY STRATEGY AND EARLY STRUCTURE PLAN EXPLORATION

24 MAY TO 13 JUNE

METHODOLOGY

Stage three consisted of two parts – consulting on a draft *Activity Centre, Housing and Local Economy Strategy* which included the vision and role for each activity centre including Bentleigh; and a Bentleigh community forum where the vision was tested and the *Structure Plan* process was discussed. Feedback on the *Strategy*, including feedback on the visions was collected on Council’s community consultation pages for each activity centre.

The opportunity to provide feedback was promoted widely including via an email to participants (approx. 2,200) with email addresses from the first two stages of the activity centre consultation; a four page summary of the *Strategy* included as a lift-out in the June edition of *Glen Eira News* and delivered to traders in each activity centre.

CONSULTATION SNAPSHOT

Online feedback forms: 38

Email submissions: 26

Bentleigh forum attendees: 39

KEY THEMES

Most of the feedback received reinforced concepts already presented in the *Strategy*, with overall support.

ACTIVITY CENTRE FRAMEWORK The *Strategy* was largely supported by most respondents. Although supportive, some respondents felt the key challenge will be how to achieve the visions, stating that in some centres it is too late. Additionally, there were some questions about how the framework translates into specific planning measures, with respondents wanting more detail about each centre.

THEME ONE: PLACE-MAKING AND VISIONS Place-making was seen by respondents as vital to support increased development and that capturing and strengthening the identity of a place is important.

BENTLEIGH VISION The most common discussion points were around the word village and whether this represents Bentleigh. A focus on ‘community’ was preferred. ‘Family-friendly’ was also seen as being limiting and that the focus should be on the centre being accessible and welcoming for all.

THEME TWO: LOCAL ECONOMY The important role small local businesses play within a centre was highlighted through the feedback, along with the need to make sure businesses survive/thrive by making the activity centres attractive and functional places to be. Support was shown for shared use of commercial spaces.

THEME THREE: HOUSING Respondents called for a mixture of housing to suit people of all ages, abilities and socio-economic backgrounds and be built with family living in mind. Some felt higher density should be restricted to main activity centres and on arterial roads, not small, local streets. The protection of heritage was seen also as a priority for respondents.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Bentleigh

OUTCOMES OF STAGE THREE COMMUNITY CONSULTATION

An activity centre strategy is an overarching strategic document that sets the future direction and vision for activity centres within the municipality. It provides a focus for housing, retailing, community services, employment, transport, leisure, open space and entertainment, and nominates neighbourhoods where people shop, work, meet, relax and live. The *Strategy* will be a key basis for Council's updated strategic vision (*Municipal Strategic Statement*) and is critical to inform subsequent projects such as structure plans. The revised vision for Bentleigh resulting from this round would feature in both the *Strategy* and the draft *Structure Plan*.

REVISED VISION

Bentleigh will be an accessible, local shopping destination with a vibrant café and restaurant culture. It will maintain its community feel with open space, places for people to meet and gather and a broad range of local businesses, which meet the needs of a diverse community.

CHANGES TO THE DRAFT ACTIVITY CENTRE, HOUSING AND LOCAL ECONOMY STRATEGY

- All vision statements were reviewed and strengthened based on feedback received throughout stages two and three of activity centre consultation.
- A new objective was included under theme two: local economy around supporting local business through a focus on a connected economy.
- A reference to student housing was included in the housing types.
- A reference to short-term accommodation was included in housing types.
- More detail was included on how housing types may be applied to each centre, linking to the *Quality Design Principles* which would be consulted on during stage four.
- An additional reference was included to buildings embracing universal design for all ages and lifecycles.

WHAT HAPPENED NEXT?

The final *Activity Centre, Housing and Local Economy Strategy* was adopted by Council on 25 July 2017.

The adopted *Strategy* would provide direction for future local area planning in Glen Eira, including the draft *Bentleigh Structure Plan*.

Council committed to the *Strategy* being updated in early 2018 following the release of data from the *2016 Census of Population and Housing*.

STAGE FOUR QUALITY DESIGN PRINCIPLES

26 JULY 2017 TO 3 SEPTEMBER 2017

METHODOLOGY

Stage four: *Quality Design Principles* and stage five: *Draft Concept Plans* consultation was undertaken simultaneously (see below for stage four). Residents in the study area for Bentleigh, Carnegie and Elsternwick were informed by mail while previous consultation participants for all centres were also emailed. The consultation was also promoted in various Council publications. Feedback was captured through an online forum, mail/email/telephone submissions, Facebook comments and meetings with stakeholders. *Quality Design Principles* were also discussed at community forums held for each of the structure plan areas.

CONSULTATION SNAPSHOT

Online forum participants: 82

Quality design principles document
downloads: 1,056

Facebook comment: 5

Email/mail/phone submissions: 9

The *Quality Design Principles* presented in phase one outlined what the types of buildings are preferred in Glen Eira's streets. This first phase aimed to set clear building design principles and define particular building types that will occur in our municipality. The following themes were evident in the feedback received in Phase One.

KEY THEMES

MORE INFORMATION While many respondents agreed that the *Quality Design Principles* were a good start, they felt more detail was required to better understand how the different building types would look.

ENSURING IMPLEMENTATION The *Principles* were seen by the community as a positive step, however, there was concern from some about how we can ensure that they are implemented and enforced.

COMMUNITY BENEFIT More detail was requested by participants about community benefit, including weighting and quantifying benefit and the suggestion that this would need to be very clear to developers. Some participants felt that community benefit should be external to the building and accessible to all. Some felt that community benefit does not make up for the extra height that would be allowed.

ENVIRONMENTAL DESIGN While the current principles were well supported by the community, there was also suggestion that there should be more of a focus on environmental design, including energy reduction, noise reduction, emissions, solar power and water management.

UNIVERSAL DESIGN Accessibility and diversity in housing to meet the needs of all community members was seen by respondents as important and that this should be a major focus of the guidelines.

PARKING The inclusion of adequate car parking provisions in both residential and commercial building principles was identified by participants as being of high importance.

BUILDING TYPES Lower-scale building types were most often preferred by participants. Some questions were raised regarding terrace townhouses and whether they are achievable or desirable and the level of 'garden' required to be provided by garden apartments.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Bentleigh

OUTCOMES OF STAGE FOUR COMMUNITY CONSULTATION

This stage of consultation introduced a range of building types that seek to provide an appropriate transition in height, character and housing types throughout Glen Eira. Following the feedback received in this stage, along with detailed background research and consultant advice, a comprehensive set of *Quality Design Guidelines* were developed that included further detailed requirements for building setbacks, heights and building design for future residential, commercial, mixed use and urban renewal development within Glen Eira.

WHAT HAPPENED NEXT?

The *Building Transitions Plan* introduced in stage five (in conjunction the *Quality Design Principles*) provided a draft framework for applying the proposed building types to the Bentleigh activity centre.

Consultation on the more comprehensive *Quality Design Guidelines* and draft *Structure Plan* — which tied together all of the previous stages of consultation — was undertaken concurrently in stage six.

STAGE FIVE BENTLEIGH DRAFT CONCEPT PLAN

26 JULY 2017 TO 3 SEPTEMBER 2017

METHODOLOGY

Stage four: *Quality Design Principles* and stage five: *Draft Concept Plans* consultation was undertaken simultaneously. Residents in the study area were informed by mail while previous consultation participants were also emailed. The consultation was also promoted in various Council publications. Feedback was captured through an online survey, mail/email/telephone submissions, Facebook comments and meetings with stakeholders. Some transport and movement concepts were introduced for community feedback.

CONSULTATION SNAPSHOT

Online surveys: 60

Forum comments: 3

Concept plan document downloads: 569

Facebook comments: 28

Email/mail/phone submissions: 31

Community forum attendees: 58

KEY THEMES

BUILDING TRANSITIONS PLAN Many participants felt that the *Plan* was better than the existing planning controls and previous *Plan*, and that it was a step in the right direction. However, some felt that the plan did not adequately respond to the origin of the process — to reduce overdevelopment in Bentleigh and protect the character of the area. Some felt that more justification was required.

HEIGHTS ARE EXCESSIVE There was a strong call from participants at the community forum for no more than four storeys anywhere in Bentleigh, with the suggestion that levels of development in Bentleigh and Glen Eira are excessive; that Bentleigh is already providing enough housing; and that development should be appropriately controlled. This was echoed in the online survey, while there was also some suggestion that the current interim control which allows five storeys is the appropriate maximum height.

INFRASTRUCTURE Concerns were raised by participants about whether current infrastructure could match development and about the potential impact further development may have on amenity, services and livability. More open/green space was highlighted as a key community need.

STUDY AREA Some questions were raised at both the forum and online about the activity centre boundary, with calls for justification about how the study area was selected. Some felt that the boundary was creeping too far into residential areas. Others felt that the study area was appropriate.

COMMUNITY VIEWS Some participants felt that residents' views had not been adequately taken into consideration and the concept plan did not adequately reflect the community's view. Some at the community forum called for a longer and clearer consultation process and more information to be provided, including regarding community benefit and the number of properties that could be developed to a higher scale.

SALE OF COUNCIL LAND Some submissions called for no sale of Council land for development.

PARKING Parking was a key community concern that many felt needed addressing. The car park proposal received a mixed response. While there was general agreement that more parking is required, some did not support a multi-level structure, suggesting that parking should be underground or located near the station or the Coles site. Participants suggested that Council should ensure developments provide adequate onsite parking and provide no waivers on statutory car parking requirements.

TRANSFORMATION PROJECTS A high level of general community support was shown for the transformation projects. There were calls for more information about 'night life' and that consideration must be given to residents living close to the centre. Of particular importance was the need for the proposed Bent Street open space design to be suitable to cater for the Bentleigh Market. There was support expressed for the rotunda area upgrade but design was seen as important to ensure it is effective.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Bentleigh

OUTCOMES OF STAGE FIVE COMMUNITY CONSULTATION

This stage of consultation introduced building heights and building types as well as more detailed transformation projects to improve public spaces.

This stage aimed to establish a framework to locate the right buildings in the right locations, by applying the principles outlined in the *Quality Design Principles* and *Activity Centre, Housing and Local Economy Strategy*.

Following this stage, the following changes were incorporated into the draft Structure Plan for consultation in Stage 6:

- Reducing the height of all strategic sites in Bentleigh to a maximum of 5 storeys and reducing the southern extent of townhouses to align with current zone boundaries.
- Maintaining parking in the Bent Street car park and continuing Sunday market activities in that location and minor amenity improvements, rather than transitioning this site to a public green space.
- Creating a new green park over the Godfrey Street car park site.
- Reducing the area proposed to be four storeys in residential zones to three storeys.

WHAT HAPPENED NEXT?

Following this stage, the Buildings Transitions Plan was updated to reflect the draft Quality Design Guidelines and feedback on the Concept Plan. Transport, parking and movement plans were also incorporated into the draft Structure Plan which brought together all previous stages of consultation into one complete Plan for the centre.

STAGE SIX

BENTLEIGH DRAFT STRUCTURE PLAN/QUALITY DESIGN GUIDELINES

29 OCTOBER 2017 TO 11 DECEMBER 2017

CONSULTATION SNAPSHOT

Email submissions: 28

Surveys: 42

Online forum comments: 5

Facebook comments: 10

Bentleigh forum attendees: 42

Bentleigh drop-in sessions: 60

Quality Design Guidelines submissions: 46

METHODOLOGY

This was the final stage of consultation, seeking feedback on a complete draft Structure Plan. Feedback was sought and recorded through an online survey and forum on *HaveYourSay*; in person at a community forum as well as a series of drop in sessions and also submissions made by email, mail and telephone.

Letters were sent to all owners and residents within the structure plan study area and also to residents in the surrounding areas likely to be most affected. This included residents in neighbouring Councils.

The plans were also promoted by Facebook posts and ads, in the Leader newspaper 4 page lift out, message on hold, service centre TV screen, table in the libraries and service centre.

KEY THEMES

HEIGHTS General community support was shown for the turn-down in building heights from the draft Concept Plans with some participants wanting to further reduce development, particularly in residential areas. There was a desire expressed for planning controls to be mandatory and to be implemented and adequately enforced as soon as possible. Some submissions called for higher building heights – particularly in the commercial area, with suggestion that Bentleigh has further opportunity for growth.

PARKING Concern was raised by some respondents that parking is already limited, and that more parking needs to be provided within the centre. Feedback was received regarding the proposed location of parking with a strong feeling that parking should be spread throughout the centre rather than in one centralized location.

TRAFFIC The existing level of traffic, particularly in residential streets and the further impact that increased development was raised as a concern by participants, along with the potential further impact that closing off or limiting traffic to cars may have on traffic in the future.

BUILDING TYPES Community feedback focused on the need to provide suitable family housing. Respondents called for fewer apartments, more town houses or garden townhouses and a minimum size to be enforced.

DEVELOPMENT There were calls to further prevent inappropriate development, minimize impacts on residents during construction and manage and plan for future increased population and infrastructure requirements.

QUALITY DESIGN GUIDELINES Feedback was received from respondents about the building types – in particular apartments and townhouses. There were some suggestions around environmentally sustainable design as well as other general design details. Some respondents asked for more detail or clarity about how the Guidelines will be applied while others pointed out potential duplications or inconsistencies in the Guidelines.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Bentleigh

NEXT STEPS

The final stage of community consultation reflected feedback about the draft concept plans in order to refine and add more detail.

Details of proposed changes from the final round of consultation and a final draft Bentleigh Structure Plan will be presented to Council for consideration and adoption at the February 27 2017 Council Meeting.

To ensure that the land use and development outcomes outlined in the *Plan* are delivered and enforceable, the objectives need to be translated into the *Glen Eira Planning Scheme*.

The *Scheme* guides decision-making on planning permit applications and governs issues such as design and development; land use; heritage; neighbourhood character; and amenity.

This statutory translation is achieved by undertaking a Planning Scheme Amendment.

If the Structure Plan is adopted by Council, the Planning Scheme Amendment process will commence. As part of this translation process, the specific statutory tools and mechanisms will be developed to best translate the relevant objectives of the *Structure Plan*. Potential statutory implementation measures are listed in the relevant sections of the *Plan*.

ITEM 9.3 ELSTERNWICK STRUCTURE PLAN

Author: Aidan Mullen, Manager City Futures

File No: 16/25193

Attachments: 1. *Elsternwick Structure Plan 2018-2031*
2. *Elsternwick Draft Structure Plan Consultation Overview*

PURPOSE AND SUMMARY

The purpose of this report is to seek Council adoption of the *Elsternwick Structure Plan* and to immediately commence statutory implementation of the *Plan*.

This report outlines how the *Elsternwick Structure Plan* addresses the key concerns raised over the final two rounds of community engagement, as well as the how the *Plan* aligns with the shared future vision for Elsternwick, which was adopted by Council in July 2017.

RECOMMENDATION

That Council:

1. adopts the *Elsternwick Structure Plan 2018-2031* as Council policy;
2. requests Council officers to commence preparing the statutory documentation, and any further supporting documentation required, to implement the *Elsternwick Structure Plan 2018-2031* into the *Glen Eira Planning Scheme* through a future Planning Scheme Amendment;
3. requests Council officers to seek interim planning controls that implement all relevant built form measures as outlined in the *Elsternwick Structure Plan 2018-2031* and *Quality Design Guidelines* into the *Glen Eira Planning Scheme* through a Planning Scheme Amendment in accordance with Section 20(4) of the *Planning and Environment Act 1987*;
4. begins the development of a detailed implementation plan that will inform future Council capital budgets;
5. undertakes appropriate communications that:
 - a. acknowledges and thanks all submitters, stakeholders and members of the wider community for their significant contribution to the preparation of the *Elsternwick Structure Plan 2018-2031*;
 - b. outlines Council's resolution on the *Elsternwick Structure Plan 2018-2031*;
 - c. outlines how the adopted *Elsternwick Structure Plan 2018-2031* addresses the key concerns raised in consultation; and
 - d. outlines the next steps, in particular the future Planning Scheme Amendment timeframes.

BACKGROUND

In July 2017, following three rounds of community engagement, Council adopted a shared, long-term vision for Elsternwick, which states that:

‘Elsternwick will be a safe, accessible and livable centre that embraces its historic character and strong cultural and village feel.

The centre will be a destination for its longstanding cultural and entertainment offerings, business and employment opportunities, and a range of quality local retail outlets and community spaces.’

This shared future vision has strongly guided the development of the *Elsternwick Structure Plan 2018-2031* (attachment 1).

The *Elsternwick Structure Plan* outlines a new plan for 2031 that guides future land use, buildings, public spaces, parking and movement in line with the community’s shared future vision.

While the *Elsternwick Structure Plan* seeks to achieve many important objectives, at its core it achieves the following critical milestones for the current and future community:

1. Stronger protection of Elsternwick’s heritage character
2. New public spaces to harness Elsternwick’s culture and street life
3. Ensure larger developments provide significant community benefit

1. Stronger protection of Elsternwick’s heritage character

Community feedback has clearly shown that the Glenhuntly Road shopping precinct strongly defines and represents the Elsternwick community, through its unique combination of:

- heritage street fronts and buildings;
- strong Jewish heritage and culture;
- independent boutiques;
- traditional Jewish cake shops and bakeries;
- modern cafes and restaurants;
- important cultural facilities such as the Jewish Holocaust Centre;
- community facilities such as the Elsternwick Library; and
- entertainment such as the Classic Cinema.

The Elsternwick shopping precinct is truly unique in wider Melbourne. The shopping strip has an existing heritage overlay, which seeks to preserve the unique and intact heritage streetscape. Despite this heritage protection, recent VCAT approvals have seen a number of taller buildings of up to 8 storeys being constructed in the shopping strip.

When justifying taller buildings in the heritage overlay, VCAT has pointed to the lack of alternative priority development areas in Elsternwick to accommodate the centre’s future growth. If this current development trend continues, the heritage precinct is in danger of being significantly eroded by, or lost to, major development.

The residential areas to the north of Glenhuntly Road are largely protected by a Heritage Overlay and those to the south by a Neighbourhood Character Overlay. However, a large part of the closer residential areas just north and south of Glenhuntly Road are zoned for

growth, allowing 4 storey apartment buildings. This presents a significant conflict in policy which seeks to achieve two opposite objectives.

The *Elsternwick Structure Plan* has the difficult task of finding a solution that balances the need for development in Elsternwick with the long held, strong community desire to protect the heritage fabric of the neighbourhood.

In order to preserve the heritage significance of the core of Elsternwick, growth needs to be accommodated in alternative areas (not affected by a heritage area overlay). The *Elsternwick Structure Plan* identifies a new urban renewal precinct of current commercial land, located between the railway line and the Nepean Highway as an appropriate area for managed growth.

Through recent community consultation, the neighbouring residents have made it very clear the concerns regarding the taller buildings in the urban renewal areas, which include overlooking, overshadowing, visual bulk and traffic impacts.

The benefit of large urban renewal precincts, such as the existing car yards in Elsternwick, is that many of these adverse impacts can be managed within the site. The *Elsternwick Structure Plan* sets out clear key design principles, including:

- minimise overshadowing to existing residential sites;
- minimise overlooking to existing residential sites;
- minimise traffic and parking impacts on existing residential streets;
- appropriate transition to existing residential streets; and
- respond to surrounding heritage and neighbourhood character areas.

The updated building heights plan addresses these principles, in particular seeking to manage overlooking and overshadowing onto existing residential sites. It is also a measured response to the concerns raised by neighbours through the engagement process.

This new urban renewal precinct seeks to accommodate growth in a location that will not erode the Elsternwick shopping strip's heritage and cultural character, while also delivering a significant positive legacy for the wider Elsternwick community, such as new open space and greater employment opportunities. It is felt that this approach finds the required balance to achieve the right outcome for this area and the wider Elsternwick community.

2. New public spaces to harness Elsternwick's culture and street life

Elsternwick is a unique cultural destination. It serves not only the local Jewish community and Elsternwick neighbourhood, but also wider Melbourne who visit the cultural and entertainment venues. The *Elsternwick Structure Plan* seeks to significantly improve the visitor experience by creating a series public spaces that allow Elsternwick's street life and culture to safely spill out onto the street in key locations.

Building on the success of the Elsternwick Plaza upgrade, new spaces will be created in Selwyn and Gordon Streets to strengthen the cultural and entertainment precinct around the train station.

Focused around the Holocaust Museum, the Selwyn Street upgrade will be inspired by European Jewish squares by widening the footpaths and making the majority of the street one-way. Every year, Selwyn Street is closed to hold a number of cultural events, including the Jewish culture street festival *In One Voice*, which in 2017 has more than 7,000 participants. It is hoped that investing in this new public space will be a catalyst for greater cultural uses in Selwyn Street and the wider precinct.

Just next to Selwyn Street, a new plaza is envisaged across the railway line and Gordon Street which will connect the train station with the Classic Cinema. This new plaza will create a new, safe night-time precinct in the heart of Elsternwick.

Further along Glenhuntly Road, new public spaces are planned for Carre Street and Staniland Grove. Linked by a new pedestrian crossing, these new public spaces will significantly improve pedestrian safety, while also creating inviting green spaces, with canopy trees and seating.

New green parklands are recommended on the Elsternwick Library car park site, within the urban renewal precinct and on the Gordon Street ABC studio site.

In total, the Elsternwick *Structure Plan* seeks to achieve an additional 21,500 square metres of new public open space.

3. Ensure larger developments provide significant community benefit

Council has clearly heard the community's concern regarding development. While most of the community recognise the need for it, the location, design quality and community legacy of the current development has been questioned.

The *Elsternwick Structure Plan* seeks to refocus Elsternwick's development focus from the small heritage shopfronts or house blocks to larger strategic or urban renewal sites where greater height can be accommodated.

Importantly, with greater opportunity for height also comes a greater opportunity for taller development to leave a positive and lasting legacy for the existing and emerging Elsternwick community.

The *Structure Plan* establishes a preferred and maximum height for buildings in these precincts. Proposed buildings should not exceed the preferred height. Proposals seeking to extend the preferred height must demonstrate a significant community benefit (to Council's satisfaction) and must not exceed the maximum height.

Community benefit items may include but are not limited to:

- diverse housing mix that responds to an identified community need (affordable housing, aged care, student, short-term accommodation — not just a variety of apartment layouts and sizes);
- additional public parking;
- additional public open space contributions beyond their minimum requirements of the *Glen Eira Planning Scheme* or relevant adopted Council document;
- new street or laneway connections; and
- needed community uses and facilities.

This list does not identify every type of community benefit, but rather notes emerging priority items. Contributions for each development should be determined in consultation with Council for the best strategic outcome and will be clarified through future strategic work.

State and Council Policy

Council has a responsibility to both implement the vision and objectives of the community as set out in the *Glen Eira Council and Community Plan 2017-2021* while also being required to align with the strategies and directions set out in the State Government's *Plan Melbourne 2017-2050* strategy. In July 2017, Council adopted the *Activity Centre, Housing and Local*

Economy Strategy 2017 which seeks to create a strong link between the community's and the State's aspirations.

The *Glen Eira Council and Community Plan 2017-2021* outlines a clear direction for Glen Eira, in particular the *Liveable and well designed* theme states the following objectives:

- Create prosperous, accessible and vibrant urban places.
- Encourage development that benefits the community.
- Proactively plan for and manage change within our urban places.
- Invest sustainably in our infrastructure and community assets.

The State Government's *Plan Melbourne 2017-2050* is the metropolitan planning strategy that sets the vision and policy direction for managing growth across Melbourne. Consistent with longstanding State policy, the revised *Plan Melbourne* shows a plan to accommodate population growth across the state, by focussing greater development opportunities in major centres within the inner and middle regions that are in close proximity to well-served public transport and employment areas.

Plan Melbourne identifies Elsternwick as a major activity centre that should accommodate increased housing and employment growth. This is due to its location in an established area with good access to public transport and other services.

The *Activity Centre, Housing and Local Economy Strategy*, provides Council with an integrated plan to successfully accommodate this growth in a way that revitalises and strengthens our local neighbourhoods and their surrounding communities.

The *Strategy* establishes a new policy direction for the future planning of Glen Eira. In particular it identifies urban renewal areas in Glen Eira that have greater capacity for increased residential and employment development, due to their location adjacent to arterial roads and within established commercial precincts. The identification of these urban renewal areas allows for reconsideration of development planning in residential areas that are more sensitive.

The *Activity Centre, Housing and Local Economy Strategy* identifies Elsternwick as a major activity centre with urban renewal opportunities. This new classification recognises that the Elsternwick activity centre has significant and well-located commercially zoned land that can accommodate taller development. Development in identified urban renewal and strategic sites should seek to accommodate new employment, diverse housing, open space and other community benefits.

ISSUES AND DISCUSSION

Consultation on the Draft Concept and Draft Structure Plans

At the 25 July 2017 Council Meeting, Council endorsed the release of the *Draft Elsternwick Concept Plan* for two rounds of community engagement.

Subsequently, Council officers undertook two rounds of consultation, between July and December 2017, firstly on the *Draft Concept Plans* and then on an updated *Draft Structure Plan*.

The key issues raised by the community during these two rounds of consultation are further discussed below:

1. Urban renewal area

Community feedback:

The urban renewal section of the *Draft Structure Plan* received significant community feedback, with 417 submissions received, largely concerning the impact on existing residential areas including overshadowing, overlooking, visual bulk, traffic and neighbourhood character impacts. Officers also met one-on-one with many of the affected landowners and residents in the precinct.

Two options regarding the extent of change were presented during consultation. Option one proposed to limit the urban renewal development to mainly commercially zoned land and option two sought broader urban renewal areas based on precincts. Many respondents felt that neither option addressed their concerns for the area, and that a third option should be developed. Others suggested that instead of an urban renewal precinct, development should be spread out across Elsternwick.

Officer recommendation:

Officers have undertaken a significant review of the urban renewal area in order to address the various issues raised by the community. In particular, community concerns relating to overlooking, overshadowing, visual bulk and traffic were investigated further.

The urban renewal precincts were identified due to their ability to address these concerns. The large size of the commercially zoned land, and their location along arterial roads, means that in future, well designed, higher density development can successfully manage amenity impacts within the precinct.

Upon review, officers felt that while the *Draft Structure Plan* described the future opportunities of the urban renewal precincts, it did not adequately outline how amenity concerns highlighted through community consultation would be addressed through any future change. Officers have therefore undertaken a comprehensive update to the urban renewal section with the key changes outlined below.

The urban renewal north precinct has been reduced in scope and height, by limiting taller development mainly to the larger commercially zoned land. The residential areas north and south of Glenhuntly Road have been significantly reduced from the proposed urban renewal heights, to instead align with the existing planning controls of 4 storeys.

The urban renewal south precinct has been reduced in scope and height, in order to:

- provide a clear transition in height from lower-scale contexts to the north (proposed 6 storeys near Alexandra Avenue) and west (proposed 4 storeys near St James Parade);
- protect the future open space in accordance with Council's *Open Space Strategy*, with no overshadowing for a minimum of 5 hours at the September Equinox (9am to 2pm achieved) and 3 hours at Winter Solstice (11am to 2pm achieved);

- ensure no overshadowing of residential areas between 9am and 3pm at the September Equinox, including:
 - properties nearby in Alexander, Oak and Elm Avenues and Marmara Drive;
 - properties across the railway line along St James Parade in Elsternwick; and
 - properties in the City of Bayside across Nepean Highway.
- focus taller development to sites fronting Nepean Highway and provide a transition in height at its edges. Preferred and maximum heights have been refined (in line with overshadowing measures) as outlined below:
 - preferred 4 storeys and maximum 6 storeys – between Alexander and Oak Avenues; and
 - preferred 8 storeys and maximum of 10 and 12 storeys – south of Oak Avenue.
- the surrounding residential area is recommended to be Garden townhouse instead of the proposed Garden apartment (apart from the residential block immediately south of Alexander Avenue). This change is considered to enable future change that is more respectful of the existing residential character, while also the enabling the appropriate growth and transition in this precinct to address the changing context.

New principles have also been included in the urban renewal section that reflects the concerns and opportunities raised through the community feedback periods. Officers consider that the new plans align with these principles while also providing for reasonable building envelopes at the upper-most floors (avoiding tall and narrow buildings). Further to this, the *Quality Design Guidelines* also outline building design requirements for urban renewal buildings that address concerns of overlooking and visual bulk at residential interfaces.

With regard to traffic concerns, a new principle has been added to stating that urban renewal development should '*minimise traffic and parking impacts on existing residential streets*'. The *Structure Plan* does not provide detailed resolutions of how to achieve this objective, instead, officers will undertake detailed transport exploration with State transport authorities, once Council has adopted a final *Plan*. The process to achieve this includes additional community consultation following more detailed traffic analysis, as detailed in the diagram below.



With regard to suggestions that the urban renewal precincts should not proceed and instead development should be spread throughout Elsternwick, officers note that this is largely the status quo - where planning policy seeks to both protect the established heritage and character areas, while also encouraging development in central Elsternwick. As identified earlier in this paper, this policy conflict has seen VCAT approving very tall buildings in heritage protected areas, significantly eroding Elsternwick's highly valued character.

For this reason, the establishment of the Elsternwick urban renewal precinct is critical in strengthening the protection of Elsternwick's large and established character and heritage areas, by repositioning Elsternwick's required future growth to commercially zoned land not affected by precinct wide heritage or character overlays. The urban renewal precinct is also a rare opportunity to design for our future community needs, such as local employment, sustainable transport, diverse housing and open space.

2. Protect heritage and character

Community feedback:

A number of submissions were received, either raising concerns regarding the residential interface with shop-top or larger strategic sites or regarding the heritage status of various buildings.

Officer recommendation:

As outlined earlier in this paper, the protection of the heritage character of Elsternwick has been the first priority of the *Structure Plan*. The *Structure Plan* seeks to provide clarity, by clearly stating where heritage character is sought to be protected and enhanced, and where higher density development is encouraged.

The *Elsternwick Structure Plan* states that where higher density development abuts a sensitive interface (such as heritage or low-scale residential sites) development must be sympathetic to the scale and amenity of the site.

The *Structure Plan* also states that further investigation of sites of potential heritage significance within Elsternwick will be undertaken following adoption as part of a wider, municipal heritage review.

With regard to character, officers undertook further exploration of three key areas identified through consultation to inform updates to the *Structure Plan*:

Eastern end of Glenhuntly Road

Officers have undertaken a further review of the Glenhuntly Road corridor and made the following changes:

- Consistent podium height of two storeys along Glenhuntly Road to continue the look and feel of the heritage strip.
- Fine-grain commercial properties at the corner of Hopetoun Street have been amended to Heritage/character shop-top.
- Maximum building height of the strategic site on the eastern side of Yorston Court, has been reduced to 6 storeys, in order to better transition down to the adjacent existing residential area.
- Maximum building height of shop-top, between Shoobra Road and Victoria Street, has been reduced to 3 storeys.
- Corner properties have been removed from the Strategic site building type and replaced with Heritage/character shop-top with a maximum building height of 4 storeys.
- Residential property has been removed from the Shop-top building type.

North side of Stanley Street

Officers have also undertaken a detailed review the properties from 12 to 20 Stanley Street. The current planning policy presents a conflict of policy by prescribing the Residential Growth Zone and the Neighbourhood Character Overlay.

In other areas within the Neighbourhood Character Overlay, the *Structure Plan* aims to resolve this conflict by replacing the Residential Growth Zone with a lower order zone.

However, upon review, taking this approach on the north side of Stanley Street is not recommended due to the surrounding context to the immediate north, east and west of these sites. This group of five sites may (ultimately) be surrounded by development of 4 to 8 storeys. To the east and west of these sites, the northern side of Stanley Street will see significant change in scale and character. The *Structure Plan* envisages a robust urban outcome, including the development of both of the existing at-grade car parks.

It is acknowledged that, while the sites are located within an area of change, they do have a relationship to the Neighbourhood Character area to the south. In addition, 18 Stanley Street is affected by a site-specific heritage overlay. It is therefore recommended that a nuanced approach is taken to managing built form on these sites.

It is recommended that the Neighbourhood Character Overlay be removed from these sites. Officers recommend that a lower 3 storey development occur either side of the heritage property at 18 Stanley Street, while a Garden apartment style can be accommodated at 12 to 14 Stanley Street. This aligns with the current zoning and would assist in providing a positive frontage to a future upgraded Carre Street. It will also positively respond to the existing Neighbourhood Character area opposite.

ABC Gordon Street Site

The ABC Gordon Street precinct has been updated to more strongly advocate for the retention of the buildings and continuation of creative employment at the precinct.

Updates to the *Plan* include:

- investigation of the heritage value of the buildings;
- future use to make a positive contribution to the Elsternwick community;
- creation of a new open space on the existing car park land; and
- identification of the interface with Rippon Lea Estate as a sensitive interface.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

A more detailed implementation plan will be developed following adoption of the *Elsternwick Structure Plan*. The detailed implementation plan will guide future project bids as part of Council's budget processes and priority setting.

Council will need to work with a range of stakeholders, either through advocacy or partnership to deliver the identified projects. This will ensure that the streetscape and public space improvements outlined in the *Elsternwick Structure Plan* are carried out in an orderly and staged manner and in a way that is affordable for the community. Stakeholders and project partners include the local community, local traders, landowners, VicRoads, and Public Transport Victoria.

POLICY AND LEGISLATIVE IMPLICATIONS

To ensure that the land use and development outcomes outlined in the *Plan* are delivered and enforceable, the objectives need to be translated into the *Glen Eira Planning Scheme*.

The *Scheme* guides decision-making on planning permit applications and governs issues such as design and development; land use; heritage; neighbourhood character; and amenity.

This statutory translation is achieved by undertaking a Planning Scheme Amendment, which will involve 'statutory' community consultation. The Amendment process will commence following Council's adoption of the *Structure Plan*. As part of this translation process, the specific statutory tools and mechanisms will be developed to best translate the relevant objectives of the *Structure Plan*. Potential statutory implementation measures are listed in the relevant sections of the *Plan*.

COMMUNICATION AND ENGAGEMENT

The development of the Elsternwick *Structure Plan* has been an iterative process, driven by community feedback and expert review, six rounds of consultation, with more than 1,110 submissions received for Elsternwick.

The comprehensive consultation process undertaken with the Elsternwick community is outlined below:

STAGE	DATES	FEEDBACK RECEIVED	SECTIONS OF THE STRUCTURE PLAN INFLUENCED
1 Tell us what you love about your shopping strip	28 November 2016- 19 February 2017	Surveys: 356 Facebook comments: 9	<ul style="list-style-type: none"> • Vision • Public spaces
2 Transforming our neighbourhoods together	10 March- 9 April 2017	Surveys: 81 Drop-in sessions: 55 Email/mail submissions: 3 Facebook comments: 9	<ul style="list-style-type: none"> • Vision • Public spaces
3 Activity Centre, Housing and Local Economy Strategy and early Structure Plan exploration	24 May- 13 June 2017	Online feedback forms: 38 Email submissions: 26 Forum attendees: 45	<ul style="list-style-type: none"> • Vision • Land use
4 Quality Design Principles	26 July- 3 September 2017	Online forum: 82 Facebook comment: 5 Submissions: 9	<ul style="list-style-type: none"> • Buildings
5	26 July-	Surveys: 93	<ul style="list-style-type: none"> • Land use

Draft Concept Plan	3 September 2017	Forum comments: 17 Concept plan document downloads: 755 Facebook comments: 13 Email/mail/phone submissions: 107 Community forum attendees: 88	<ul style="list-style-type: none"> • Buildings • Public spaces • Parking and movement • Urban renewal
6 Draft Structure Plan/ Quality Design Guidelines	30 October-11 December 2017	Email submissions: 237 Surveys: 123 Online forum comments: 58 Facebook comments: 4 Forum attendees: Approx. 200 Drop-in sessions: 80 Quality Design Guidelines submissions: 46	<ul style="list-style-type: none"> • Land use • Buildings • Public spaces • Parking and movement • Urban renewal

The *Elsternwick Draft Structure Plan Consultation Overview* (attachment 2) provides a concise summary of the six stage consultation process that informs the development of the *Elsternwick Structure Plan*.

Detailed reports of the six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/elsternwick

Detailed consultation reports include:

- Stage one: *Tell us what you love about your shopping strip consultation summary*
- Stage two: *Transforming our neighbourhoods together consultation summary*
- Stage three: *Activity centre, housing and local economy strategy and early structure plan exploration consultation summary*
- Stage four: *Quality Design Principles consultation summary*
- Stage five: *Elsternwick draft concept plan consultation summary*
- Stage six: *Elsternwick draft structure plan consultation summary*

If Council adopts the *Elsternwick Structure Plan*, officers will undertake further communication to:

- acknowledge and thank all submitters;
- outline the Council decision and provide a link to the new *Structure Plan*;
- outline how the adopted *Structure Plan* addresses the key concerns raised in consultation; and
- outline the next steps, in particular the future Planning Scheme Amendment timeframes.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme one: *Liveable and well designed*

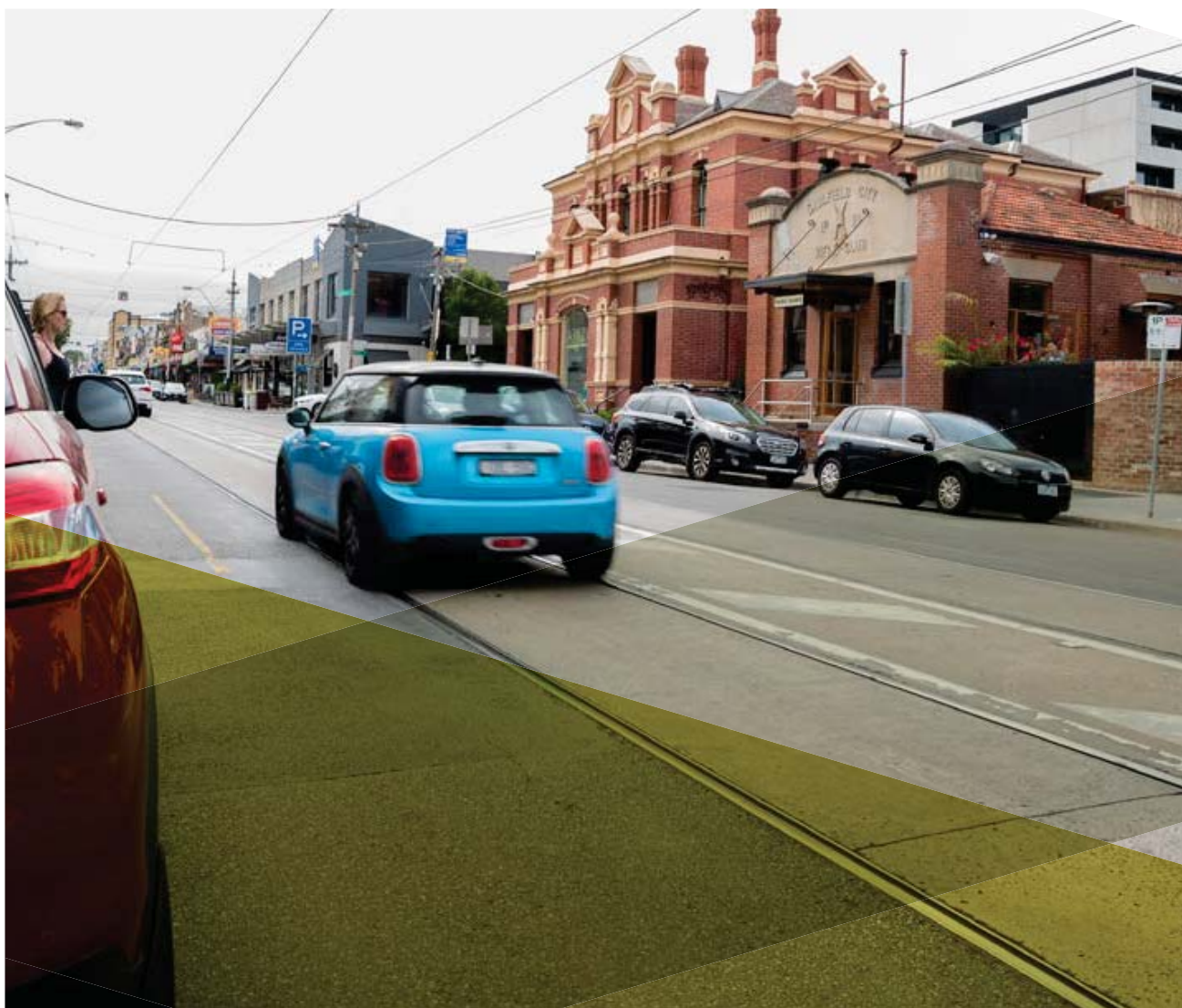
- Create prosperous, accessible and vibrant urban places.
- Encourage development that benefits the community.
- Proactively plan for and manage change within our urban places.
- Invest sustainably in our infrastructure and community assets.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

Council has the challenging task of accommodating future growth and new development, while protecting Elsternwick's strong heritage and cultural character. The Elsternwick *Structure Plan* provides a shared future vision and robust plan that balances the current and future community needs, while also creating a vibrant and successful centre.



ELSTERNWICK
STRUCTURE PLAN
2018–2031



GLEN EIRA
CITY COUNCIL





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1.0 VISION AND OBJECTIVES



1.0 VISION AND OBJECTIVES

WHY IS ELSTERNWICK CHANGING?

Like many areas across Melbourne and Glen Eira, Elsternwick is changing and growing. Melbourne is expected to grow by 1.5 million residents and 584,705 households by 2031. For Glen Eira, this means approximately 22,000 new residents, 9,000 households and 9,500 jobs over the next 15 years.

To keep Melbourne livable and sustainable, the State Government is directing population growth to busy centres that are close to things like shops, services and public transport. Glen Eira has a range of these centres, including Elsternwick (which is classed as a major activity centre). This essentially means Elsternwick will continue to grow and change in the future.

HOW CAN WE BETTER PLAN FOR ELSTERNWICK'S FUTURE?

We have the challenging task of accommodating this growth and new development, while creating vibrant and successful centres which enhance and protect the character of the local area.

One way we can take on this challenge and plan for Elsternwick's future is by having robust long-term plans in place.

WHAT IS THE ELSTERNWICK STRUCTURE PLAN?

The *Structure Plan* sets out the long-term vision for the busy central Elsternwick area. It includes things like development and future land use, transport and parking, types and heights of buildings, employment, open spaces, infrastructure and the preservation and protection of neighbourhood character.

Structure Plans can be used by Local and State Government to help make decisions about developments, investments and infrastructure improvements. These *Plans* can also help community members and developers know what change is expected and allowed in certain areas.

To inform the development of the *Plan*, we completed six stages of consultation with the Elsternwick community and received a total of 1,110 submissions.

WHAT DO WE WANT TO ACHIEVE?

The proposed changes in the *Structure Plan* have been designed to:

- > better protect and enhance the heritage and cultural character of the Glenhuntly Road precinct;
- > better protect heritage and neighbourhood character in residential areas from dense apartment developments;
- > create safe and attractive public spaces that are a focal point for the community to meet and gather;
- > ensure key sites provide opportunities for new local employment and diverse housing; and
- > ensure larger developments provide significant community benefit.

HOW WILL WE ACHIEVE IT?

To ensure that the land use and development outcomes outlined in this *Plan* are delivered and enforceable, the objectives need to be translated into the *Glen Eira Planning Scheme*. The *Scheme* guides decision-making on planning permit applications and governs issues such as design and development; land use; heritage; neighbourhood character; and amenity.

This statutory translation is achieved by undertaking a Planning Scheme Amendment. The Amendment process will commence following Council's adoption of the *Structure Plan*. As part of this translation process, the specific statutory tools and mechanisms will be developed to best translate the relevant objectives of the *Structure Plan*. Potential statutory implementation measures are listed in the relevant sections of this *Plan*.

VISION — ELSTERNWICK 2031

Elsternwick will be a safe, accessible and livable centre that embraces its historic character and strong cultural and village feel.

The centre will be a destination for its longstanding cultural and entertainment offerings, business and employment opportunities, and a range of quality local retail outlets and community spaces.



1.0 VISION AND OBJECTIVES

OBJECTIVES

The key objectives for the Elsternwick activity centre are:

1. PLACE-MAKING



- I.1. Enhance Elsternwick's reputation as a cultural and entertainment hub.
- I.2. Celebrate the historic character and village feel of the Glenhuntly Road retail strip.
- I.3. Support a network of active streets and shared community and open spaces.
- I.4. Encourage landscaping and greenery.
- I.5. Support safe, accessible and friendly streets.
- I.6. Encourage development that provides significant community benefit.

2. HOUSING



- 2.1. Maintain Elsternwick's pristine heritage and character-filled residential areas.
- 2.2. Recognise Elsternwick's role in accommodating a growing population.
- 2.3. Encourage a diverse range of housing options.
- 2.4. Promote high quality urban design and architecture.

3. ECONOMY



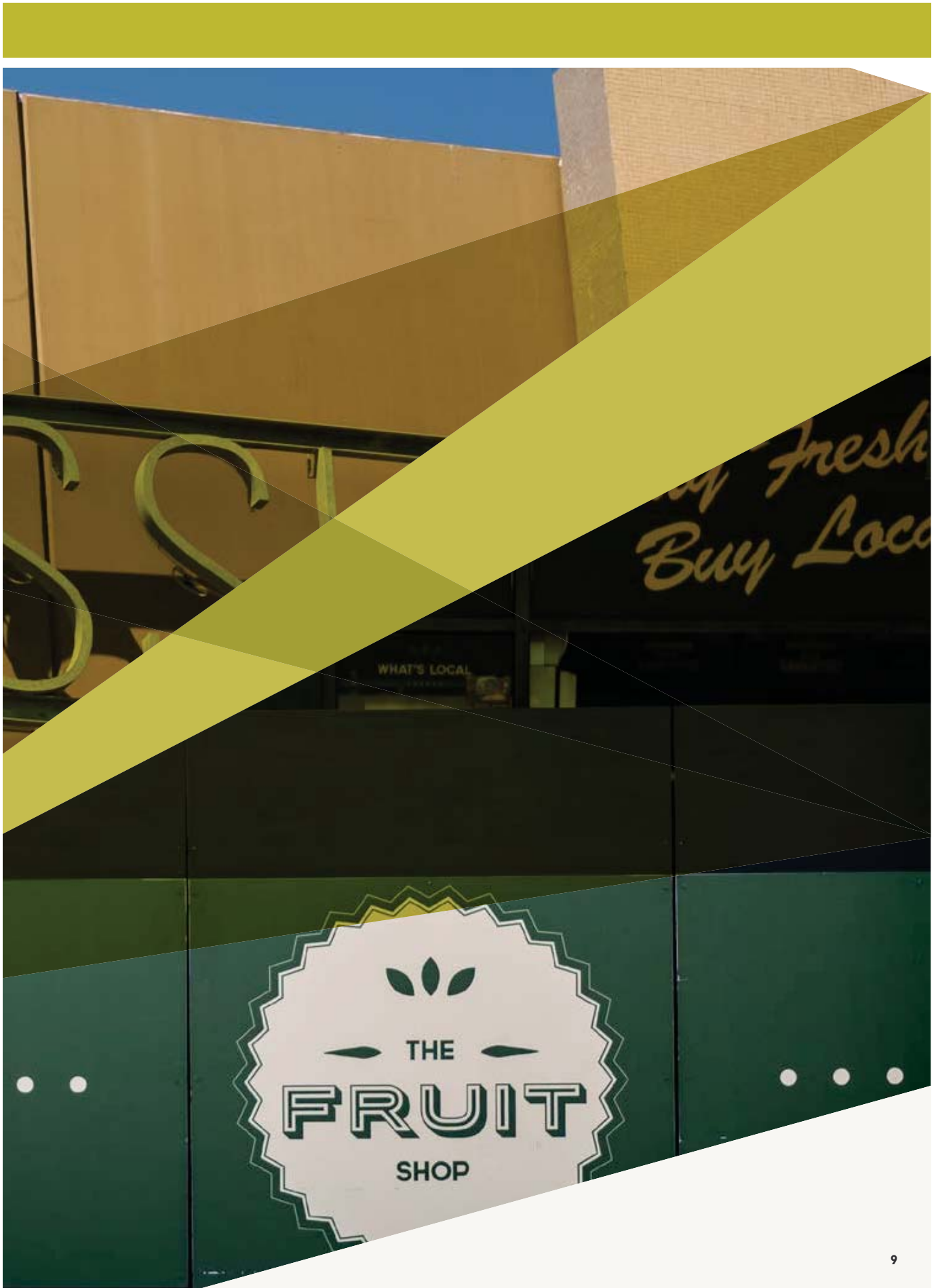
-
- 3.1. Boost evening activity and support quality local shopping, dining and entertainment options.
 - 3.2. Encourage offices and employment opportunities.

4. TRANSPORT



-
- 4.1. Encourage walking, cycling and use of public transport.
 - 4.2. Explore innovative approaches to car parking and traffic management.

2.0 LAND USE



2.0 LAND USE

The Elsternwick activity centre concentrates around the historic Glenhuntly Road retail strip and is serviced by a range of retail, commercial, dining and entertainment options. Council aims to protect Elsternwick's distinct character, and align with the objectives set by the State Government in terms of growth and density at the same time.

To achieve this, the following strategies will be implemented in the Elsternwick activity centre:

- > Celebrate the historic Glenhuntly Road retail strip, and protect its low scale village feel and distinct heritage character.
- > Protect and enhance Elsternwick's residential areas by removing conflicting zones and encouraging low scale building types.
- > Encourage growth between the railway line and Nepean Highway, ensuring that development provides a significant community benefit.
- > Focus on employment growth opportunities, especially professional employment in the Elsternwick activity centre, to meet the retail and employment needs of the community.
- > Encourage housing diversity by providing opportunity for households for young families and lone persons as well as aged care and affordable housing.
- > Increase the provision of open space, connected by a range of walking and cycling paths, fostering physical activity and community connection.
- > Protect the cultural heritage of Elsternwick so that growth enhances and respects the character of the activity centre.
- > Promote a safe environment for the community, particularly at night, by implementing features such as lighting and encouraging passive surveillance of public areas.

STATUTORY IMPLEMENTATION

Statutory implementation measures relating to land use may include:

- > Implementing zones and design guidance that support appropriate housing development in the housing opportunity precinct and support the achievement of the urban renewal precinct.
- > Reviewing zones so that they support the commercial activity of the activity centre.
- > Facilitate the achievement of land use precincts through the planning permit process.

2.0 LAND USE

The area immediately surrounding Elsternwick Station has been divided up into the following precincts:

Station precinct

- > Improve the transport hub with pedestrian and cycling connections.
- > Explore a cycling connection along the railway line, connecting the station precinct to the southern urban renewal precinct.
- > Advocate for the construction of a new plaza over the railway line north of Glenhuntly Road to the State Government.

Retail precinct

- > Focus on retail and specialty shopping.
- > Create a pedestrian friendly plaza along Staniland Grove and Carre Street.
- > Provide office space and diverse housing options.

Entertainment and cultural precinct

- > Focus on cafes, night-time activity and community spaces.
- > Establish a Jewish cultural precinct.
- > Actively investigate opportunities for the provision of community facilities and services.

Urban renewal precinct

- > Concentrate on employment, housing and infrastructure.
- > Create a connection between the activity centre and the urban renewal precinct.
- > Explore opportunities for additional open space within the centre.

Housing opportunity precinct

- > Encourage higher density housing close to the train station and along Nepean Highway.
- > Encourage diverse housing options for a range of household types.

Refer to Figure 1.0 — Land use: Precincts.



Figure 1.0 — Land use: Precincts

3.0 BUILDINGS



3.0 BUILDINGS

The Elsternwick activity centre has been nominated as a major activity centre with opportunities for urban renewal. We have developed strategies to make sure development responds to the unique urban context, with a major focus on employment and housing growth.

BUILDING TYPES

This section provides a summary of the preferred residential, commercial and mixed-use building types for Glen Eira, applied in this *Plan* for Elsternwick.

RESIDENTIAL

Heritage and character housing

- > New housing on land affected by a Heritage Overlay or Neighbourhood Character Overlay that respects and celebrates the character of the area.

Minimal change

- > One or two detached or semi-detached dwellings built on a lot.

Garden townhouse

- > Townhouses in a garden setting.

Townhouse and apartment mix

- > A mix of townhouses and apartments in a garden setting.

Garden apartment

- > Apartment building in a garden setting.

Urban apartment

- > Apartment building within a dense urban setting.

COMMERCIAL AND MIXED-USE

Shop-top (standard)

- > Commercial or mixed-use building that consists of active commercial uses at lower levels and commercial or residential uses at upper levels.

Shop-top (heritage/character)

- > Commercial or mixed-use building that is designed to celebrate and respect the heritage or significant character precinct in which it is located and consists of active commercial uses at lower levels and commercial or residential uses at upper levels.

Strategic site

- > Commercial or mixed-use building consisting of active commercial uses at ground floor, further commercial (employment) uses above ground floor and residential uses at upper levels. Key focus on delivering housing diversity, employment and a significant community benefit on identified sites.

Urban renewal

- > Commercial or mixed-use building consisting of active commercial uses at ground floor, further commercial (employment) uses above ground floor and residential uses at upper levels. Key focus on delivering housing diversity, employment and a significant community benefit on identified sites and in areas that can accommodate a higher scale form.

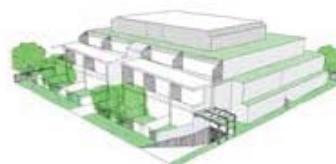
RESIDENTIAL



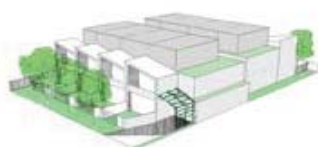
Heritage and character housing



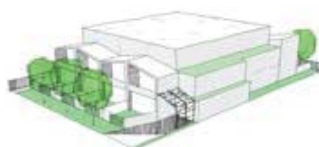
Minimal change



Garden apartment



Garden townhouse

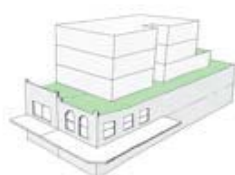


Townhouse apartment mix

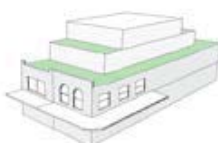


Urban apartment

COMMERCIAL AND MIXED-USE



Shop-top (standard)



Shop-top (heritage/character)



Strategic site



Urban renewal

For further information on building types, refer to Council's *Quality Design Guidelines* at www.gleneira.vic.gov.au/qualitydesign

Figure 2.0 — Buildings: Building Types

3.0 BUILDINGS

BUILDING TRANSITIONS

To ensure the right buildings are placed in the right locations, Council will implement these strategies:

- > Ensure that housing in residential areas north and south of Glenhuntly Road is site responsive and respectful of overlay protections.
- > Support the protection of the Glenhuntly Road retail strip, by removing conflicting policies, and implementing guidelines for development that respect and enhance the existing heritage character.
- > Encourage mixed-use development, with provisions for office and retail spaces to boost the employment options and economy of the Elsternwick activity centre.
- > Encourage developments that demonstrate a significant community benefit.
- > Encourage consolidation of sites in strategic areas to reduce negative impacts on the immediate surrounding area.
- > Support growth in areas where change can be accommodated with minimal external impact, ie. to the west of the railway line.
- > Accommodate growth in areas that have good access to transport infrastructure.
- > Minimise overshadowing impacts from new buildings on existing and future open spaces, commercial footpath-trading areas and existing residential sites.
- > Investigate potential heritage significance of identified properties within the *Structure Plan* area.
- > Ensure development that abuts a sensitive interface, such as heritage or low-scale residential sites, is sympathetic to the scale and amenity of the site.
- > Ensure that development of existing residential sites on the northern side of Stanley Street provides a sensitive transition from the

neighbourhood character area to the south and higher scale commercial and mixed use areas.

- > Buildings identified as strategic site or urban renewal should only be considered to exceed the preferred height where significant community benefit is demonstrated.
- > Ensure that, where possible, development fronting the public realm or a pedestrian connection is activated.

Refer to Figure 3.0 — *Buildings: Transitions*.

Refer to Figure 4.0 — *Buildings: Preferred setback and height of commercial area*.

STATUTORY IMPLEMENTATION

Statutory implementation measures relating to buildings may include:

- > Implement design guidance that provides for a greater level of amenity; provides more areas for conservation of and planting of trees and landscaping; and improved design detail.
- > Implement design guidance to provide an adequate transition between building types.
- > Undertake a municipal-wide heritage review, to identify gaps and protect significant heritage properties currently not identified within the *Scheme*.
- > Investigate developer contribution opportunities for upgrading infrastructure within activity centres.
- > Investigate greater environmental design and water sensitive urban design requirements for significant developments with consideration for any new State Government requirements.
- > Investigate mechanisms for achieving significant community benefit.

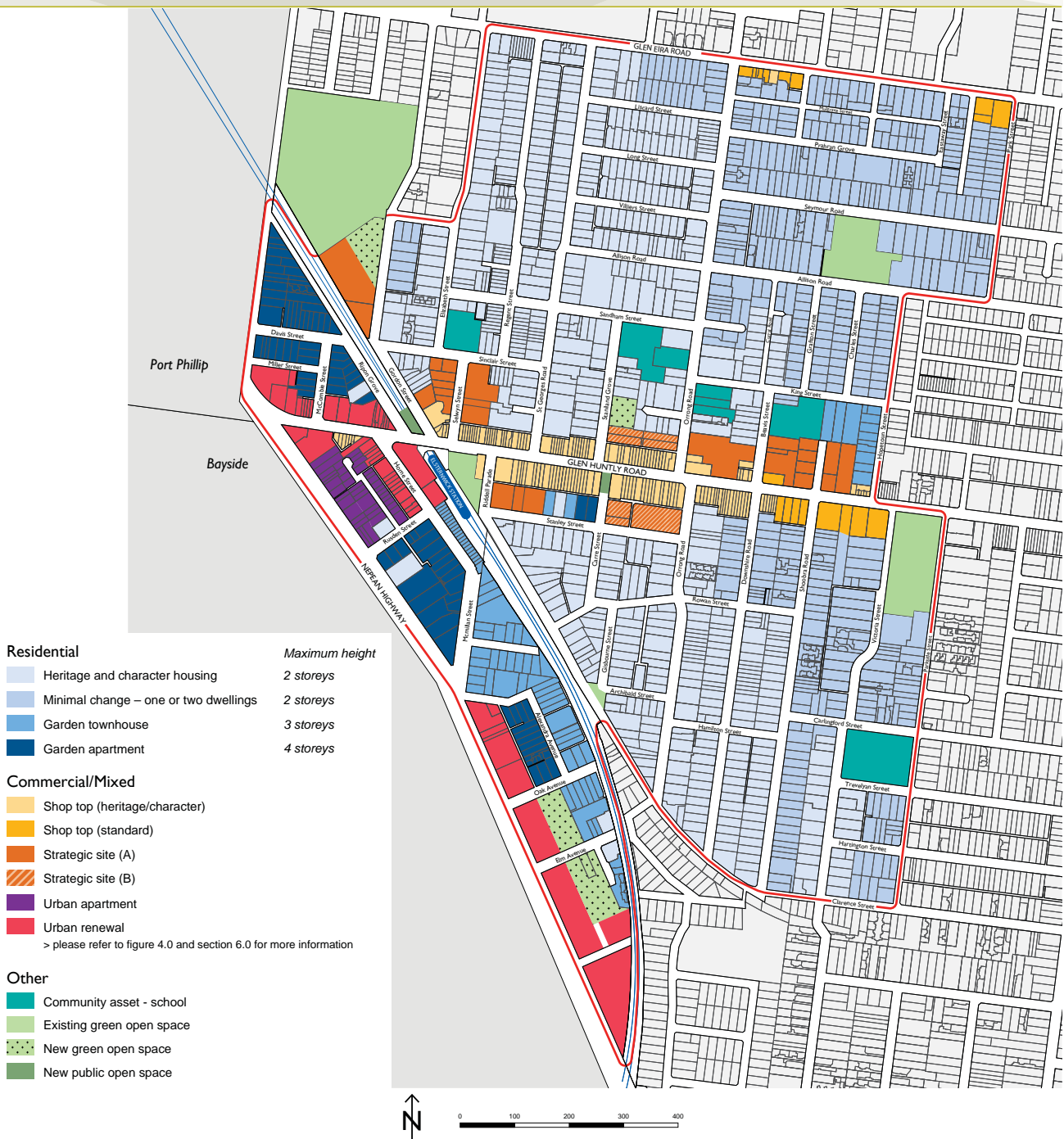


Figure 3.0 — Buildings: Transitions.

3.0 BUILDINGS

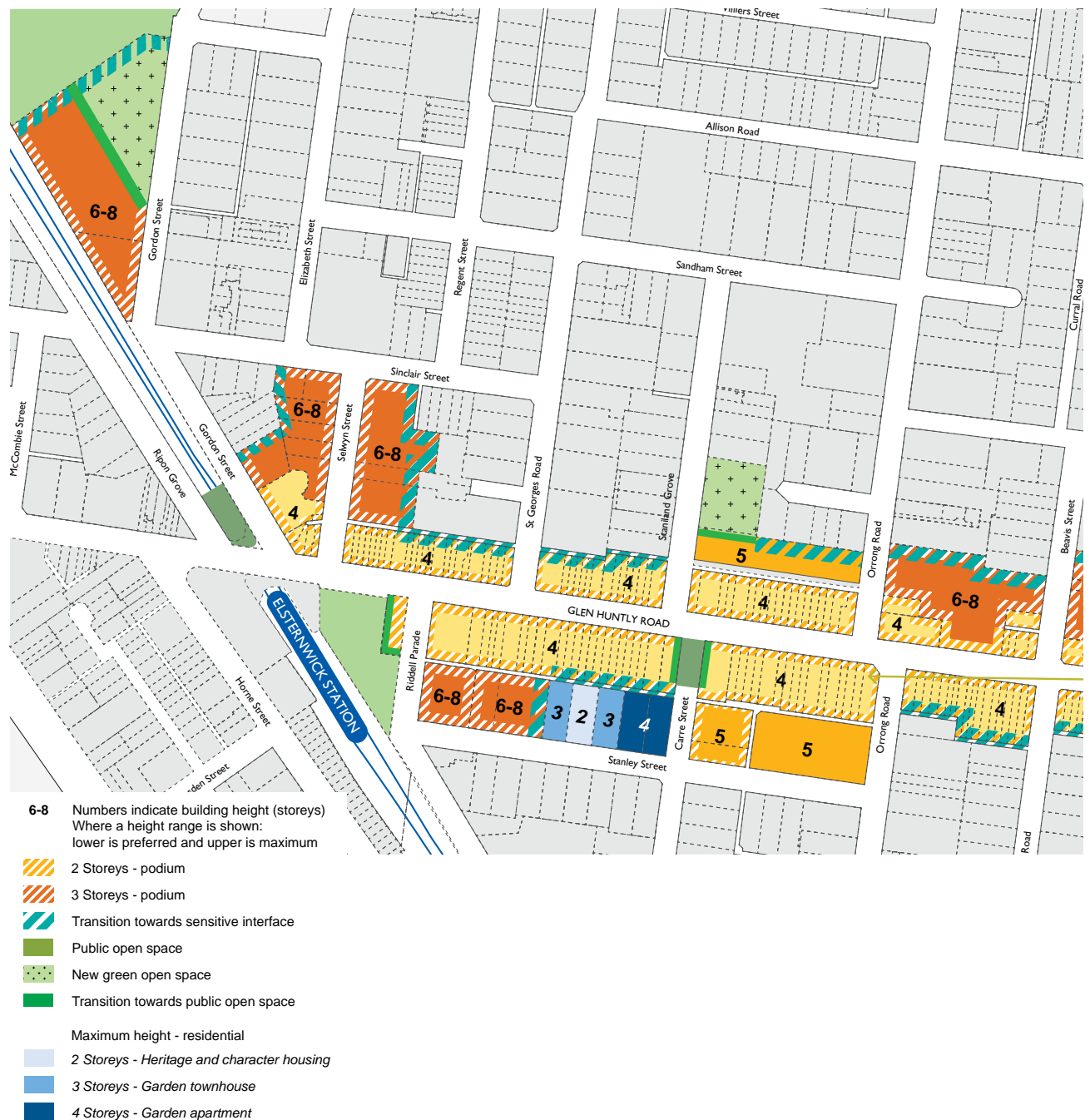
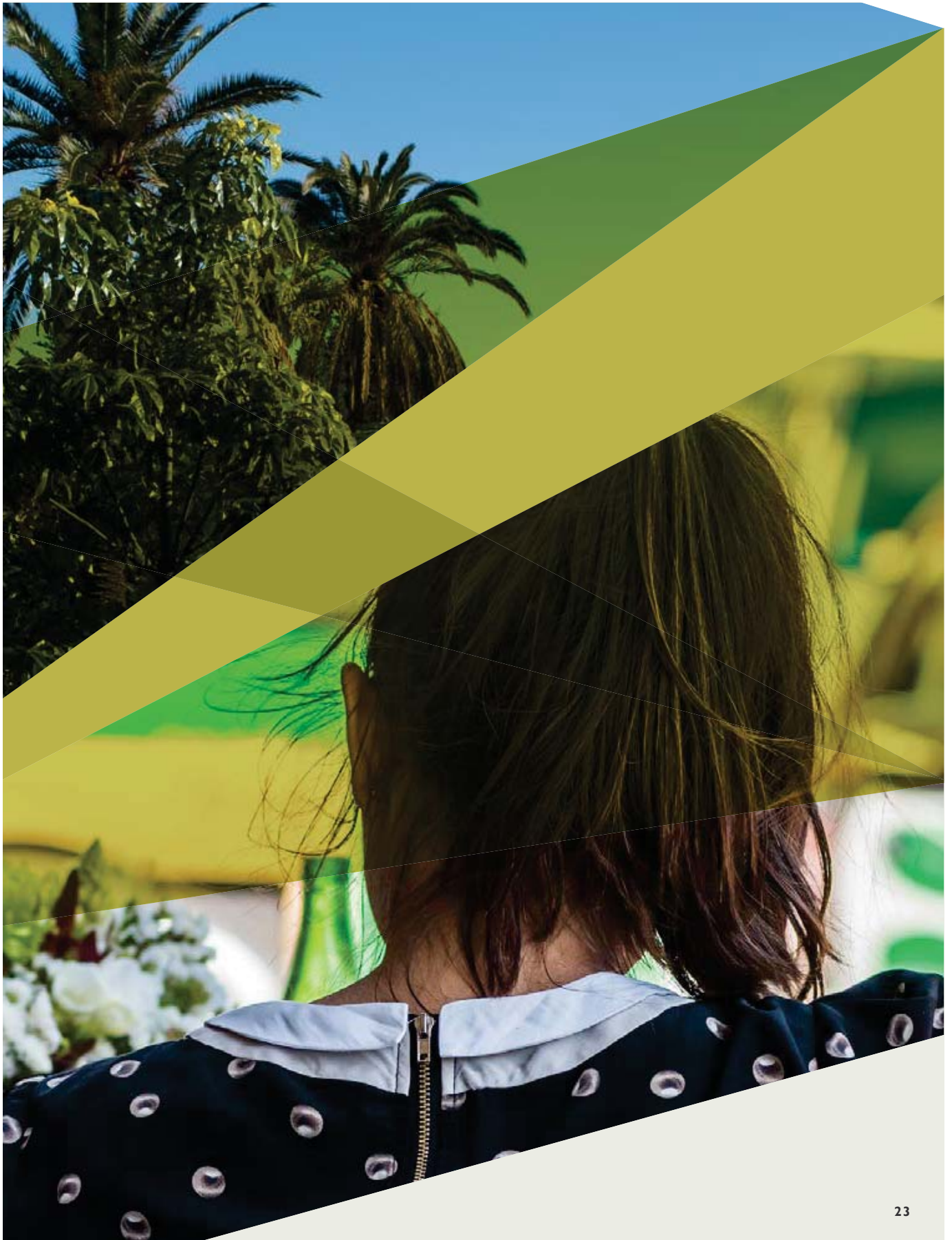


Figure 4.0 — Buildings: Preferred setback and height of commercial area



4.0 PUBLIC SPACES



4.0 PUBLIC SPACES

To improve experiences in the Elsternwick community, we will provide a range of opportunities for people to meet and gather through new public spaces within the centre.

These strategies will achieve high quality, functional public spaces:

- > Ensure that public spaces are accessible for all, and remain a focal point for the community to meet and gather.
- > Provide public spaces that are inclusive and inviting by including public art and pedestrian oriented places.
- > Ensure overshadowing from new buildings and works does not result in significant loss of sunlight to future and existing public open spaces.
- > Protect and, where possible, increase the level of sunlight to public open spaces.
- > Actively explore opportunities for additional open space and improve existing open spaces as recommended in the *Glen Eira Open Space Strategy*.

Refer to Figure 5.0 — Public spaces: Concept map.

HOW WILL WE DELIVER OUR PROJECTS?

Non-statutory framework

A more detailed implementation plan will be developed following adoption of the Elsternwick *Structure Plan*. The detailed implementation plan will guide future project bids as part of Council's budget processes and priority setting.

Advocacy and partnership

Council will need to work with a range of stakeholders, either through advocacy or partnership to deliver the identified projects. This will ensure that the streetscape and public space improvements outlined in the Elsternwick Structure Plan are carried out in an orderly and staged manner and in a way that is affordable for the community. Stakeholders and project partners include the local community, local traders, landowners, VicRoads, and Public Transport Victoria.

STATUTORY IMPLEMENTATION

Statutory implementation measures relating to public spaces may include:

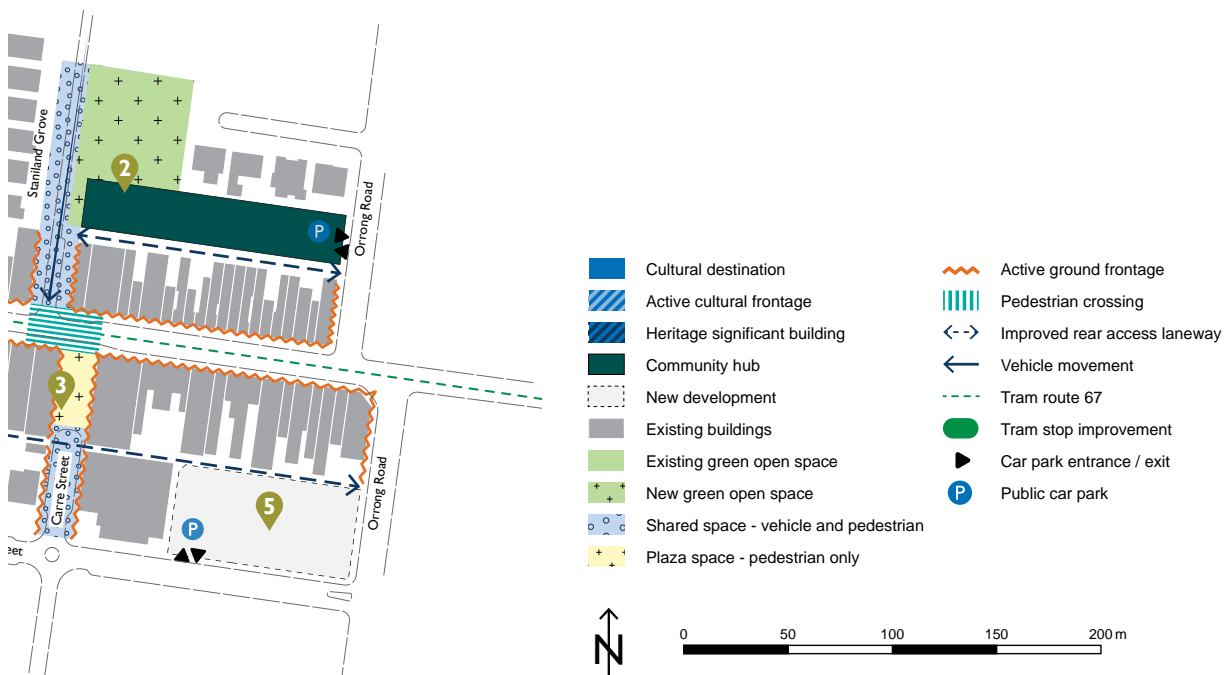
- > Review public open space contribution requirements after new Census data is released.
- > Implement design guidance to provide greater protection to public spaces from adjoining development.

4.0 PUBLIC SPACES



Figure 5.0 — Public spaces: Concept map

- 1 NEW CULTURAL PRECINCT
- 2 STANILAND GROVE PARK AND COMMUNITY HUB
- 3 CARRE STREET PEDESTRIAN AMENITY
- 4 NEW PLAZA OVER THE RAILWAY LINE
- 5 STANLEY STREET EAST CAR PARK
- 6 GORDON STREET STUDIO SITE



4.0 PUBLIC SPACES

I. NEW CULTURAL PRECINCT

PROPOSED



EXISTING



*Pictures are indicative only.



Figure 6.0 — Public spaces: New cultural precinct

Facilitate a new cultural precinct centred around Selwyn Street.

Key elements of this project include:

- a** Creating a new civic space to establish a Jewish cultural precinct.
- b** Making Selwyn Street one-way southbound and remove on-street parking and include a pedestrian plaza area connecting the cultural area, museum and strategic sites.
- c** Including a pedestrian plaza area connecting the community hub, museum and strategic sites.
- d** Providing active cultural or community use frontages and limited retail presentation.
- e** Improving pedestrian amenity on Gordon Street by widening footpaths and improving traffic management and road treatments.

Considerations for this project include:

- > Working with community stakeholders in the development of the cultural precinct.
- > Ensuring service access to properties on Selwyn Street.
- > Detailed designs for vehicle and pedestrian access to Selwyn Street.
- > Strengthening pedestrian links from Elsternwick Station and Plaza to Selwyn and Gordon Streets.
- > Fostering partnerships with private landowners to deliver key elements of the project and additional public parking.
- > Minimising traffic impacts on the local road network.
- > Prioritising pedestrian space in Selwyn Street.
- > Pursuing opportunities for community/cultural facilities within the precinct.

Refer to Figure 6.0 — Public spaces: New cultural precinct.

4.0 PUBLIC SPACES

2. STANILAND GROVE PARK AND COMMUNITY HUB

PROPOSED



EXISTING



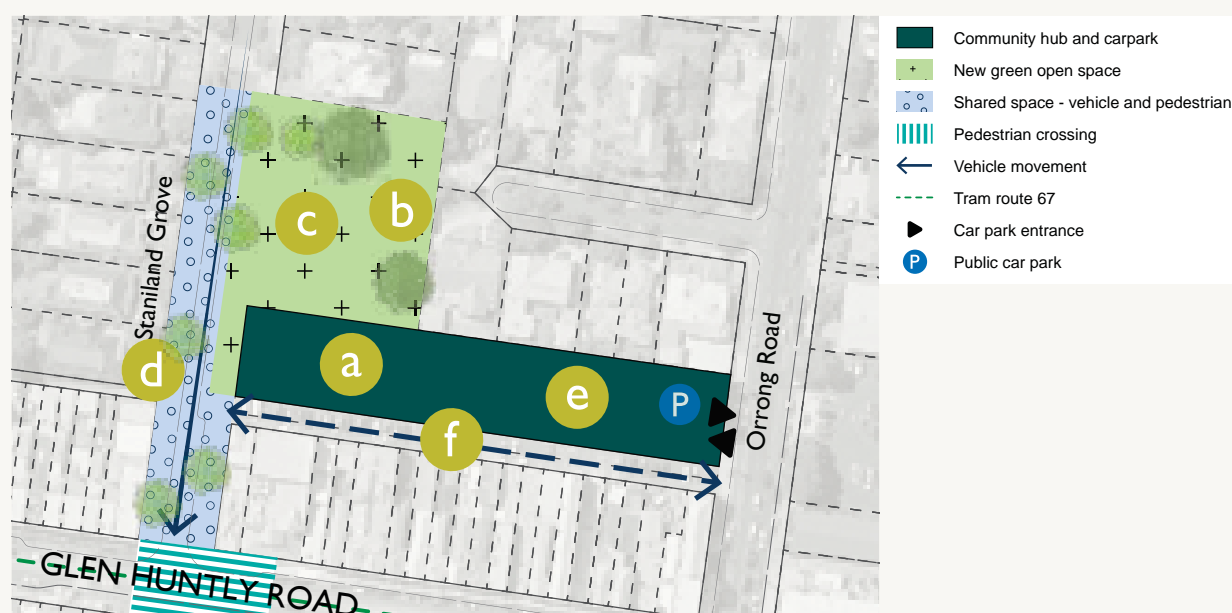


Figure 7.0 — Public spaces: Staniland Grove park and community hub

Create a new community hub and improved car parking in place of the existing car park between Staniland Grove and Orrong Road.

Key elements of this project include:

- a** Create a new community hub facility that fronts new park.
- b** Creating a new park that responds to the needs of the Elsternwick community.
- c** Relocating existing car parking to ensure no net loss of car parking across the activity centre.
- d** Improving pedestrian amenity on Staniland Grove from Glenhuntly Road to create a high quality pedestrian link to the new park.
- e** Maintaining existing levels of public parking at the car park site, between Staniland Grove and Orrong Road.
- f** Creation of two-way laneway to the rear of Glenhuntly Road shops.

Considerations for this project include:

- > Detailed designs of the road infrastructure in Staniland Grove.
- > Consideration of the requirements of the *Glen Eira Open Space Strategy* in the design and function of the new park.
- > Accommodation of the Elsternwick Library and Orrong Road kindergarten within the new community hub, as a preferred option.
- > Sensitive interfaces to the north.
- > Responding to the heritage streetscape of Staniland Grove.
- > Retention of significant trees and vegetation.

Refer to Figure 7.0 — Public spaces: Staniland Grove park and community hub.

4.0 PUBLIC SPACES

3. CARRE STREET PEDESTRIAN AMENITY

PROPOSED



EXISTING



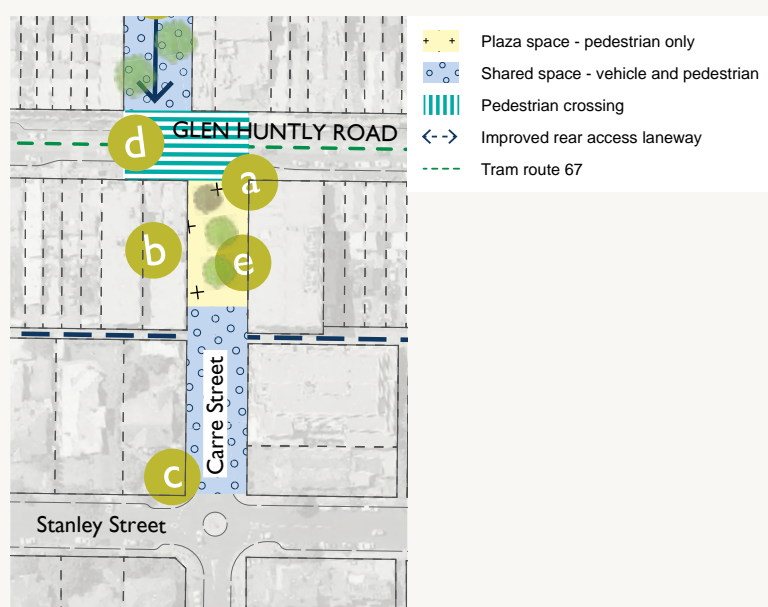


Figure 8.0 — Public spaces: Carre Street pedestrian amenity.

Partial closure of Carre Street to create a pedestrian forecourt activated by the adjoining retail uses.

Key elements of this project include:

- a** Creating a pedestrian forecourt and/or plaza between Glenhuntly Road and Stanley Street.
- b** Encouraging the commercial and/or retail interfaces to 'spill out' into the plaza area.
- c** Creating a shared space at southern end to allow for access to properties and the laneway.
- d** Constructing a new pedestrian crossing to align with the plaza with kerb extensions and raise pedestrian platform.
- e** Providing inviting green spaces with large canopy trees.

Considerations for this project include:

- > VicRoads approval of road closure.
- > Ensuring that the concept design of the new plaza supports street activation opportunities.
- > Ensuring that the concept design maintains vehicular access to commercial and residential properties.

Refer to Figure 8.0 — Public spaces: Carre Street pedestrian amenity.

4.0 PUBLIC SPACES

4. NEW PLAZA OVER THE RAILWAY LINE

PROPOSED



EXISTING



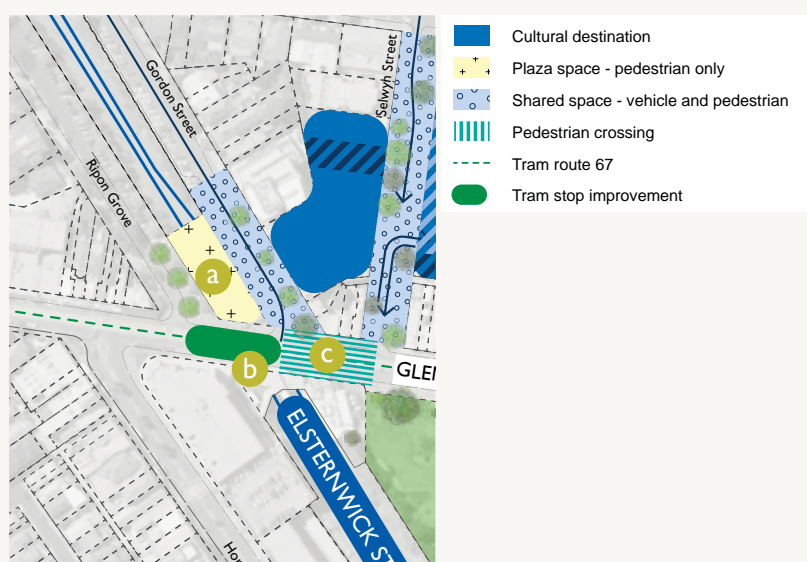


Figure 9.0 — Public spaces: New plaza over the railway line

Creation of a pedestrian plaza above the railway line to connect Elsternwick Station to the new cultural precinct.

Key elements of this project include:

- a** Public open space with strong visual and pedestrian connections to Glenhuntly Road, Gordon Street and Ripon Grove.
- b** Constructing a new, accessible tram stop to connect with Elsternwick Station and the new cultural precinct.
- c** Constructing a new pedestrian crossing to connect cultural precinct with Elsternwick Plaza with kerb extensions and a raised pedestrian platform.

Considerations for this project include:

- > Overshadowing of new open space.
- > Providing safe pedestrian access to the train station.
- > Advocating to State Government for improved transport infrastructure including upgraded tram stop.
- > Ensuring that any future development above the railway line responds to sensitive interfaces including heritage precincts.
- > Considering of the requirements of the *Glen Eira Open Space Strategy* in the design and function of the new open space.
- > The impact of development on remnant vegetation within the rail corridor.

Refer to Figure 9.0 — Public spaces: New plaza over the railway line.

4.0 PUBLIC SPACES

5. STANLEY STREET EAST CAR PARK

PROPOSED



EXISTING



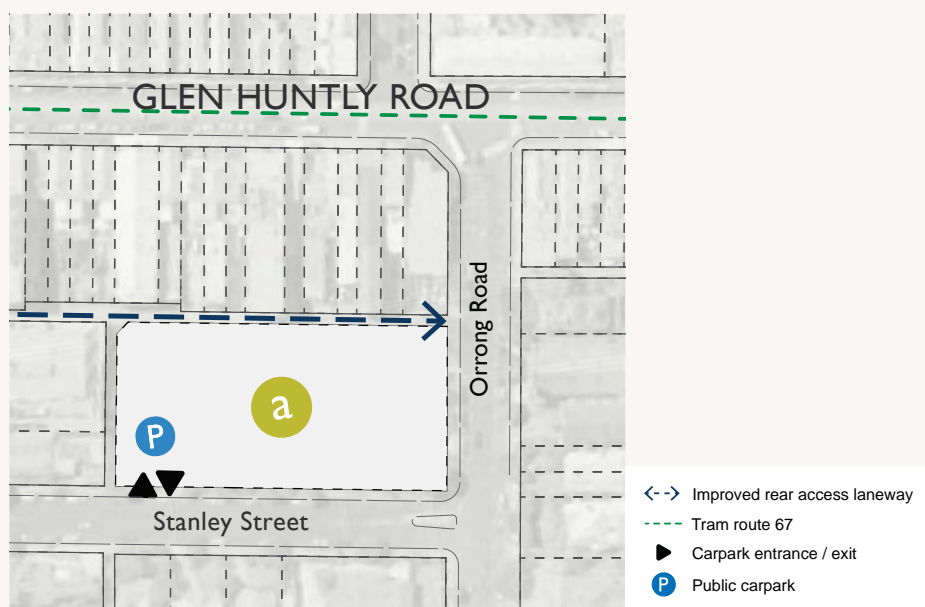


Figure 10.0 — Public spaces: Stanley Street east car park

Creation of a new multi-level car park in place of the existing Stanley Street east car park which will accommodate relocated car spaces from across the centre.

Key elements of this project include:

- a** Increasing the availability of car parking by reworking the existing car park to a multi-level one.

Considerations for this project include:

- > Detailed architectural design to ensure a positive contribution to public spaces.
- > Analysis of contemporary parking demand at the time of project implementation.
- > Potential integration with bus stop infrastructure on Orrong Road.

Refer to Figure 10.0 — Public spaces: Stanley Street east car park.

4.0 PUBLIC SPACES

6. GORDON STREET STUDIO SITE



Figure 11.0 — Public spaces: Gordon Street studio site.

Reuse of the former studio site for employment purposes, particularly associated with the creative industries, and public open space.

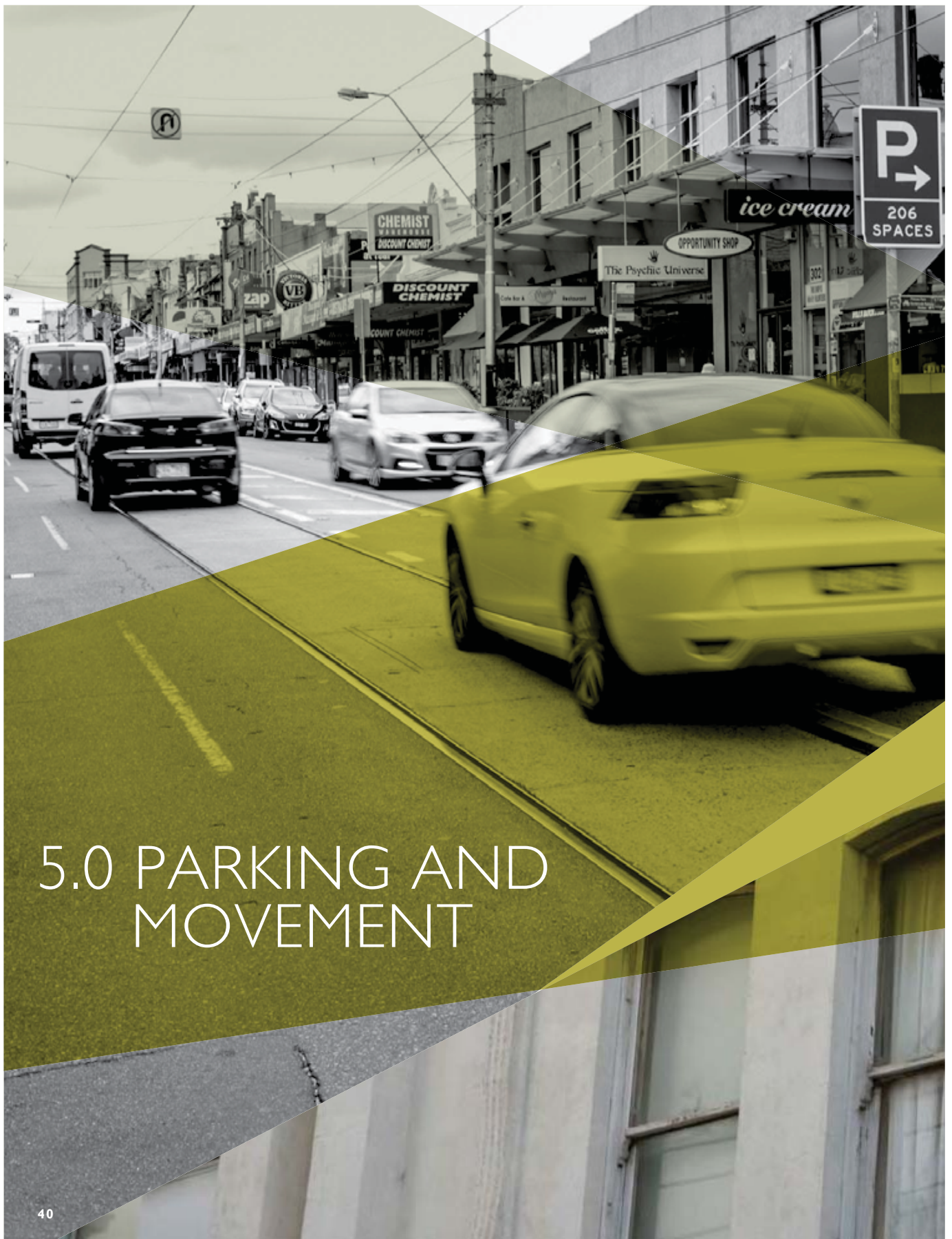
Key elements of this project include:

- a** Establishing future use and development of the site that makes a positive contribution to the Elsternwick community.
- b** Investigation of the heritage value of the buildings on the site.
- c** Exploration of opportunities to create a local park on the site, focused on using the existing car park and hard surface areas.

Considerations for this project include:

- > Ensuring a sensitive response to the Rippon Lea Estate to the north.
- > Minimising impacts on the views from the Rippon Lea gardens.
- > Considering requirements of Council's *Open Space Strategy* in the design and function of new open space.

Refer to Figure 11.0 — Public spaces: Gordon Street studio site.



5.0 PARKING AND MOVEMENT



5.0 PARKING AND MOVEMENT

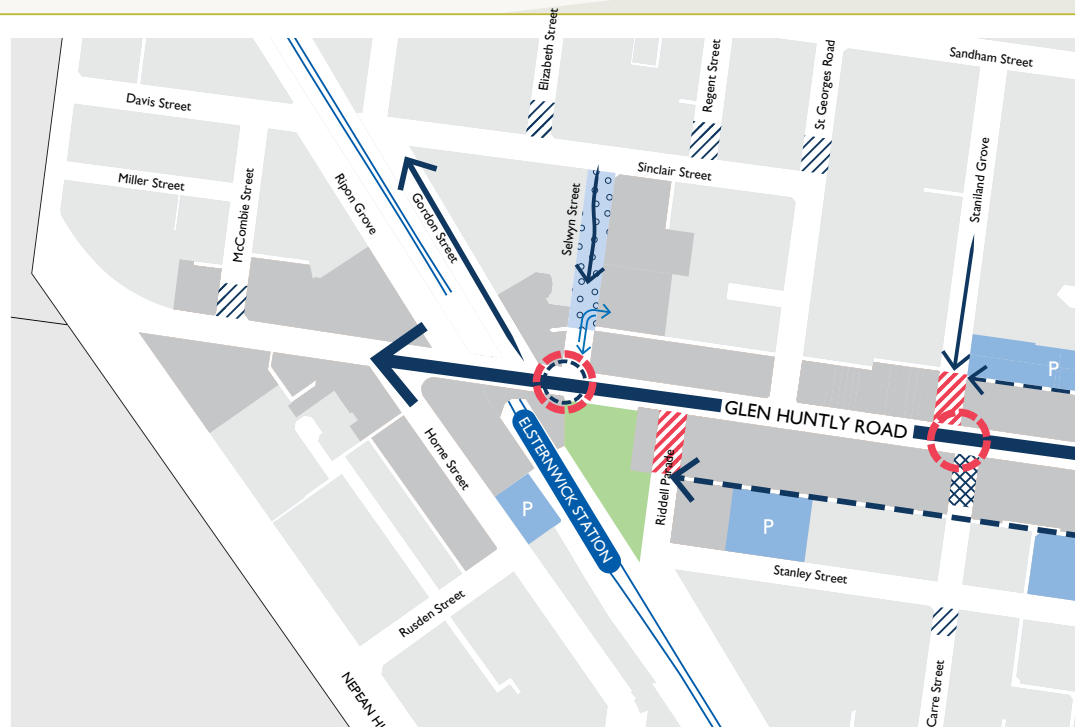


Figure 12.0 — Parking and movement: Vehicle and pedestrian map

The Elsternwick activity centre is serviced by a range of transport modes, including trains, trams, buses, pedestrian networks and roads.

To improve the transport network in Elsternwick, ease congestion and provide increased parking, Council will implement these strategies:

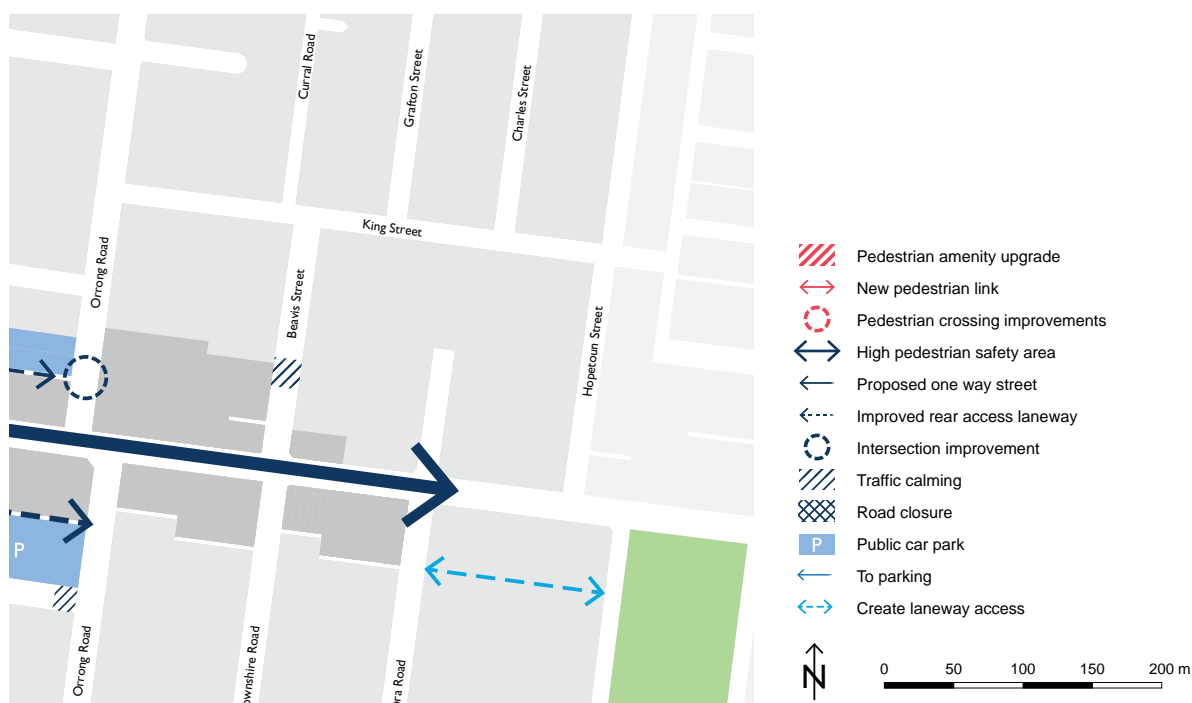
- > Design streets that balance the needs of diverse users to create an accessible, safe, comfortable and enjoyable environment for everyone.
- > Ensure the centre is easy and safe to navigate.
- > Provide a slow-speed environment to ease the movement of pedestrians and help create attractive places.
- > Enable clear and efficient connections to public transport hubs.
- > Ensure appropriate parking is provided in suitable locations.

Refer to Figure 12.0 — Parking and movement: Vehicle and pedestrian map.

STATUTORY IMPLEMENTATION

Statutory implementation measures relating to parking and movement may include:

- > Investigate various parking provisions for activity centre areas (such as a car parking overlay or parking precinct plan) and implement into the Scheme.



Vehicle movement

- > Close the intersection of Glenhuntly Road and Carre Street to create a pedestrian-only plaza.
- > Transition Staniland Grove to one-way south bound between the new park and Glenhuntly Road.
- > Reinforce the rear laneway south of Glenhuntly Road between Orrong Road and Riddell Parade, to provide an additional access option.
- > Convert Selwyn Street to one-way south bound.
- > Convert Gordon Street to one-way north bound between Glenhuntly Road and Sinclair Street.
- > Investigate traffic movement improvements at the following intersections:
 - Sinclair Street and St Georges Road;
 - Glenhuntly and St Georges Roads; and
 - Glenhuntly Road and Selwyn Street.
- > Implement a range of threshold treatments at intersections with local roads to protect residential amenity.

Pedestrian movement

- > Improve pedestrian safety and connectivity along Glenhuntly Road with tree planting and expanded pedestrian crossing opportunities.
- > Improve pedestrian crossings between Staniland Grove and Carre Street.
- > Increase footpath widths on Gordon Street.
- > Redesign Selwyn Street so that pedestrians are the priority:
 - Ensure safe and inviting access to the cultural precinct.
 - Enhance pedestrian crossing opportunities across Glenhuntly Road.
- > Explore opportunities to improve tram stop accessibility along Glenhuntly Road.
- > Create a network of tree-lined walking and cycling facilities within the urban renewal precinct.
- > Explore opportunities to work with the State Government to build a pedestrian bridge over the railway line to create an east to west connection, north of Glenhuntly Road.

5.0 PARKING AND MOVEMENT



Figure 13.0 — Parking and movement: Parking

Parking

- > Increase the car parking numbers at the Stanley Street east public car park.
- > Relocate car parking from the Staniland Grove car park to create a new local urban park at street level.
- > Continue to provide public car parking in the Orrong Road car park.
- > Repurpose Stanley Street west car park for employment and diverse housing while continuing to provide limited public car parking.
- > Prioritise Glenhuntly Road for short-term and needs-based parking.
- > Explore options to provide new publicly accessible car parking within urban renewal area and within strategic sites in proximity of the railway station.
- > Retain as many on-street car spaces as possible.

Refer to Figure 13.0 — Parking and movement: Parking.



	Council-owned car parks	No. of existing spaces	No. of projected future spaces	Change*
A	Orrong Road and Elsternwick Library	161	120	-41
B	Stanley Street east	126	350	+224
C	Stanley Street west	77	50	-27
	TOTAL	364	520	+156

Centre	Total no. of existing spaces	Total no. of projected future spaces	Overall increase*
Bentleigh	915	1,179	264
Carnegie	193	311	118

*Projected change is indicative and is subject to further detailed parking analysis.

5.0 PARKING AND MOVEMENT

Cycling

- > Work with VicRoads to implement strategic cycling corridor to the north of Glen Eira Road.
- > Create a safe north to south cycling link across Glenhuntly Road, connecting Ripon Grove to Riddell Parade.

***Strategic cycling corridor**

VicRoads has identified a designated cycling route that connects important destinations: the central city, national employment and innovation clusters, major activity centres and other destinations of metropolitan or state significance.

Refer to Figure 14.0 — Parking and movement: Cycling network map.

Public transport advocacy

- > Reroute the 625 bus to connect to Horne Street interchange at Elsternwick Station.
- > Align bus and train timetables to improve ease of travel.
- > Increase of bus service frequency including weeknights and weekends.
- > Addition of new bus routes to service the Elsternwick area.
- > Increase secure bicycle parking at the train station.
- > Construction of a new accessible tram stop to connect with Elsternwick Station and the new cultural precinct.

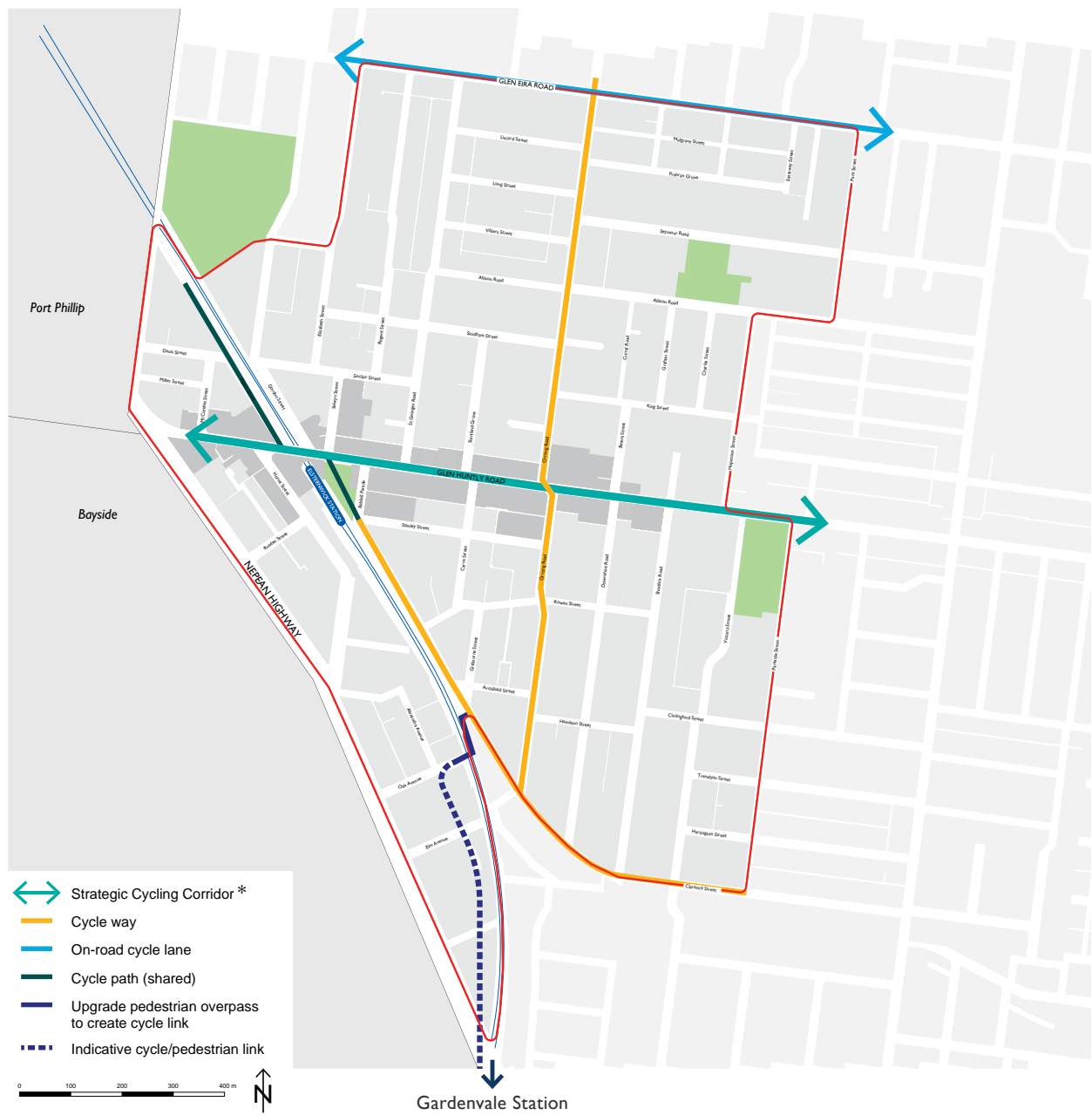


Figure 14.0 — Parking and movement: Cycling network map

6.0 URBAN RENEWAL



6.0 URBAN RENEWAL

Two distinct areas located to the west of the railway line have been identified as appropriate locations for growth, given their proximity to jobs, services and public infrastructure. This kind of growth, referred to as urban renewal, seeks to revitalise underused land, and focus on new and diverse housing and employment opportunities.

URBAN RENEWAL NORTH

Urban renewal north is anchored by Glenhuntly Road, between Nepean Highway and the railway line.

It provides an opportunity to create a 'gateway' to Elsternwick that is complementary to the heritage character and scale to the east of the railway line. Although a distinct precinct that can accommodate change, the form and scale of this area will have regard for the prevailing scale of the Elsternwick activity centre.

The precinct will be an integrated medium to higher density neighbourhood with a mix of mixed-use and residential buildings. Development on Glenhuntly Road and Horne Streets will continue to provide a significant commercial presence and contribute to an activated pedestrian network. These sites will generate significant employment opportunities, and will contribute to commercial (non-retail) activity in Elsternwick.

Urban apartment areas within urban renewal north acknowledge a fine-grain subdivision pattern and residential setting. These sites will provide a mid-rise residential form in a transforming urban context. Pedestrian connections between Horne Street, Nepean Highway and Glenhuntly Road will support the integration of this changing precinct.

URBAN RENEWAL SOUTH

Urban renewal south provides a framework for the future use and development of land occupied by commercial premises, most of which are large sites with a frontage to Nepean Highway. This area will transform into a higher density mixed use neighbourhood that provides connections to the north and south. The role of these sites in providing significant employment opportunities will continue, providing opportunities for housing growth in Elsternwick at the same time.

While Nepean Highway can support more intensive built form, the area has direct interfaces to low scale residential areas to the east. The framework for this area therefore dictates a reduction in scale toward the east of sites, and anticipates a respectful response to sensitive interfaces.

The transformation of large scale commercial sites offers a unique opportunity to provide public open space to serve the existing and future communities in the south western parts of Elsternwick through to Gardenvale.

Refer to Figures 15–20 — Urban renewal.



6.0 URBAN RENEWAL

URBAN RENEWAL DESIGN PRINCIPLES

The *Structure Plan* establishes a high level framework for these urban renewal areas, and establishes principles to guide future development. Future development within the urban renewal precincts must be consistent with the following principles.

1. Minimise overshadowing to existing residential sites

The form and scale of new development must be guided by minimising overshadowing impacts on existing residential sites. Development must satisfy the overshadowing objectives and standards of the *Glen Eira Planning Scheme* and may need to step down in scale towards residential sites in order to minimise overshadowing impacts.

2. Minimise overshadowing to public open space

The form and scale of new development must be guided by minimising overshadowing impacts on public open space in accordance with Council's *Open Space Strategy*.

3. Minimise overlooking to existing residential sites

Buildings should be designed to minimise overlooking to surrounding residential sites, while not relying solely on privacy screening. Building design should demonstrate how overlooking impacts will be mitigated through design measures and building orientation.

4. Minimise traffic and parking impacts on existing residential streets

Development should contribute to sustainable transport and parking outcomes across the Urban Renewal precinct. Significant development must demonstrate how car parking will be accommodated within the urban renewal precinct and how to keep impacts on surrounding residential areas low. Consideration of existing and future pedestrian, cycle and vehicular movement networks must form the basis of future development.

5. Appropriate transition to existing residential areas

Taller buildings are encouraged on major roads/transport routes and commercial streets. Development must step down to interfaces with residential areas and provide a landscape buffer where possible.

6. Prioritise employment generation

Significant developments within the urban renewal precinct must include employment generating land uses. As a benchmark, provide one square metre of leasable commercial space per one square metre of developable site area.

7. Provide significant community benefit

Developments that exceeds the preferred height will be considered in the context of benefits provided to the broader community. Examples of community benefit may include but are not limited to: provision of a diverse mix of housing; new street or pedestrian connections; community uses and facilities; and public open space above the minimum statutory requirement.

8. Develop high quality, well-articulated buildings

Buildings should be designed to make a positive contribution both at street level and when viewed from a distance. Consolidation of smaller lots is encouraged to achieve appropriate setbacks and building articulation. Development should ensure that the precinct has a clear connection to the activity centre to the east.

9. Create a high quality public realm

Development at the street level should support vegetation and greenery and reflect a human scale. Ground floor uses need to foster community connections and employment opportunities. Significant development sites will contribute to the provision of new public open space that satisfies the requirements of a neighbourhood park, as defined in Council's *Open Space Strategy*.

10. Incorporate environmentally sustainable design

Development should incorporate environmentally sustainable design measures that address energy efficiency, water efficiency and stormwater management, construction materials, and waste management.

11. Respond to surrounding heritage and neighbourhood character areas

New development must respond to the broader heritage context of Elsternwick. The design and scale of new development should have regard to the impact on streetscapes, when viewed from surrounding heritage and neighbourhood character areas.

PROPOSED



*Picture is indicative only and does not reflect proposed building height.

6.0 URBAN RENEWAL

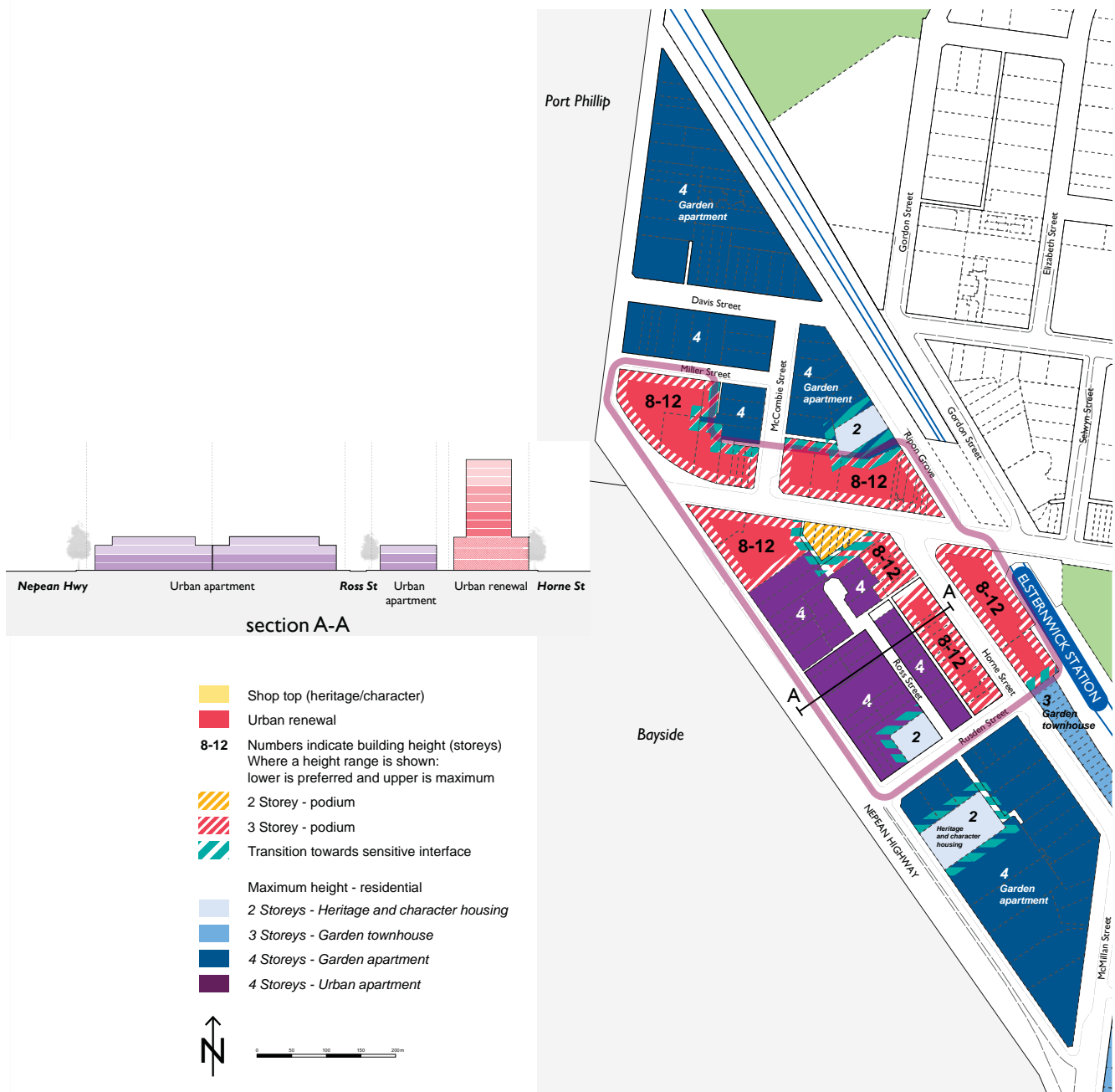


Figure 16.0 — Urban renewal north: preferred height and setback plan.

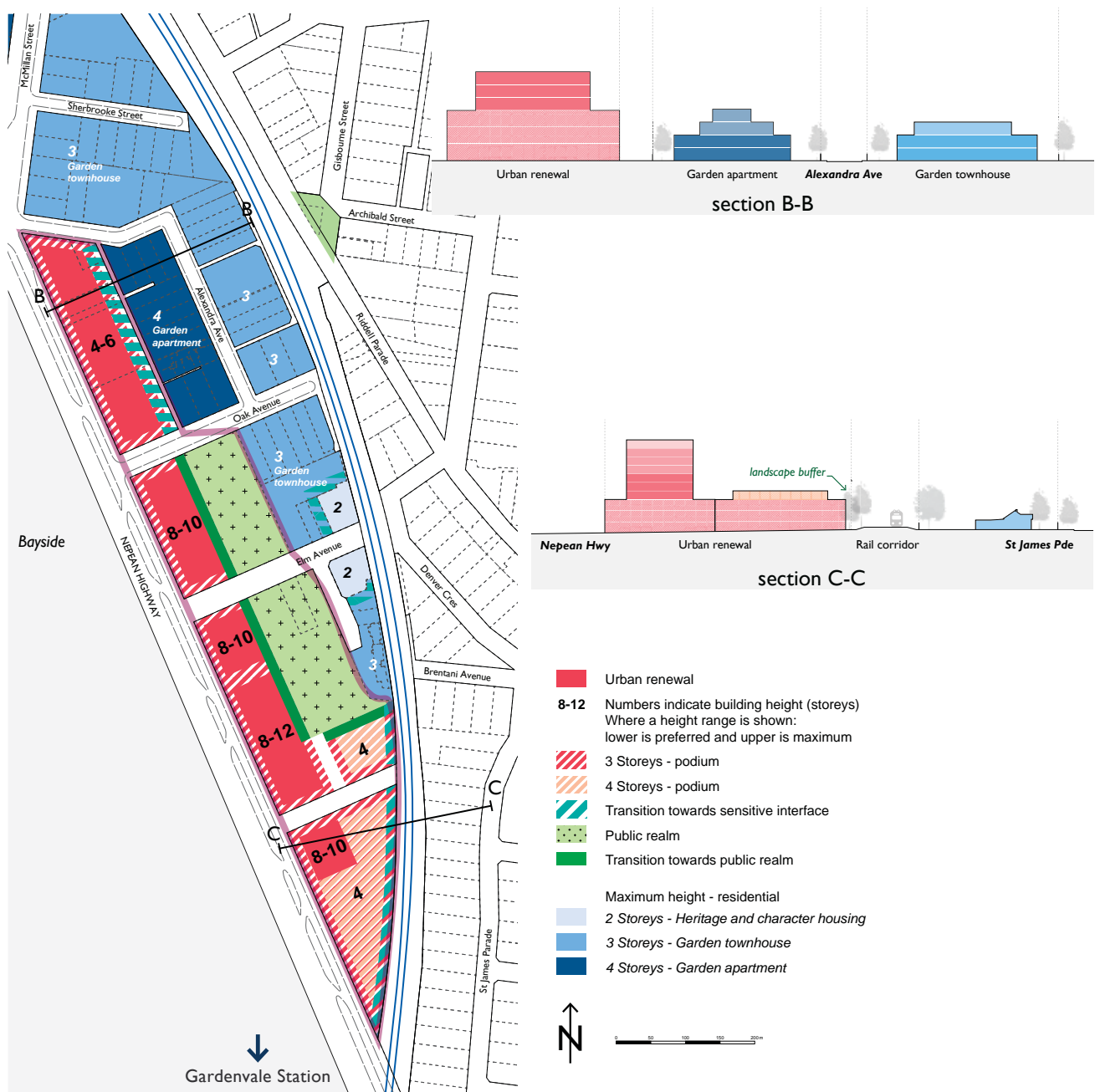


Figure 17.0 — Urban renewal south: preferred height and setback plan.

6.0 URBAN RENEWAL

URBAN RENEWAL MOVEMENT NETWORK

A series of additions and improvements to the existing movement network will be required to realise the potential of urban renewal areas and to deliver on the principles outlined previously, including:

- > Investigate traffic movement improvements at the intersection of McMillan Street, Nepean Highway and Alexandra Avenue, to improve safety and access.
- > Create pedestrian links across the railway line and throughout the precinct, increasing pedestrian amenity and an east to west connection across the railway corridor.
- > Increase the footpath width on the western edge of Horne and McMillan Streets to provide for increased pedestrian safety and greenery.
- > Develop a cycling link along the railway corridor, to compliment and extend the existing cycle network.
- > Upgrade the existing pedestrian connection over the railway line, to improve safety and amenity and to accommodate a cycle link.
- > Explore traffic lights at Asling Street or alternative measures to facilitate northward vehicular movement on Nepean Highway from urban renewal south.
- > Create new pedestrian links through urban renewal sites that have multiple frontages.

Additional upgrades and alterations may be required, subject to identified impacts of future development.

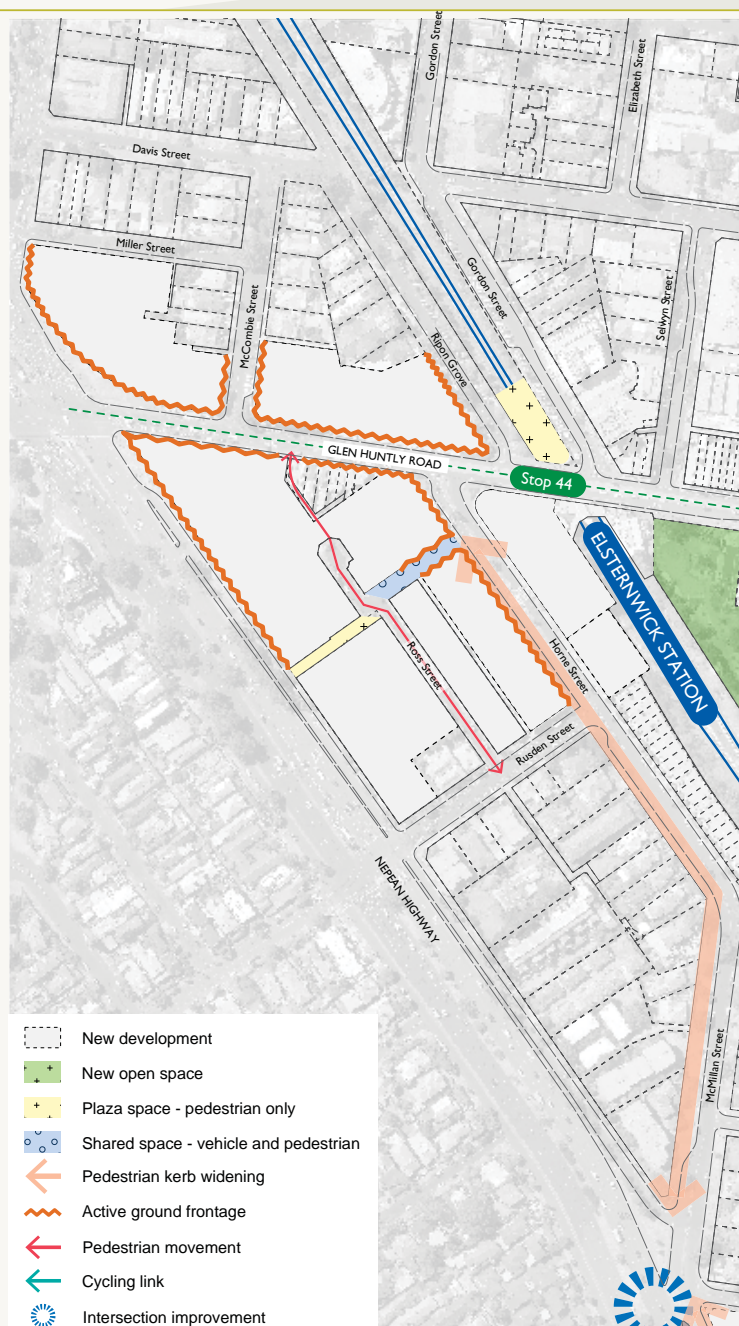


Figure 18.0 — Urban renewal: Concept plan — North

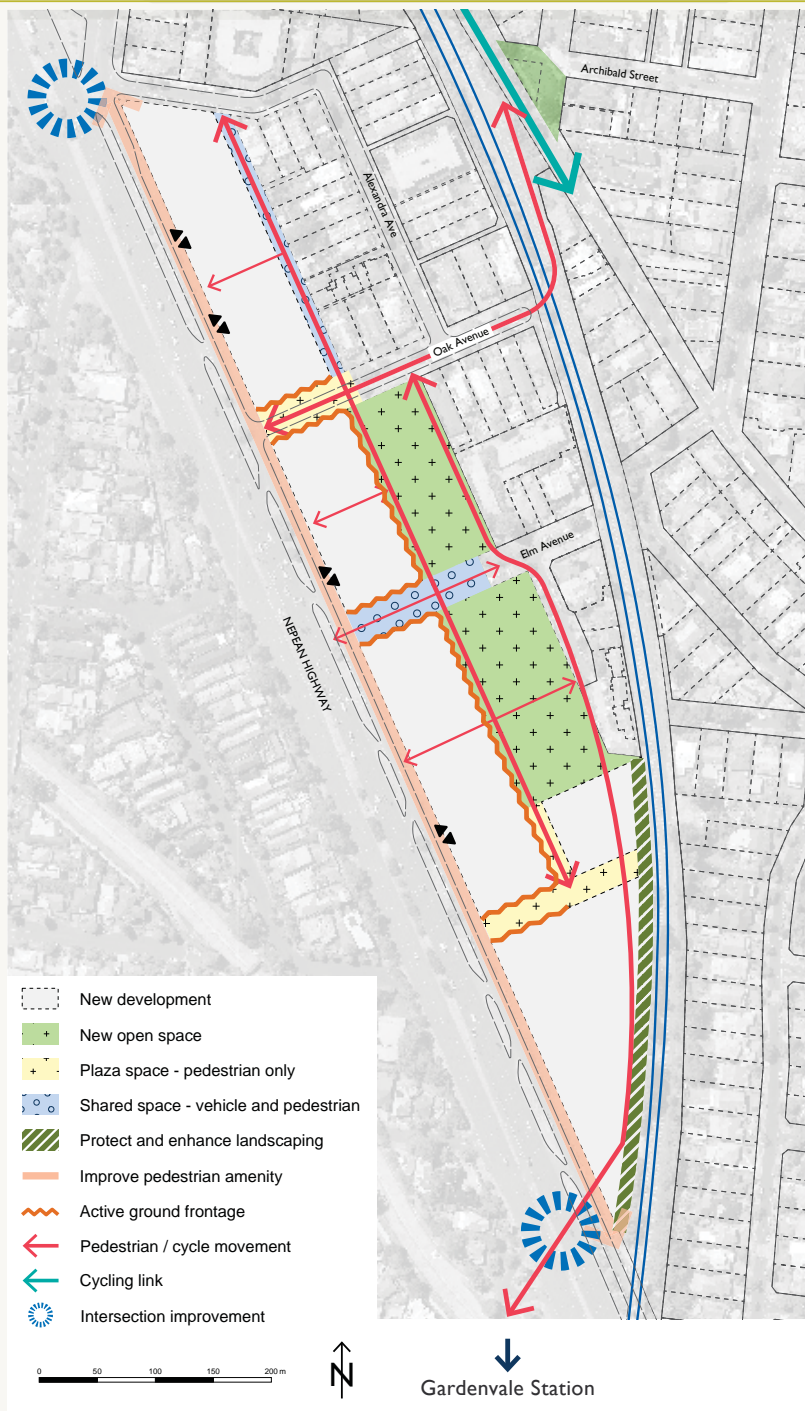


Figure 19.0 — Urban renewal: Concept plan — South

6.0 URBAN RENEWAL

NEXT STEPS

Changes to the *Glen Eira Planning Scheme* are required to facilitate and guide development in a way that addresses these principles as outlined. While the *Structure Plan* provides high level direction for the urban renewal precincts, further detailed analysis is required, to inform detailed development parameters and changes to the planning scheme. This may result in further refinement of the building heights and setbacks shown in Figures 15.0 and 16.0.

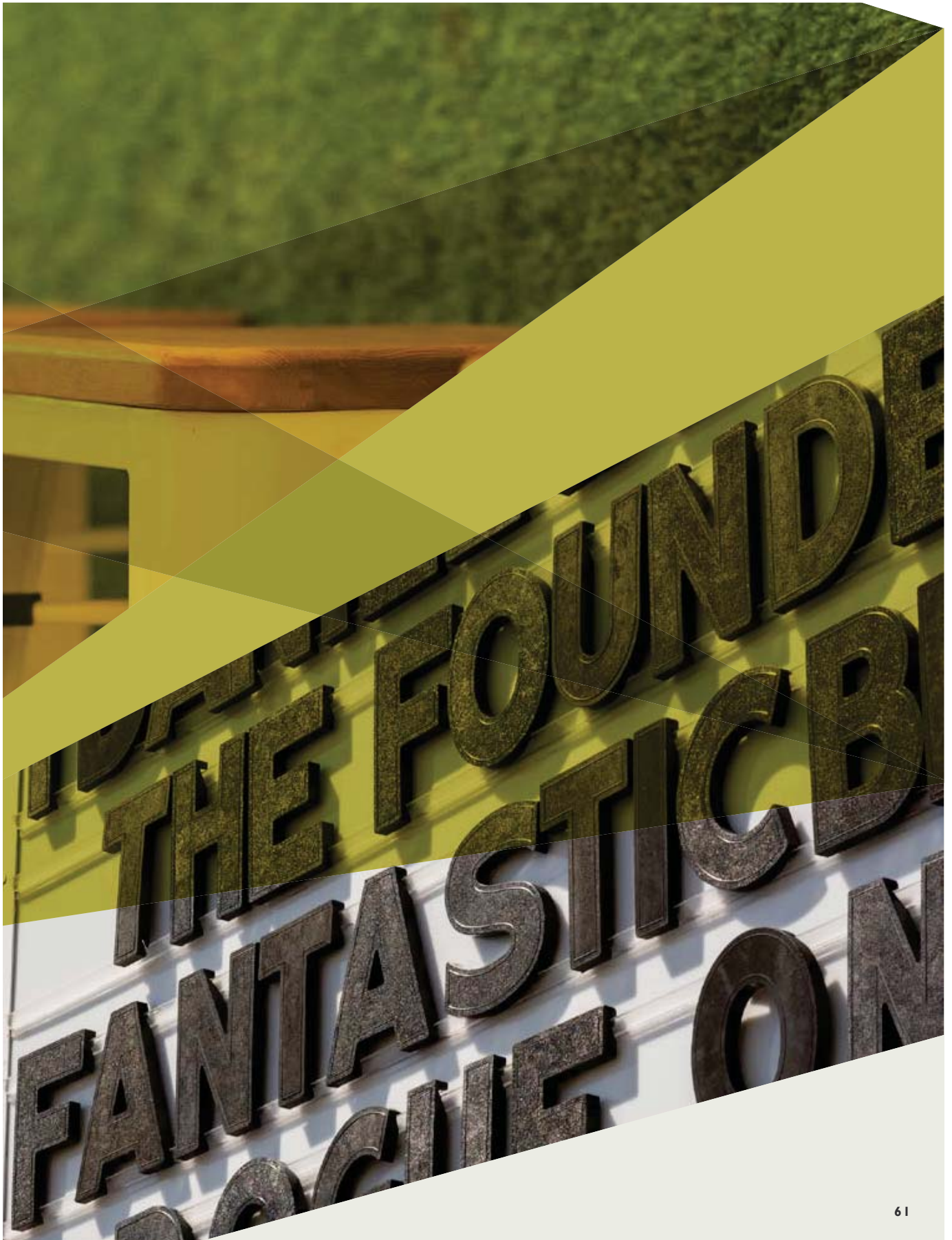
The following detailed analysis will be undertaken to inform new planning controls:

- > Site and urban form analysis, to ensure that development responds appropriately to sensitive interfaces such as existing residential areas (including overshadowing analysis).
- > Movement analysis, to identify optimal changes and upgrades to the existing movement network, to accommodate future development.
- > The first stage of Council's *Heritage Review (2018)* will comprise an analysis of potential heritage fabric within the urban renewal areas. This will provide an opportunity for identified heritage stock to inform planning controls for specific sites and the precincts more broadly.

Consideration of the 2018 update of the *Glen Eira Open Space Strategy* will inform detailed open space requirements in the urban renewal precincts.

7.0 WANT TO KNOW
MORE?

ELLE ARRIVAL
ACTURNAL



ABOUT THE STRUCTURE PLAN

WHY DO WE NEED A STRUCTURE PLAN?

The structure planning process provides Council with an opportunity to work with the local community to discuss and carefully plan for the future needs of the community. This includes responding to community concern that recent developments do not align with the community's expectations. Once the *Structure Plan* has been adopted, it can be put into the *Glen Eira Planning Scheme*.

HOW WILL THE STRUCTURE PLAN PROVIDE MORE CERTAINTY?

The *Structure Plan* provides decision-makers, including Council, State Government and other agencies, with a platform to allocate resources towards capital works, guide the determination of planning applications and set work programs across different departments.

Importantly, the *Structure Plan* also provides certainty for the community, business owners, developers and planning applicants regarding the level of change and type of development that can be expected in Elsternwick. The stronger controls will provide greater clarity across the planning process including at VCAT.

HOW WAS THE STUDY AREA SELECTED?

Council needed to identify a study area to undertake the *Structure Plan* process.

The study area included in this *Plan* is bounded by Glen Eira Road to the north, Elizabeth and Hotham Streets and Nepean Highway to the west, Riddell Parade and Clarence Street to the south, and Parkside, Hopetoun and Park Streets to the east. The railway line runs through the west section of the activity centre.

The activity centre boundary is centered around the Glenhuntly Road commercial core, with a catchment size of approximately 800 metres to one kilometre — which is an approximate 10 minute walking distance extended to the nearest main road. This area was chosen as it is considered large enough to manage impacts that fall both within and beyond the centre.

The Elsternwick *Structure Plan* study area and 10 minute walking distance is shown in Figure 20.0.

WHAT IS THE JUSTIFICATION FOR INCREASING HEIGHTS?

While the intent may be to manage development in these key areas, it is important to note that any change of the *Scheme* is required to align with State Government objectives. In particular, the State Government policy is clear around its expectations to focus new housing in inner-city major activity centres, with the clear objective to 'locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.'

As such, to manage development in the key sensitive areas, the *Plan* has sought to distribute the areas of growth into more suitable areas within the centre. This means that in some places the height limits have increased.

HOW WILL COMMUNITY BENEFIT BE DETERMINED?

Proposals seeking to exceed the preferred height must demonstrate a significant community benefit (to Council's satisfaction) and must not exceed the maximum height.

Community benefit items may include but are not limited to:

- > a diverse housing mix that responds to an identified community need (affordable, aged care, student, short-stay accommodation — not just a variety of apartment layouts and sizes);

- > additional public parking;
- > new street or laneway connections; and
- > needed community uses and facilities.

This list does not identify every type of community benefit, but rather notes emerging high priority items across the municipality.

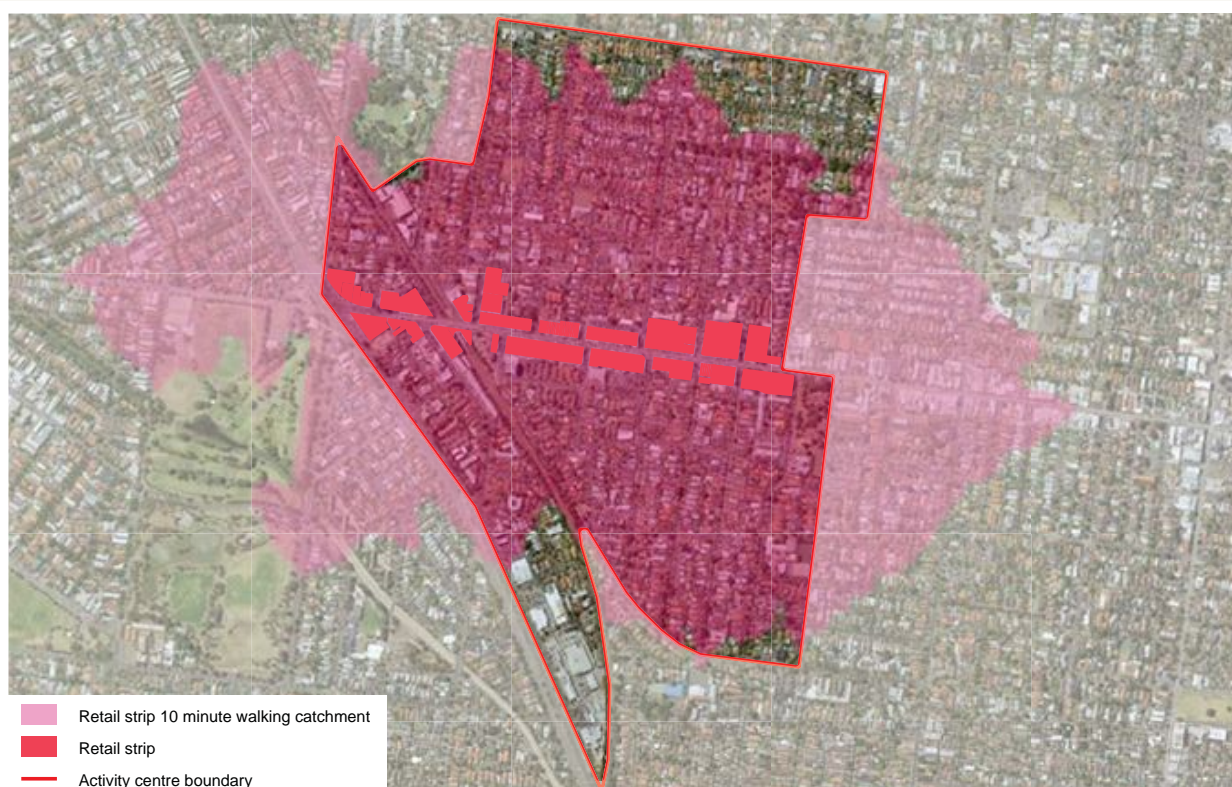


Figure 20.0 — Elsternwick Structure Plan study area

CONTEXT

WHAT MAKES ELSTERNWICK UNIQUE?

Elsternwick is a major activity centre with urban renewal opportunities, located nine kilometres from the CBD. Elsternwick has high levels of transport accessibility through its train, tram and bus connections and proximity to Nepean Highway.

Elsternwick is unique due to the character and heritage of the Glenhuntly Road shopping strip, which provides a strong retailing core. Additionally, there are a variety of restaurants and cafes as well as the Classic Cinema, acting as draw cards to the space.

Elsternwick also has a cultural role for the area's Jewish community, as it is home to the much-visited Jewish Holocaust Centre. The full-line supermarket Coles and the private hospital Cabrini Health also attract residents to the area.

A portion of the centre fronts Nepean Highway. This presents an opportunity for higher density development and increased employment opportunities.

WHAT ARE THE CURRENT STRENGTHS AND WEAKNESSES?

Strengths

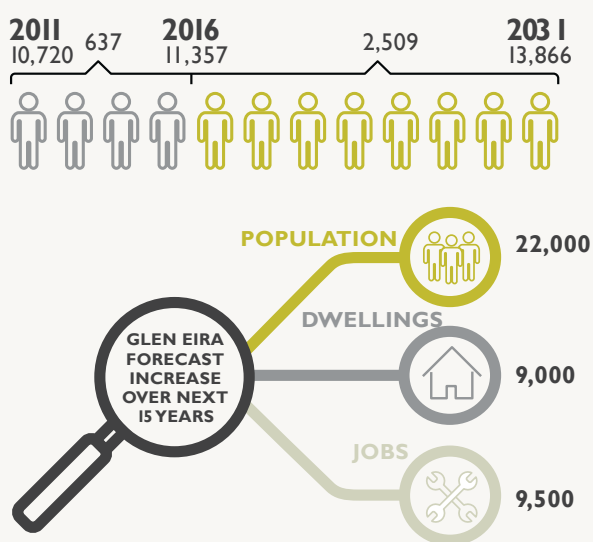
- > Most of Elsternwick is already protected under the Neighbourhood Residential Zone.
- > Land along the Nepean Highway is an ideal location to accommodate growth.
- > The existing car sale yards along Nepean Highway present an urban renewal opportunity for redevelopment creating new housing and employment opportunities.
- > Several private and public owned sites north and south of the Glenhuntly Road retail core have been identified as strategic sites that can accommodate transformation projects that provide a significant community benefit (multi-deck car parking, library upgrade and communal areas, and so on).

Weaknesses

- > The Glenhuntly Road retail core has a distinct low-scale character and heritage that should be maintained. Current policy has been interpreted as allowing contentious development outcomes that do not respect the heritage or character areas.
- > Residential areas north and south of Glenhuntly Road have conflicting planning controls. The Residential Growth Zone encourages four storey apartment buildings, while the Heritage and Neighbourhood Character Overlays seek preservation of the existing low-scale character.

CONTEXT

HOW MANY PEOPLE WILL LIVE IN GLEN EIRA IN THE FUTURE?



Glen Eira is forecasted to grow by 22,000 people, 9,000 dwellings and 9,500 jobs over the next 15 years. Elsternwick increased its population by 637 people between the 2011 and 2016 periods from 10,720 to 11,357 people. Elsternwick is forecasted to increase its population to 13,866 by 2031.

As a result, additional housing is required to meet population growth projections. The demographics help in understanding the housing types required to meet the growing community.

The dominant household type in Elsternwick is the lone person household (29.5 per cent), slightly more than the City of Glen Eira as a whole (25 per cent). The second most prevalent household type is couples with children. At 28.4 per cent, it is slightly less than the City of Glen Eira, at 33 per cent. However, Elsternwick has seen a recent decrease in three bedroom dwellings suitable for families. Increasing the amount of medium density housing is required to provide a housing offer for all household types.

WHY DO WE NEED TO INCREASE OFFICE AND RETAIL?

PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES
— 16.4 PER CENT

HEALTH CARE AND SOCIAL ASSISTANCE
— 12.2 PER CENT

EDUCATION AND TRAINING
— 10.5 PER CENT



Only 22.2 per cent of working residents are employed within the municipality, making Glen Eira the fifth lowest council across Melbourne for local employment. Glen Eira residents are mainly employed in white collar jobs and the majority travel outside of the area to work.

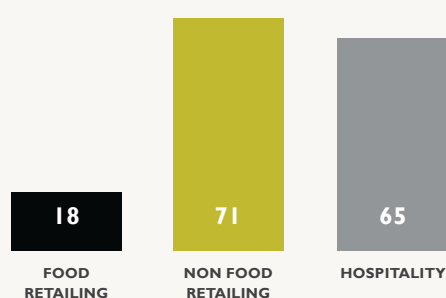
An analysis of the jobs held by the resident population in the Elsternwick area in 2016 shows the three most popular industry sectors were:

- > professional, scientific and technical services — 16.4 per cent;
- > health care and social assistance — 12.2 per cent; and
- > education and training — 10.5 per cent.

Providing more office and other employment opportunities will allow more Glen Eira residents to work locally.

WHAT ARE THE RETAIL AND SERVICES IN THE CENTRE?

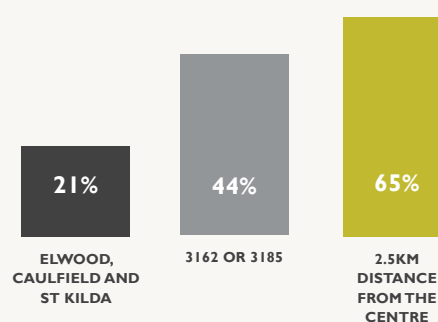
NO. OF BUSINESSES



Food retailing is limited to a small Coles supermarket, which is currently undergoing redevelopment. The economic analysis indicated that the specialty food retailing exists but fresh food retailing is less represented in Elsternwick than the City's other activity centres. The economic analysis indicated that synergy between the retail anchor and other food retailers is less apparent in Elsternwick than it is in the other activity centres. In terms of non-food retailing, there are 71 businesses — Elsternwick, in particular, has a high number of fashion retailers, representing 30 per cent of fashion retailers across the City of Glen Eira. Additionally, there are 62 cafes and restaurants in Elsternwick and they are a key part of the Glenhuntly Road shopping strip, representing 41 per cent of the shopfronts.

WHAT IMPACT WILL THIS PLAN HAVE ON TRAFFIC IN THE CENTRE?

VISITORS TRAVELLING TO THE CENTRE BY CAR LIVE IN:



While traffic has been a key concern for residents in Elsternwick, short trips are a major contributor. Car park surveys show the extent of Elsternwick's trade area. They indicate that 44 per cent of visitors live within the 3162 or 3185 postcodes which are bounded by Nepean Highway, North, Booran and Glen Eira Roads. Residents of Elwood, Caulfield and St Kilda East account for a further 21 per cent of visitors. Therefore around 65 per cent of current car-based visits are by visitors from within around 2.5km of the centre. This pattern is generally consistent with the location of full line supermarkets, which represent a key source of competition for Elsternwick in respect to weekly food and grocery shopping.

This *Plan* includes a range of vehicle, pedestrian and cycling movement initiatives designed to reduce car dependency and help to minimise short trips taken by car.

INPUTS

HOW WAS THE COMMUNITY ENGAGED?

The *Structure Plan* process was informed by extensive community consultation by engaging with residents, local business owners, workers, state agencies and other stakeholders.

Between November 2016 and December 2017, Council undertook a six step consultation process, and feedback, comments and submissions have contributed to the preparation of the Elsternwick *Structure Plan*:

The consultation process included:

- > letters to affected property owners;
- > promotion through Council's website and *Have Your Say* site;
- > online surveys;
- > articles in the local newspapers;
- > *Glen Eira News* articles, lift-outs and features;
- > community forums;
- > discussions with a wide range of internal Council departments; and
- > drop-in sessions at our information booth at Elsternwick Library.

Total: 1,110 Elsternwick submissions



What have we heard?**What we are proposing**

Protect heritage areas.

Resolve zoning conflicts in heritage areas to provide clear and prioritised protection. Reduce the growth area and relocate this type of development to the urban renewal area.

Urban renewal area is excessive and 12 storeys is too high.

A more site responsive approach has been taken to identify preferred heights within the urban renewal area, specifying where a lower height limit will be sought.

Create more green spaces.

A new open space over Council's existing car park at Staniland Grove (2,500 m²) and advocating for a minimum of one hectare of new open space through new parks around Oak and Elm Avenues.

Improve Elsternwick Library.

Accommodate a new library for Elsternwick within the new community hub on Staniland Grove and Orrong Road, as the preferred option.

More parking is needed.

Propose destination parking and a net increase of approximately 150 spaces for the centre focused at the Stanley Street east site.

More outdoor areas are needed for people to meet.

Create a pedestrian forecourt/plaza in Carre Street.

Elsternwick needs vibrant community spaces and places.

Create a new cultural precinct with a pedestrian plaza area connecting the library, museum and public spaces. Investigate traffic movement improvements in the area.

Improve walkability.

Implement pedestrian-only streets, widen kerbs and improve pedestrian crossings.

Improve cycling amenity.

Provide a cycling link to Elsternwick Station along Ripon Grove and Riddell Parade.

More night-time activity is needed with safe places for people.

Create a plaza with walking connections to Glenhuntly Road, Gordon Street and Ripon Grove — connecting to the Station and Classic Cinema — to create opportunities for increased dining and night-time activity.

**ADDITIONAL
OPPORTUNITY
FOR THE
COMMUNITY
TO PROVIDE
FEEDBACK**

CURRENT**LOOKING AHEAD****FEB 2018****MAR—MAY 2018****JUNE—JUL 2018****AUG—OCT 2018****OCT—DEC 2018****2019 AND ONWARDS**

Consideration for adoption of the Structure Plans by Council

Prepare Planning Scheme Amendment to implement the new policies and controls (including new interim height controls)

Request authorisation from the Minister for Planning

Public exhibition of the Planning Scheme Amendment

Review and consider submissions and request panel hearing

Consider panel recommendations and apply for Minister's approval for the Planning Scheme Amendment.

INPUTS

WHAT RESEARCH WAS UNDERTAKEN?

As well as consultation with the community and other stakeholders and reviewing demographic data, preparation of the *Elsternwick Structure Plan* has been informed by the following independent consultant reports:

- > *City of Glen Eira Analysis of housing consumption and opportunities 2017* (.id)
- > *Glen Eira Economic Analysis and Forecasting Study 2017* (Blair Warman Economics)
- > *Assessment of the Economic Impacts of Transformation Concepts on Activity Centres: Bentleigh, Carnegie and Elsternwick, 2017* (Blair Warman Economics)
- > *Peer Review of Glen Eira's Draft Quality Design Guidelines and Strategic and Urban Renewal Development Plans Analysis, 2017* (Aecom)
- > *Glen Eira Activity Centres Urban Context Report 2017* (Planisphere)
- > *Glen Eira Draft Urban Design Guidelines 2017* (Planisphere)
- > *Glen Eira Urban Design Analysis Report 2017* (Planisphere)
- > *Glen Eira Community Benefits Discussion Paper 2017* (Planisphere)
- > *Glen Eira Activity Centres Community Engagement Summary Final Report 2017* (Co Design Studio)
- > *Glen Eira Transformational Concepts Draft Report 2017* (Planisphere)
- > *Glen Eira Transformative Concepts Review 2017* (onemilegrid)
- > *Glen Eira Transport Analysis and Forecasting Discussion Paper* (MRCagney)

Research and reports prepared by Council:

- > *Planning Strategy Impacts on Housing Opportunity*
- > *Parking Analysis for the Bentleigh, Carnegie and Elsternwick Structure Plans*

HOW DOES THIS PLAN LINK WITH OTHER POLICIES?

POLICY CONTEXT

Local strategies

The development of this *Structure Plan* is linked to the following Council strategies:

- > *Glen Eira Open Space Strategy 2014*;
- > *Planning Scheme Review 2016 Report*;
- > *Glen Eira Council and Community Plan 2017—2021*; and
- > *Activity Centre, Housing and Local Economy Strategy 2017*.

Activity Centre, Housing and Local Economy Strategy

In July 2017, Council adopted a new policy direction for Glen Eira's activity centres. As part of the new framework, Elsternwick has been nominated as a major activity centre with opportunities for urban renewal.

- > Elsternwick will be a centre with access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities, with urban renewal sites in strategic locations that provide the opportunity to develop underused land close to jobs, services and public transport.
 - Employment: Elsternwick will have a major focus on employment and growth opportunities, particularly professional employment and retail.
 - Housing: Elsternwick will have a major focus on housing growth opportunities, and focus on new families, single, aged care and affordable households.

- Economy: Elsternwick will provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment, including specialty retailing, hospitality, entertainment, business services and a minimum of (or demonstrated capacity to accommodate) approximately two supermarkets or similar fresh food markets.

State-wide strategies

Development of this *Plan* aligns with the objectives set out in the Victorian Government's Metropolitan Planning Strategy — *Plan Melbourne 2017—2050*.

Plan Melbourne sets a vision and policy direction for growth, with a focus on ensuring a better distribution of business activity, jobs, housing, services, infrastructure and transport connections within activity centres.

It also provides direction for each municipality, and seeks to increase density and activity in established areas currently serviced by existing public transport networks, employment opportunities and infrastructure — with a focus on discouraging urban sprawl.

Elsternwick is in an established area with good access to public transport and facilities. *Plan Melbourne* identifies Elsternwick as a major activity centre that can accommodate increased housing and employment growth. It also recognises that each activity centre has a unique context and encourages local councils to set their own vision and policy objectives to plan for growth.

IMPLEMENTATION AND REVIEW

WHEN WILL THE PLAN BE IMPLEMENTED?

The statutory portion of the changes (the changes to building and land use controls on all affected land) will be implemented through a Planning Scheme Amendment which will commence in 2018. An Amendment changes the town planning controls which determine how land can be used or developed. For privately owned land, development will occur over time within these newly implemented controls.

In terms of the major projects proposed on Council-owned land such as new public spaces, a more detailed implementation plan will be developed upon adoption of the final *Elsternwick Structure Plan* by Council which will include non-statutory implementation and advocacy strategies.

HOW WILL THE PLAN BE FUNDED?

To deliver our projects we will need to undertake capital works projects to make physical changes and other place-making processes to support activity and engagement within public spaces.

Indicative costs and funding sources will be identified to enable co-ordination with Council's capital works budget and program and will be subject to Council's budgetary processes and priorities.

HOW WILL THE PLAN BE REVIEWED?

To monitor and review the final Elsternwick *Structure Plan*, we will carry out the following steps:

- > The *Structure Plan* will be internally reviewed every four years.
- > Reporting undertaken against Council's *Glen Eira Council and Community Plan* will include updates on elements of this *Plan* which have been advanced.
- > Council will continue to discuss the outcomes in this *Plan* and the progress of identified projects with the Elsternwick Traders Association.
- > A review of the demographic changes anticipated due to this *Plan* in relation to population growth within the study area will occur after the release of Census data at five year intervals.
- > The mapping of development activity within the activity centre will be undertaken after confirmation is given for significant development to proceed.

A complete review of the process of implementing this *Plan* will occur at five year intervals.

HOW CAN THE BUILDING TYPES BE ENFORCED?

A range of planning controls will be used to guide the desired outcomes and achieve the community's vision for Elsternwick.

Once Council has adopted the structure plan for Elsternwick, a formal amendment process will occur to include these planning controls in the *Scheme*.

Council's *Quality Design Guidelines* provide more guidance as to how we plan to achieve these outcomes.

GLOSSARY

Activation

The injection of liveliness and vibrancy into an urban area.

Activity centre

A mixed-use area that provides a focus for commercial, retail, employment, housing, transport, services and social interaction.

At-grade

At ground level.

Cycle path

An area open to the public which is protected from motor vehicles and which is for use by people on bicycles only (in which case it is a bicycle path) or by pedestrians and people on bicycles (in which case it is a shared use path). A cycle path can be within or outside a road reserve.

Cycleway

A protected bicycle lane within a road reserve.

Heritage overlay

Applied to a place, object or area identified as being of heritage significance. Trees, gardens, parks, structures, buildings and streetscapes can be included in the heritage overlay.

Neighbourhood character overlay

Protects areas that have a particular urban character, includes both private and public realm aspects and how features interact with each other to create a sense of place.

On-road bicycle lane

A road with a designated on-road bicycle lane (unprotected).

Public realm

All public open space.

Setback

The distance that a structure or building is set back from the property boundary, road or other buildings. Setbacks can occur at ground level or on upper floors of a building.

Structure Plan

A long-term plan that guides important aspects of an area including development, land use, transport and car parking, community facilities, public and open spaces and strategic opportunities.

Statutory implementation

The implementation of strategic guidelines or outcomes into statutory controls.

Urban renewal

The process of unlocking well located, underused land to support employment, residential or commercial growth.

Walkability

The degree to which the built form of an area supports walking as a means of transport or recreation. Walkable areas are connected, safe and accessible for pedestrians.

Wayfinding

The way that people are guided through built environments. Wayfinding can include signage, barriers or ground treatments to delineate space and help users to understand the urban environment.



CONTACT

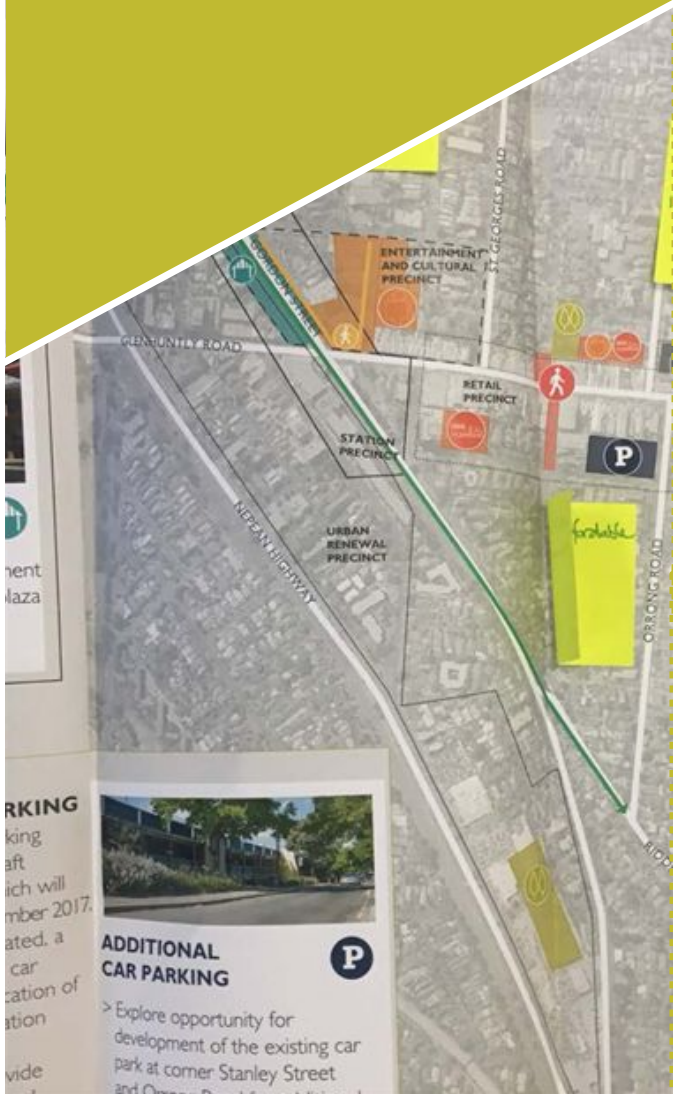
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GLEN EIRA CITY COUNCIL

ELSTERNWICK

DRAFT STRUCTURE PLAN

- CONSULTATION OVERVIEW



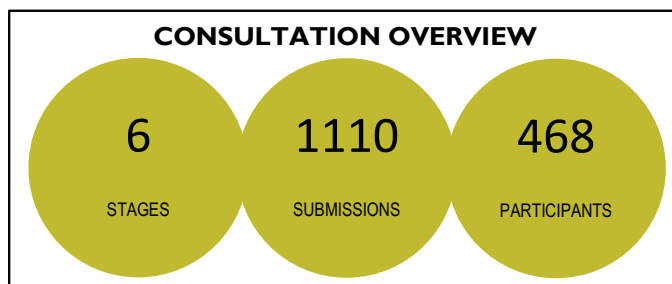
Transformation concepts

- More detail on green space within Urban renewal precinct.
- traffic assessment for Carrer + Hamilland closure? Impact parking as well
- ageing population - need to consider their constraints.
- Elsternwick is already over-developed, with permits awarded. Should account for future growth already.
- Glenhuntly + Nepean Hwy intersection traffic needs to be resolved
- car parking provision in new developments need to be consistent + enforced.
- improve public transport to the centre so that people don't

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INTRODUCTION

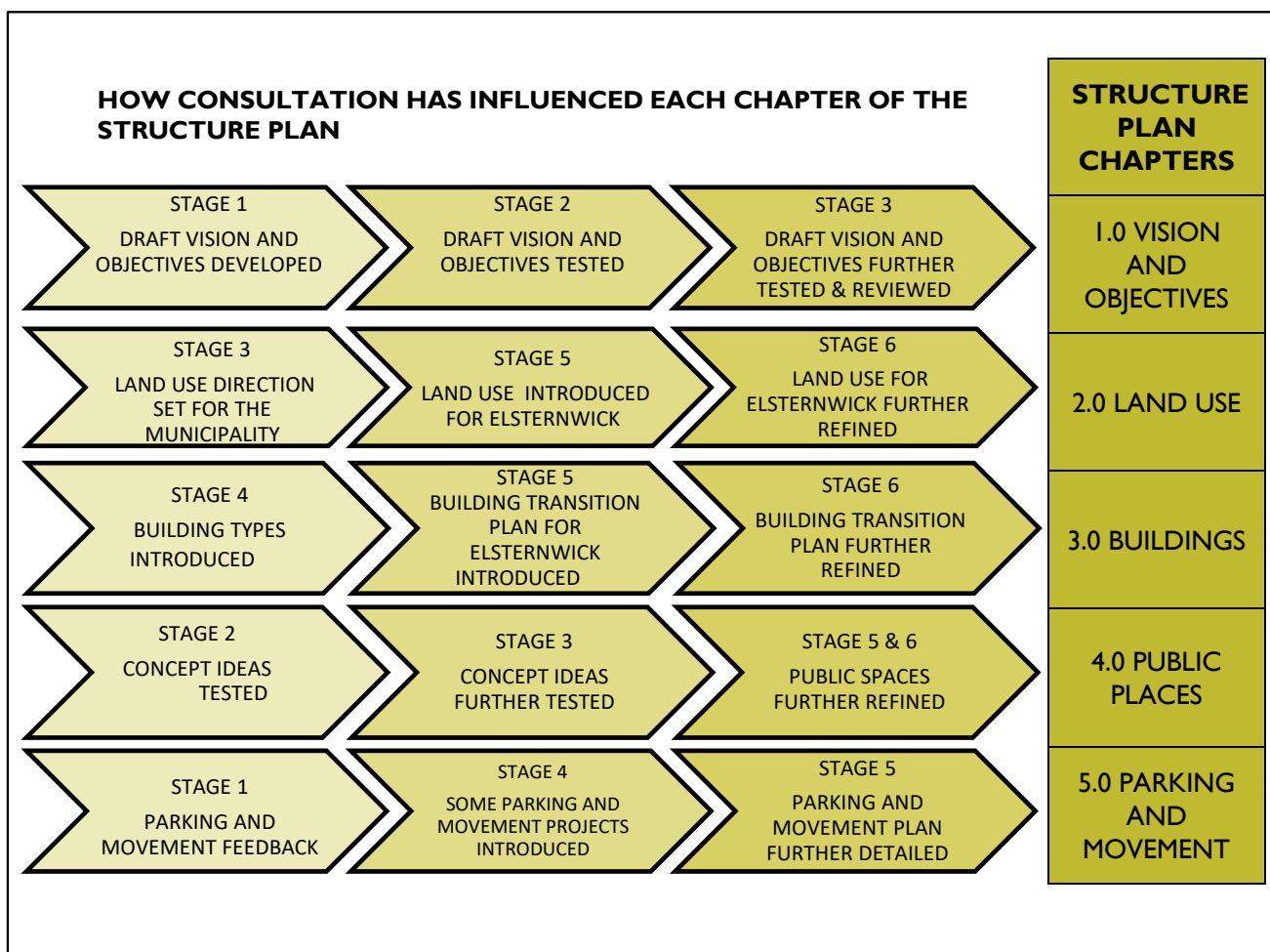


It is evident that Glen Eira is undergoing an exciting time of transition and now is a golden opportunity to set a new direction for our municipality. This period of change is driven by multiple external factors including the Melbourne-wide housing boom, multiple level crossing removals and a transition in the way businesses are operating in this digital era.

In 2016 Council undertook a major *Planning Scheme Review*. Community engagement feedback indicated that our community would like greater clarity in how our municipality will respond to these changes and manage growth and identified the need for the introduction of structure plans for Bentleigh, Carnegie and Elsternwick activity centres.

Council has since embarked on an extensive six stage activity centre planning program to ensure a clear vision will be set for the future of our municipality. Ultimately, the activity centre planning program will result in the implementation of *Structure Plans* for our major activity centres.

A range of engagement methods have been used throughout the process including surveys, community forums and drop-in sessions. A total of 1,110 surveys, forum or Facebook posts, email, mail or phone submissions were received for Elsternwick, 468 people participated in community forums and drop-in sessions.



STAGE ONE

TELL US WHAT YOU LOVE ABOUT YOUR SHOPPING STRIP

28 NOVEMBER 2016 TO 19 FEBRUARY 2017

METHODOLOGY

Council began the *Structure Plan* process by asking residents what they like and don't like about their local shopping strip and their vision for the centre in the future. The consultation also explored how people use and access their centre and started the conversation about open space, transport and development.

CONSULTATION SNAPSHOT

Surveys: 356

Facebook comments: 9

Feedback was sought through an online survey on Council's *Have Your Say* website asking what people value or would like to change about the Elsternwick activity centre. Surveys were promoted through: Facebook post and ads, *Glen Eira* News, various Council publications, *Leader* newspapers, posters and flyers were distributed to local businesses and on Council's website. Additionally, letters were posted to households in the Elsternwick activity centre and to those who participated in the planning scheme review consultation.

Surveys were undertaken in all 17 Glen Eira activity centres with more than 2,100 surveys completed in total. This allowed the identification of both centre based and broader, municipal-wide themes for Council to explore and address as part of the structure planning process.

KEY THEMES

IN THE FUTURE Respondents spoke very highly of Elsternwick, particularly the quality and variety of both food and retail, although there was some demand for targeting a younger generation. Participants want to create a vibrant connection throughout the strip through branding and shopfronts. There was concern expressed that development may impact on the unique and local look and feel of the area.

OPEN SPACE AND AMENITY Participants highly valued the local park and revitalisation of Elsternwick plaza. Thirty nine per cent of respondents wanted to see trees and landscaping prioritised in the future, along with street amenity including seating, upgraded toilets, water, shade and meeting spaces.

COMMUNITY SERVICES Thirty six percent of participants highly valued the library as an important community service, however felt it would benefit from an upgrade both internally and externally along with incorporation of a community hub for activities and events.

PRIVATE DEVELOPMENT Sixty six percent of participants were in favour of new development as long as building height, design and materials are appropriate to the local character. Respondents felt development should include adequate parking and the use of rooftops for bars, gardens and beekeeping.

SHOPS AND RETAIL Vacant shopfronts and a broader mix of local businesses was seen by participants to be the biggest concern about shops and retail in Elsternwick. Participants desired music stores, sports retail, grocery stores and clothing retail.

MOVEMENT Participants were very satisfied with public transport in Elsternwick and would like to improve digital timetabling and frequency of services. There was interest expressed in improving cycling and pedestrian infrastructure.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Elsternwick

OUTCOMES OF STAGE ONE COMMUNITY CONSULTATION

The first stage of consultation explored what people like and don't like about their local shopping centre as well as how they use and access the centre.

This feedback led to the development of a draft vision and objectives for each of the activity centres in Glen Eira, including Elsternwick (see below). As well as guiding the development of the Elsternwick *Structure Plan*, the vision and objectives would also outline the role of the Elsternwick activity centre as part of the municipal-wide *Activity Centre, Housing and Local Economy Strategy*.

This stage of consultation also initiated a range of concept ideas which started out broad with a number of options (below) and were refined throughout the consultation process to become the public space projects in the draft *Structure Plan*.

DRAFT VISION

Elsternwick will be a vibrant suburb with a strong identity, which is enhanced by art and community events.

DRAFT OBJECTIVES

- Create a unique identity throughout the strip.
- Increase night-time trading hours of cafes, restaurants and bars.
- Maintain high quality shops and achieve a good variety of both food and retail.
- Improve pedestrian access and car parking.
- Create more community spaces and utilize public space for community events.
- Revitalise Elsternwick Library and expand it into a community hub.
- Ensure that for any future development, building heights are balanced and design respects local character.

DRAFT CONCEPT IDEAS

1. Create a new community hub and additional car parking

Create more public car parking within one centralised structure that includes a new community hub and large green park.

2. Create a vibrant cultural and entertainment precinct

Reimagine local streets as open spaces and guide future development around the rail station.

3. Transition Elsternwick to a pedestrian friendly centre

Create a pedestrian-friendly street and laneway network.

STAGE TWO

TRANSFORMING OUR NEIGHBOURHOODS TOGETHER

10 MARCH TO 9 APRIL 2017

METHODOLOGY

Stage two of consultation — *Transforming our neighbourhoods together* — sought to test with the community a draft vision, objectives and three concept ideas which were developed based on the feedback received in the first stage of consultation. Details of how to provide feedback were mailed to Elsternwick residents and emailed to those who completed the stage one survey and also promoted in various Council publications. Feedback on the ideas was captured through an online survey, at community drop-in sessions, via mail/email submissions, Facebook comments and phone calls.

CONSULTATION SNAPSHOT

Surveys: 81

Drop-in sessions: 55

Email/mail submissions: 3

Facebook comments: 9

KEY THEMES

VISION Strong community support was shown for the draft vision. Participants suggested that the vision could be improved by having less focus on art and a greater focus on community, livability and maintaining a strong retail strip.

OBJECTIVES The highest priority objectives identified through the consultation were ensuring building heights are balanced and design respects local character, maintaining good variety of high quality shops and creating more community spaces. It was suggested in the feedback that managing traffic/reducing the reliance on cars, greenery and history could be included.

CONCEPT ONE 'CREATE A NEW COMMUNITY HUB AND ADDITIONAL CAR PARKING' 76.6% SUPPORT This concept received a mixed community response. Most comments were in relation to the car park options. Some felt that more parking was needed; others thought parking in the centre was adequate. Some respondents thought that the suggested locations were good so long as the car park is good quality. Others preferred parking to be spread out throughout the centre.

CONCEPT TWO 'CREATE A VIBRANT CULTURAL AND ENTERTAINMENT PRECINCT' 88.6% SUPPORT Respondents saw this project as an opportunity to revitalise the precinct and become a destination. Some participants supported the project only if heights were limited and the area retains its character.

CONCEPT THREE 'TRANSITION ELSTERNWICK TO A PEDESTRIAN FRIENDLY CENTRE' 68.8% SUPPORT Around three quarters of respondents supported this project, with the closure of Beavis Street slightly more preferred. A focus on pedestrians, cyclists and public transport over cars was seen by some respondents as very important. Increasing safety and encouraging walking were considered the main benefits along with the opportunity to include more greenery.

DEVELOPMENT There was limited community feedback received about development in this consultation however comments received echoed the views provided in previous consultations and in other centres across Glen Eira. The view was expressed that development needs to be controlled, residential areas respected and neighbourhood character maintained. Feedback suggested that future development should be located near the station.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Elsternwick

OUTCOMES OF STAGE TWO COMMUNITY CONSULTATION

This stage of consultation tested the draft vision and objectives of the *Structure Plan*. It also introduced a range of broad concept ideas with a range of possible options, which following subsequent stages of consultation have been refined to form the public space projects in the final *Structure Plan*.

UPDATED VISION

Elsternwick will be a vibrant cultural and entertainment precinct, which embraces its historic character and identity and is enhanced by art, greenery and community events.

HOW PROJECTS WERE PROGRESSED

1. Create a new community hub and additional car parking

The new community hub was further progressed, as part of a new development in the cultural precinct or as a redevelopment of the existing library.

Additionally, the concept was progressed for the eastern Stanley Street Council-owned car park to be developed into a multi-storey car park to increase short-term car parking in the centre.

2. Create a vibrant cultural and entertainment precinct

Further development of the Elsternwick cultural precinct was progressed (ABC Selwyn, Classic Cinema and Holocaust Museum). This concept included pedestrianising the centre by extending the footpaths and reducing traffic lanes to one-way south bound on Selwyn Street and one-way north bound on Gordon Street; and exploration of the need for traffic lights at St Georges Road and Gordon Street.

3. Transition Elsternwick to a pedestrian friendly centre

This project was progressed including the closure of Carre Street (between Glenhuntly Road and Stanley Street) to create a new green places space with canopy trees. The concept of (advocacy for) a new plaza over the railway line and linear park connecting with the ABC Gordon Street site was also progressed.

WHAT HAPPENED NEXT

The draft vision and objectives were incorporated into the *Activity Centre, Housing and Local Economy Strategy*. There was further opportunity for community feedback during stage three.

The draft concept ideas were further refined and re-visited during stage five as part of the draft *Concept Plans*.

STAGE THREE

ACTIVITY CENTRE, HOUSING AND LOCAL ECONOMY STRATEGY AND EARLY STRUCTURE PLAN EXPLORATION

24 MAY TO 13 JUNE

METHODOLOGY

Stage three consisted of two parts – consulting on a draft *Activity Centre, Housing and Local Economy Strategy* which included the vision and role for each activity centre including Elsternwick; and an Elsternwick community forum where the vision was tested and the structure plan process was discussed. Feedback on the *Strategy*, including feedback on the visions was collected on Council’s community consultation pages for each activity centre.

CONSULTATION SNAPSHOT

Online feedback forms: 38

Email submissions: 26

Elsternwick forum attendees: 45

The opportunity to provide feedback was promoted widely including via an email to participants (approx. 2,200) with email addresses from the first two stages of the activity centre consultation; a four page summary of the *Strategy* included as a lift-out in the June edition of *Glen Eira News* and delivered to traders in each activity centre.

KEY THEMES

Most of the feedback received reinforced concepts already presented in the *Strategy*, with overall support.

ACTIVITY CENTRE FRAMEWORK: The *Strategy* was largely supported by respondents. Although supportive, some respondents felt the key challenge will be how to achieve the visions, stating that in some centres it is too late. Additionally, there were some questions about how the framework translates into specific planning measures, with respondents wanting more detail about each centre.

THEME ONE: PLACE-MAKING AND VISIONS: Place-making was seen by participants as being vital to support increased development and that capturing and strengthening the identity of a place is important.

ELSTERNWICK VISION: Although the vision was generally supported, respondents thought there should be more of a focus on safety and livability – making the activity centre a great place for the community. It was also thought that the word ‘vibrant’ should be removed and ‘village feel’ included to better represent what was considered to be the current role and function of the centre.

THEME TWO: LOCAL ECONOMY: The role small local businesses play within a centre was highlighted by participants, along with the need to make sure they survive/thrive by making the activity centres attractive and functional places to be. Support was shown amongst participants for shared use of commercial spaces.

THEME THREE: HOUSING: Respondents called for a mixture of housing to suit people of all ages, abilities and socio-economic backgrounds and for housing to be built with family living in mind. Some respondents felt that higher density development should be restricted to main activity centres and on arterial roads, not small, local streets. The protection of heritage was seen by participants as a priority.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Elsternwick

OUTCOMES OF STAGE THREE COMMUNITY CONSULTATION

An activity centre strategy is an overarching strategic document that sets the future direction and vision for activity centres within the municipality. It provides a focus for housing, retailing, community services, employment, transport, leisure, open space and entertainment, and nominates neighbourhoods where people shop, work, meet, relax and live. The *Strategy* will be a key basis for Council's updated strategic vision (*Municipal Strategic Statement*) and is critical to inform subsequent projects such as *Structure Plans*. The revised vision for Elsternwick resulting from this round would feature in both the *Strategy* and the draft *Structure Plan*.

REVISED VISION

Elsternwick will be a safe, accessible and liveable centre that embraces its historic character and strong cultural and village feel. The centre will be a destination for its longstanding cultural and entertainment offerings, business and employment opportunities, and a range of quality local retail outlets and community spaces.

CHANGES TO THE DRAFT ACTIVITY CENTRE, HOUSING AND LOCAL ECONOMY STRATEGY

- All vision statements reviewed and strengthened based on feedback received throughout stages two and three of activity centre consultation.
- Include a new objective on supporting local business through a focus on a connected economy.
- Include reference to student housing in housing types.
- Include reference to short-term accommodation in housing types.
- Provide more detail on how housing types may be applied to each centre, linking to upcoming building and development guidelines.
- Include reference to buildings embracing universal design for all ages and lifecycles.

WHAT HAPPENED NEXT?

- The final *Activity Centre, Housing and Local Economy Strategy* was adopted by Council on 25 July 2017.
- The adopted *Strategy* would provide direction for future local area planning in Glen Eira, including the draft *Elsternwick Structure Plan*.
- Council committed to the *Strategy* being updated in early 2018 following the release of data from the *2016 Census of Population and Housing*.

STAGE FOUR

QUALITY DESIGN PRINCIPLES

26 JULY 2017 TO 3 SEPTEMBER 2017

METHODOLOGY

Stage four: *Quality Design Principles* and stage five: draft *Concept Plans* consultation was undertaken simultaneously (see below for stage four).

Residents in the study area for Bentleigh, Carnegie and Elsternwick were informed by mail while previous consultation participants for all centres were also emailed. The consultation was also promoted in various Council publications. Feedback was captured through an online forum, mail/email/phone submissions, Facebook comments and meetings with stakeholders. *Quality Design Principles* were also discussed at community forums held for each of the *Structure Plan* areas.

CONSULTATION SNAPSHOT

Online forum participants: 82

Quality design principles document downloads: 1,056

Facebook comment: 5

Email/mail/phone submissions: 9

The *Quality Design Principles* presented in phase one outlined what the types of buildings are preferred in Glen Eira's streets. This first phase aimed to set clear building design principles and define particular building types that will occur in our municipality. The following themes were evident in the feedback received in phase one.

KEY THEMES

MORE INFORMATION While many respondents agreed that the quality design principles were a good start, they felt more detail was required to better understand how the different building types would look.

ENSURING IMPLEMENTATION The principles were seen by the community as a positive step, however there was concern from some about how we can ensure that they are implemented and enforced.

COMMUNITY BENEFIT More detail was requested by participants about community benefit including weighting and quantifying benefit and the suggestion that this would need to be very clear to developers. Some participants felt that community benefit should be external to the building and accessible to all. Some felt that community benefit does not make up for the extra height that would be allowed.

ENVIRONMENTAL DESIGN While the current principles were well supported by the community, there was also suggestion that there should be more of a focus on environmental design including energy reduction, noise reduction, emissions, solar power and water management.

UNIVERSAL DESIGN Accessibility and diversity in housing to meet the needs of all community members was seen by respondents as important and that this should be a major focus of the guidelines.

PARKING The inclusion of adequate car parking provisions in both residential and commercial building principles was identified by participants as being of high importance.

BUILDING TYPES Lower-scale building types were most often preferred by participants. Some questions were raised regarding terrace townhouses and whether they are achievable or desirable and the level of 'garden' required to be provided by garden apartments.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Elsternwick

OUTCOMES OF STAGE FOUR COMMUNITY CONSULTATION

This stage of consultation introduced a range of building types that seek to provide an appropriate transition in height, character and housing types throughout Glen Eira. Following the feedback received in this stage, along with detailed background research and consultant advice, a comprehensive set of *Quality Design Guidelines* were developed that included further detailed requirements for building setbacks, heights and building design for future residential, commercial, mixed-use and urban renewal development within Glen Eira.

WHAT HAPPENED NEXT?

The *Building Transitions Plan* introduced in stage five (in conjunction the *Quality Design Principles*) provided a draft framework for applying the proposed building types to the Elsternwick activity centre.

Consultation on the more comprehensive *Quality Design Guidelines* and draft *Structure Plan* - which tied together all of the previous stages of consultation - was undertaken concurrently in stage six.

STAGE FIVE ELSTERNWICK DRAFT CONCEPT PLAN

26 JULY 2017 TO 3 SEPTEMBER 2017

METHODOLOGY

Stage four: *Quality Design Principles* and stage five: draft *Concept Plans* consultation was undertaken simultaneously. Residents in the study area were informed by mail while previous consultation participants were also emailed. The consultation was also promoted in various Council publications. Feedback was captured through an online survey, mail/email/phone submissions, Facebook comments and meetings with stakeholders.

CONSULTATION SNAPSHOT

Online surveys: 93

Forum comments: 17

Concept plan document downloads: 755

Facebook comments: 13

Email/mail/phone submissions: 107

Community forum attendees: 58

KEY THEMES

CONCEPT PLANS: A mixed response was received from participants regarding the concept plans as a whole. Some, particularly those responding online showed strong support, claiming the plans were well considered, a more uniform and appropriate scale and provide necessary and appropriate opportunities for growth. Others felt that there was enough development in Elsternwick already and that building heights should be reduced — particularly in the strategic sites and urban renewal area.

URBAN RENEWAL The most community feedback received was in relation to the urban renewal area. While some respondents felt this area was the right location for growth, the majority of email submissions received were in strong opposition to the proposed building heights of up to 12 storeys in this area. Most of these submissions came from residents within or adjacent to the urban renewal area who were concerned about overshadowing, traffic and privacy.

CONSULTATION Some residents, particularly those in the urban renewal area, felt that the consultation period was not long enough and that Council should have provided more direct consultation with those most affected.

MORE GREENERY/OPEN SPACE: There was a strong call, particularly in online surveys, for more open space to accommodate population growth. A linear park along the railway line (from Elsternwick to Gardenvale stations) and a significant sized park in the urban renewal area were identified as preferred locations by participants.

TRAFFIC: Community feedback indicated that traffic was considered to be an issue across the board and was anticipated to get worse with an increase in population. Among respondents, areas expected to contribute most significantly and require the most planning included the ABC (Woolworths) site, the urban renewal area and streets with proposed road closures.

PARKING Proposed concepts for parking were generally supported by respondents. There were, however, mixed views about the best location, with some calling for a spread of parking throughout the centre (including more parking near the station). It was seen as important for any multi-level parking to be attractive and minimise impacts on neighbours. Permit parking for residents was also seen as important amongst respondents.

HERITAGE Protecting heritage including those properties not currently heritage listed or in a heritage overlay was viewed as important by respondents. Appropriate transitions away from heritage listed properties and heritage areas was also seen as important.

TRANSFORMATION PROJECTS Feedback indicated that the projects were well received and seen as a positive step in reinvigorating the centre.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Elsternwick

OUTCOMES OF STAGE FIVE COMMUNITY CONSULTATION

This stage of consultation introduced building heights and building types as well as more detailed transformation projects to improve public spaces.

This stage aimed to establish a framework to locate the right buildings in the right locations, by applying the principles outlined in the *Quality Design Principles* and *Activity Centre, Housing and Local Economy Strategy*.

Following this stage, the following changes were incorporated into the draft *Structure Plan* for consultation in stage six:

- Two options for the urban renewal area:
 - *Option 1* — Existing residential properties reduced from ‘urban renewal’ (8-12 storeys) to ‘garden apartment’ (3-4 storeys). Existing Commercial land backing onto Alexandra Avenue reduced to 6-8 storeys (the northern section) to improve transition and the larger car yards to the south remain as 8-12 storeys.
 - *Option 2* — Maintain the plan as proposed in Stage 5 to create a precinct approach. This would also allow for potential uplift benefit for residents.
- A new building type called ‘urban apartment’ to front Ross Street, which has a 4 storey height limit but can be built to boundary.
- Maintaining some car parking on the Stanley west site and the Orrong/Staniiland sites.
- Making Selwyn Street one-way southbound to the north of a new development on former ABC site, vehicle entry and two-way south to Glenhuntly Road.
- Making Gordon Street one-way north in front of the cinema to extend the footpath and create a new plaza space.

WHAT HAPPENED NEXT?

Following this stage, the *Buildings Transitions Plan* was updated to reflect the draft *Quality Design Guidelines* and feedback on the *Concept Plan*. Transport, parking and movement plans were also incorporated into the draft *Structure Plan* which brought together all previous stages of consultation into one complete *Plan* for the centre.

STAGE SIX ELSTERNWICK DRAFT STRUCTURE PLAN/QUALITY DESIGN GUIDELINES

29 OCTOBER 2017 TO 11 DECEMBER 2017

METHODOLOGY

This was the final stage of consultation, seeking feedback on a complete draft *Plan* and draft *Quality Design Guidelines*. Feedback was sought and recorded through, an online survey and forum on *HaveYourSay*; in person at a community forum as well as a series of drop in sessions and also submissions made by email, mail and telephone.

Letters were sent to all owners and residents within the structure plan study area and also to residents in the surrounding areas likely to be most affected. This included residents in neighbouring councils.

The *Plan* and *Guidelines* were also promoted by Facebook posts and ads, in *Leader* newspapers, four page lift-out in *Glen Eira News*, messages on hold, service centre television screen and tables in the libraries and service centre.

KEY THEMES

URBAN RENEWAL Limited community support was shown for either option with 8 to 12 storeys considered by many as being too high and some wanting a third option considered. A number of alternatives were suggested by residents with the most common being the ideas of 4 to 5 storey garden apartments on Nepean Highway and 2 storeys in the Neighbourhood Residential Zone. There was further suggestion that development should be spread across Elsternwick and Glen Eira – not focused in one area.

TRAFFIC AND PARKING Respondents felt that traffic and parking were already major issues, particularly in residential streets. There was concern raised that the issue will get worse with further development and that the *Plan* does not provide enough detail about suitable solutions, particularly in the urban renewal area.

MINIMISING IMPACT ON EXISTING RESIDENTS AND PROPERTIES Concerns were raised by participants regarding overshadowing, overlooking/loss of privacy, visual impact, reduce amenity, livability and quality of life and noise. Respondents felt that the *Plan* did not — or would not be able to — adequately address these issues.

HERITAGE AND CHARACTER Some respondents felt that the *Plan* does not reflect and protect existing heritage and character. Respondents suggested that heritage should be reviewed and extended before the *Structure Plan* is adopted, including in the urban renewal area.

OVERDEVELOPMENT It was suggested by some respondents that Elsternwick is already meeting and exceeding targets and contributing its fair share of housing without the need for high-rise development.

QUALITY DESIGN GUIDELINES Feedback was received from respondents about the building types — in particular apartments and townhouses. There were some suggestions around environmentally sustainable design as well as other general design details. Some respondents asked for more detail or clarity about how the *Guidelines* will be applied while others pointed out potential duplications or inconsistencies in the *Guidelines*.

CONSULTATION SNAPSHOT

Email submissions: 237

Surveys: 123

Online forum comments: 58

Facebook comments: 4

Elsternwick forum attendees:
Approx. 200

Drop-in sessions: 80

Quality Design Guidelines
submissions: 46

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Elsternwick

NEXT STEPS

The final stage of community consultation reflected feedback about the draft concept plans in order to refine and add more detail.

Details of proposed changes from the final round of consultation and a final Elsternwick *Structure Plan* will be presented to Council for consideration and adoption at the 27 February 2017 Council Meeting.

To ensure that the land use and development outcomes outlined in the *Plan* are delivered and enforceable, the objectives need to be translated into the *Glen Eira Planning Scheme*.

The *Scheme* guides decision-making on planning permit applications and governs issues such as design and development; land use; heritage; neighbourhood character; and amenity.

This statutory translation is achieved by undertaking a Planning Scheme Amendment.

If the *Structure Plan* is adopted by Council, the Planning Scheme Amendment process will commence. As part of this translation process, the specific statutory tools and mechanisms will be developed to best translate the relevant objectives of the *Structure Plan*. Potential statutory implementation measures are listed in the relevant sections of the *Plan*.

ITEM 9.4 CARNEGIE STRUCTURE PLAN

Author: *Aidan Mullen, Manager City Futures*

File No: 16/25193

Attachments: 1. *Carnegie Structure Plan 2018-2031*
 2. *Carnegie Draft Structure Plan Consultation Overview*

PURPOSE AND SUMMARY

The purpose of this report is to seek Council adoption of the *Carnegie Structure Plan* and to immediately commence statutory implementation of the *Plan*.

This report outlines how the *Carnegie Structure Plan* addresses the key concerns raised over the final two rounds of community engagement, as well as the how the *Plan* aligns with the shared future vision for Carnegie which was adopted by Council in July 2017.

RECOMMENDATION

That Council:

1. adopts the *Carnegie Structure Plan 2018-2031* as Council policy;
2. requests Council officers to commence preparing the statutory documentation, and any further supporting documentation required, to implement the *Carnegie Structure Plan 2018-2031* into the *Glen Eira Planning Scheme* via a future Planning Scheme Amendment;
3. requests Council officers to seek updated interim planning controls that implement all of the relevant built form measures as outlined in the *Carnegie Structure Plan 2018-2031* and *Quality Design Guidelines* into the *Glen Eira Planning Scheme* via a Planning Scheme Amendment in accordance with Section 20(4) of the *Planning and Environment Act 1987*;
4. begins the development of a detailed implementation plan that will inform future Council capital budgets;
5. undertakes appropriate communications that:
 - a. acknowledges and thanks all submitters, stakeholders and members of the wider community for their significant contribution to the preparation of the *Carnegie Structure Plan 2018-2031*;
 - b. outlines Council's resolution on the *Carnegie Structure Plan 2018-2031*;
 - c. outlines how the adopted *Carnegie Structure Plan 2018-2031* addresses the key concerns raised in consultation; and
 - d. outlines the next steps, in particular the future Planning Scheme Amendment timeframes.

BACKGROUND

In July 2017, following three rounds of community engagement, Council adopted a shared, long-term vision for Carnegie, which states that:

‘Carnegie will be a safe, connected and welcoming centre that embraces its authentic urban character and cultural identity.

The centre will be a destination for entertainment, shopping and employment, supporting a range of businesses and interconnected community spaces that meet the needs of the local community.’

This shared future vision has strongly guided the development of the *Carnegie Structure Plan 2018-2031* (attachment 1).

The *Carnegie Structure Plan* outlines a new plan for 2031 that guides future land use, buildings, public spaces, parking and movement in line with the community's shared future vision.

While the *Carnegie Structure Plan* seeks to achieve many important objectives, at its core it achieves the following critical milestones for the current and future community:

1. Curating the right retail and employment mix
2. Creating new community spaces that cater for population growth
3. Ensure larger developments provide significant community benefit

1. Curating the right retail and employment mix

Over recent years, Carnegie has evolved to become a vibrant eclectic dining destination. In fact since 2010 the number of cafes and restaurants in Carnegie has grown from 18 to 47, representing a 160% increase (close to double that experienced in Elsternwick or Bentleigh). This growth in hospitality should be supported and has now become a defining feature of Carnegie, bringing visitors from across Melbourne.

While there is still a good offering of daily goods such as fresh food in Carnegie, there is strong community concern regarding a future loss and lack of control of daily offerings such as bakeries, butchers and grocers. The next 15 years will prove a challenging time for retail across all traditional centres, as it is ever increasingly disrupted by online shopping and home delivery.

To address this uncertain future, the proposed Carnegie Food Market presents a significant opportunity for Council to curate a food focused market that caters for the community's needs, both now and into the future. It will provide the opportunity for Council to secure a range of high quality businesses that will complement the existing retail offer within Carnegie.

Office space is proposed on the level above the market, providing needed local employment for Carnegie. This local employment will also help to provide daytime walk-up trade for the Carnegie businesses, helping to balance out the peak period across both day and evening.

Located on the Shepparson Avenue carpark, this new market hub will be a catalyst for adjacent businesses to front it, creating a new active laneway running north to the station precinct.

2. Creating new community spaces that cater to the needs of a growing population

The Carnegie community has experienced significant disruption over recent years with the level crossing removal works and new apartment developments. In fact, the community feedback shows that there is not 'one Carnegie community' and it suggests that a greater focus is required to connect the established and emerging communities of Carnegie.

The *Carnegie Structure Plan* seeks to actively connect the Carnegie community through a number of different civic spaces that promote social interaction, the most important of which is the proposed Carnegie Food Market.

Council run markets have always been highly valued by their local communities as not just serving transactional needs but more importantly serving a social and civic need. Located just south of the Carnegie Library, which already serves a critical civic role, the new market is an opportunity to create a civic precinct which is joined together by a number of small public spaces.

The market and library, along with their small public plazas, will become the new 'heart' of Carnegie and the place where neighbours bump into each other on a Sunday morning, or where friends meet before going out for dinner.

A new park on Kokaribb Road, created by relocating Council's car parks underground, presents a unique opportunity for a new green square. Much like the Elsternwick Plaza, this new green will offer a more relaxed type of community interaction, where office workers lay on the grass in the sun, families sit together to eat lunch or moonlight cinemas are screened.

3. Ensure larger developments provide significant community benefit

Council has clearly heard the community concern regarding development. While most of the community recognise the need for it, the location, design quality and community legacy of the current development has been questioned.

The *Carnegie Structure Plan* seeks to refocus Carnegie's development focus from small, heritage shopfronts or house blocks, to large strategic or urban renewal sites where greater height can be accommodated.

Importantly, with greater opportunity for height comes greater opportunity for development to leave a positive and lasting legacy for the existing and emerging Carnegie community.

The *Structure Plan* establishes a preferred and maximum height for buildings in these precincts. Proposed buildings should not exceed the preferred height. Proposals seeking to extend the preferred height must demonstrate a significant community benefit (to Council's satisfaction) and must not exceed the maximum height.

Community benefit items may include but are not limited to:

- diverse housing mix that responds to an identified community need (affordable housing, aged care, student, short-term accommodation — not just a variety of apartment layouts and sizes);
- additional public parking;
- additional public open space contributions beyond their minimum requirements of the *Glen Eira Planning Scheme* or relevant adopted Council document;
- new street or laneway connections; and
- needed community uses and facilities.

This list does not identify every type of community benefit, but rather notes emerging priority items. Contributions for each development should be determined in consultation with Council for the best strategic outcome and will be clarified through future strategic work.

State and Council Policy

Council has a responsibility to both implement the vision and objectives of the community as set out in the *Glen Eira Council and Community Plan 2017-2021* while also being required to align with strategies and directions set out in the State Government's *Plan Melbourne 2017-2050* strategy. In July 2017, Council adopted the *Activity Centre, Housing and Local Economy Strategy 2017* which seeks to create a strong link between the community and state aspirations.

The *Glen Eira Council and Community Plan 2017-2021* outlines a clear direction for Glen Eira, in particular the *Liveable and well designed* theme states the following objectives:

- Create prosperous, accessible and vibrant urban places.
- Encourage development that benefits the community.
- Proactively plan for and manage change within our urban places.
- Invest sustainably in our infrastructure and community assets.

The State Government's *Plan Melbourne 2017-2050* is the metropolitan planning strategy that sets the vision and policy direction for managing growth across Melbourne. Consistent with longstanding State policy, the revised *Plan Melbourne* shows a plan to accommodate population growth across the state, by focussing greater development opportunities in major centres within the inner and middle regions that are in close proximity to well-served public transport and employment areas.

Plan Melbourne identifies Carnegie as a major activity centre that should accommodate increased housing and employment growth. This is due to its location in an established area with good access to public transport and other services.

The *Activity Centre, Housing and Local Economy Strategy*, provides Council with an integrated plan to successfully accommodate this growth in a way that revitalises and strengthens our local neighbourhoods and their surrounding communities.

The *Strategy* establishes a new policy direction for the future planning of Glen Eira, in particular it identifies urban renewal areas in Glen Eira that have greater capacity for increased residential and employment development, due to their location being adjacent to arterial roads and within established commercial precincts. The identification of these urban renewal areas allows for reconsideration of development planning in residential areas that are more sensitive.

The *Activity Centre, Housing and Local Economy Strategy* identifies Carnegie as a major activity centre with urban renewal opportunities. This new classification recognises that the Carnegie activity centre has significant and well-located commercially zoned land that can accommodate taller development. Development in identified urban renewal and strategic sites should seek to accommodate new employment, diverse housing, open space and other community benefits.

ISSUES AND DISCUSSION

Consultation on the Draft Concept and Draft Structure Plans

At the 25 July 2017 Council Meeting, Council endorsed the release of the *Draft Carnegie Concept Plan* for two rounds of community engagement.

Subsequently, Council officers undertook two rounds of consultation, between July and December 2017, firstly on the *Draft Concept Plans* and then on an updated *Draft Structure Plan*.

The key issues raised by the community during these two rounds of consultation are further discussed below:

1. Urban renewal area and Chestnut Street

Community feedback:

The *Draft Carnegie Structure Plan* sought community feedback on two options for the urban renewal area. Option one sought to retain the Character Overlay control over Chestnut Street and transition the urban renewal built form accordingly, while option two sought to remove the character overlay and include Chestnut Street as an area of change.

During the last round of engagement, 68 submissions were received, which commented specifically on the two options. Of these, 51 submissions supported option one and 17 submissions supported option two. While option one is supported, it is noted that consultation with residents highlighted concern regarding development, such as overshadowing, overlooking, noise, traffic, and visual bulk.

Officer recommendation:

Option one is recommended by officers due to the community feedback and further officer review of the precinct. A key consideration for officers was that the retention of high value character areas has been a core principle of all the *Structure Plans* and following a more detailed review it was felt that the character area and the urban renewal precinct could be both appropriately managed side-by-side.

Principles have also been included in the new *Carnegie Structure Plan* that address concerns such as overlooking, overshadowing and traffic impacts on existing residential areas.

2. Urban renewal area

Officer recommendation:

Officers have undertaken a further detailed review of the urban renewal area and have recommended the following changes:

- Provide a clear transition in height from lower-scale contexts to the east. Building form steps up from interface with Chestnut Street, with 4 storeys to 8 storeys then up to 12 storeys.
- Protect the future open space at Egan and Woorayl Streets, in accordance with Council's *Open Space Strategy*, with no overshadowing for a minimum of 5 hours at the September Equinox (9am to 2pm achieved) and 3 hours at Winter Solstice (11am to 2pm achieved).

- Ensure no overshadowing of residential areas between 9am and 3pm at the September Equinox.
- Focus taller development to sites fronting Dandenong Road and provide a transition in height at its edges.
- Continuation of a lower-scale retail corridor with fine-grain shops fronting Koornang Road lowered to 4 and 5 storeys.

New principles have also been included in the urban renewal section that reflects the concerns and opportunities raised through the community feedback periods. Officers consider that the new plans align with these principles while also providing for reasonable building envelopes at the upper-most floors (avoiding tall and narrow buildings). Further to this, the *Quality Design Guidelines* further outline building design requirements for urban renewal buildings that address concerns of overlooking and visual bulk at residential interfaces.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

A more detailed implementation plan will be developed following adoption of the *Carnegie Structure Plan*. The detailed implementation plan will guide future project bids as part of Council's budget processes and priority setting.

Council will need to work with a range of stakeholders, either through advocacy or partnership to deliver the identified projects. This will ensure that the streetscape and public space improvements outlined in the *Carnegie Structure Plan* are carried out in an orderly and staged manner and in a way that is affordable for the community. Stakeholders and project partners include the local community, local traders, landowners, VicRoads, and Public Transport Victoria.

POLICY AND LEGISLATIVE IMPLICATIONS

To ensure that the land use and development outcomes outlined in the *Plan* are delivered and enforceable, the objectives need to be translated into the *Glen Eira Planning Scheme*.

The *Scheme* guides decision-making on planning permit applications and governs issues such as design and development; land use; heritage; neighbourhood character; and amenity.

This statutory translation is achieved by undertaking a Planning Scheme Amendment, which will involve 'statutory' community consultation. The Amendment process will commence following Council's adoption of the *Structure Plan*. As part of this translation process, the specific statutory tools and mechanisms will be developed to best translate the relevant objectives of the *Structure Plan*. Potential statutory implementation measures are listed in the relevant sections of the *Plan*.

COMMUNICATION AND ENGAGEMENT

The development of the *Carnegie Structure Plan* has been an iterative process, driven by community feedback and expert review, six rounds of consultation, with more than 780 submissions received for Carnegie.

The comprehensive consultation process undertaken with the Carnegie community is outlined below:

STAGE	DATES	FEEDBACK RECEIVED	SECTIONS OF THE STRUCTURE PLAN INFLUENCED
1 Tell us what you love about your shopping strip	28 November 2016- 19 February 2017	Surveys: 367 Facebook comments: 15	<ul style="list-style-type: none"> • Vision • Public spaces
2 Transforming our neighbourhoods together	10 March- 9 April 2017	Surveys: 122 Drop-in sessions: 52 Email/mail submissions: 1 Facebook comments: 15	<ul style="list-style-type: none"> • Vision • Public spaces
3 Activity Centre, Housing and Local Economy Strategy and early Structure Plan exploration	24 May- 13 June 2017	Online feedback forms: 38 Email submissions: 26 Carnegie forum attendees: 35	<ul style="list-style-type: none"> • Vision • Land use
4 Quality Design Principles	26 July- 3 September 2017	Online forum: 82 Facebook comment: 5 Submissions: 9	<ul style="list-style-type: none"> • Buildings
5 Draft Concept Plan	26 July- 3 September 2017	Online surveys: 44 Forum comments: 4 Concept plan document downloads: 445 Facebook comments: 17 Email/mail/phone submissions: 56 Community forum attendees: 78	<ul style="list-style-type: none"> • Land use • Buildings • Public spaces • Parking and movement • Urban renewal
6 Draft Structure Plan/Quality Design Guidelines	30 October- 11 December 2017	Email submissions: 66 Surveys: 59 Online forum comments: 9 Facebook comments: 5 Carnegie forum attendees: 51	<ul style="list-style-type: none"> • Land use • Buildings • Public spaces • Parking and movement

		Drop-in sessions: 60 Quality Design Guidelines submissions: 46	<ul style="list-style-type: none"> Urban renewal
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The *Carnegie Draft Structure Plan Consultation Overview* (attachment 2) provides a concise summary of the six stage consultation process that informs the development of the Carnegie *Structure Plan*.

Detailed reports of the six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Carnegie

Detailed consultation reports include:

- Stage one: *Tell us what you love about your shopping strip consultation summary*
- Stage two: *Transforming our neighbourhoods together consultation summary*
- Stage three: *Activity centre, housing and local economy strategy and early structure plan exploration consultation summary*
- Stage four: *Quality Design Principles consultation summary*
- Stage five: *Carnegie draft concept plan consultation summary*
- Stage six: *Carnegie draft structure plan consultation summary*

If Council adopts the Carnegie *Structure Plan*, Officers will undertake further communication to:

- acknowledge and thank all submitters;
- outline the Council decision and provide a link to the new *Structure Plan*;
- outline how the adopted *Structure Plan* addresses the key concerns raised in consultation; and
- outline the next steps, in particular the future Planning Scheme Amendment timeframes.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme one: *Liveable and well designed*

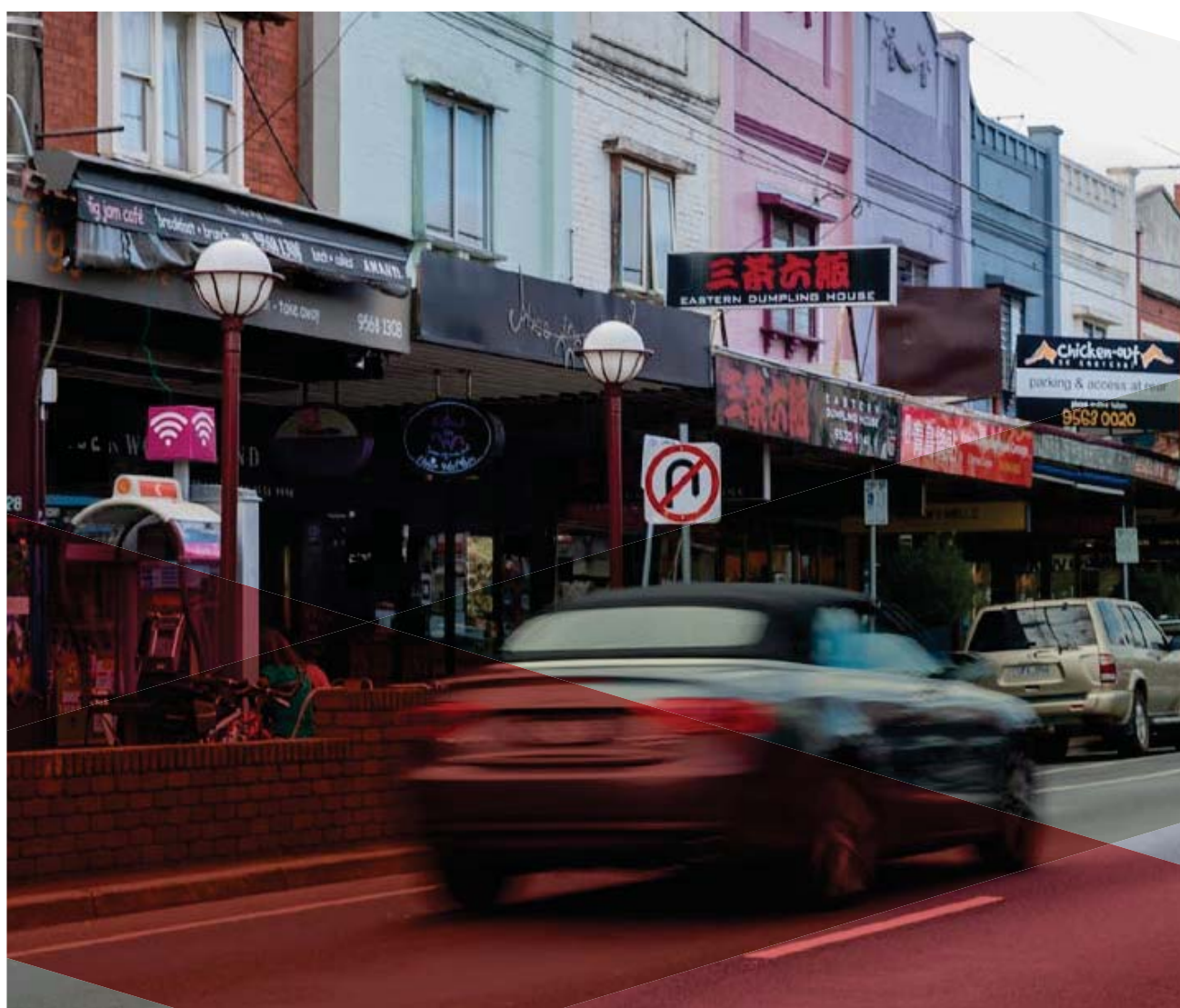
- Create prosperous, accessible and vibrant urban places.
- Encourage development that benefits the community.
- Proactively plan for and manage change within our urban places.
- Invest sustainably in our infrastructure and community assets.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

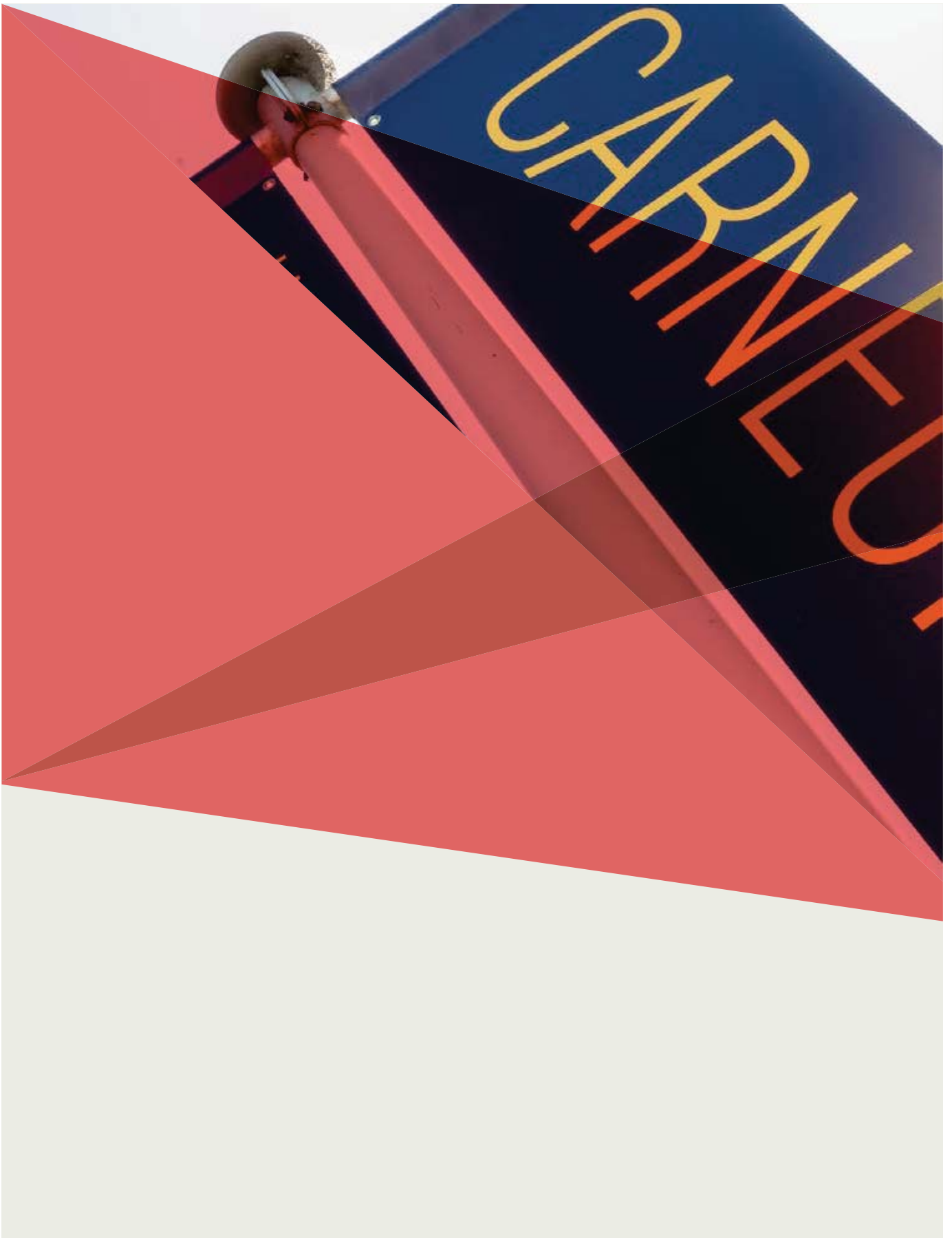
Council has the challenging task of accommodating future growth and creating greater local employment, while protecting Carnegie's heritage and residential character. The *Carnegie Structure Plan* provides a shared future vision and robust plan that balances the current and future community needs, while also creating a vibrant and successful centre.



CARNEGIE STRUCTURE PLAN 2018–2031



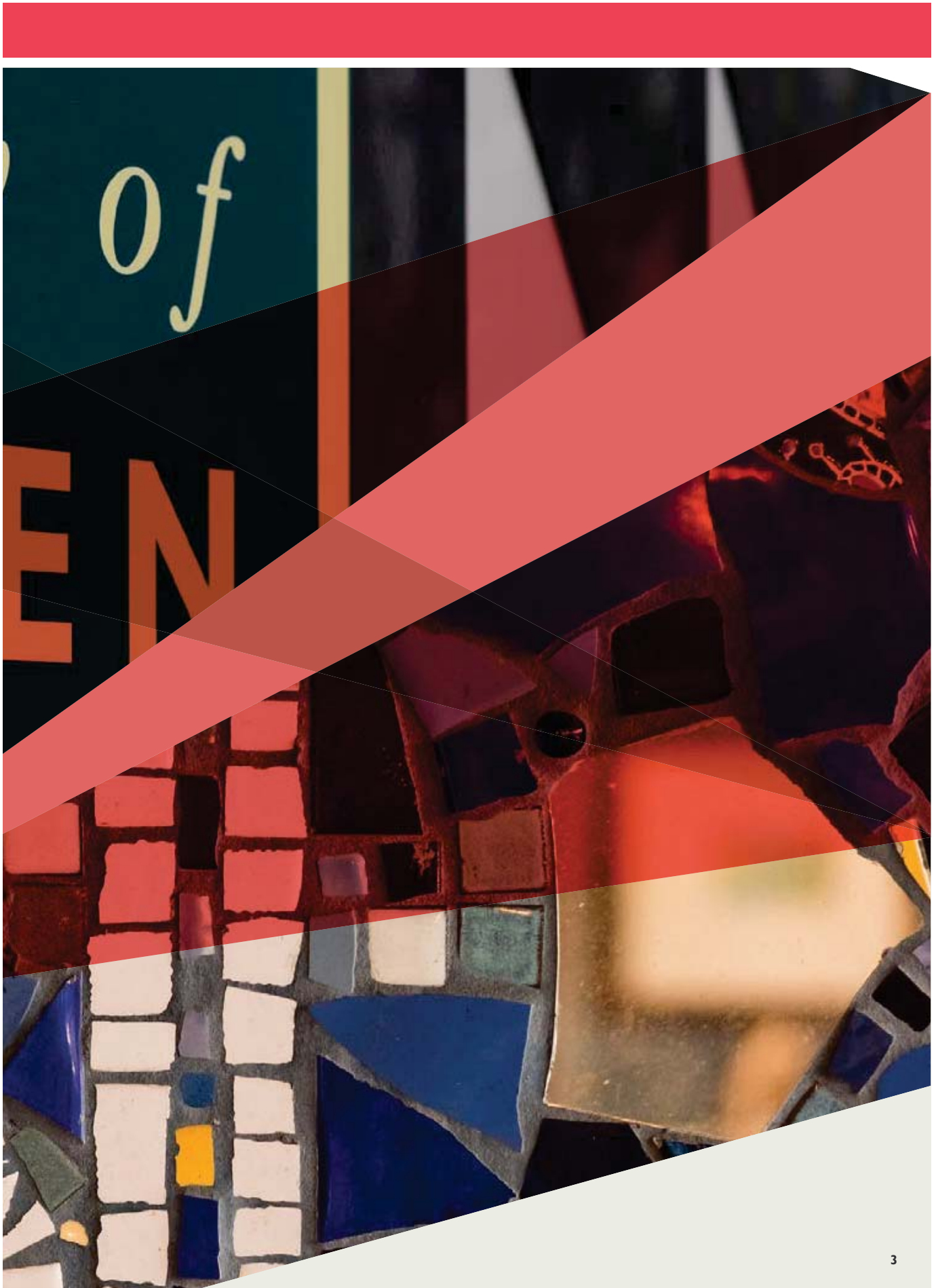
GLEN EIRA
CITY COUNCIL





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I.0 VISION AND OBJECTIVES



I.0 VISION AND OBJECTIVES

Why is Carnegie changing?

Like many areas across Melbourne and Glen Eira, Carnegie is changing and growing. Melbourne is expected to grow by 1.5 million residents and 584,705 households by 2031. For Glen Eira this means approximately 22,000 new residents, 9,000 households and 9,500 jobs over the next 15 years.

To keep Melbourne liveable and sustainable, the State Government is directing population growth to busy centres that are close to things like shops, services and public transport. Glen Eira has a range of these centres, including Carnegie (which is classed a large major activity centre). This essentially means Carnegie will continue to grow and change into the future.

How can we better plan for Carnegie's future?

We have the challenging task of accommodating this growth and new development, while creating vibrant and successful centres which enhance and protect the character of the local area.

One way we can take on this challenge and plan for Carnegie's future is by having robust long-term plans in place.

What is the Carnegie Structure Plan?

The *Structure Plan* sets out the long-term vision for the busy central Carnegie area. It includes things like development and future land use, transport and parking, types and heights of buildings, employment, open spaces, infrastructure and the preservation and protection of neighbourhood character.

Structure Plans can be used by Local and State Government to help make decisions about developments, investments and infrastructure improvements. These *Plans* can also help community members and developers know what change is expected and allowed in certain areas.

To inform the development of the *Plan*, we completed six stages of consultation with the

Carnegie community and received a total of 780 submissions.

What do we want to achieve?

The proposed changes in the *Structure Plan* have been designed to:

- > establish protection of the heritage character of the Koornang Road precinct;
- > better protect traditional, low-scale residential areas from dense apartment developments;
- > provide more consistent building heights within residential streets;
- > create safe and attractive public spaces that are a focal point for the community to meet and gather;
- > ensure key sites provide opportunities for new local employment and diverse housing; and
- > ensure larger developments provide significant community benefit.

How will we achieve it?

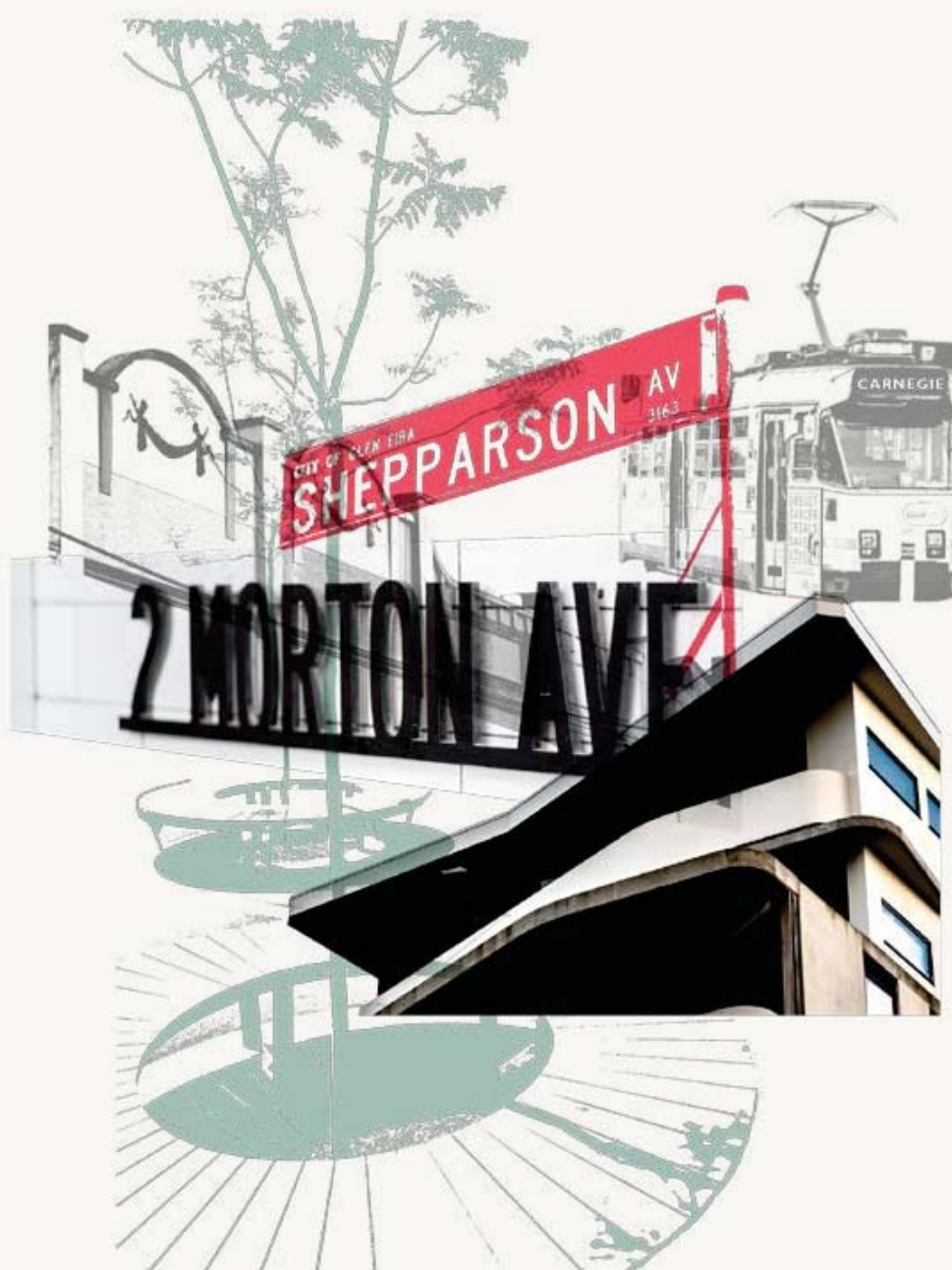
To ensure that the land use and development outcomes outlined in this Plan are delivered and enforceable, the objectives need to be translated into the *Glen Eira Planning Scheme*. The *Glen Eira Planning Scheme* guides decision making on planning permit applications and governs issues such as design and development, land use, heritage, neighbourhood character and amenity.

This statutory translation is achieved by undertaking a Planning Scheme Amendment. The Planning Scheme Amendment process will commence following Council's adoption of the *Structure Plan*. As part of this translation process, the specific statutory tools and mechanisms will be developed to best translate the relevant objectives of the *Structure Plan*. Potential statutory implementation measures are listed in the relevant sections of this *Plan*.

VISION — CARNEGIE 2031

Carnegie will be a safe, connected and welcoming centre that embraces its authentic urban character and cultural identity.

The centre will be a destination for entertainment, shopping and employment, supporting a range of businesses and interconnected community spaces that meet the needs of the local community.



I.0 VISION AND OBJECTIVES

OBJECTIVES

The key objectives for the Carnegie activity centre are:

I. PLACE-MAKING



- I.1. Build on Carnegie's reputation as a welcoming and diverse local community with unique commercial and entertainment offerings.
- I.2. Enhance the distinctive character of the Koornang Road retail strip.
- I.3. Support a network of urban laneways, active streets and shared community and open spaces.
- I.4. Encourage landscaping and greenery.
- I.5. Promote high quality urban design and architecture.
- I.6. Support safe, accessible and friendly streets.
- I.7. Encourage development that provides a significant community benefit.

2. HOUSING



- 2.1. Manage the transition between housing densities.
- 2.2. Maintain Carnegie's unique suburban character.
- 2.3. Recognise Carnegie's role in accommodating a growing population.
- 2.4. Encourage a diverse range of housing options.

3. ECONOMY



- 3.1. Boost evening activity and support quality local shopping, dining and entertainment options.
- 3.2. Encourage offices and employment opportunities.

4. TRANSPORT



- 4.1. Encourage walking, cycling and use of public transport.
- 4.2. Explore innovative approaches to car parking and traffic management.

2.0 LAND USE



2.0 LAND USE

The Carnegie activity centre has a distinct and diverse urban character in both its residential and commercial areas. The current distribution of residential density east and west of Koornang Road results in multiple residential zones occurring within the same street. This can lead to a range of development types next to one another. To align with the State Government's objectives for growth in Carnegie, higher density development should be accommodated north of the railway line to avoid conflict with lower density areas.

To strengthen the local image and sense of place that is unique to Carnegie, Council will implement these strategies:

- > Provide a greater range of housing types, with a focus on medium density terrace town housing within suburban streets.
- > Explore opportunities to create new street networks to offer a high level of accessibility for walkers.
- > Encourage employment growth opportunities, focusing on professional employment, to provide the community with a variety of local employment options.
- > Facilitate a connection between the urban renewal precinct and the heart of the Carnegie activity centre.
- > Focus housing growth opportunities in areas with underused land, close to jobs, services and public transport.
- > Promote a safe environment for the community, particularly at night by implementing features such as lighting and encouraging passive surveillance of public areas.

Statutory implementation

Statutory implementation measures relating to land use may include:

- > Implementing zones and design guidance that support appropriate housing development in the housing opportunity precinct and to support the realisation of the urban renewal precinct.
- > Reviewing zones to ensure they support the commercial activity of the activity centre.
- > Facilitate the achievement of land use precincts through the planning permit process.

2.0 LAND USE

The area immediately surrounding Carnegie Station has been divided up into the following precincts:

Entertainment precinct

- > Focus on fine dining, cafes and bars.
- > Improve the streetscape of Koornang Road by providing new street trees, and increasing pedestrian amenity with street lighting, pedestrian crossings and seating.

Station precinct

- > An improved transport hub with pedestrian and cycling connections.
- > Advocate for a tram extension to Carnegie Station, as well as better bus connections within the Carnegie centre to the State Government.
- > Create a bicycle path along Shepparson Avenue, connecting Carnegie Station to Neerim Road and under the elevated rail.
- > Advocate for the protection of open space along Woorayl Street, north of the Station to the State Government.
- > Improve pedestrian amenity by creating a pedestrian link to Dandenong Road, improving the pedestrian experience on Morton Avenue, and providing a shared space on Egan Street so that the urban renewal precinct has adequate pedestrian amenity and open space.

Retail precinct

- > Focus on retail and specialty shopping.
- > Create new pedestrian laneways to improve connectivity and activate existing rear laneways.
- > Explore opportunities to redevelop existing Shepparson Avenue car parks to create a market at ground floor.

- > Increase the provision of open space in Carnegie by relocating Kokaribb Road car park and creating a new landscaped space.
- > Provide more open space immediately north and south of Carnegie Library and Community Centre.
- > Work with the State Government to create a new linear park beneath the elevated railway line to bring the space to life and nourish the community.

Urban renewal precinct

- > Concentrate on employment, housing and infrastructure.
- > Provide a connection between the activity centre and urban renewal precinct.
- > Explore opportunities for additional open space.

Housing opportunity precinct

- > Opportunity for increasing the provision of housing in appropriate locations, around key transport, infrastructure, employment and services such as Carnegie Station, entertainment and retail precincts.
- > Encourage diverse housing options for a range of household types.

Community precinct

- > Provide facilities and services for the community.
- > Encourage community services and public infrastructure in the area surrounding Carnegie Primary School and Carnegie Kindergarten.

Refer to Figure 1.0 — Land use: Precincts.

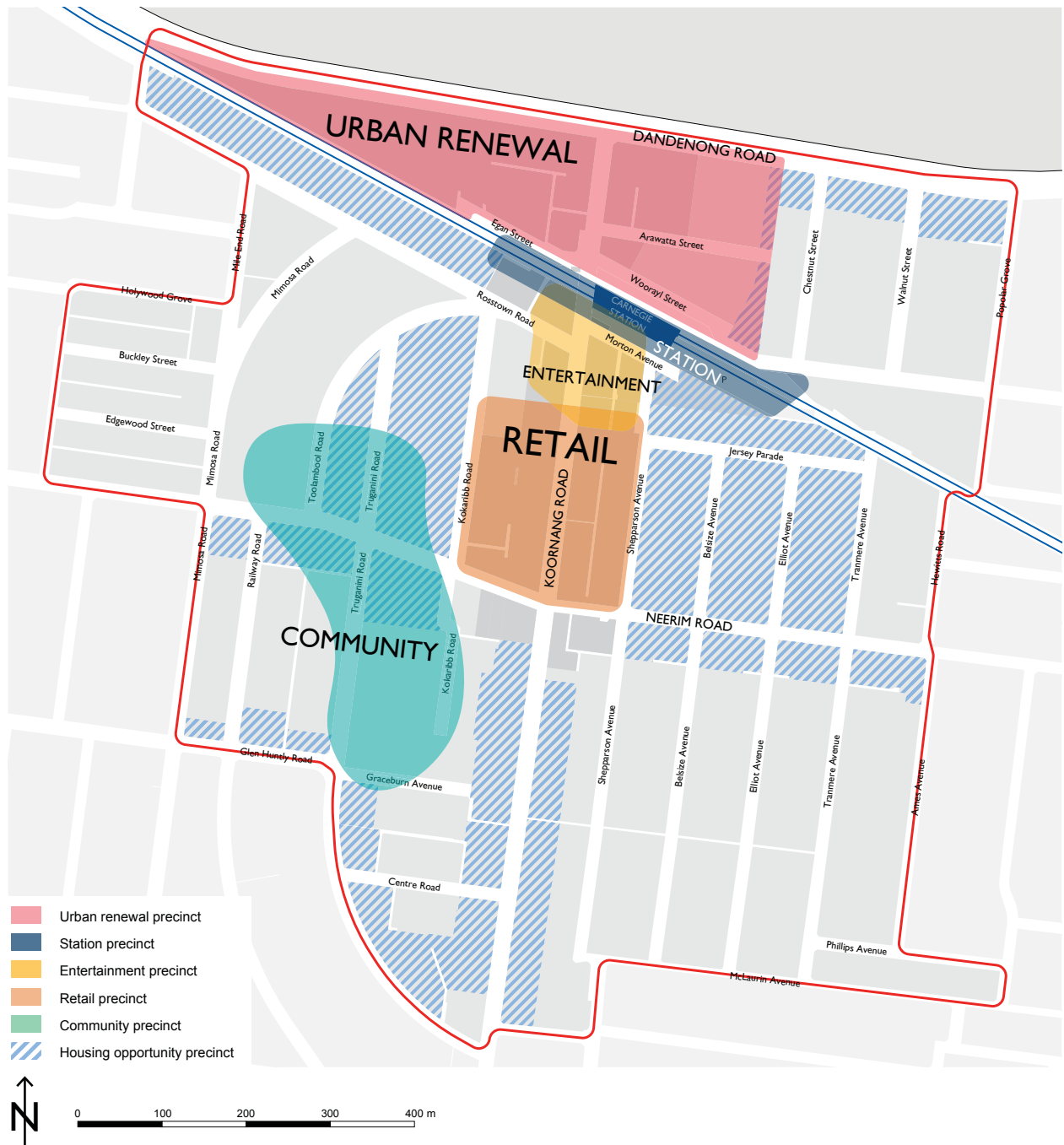
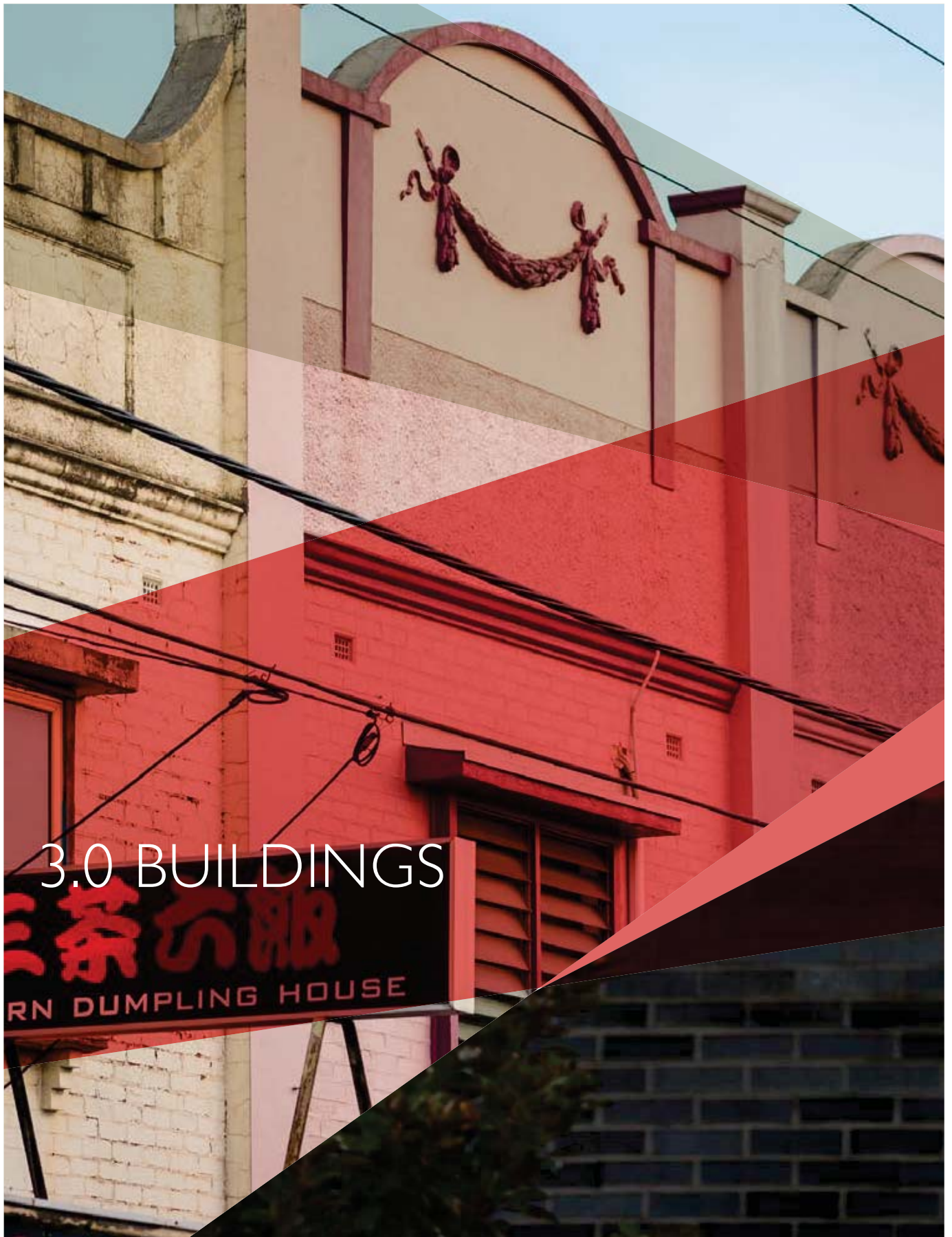


Figure 1.0 — Land use: Precincts



3.0 BUILDINGS



3.0 BUILDINGS

The Carnegie activity centre provides the community with access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities. Residential development opportunities need to respond to their unique urban context.

BUILDING TYPES

This section provides a summary of the preferred residential, commercial and mixed-use building types for Glen Eira, applied in this *Plan* for Carnegie.

RESIDENTIAL

Heritage and character housing

- > New housing on land affected by a Heritage Overlay or Neighbourhood Character Overlay that respects and celebrates the character of the area.

Minimal change

- > One or two detached or semi-detached dwellings built on a lot.

Garden townhouse

- > Townhouses in a garden setting.

Townhouse and apartment mix

- > A mix of townhouses and apartments in a garden setting.

Garden apartment

- > Apartment building in a garden setting.

Urban apartment

- > Apartment building within a dense urban setting.

COMMERCIAL AND MIXED-USE

Shop-top (standard)

- > Commercial or mixed-use building that consists of active commercial uses at lower levels and commercial or residential uses at upper levels.

Shop-top (heritage/character)

- > Commercial or mixed-use building that is designed to celebrate and respect the heritage or significant character precinct in which it is located and consists of active commercial uses at lower levels and commercial or residential uses at upper levels.

Strategic site

- > Commercial or mixed-use building consisting of active commercial uses at ground floor, further commercial (employment) uses above ground floor and residential uses at upper levels. Key focus on delivering housing diversity, employment and a significant community benefit on identified sites.

Urban renewal

- > Commercial or mixed-use building consisting of active commercial uses at ground floor, further commercial (employment) uses above ground floor and residential uses at upper levels. Key focus on delivering housing diversity, employment and a significant community benefit on identified sites and in areas that can accommodate a higher scale form.

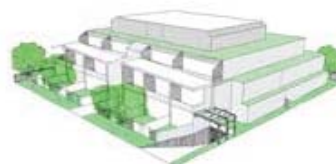
RESIDENTIAL



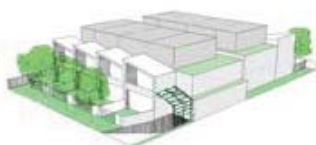
Heritage and character housing



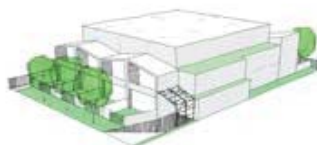
Minimal change



Garden apartment



Garden townhouse



Townhouse apartment mix

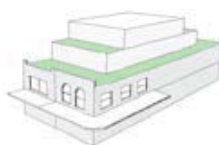


Urban apartment

COMMERCIAL AND MIXED-USE



Shop-top (standard)



Shop-top (heritage/character)



Strategic site A and B



Urban renewal

For further information on building types, refer to Council's *Quality Design Guidelines* at www.gleneira.vic.gov.au/qualitydesign

Figure 2.0 — Buildings: Building types

3.0 BUILDINGS

BUILDING TRANSITIONS

The Carnegie activity centre has been identified as a major activity centre with opportunities for urban renewal.

To make sure the right buildings are placed in the right locations, the following strategies will be implemented:

- > To encourage apartment development close to the Koornang Road strip, between Neerim Road and the railway line, with a garden setting and residential built form.
- > Encourage higher density development along transport corridors such as Dandenong Road, the railway line and Koornang Road.
- > Encourage developments that demonstrate a significant community benefit.
- > Ensure appropriate transitions from urban renewal areas to adjoining sensitive residential areas.
- > Develop a clear and legible urban structure, expressed through variation in building height and design, supporting the range of land uses within the Carnegie activity centre.
- > Protect the distinct character of the Koornang Road commercial strip.
- > Investigate the potential heritage significance of the Koornang Road commercial strip.
- > Protect low scale heritage character of the commercial strip on Koornang Road and encourage the continuation of a lower-scale retail corridor.
- > Minimise overshadowing impacts from new buildings on existing and future open spaces, commercial footpath-trading areas and existing residential sites.
- > Ensure development that abuts a sensitive interface, such as heritage or low-scale residential sites, is sympathetic to the scale and amenity of the site.

- > Investigate heritage significance of commercial properties at 239–251 Koornang Road.
- > Buildings identified as Strategic Site or Urban Renewal should only be considered to exceed the preferred height where significant community benefit is demonstrated.
- > Ensure that, where possible, development fronting the public realm or a pedestrian connection is activated.

Refer to Figure 3.0 — Buildings: Transitions.

Refer to Figure 4.0 — Buildings: Preferred setback and height of commercial area.

STATUTORY IMPLEMENTATION

Statutory implementation measures relating to buildings may include:

- > Implement design guidance that provides for a greater level of amenity; provides more areas for conservation of and planting of trees and landscaping; and improved design detail.
- > Implement design guidance to provide an adequate transition between building types.
- > Undertake a municipal-wide heritage review, to identify gaps and protect significant heritage properties currently not identified within the Scheme.
- > Investigate developer contribution opportunities for upgrading infrastructure within activity centres.
- > Investigate greater environmental design and water sensitive urban design requirements for significant developments with consideration for any new State Government requirements.
- > Investigate mechanisms for achieving significant community benefit.

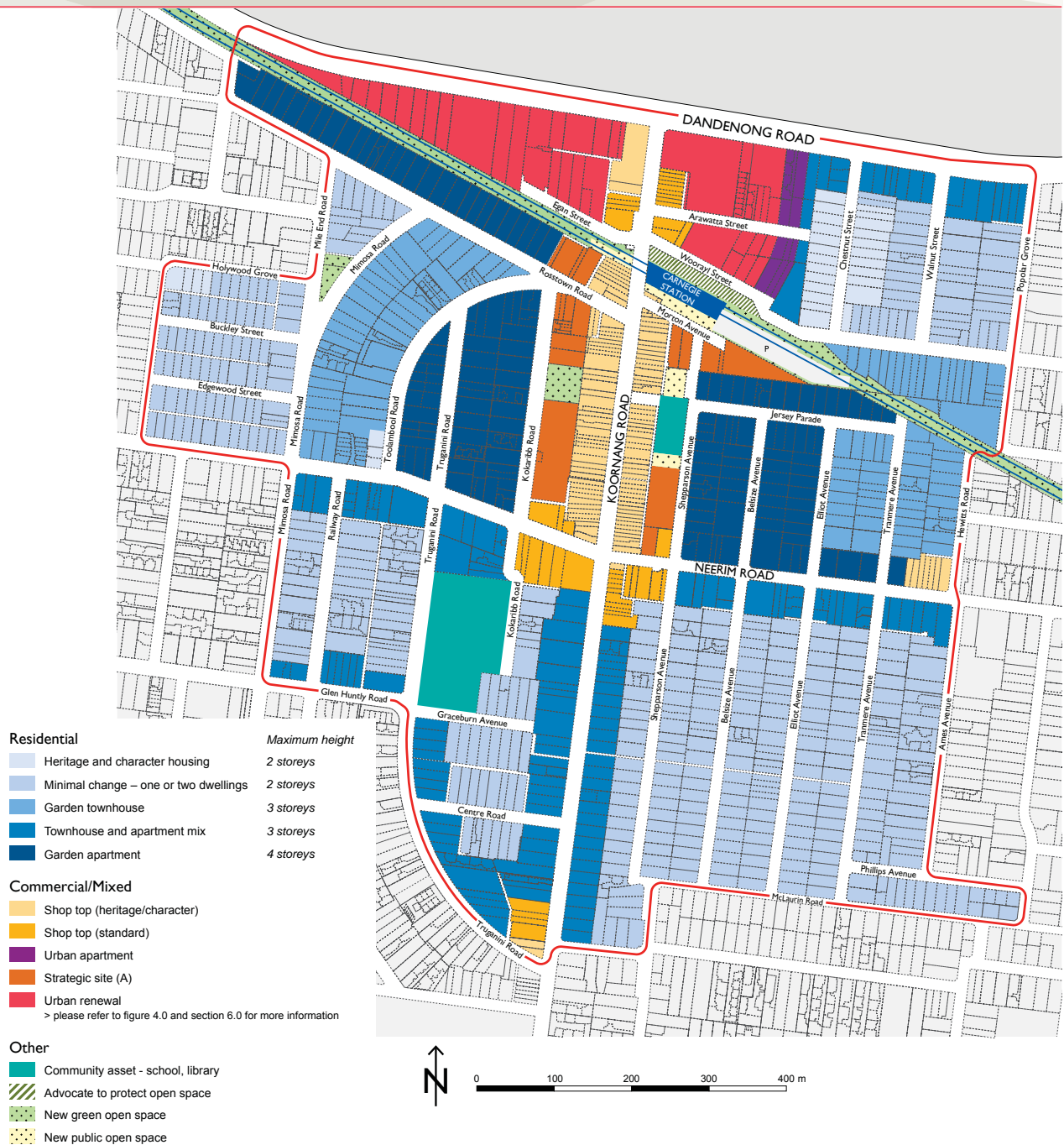


Figure 3.0 — Buildings: Transitions

3.0 BUILDINGS

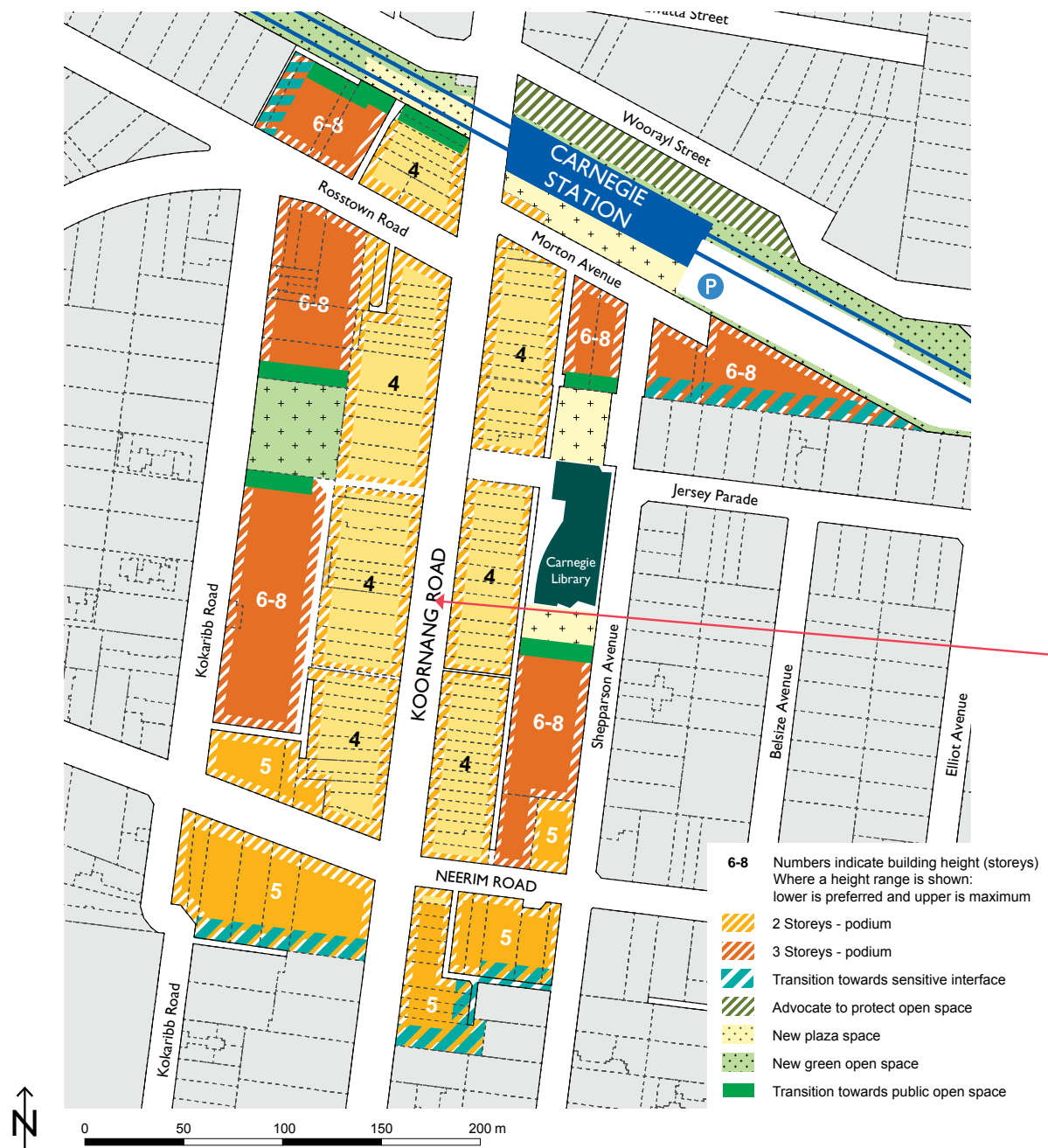
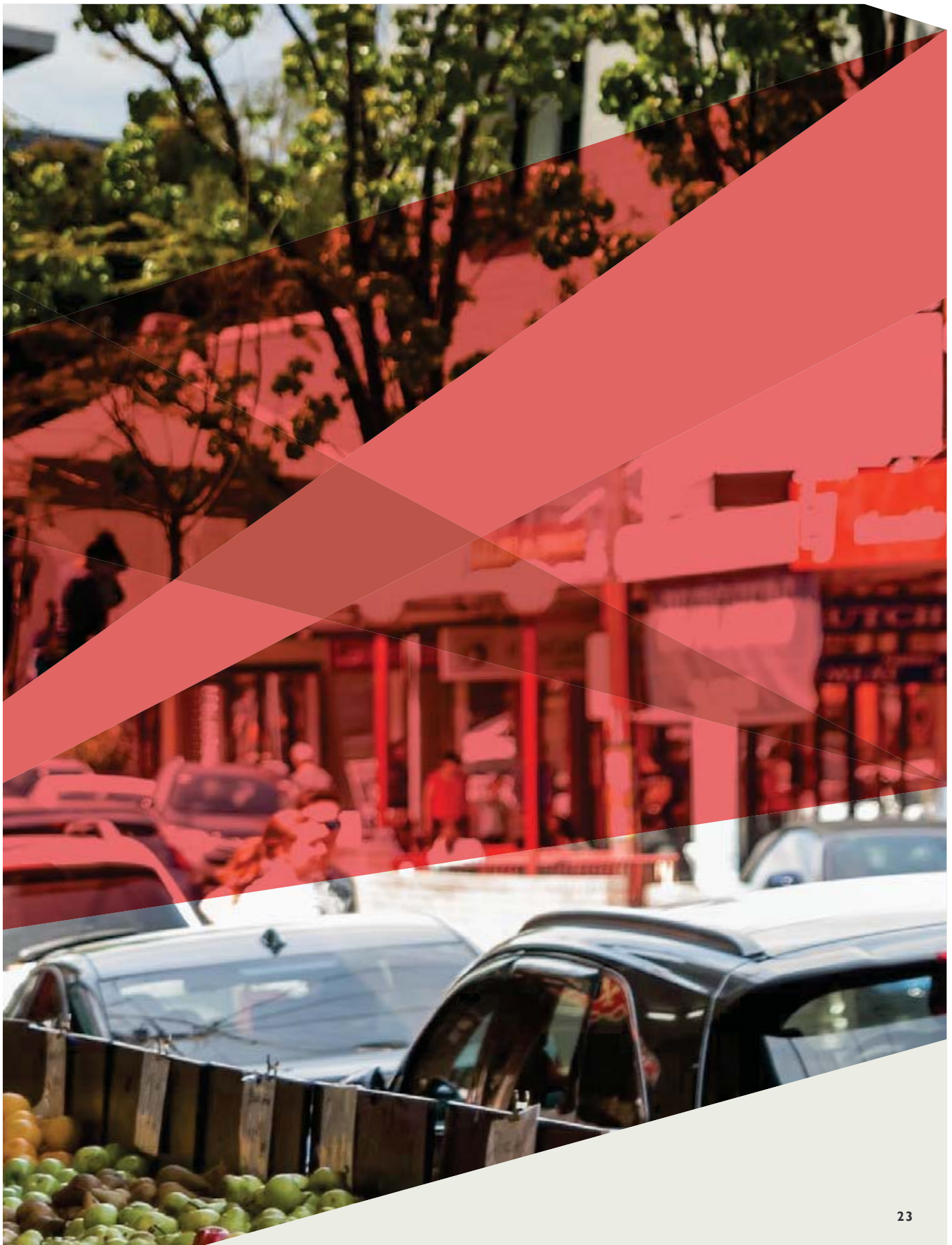


Figure 4.0 — Buildings: Preferred setback and height of commercial area



4.0 PUBLIC SPACES



4.0 PUBLIC SPACES

To improve experiences in the Carnegie community, we will provide a range of opportunities for people to meet and gather through new spaces within the centre.

To achieve high quality, functional public spaces, we will implement the following strategies:

- > Ensure that public spaces are accessible for all, and remain a focal point for the community to meet and gather.
- > Provide public spaces that are inclusive and inviting by including public art and pedestrian oriented places.
- > Ensure overshadowing from new buildings and works does not result in significant loss of sunlight to future and existing public open spaces.
- > Protect and, where possible, increase the level of sunlight to public open spaces.
- > Actively explore opportunities for additional open space and improve existing open spaces as recommended in Council's *Open Space Strategy*.

Refer to Figure 5.0 — Public spaces: Concept map.

HOW WILL WE DELIVER OUR PROJECTS?

Non-statutory framework

A more detailed implementation plan will be developed following adoption of the Carnegie *Structure Plan*. The detailed implementation plan will guide future project bids as part of Council's budget processes and priority setting.

Advocacy and partnership

Council will need to work with a range of stakeholders, either through advocacy or partnership to deliver the identified projects. This will ensure that the streetscape and public space improvements outlined in the Carnegie *Structure Plan* are carried out in an orderly and staged manner and in a way that is affordable for the community. Stakeholders and project partners include the local community, local traders, landowners, VicRoads, and Public Transport Victoria.

STATUTORY IMPLEMENTATION

Statutory implementation measures relating to public spaces may include:

- > Review public open space contribution requirements after new census data released.
- > Implement design guidance to provide greater protection to public spaces from adjoining development.

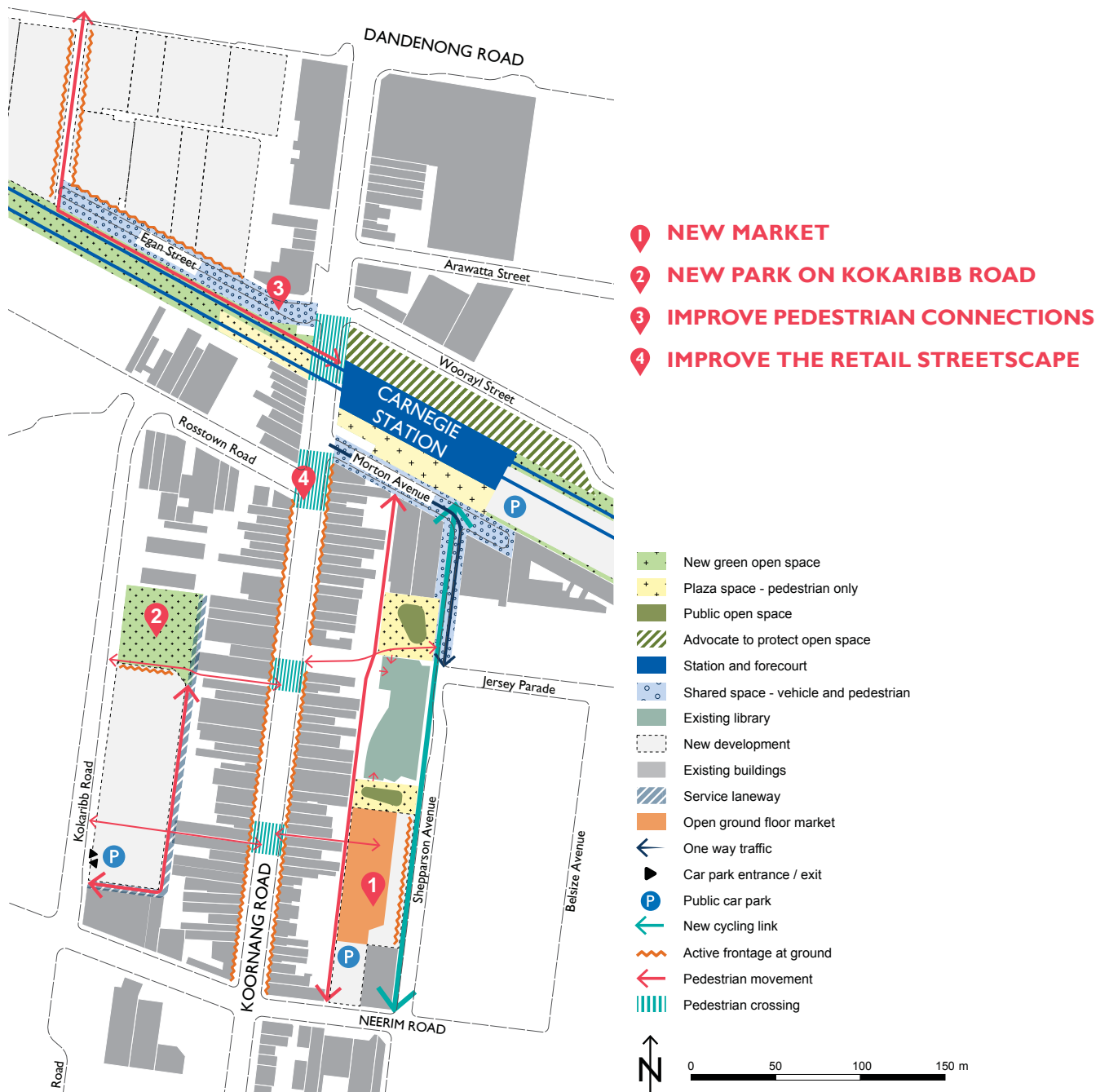


Figure 5.0 — Public spaces: Concept map

4.0 PUBLIC SPACES

I. NEW MARKET

PROPOSED



EXISTING



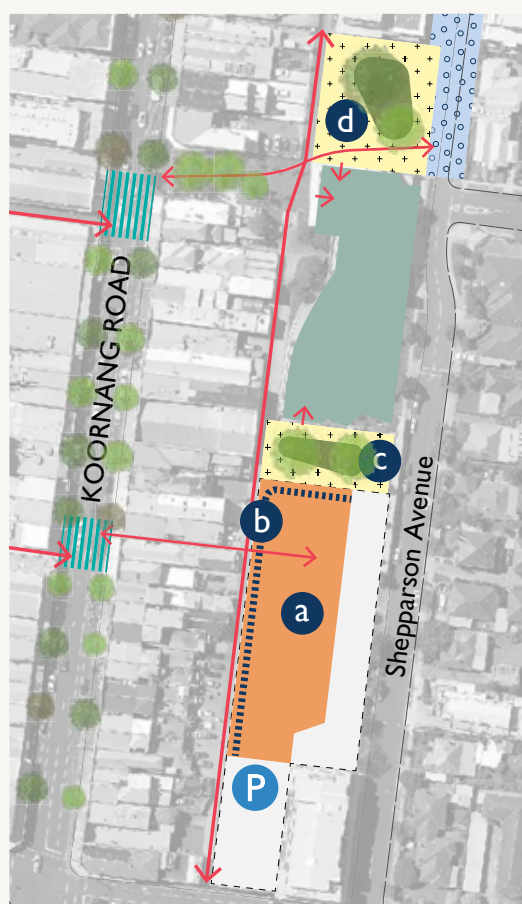


Figure 6.0 — Public spaces: New market

- Plaza space - pedestrian only
- Public open space
- Shared space - vehicle and pedestrian
- New development
- Open ground floor market
- Existing library
- Pedestrian movement
- Library entrances
- Pedestrian crossing
- Public car park

Redevelop the existing Shepparson Avenue car park site to provide a market at ground floor and incorporating opportunities for employment and diverse housing in upper levels.

Key elements of this project include:

- a** No net loss of existing car parking.
- b** Activated ground floor frontages to Shepparson Avenue and the existing laneway.
- c** Creation of a new public plaza between the existing library and the proposed market building.
- d** Relocation of the existing childcare facility and car park from the north of the library and creation of a new public plaza.

Considerations for this project include:

- > Relocation of childcare facility.
- > Provision of existing public car parking within the site.
- > Appropriate vehicular and pedestrian access to new building.
- > Maintaining service access to the rear of Koornang Road shops.
- > Improved pedestrian connections through to Koornang Road.
- > Manage interim car parking requirements during the construction phase.
- > Minimise visual impact of development when viewed from Koornang Road, respecting the potential heritage significance of built form in Koornang Road.
- > Identify areas that meet the requirements of 'public open space' as defined in Council's *Open Space Strategy*.
- > Retail mix within market.

Refer to Figure 6.0 — Public spaces: New market.

4.0 PUBLIC SPACES

2. NEW PARK ON KOKARIBB ROAD

PROPOSED



EXISTING



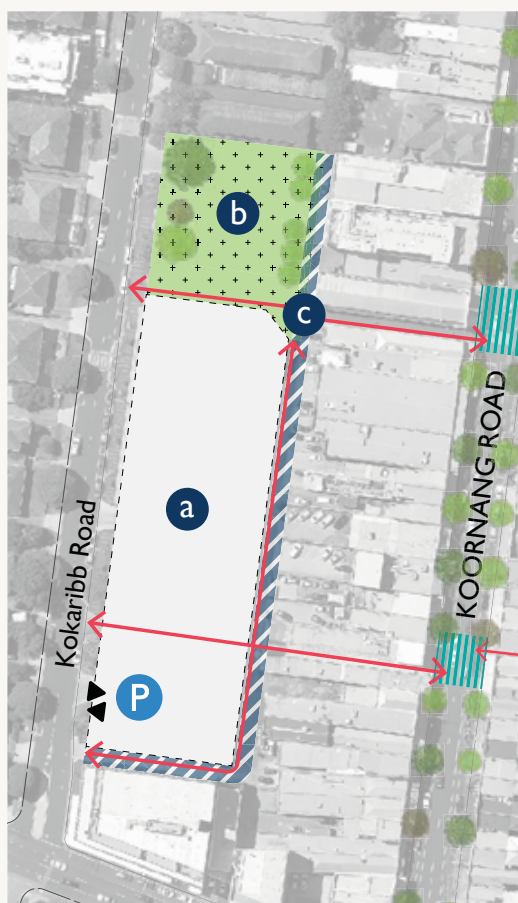


Figure 7.0 — Public spaces: New park on Kokaribb Road

- + New green open space
- ← Pedestrian movement
- |||| Pedestrian crossing
- ▶ Car park entrance / exit
- P Public car park
- New development
- // Service laneway

Create a new park in place of the Council car park in Kokaribb Road.

Key elements of this project include:

- a Seek to increase publicly accessible car parking in partnership with a future supermarket redevelopment.
- b Create a new park in place of the Council car park in Kokaribb Road that serves the needs of the Carnegie community, ensure adequate sunlight provision and minimise overshadowing of future park.
- c Build a high quality pedestrian connection across the new open space, and retain the existing pedestrian connection to Koornang Road.

Considerations for this project include:

- > Partnering with supermarket to facilitate provision and increase of existing public car parking (including relocation of existing parking from Council land).
- > Managing interim car parking requirements during the construction phase.
- > The delivery of the new park is dependent on the incorporation of public car parking into the redevelopment of the supermarket site.
- > Ensuring vehicle access to the rear of Koornang Road shops.
- > Working with landowners to provide high quality pedestrian access from Koornang Road to the new park.
- > Considering the requirements of Council's *Open Space Strategy* in the design and function of the new park.

Refer to Figure 7.0 — Public spaces: New park on Kokaribb Road.

4.0 PUBLIC SPACES

3. IMPROVE PEDESTRIAN CONNECTIONS

PROPOSED



EXISTING



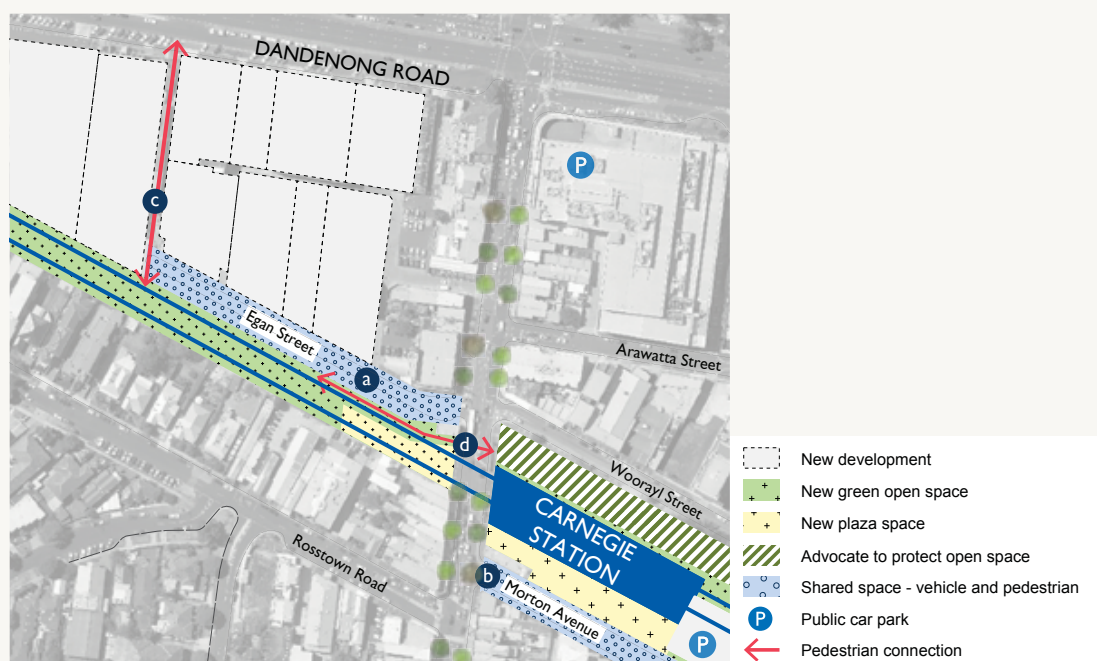


Figure 8.0 — Public spaces: Improve pedestrian connections

Improve pedestrian connections and amenity, particularly around Carnegie Station, ensure adequate sunlight provision and minimise overshadowing of existing and future open space.

Key elements of this project include:

- a** Create a shared space on Egan Street, connecting the urban renewal precinct to the Carnegie activity centre.
- b** Convert Morton Avenue to a one-way street (eastbound) and widen footpaths.
- c** Encourage the provision of a new pedestrian link from Egan Street to Dandenong Road.
- d** Ensure high quality pedestrian and cycling connections to and through the activity centre.

Considerations for this project include:

- > Advocate to State Government for the retention and protection of public open space to the north of the train station.
- > Work with landowners to facilitate pedestrian links and public realm improvements.

Refer to Figure 8.0 — Public spaces: Improve pedestrian connections.

4.0 PUBLIC SPACES

4. IMPROVE THE RETAIL STREETSCAPE

PROPOSED



EXISTING





Figure 9.0 — Public spaces: Improve the retail streetscape

Improvement of the Koornang Road retail streetscape.

Key elements of this project include:

- a Increase amenity on Koornang Road by improving street lighting, pedestrian crossings and seating.
- b Provide more trees and greening of the streetscape.
- c Ensure a high quality pedestrian connection across the new open space at Kokaribb Road, and retain the existing pedestrian connection to Koornang Road.

Considerations for this project include:

- > Working with the Carnegie Traders Association and community members.
- > VicRoads approval for additional pedestrian crossings.

Refer to Figure 9.0 — Public spaces: Improve the retail streetscape.

- New development
- New green open space
- Public open space
- Advocate to protect open space
- Existing library
- Shared space - vehicle and pedestrian
- Plaza space - pedestrian only
- Pedestrian movement
- Pedestrian crossing
- Public car park



5.0 PARKING AND MOVEMENT



5.0 PARKING AND MOVEMENT

The Carnegie activity centre is connected by a range of transport modes, including trains, trams, buses, pedestrian networks and roads.

To improve connectivity, ease congestion and provide adequate parking, these strategies will be implemented:

- > Design streets that balance the needs of diverse users to create an accessible, safe, comfortable and enjoyable environment for everyone.
- > Ensure the centre is safe and easy to navigate.
- > Provide a slow-speed environment to ease the movement of pedestrians and help create attractive places.
- > Enable clear and efficient connections to public transport hubs.
- > Ensure appropriate parking is provided in suitable locations.

Refer to Figure 10.0 — Parking and movement: Vehicle and pedestrian map.

Statutory implementation

Statutory implementation measures relating to parking and movement may include:

- > Investigate various parking provisions for activity centre areas (such as a car parking overlay or parking precinct plan) and implement into the Scheme.

Vehicle movement

- > Increase pedestrian amenity by converting Morton Avenue traffic to one-way east bound.
- > Improve the rear access laneway to the east of Koornang Road between Morton Avenue and Neerim Road.
- > Investigate opportunities for improvement of the following intersections:
 - Shepparson Avenue and Neerim Road.
 - Koornang and Neerim Roads.
 - Kokaribb and Neerim Roads.
- > Reduce the speed limit through the commercial core to 40km/h to improve pedestrian and cycle safety.

Pedestrian movement

- > Improve pedestrian safety and amenity along Koornang Road by expanding pedestrian crossings and increasing tree plantings.
- > Enhance pedestrian connectivity within the centre by:
 - Improving east to west pedestrian connections.
 - Creating new north to south links at the rear of commercial properties on both sides of Koornang Road.
- > Increase footpath widths on Morton Avenue.
- > Create a network of tree-lined walking and cycling facilities within the urban renewal precinct.
- > Encourage the provision of a new pedestrian road connection between Egan Street and Dandenong Road.

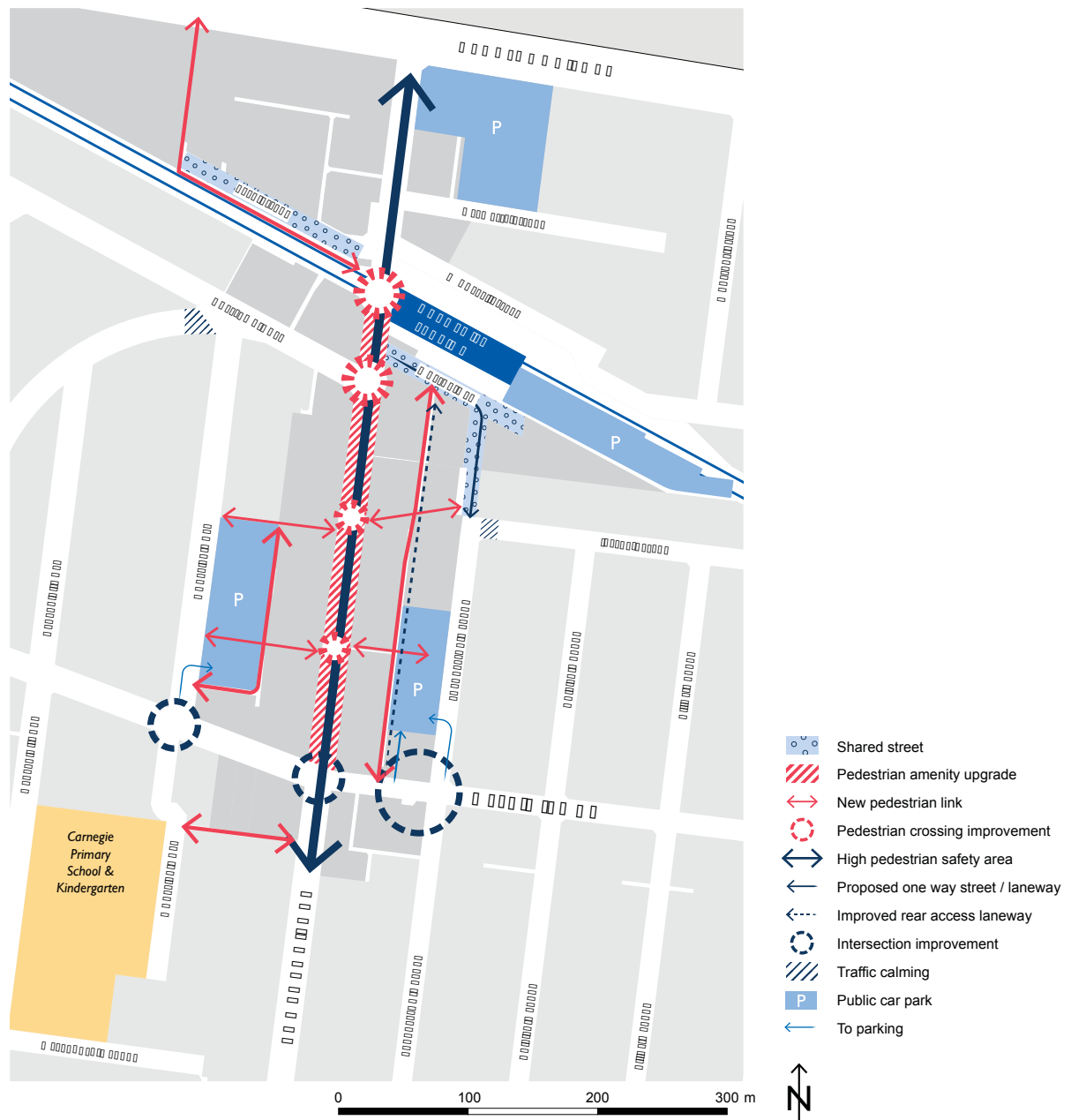


Figure 10.0 — Parking and movement: Vehicle and pedestrian map.

5.0 PARKING AND MOVEMENT

Parking

- > No net loss of existing car parking at the Shepparson Avenue car park.
- > Relocate Kokaribb Road car park into supermarket development and create a new park at street level.
- > Explore options to provide new public car parking in the urban renewal development area between the railway line and Dandenong Road.
- > Prioritise Koornang Road for short-term and needs-based parking.
- > Reduce parking on Morton Avenue to increase the footpath width and greenery.
- > Retain as many on-street car spaces as possible.

Refer to Figure 11.0 — Parking and movement: Parking.

	Council-owned car parks	No. of existing spaces	No. of projected future spaces	Change*
A	Shepparson Avenue	121	121	No change
B	Kokaribb Road	67	190	+123
C	Child care centre	5	0	-5
	TOTAL	193	311	+118

Centre	Total no. of existing spaces	Total no. of projected future spaces	Overall increase*
Bentleigh	915	1,179	264
Elsternwick	364	520	156

*Projected change is indicative and subject to further detailed parking analysis.

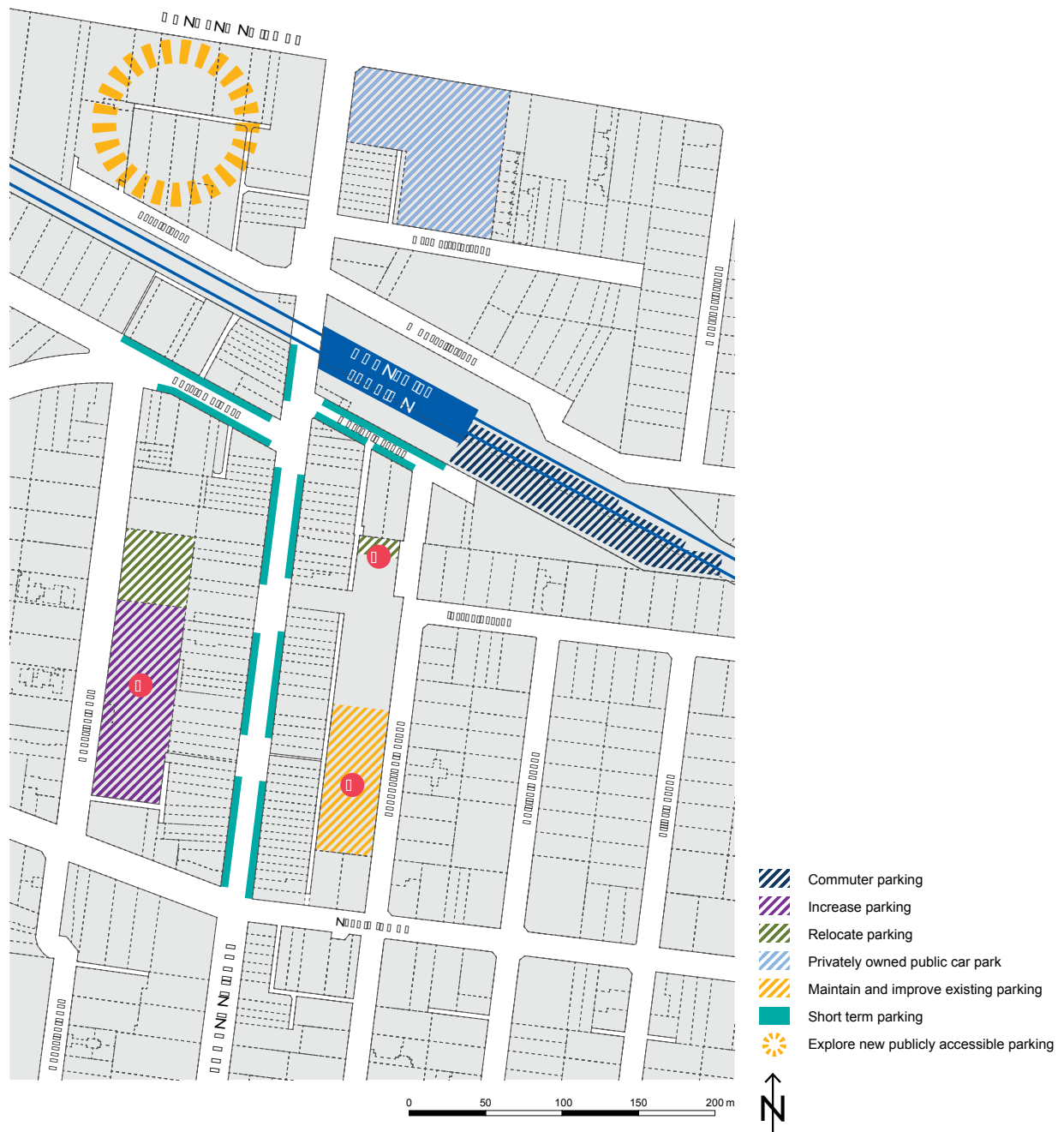


Figure 11.0 — Parking and movement: Parking

5.0 PARKING AND MOVEMENT

Cycling

- > Complete a fully protected north-south cycling link along Shepparson Avenue, connecting Neerim Road and the new shared user path under the elevated rail.
- > Work with VicRoads to implement a strategic cycling corridor on Neerim Road.

***Strategic cycling corridor**

VicRoads has identified a designated cycling route that connects important destinations: the central city, national employment and innovation clusters, major activity centres and other destinations of metropolitan or state significance.

Refer to *Figure 12.0 — Parking and movement: Cycling network map*.

Public transport advocacy

- > Alignment of bus and train timetables to improve ease of travel.
- > Addition of new bus routes to service the Carnegie area.
- > Increase of bus service frequency including weeknights and weekends.
- > Increase secure bicycle parking at the train station.



Figure 12.0 — Parking and movement: Cycling network map

6.0 URBAN RENEWAL



6.0 URBAN RENEWAL

The urban renewal area located north of the train line will rejuvenate existing underused land, and accommodate growth close to jobs, services and public infrastructure. There will be a major focus on new and diverse housing and employment opportunities.

Development in the urban renewal precinct provides significant community benefit, and facilitates an appropriate transition to existing residential and commercial areas.



6.0 URBAN RENEWAL

URBAN RENEWAL DESIGN PRINCIPLES

The *Structure Plan* establishes a high level framework for the urban renewal area, and establishes principles to guide future development. Future development within the urban renewal area must be consistent with the following principles.

1. Minimise overshadowing to existing residential sites

The form and scale of new development must be guided by minimising overshadowing impacts on existing residential sites. Development must satisfy the overshadowing objectives and standards of the *Glen Eira Planning Scheme* and may need to step down in scale towards residential sites to minimise overshadowing impacts.

2. Minimise overshadowing to public open space

The form and scale of new development must be guided by minimising overshadowing impacts on public open space in accordance with Council's *Open Space Strategy*.

3. Protect significant open spaces from overshadowing

The form and scale of new development must be guided by protecting significant open spaces from overshadowing. Development may need to step down in scale towards open space in order to protect the significant open spaces such as the open space on Woorayl Street from overshadowing.

4. Minimise overlooking to existing residential sites

Buildings should be designed to minimise overlooking to surrounding residential sites, while not relying solely on privacy screening. Building design should demonstrate how overlooking impacts will be mitigated through design measures and building orientation.

5. Minimise traffic and parking impacts on existing residential streets

Development should contribute to sustainable transport and parking outcomes across the urban renewal area. Significant development must demonstrate how car parking will be accommodated within the urban renewal area and how to keep impacts on surrounding residential areas low. Consideration of existing and future pedestrian, cycle and vehicular movement networks must form the basis of future development.

6. Appropriate transition to existing residential areas

Taller buildings are encouraged on major roads/transport routes and commercial streets. Development must step down to interfaces with residential areas and provide a landscape buffer where possible.

7. Prioritise employment generation

Significant developments within the urban renewal precinct must include employment generating land uses. As a benchmark, provide one square metre of leasable commercial space per one square metre of developable site area.

8. Provide significant community benefit

Developments that exceeds the preferred height will be considered in the context of benefits provided to the broader community. Examples of community benefit may include but are not limited to: provision of a diverse mix of housing; new street or pedestrian connections; community uses and facilities; public open space above the minimum statutory requirement.

9. Develop high quality, well-articulated buildings

Buildings should be designed make a positive contribution both at street level and when viewed from a distance. Consolidation of smaller lots is encouraged to ensure appropriate setbacks and building articulation can be achieved.

10. Create a high quality public realm

Development at the street level should support vegetation and greenery and should reflect a human scale. Ground floor uses should foster community connections and employment opportunities, and interfaces adjoining existing and new laneways should be activated.

11. Create high quality open spaces

Actively explore opportunities for additional open space and improve existing open spaces as recommended in Council's *Open Space Strategy*.

12. Incorporate environmentally sustainable design

Development should incorporate ESD measures that address energy efficiency, water efficiency and stormwater management, construction materials, and waste management.

13. Respond to the adjoining neighbourhood character area

New development must respond to the broader residential context of Carnegie. The design and scale of new development should have regard to the impact on streetscapes, when viewed from the adjoining Neighbourhood Character Overlay area (Chestnut Street), located east of the urban renewal area. An appropriate transition will need to be achieved to minimise impacts on Chestnut Street while accommodating growth within the urban renewal area.

6.0 URBAN RENEWAL

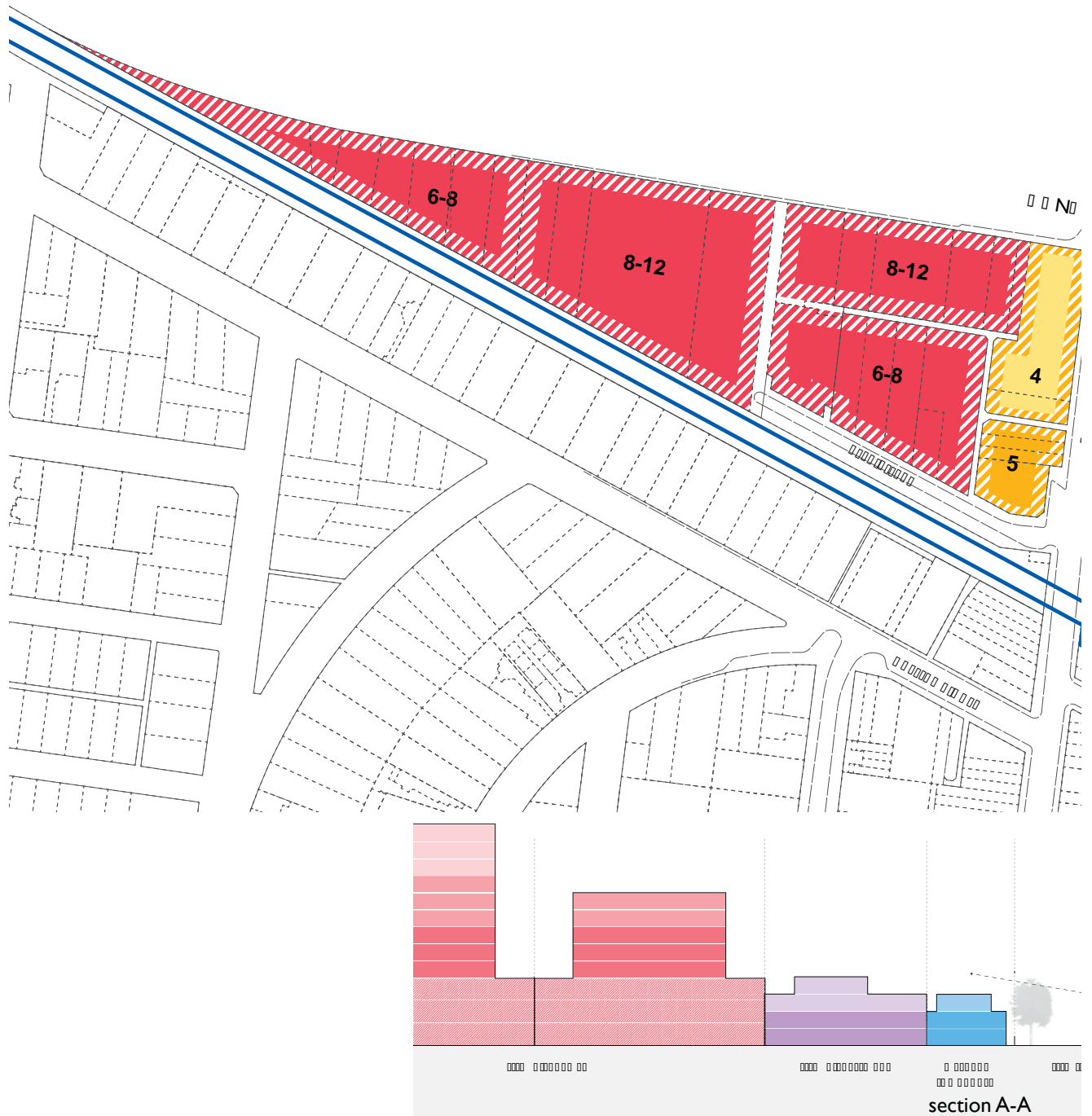
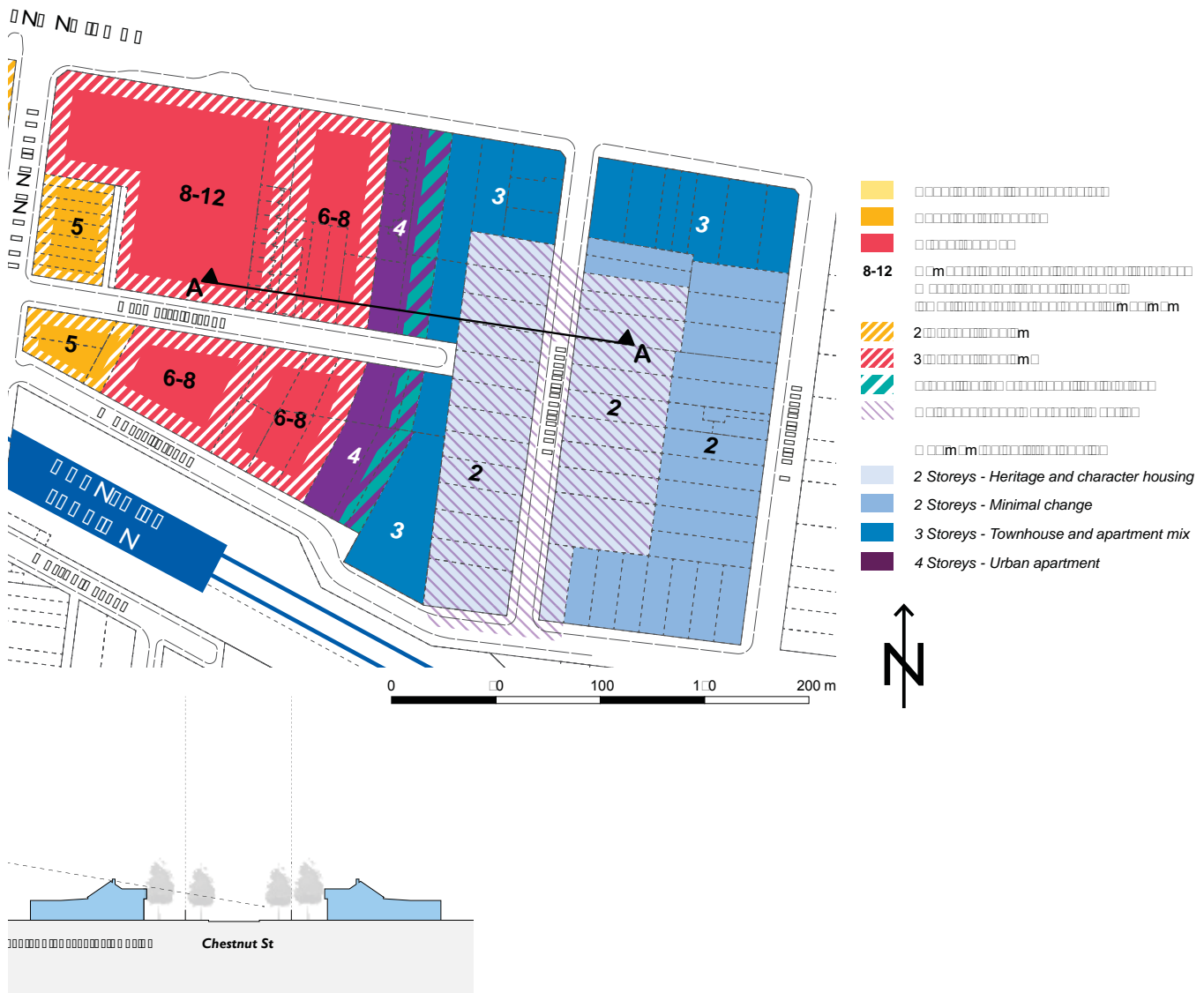


Figure 13.0 — Urban renewal



6.0 URBAN RENEWAL

URBAN RENEWAL MOVEMENT NETWORK

A series of additions and improvements to the existing movement network will be required to realise the potential of urban renewal areas and to deliver on the principles outlined above, including:

- > Encourage north-south connections beneath the future elevated rail.
- > Investigate traffic movement improvements to improve safety and access.
- > Creation of a pedestrian laneway in the urban renewal precinct, providing greater connectivity and walking accessibility of the area.
- > Develop a shared pedestrian space on Egan Street, connecting to the pedestrian laneway, and a safe pedestrian crossing along Koornang Road.
- > Create new pedestrian links through urban renewal sites that have multiple frontages.

Additional upgrades and alterations may be required, subject to identified impacts of future development.

NEXT STEPS

Changes to the *Glen Eira Planning Scheme* are required to facilitate and guide development in a way that addresses the principles outlined previously. While the *Structure Plan* provides high level direction for the urban renewal precincts, further detailed analysis is required, to inform detailed development parameters and changes to the planning scheme. This may result in further refinement of the building heights and setbacks shown in Figure 13.0.

The following detailed analysis will be undertaken to inform new planning controls:

- > Site and urban form analysis, to ensure that development responds appropriately to sensitive interfaces such as public open space and existing residential areas (including overshadowing analysis).
- > Movement analysis, to identify optimal changes and upgrades to the existing movement network, and to accommodate future development, especially with respect to the Koornang Road level crossing removal, construction of elevated rail and the Carnegie Station rebuild.
- > The first stage of Council's *Heritage Review (2018)* will comprise an analysis of potential heritage fabric within the urban renewal areas. This will provide an opportunity for identified heritage stock to inform planning controls for specific sites and the precincts more broadly.

Consideration of the 2018 update of Council's *Open Space Strategy* will inform detailed open space requirements in the urban renewal area.



7.0 WANT TO KNOW
MORE?



ABOUT THE STRUCTURE PLAN

WHY DO WE NEED A STRUCTURE PLAN?

The structure planning process provides Council with an opportunity to work with the local community to discuss and carefully plan for the future needs of the community. This includes responding to community concern that recent developments do not align with the community's expectations. Once the *Structure Plan* has been adopted, it can be put into the *Glen Eira Planning Scheme*.

HOW WILL THE STRUCTURE PLAN PROVIDE MORE CERTAINTY?

The *Structure Plan* provides decision makers, including Council, State Government and other agencies, with a platform to allocate resources towards capital works. It helps guide the determination of planning applications and set work programs across different departments.

Importantly, the *Structure Plan* also provides certainty for the community, business owners, developers and planning applicants regarding the level of change and type of development that can be expected in Carnegie. The stronger controls will provide greater clarity across the planning process including at VCAT.

HOW WAS THE STUDY AREA SELECTED?

To undertake the *Structure Plan* process, Council needed to identify a study area.

The study area included in this *Structure Plan* is bounded by Dandenong Road to the north, Mile End Road, Seymour Avenue, Mimosa and Truganini Roads

to the west, The Crossover and McLaurin Road to the south, and Margaret Street, Ames Avenue, Hewitts Road and Poplar Grove to the east. The railway line runs through the heart of the activity centre.

The activity centre boundary is centred on the commercial core of Koornang Road with a catchment size of an approximate 800 metre to one kilometre — which is an approximate 10 minute walking distance extended to the nearest main road. This area was chosen because it is considered large enough to manage impacts that fall both within and beyond the centre.

The Carnegie *Structure Plan* study area and 10 minute walking distance is shown in Figure 14.0.

WHAT IS THE JUSTIFICATION FOR INCREASING HEIGHTS?

While the intent may be to manage development in these key areas, it is important to note that any change of the planning scheme is required to align with State Government objectives. In particular, the State Government policy is very clear around its expectations to focus new housing in inner-city major activity centres, with the clear objective to 'locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.'

As such, to manage development in the key sensitive areas, the concept plans have sought to distribute the areas of growth into more suitable areas within the centre. This means that in some places the height limits have increased.

HOW WILL COMMUNITY BENEFIT BE DETERMINED?

Proposals seeking to exceed the preferred height must demonstrate a significant community benefit (to Council's satisfaction) and must not exceed the maximum height.

Community benefit items may include but are not limited to:

- > a diverse housing mix that responds to an identified community need (affordable, aged care, student, short-stay accommodation — not just a variety of apartment layouts and sizes);

- > additional public parking;
- > new street or laneway connections; and
- > needed community uses and facilities.

This list does not identify every type of community benefit, but rather notes emerging high priority items across the municipality.

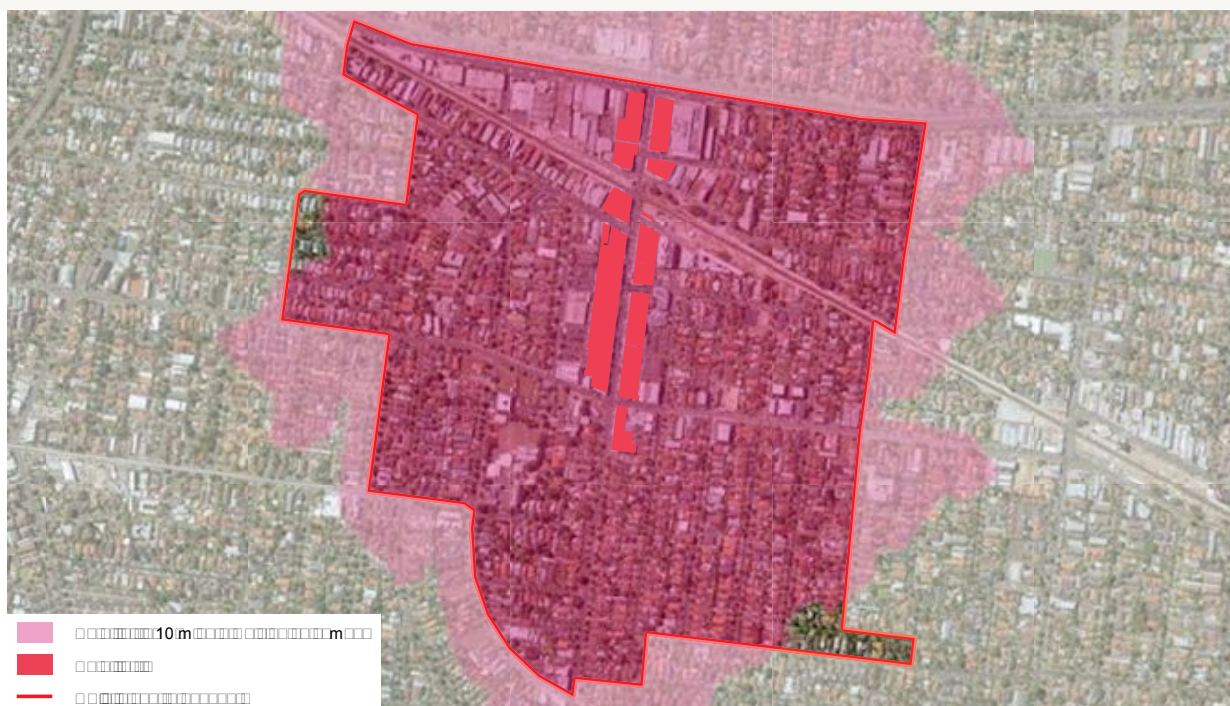


Figure 14.0 — Carnegie Structure Plan study area

CONTEXT

WHAT MAKES CARNEGIE UNIQUE?

Carnegie is a culinary destination in the City of Glen Eira that is attracting a high level of residential growth. The *Carnegie Structure Plan* study area is focused around the commercial strip that runs north south along Koornang Road. This Koornang Road shopping strip retail core has a distinct and low-scale character that makes Carnegie unique.

Carnegie has accommodated residential growth, due to its public transport connections and proximity to Monash University's Caulfield campus. There is an opportunity for urban renewal in a large pocket of commercial land. This is located to north of the centre, adjacent to the major transport corridor Dandenong Road as well as in proximity to the train station.

WHAT ARE THE CURRENT STRENGTHS AND WEAKNESSES?

Strengths

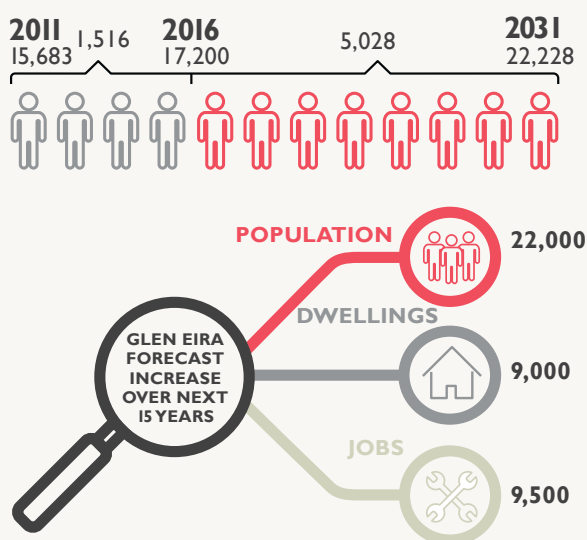
- > Carnegie has strong public transport connections with the Station providing a connection to the CBD as well as south-east towards Cranbourne and Pakenham. A tram service connects to Melbourne University and buses provide a connection through to Chadstone shopping centre.
- > The Koornang Road retail core has a distinct and low-scale character.
- > A number of private and public owned sites east and west of the Koornang Road retail core have been identified as strategic sites that can accommodate transformation projects that can provide a significant community benefit.
- > Land north of the railway line and along Dandenong Road is well located for urban renewal development. The existing commercial building stock is ageing and the location is ideal for redevelopment due to its proximity to services and transport infrastructure.
- > Carnegie provides two full-line supermarkets, a smaller supermarket, fresh food retailing, bulky goods and non-food retailing and a significant number of cafes and restaurants.
- > Car parking in the activity centre includes two at-grade car parks either side of Koornang Road, basement car parking at Carnegie Central and time restricted on-street car parking on most streets throughout the activity centre.

Weaknesses

- > Community concern regarding the rate of development in residential areas between Neerim Road and the railway line.
- > Local streets to the south of Neerim Road are subject to major transitional issues resulting from multiple zones and irregular zone boundaries within a single streetscape, leading to apartments and low density housing within a single streetscape.
- > Dandenong Road retailers are not well connected to the Koornang Road shopping strip, however, the removal of the existing level crossing may improve connectivity within the centre.
- > The Carnegie Library and Community Centre Forecourt provides a small community space, but the activity centre itself has little or no open space. The nearby open spaces are Packer Park, Koornang Park and Lord Reserve.

CONTEXT

HOW MANY PEOPLE WILL LIVE IN GLEN EIRA IN THE FUTURE?



Glen Eira is forecasted to grow by 22,000 people, 9,000 dwellings and 9,500 jobs over the next 15 years. Carnegie increased its population by 1,516 people between the 2011 and 2016 periods from 15,683 to 17,200 people. The population is forecasted to increase to 22,228 by 2031.

As a result, additional housing is needed to meet population growth projections. The demographics help in understanding the housing types required to meet the needs of current and future residents. The predominant household type in Carnegie is lone persons households, closely followed by couples with children and couples without children.

The predominant age group within Carnegie is in the young workforce group, defined as 25 to 34 year olds. Therefore, housing stock needs to be provided which meets the needs of a range of household types. Currently, there is a high supply of existing single detached dwellings as well as new apartments. Increasing the amount of medium density housing will provide housing options for all, including families, people who are downsizing, lone person or other household types.

WHY DO WE NEED TO INCREASE OFFICE AND RETAIL?

PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES
— 14.2 PER CENT

HEALTH CARE AND SOCIAL ASSISTANCE
— 11.2 PER CENT

EDUCATION AND TRAINING
— 11 PER CENT



Only 22.2 per cent of working residents are employed within the municipality, making Glen Eira the fifth lowest council across Melbourne for local employment. Glen Eira residents are mainly employed in white collar jobs and the majority travel outside the area to work.

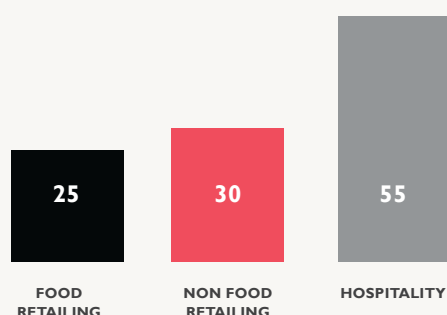
An analysis of the jobs held by the resident population in the Carnegie area in 2016 shows the three most popular industry sectors were:

- > professional, scientific and technical services — 14.2 per cent;
- > health care and social assistance — 11.2 per cent; and
- > education and training — 11 per cent.

Providing increased office and other employment opportunities will allow more Glen Eira residents to work locally.

WHAT ARE THE RETAIL AND SERVICES IN THE CENTRE?

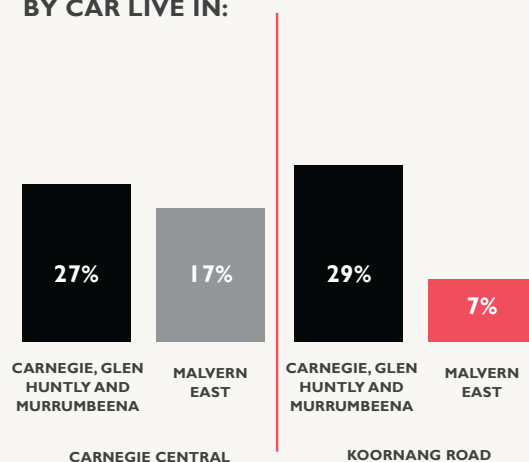
NO. OF BUSINESSES



The Carnegie activity centre is well serviced by full-line supermarkets with a smaller, older format Woolworths supermarket at the rear of the Koornang Road shopping precinct, as well as a larger Woolworths and an Aldi supermarket within Carnegie Central. Fresh produce retailing is primarily located within the Koornang Road shopping strip where there are six retailers, compared to only two within Carnegie Central. In the other Glen Eira activity centres, there are four fresh produce retailers within Elsternwick, and nine within Bentleigh. Therefore, despite the strong competition from the two full-line supermarkets, there is a strong presence of fresh produce retailers within the centre. In total, the centre has 25 food retailers according to the survey in 2017.

WHAT IMPACT WILL THIS PLAN HAVE ON TRAFFIC IN THE CENTRE?

VISITORS TRAVELLING TO CENTRE BY CAR LIVE IN:



Carnegie Central and Koornang Road represent different trade areas. Car park surveys were done separately for the Koornang Road strip and Carnegie Central shopping centre. Residents of postcode 3163 (Carnegie, Glen Huntly and Murrumbeena) accounted for a similar proportion of car-based trips to each, 29 per cent for Koornang Road and 27 per cent for Carnegie Central. There is a notable difference in the proportion of trips accounted for by residents living north of Dandenong Road in Malvern East. These residents accounted for 17 per cent of visitors to Carnegie Central, but only seven per cent of those to the Koornang Road shopping strip. This may possibly reflect the opportunities for these residents to purchase from roadstrip shops in Glenferrie Road, Malvern or High Street, Ashburton. Compared to Glen Eira's other major activity centres (Bentleigh and Elsternwick), the distribution of visitors to the Koornang Road strip appears to be more dispersed. This *Plan* includes a range of vehicle, pedestrian and cycling movement initiatives designed to reduce car dependency and help to minimise short trips taken by car.

INPUTS

HOW WAS THE COMMUNITY ENGAGED?

Extensive community consultation informed the structure plan process, with a focus on engaging a variety of stakeholders, including residents, local business owners, workers, state agencies and other stakeholders.

Between November 2016 and December 2017, Council undertook a six step consultation process, and feedback, comments and submissions have contributed to the preparation of the Carnegie Structure Plan.

The consultation process included:

- > letters to affected property owners;
- > promotion through Council's website and *Have Your Say* site;
- > Facebook advertising;
- > online surveys;
- > articles in the local newspapers;
- > *Glen Eira News* articles, lift-outs and features;
- > community forums;
- > discussions with a wide range of internal Council departments; and
- > drop-in sessions at our information booth at Carnegie Library and Community Centre.

Total: 780 Carnegie submissions

2016	NOV 2016—FEB 2017	MAR—APR 2017	MAY—JUN 2017	JUL—SEPT 2017	OCT—DEC 2017
Planning Scheme Review and Community Plan consultations	Tell us what you love about your shopping strip	Transforming our neighbourhoods together — our concepts based on your ideas	Activity centre strategy and preliminary structure plan exploration	Quality Design Principles and draft concept plans	Quality Design Guidelines and draft structure plans
	367 Carnegie submissions	122 Carnegie submissions	60 submissions and 35 community forum attendees	115 Carnegie submissions and 88 community forum attendees	139 Carnegie submissions and 51 community forum attendees

What have we heard?	What we are proposing
Concern about over development and loss of character in Carnegie.	Decrease growth in residential areas by focusing development north of the railway line.
Ensure development in the urban renewal area responds appropriately to the character area in Chestnut Street.	Reduce scale of development in urban renewal area where it adjoins Chestnut Street properties in order to reduce amenity impacts on existing properties.
More parking is needed.	Propose destination parking and provide a net increase of approximately 100 spaces for the centre focused at the Kokaribb Road site.
More green and open spaces are needed.	<p>A proposed increase in open space will be provided across the centre including at:</p> <ul style="list-style-type: none"> > Kokaribb Road car park (2,146m²). > Corner of Mimosa and Mile End Roads (1,216m²). > Woorayl Street (advocating for the protection of open space). > Actively explore opportunities for additional open space and to improve existing open spaces as recommended in Council's <i>Open Space Strategy</i>.
Improve walkability.	Create pedestrian laneways and shared spaces, and improving walkability and crossings.
More diversity in retail offerings.	Create a new food market at the Shepparson Avenue car park site with opportunities for a range of retail uses.
Provide more housing for families.	Provide opportunity for development of townhouses.
Preserve the heritage character of the Koornang Road shopping strip.	Protect low scale heritage character of the commercial strip on Koornang Road and encourage the continuation of a lower-scale retail corridor.
Carnegie needs vibrant community spaces and places for people to gather.	Provide a community plaza with open space around the library forecourt.

**ADDITIONAL
OPPORTUNITY
FOR THE
COMMUNITY
TO PROVIDE
FEEDBACK**

CURRENT

LOOKING AHEAD

FEB 2018

MAR—MAY 2018

JUNE—JUL 2018

AUG—OCT 2018

OCT—DEC 2018

2019 AND ONWARDS

Consideration for adoption of the Structure Plans by Council

Prepare Planning Scheme Amendment to implement the new policies and controls (including new interim height controls)

Request authorisation from the Minister for Planning

Public exhibition of the Planning Scheme Amendment

Review and consider submissions and request panel hearing

Consider panel recommendations and apply for Minister's approval for the Planning Scheme Amendment.

INPUTS

WHAT RESEARCH WAS UNDERTAKEN?

As well as consultation with the community and other stakeholders and reviewing demographic data, preparation of the Carnegie Structure Plan has been informed by the following independent consultant reports:

- > *City of Glen Eira Analysis of housing consumption and opportunities 2017* (.id)
- > *Glen Eira Economic Analysis and Forecasting Study 2017* (Blair Warman Economics)
- > *Assessment of the Economic Impacts of Transformation Concepts on Activity Centres: Bentleigh, Carnegie and Elsternwick, 2017* (Blair Warman Economics)
- > *Peer Review of Glen Eira's Draft Quality Design Guidelines and Strategic and Urban Renewal Development Plans Analysis, 2017* (Aecom)
- > *Glen Eira Activity Centres Urban Context Report 2017* (Planisphere)
- > *Glen Eira Draft Urban Design Guidelines 2017* (Planisphere)
- > *Glen Eira Urban Design Analysis Report 2017* (Planisphere)
- > *Glen Eira Community Benefits Discussion Paper 2017* (Planisphere)
- > *Glen Eira Activity Centres Community Engagement Summary Final Report 2017* (Co Design Studio)
- > *Glen Eira Transformational Concepts Draft Report 2017* (Planisphere)
- > *Glen Eira Transformative Concepts Review 2017* (onemilegrid)
- > *Glen Eira Transport Analysis and Forecasting Discussion Paper* (MRCagney)

Research and reports prepared by Council:

- > *Planning Strategy Impacts on Housing Opportunity*
- > *Parking Analysis for the Bentleigh, Carnegie and Elsternwick Structure Plans*

HOW DOES THIS PLAN LINK WITH OTHER POLICIES?

POLICY CONTEXT

Local strategies

The development of this *Structure Plan* is linked to the following Council strategies:

- > *Open Space Strategy 2014*;
- > *Planning Scheme Review 2016 Report*;
- > *Glen Eira Council and Community Plan 2017—2021*; and
- > *Activity Centre, Housing and Local Economy Strategy 2017*.

Activity Centre, Housing and Local Economy Strategy

In July 2017, Council adopted a new policy direction for Glen Eira's activity centres. As part of the new framework, Carnegie has been nominated as a major activity centre with opportunities for urban renewal.

- > Carnegie will be a centre with access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities, with urban renewal sites in strategic locations that provide the opportunity to develop underused land close to jobs, services and public transport.
 - ▣ **Employment:** Carnegie will have a major focus on employment and growth opportunities, particularly professional employment and retail.
 - ▣ **Housing:** Carnegie will have a major focus on housing growth opportunities, and focus on new families, single, aged care and affordable households.

- ▣ **Economy:** Carnegie will provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment, including specialty retailing, hospitality, entertainment, business services and a minimum of (or demonstrated capacity to accommodate) approximately two supermarkets or similar fresh food markets.

State-wide strategies

Development of this *Plan* aligns with the objectives set out in the Victorian Government's Metropolitan Planning Strategy — Plan Melbourne 2017—2050.

Plan Melbourne sets a vision and policy direction for growth, with a focus on ensuring a better distribution of business activity, jobs, housing, services, infrastructure and transport connections within activity centres.

It also provides direction for each municipality and seeks to increase density and activity in established areas currently serviced by existing public transport networks, employment opportunities and infrastructure — with a focus on discouraging urban sprawl.

Carnegie is located in an established area with good access to public transport and facilities. *Plan Melbourne* identifies Carnegie as a major activity centre that can accommodate increased housing and employment. It also recognises that each activity centre has a unique context, and encourages local councils to set their own vision and policy objectives to plan for growth.

IMPLEMENTATION AND REVIEW

WHEN WILL THE PLAN BE IMPLEMENTED?

The statutory portion of the changes (the changes to building and land use controls on all affected land) will be implemented through a Planning Scheme Amendment which will commence in 2018. An Amendment changes the town planning controls which determine how land can be used or developed. For privately owned land, development will occur over time within these newly implemented controls.

In terms of the major projects proposed on Council-owned land such as new public spaces, a more detailed implementation plan will be developed upon adoption of the final *Carnegie Structure Plan* by Council which will include non-statutory implementation and advocacy strategies.

HOW WILL THE PLAN BE FUNDED?

To deliver our projects we will need to undertake capital works projects to make physical changes and other place-making processes to support activity and engagement within public spaces.

Indicative costs and funding sources will be identified to enable co-ordination with Council's capital works budget and program and will be subject to Council's budgetary processes and priorities.

HOW WILL THE PLAN BE REVIEWED?

To monitor and review the final *Carnegie Structure Plan*, we will carry out the following steps:

- > The *Structure Plan* will be internally reviewed every four years.
- > Reporting undertaken against Council's *Glen Eira Council and Community Plan* will include updates on elements of this *Plan* which have been advanced.
- > Council will continue to discuss the outcomes in this *Plan* and the progress of identified projects with the Carnegie Traders Association.
- > A review of the demographic changes anticipated due to this *Plan* in relation to population growth within the study area will occur after the release of Census data at five year intervals.
- > The mapping of development activity within the activity centre will be undertaken after confirmation is given for significant development to proceed.

A complete review of the process of implementing this *Plan* will occur at five year intervals.

HOW CAN THE BUILDING TYPES BE ENFORCED?

A range of planning controls will be used to guide the desired outcomes and achieve the community's vision for Carnegie.

Once Council has adopted the structure plan for Carnegie, a formal amendment process will occur to include these planning controls in the *Scheme*.

Council's *Quality Design Guidelines* provide more guidance as to how we plan to achieve these outcomes.

GLOSSARY

Activation

The injection of liveliness and vibrancy into an urban area.

Activity centre

A mixed-use area that provides a focus for commercial, retail, employment, housing, transport, services and social interaction.

At-grade

At ground level.

Cycle path

An area open to the public which is protected from motor vehicles and which is for use by people on bicycles only (in which case it is a bicycle path) or by pedestrians and people on bicycles (in which case it is a shared use path). A cycle path can be within or outside a road reserve.

Cycleway

A protected bicycle lane within a road reserve.

Heritage overlay

Applied to a place, object or area identified as being of heritage significance. Trees, gardens, parks, structures, buildings and streetscapes can be included in the heritage overlay.

Neighbourhood character overlay

Protects areas that have a particular urban character; includes both private and public realm aspects and how features interact with each other to create a sense of place.

On-road bicycle lane

A road with a designated on-road bicycle lane (unprotected).

Public realm

All public open space.

Setback

The distance that a structure or building is set back from the property boundary, road or other buildings. Setbacks can occur at ground level or on upper floors of a building.

Structure Plan

A long-term plan that guides important aspects of an area including development, land use, transport and car parking, community facilities, public and open spaces and strategic opportunities.

Statutory implementation

The implementation of strategic guidelines or outcomes into statutory controls.

Urban renewal

The process of unlocking well located, underused land to support employment, residential or commercial growth.

Walkability

The degree to which the built form of an area supports walking as a means of transport or recreation. Walkable areas are connected, safe and accessible for pedestrians.

Wayfinding

The way that people are guided through built environments. Wayfinding can include signage, barriers or ground treatments to delineate space and help users to understand the urban environment.



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GLEN EIRA CITY COUNCIL

CARNEGIE

DRAFT STRUCTURE PLAN

- CONSULTATION OVERVIEW



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INTRODUCTION

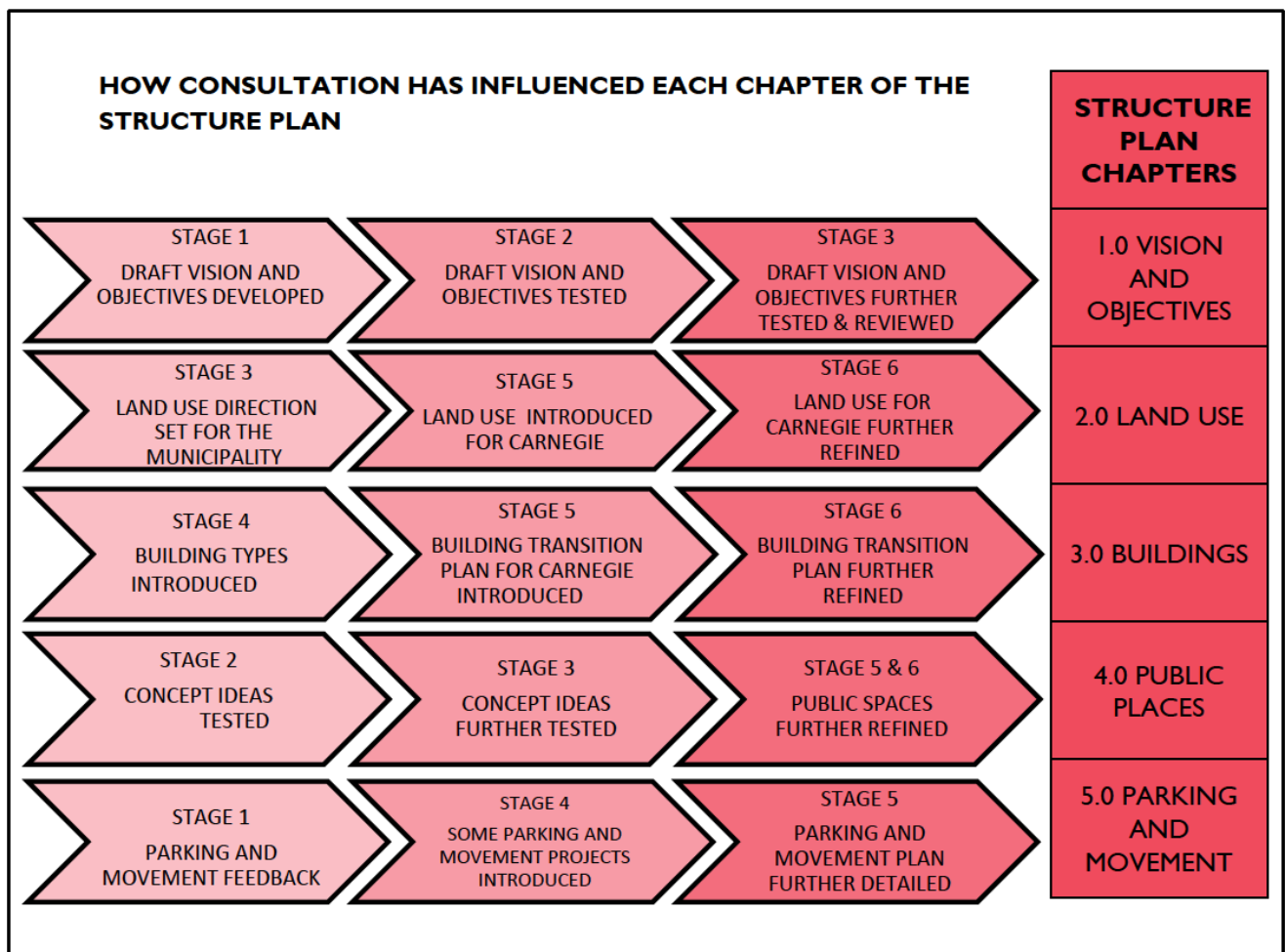


It is evident that Glen Eira is undergoing an exciting time of transition and now is a golden opportunity to set a new direction for our municipality. This period of change is driven by multiple external factors including the Melbourne-wide housing boom, multiple level crossing removals and a transition in the way businesses are operating in this digital era.

In 2016 Council undertook a major *Planning Scheme Review*. Feedback during community engagement indicated that our community would like greater clarity in how our municipality will respond to these changes and manage growth and identified the need for the introduction of *Structure Plans* for Bentleigh, Carnegie and Elsternwick Activity Centres.

Council has since embarked on an extensive structure planning program to ensure a clear vision will be set for the future of our municipality. Ultimately, the structure planning program will result in the implementation of *Structure Plans* for our major activity centres along with municipal wide direction and planning guidelines.

Through six stages of community engagement, a range of engagement methods have been used including surveys, community forums and drop-in sessions. A total of 782 surveys, forum or Facebook posts, email, mail or telephone submissions were received for Carnegie, 225 people participated in community forums and drop-in sessions.



STAGE ONE

TELL US WHAT YOU LOVE ABOUT YOUR SHOPPING STRIP

28 NOVEMBER 2016 TO 19 FEBRUARY 2017

METHODOLOGY

Council began the *Structure Plan* process by asking residents what they like and don't like about their local shopping strip and their vision for the centre in the future. The consultation also explored how people use and access their centre and started the conversation about open space, transport and development.

CONSULTATION SNAPSHOT

Surveys: 367

Facebook comments: 15

Feedback was sought through an online survey on Council's *Have Your Say* website asking what people value or would like to change about the Carnegie activity centre. Surveys were promoted through: Facebook post and ads, *Glen Eira* News, various Council publications, *Leader* newspapers, posters and flyers were distributed to local businesses and on Council's website. Additionally, letters were posted to households in the Carnegie activity centre and to those who participated in the *Planning Scheme Review* consultation.

Surveys were undertaken in all 17 Glen Eira activity centres with more than 2,100 surveys completed in total. This allowed the identification of both centre based and broader, municipal-wide themes for Council to explore and address as part of the structure planning process.

KEY THEMES

IN THE FUTURE The survey identified that into the future, people would like to maintain the current village feel and community connections. Residents are excited about the predicted easing of congestion with the removal of the level crossing, however are concerned about the impact of an elevated rail and the growing density of the surrounding area.

OPEN SPACE AND AMENITY The desire for more greenery and amenity, including seating, shade and bicycle facilities were consistently raised across the strip. In particular, the public space outside the local library with opportunity for more amenities such as seating, greenery, shading and play areas.

COMMUNITY SERVICES Participants were concerned that with the increase of new development, community connection needed to be fostered with new and existing residents. Thirty three percent mentioned the need for a vibrant community hub.

PRIVATE DEVELOPMENT There was a strong opposition from participants to new development with concern expressed over the potential impact on parking, building heights and a perceived lack of respect to design and materials of local character.

SHOPS AND RETAIL The majority of community feedback received related to the mix of businesses and diversity in restaurants and cafes with 50% wanting to see more support for local businesses and 22% wanting to see a greater diversity in types of cafés and restaurants.

MOVEMENT The majority of survey participants get to Carnegie get by walking (47%). The Level Crossing Removal was frequently mentioned as a positive improvement to reduce traffic congestion. Participants were concerned about the impact of new residential developments on parking.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Carnegie

OUTCOMES OF STAGE ONE COMMUNITY CONSULTATION

The first stage of consultation explored what people like and don't like about their local shopping centre as well as how they use and access the centre.

This feedback fed into the development of a draft vision and objectives for each of the activity centres in Glen Eira, including Carnegie (see below). As well as guiding the development of the Carnegie *Structure Plan*, the vision and objectives also outline the role of the Carnegie activity centre as part of the municipal-wide *Activity Centre, Housing and Local Economy Strategy*.

This stage of consultation also initiated a range of concept ideas which started out broad with a number of options (below) and were refined throughout the consultation process to become the public space projects in the draft *Structure Plan*.

DRAFT VISION

Carnegie will be a vibrant, safe and attractive centre that is welcoming to all and supports the growing population.

DRAFT OBJECTIVES

- Increase car parking.
- Promote cycling, walking and public transport access.
- Maintain current village feel.
- Increase night-time activation.
- Increase greenery and amenity (seating, shade, bicycle facilities).
- Improve maintenance and cleaning of streets.
- Promote diversity of shops and restaurants.
- Create a community hub.

DRAFT CONCEPT IDEAS

1. Create a new green space and additional car parking

Create more public car parking within one centralized structure that includes a new community hub and large green park.

2. Transition Carnegie to a pedestrian friendly centre

Create a pedestrian-friendly street and laneway network.

3. Improve public transport connections

Advocate for improvements to the current tram network within the Carnegie centre.

WHAT HAPPENED NEXT

The draft vision and objectives were incorporated into the *Activity Centre, Housing and Local Economy Strategy*. There was further opportunity for community feedback during stage three.

The draft concept ideas were further refined and re-visited during stage five as part of the draft *Concept Plans*.

STAGE TWO

TRANSFORMING OUR NEIGHBOURHOODS TOGETHER

10 MARCH TO 9 APRIL 2017

CONSULTATION SNAPSHOT

Surveys: 122

Drop-in sessions: 52

Email/mail submissions: 1

Facebook comments: 15

METHODOLOGY

Stage two of consultation — *Transforming our neighbourhoods together* — sought to test with the community a draft vision, objectives and four concept ideas which were developed based on the feedback received in the first stage of consultation. Details of how to provide feedback were mailed to Carnegie residents and emailed to those who completed the stage one survey as well as being promoted in various Council publications.

Feedback on the ideas was captured through an online survey, at community drop-in sessions, via mail/email submissions, Facebook comments and telephone calls.

KEY THEMES

VISION Participants indicated a high level of support (90%) for the draft vision however comments in this section generally referred to the concept ideas rather than wording of the vision. There were some suggestions around ensuring accessibility, greenery and ensuring the community is the focus.

OBJECTIVES The top three most important objectives selected by respondents were maintain village feel, increase greenery and amenity, seating, shade and bicycle amenities and promote diversity of shops and restaurants.

CONCEPT ONE 'CREATE A NEW GREEN SPACE WITH ADDITIONAL CAR PARKING' 88.8% SUPPORT Most participants agreed that parking was an issue that would only get worse. The highest level of support was for the eastern car park, although most people supported the concept in general so would support either option. Reasons for supporting the eastern car park included its bigger size, its close proximity to the library and other community facilities and it was seen as being easier to conceal. Others thought the western car park area needed upgrading anyway and would have less of an effect on the village feel and current amenities.

CONCEPT TWO 'TRANSITION CARNEGIE TO A PEDESTRIAN FRIENDLY CENTRE' 84.8% SUPPORT Increasing pedestrian safety and having more of a focus on pedestrians rather than cars was seen by the community as a benefit for the area and would make Morton Avenue accessible for all. Each option (one-way treatment, shared zone treatment or full closure) had mixed support. The main concern was the impact that changes to Morton Avenue would have on traffic. A shared zone was generally seen as an acceptable compromise, providing the greatest mix of amenity while still allowing essential access by car for those who need it. However, some were concerned that shared zones can be dangerous and would end up being car dominated anyway.

CONCEPT THREE 'IMPROVE PUBLIC TRANSPORT CONNECTIONS' 66.4% SUPPORT The concept of extending the tram line was well supported by participants. Many participants felt that it would help moderate traffic and encourage a greater use of public transport. However, some were concerned about the potential congestion on Koornang Road and the reduction in space for extended footpaths, parking and greenery in Koornang Road.

DEVELOPMENT Many respondents felt development should be controlled with calls for a cap in heights between 3 and 7 storeys. Medium/high density housing was seen to limit the village feel and reduce livability. Respondents felt that any future development should be good quality, fit in with the character of the area and benefit the community. Some felt that development should consider safety and only be approved with allowances for parking. There were also some suggestions to encourage commercial development along Dandenong Road and encourage residential development within the centre to stop it spreading out into residential areas.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Carnegie

OUTCOMES OF STAGE TWO COMMUNITY CONSULTATION

This stage of consultation tested the draft vision and objectives of the structure plan. It also introduced a range of broad concept ideas with a range of possible options, which following subsequent stages of consultation have been refined to form the public space projects in the final *Structure Plan*.

UPDATED VISION

No changes were made to the draft vision.

HOW PROJECTS WERE PROGRESSED

1. Create a new green space and additional car parking

The projects will be progressed with the creation of new green spaces either side of the library. To the south, the new park will be created between the library and redeveloped carpark. To the north, a larger open space could be created by relocating the existing childcare facility and associated parking to the rooftop of the multi-deck car park.

Council would continue to advocate for protection of the open space along Woorayl Street and the creation of Egan Street as a shared space to provide open space and pedestrian amenity for new urban renewal area to the north.

The concept of developing a multi-storey car park on the Shepparson Avenue Council-owned car park site, with a ground floor market (managed by Council), co-working office, and green rooftop with community facility was progressed.

Exploration of redeveloping the Kokaribb Road car park to the north of Woolworths was progressed as a concept. This included creating an underground car park with a green park space at ground level, to be undertaken in conjunction with any future Woolworths redevelopment that may occur.

2. Transition Carnegie to a pedestrian friendly centre

The draft *Concept Plan* (stage five) proposed extended footpaths on the southern side of Morton Avenue and creating a slow-moving shared space with one-way eastbound traffic only. Koornang Road would be upgraded with new large canopy street trees, pedestrian lighting, pedestrian crossings and replacing existing brick walls with attractive seating. Pedestrianising the centre would include upgrade of existing and creation of new pedestrian laneways connecting the library, new parking and market facility and train station with Koornang Road. Activating the rear laneway to allow commercial premises to face the new market would form part of this concept to be progressed.

3. Improve public transport connections

The concept of advocating for the tram extension from both directions and better bus connections with the Carnegie centre was progressed. A bicycle path along Shepparson Avenue, connecting Carnegie railway station to Neerim Road and under the elevated rail formed part of this concept.

WHAT HAPPENED NEXT?

The draft vision was further tested during the *Stage three: Activity Centre, Housing and Local Economy Strategy and early structure plan exploration* consultation.

The concept ideas would be further explored and refined in the *Stage five: Draft Concept Plan* consultation.

STAGE THREE

ACTIVITY CENTRE, HOUSING AND LOCAL ECONOMY STRATEGY AND EARLY STRUCTURE PLAN EXPLORATION

24 MAY TO 13 JUNE

METHODOLOGY

Stage three consisted of two parts – consulting on a draft *Activity Centre, Housing and Local Economy Strategy* which included the vision and role for each activity centre including Carnegie; and a Carnegie community forum where the vision was tested and the *Structure Plan* process was discussed. Feedback on the *Strategy*, including feedback on the visions was collected on Council’s community consultation pages for each activity centre.

CONSULTATION SNAPSHOT

Online feedback forms: 38

Email submissions: 26

Carnegie forum attendees: 35

The opportunity to provide feedback was promoted widely including via an email to participants (approx. 2,200) with email addresses from the first two stages of the activity centre consultation; a four page summary of the *Strategy* included as a lift-out in the June edition of *Glen Eira News* and delivered to traders in each activity centre.

KEY THEMES

Most of the feedback received reinforced concepts already presented in the *Strategy*, with overall support.

ACTIVITY CENTRE FRAMEWORK The *Strategy* was largely supported by most respondents. Although supportive, some respondents felt the key challenge will be how to achieve the visions, stating that in some centres it is too late. Additionally, there were some questions about how the framework translates into specific planning measures, with respondents wanting more detail about each centre.

THEME ONE: PLACE-MAKING AND VISIONS Place-making was seen by respondents as vital to support increased development and that capturing and strengthening the identity of a place is important.

CARNEGIE VISION Participants in the forum wanted the word vibrant removed as it doesn’t have a clear meaning. They thought the vision should be expanded to reflect the people and meeting community needs rather than just being functional and about the place.

THEME TWO: LOCAL ECONOMY The important role small local businesses play within a centre was highlighted through the feedback, along with the need to make sure businesses survive/thrive by making the activity centres attractive and functional places to be. Support was shown for shared use of commercial spaces.

THEME THREE: HOUSING Respondents called for a mixture of housing to suit people of all ages, abilities and socio-economic backgrounds and be built with family living in mind. Some felt higher density should be restricted to main activity centres and on arterial roads, not small, local streets. The protection of heritage was seen also as a priority for respondents.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Carnegie

OUTCOMES OF STAGE THREE COMMUNITY CONSULTATION

An activity centre strategy is an overarching strategic document that sets the future direction and vision for activity centres within the municipality. It provides a focus for housing, retailing, community services, employment, transport, leisure, open space and entertainment, and nominates neighbourhoods where people shop, work, meet, relax and live. The *Strategy* will be a key basis for Council's updated strategic vision (*Municipal Strategic Statement*) and is critical to inform subsequent projects such as structure plans. The revised vision for Carnegie resulting from this round would feature in both the *Strategy* and the draft *Structure Plan*.

REVISED VISION

Carnegie will be a safe, connected and welcoming centre that embraces its authentic urban character and cultural identity. The centre will be a destination for night-life, shopping and employment, supporting a range of businesses and interconnected community spaces that meet the needs of the local community.

CHANGES TO THE DRAFT ACTIVITY CENTRE, HOUSING AND LOCAL ECONOMY STRATEGY

- All vision statements were reviewed and strengthened based on feedback received throughout stages two and three of activity centre consultation.
- A new objective was included under theme two: local economy around supporting local business through a focus on a connected economy.
- A reference to student housing was included in the housing types.
- A reference to short-term accommodation was included in housing types.
- More detail was included on how housing types may be applied to each centre, linking to the *Quality Design Principles* which would be consulted on during stage four.
- An additional reference was included to buildings embracing universal design for all ages and lifecycles.

WHAT HAPPENED NEXT?

The final *Activity Centre, Housing and Local Economy Strategy* was adopted by Council on 25 July 2017.

The adopted *Strategy* would provide direction for future local area planning in Glen Eira, including the draft Carnegie *Structure Plan*.

Council committed to the *Strategy* being updated in early 2018 following the release of data from the *2016 Census of Population and Housing*.

STAGE FOUR QUALITY DESIGN PRINCIPLES

26 JULY 2017 TO 3 SEPTEMBER 2017

METHODOLOGY

Stage four: *Quality Design Principles* and stage five: draft *Concept Plans* consultation was undertaken simultaneously (see below for stage five).

Residents in the study area for Bentleigh, Carnegie and Elsternwick were informed by mail while previous consultation participants for all centres were also emailed. The consultation was also promoted in various Council publications. Feedback was captured through an online forum, mail/email/telephone submissions, Facebook comments and meetings with stakeholders. *Quality Design Principles* were also discussed at community forums held for each of the structure plan areas.

CONSULTATION SNAPSHOT

Online forum participants: 82

Quality design principles document
downloads: 1,056

Facebook comment: 5

Email/mail/phone submissions: 9

The *Quality Design Principles* presented in phase one outlined what the types of buildings are preferred in Glen Eira's streets. This first phase aimed to set clear building design principles and define particular building types that will occur in our municipality. The following themes were evident in the feedback received in phase one.

KEY THEMES

MORE INFORMATION While many respondents agreed that the *Quality Design Principles* were a good start, they felt more detail was required to better understand how the different building types would look.

ENSURING IMPLEMENTATION The principles were seen by the community as a positive step, however there was concern from some about how we can ensure that they are implemented and enforced.

COMMUNITY BENEFIT More detail was requested by participants about community benefit including weighting and quantifying benefit and the suggestion that this would need to be very clear to developers. Some participants felt that community benefit should be external to the building and accessible to all. Some felt that community benefit does not make up for the extra height that would be allowed.

ENVIRONMENTAL DESIGN While the current principles were well supported by the community, there was also suggestion that there should be more of a focus on environmental design including energy reduction, noise reduction, emissions, solar power and water management.

UNIVERSAL DESIGN Accessibility and diversity in housing to meet the needs of all community members was seen by respondents as important and that this should be a major focus of the *Guidelines*.

PARKING The inclusion of adequate car parking provisions in both residential and commercial building principles was identified by participants as being of high importance.

BUILDING TYPES Lower-scale building types were most often preferred by participants. Some questions were raised regarding terrace townhouses and whether they are achievable or desirable and the level of 'garden' required to be provided by garden apartments.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Carnegie

OUTCOMES OF STAGE FOUR COMMUNITY CONSULTATION

This stage of consultation introduced a range of building types that seek to provide an appropriate transition in height, character and housing types throughout Glen Eira. Following the feedback received in this stage, along with detailed background research and consultant advice, a comprehensive set of *Quality Design Guidelines* were developed that included further detailed requirements for building setbacks, heights and building design for future residential, commercial, mixed use and urban renewal development within Glen Eira.

WHAT HAPPENED NEXT?

The *Building Transitions Plan* introduced in stage five (in conjunction with the *Quality Design Principles*) provided a draft framework for applying the proposed building types to the Carnegie activity centre.

Consultation on the more comprehensive *Quality Design Guidelines* and draft *Structure Plan* - which tied together all of the previous stages of consultation - was undertaken concurrently in stage six.

STAGE FIVE CARNEGIE DRAFT CONCEPT PLAN

26 JULY 2017 TO 3 SEPTEMBER 2017

METHODOLOGY

Stage four: *Quality Design Principles* and stage five: draft *Concept Plans* consultation was undertaken simultaneously. Residents in the study area were informed by mail while previous consultation participants were also emailed. The consultation was also promoted in various Council publications. Feedback was captured through an online survey, mail/email/phone submissions, Facebook comments and meetings with stakeholders.

CONSULTATION SNAPSHOT

Online surveys: 44

Forum comments: 4

Concept plan document downloads: 445

Facebook comments: 17

Email/mail/phone submissions: 56

Community forum attendees: 78

KEY THEMES

CONCEPT PLANS General support/agreement was provided that the concept plan is a step in the right direction and welcome forward planning. However many respondents felt that it should have been done earlier and doesn't do enough to address overdevelopment. Some residents remain dubious of Council's intent, level of influence with developers and power against VCAT. Some questions were raised at the community forum about the boundary/study area, particularly the expansion into the minimal change area.

URBAN RENEWAL Many felt that the urban renewal was in the right location. Concern was raised over the transition of building scale – particularly backing onto Chestnut Street. Some felt that 12 storeys is too high and will impact on neighbours, put strain on narrow streets and further worsen traffic and parking.

CHESTNUT STREET The majority of submissions received related to the proximity of urban renewal area to Chestnut Street. Mixed views were evident, with many residents of Chestnut and surrounding streets wanting to remove the heritage overlay and incorporate the western side of Chestnut Street into the urban renewal area, but some submissions requested to retain the Neighbourhood Character Overlay.

OVER-DEVELOPMENT AND LOSS OF CHARACTER Concerns were raised that overdevelopment is changing the character of Carnegie and that the suburb is losing its sense of community. There was also concern about loss of amenity with further apartments and high-rise. Some participants felt that there was too much high-rise and that this will push people out of the area. There was a belief expressed that Carnegie is already providing enough dwellings. Others felt that there was a good balance of density but need to ensure greater stock of three or more bedroom homes.

TRANSFORMATION PROJECTS Feedback showed there was a high level of general support for the transformation projects. Open space was seen as vital due to the increasing density of the suburb and should be further addressed in the plan. Mixed support was provided for increasing the tram line, with traffic congestion being the biggest concern. Activating the laneways was well received with safety the only concern identified. General support was shown for the market, however, there was some concern expressed about the impact on neighbouring residents. The feedback suggested that all projects should consider residents abutting the projects and ensure access is maintained.

PARKING AND MOVEMENT Through the feedback, car parking initiatives were seen as essential. There was a view that any multi-deck parking should be easily accessible, attractive and safe. There was also a view expressed that innovative ways should be sought to manage/review traffic and on-street parking, and restrictions should be better enforced.

IMPROVING WALKABILITY Respondents expressed support for making Shepparson Avenue more pedestrian friendly, as well as calling for Koornang Road to be more pedestrian friendly. There were also some calls for pedestrian accessways from Rosstown Road through to the linear park under the railway.

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/Carnegie

OUTCOMES OF STAGE FIVE COMMUNITY CONSULTATION

This stage of consultation introduced building heights and building types as well as more detailed transformation projects to improve public spaces.

This stage aimed to establish a framework to locate the right buildings in the right locations, by applying the principles outlined in the *Quality Design Principles* and *Activity Centre, Housing and Local Economy Strategy*.

Following this stage, the following changes were incorporated into the draft Structure Plan for consultation in Stage six:

- Provide two options for Chestnut Street and the urban renewal area for further community feedback:
 - Option 1 – protect existing Neighbourhood Character Overlay area (Chestnut Street), located east of the urban renewal area.
 - Option 2 – remove Neighbourhood Character Overlay and extend urban renewal area to the east.
- Propose destination parking and provide a net increase of appropriately 100 spaces for the centre, focused at the Kokaribb Road site.
- Create pedestrian laneways and shared spaces, and improving walkability and crossings.
- Provide opportunity for townhouses to be developed.
- Protect low scale heritage character of Koornang Road with a maximum height of three to four storeys.
- Provide a community plaza with open space around the library forecourt.
- Remove advocacy for tram extension through the Koornang Road shopping strip.

WHAT HAPPENED NEXT?

Following this stage, the *Buildings Transitions Plan* was updated to reflect the draft *Quality Design Guidelines* and feedback on the *Concept Plan*. Transport, parking and movement plans were also incorporated into the draft *Structure Plan* which brought together all previous stages of consultation into one complete *Plan* for the centre.

STAGE SIX CARNEGIE DRAFT STRUCTURE PLAN/QUALITY DESIGN GUIDELINES

29 OCTOBER 2017 TO 11 DECEMBER 2017

METHODOLOGY

This was the final stage of consultation, seeking feedback on a complete draft Plan and draft *Quality Design Guidelines*. Feedback was sought and recorded through, an online survey and forum on *HaveYourSay*; in person at a community forum as well as a series of drop in sessions and also submissions made by email, mail and telephone.

Letters were sent to all owners and residents within the structure plan study area and also to residents in the surrounding areas likely to be most affected. This included residents in neighbouring Councils.

The *Plan* and *Guidelines* were also promoted by Facebook posts and ads, in the *Leader* newspapers, four page lift-out in Glen Eira News, message on hold, service centre television screen and tables in the libraries and service centre.

KEY THEMES

URBAN RENEWAL A higher level of community support was shown for option one (retaining the Neighbourhood Character Overlay in Chestnut Street), with influencing factors being the retention of remaining heritage, better built form transition and less impact on existing residents. Some support was also shown by participants for option two (removing the overlay) which reflected a view that the neighbourhood is already starting to transition to a new character. The benefit of the additional connection through to Arawatta Street and a better financial outcome for existing residents were key factors in this view.

HERITAGE Some respondents felt that the *Plan* did not reflect and protect existing heritage and character. It was suggested by participants that greater efforts are required to maintain heritage across the centre.

TRAFFIC AND PARKING Concern was raised by respondents about the existing level of traffic and parking issues in Carnegie, particularly in residential streets, and the further impact of increased development and closing off or limiting traffic to cars on the activity centre in the future.

SHOPPING STRIP There were calls from respondents for more diversity and controls around the types of shops in the shopping strip; and for improving the streetscape with trees, seating, outdoor dining and a general clean-up.

QUALITY DESIGN GUIDELINES Feedback was received from respondents about the building types – in particular apartments and townhouses. There were some suggestions around environmentally sustainable design as well as other general design details. Some respondents asked for more detail or clarity about how the *Guidelines* will be applied while others pointed out potential duplications or inconsistencies in the *Guidelines*.

CONSULTATION SNAPSHOT

Email submissions: 66

Surveys: 59

Online forum comments: 9

Facebook comments: 5

Carnegie forum attendees: 51

Carnegie drop-in sessions: 60

Quality Design Guidelines
submissions: 46

Detailed reports of all six stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au

NEXT STEPS

The final stage of community consultation reflected feedback about the draft concept plans in order to refine and add more detail.

Details of proposed changes from the final round of consultation and a final *Carnegie Structure Plan* will be presented to Council for consideration and adoption at the February 27 2017 Council Meeting.

To ensure that the land use and development outcomes outlined in the *Plan* are delivered and enforceable, the objectives need to be translated into the *Glen Eira Planning Scheme*.

The *Scheme* guides decision-making on planning permit applications and governs issues such as design and development; land use; heritage; neighbourhood character; and amenity.

This statutory translation is achieved by undertaking a Planning Scheme Amendment.

If the *Structure Plan* is adopted by Council, the Planning Scheme Amendment process will commence. As part of this translation process, the specific statutory tools and mechanisms will be developed to best translate the relevant objectives of the *Structure Plan*. Potential statutory implementation measures are listed in the relevant sections of the *Plan*.

ITEM 9.5 QUALITY DESIGN GUIDELINES

Author: *Aidan Mullen, Manager City Futures*

File No: *16/25193*

Attachments: *1. Quality Design Guidelines – Residential Areas*
 2. Quality Design Guidelines – Commercial and Mixed-use Areas

PURPOSE AND SUMMARY

The purpose of this report is to seek Council adoption of the Quality Design Guidelines and to immediately commence statutory implementation of the Residential areas.

This report outlines how the Quality Design Guidelines address the key concerns raised over the final two rounds of community engagement, as well as the how the Guidelines align with the vision and objectives outlined in the *Activity Centre, Housing and Local Economy Strategy* adopted by Council in July 2017.

RECOMMENDATION

That Council:

1. Adopts the Quality Design Guidelines - Residential Areas as Council Policy.
2. Adopts the Quality Design Guidelines - Commercial and Mixed Use Areas as Council Policy
3. Requests council officers to prepare and exhibit the statutory documentation to implement the Quality Design Guidelines into the Glen Eira Planning Scheme via a future planning scheme amendment (or amendments if required), which incorporates the principles, objectives and controls outlined in the Quality Design Guidelines by updating relevant sections of the Glen Eira Planning Scheme, including local policy, zones and overlay provisions relating to residential and commercial areas.
4. Undertakes appropriate communications that:
 - a. acknowledge and thank all submitters, stakeholders and members of the wider community for their significant contribution to the preparation of the *Quality Design Guidelines*;
 - b. outline the Council resolution on the *Quality Design Guidelines*;
 - c. outline how the adopted *Quality Design Guidelines* address the key concerns raised in consultation; and
 - d. outline the next steps, in particular future Planning Scheme Amendment timeframes.

BACKGROUND

Beyond ensuring better design outcomes are achieved across Glen Eira, implementation of the *Quality Design Guidelines* will deliver four significant benefits:

1. Clarity and certainty for everyone
2. Garden townhouses in residential streets
3. Protection of character and human scale of shopping streets
4. Maximising community benefit on strategic and urban renewal sites

1. Clarity and certainty for everyone

The planning process can result in all parties (proponent, objectors, wider community, Council) investing time, money and emotion into the process. In such an environment it is important that Council is able to provide all parties with as much clarity and certainty as possible, by clearly and consistently communicating the desired outcome.

Planning has consistently been raised as a top concern in recent community satisfaction surveys and through the community plan consultation. Glen Eira has also seen a significant number of VCAT applications over recent years with:

- 162 in 2014/15 (second highest in Victoria)
- 214 in 2015/16 (highest in Victoria, 50 more than next highest)
- 172 in 2016/17 (second highest in Victoria)

The rise in VCAT appeals and community feedback, are two indicators that planning controls are not providing a sufficiently clear and consistent outcome for our community.

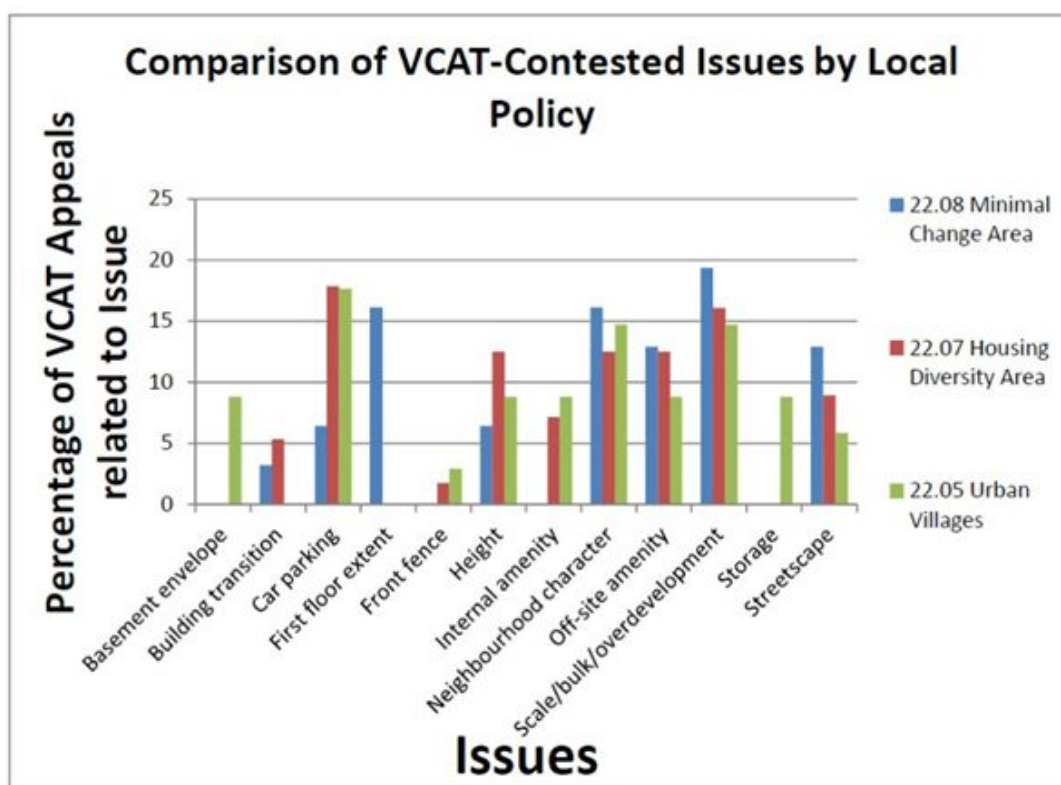


Figure 1: Comparison of VCAT-contested Issues by Local Policy

Source: Glen Eira Planning Scheme Review Report 2016

The 2016 Planning Scheme Review analysed the policy issues contested at VCAT. The *Quality Design Guidelines* has sought to address these top issues, where possible:

Top issue	Residential Quality Design Guidelines responses
Basement envelope	<ul style="list-style-type: none"> - 2.1-2.7 Key Building Types – <i>Garden Setting and Landscaping</i> - 2.1-2.7 Key Building Types – <i>Access and Parking</i> - 3.7 Landscaping - 3.8 Parking and Access
Building scale transition	- 2.1-2.7 Key Building Types - <i>Setbacks</i>
Car parking	- 3.8 Parking and Access
First floor extent	- 2.2 Minimal Change Areas - <i>Setbacks</i>
Front fence	<ul style="list-style-type: none"> - 2.1-2.7 Key Building Types - <i>Front fence height and design</i> - 3.3 Front Fencing
Height	- 2.0 Key Building Types – <i>Building Height</i>
Internal amenity	<ul style="list-style-type: none"> - 2.0 Key Building Types – <i>Side Setbacks</i> - 3.5 Outlook and Overlooking
Neighbourhood character	- 2.0 Key Building Types
Off-site amenity	- Various
Scale/bulk/overdevelopment	<ul style="list-style-type: none"> - 2.1-2.7 Key Building Types – <i>Setbacks</i> - 2.1-2.7 Key Building Types – <i>Built Form</i>
Storage	- Not addressed
Streetscape	<ul style="list-style-type: none"> - 1.2 Quality Design Principles – <i>Residential Garden Setting</i> - 2.1-2.7 Key Building Types – <i>Street Setbacks</i> - 2.1-2.7 Key Building Types – <i>Key Design Outcomes</i> - 3.1 Facades, Materials and Entries - 3.2 Roof Design - 3.3 Front Fencing - 3.4 Safety, Security and Passive Surveillance - 3.7 Landscaping - 3.8 Parking and Access

The successful implementation of the Quality Design Guidelines into the Glen Eira Planning Scheme will make a significant contribution in achieving the required certainty and clarity for our community.

2. Garden townhouse in residential streets

The General Residential Zone is Glen Eira's second largest residential zone. Focused mostly around neighbourhood centres, the zone encourage a diversity of housing and allows built form of up to three storeys.

In recent times, this zone has increasingly seen many apartment buildings developed in residential streets, and has been the cause of significant community concern.

The *Glen Eira Planning Scheme Review Report 2016* shows that the top VCAT issues in this zone are:

- Car parking (17.86%);
- Scale/bulk/overdevelopment (16.07%);
- Neighbourhood character (12.5%);
- Off-site amenity (12.5%); and
- Height (12.5%).

These issues are consistent with the community concerns raised when apartment buildings are proposed in low scale residential streets. The *Quality Design Guidelines* look to address these issues by focusing apartment buildings on main roads and encouraging medium-density garden townhouses, rather than apartment buildings, on local residential streets.

The defining feature of the garden townhouse type is that all dwellings have a ground floor living room and well sized private open space of at least 25 square metres. A move from apartment housing to townhouse housing in residential streets in this zone has the following benefits:

- Larger housing and garden size provides for the needs of greater range of household types including families, 'downsizers', and young couples
- Ground floor living allows for all ages and abilities, in particular meeting the needs of the people of older age and limited ability.
- Ground floor living reduces the impact of overlooking onto neighbouring backyards
- Less dwelling density in residential streets address concerns of parking and traffic

The '*Housing, id Analysis of housing consumption and opportunities – December 2017*' Report states that '*between 2006 and 2016, the key emerging household type in the City was couple families with young children, their numbers increasing by almost a quarter over this period.*' Encouraging a greater supply of medium density townhouses will help address the housing needs of the existing and emerging community.

3. Protection of character and lower scale of shopping streets

Community feedback has demonstrated a clear priority to protect the character, heritage and lower scale that define Glen Eira's shopping strips. These strips are the communal centre of Glen Eira's diverse neighbourhoods and as such they are a physical representation of the community's collective culture. Recent planning applications for taller buildings in the heart of these shopping strips, have demonstrated the community's strong concern about the potential erosion of the character of Glen Eira's shopping strips.

The *Quality Design Guidelines* seek to address this aspiration and concern by developing appropriate guidance for the traditional shopping strips that encourage:

- protection of heritage facades and street scale; and
- limiting building heights to a maximum of 5 storeys.

Taller mixed-use buildings are redirected to appropriate locations that do not erode the character of the heart of shopping strips. The *Structure Plans* for Carnegie and Elsternwick show that these taller mixed-use buildings have been proposed at:

- large commercial land behind the shopping strip;
- large commercial land on the periphery of the shopping strip; and

- large commercial precincts appropriate for urban renewal.

4. Maximising community benefit on strategic and urban renewal sites

Community feedback has recognised that taller buildings are required in appropriate locations, however general community sentiment is that these tall buildings should provide a 'value add' to their neighbourhood, rather than simply 'maxing out with apartments'.

It is for this reason that taller mixed-use buildings are redirected to strategic and urban renewal sites identified through a structure planning or similar process. The *Quality Design Guidelines* outline that building proposals seeking to exceed the nominated preferred height must demonstrate significant community benefit.

Community benefit items may include but are not limited to:

- diverse housing mix that responds to an identified community need (affordable housing, aged care, student, short-stay accommodation — not just a variety of apartment layouts and sizes);
- additional public parking;
- additional public open space contributions beyond the minimum requirements of the Glen Eira Planning Scheme or relevant adopted Council document;
- new street or laneway connections; and
- needed community uses and facilities.

This list does not identify every type of community benefit, but rather notes emerging priority items. Contributions for each development should be determined in consultation with Council to determine the best strategic outcome and will be clarified through future strategic work.

Glen Eira Planning Scheme Review 2016

In 2016, Glen Eira City Council undertook an extensive community-led review of its planning scheme, which involved extensive community engagement. The consultation process revealed a strong level of community concern regarding:

- overdevelopment in sensitive areas;
- loss of residential and heritage character;
- traffic and parking;
- quality of development; and
- subsequent impacts on surrounding residential areas.

The review identified the need for a *Neighbourhood Character Policy* in order to provide clarity on:

- the existing character and its protection
- neighbourhood character objectives for change areas and how change will be managed

The adopted Planning Scheme Review Work Plan outlines that the development of the *Neighbourhood Character Policy* is to address the following topics:

- Neighbourhood character statements for all residential areas

- More landscaping opportunities and protection of vegetation
- Better development transitions between different zones
- Excessive basement sizes
- Improved garden character and open space provision
- Reduction in hard surfaces
- Front fencing
- Streetscape integration
- Higher quality architecture outcomes
- Increased front setbacks in appropriate locations
- Increased side and rear setbacks for ground and upper floors
- Opportunities for tree planting
- Managing boundary developments and impact of upper-floors on neighbouring back yards

The *Quality Design Guidelines* have been developed to address this action and the community concerns regarding development, raised in the Planning Scheme Review.

Activity Centre, Housing and Local Economy Strategy

The *Activity Centre, Housing and Local Economy Strategy* provides Council with an integrated plan to successfully focus development in a way that revitalises and strengthens our local neighbourhoods and their surrounding communities.

The *Strategy* establishes a revised policy direction for the future planning of Glen Eira, including identifying the preferred locations to focus a broad range of housing and employment types. The Strategy also outlines key housing and employment objectives and outcomes.

ISSUES AND DISCUSSION

Quality Design Principles – A Shared Approach

At the 25 July 2017 Council Meeting, Council endorsed the release of the *Draft Quality Design Principles* for two rounds of community engagement. The community and stakeholder input to these principles has been critical in guiding the development of the guidelines and ensuring that this technical document is aligned with Glen Eira's community aspirations.

Between 26 July and 3 September 2017, the *Draft Quality Design Principles* were downloaded 1,056 times and Council received 82 online forum participants, 5 Facebook comments and 9 submissions.

While the current principles were well supported there was also suggestion that there should be more of a focus on environmental design.

In response to the feedback, the updated residential principles are:

1. Presenting well scaled architectural buildings that are set back to the street and strength the residential character.
2. Use hard-wearing, natural and familiar materials in new buildings to provide continuity with existing built form.

3. Maintaining large front and rear garden areas that provide continuous green streetscapes and continuity of rear yards with street blocks.
4. Maximising the retention and planting of canopy trees and large areas of soft landscaping.
5. Reducing the visual presence of vehicle accessways, garages and parking on streetscapes.
6. Creating roof forms that reduce the apparent scale of taller buildings and provide residential character.
7. Reducing opportunities for overlooking of neighbouring properties through building layout and design.
8. Creating dwellings that are useable for a broad range of housing types and physical abilities.
9. Reducing the environmental impacts of new development.

In response to the feedback, the updated commercial and mixed-use principles are:

1. Strengthening the established built form scale and articulation of activity centre streets.
2. Maintaining continuity of ground level activity and pedestrian safety and comfort along streets.
3. Use hard-wearing, natural and familiar materials in new buildings to provide continuity with existing built form.
4. Delivering diverse and flexible accommodation that serves the needs of trade and commerce.
5. Providing adequate public spaces that serve the needs of existing and new residents and visitors.
6. Reducing the visual presence of vehicle accessways and parking on streetscapes while maintaining safe pedestrian access to parking areas.
7. Providing for community uses, employment, affordable housing and access via increased development potential.
8. Reducing the environmental impacts of new development.

Quality Design Guidelines – Delivering on the Community's Principles

Between 30 October and 11 December 2017, Council sought community feedback on the draft *Quality Design Guidelines*. Over this 6 weeks period, 38 submissions were received (20 online and 18 in paper), along with 3 surveys and 14 Facebook comments.

Following the consultation period, officers undertook a review of the draft *Guidelines*. Limited technical changes have been made, as it is considered that the *Guidelines*, largely reflect the community aspirations for development in Glen Eira.

Changes applied to the draft *Quality Design Guidelines* include:

- The commercial setback above the podium was reduced from 6 metres to 5 metres, which is in line with a number of submissions received,
- Minor changes were made to address commercial interfaces with laneways and residential boundaries,
- Inclusion of 'design intent' wording to match proposed setback controls, to better describe the aim of those controls,
- Reformatting and provision of greater clarity to the document (without substantive changes) in order to assist in making the Guidelines easier to read and use,

- Separating into two documents for 'Residential' and 'Commercial and Mixed-use'.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

The financial and resource implications are within the normal operation of the Council's City Futures Department.

POLICY AND LEGISLATIVE IMPLICATIONS

To ensure that the Quality Design Guidelines are delivered and enforceable, they need to be translated into the *Glen Eira Planning Scheme*.

The *Scheme* guides decision-making on planning permit applications and governs issues such as design and development; land use; heritage; neighbourhood character; and amenity.

This statutory translation is achieved by undertaking a Planning Scheme Amendment. The Amendment process will commence following Council's adoption of the *Guidelines*. As part of this translation process, the specific statutory tools and mechanisms will be developed to best translate measures outlined in the *Guidelines*.

COMMUNICATION AND ENGAGEMENT

Detailed reports of the two stages, including the community submissions received, have been made publicly available throughout the process and can be found online at www.gleneira.vic.gov.au/QualityDesign

LINK TO COUNCIL AND COMMUNITY PLAN

Theme one: *Liveable and well designed*

- Create prosperous, accessible and vibrant urban places.
- Encourage development that benefits the community.
- Proactively plan for and manage change within our urban places.
- Invest sustainably in our infrastructure and community assets.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

The *Quality Design Guidelines* directly respond to the actions outlined in the *2016 Planning Scheme Review*. The adoption of these *Guidelines* will proactively address many of the consistent issues raised by the community regarding development and provide greater certainty for all involved in the planning process.

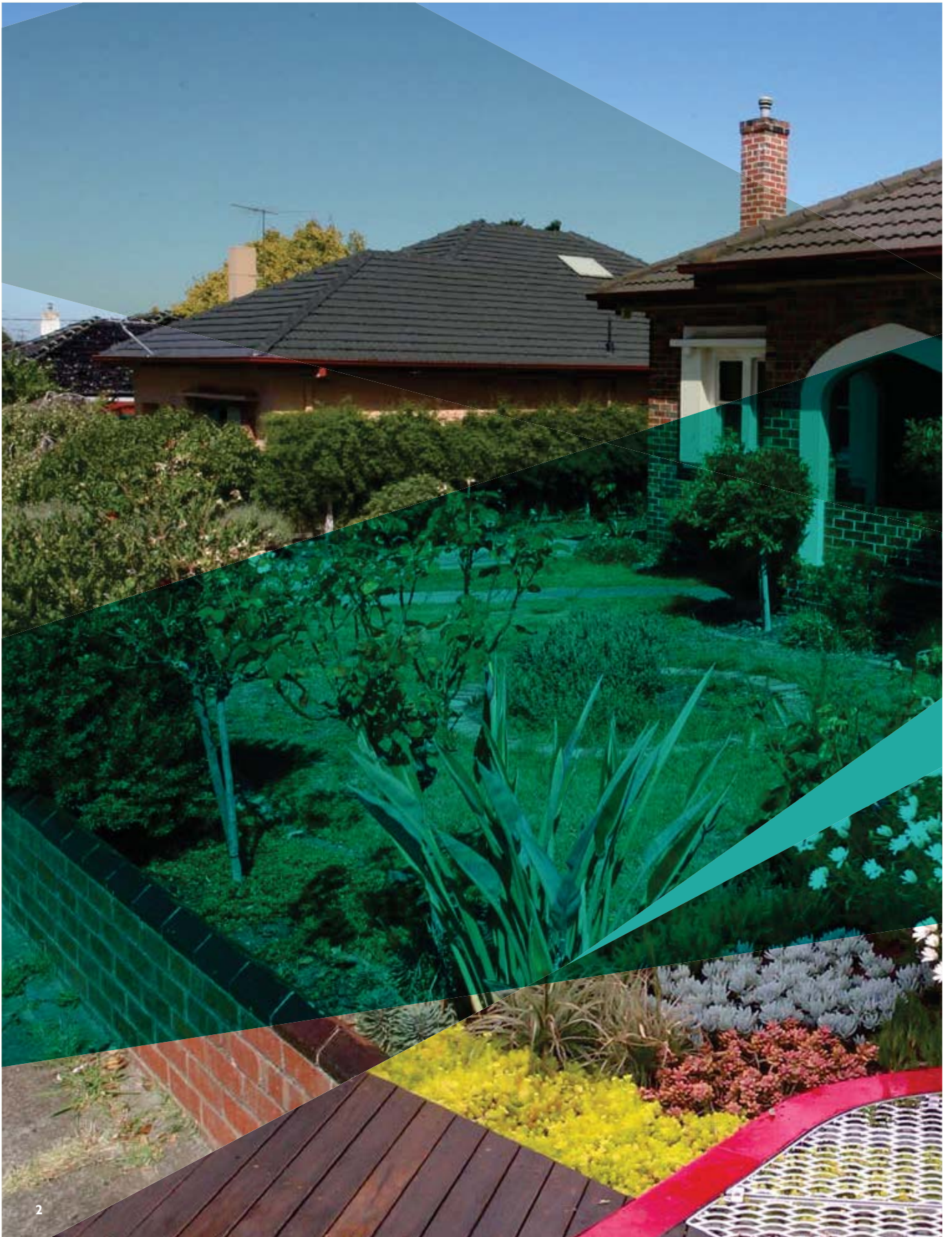


QUALITY DESIGN GUIDELINES

RESIDENTIAL AREAS



GLEN EIRA
CITY COUNCIL





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1.1 OVERVIEW

PURPOSE

The purpose of this document is to:

- > Respond to the aspirations of the Glen Eira community and deliver on the vision for our neighbourhoods.
- > Encourage a high level of architectural design in new developments.
- > Provide clarity and certainty about Council's expectations for new developments.
- > Support and supplement existing design guidance provided by the *Glen Eira Planning Scheme* and relevant State Government initiatives.

SUMMARY

The *Guidelines* are comprised of four main parts.

Quality Design Principles

Nine Quality Design Principles underpin the *Guidelines*. These principles were developed to provide the strategic context for all design guidance in this document.

Building types and key outcomes

The *Guidelines* propose a range of building types that are preferred in our neighbourhoods. This section provides an overview of each building type, where they should be located, and how best to design them.

General building design details

This section outlines the detailed design elements that contribute to quality and functional buildings.

Designing for the community

Buildings can be designed to support a diverse and vibrant local community. This section addresses other matters that should be addressed such as dwelling diversity and universal design.

WHO ARE THE GUIDELINES FOR?

The Glen Eira community

The *Guidelines* reflect the views and aspirations of the Glen Eira community. The *Guidelines* provide more certainty for the community about what to expect when developments are proposed.

Glen Eira City Council

The *Guidelines* provide a consistent approach to achieving high quality design outcomes. The *Guidelines* will inform future content of the *Glen Eira Planning Scheme* and be used as an education and communication tool identifying our preferences for building design.

Development applicants

The *Guidelines* provide a level of consistency and certainty for planners, designers and developers. The intent is to be clear about Council's preferences in order to reduce points of conflict in the planning permit application process.

IMPLEMENTATION AND RELATIONSHIP WITH OTHER PLANNING DOCUMENTS

State Government Initiatives

The Victorian Government is in the process of implementing significant reforms to planning and urban design requirements across Victoria.

The Guidelines do not seek to vary any policy, standard, or guideline implemented by the Victorian Government. The Guidelines will complement and deliver on State objectives in a way that:

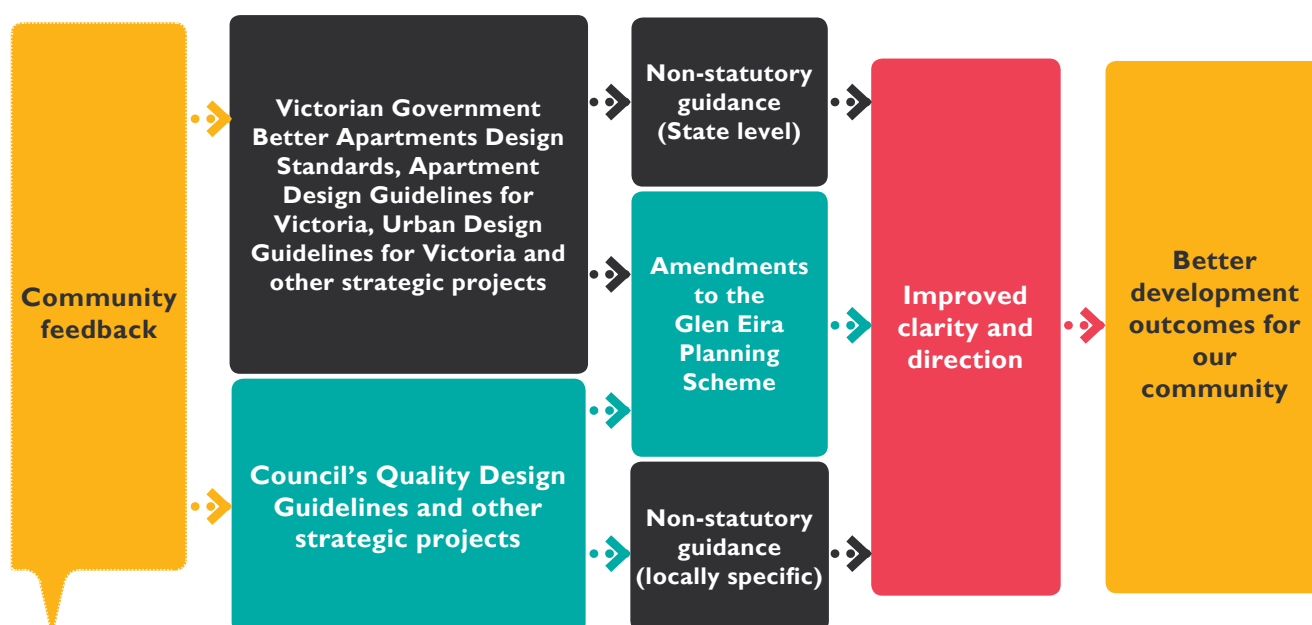
- > Nominates preferred local outcomes that will be applied through a statutory planning policy or control where possible (e.g. new or amended local policies, zones, zone schedules or overlay controls).
- > Provides non-statutory guidance that bridges the way between broad State-level guidance and Council's position on specific outcomes sought in our municipality.

Glen Eira City Council — Planning Scheme provisions and general guidance

The *Quality Design Guidelines* will inform and work alongside existing and future content of the *Glen Eira Planning Scheme*. The *Guidelines* will:

- > Inform changes to local planning policy and provisions in the Glen Eira Planning Scheme – facilitated through a formal planning scheme amendment process.
- > Provide non-statutory guidance to help educate, communicate and deliver quality development outcomes across our municipality, improving the level of specificity, consistency and certainty for all involved in the development process.

Further strategic work is required to determine how the requirements of the Guidelines will be implemented in the *Glen Eira Planning Scheme*. In the meantime, indicative zones are noted for each building type under the strategic implementation sections.



1.2 QUALITY DESIGN PRINCIPLES

Council has engaged in extensive community consultation regarding the nature of development occurring in our City. The key priorities emerging from these conversations were:

- > Respect and celebrate the unique character of our neighbourhoods.
- > Provide a more appropriate transition between higher and lower density housing types.
- > Maintain and enhance the garden corridors of our residential streets, including protecting large canopy trees.

To successfully address these community concerns while reinvigorating our activity centres, Council has developed nine Quality Design Principles that aim to achieve the best policy framework for development in our City.

These principles underpin the building types and design guidance set out in the following sections.

1. WELL DESIGNED BUILDINGS

Presenting well scaled, articulated buildings that are set back on the street and strengthen the residential character.

This principle is achieved through the following guidelines and requirements:

- > building separation;
- > setbacks;
- > façades;
- > pedestrian entries; and
- > vehicle entries.

2. QUALITY MATERIALS

Use hard-wearing, natural and familiar materials in new buildings to provide continuity with existing built form.

This principle is achieved through the façades, materials and entries guidelines and requirements.

3. RESIDENTIAL GARDEN SETTING

Maintaining large front and rear garden areas that provide continuous green streetscapes and continuity of rear yards with street blocks.

This principle is achieved through the following guidelines and requirements:

- > setbacks;
- > private open space;
- > landscaping/canopy trees;
- > fencing; and
- > green corridors.

4. CANOPY TREES AND GREENERY

Maximising the retention and planting of canopy trees and large areas of soft landscaping.

This principle is achieved through the following guidelines and requirements:

- > landscaping/canopy trees;
- > private open space;
- > setbacks; and
- > basement footprint.

5. ACCESS AND PARKING

Reducing the visual presence of vehicle accessways, garages and parking on streetscapes.

This principle is achieved through the following guidelines and requirements:

- > pedestrian entries;
- > vehicle entries;
- > car parking; and
- > bicycle parking.

6. RESIDENTIAL ROOF FORMS

Creating roof forms that reduce the apparent scale of taller buildings and provide a residential character.

This principle is achieved through roof design guidelines and requirements.

7. MANAGING OVERLOOKING

Reducing opportunities for overlooking of neighbouring properties through building layout and design.

This principle is achieved through the following guidelines and requirements:

- > privacy — managing direct views and overlooking;
- > setbacks; and
- > internal layout.

8. UNIVERSAL DESIGN

Creating dwellings that are useable for a broad range of housing types and physical abilities.

This principle is achieved through the following guidelines and requirements:

- > pedestrian entries;
- > dwelling configuration; and
- > universal design/accessibility.

9. ENVIRONMENTAL SUSTAINABILITY

Reducing the environmental impact of new development.

This principle is achieved through the following guidelines and requirements:

- > roof design;
- > façades, materials and entries; and
- > building services.



2.0 BUILDING TYPES AND KEY OUTCOMES



The following section outlines what types of residential buildings are preferred in Glen Eira's streets — buildings that are designed to enhance the local character and help achieve the future vision for our activity centres and neighbourhoods.

Central to achieving quality design is a new approach that can best be described as placing the right buildings in the right locations. The *Guidelines* propose a range of building types that will support an appropriate transition in height, character and housing styles throughout our neighbourhoods.

2.1 HERITAGE AND CHARACTER HOUSING

OVERVIEW

New housing on land affected by a Heritage Overlay or Neighbourhood Character Overlay that respects and celebrates the character of the area

OBJECTIVE

- > To allow the development of sites within a Heritage or Neighbourhood Character Overlay area while ensuring minimal impact on the streetscape.

SUMMARY

- > Designed in accordance with the *Glen Eira Planning Scheme's Heritage Policy* or Neighbourhood Character Overlay requirements as relevant.
- > Sensitive to site-specific requirements.
- > Emphasis on low-scale development with minimal impact on streetscape.
- > Preservation of existing contributory building elements, with new additions concealed or recessed when viewed from the street.

STRATEGIC IMPLEMENTATION

Building height

- > 1 to 2 storeys.

Preferred locations

- > Residential areas within or proposed within a Heritage Overlay or Neighbourhood Character Overlay.

Indicative zone

- > Neighbourhood Residential Zone with a Heritage Overlay or Neighbourhood Character Overlay.

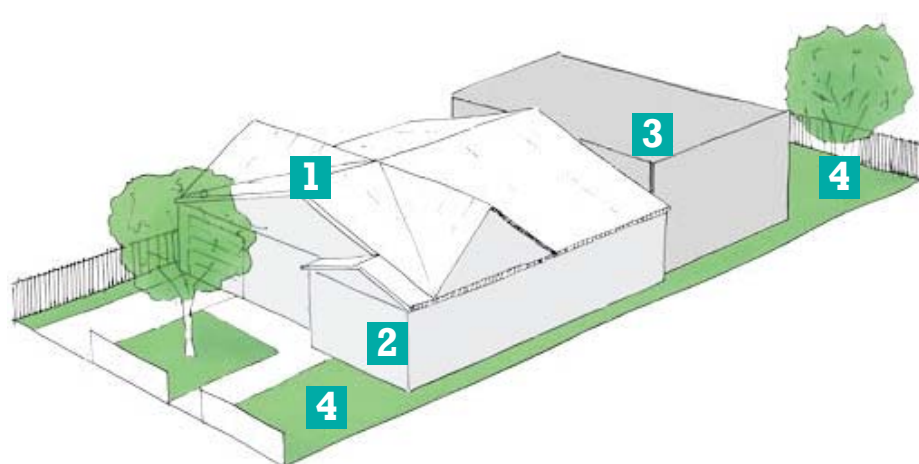
DESIGN GUIDANCE

The *Quality Design Guidelines* do not provide any additional design guidance for heritage and character housing.

For design guidance in heritage areas, refer to the Council's *Heritage Policy* and relevant Heritage Overlay within the *Glen Eira Planning Scheme*.

For design guidance in Neighbourhood Character Overlay Areas, refer to Council's relevant Neighbourhood Character Overlay within the *Glen Eira Planning Scheme*.

DESIGN EXAMPLE



1

Low-scale built form

Protect the low-scale character of existing heritage or character streets.

2

Preserve heritage

Preserve existing heritage or character building elements.

3

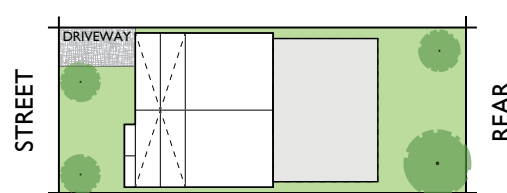
Recessive additions

New extensions to be designed recessively and integrate well with the existing building.

4

Garden corridors

Well-landscaped green corridor at front and rear with quality planting and canopy trees creates a garden setting.



2.2 MINIMAL CHANGE AREAS

OVERVIEW

One or two detached or semi-detached dwellings built on a lot

OBJECTIVE

- > To provide low density housing options in a detached garden setting within established low-scale residential areas of minimal change.

SUMMARY

- > 1 to 2 storeys (site specific).
- > Detached dwellings or semi-detached townhouses with secluded private open space on the ground floor (minimum 40m² secluded private open space and a total of 60m² per dwelling).
- > Emphasis on protecting the low-scale, detached and landscaped character of local suburban streets.
- > Minimise the effects of double storey development on neighbourhood character and adjoining properties.
- > Preferred layout is side-by-side dwellings to maximise rear garden area, subject to optimal orientation to support sustainable design.
- > **Designed in accordance with the Glen Eira Planning Scheme's Minimal Change Area Policy.**

STRATEGIC IMPLEMENTATION

Building height

- > 1 to 2 storeys (site specific).

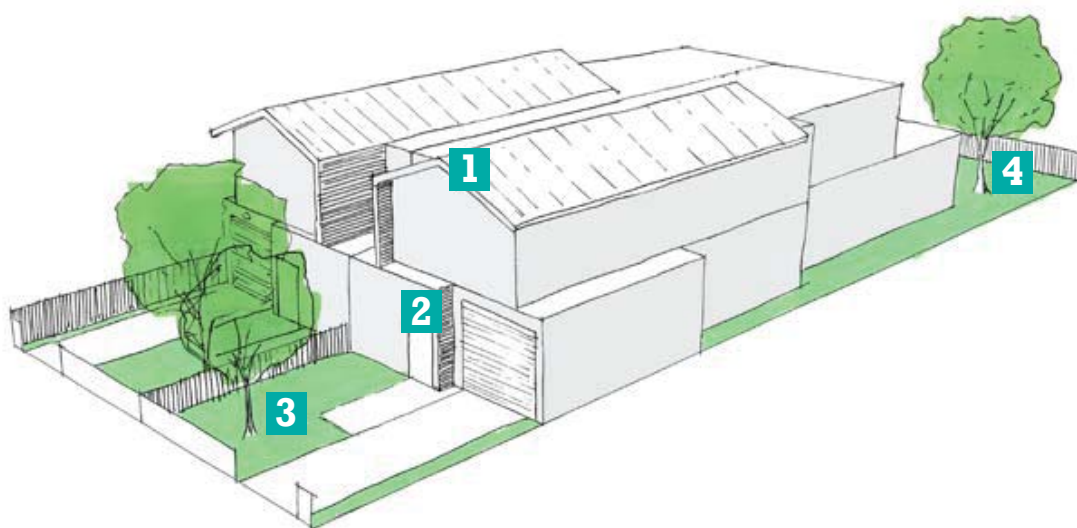
Preferred locations

- > Existing low-scale residential areas not identified for growth.
- > Areas identified as minimal change areas in the *Glen Eira Planning Scheme*.

Indicative zone or overlay

- > Neighbourhood Residential Zone.

DESIGN EXAMPLE



1

Low-scale built form

Protect the low-scale character of suburban residential streets.

2

Streetscape Integration

Quality architecture using design details that integrate with the local street (roofing, materials, colours, etc.).

3

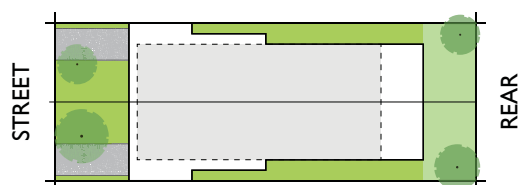
Garden Corridors

Well-landscaped green corridor at front and rear with quality planting and canopy trees creates a garden setting that softens the built form.

4

Ground Floor Open Space

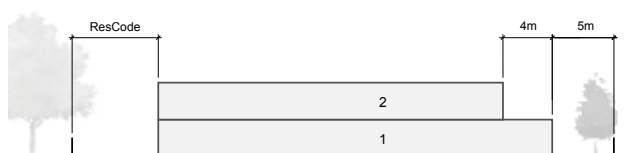
Primary area of secluded private open space provided on the ground floor.



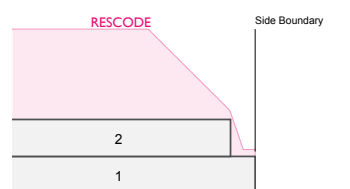
MINIMAL CHANGE AREAS

SETBACKS

Street and rear setback



Side setback



Responding to context

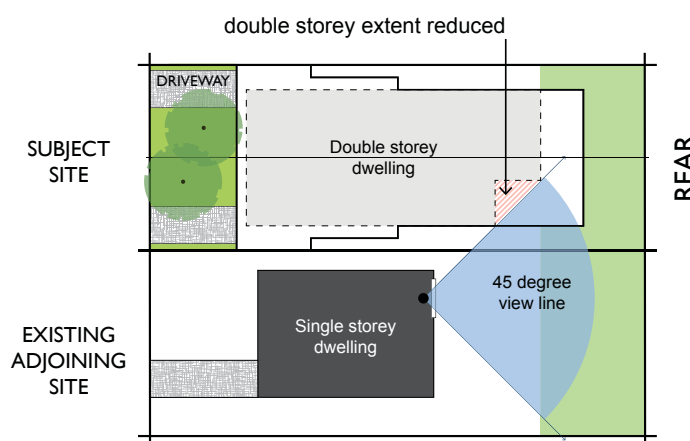
Developments in minimal change areas should provide a considered response to contexts on adjoining properties. Some interfaces may necessitate further setbacks than those prescribed. The following section illustrates design guidance for some common contexts.

CONTEXT: ADJOINING A SINGLE DWELLING ALLOTMENT

The following calculation provides a consistent metric to ensure that the siting and design of upper levels is responsive to, and respectful of, adjoining buildings and neighbouring secluded open space — reducing apparent building bulk and retaining a sense of openness in rear yards. It provides an adaptable but consistent method for establishing an appropriate response where situations can vary substantially from site-to-site.

Calculate as follows:

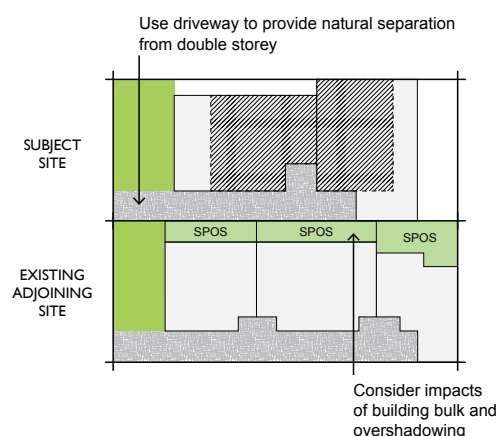
- > The first floor (level 2) of a proposal should not encroach within a 45 degree view-line from an adjoining property's nearest rear-facing habitable room window or door (measured from the nearest edge). See diagram.
- > If the proposed first floor encroaches within the 45 degree view-line, incorporate additional side or rear setbacks (as far as practical), and variations in materials, colours and finishes. This interface should be approached with key consideration.



CONTEXT: ADJOINING MULTI-UNIT DEVELOPMENTS

Multi-unit developments often have small secluded private open spaces (SPOS) and other active living areas facing side-boundaries. If a new development is proposed that shares this boundary, the design should provide additional side setbacks at first floor, beyond the minimum standards to ensure that overshadowing and visual bulk impacts will be minimised.

The diagram illustrates a preferred outcome that provides separation inherently by the location of the driveway along the side boundary. If a side-boundary driveway is not ideal, then ensure that the first floor of any new building is setback adequately.

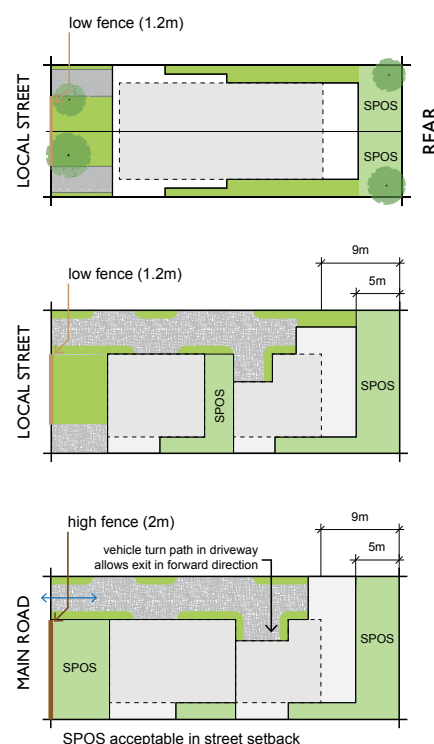


CONTEXT: LOCAL STREETS AND MAIN ROADS

Local streets and main roads present different contexts for development in relation to front fence height and the location of secluded private open space (SPOS).

The preferred location for SPOS in minimal change areas is within side and rear setbacks as illustrated in the first image. The following is noted regarding SPOS facing the street:

- > In local streets, there is an expectation that developments will maintain an open, vegetated character with low front fencing, permeable surfaces, significant landscaping and clear views towards dwellings. When developing in local streets, SPOS in front setbacks is strongly discouraged. This can be varied on corner sites, where SPOS facing the side street context is supported as this location would traditionally have taller side fencing.
- > On main roads, taller fencing is considered acceptable to reduce amenity impacts such as noise from traffic. When developing in main roads, SPOS in front setbacks behind a taller fence is supported, however fence design should incorporate landscaping and a level of permeability to enhance residential amenity.



MINIMAL CHANGE AREAS

KEY DESIGN OUTCOMES

BUILT FORM

- > High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed, constructed with quality and integral materials, and provide a sense of individual identity for each townhouse within the development.
- > Incorporate substantial setbacks with well-articulated building elements that minimise the effects of double storey development on neighbourhood character and adjoining properties, particularly in locations where single storey dwellings are the dominant form.
- > Roof design should positively respond to and enhance the residential streetscape
 - In streets where traditional angled roofing prevails, provide a contemporary roof form with angled elements (pitched, hipped or skillion styles). Avoid flat roofing unless this is an established characteristic of the local street.
 - The roof form should be a well-considered and incorporated element of the building's architectural styling.
- > Provide building entries that are clearly visible and welcoming.

QUALITY MATERIALS, TEXTURES AND COLOURS

- > Incorporate quality materials, colours and architectural details that reflect the local residential context.
- > Recommendations:
 - Integral and long-lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged.
 - Safe materials that meet relevant building regulations.



> Avoid:

- Materials, colours and textures that don't fit in with the neighbourhood character and dominate the street.
- Visual clutter from too many materials, colours and feature elements.
- Focusing the design detailing and material treatments along front facades only. Ensure the design is attractive from front, oblique and side views with design elements wrapping around corners.
- Cheap materials that imitate quality or weather poorly, requiring ongoing maintenance.

GARDEN SETTING AND LANDSCAPING

- > Provide an open and landscaped garden setting with substantial front and rear setbacks, deep planted canopy trees and permeable surfaces. High quality landscaping that prioritises greenery and softens the built form is strongly encouraged.
- > If basements are provided, minimise basement footprints within the front and rear setbacks to allow deep planting in these areas. Prioritising front and rear setbacks may mean that side setbacks will be limited on small sites. In these areas, incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.
- > Tree planting recommendation: provide one tree per dwelling in the front and rear setback, including one advanced canopy tree per 8m* of front and rear boundary. *If the result is not a whole number, round up to the nearest whole number.

For further details, refer to General building design details from page 50

SECLUDED PRIVATE OPEN SPACE (SPOS) AND ACTIVE LIVING AREAS

- > SPOS to be provided on the ground floor to the side or rear of the site, with access direct from living areas (minimum 40m² secluded private open space and a total of 60m² per dwelling). Avoid SPOS at upper floors.
- > SPOS is discouraged in the street setback except located along on a main road where taller fencing that provides a level of privacy is encouraged. Ensure services areas are separated from recreational areas and concealed from the public realm.
- > Active living areas should be located on the ground floor. Ground floor active living areas minimise amenity impacts on adjoining properties and assist in accommodating people of all ages and abilities.

FRONT FENCE HEIGHT AND DESIGN

- > Fencing should balance the need for privacy and with passive surveillance and activation of the public realm.
- > Recommendations:
 - Local streets — Maximum fence height of 1.2m. Fencing should contribute to the low-scale, open character of local residential streets.
 - Main roads — Maximum fence height of 2m. Tall fencing should be designed to incorporate landscaping and permeability to contribute greenery and provide a level of passive surveillance. Any fencing above 1.2m in height should provide some visual transparency to allow for interaction with the street.

ACCESS AND PARKING

- > Ensure that accessways and car parking structures are recessive and do not compromise landscaping opportunities by minimising the number and width of vehicle crossings and driveways, and concealing or recessing garage and basement entries.
- > Access from side streets or rear lanes is preferred. However, if required on the primary street frontage, locate any crossovers near side boundaries with driveways and ramping minimised and concealed as much as practicable.

PASSIVE SURVEILLANCE

- > Encourage passive surveillance of the street, with windows, balustrades, fencing and landscaping that provide a level of permeability. Considered design can maintain privacy for residents.

SUSTAINABLE BUILDING DESIGN

- > Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments).
- > Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.
- > Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air-conditioning systems).
- > Provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.

2.3 GARDEN TOWNHOUSE

OVERVIEW

Townhouses in a garden setting

OBJECTIVE

- > To provide medium density town housing that maintains a low-scale residential form and garden setting.

SUMMARY

- > 2 to 3 storeys.
- > Medium density town housing in an attached or semi-detached format.
- > Built form presents as two storeys, with upper floor recessed.
- > Secluded private open space provided on the ground floor (minimum 25m² per dwelling).
- > A substantial garden corridor at the front and rear of the site with an emphasis on landscaping to soften the built form.
- > Dwelling orientation and living area outlooks onto front and rear (side outlooks strongly discouraged at upper floors).
- > A range of dwelling sizes and layouts.
- > Ground floor living areas and private open spaces strongly encouraged. Apartments and the use of balconies or rooftop terraces as primary private open spaces discouraged.

STRATEGIC IMPLEMENTATION

Building height

- > 2 to 3 storeys.

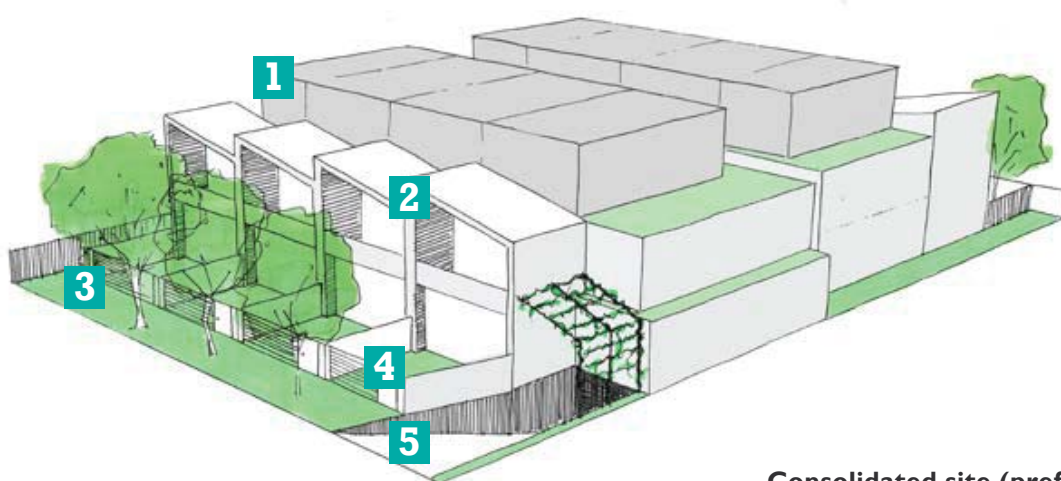
Preferred locations

- > Residential land in a major or neighbourhood activity centre on a local street identified for growth.
- > Residential land outside of major or neighbourhood activity centres along a main road identified for growth.

Indicative zone

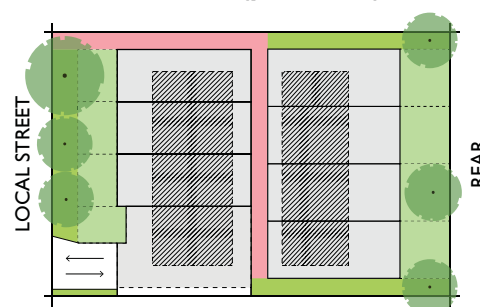
- > General Residential Zone.

DESIGN EXAMPLE



- 1 Manage transition**
 Built form presents as two storeys with upper floor recessed, responding to low-scale streets
- 2 Attractive streetscape**
 Quality architecture using materials, colours and feature elements that match the development pattern of the street.
- 3 Garden corridors**
 Well-landscaped green corridor at front and rear with quality planting and canopy trees creates a garden setting that softens the built form.
- 4 Ground floor open space**
 Primary area of secluded private open space provided on the ground floor with access from living areas.
- 5 Consolidation**
 Consolidating multiple sites and vehicle access points allows more space for landscaping and ensures the visual impact of the building can be managed within the site.

Consolidated site (preferred)



Single lot

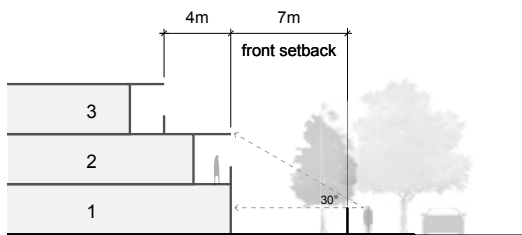


GARDEN TOWNHOUSE

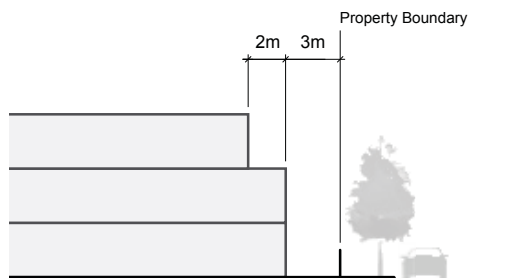
SETBACKS

STREET SETBACKS

Primary frontage



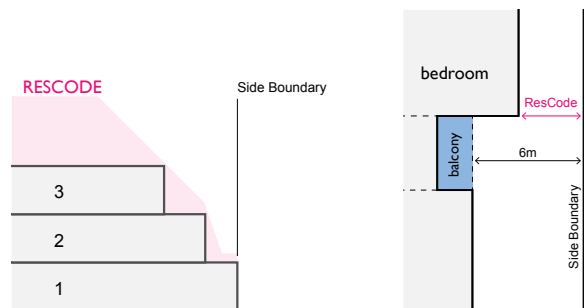
Secondary frontage



Intent:

- > Provide a well-landscaped garden setting including substantial front setbacks that accommodate deep planted canopy trees.
- > Manage transition on existing streets by contributing to a low scale (two-storey) streetscape character, with upper floors recessed.

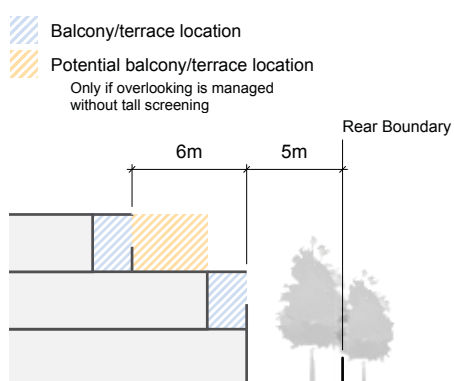
SIDE SETBACK



Intent:

- > Minimise the visual impact of development from adjoining residential sites.
- > Avoid boundary to boundary development, to minimise impacts on adjoining properties and the residential streetscape character (walls-on-boundary may be provided on one side of the development only).
- > Provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of apartments and to minimise impacts on existing lower scale residential sites. Minimum side setback of 6m for secluded private open space at upper floors (side-facing balconies strongly discouraged). Otherwise, side setbacks in accordance with standard requirements of the *Glen Eira Planning Scheme*.

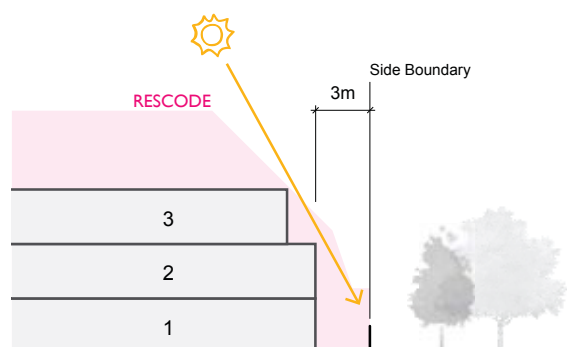
REAR SETBACK



Intent:

- > Minimise the impact of new development on residential sites to the rear.
- > Achieve a well-landscaped backyard corridor that can accommodate canopy tree planting.
- > Provide an appropriate transition to adjoining sites that are of a lower scale.

PUBLIC OPEN SPACE INTERFACE



Intent:

- > Minimise the impact of overshadowing on existing and future public open space.
- > Maximise passive surveillance and activation of public open space.
- > Dwellings should address the public realm.

GARDEN TOWNHOUSE

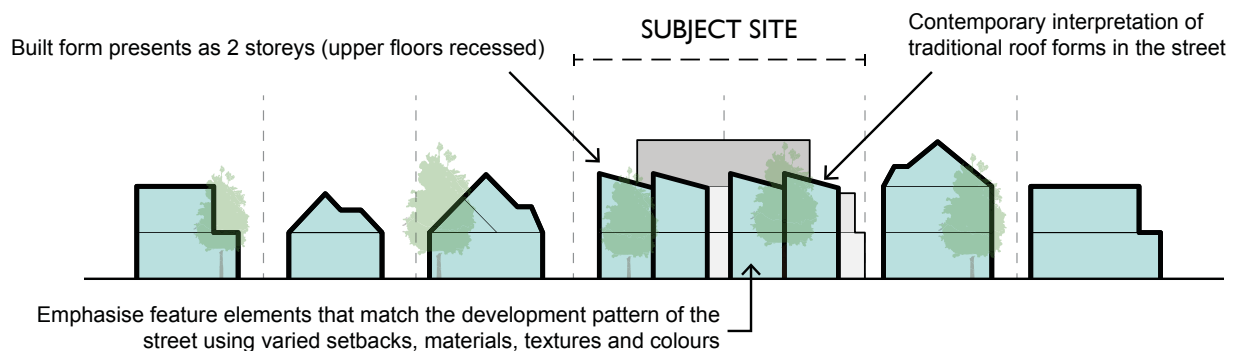
KEY DESIGN OUTCOMES

BUILT FORM

- > High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed, constructed with quality and integral materials, and provide a sense of individual identity for each townhouse within the development.
- > Built forms contribute to a low scale (two-storey) streetscape character. Levels above two storeys appear recessive when viewed from the public realm and adjoining sites.
- > Roof design should positively respond to and enhance the residential streetscape. Contemporary architectural interpretations of traditional roof forms are encouraged to assist with streetscape integration. For example, in streets where traditional angled roofing is the predominate form (e.g. pitched, hipped or skillion styles), integrate angled roofing elements fronting the street.
- > Provide wide building entries that are clearly visible and welcoming. Each ground floor dwelling with a street frontage should also have its own entry facing the street.
- > Conceal all building services including domestic services, utilities and waste management facilities.

QUALITY MATERIALS, TEXTURES AND COLOURS

- > Use integral and long-lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged.
- > Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).



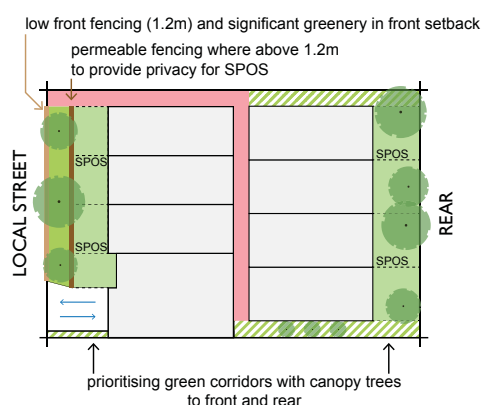
For further details, refer to General building design details from page 50

SECLUDED PRIVATE OPEN SPACE (SPOS)

- > SPOS to be located on the ground floor with access from living areas (minimum 25m² of SPOS per dwelling in a single location at ground floor). Avoid primary SPOS such as living areas with balconies at upper floors. Refer to front fence design, which affects SPOS locations in the front setback.
- > Private open space should be designed to separate recreational and service areas (using screening or separate locations). Ensure that building services and domestic service areas are concealed from view from the public realm.

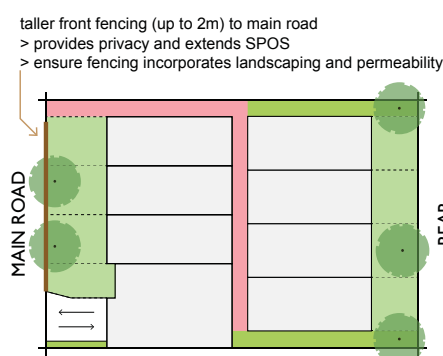
GARDEN SETTING AND LANDSCAPING

- > Provide an open and landscaped garden setting with substantial front and rear setbacks, deep planted canopy trees and permeable surfaces. High quality landscaping that prioritises greenery and softens the built form is strongly encouraged.
- > Minimise basement footprints within the front and rear setbacks to prioritise deep planting in these areas. By prioritising front and rear setbacks, side setbacks may be limited on small sites. In these areas incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.
- > Tree planting recommendation: provide a minimum of one advanced canopy tree per 8m of boundary at the front and rear*; and one tree per ground floor dwelling in total (total includes advanced canopy trees). *If the result is not a whole number, round up to the nearest whole number.



FRONT FENCE HEIGHT AND DESIGN

- > Fencing should balance the need for privacy with passive surveillance and activation of the public realm. In local streets, there is an expectation that developments will maintain an open, vegetated character with low front fencing, permeable surfaces, significant landscaping and clear views towards dwellings. On main roads, taller fencing is considered acceptable to reduce amenity impacts such as noise from traffic.
- > Recommendations:
 - Local streets — Maximum fence height of 1.2m within 3m of the front boundary:
If ground floor SPOS is proposed within the street setback (requiring a taller fence) the fence should not encroach within 3m of the front boundary to encourage a welcoming garden corridor fronting the street with significant landscaping. All fences above 1.2m in height should provide some visual transparency to allow for interaction with the street (minimum 25 per cent open).
 - Main roads — Maximum fence height of 2m:
Tall fencing should be designed to incorporate landscaping and permeability to contribute greenery and provide a level of passive surveillance. Ground floor SPOS is supported in the front setback.



GARDEN TOWNHOUSE

KEY DESIGN OUTCOMES

OUTLOOK, OVERLOOKING AND PASSIVE SURVEILLANCE

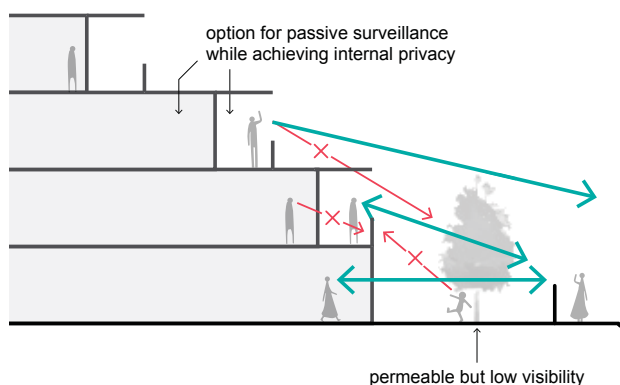
- > Ensure active living areas (balconies, courtyards, terraces, lounges, kitchens, dining, etc.) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents. Prioritise the orientation of dwellings and active living areas towards the front or rear of the site and at ground floor.
- > Avoid the following:
 - Reverse-living in townhouses where the living room is above ground floor.
 - Upper floor active living areas facing side or rear residential boundaries. This is a concern at first floor (level 2), where setbacks are generally limited. Consider locating passive rooms like bedrooms, studies or bathrooms at these locations.
 - Reliance on 1.7 metre high screening that closes in homes and adds bulk to the building. Alternative layouts and screening measures can ensure visual privacy while improving internal amenity for residents.

- > Encourage interaction and passive surveillance of the street, with windows, balustrades, fencing and landscaping that provide a level of permeability. This can be achieved in a way that still maintains privacy for residents through considered design.

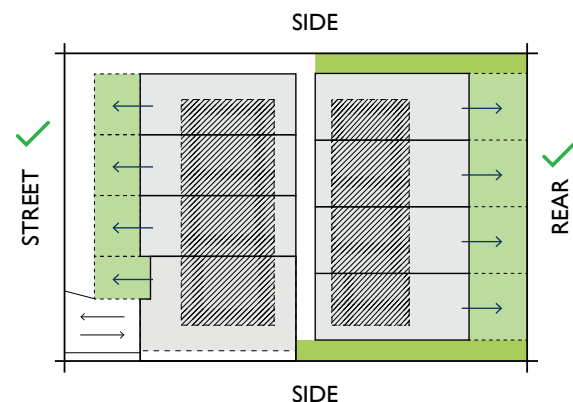
SITE CONSOLIDATION

- > Site consolidation is strongly encouraged to deliver an efficient built form with adequate landscaping, setbacks, consolidated carparking and a reduced number of crossovers and hardstand areas.
- > Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street. Break up long extents using a combination of varied setbacks, articulation, materials and colours. Divide the building into single lot sized proportions from street view.

Examples of passive surveillance



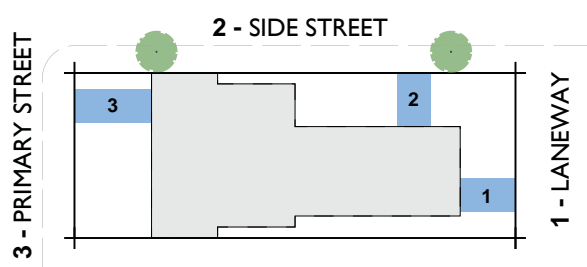
Preferred orientation and outlook



ACCESS AND PARKING

- > Ensure that accessways and car parking structures are recessive and do not compromise landscaping opportunities. Minimise number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.
- > Access from side streets or rear lanes is preferred. However, if required on the primary street frontage, locate the crossover near the side boundary with driveways/ramping minimised and concealed as much as practical. In developments without basement parking, driveways located along side boundaries provide a simple way to ensure further building separation from adjoining land.

Driveway location priority



SUSTAINABLE BUILDING DESIGN

The following sustainable building design elements would be viewed favourably in new developments:

- > Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments).
- > Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.
- > Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air-conditioning systems).
- > Provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.
- > Incorporate innovative approaches to waste management.

DWELLING DIVERSITY

- > Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.
- > Recommendation: provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

2.4 TOWNHOUSE AND APARTMENT MIX

OVERVIEW

A mix of townhouses and apartments in a garden setting

OBJECTIVE

- > To provide medium density town housing options with an apartment mix that delivers a range of housing while maintaining a consistent low-scale street interface and garden setting.

SUMMARY

- > 2 to 3 storeys.
- > Built form presents as two storeys, with upper floor recessed.
- > Consolidated building with attached townhouses or a mix of townhouses and apartments. A range of dwelling sizes and layouts.
- > Dwelling orientation and living area outlooks onto front and rear (side outlooks strongly discouraged). Minimise overlooking towards adjoining properties through considered design and location of apartments and upper floor living areas.
- > A substantial garden corridor at the front and rear of the site with an emphasis on landscaping to soften the built form.

STRATEGIC IMPLEMENTATION

Building height

- > 2 to 3 storeys.

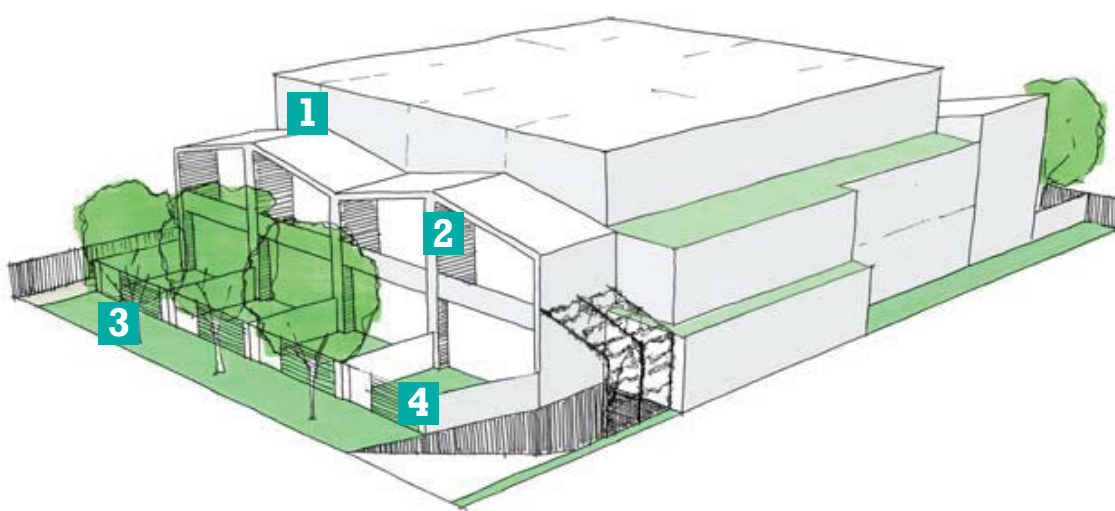
Preferred locations

- > Residential land along major and arterial roads and transport corridors.
- > Designated precincts within major activity centres and large neighbourhood centres with good access to public transport.

Indicative zone

- > General Residential Zone.

DESIGN EXAMPLE



1

Manage transition

Built form presents as two storeys with upper floor recessed, responding to low-scale streets.

2

Attractive streetscape

Quality architecture using materials, colours and feature elements that match the development pattern of the street.

3

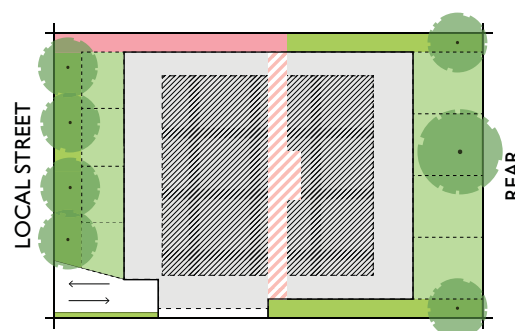
Garden corridors

Well-landscaped green corridor at front and rear with quality planting and canopy trees creates a garden setting that softens the built form.

4

Consolidation

Consolidating multiple sites and vehicle access points allows more space for landscaping and ensures the visual impact of the building can be managed within the site.

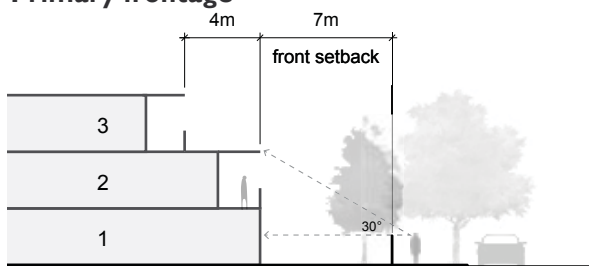


TOWNHOUSE AND APARTMENT MIX

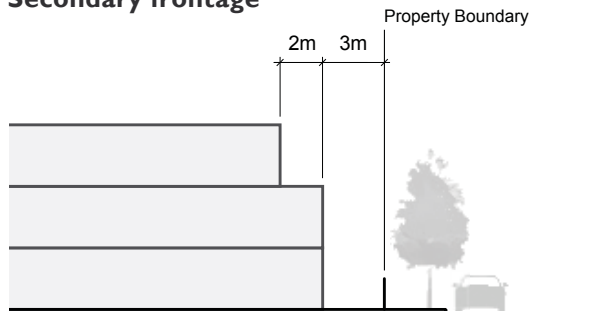
SETBACKS

STREET SETBACKS

Primary frontage



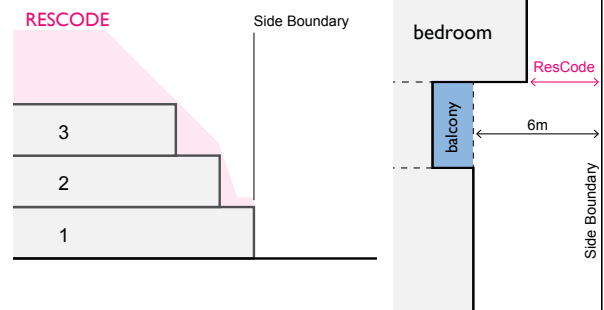
Secondary frontage



Intent:

- > Provide a well-landscaped garden setting including substantial front setbacks that accommodate deep planted canopy trees.
- > Manage transition on existing streets by contributing to a low scale (two-storey) streetscape character, with upper floors recessed.

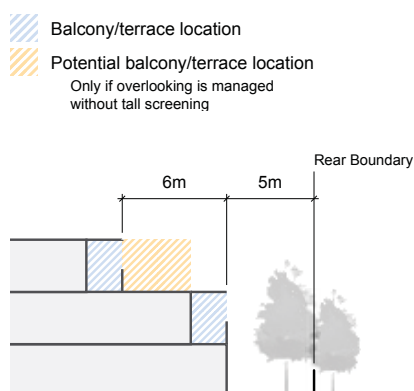
SIDE SETBACK



Intent:

- > Minimise the visual impact of development from adjoining residential sites.
- > Avoid boundary to boundary development, to minimise impacts on adjoining properties and the residential streetscape character (walls-on-boundary may be provided on one side of the development only).
- > Provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of apartments and to minimise impacts on existing lower scale residential sites. Minimum side setback of 6m for secluded private open space at upper floors (side-facing balconies strongly discouraged). Otherwise, side setbacks in accordance with standard requirements of the *Glen Eira Planning Scheme*.

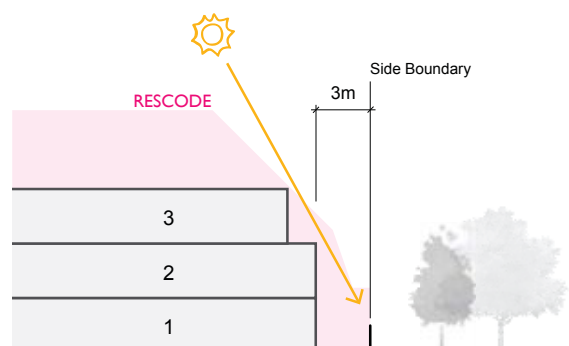
REAR SETBACK



Intent:

- > Minimise the impact of new development on residential sites to the rear.
- > Achieve a well-landscaped backyard corridor that can accommodate canopy tree planting.
- > Provide an appropriate transition to adjoining sites that are of a lower scale.

PUBLIC OPEN SPACE INTERFACE



Intent:

- > Minimise the impact of overshadowing on existing and future public open space.
- > Maximise passive surveillance and activation of public open space.
- > Dwellings should address the public realm.

TOWNHOUSE AND APARTMENT MIX

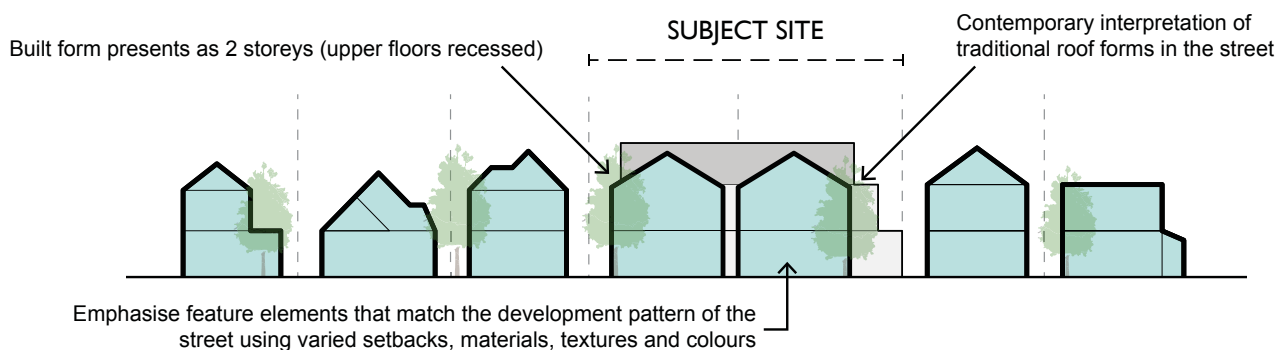
KEY DESIGN OUTCOMES

BUILT FORM

- > High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed and constructed with quality and integral materials.
- > Built forms contribute to a low scale (two-storey) streetscape character. Levels above two storeys appear recessive when viewed from the public realm and adjoining sites.
- > Roof design should positively respond to and enhance the residential streetscape. Contemporary architectural interpretations of traditional roof forms are encouraged to assist with streetscape integration. For example, in streets where traditional angled roofing is the predominate form (e.g. pitched, hipped or skillion styles), integrate angled roofing elements fronting the street.
- > Provide wide building entries that are clearly visible and welcoming. Each ground floor dwelling with a street frontage should also have its own entry facing the street.
- > Conceal all building services including domestic services, utilities and waste management facilities.

QUALITY MATERIALS, TEXTURES AND COLOURS

- > Use integral and long lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged.
- > Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).



SECLUDED PRIVATE OPEN SPACE (SPOS)

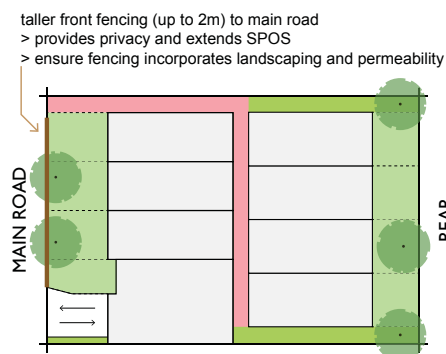
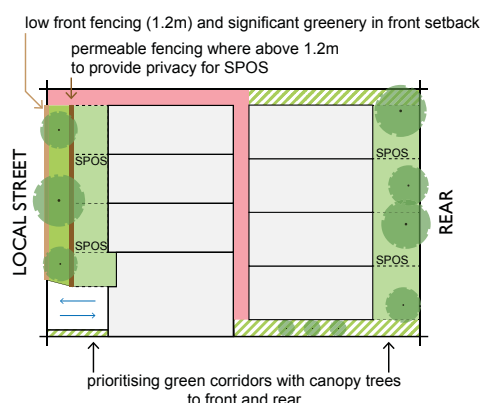
- > Minimum SPOS sizes are not prescribed – design in accordance with standard ResCode requirements. Refer to front fence design, which affects SPOS locations in the front setback.
- > Private open space should be designed to separate recreational and service areas (using screening or separate locations). Ensure that building services and domestic service areas are concealed from view from the public realm.

GARDEN SETTING AND LANDSCAPING

- > Provide an open and landscaped garden setting with substantial front and rear setbacks, deep planted canopy trees and permeable surfaces. High quality landscaping that prioritises greenery and softens the built form is strongly encouraged.
- > Minimise basement footprints within the front and rear setbacks to prioritise deep planting in these areas. By prioritising front and rear setbacks, it is acknowledged that side setbacks may be limited on small sites. In these areas incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.
- > Tree planting recommendation: provide a minimum of 1 advanced canopy tree per 8m of boundary at the front and rear*; and 1 tree per ground floor dwelling in total (total includes advanced canopy trees). *If the result is not a whole number, round up to the nearest whole number.

FRONT FENCE HEIGHT AND DESIGN

- > Fencing should balance the need for privacy with passive surveillance and activation of the public realm. In local streets, there is an expectation that developments will maintain an open, vegetated character with low front fencing, permeable surfaces, significant landscaping and clear views towards dwellings. On main roads, taller fencing is considered acceptable to reduce amenity impacts such as noise from traffic.
- > Recommendations:
 - Local streets — Maximum fence height of 1.2m within 3m of the front boundary:
If ground floor SPOS is proposed within the street setback (requiring a taller fence) the fence should not encroach within 3m of the front boundary to encourage a welcoming garden corridor fronting the street with significant landscaping. All fences above 1.2m in height should provide some visual transparency to allow for interaction with the street (minimum 25 per cent open).
 - Main roads — Maximum fence height of 2m:
Tall fencing should be designed to incorporate landscaping and permeability to contribute greenery and provide a level of passive surveillance. Ground floor SPOS is supported in the front setback.



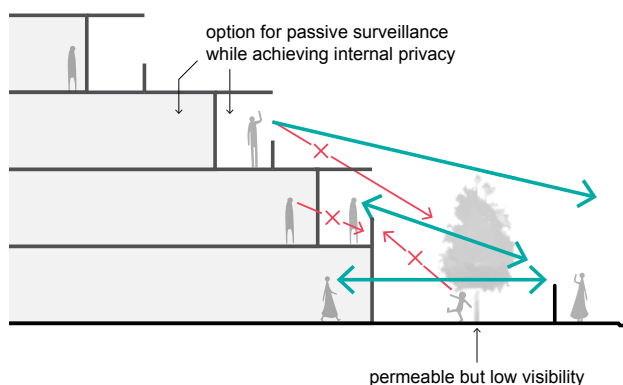
TOWNHOUSE AND APARTMENT MIX

KEY DESIGN OUTCOMES

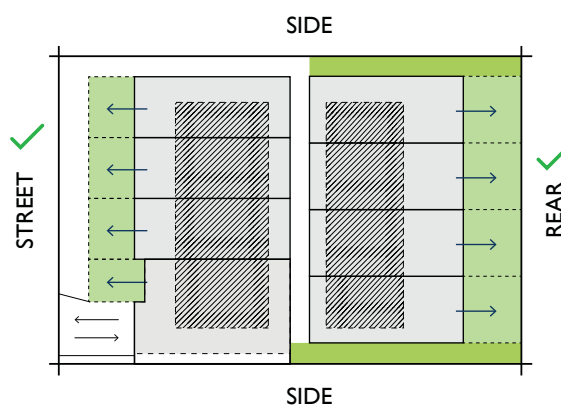
OUTLOOK, OVERLOOKING AND PASSIVE SURVEILLANCE

- > Ensure active living areas (balconies, courtyards, terraces, lounges, dining, etc.) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents.
- > Prioritise the orientation of dwellings and active living areas towards the front or rear of the site (avoid facing side boundaries).
- > The mix of townhouses and apartments can be designed to inherently manage overlooking towards side and rear boundaries from active living areas, particularly at first floor. In addition to alternative screening listed under General building design details, consider the following dwelling layout:
 - Provide double-storey townhouses at the side and rear of the site, with active living areas at ground floor and passive rooms such as bedrooms, studies and bathrooms at first floor.
 - Position apartments facing the street, or at level 3, where overlooking towards the side and rear of the site can be reduced more easily through considered design that maintains outlook for residents of the building while moderating overlooking to adjoining properties.
- > Avoid the following:
 - Reverse-living in townhouses where the living room is above ground floor.
 - Upper floor active living areas facing side or rear residential boundaries. This is a particular concern at first floor (level 2), where setbacks are generally limited. Consider locating passive rooms like bedrooms, studies or bathrooms at these locations.
- > Encourage interaction and passive surveillance of the street, with windows, balustrades, fencing and landscaping that provide a level of permeability. This can be achieved in a way that still maintains privacy for residents through considered design.

Examples of passive surveillance



Preferred orientation and outlook



For further details, refer to General building design details from page 50

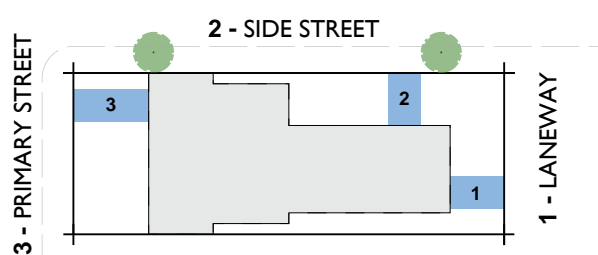
ACCESS AND PARKING

- > Ensure that accessways and car parking structures are recessive and do not compromise landscaping opportunities. Minimise number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.
- > Access from side streets or rear lanes is preferred. However, if required on the primary street frontage, locate the crossover near the side boundary with driveways/ramping minimised and concealed as much as practicable. In developments without basement parking, driveways located along side boundaries provide a simple way to ensure further building separation from adjoining land.

DWELLING DIVERSITY

- > Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.
- > Recommendation: provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

Driveway location priority



SUSTAINABLE BUILDING DESIGN

The following sustainable building design elements would be viewed favourably in new developments:

- > Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments).
- > Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.
- > Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air-conditioning systems).
- > Provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.
- > Incorporate innovative approaches to waste management.

SITE CONSOLIDATION

- > Site consolidation is strongly encouraged to deliver an efficient built form with adequate landscaping, setbacks, consolidated carparking and a reduced number of crossovers and hardstand areas.
- > Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street. Break up long extents using a combination of varied setbacks, articulation, materials and colours. Divide the building into single lot sized proportions from street view.

2.5 GARDEN APARTMENT

OVERVIEW

Apartment building in a garden setting

OBJECTIVE

- > To provide an apartment building that delivers a range of housing options while respecting the amenity of adjacent lots and maintaining a garden setting.

SUMMARY

- > 3 to 4 storeys.
- > Built form presents as two storeys, with upper floors recessed.
- > A substantial garden corridor at the front and rear of the site with an emphasis on landscaping to soften the built form.
- > Dwelling orientation and living area outlooks onto front and rear (side outlooks strongly discouraged).
- > A range of dwelling sizes and layouts.
- > Raised ceilings and entries at ground floor to accommodate re-use as a home office or small commercial space in the future where permissible.

STRATEGIC IMPLEMENTATION

Building height

- > 3 to 4 storeys.

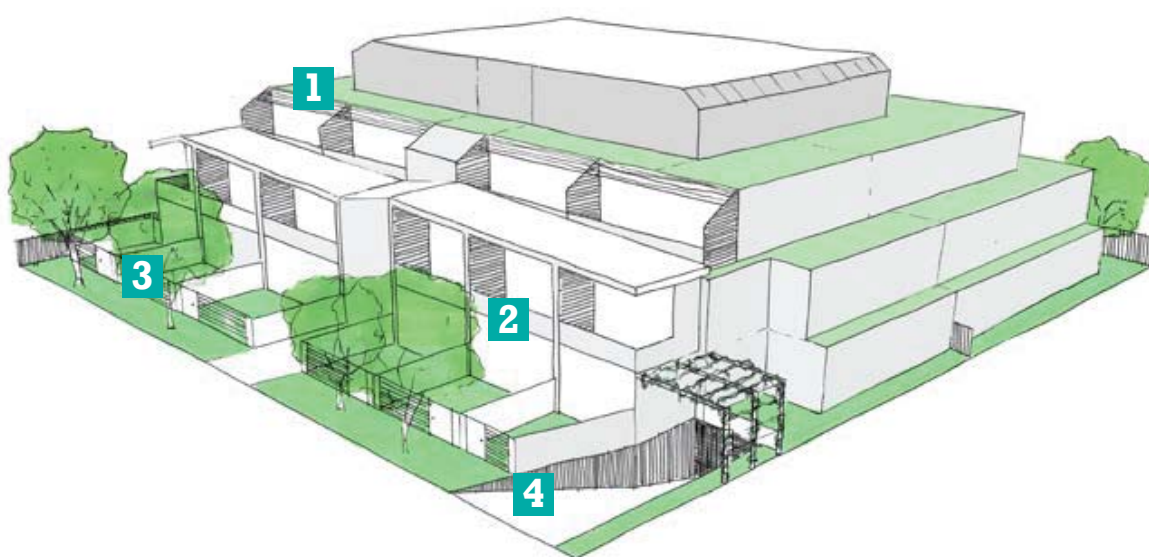
Preferred locations

- > Designated precincts within major activity centres with good access to public transport.

Indicative zone

- > Residential Growth Zone.

DESIGN EXAMPLE



1

Manage transition

Built form presents as two storeys with upper floors recessed, responding to low-scale streets.

2

Attractive streetscape

Quality architecture using materials, colours and feature elements that match the development pattern of the street.

3

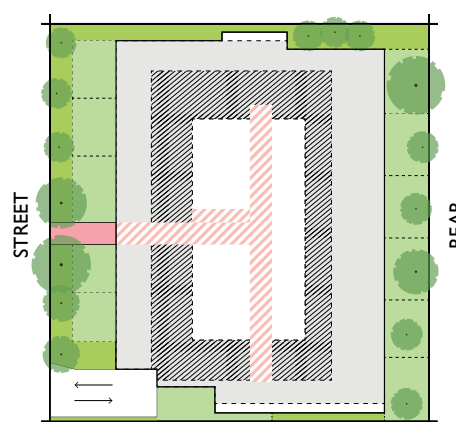
Garden corridors

Well-landscaped green corridor at front and rear with quality planting and canopy trees creates a garden setting that softens the built form.

4

Consolidation

Consolidating multiple sites and vehicle access points avoids tall skinny buildings, allows more space for landscaping and ensures the visual impact of the building can be managed within the site.

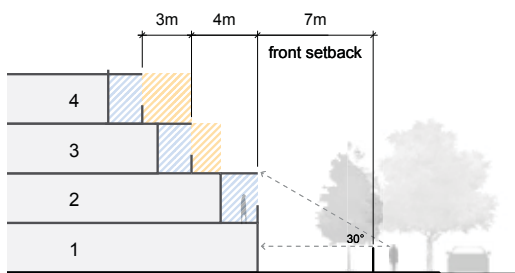


GARDEN APARTMENT

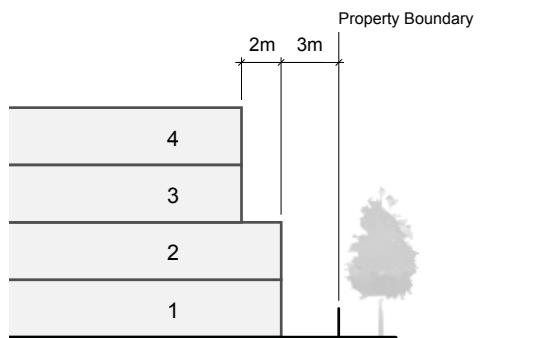
SETBACKS

STREET SETBACKS

Primary frontage



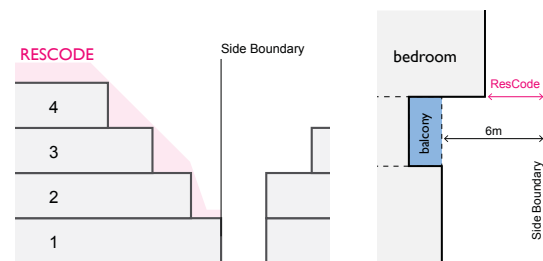
Secondary frontage



Intent:

- > Provide a well-landscaped garden setting including substantial front setbacks that accommodate deep planted canopy trees.
- > Manage transition on existing streets by contributing to a low scale (two-storey) streetscape character, with upper floors recessed.

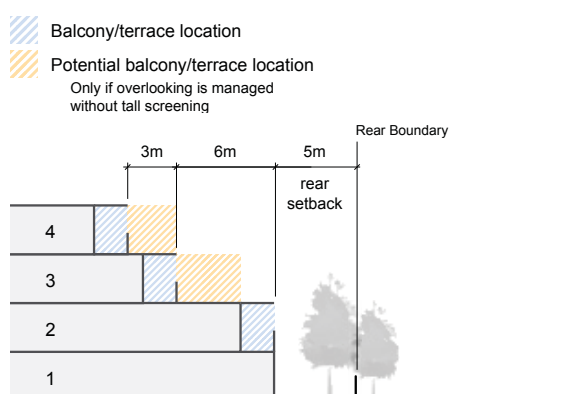
SIDE SETBACK



Intent:

- > Minimise the visual impact of development from adjoining residential sites.
- > Avoid boundary to boundary development, to minimise impacts on adjoining properties and the residential streetscape character (walls-on-boundary may be provided on one side of the development only).
- > Provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of apartments and to minimise impacts on existing lower scale residential sites. Minimum side setback of 6m for secluded private open space at upper floors (side-facing balconies strongly discouraged). Otherwise, side setbacks in accordance with standard requirements of the *Glen Eira Planning Scheme*.

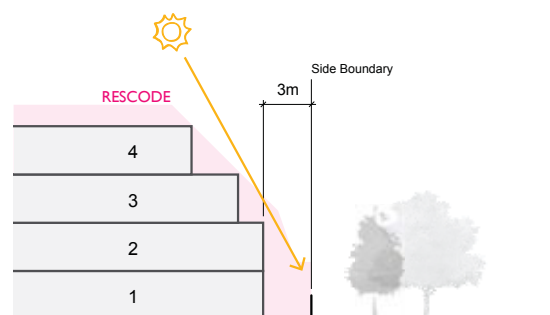
REAR SETBACK



Intent:

- > Minimise the impact of new development on residential sites to the rear.
- > Achieve a well-landscaped backyard corridor that can accommodate canopy tree planting.
- > Provide an appropriate transition to adjoining sites that are of a lower scale.

PUBLIC OPEN SPACE INTERFACE



Intent:

- > Minimise the impact of overshadowing on existing and future public open space.
- > Maximise passive surveillance and activation of public open space.
- > Dwellings should address the public realm.

GARDEN APARTMENT

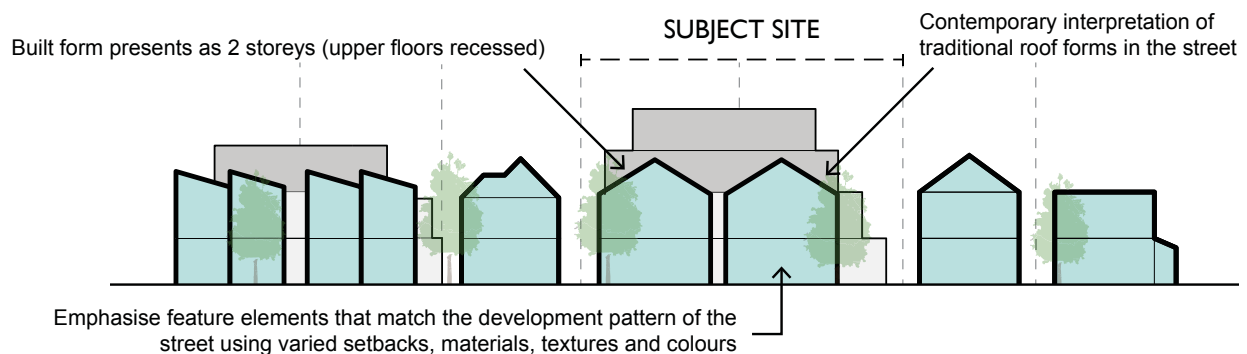
KEY DESIGN OUTCOMES

BUILT FORM

- > High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed and constructed with quality and integral materials.
- > Built forms contribute to a low scale (two-storey) streetscape character. Levels above two storeys appear recessive when viewed from the public realm and adjoining sites.
- > Roof design should positively respond to and enhance the residential streetscape. Contemporary architectural interpretations of traditional roof forms are encouraged to assist with streetscape integration. For example, in streets where traditional angled roofing is the predominate form (e.g. pitched, hipped or skillion styles), integrate angled roofing elements fronting the street.
- > Provide wide building entries that are clearly visible and welcoming. Each ground floor dwelling with a street frontage should also have its own entry facing the street.
- > Conceal all building services including domestic services, utilities and waste management facilities.

QUALITY MATERIALS, TEXTURES AND COLOURS

- > Use integral and long-lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged.
- > Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).



SECLUDED PRIVATE OPEN SPACE (SPOS)

- > Minimum SPOS sizes are not prescribed — design in accordance with standard ResCode requirements. Refer to front fence design, which affects SPOS locations in the front setback.
- > Private open space should be designed to separate recreational and service areas (using screening or separate locations). Ensure that building services and domestic service areas are concealed from view from the public realm.

GARDEN SETTING AND LANDSCAPING

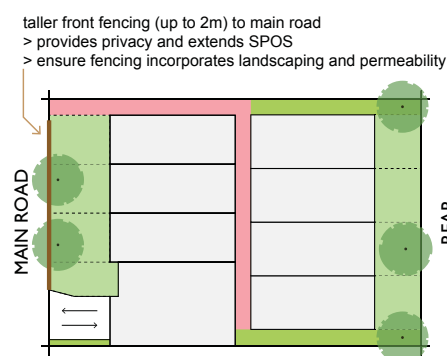
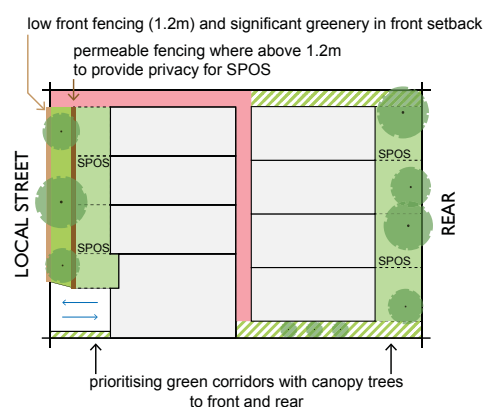
- > Provide an open and landscaped garden setting with substantial front and rear setbacks, deep planted canopy trees and permeable surfaces. High quality landscaping that prioritises greenery and softens the built form is strongly encouraged.
- > Minimise basement footprints within the front and rear setbacks to prioritise deep planting in these areas. By prioritising front and rear setbacks, side setbacks may be limited on small sites. In these areas incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.
- > Tree planting recommendation: provide a minimum of one advanced canopy tree per 8m of boundary at the front and rear*; and one tree per ground floor dwelling in total (total includes advanced canopy trees). *If the result is not a whole number, round up to the nearest whole number.

FRONT FENCE HEIGHT AND DESIGN

- > Fencing should balance the need for privacy with passive surveillance and activation of the public realm. In local streets, there is an expectation that developments will maintain an open, vegetated character with low front fencing, permeable surfaces, significant landscaping and clear views towards dwellings. On main roads, taller fencing is considered acceptable to reduce amenity impacts such as noise from traffic.

> Recommendations:

- Local streets — Maximum fence height of 1.2m within 3m of the front boundary;
- If ground floor SPOS is proposed within the street setback (requiring a taller fence) the fence should not encroach within 3m of the front boundary to encourage a welcoming garden corridor fronting the street with significant landscaping. All fences above 1.2m in height should provide some visual transparency to allow for interaction with the street (minimum 25 per cent open).
- Main roads — Maximum fence height of 2m;
- Tall fencing should be designed to incorporate landscaping and permeability to contribute greenery and provide a level of passive surveillance. Ground floor SPOS is supported in the front setback.



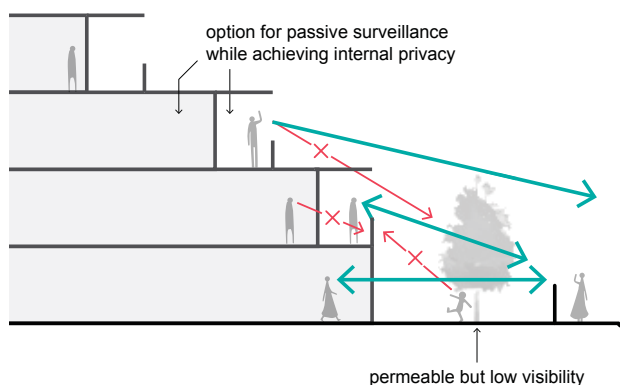
GARDEN APARTMENT

KEY DESIGN OUTCOMES

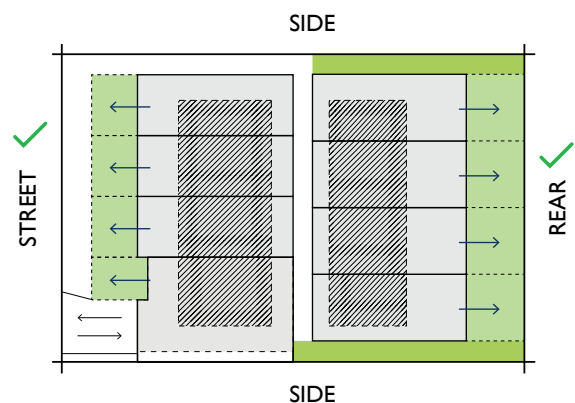
OUTLOOK, OVERLOOKING AND PASSIVE SURVEILLANCE

- > Ensure active living areas (balconies, courtyards, terraces, lounges, dining, etc.) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents.
- > Prioritise the orientation of dwellings and active living areas towards the front or rear of the site (avoid facing side boundaries).
- > The layout of dwellings can be designed to inherently manage overlooking towards side and rear boundaries from active living areas, particularly at first floor. In addition to alternative screening listed under General building design details, consider the following dwelling layout:
 - Provide double-storey townhouses at the side and rear of the site, with active living areas at ground floor and passive rooms such as bedrooms, studies and bathrooms at first floor where screened windows are less detrimental to internal amenity.
 - Position apartments facing the street, or at level 3, where overlooking towards the side and rear of the site can more easily be reduced through considered design that maintains outlook for residents of the building while moderating overlooking to adjoining properties.
- > Avoid the following:
 - Reverse-living in townhouses where the living room is above ground floor.
 - Upper floor active living areas facing side or rear residential boundaries. This is a particular concern at first floor (level 2), where setbacks are generally limited. Consider locating passive rooms like bedrooms, studies or bathrooms at these locations.
 - Reliance on 1.7 metre high screening that closes in homes and adds bulk to the building. Alternative layouts and screening measures can ensure visual privacy while improving internal amenity for residents.
- > Encourage interaction and passive surveillance of the street, with windows, balustrades, fencing and landscaping that provide a level of permeability. This can be achieved in a way that still maintains privacy for residents through considered design.

Examples of passive surveillance



Preferred orientation and outlook



ACCESS AND PARKING

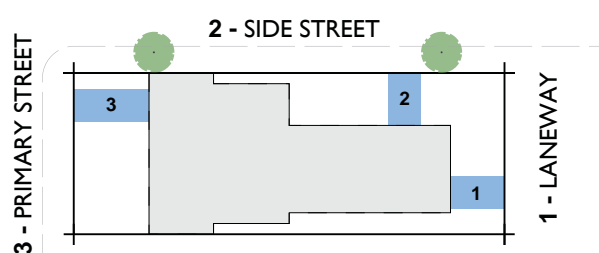
- > Ensure that accessways and car parking structures are recessive and do not compromise landscaping opportunities. Minimise number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.
- > Access from side streets or rear lanes is preferred. However, if required on the primary street frontage, locate the crossover near the side boundary with driveways/ramping minimised and concealed as much as practical. In developments without basement parking, driveways located along side boundaries provide a simple way to ensure further building separation from adjoining land.

SUSTAINABLE BUILDING DESIGN

The following sustainable building design elements would be viewed favourably in new developments:

- > Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments).
- > Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.

Driveway location priority



- > Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance of mechanical air-conditioning systems).
- > Provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.
- > Incorporate innovative approaches to waste management.

DWELLING DIVERSITY

- > Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.
- > Recommendation: Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

SITE CONSOLIDATION

- > Site consolidation is strongly encouraged to deliver an efficient built form with adequate landscaping, setbacks, consolidated carparking and a reduced number of crossovers and hardstand areas. Avoid tall, skinny built forms in single allotments. Four storey garden apartment buildings should not be constructed on single allotments — instead consider a 2 to 3 storey form where on sites less than 20 metres wide (refer to townhouse and apartment mix or garden townhouse building types).
- > Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street. Break up long extents using a combination of varied setbacks, articulation, materials and colours. Divide the building into single lot sized proportions from street view.

2.6 URBAN APARTMENT

OVERVIEW

Apartment building within a dense urban setting

OBJECTIVE

- > To provide an apartment building that delivers a range of housing options and embraces its dense urban renewal setting.

SUMMARY

- > Built form presents as 3 storeys, with the 4th level recessed.
- > Urban landscaped character with minimal street setbacks (3 metres) and greenery in courtyards and balconies fronting the street.
- > Interactive street frontages, with outlook from all living areas and permeable fencing at ground floor.
- > Diversity in apartment sizes and layouts.
- > Raised ceilings and entries at ground floor to accommodate re-use as a home office or small commercial space in the future where permissible.
- > Minimise dominance of parking structures (basement parking with side street or rear laneway access is preferred).

STRATEGIC IMPLEMENTATION

Building height

- > 3 to 4 storeys, unless otherwise defined in the *Glen Eira Planning Scheme* or an adopted Council document.

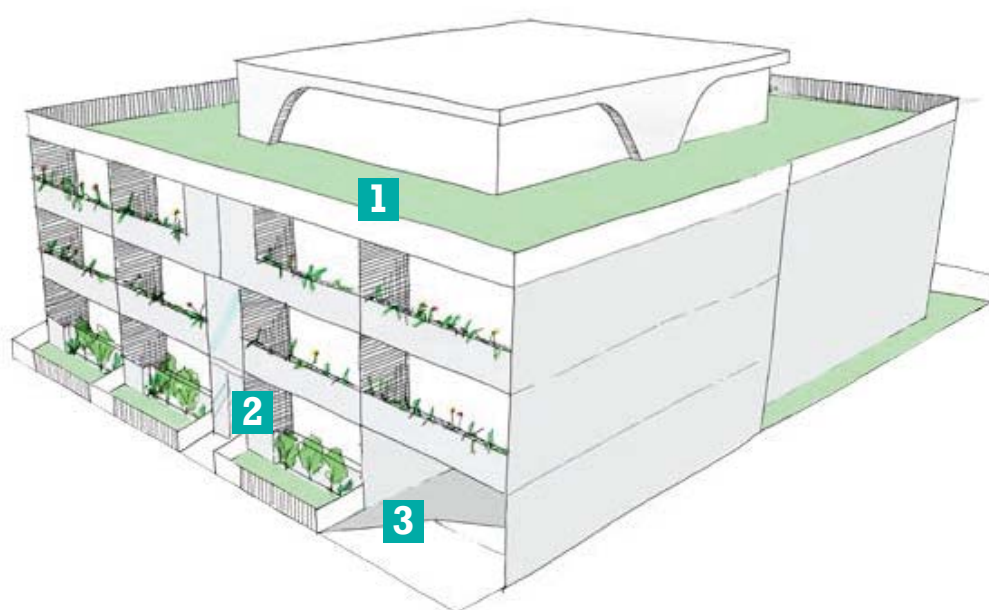
Preferred locations

- > Identified lower scale residential-only areas in urban renewal precincts.
- > Identified residential-only areas adjoining active commercial and mixed-use land where density can be accommodated.

Indicative zone

- > Residential Growth Zone.
- > Precinct-specific zoning as part of an urban renewal area.

DESIGN EXAMPLE



1

Dense urban form

Built form presents as three storey podium form with fourth level recessed. Boundary to boundary development reinforces a dense urban character.

2

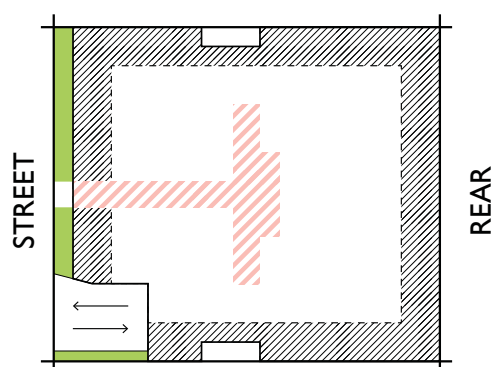
Landscape buffer

Landscape buffer with greenery in courtyards, terraces and balconies fronting the street softens the built form.

3

Consolidation

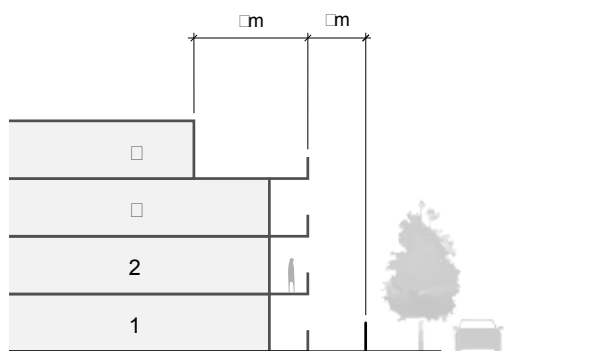
Consolidating multiple sites and vehicle access points avoids tall skinny buildings, allows more space for landscaping and ensures the visual impact of the building can be managed within the site.



URBAN APARTMENT

SETBACKS

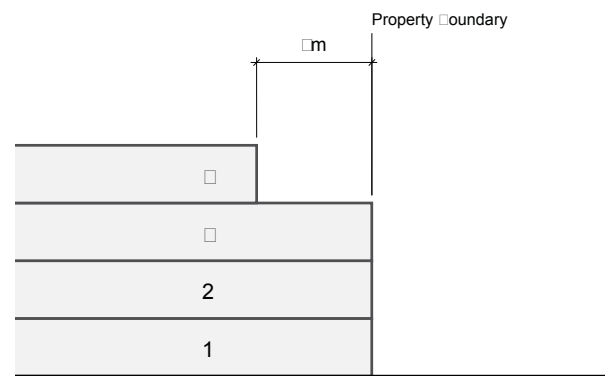
STREET SETBACK



Intent:

- > Built form presents as a three storey podium with a recessed upper floor, to contribute to a consistent streetscape outcome with a human scale.
- > Design embraces a dense urban streetscape character with interactive edges and a green landscape buffer to soften the built form.
- > Built form contributes to the creation of a changing streetscape character.

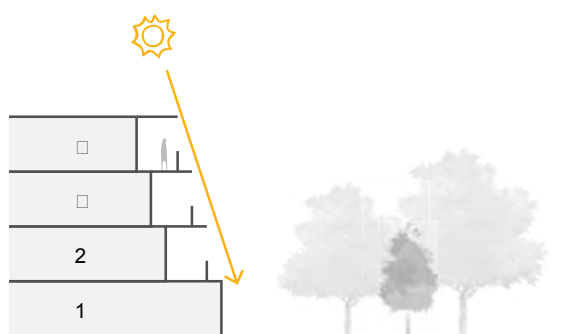
SIDE AND REAR SETBACKS



Intent:

- > Boundary to boundary form with fourth level recessed, to support development intensification in designated areas.

OPEN SPACE INTERFACE



Intent:

- > Minimise the impact of overshadowing on existing and future public open space.
- > Maximise passive surveillance and activation of public open space.
- > Dwellings should address the public realm.

URBAN APARTMENT

KEY DESIGN OUTCOMES

BUILT FORM

- > High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed and constructed with quality and integral materials. This building type is nominated in areas of significant transformation, where contemporary architecture is anticipated and supported. Design should reinforce a dense urban character with a landscape buffer and greenery to soften the built form.
- > Provide wide building entries that are clearly visible and welcoming. Each ground floor dwelling with a street frontage should have its own entry facing the street.

SITE CONSOLIDATION

- > Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments. Avoid tall, skinny built forms in single allotments. Four storey urban apartment buildings should not be constructed on single allotments. Consider a 2 to 3 storey urban form where on sites less than 20 metres wide.
- > Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street. Break up long extents using a combination of varied setbacks, articulation, materials and colours. Divide the building into single lot sized proportions from street view.

DWELLING DIVERSITY

Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs. Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

QUALITY MATERIALS, TEXTURES AND COLOURS

- > Use integral and long-lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged.
- > Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).
- > Use safe materials that meet relevant building regulations.



For further details, refer to General building design details from page 50

LANDSCAPING

- > Design emphasises an urban landscaped character with minimal street setbacks (3 metres) and greenery in courtyards and balconies fronting the street.
- > Minimise basement footprints within the front and rear setbacks to prioritise deep planting in these areas. By prioritising front and rear setbacks, it is acknowledged that side setbacks may be limited on small sites. In these areas incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.
- > Tree planting recommendation: provide a minimum of one advanced canopy tree per 8m of boundary at the front and rear*; and one tree per ground floor dwelling in total (total includes advanced canopy trees). *If the result is not a whole number, round up to the nearest whole number.

FRONT FENCE HEIGHT AND DESIGN

- > Fencing should balance the need for privacy and with passive surveillance and activation of the public realm. Provide a maximum fence height of 1.5m. Any fencing above 1.2 metres in height should be set back behind a landscape buffer and designed to be visually permeable.

SECLUDED PRIVATE OPEN SPACE (SPOS)

- > Minimum SPOS sizes are not prescribed — design in accordance with standard ResCode requirements. Refer to front fence design, which affects SPOS locations in the front setback.
- > Private open space should be designed to separate recreational and service areas (using screening or separate locations). Ensure that building services and domestic service areas are concealed from view from the public realm.

OUTLOOK, OVERLOOKING AND PASSIVE SURVEILLANCE

- > Ensure active living areas (balconies, courtyards, terraces, lounges, kitchens, dining, etc) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents. Prioritise the orientation of dwellings and active living areas towards the front or rear of the site (avoid facing side

boundaries at upper floors).

- > Encourage interaction and passive surveillance of the street, with windows, balustrades, fencing and landscaping that provide a level of permeability. This can be achieved in a way that still maintains privacy for residents through considered design.

ACCESS AND PARKING

- > Ensure that accessways and car parking structures are recessive and do not compromise landscaping opportunities. Minimise number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.
- > Access from side streets or rear lanes is preferred. However, if required on the primary street frontage, locate the crossover near the side boundary with driveways/ramping minimised and concealed as much as practical. In developments without basement parking, driveways located along side boundaries provide a simple way to ensure further building separation from adjoining land.

SUSTAINABLE BUILDING DESIGN

The following sustainable building design elements would be viewed favourably in new developments:

- > Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments).
- > Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.
- > Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air-conditioning systems).
- > Provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.
- > Incorporate innovative approaches to waste management.

2.7 NON-RESIDENTIAL LAND USES

OVERVIEW

Developments for non-residential uses in an existing residential zone

OBJECTIVE

- > To encourage the development or extension of non-residential uses, in suitable locations which comply with proper planning principles.

SUMMARY

- > To ensure the design of non-residential development is respectful of, and consistent with, its local residential context.

STRATEGIC IMPLEMENTATION

Building height

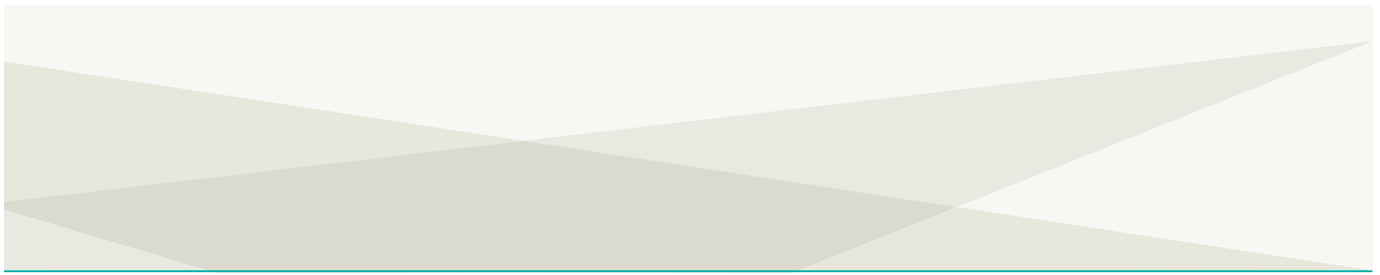
- > Building height to match the prevailing height of the local residential area.

Preferred location

- > Refer to Council's *Activity Centre, Housing and Local Economy Strategy*.
- > Refer to the *Non-Residential Uses in Residential Zones Policy* and *Child Care Centres Policy* in the *Glen Eira Planning Scheme*.

DESIGN GUIDANCE

- > Refer to the *Quality Design Principles* and *General Building Design Details* sections in this document as relevant.
- > Refer to the *Non-Residential Uses in Residential Zones Policy* and *Child Care Centres Policy* in the *Glen Eira Planning Scheme*.





3.0 GENERAL BUILDING DESIGN DETAILS



Good design is achieved through site responsive scale, siting and well-resolved design detail. This section addresses the detailed design elements that contribute to the presentation and function of buildings.

3.1 FAÇADES, MATERIALS AND ENTRIES

A well designed building positively contributes its surrounding streetscape.

Our City's residential areas are often characterised by established and historic streets with a low-scale building form and characterised by vegetation. Accordingly, new developments in these streets can appear obtrusive and out-of-place if designed without regard for the look and feel of the area.

Where new buildings are proposed within existing established neighbourhoods, design should carefully integrate the contemporary needs of residents with the prevailing character of the area. This can be achieved through consideration of key elements such as composition, proportions of building elements, materials and colours.

KEY OUTCOMES

- > To encourage high quality architecture that positively contributes to garden residential streetscapes.
- > To provide building entries that are clear and welcoming.
- > To incorporate materials, colours and architectural details that reflect a residential palette and the local residential context.

DESIGN SUGGESTIONS

Building façades

- > High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed and constructed with quality and integral materials.
- > Provide a unique sense of identity for each building.
- > Arrange building façades to identify individual dwellings.
- > Respond sensitively to the defining characteristics of the streetscape:
 - Align setbacks, key floor levels, parapets, balconies or similar characteristics.
 - Incorporate horizontal and vertical elements that respond to the development pattern.
 - Incorporate materials, textures and colours that respond to local characteristics (refer to materials, textures and colours) below.
 - Meet key strategic requirements as identified within section 3 (e.g. preferred building heights, setbacks, separation, fencing and landscaping).
- > Where building bulk and scale is a key concern, consider using a combination of:
 - adequate setbacks (particularly, increased at upper floors);
 - articulation and variation of setbacks;
 - limited continuous wall lengths or tall sheer façades;
 - openings and roof form expressions;
 - varied materials, textures and colours; and
 - landscaping that softens the built form.

- > Consider more than the primary street frontage. Acknowledge oblique views using architectural elements that 'turn the corner' from front to side façades or emphasise both street interfaces on corner sites. Reinforce corners through changes in setbacks, materials, colour, roof form or height.
- > Provide visual interest by augmenting depth and shadows in the building façade. This can be achieved through varied setbacks and the location of overhangs, balconies, windows, verandahs, eaves and awnings.
- > Where a building has a solid external wall facing a street or public space, detail the walls to provide an interesting appearance.
- > Maximise community interaction and a sense of safety by orienting dwellings and their common areas towards the street, enabling passive surveillance.
- > Focus on human-scale design with emphasis and detailing at lower levels of buildings.

Building entries

- > Building entries are welcoming spaces that provide a clear address and are legible from the street. Design suggestions include: clear legibility and visibility from the street, with prominent design features, signage or landscape treatments to assist entry; good lighting; weather protection (covered and wind-protected); separation for pedestrians from vehicle movement; and avoid recessed side entries with limited street views.
- > In larger developments and corner sites, consider creating multiple building entries that serve smaller groups of dwellings.

Where ground floor dwellings face the street, provide individual entrances to each dwelling.

Materials, textures and colours

- > Use sustainable, integral and long-lasting materials, textures and colours that reflect a residential palette and integrate elements of the existing streetscape. Bricks and durable timber cladding are strongly encouraged in areas where this is prevalent.
- > Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).
- > Use safe materials that meet relevant standards.
- > Avoid the following:
 - Materials, colours and textures that don't fit in with the neighbourhood character and dominate the street. For example, designs dominated by blueboard cladding or industrial and commercial finishings such as concrete and metal.
 - Visual clutter from too many materials, colours and feature elements.
 - Architectural design and detailing that focuses on front facades only. Ensure the design is attractive from front, oblique and side views with design elements wrapping around corners and addressing elements like views from the street and neighbouring SPOS.
 - Cheap materials that imitate quality or weather poorly, requiring ongoing maintenance.



3.2 ROOF DESIGN

The majority of Glen Eira's established residential areas feature dwellings with angled roof forms and prominent gables or hips. Contemporary roof forms can still contribute positively to the character of these areas without directly following this formula.

Roof design should complement the building type and positively respond to the streetscape context. Designs should incorporate elements complementary to adjacent buildings and the surrounding area.

KEY OUTCOMES

- > To encourage residential roof forms that are appropriate for the building type and scale.
- > To ensure roof design positively responds to and enhances residential streetscapes.
- > To incorporate sustainable design elements into roofing.

DESIGN SUGGESTIONS

- > In areas with building heights up to two storeys (ie. Heritage and character areas and Minimal change areas):
 - In streets where traditional angled roofing is the predominate form (pitched, hipped or skillion styles), provide a roof form with angled elements that match the styling of the area. Contemporary interpretations of traditional forms are encouraged. Roofing should be well incorporated into the architectural styling of the dwellings.
 - Avoid flat roofing unless this is an established characteristic of the local street. Flat roofing elements may be appropriate if well-incorporated into the overall building design and streetscape with familiar materials and colours.
- > In areas with building heights of three to four storeys (ie. garden townhouse, townhouse and apartment mix, or garden apartments), provide contemporary roof forms appropriate for larger buildings, while incorporating architectural elements from the local street. Design suggestions include:
 - Incorporate materials, textures and colours that are complementary to the streetscape.
 - In streets where traditional angled roofing is the predominate form (e.g. pitched, hipped or skillion styles), integrate angled roofing feature elements fronting the street at lower floors, important corners and entries.
- > Incorporate sustainable design elements into roof design including:
 - photovoltaic systems that are discreetly located with optimised roof angles to enhance solar access;
 - integrated skylights and ventilation systems; and
 - green roofs in larger developments to improve thermal performance and contribute to local diversity.

3.3 FRONT FENCING

Fencing contributes to the overall streetscape appearance of a development, and significantly influences how developments interact with the public realm. Fencing should create a threshold between the public and private spaces to allow clear access, residential amenity, public safety and social interaction.

KEY OUTCOMES

- > To provide fencing that balances the need for privacy and with passive surveillance and activation of the public realm.

DESIGN SUGGESTIONS

- > Fencing can provide visual interest and enhance integration with residential streetscapes. Design suggestions include:
 - Allow for natural surveillance of the public realm and communal areas within the site.
 - Provide an appropriate level of privacy and security.
 - Be consistent with the design of the building.
 - Incorporate landscaping (such as planter boxes) or permeable views towards landscaped areas.
- > Refer to section 2 for fencing height requirements at different interfaces. As a guide:
 - Front fencing on local streets should not exceed 1.2m in height. Alternative solutions are noted in section 3 for secluded private open space fronting a local street.
 - Front fencing on main roads should not exceed 2m.
 - All fencing within the front setback should be designed with a level of permeability to encourage passive surveillance and interaction.
- > The following is noted for taller fencing:
 - Fencing above 1.2m should be permeable to encourage passive surveillance and interaction. Tall, solid fencing should be avoided.
 - Taller fences should be well articulated with setbacks and planter boxes incorporating landscaping to soften the built form.
 - Taller vegetation can reduce noise and is preferred over solid fencing.

3.4 SAFETY, SECURITY AND PASSIVE SURVEILLANCE

Good design creates the foundation for safety and security. Well designed buildings and neighbourhoods make people feel secure by enabling passive surveillance of public areas, providing good lighting, encouraging activated frontages, and defining a clear boundary between private and public areas.

KEY OUTCOMES

To ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area.

DESIGN SUGGESTIONS

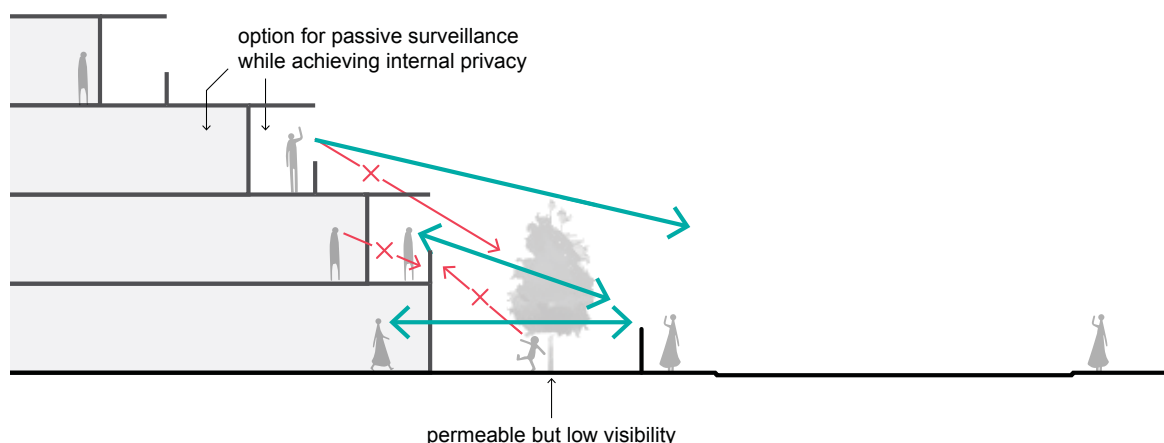
Safety and security

- > Provide secure, lockable entry/exit points.
- > Include intercom systems for visitors to communicate with residents.
- > Ensure building entries, common areas and public interfaces are well lit and maximise passive surveillance from dwellings and the public realm (further detail about passive surveillance provided in the next section).
- > Ensure the boundary between the public and private realm is clearly defined. This may involve a combination of:
 - Changes in surface materials or levels (subject to accessibility requirements).
 - Fences, walls and gates.
 - Entry awnings.
 - Planting.
 - Wayfinding signage.
- > Avoid concealed recesses or alcoves along building edges.
- > Arrange building access to minimise pedestrian conflict with vehicle movement. See section 4.8 for further detail on access, vehicle safety and parking requirements.

Passive surveillance of the public realm

- > Maximise opportunities for passive surveillance.
 - Maximise the number of street-facing dwellings with balconies and habitable rooms facing the public realm.
 - Arrange windows of buildings to overlook the public realm.
 - Provide building entries and transparent windows to the street frontage.
 - Internal privacy solutions that enable passive surveillance include:
 - permeable fencing and/or use of trees and vegetation to separate spaces and diminish views while allowing some visibility.
 - Architectural elements that give dwelling occupants the option of downward surveillance towards the public realm, while at the same time generally reducing upward views into dwellings from the public realm:
 - solid, partially-solid or obscured balustrades on balconies;
 - bay windows, pop out windows and façade overhangs; and
 - balconies and terraces positioned in front of living rooms (the balcony floor provides an upward visual barrier).
- > Wide planter boxes incorporated into walls and balustrades to increase visual separation.
- > Permeable pergolas or shading devices that limit overlooking to or from upper floors.
- > Large setbacks.
- > Where front boundary treatments such as fences are proposed, they should be visually appealing and permeable to allow passive surveillance. Refer to section 3.3 for suggestions about fencing.

Examples of passive surveillance



3.5 OUTLOOK AND OVERLOOKING (MANAGING VISUAL PRIVACY)

Visual privacy is an important aspect of residential amenity. Visual privacy allows residents within a development or adjoining property to enjoy use of their private spaces without being overlooked. Each development site will have a variety of visual privacy concerns that should be accommodated.

Buildings should be designed to prioritise outlooks and views from dwellings while balancing the need for privacy.

KEY OUTCOMES

- > To avoid the use of overlooking screening for private open spaces and living areas through considered design.
- > To ensure private open spaces and living areas maximise views, outlook, natural daylight and ventilation.

Terminology in this section:

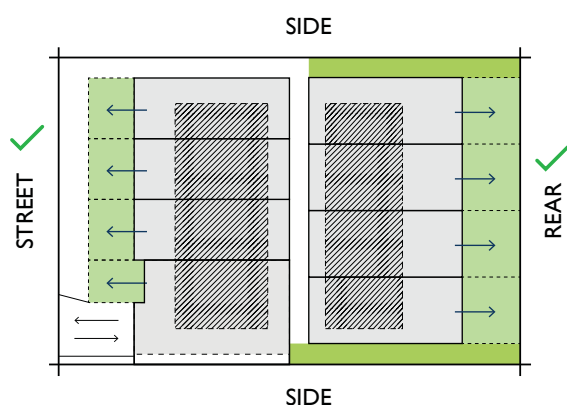
- > Active living areas — includes areas of private open space (e.g. courtyards, balconies and terraces) and living areas (e.g. lounge, dining and family rooms).
- > Passive living areas — includes other habitable rooms with a less active presence such as bedrooms and kitchens, and all non-habitable rooms.

DESIGN SUGGESTIONS

Orientation and outlook

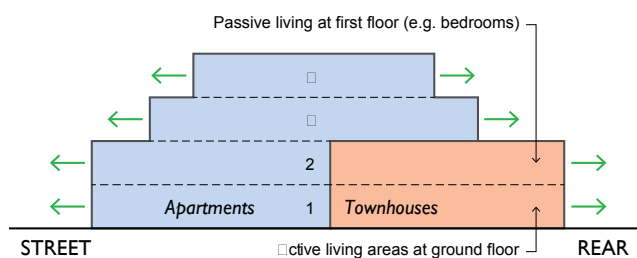
- > Active living areas should face front and rear boundaries. Exceptions apply at ground floor where side-facing active living areas may be acceptable.
- > Where active living areas face side boundaries, design should incorporate setbacks, insets and other design elements to ensure visual separation and privacy without the use of overlooking screening. See Building types section for setback requirements of active living areas fronting a side boundary.
- > Passive living areas are a lesser concern and may face side boundaries provided the building is set back sufficiently to ensure compliance with relevant side setback, daylight and overlooking screening requirements of the *Glen Eira Planning Scheme*.
- > Mitigating overlooking from first floor balconies is difficult to achieve without tall screening that closes-in new apartments. In larger developments, consider introducing double storey townhouses at the side and rear of a development site (rather than apartments), with active living areas at ground floor and passive areas at level 2. This layout inherently reduces conflict from overlooking at level 2, while designing for levels 3 and 4 can make use of additional height and setbacks to reduce downward overlooking while maintaining an outlook (see below diagram).

Preferred orientation and outlook



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Example dwelling layout for apartment building



Overlooking screening to manage privacy

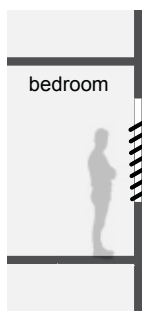
(Examples of alternative screening measures illustrated on following page)

- > Active living areas such as living rooms, balconies and rooftop terraces should be light-filled, open spaces that maximise views with an unobscured external outlook for residents.
- > Avoid screening of active living areas through considered design that meets relevant overlooking requirements of the Glen Eira Planning Scheme.
- > Overlooking screening should only be applied on constrained sites where alternative designs cannot practically address privacy requirements
- > Avoid high proportions of overlooking screening (opaque glazing, fixed screening or similar).
- > Alternative screening methods can improve internal amenity for residents while managing visual privacy (see following page). Consider design solutions that limit horizontal or downward views towards the area of privacy concern, while maintaining an outlook elsewhere:
 - Optimise the location of active living areas such as balconies and living areas to reduce opportunity for overlooking.
 - Additional setbacks.
 - Inset balconies, bay windows, pop out windows or façade overhangs (horizontal or vertical 'fins').
 - Solid, partially-solid or obscured balustrades.
 - Wide planter boxes incorporated into walls and balustrades to increase visual separation.
- > Provide solid or partially solid balustrades to maintain visual privacy and allow for a range of uses on the balcony.

3.5 OUTLOOK AND OVERLOOKING (MANAGING VISUAL PRIVACY)

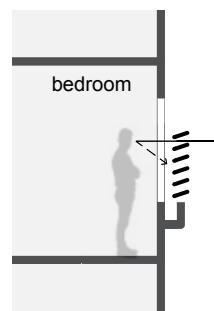
Examples of alternative screening measures

Passive living areas (bedrooms, kitchens, studies or similar)



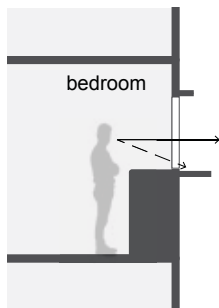
✗ Fixed obscure glazing or screens

This screening method reduces overlooking effectively. However, the design provides poor internal amenity by making rooms feel closed-in by restricting any form of outlook for residents. Use only when no other alternative is practical.



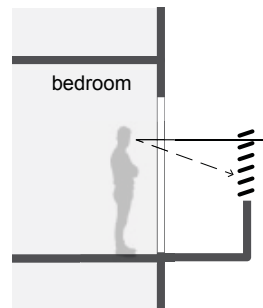
✓ External screens with fixed angled louvres

This alternative screening method minimises downward overlooking towards neighbours while still maintaining some outlook for internal residents. The external screen also allows for internal windows to be openable, to capture naturally cooling breezes.



✓ Wide bay windows or external fins

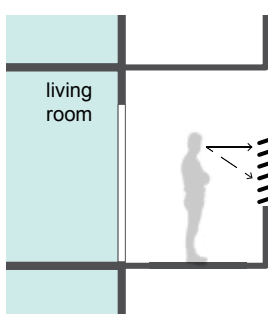
This alternative screening method minimises downward overlooking towards areas of concern on neighbouring properties and otherwise provides a clear outlook for residents.



✓ Screening passive balconies

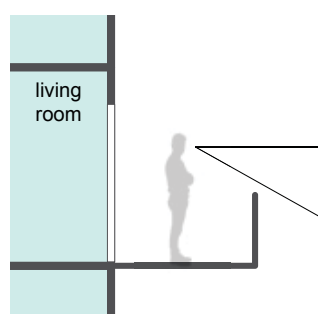
Some designs incorporate balconies around bedrooms and other passive areas to provide an additional sense of space and connection to the outdoors. If required, screening of balconies to passive living areas is considered acceptable and an improvement to standard screened windows.

Active living areas (living room, balconies and outdoor terraces)



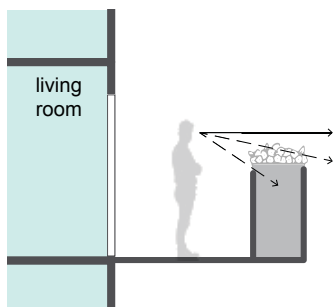
✗ Enclosed balcony with tall screening

This design is strongly discouraged as it provides poor internal amenity for residents by limiting outlook as well as access to sunlight and daylight for residents.



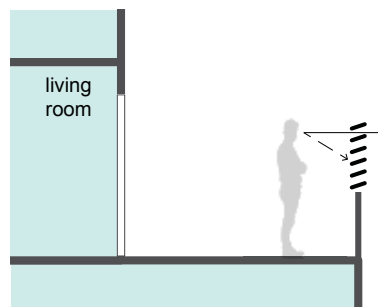
✓ Design and orient active living areas to ensure no tall screening is required (preferred option)

Orient active living areas towards the street or the rear of the site where larger setbacks can be achieved (avoid side facing balconies). Provide adequate setbacks and other design measures to ensure overlooking screening is not required.



✓ If screening is required, provide wide planter boxes or other building elements to manage overlooking

Use wide planter boxes or other building elements to manage downward or sideward overlooking while still allowing an outlook for residents.



✓ If screening is required, provide wider unenclosed balconies or terraces

Wide, unenclosed balconies or terraces provide a more open feel as well as improved access to sunlight and daylight. Screening can be designed to reduce directional overlooking (e.g. downwards), but also allows some outlook for residents as well.

3.6 PRIVATE OPEN SPACE

Well designed balconies, terraces and courtyards are a way for people to extend the way they live and interact in their homes. Communal open spaces can provide additional recreational areas that improve interaction and liveability within buildings.

Poorly designed open spaces reduce functionality and usability as recreational areas. The appropriate size and configuration of private open spaces will vary according to the nature of the development and its location. Suburban areas with detached dwellings and town housing should favour large ground floor courtyards. It is expected that more urban residential areas (garden apartment building types) may accommodate dwellings with smaller balconies, rooftop terraces and a further reliance on shared communal spaces.

Whether compact or more generous in size, balconies should be designed as functional spaces for services and recreation that are well integrated with apartment design. Service requirements (e.g. clothes drying and air-conditioning) should be separated and screened from recreational areas and the public view. With appropriate design consideration, balconies can support more diverse apartment communities by enabling quality social interaction and providing for pets, gardens and play space for children.

KEY OUTCOMES

- > To prioritise ground floor secluded private open space.
- > To enhance usability of private open spaces for recreational use by ensuring an appropriate size, layout and accessibility from living areas.
- > To provide clear separation and appropriate screening of service areas such as clothes drying and air-conditioning.
- > To enhance passive surveillance and outlooks from upper floor balconies to the public realm while ensuring privacy for residents.

DESIGN SUGGESTIONS

Size and layout

- > The *Glen Eira Planning Scheme* stipulates minimum standards for private open space dimensions.
- > Balconies and rooftop terraces should be light-filled, open spaces that maximise views with an unobscured external outlook for residents.
- > Private open space serves a dual function that should be approached differently in terms of size and layout:
 - Recreational areas should be of an adequate size to enable social interaction and general recreation in an outdoor space.
 - Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or secondary balcony spaces that are screened from public view. Consider consolidating these facilities in communal areas of large buildings.

Location

- > Preferred location of private open space is stipulated within section 2 for each building type and interface.
- > Private open space should be located adjacent to living areas (living room, dining room or kitchen) to extend the living space and maximise use.
- > Prioritise ground floor open spaces. Dwellings with a ground floor interface should provide an appropriately sized courtyard. Dwellings on podiums should maximise the space for large terraces. Reverse living designs, with upper floor balconies nominated as the primary area of secluded private open space, are strongly discouraged unless significant views are the primary objective.
- > Balconies should generally face front or rear boundaries and avoid facing side boundaries. Developments should not borrow from the separation, outlook and amenity afforded by adjoining land (refer to section 3.5 on managing overlooking).

Communal open space

Larger developments should incorporate quality communal open space to enhance residential amenity and social interaction while also providing opportunities for soft landscape areas.

The *Glen Eira Planning Scheme* identifies specific thresholds and design requirements for communal open spaces where required.

3.7 LANDSCAPING

Landscaping should contribute to and enhance the streetscape character and public realm, incorporating planting, landscape treatments and materials that are consistent with the prevailing streetscape or reflect the preferred strategic significance of surrounds.

Landscape design can assist in reducing the bulk and scale of buildings by softening the built form and re-introducing a connection to natural surrounds. Landscape can also assist in controlling microclimates and enhancing biodiversity and habitat values.

KEY OUTCOMES

- > To provide a green corridor at the front and rear of sites that enables an open and garden character in residential streets.
- > To provide high quality landscaping that softens built forms and positively contributes to residential streetscapes and amenity.
- > To retain healthy and valued trees on development sites, streets and neighbouring properties.
- > To provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.

DESIGN SUGGESTIONS

Creating a garden setting and green corridors

- > Prioritise the low-scale, open and horticultural character of residential streets and back yards. This is best achieved by providing green corridors at the front and rear of sites with large setbacks, attractive greenery and adequate basement footprints for planting of canopy trees.

- > By prioritising front and rear setbacks, side setbacks may be limited on small sites. In these areas incorporate planting on structures or narrow trees with limited canopy widths to soften the built form.
- > Refer to section 3 for detailed requirements including setbacks, deep soil areas and canopy tree numbers. Refer to the *Glen Eira Planning Scheme* for statutory requirements.

General landscaping and planting

- > Landscaping should be considered from the early stages of a development to inform the building design.
- > Landscape plans and landscape maintenance plans should be prepared to ensure quality outcomes are realised and maintained through the life of the development.
- > Plant species should be selected based on local climate suitability, available soil profile, location, and anticipated irrigation and maintenance requirements, to provide sustainable and biodiverse landscapes that:
 - maintain existing mature planting where appropriate;
 - use indigenous plants or other species suitable to the area and climate that support native wildlife; and
 - avoid the use of environmental weeds.

Canopy tree planting

- > Prioritise the planting of canopy trees in front and rear setbacks. Ensure that deep soil zones are provided in these areas for large canopy trees growing to full size at maturity.

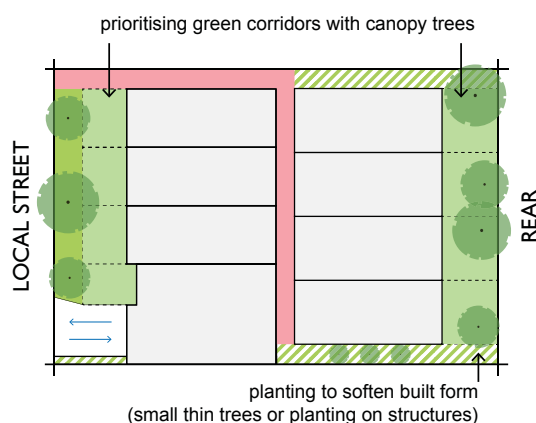
- > The location of structures and basement footprints should be established after the requirement of canopy tree planting is determined.
- > Existing site features or constraints may prevent design proposals from providing deep soil zones in some areas. Consider engineered solutions where space is limited, such as structural soils or structural soil cells, to enable healthy root growth. Where a proposal does not achieve deep soil requirements, alternative forms of planting should be provided, such as in planters, green roofs or vertical gardens. This is not an acceptable alternative in front and rear setbacks of residential areas, where the priority is for canopy trees.
- > Detailed design requirements including setbacks, basement footprints and canopy tree numbers and types are provided within section 3.

Planting on structures

- > Planting on structures builds local microclimates, softens built forms, and improves urban greenery. Consider incorporating:
 - raised planters to mark building entrances on residential streets and secondary commercial street frontages;
 - planter boxes on residential balconies;
 - vertical gardens such as green walls and façades; and/or
 - green roofs, particularly where roofs are visible from the public domain.
- > Consider the ongoing maintenance needs of green infrastructure.

Tree retention and protection

- > Prioritise the retention of healthy and valued trees and vegetation on-site, particularly where located in areas that can be practically accommodated as garden spaces such as the front or rear setbacks of sites.
- > Existing trees are considered appropriate for retention if they are:
 - recognised for individual importance/significance; and/or
 - healthy specimens with ongoing viability and greater than 4m tall with a trunk width of 250mm or more measured at a height of 1.4m.
- > Where significant trees have been removed in the 12 months prior to a planning application being made, ensure that trees advanced in growth that will mature to a similar size are planted in a similar location.
- > Development must not impact trees on neighbouring properties. Incorporate appropriate setbacks, design treatments and management plans to ensure protection.
- > Development must not impact existing street trees unless otherwise approved in writing by Council.



3.8 PARKING AND ACCESS

The availability of car parking within a development should be relative to the building's scale, type and location. Smaller developments such as detached housing, dual occupancies and low-scale townhouses may include private garages for each dwelling while in larger developments, communal car parking areas such as basements should be considered.

After function and safety, the key priority is maintaining the vegetated residential character of our streets. The location and design of parking and access should be functionally integrated into the design in a way that does not compromise on aesthetics and residential amenity.

To help in promoting active neighbourhoods and reducing reliance on personal car use, provision of parking for other transport such as shared fleet cars, motorcycles and bicycles is encouraged. All parking within a development should be considered for alternative sustainable transport modes.

KEY OUTCOMES

- > To provide safe and secure parking and access for residents and visitors.
- > To prioritise high quality streetscapes and people friendly environments through considered parking and access design that minimises visual and physical impacts.
- > To provide efficient access and facilities that support and encourage alternate modes of sustainable transport.
- > To enable parking structures to be adaptable for future alternate uses.

DESIGN SUGGESTIONS

Please note: this section provides overall design guidance to improve building appearance and streetscape integration relating to parking and access. For detailed design specifications and mandatory requirements (e.g. minimum parking provisions, dimensions, sight lines, etc.) refer to Clause 52.06 of the *Glen Eira Planning Scheme*.

Vehicle access and entries

- > Minimise the number and width of vehicle crossings and driveways.
- > Locate vehicle crossings and driveways on secondary streets or lanes. In order of priority, access is preferred from:
 - a laneway/right of way;
 - a secondary street; or
 - a primary street (if no other access is available).
- > Minimise the visual impact of driveways by varying alignments, paving materials and textures. Incorporate landscaping to separate driveways from walls and fences to soften the overall built form. Avoid long or wide hardscaped expanses with no variations or points of interest.
- > Separate pedestrian and vehicle access ways for larger scale development/apartment buildings. Where site constraints prevent separation, establish clear shared-zones with pedestrian priority through use of design treatments, which may include:
 - changes in surface materials;
 - level changes; and
 - the use of visual markers and traffic calming devices (landscaping or architectural).

- > Avoid vehicle standing areas on vehicle crossings.
 - > Provide adequate separation distances between vehicle crossings and street intersections.
 - > Provide clear sight lines at pedestrian and vehicle crossings.
 - > Avoid headlights shining into habitable rooms or sensitive areas.
 - > Minimise the need for large vehicles to enter and manoeuvre within the site, or when it is required ensure robust and well-planned paths and clearances. Consideration of building service needs, including waste collection, is required at design stage (Refer to section 4.9).
 - > In minimal change areas, consider that basement entries may be appropriate in streets where this is an established character element. Consolidate basement entries to ensure adequate landscaping and greenery in front setbacks.
- use materials and colours that reduce dominance and minimise visibility from the street; and
 - minimise ramp lengths and widths.
- > Reduce the number of individual garages and access ways by providing consolidated communal parking. These car parking areas should be:
 - concealed from street frontages;
 - close and convenient to the development;
 - secure;
 - designed to allow safe and efficient movements within the development;
 - well ventilated (if underground); and
 - sited to ensure adjacent sensitive land uses such as residential use will not be negatively impacted by noise, light spill and traffic generation.
 - > Preferred location:
 - basement car parking is preferred in larger developments.; and
 - avoid the extent of consolidated at-grade or semi-basement parking. Where provided, locate to the side or rear of lots, away from the public realm and screened from view.
 - > Refer to section 3 for preferred driveway access locations.

Car parking areas

Smaller developments (one or two dwellings):

- > Ensure that parking structures do not dominate the street by using recessive building siting, materials, textures and colours.
- > Avoid locating parking structures within the front setback or in front of a dwelling with a street frontage.
- > Avoid double garages and consolidated extents of at-grade parking in multi-dwelling developments. Where provided, include significant breaks to enable activated frontages with habitable rooms and entries separating garages as well as landscaping.

Larger developments (garden townhouse or apartment mix buildings)

- > Parking structures and entries should be aligned with driveways, integrated with the building's overall façade and discretely located to reduce dominance. Design suggestions include:
 - locate entries to the side or rear of buildings and in recessed locations behind the building façade line;
 - minimise driveway and entry widths;

Pedestrian safety in car parks

- > In car parking areas, provide direct, clearly visible and well-lit access and walking areas for pedestrians. For larger car parks, safe pedestrian access should be clearly defined and circulation areas should have good lighting, colour, line marking and/or bollards. A clearly defined and waiting area or visible lobby should be provided to lifts and stairs within the car park.

3.8 PARKING AND ACCESS

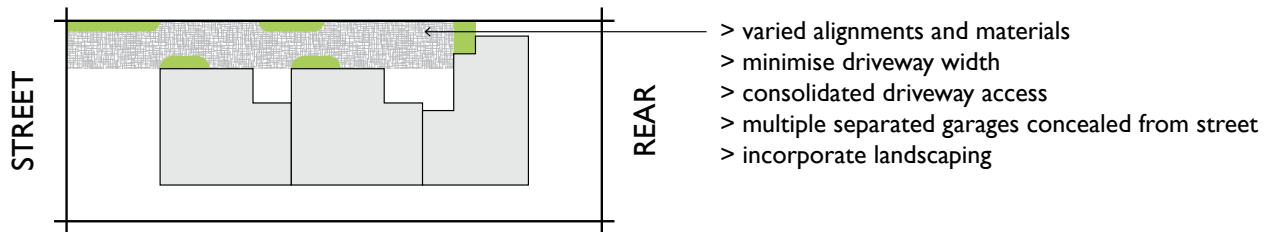
Electric cars

- > Consider providing charging stations for electric vehicles. When not installing charging stations as part of the development, the electrical supply and car park distribution board should allow for future capacity to supply electric vehicle charging points.

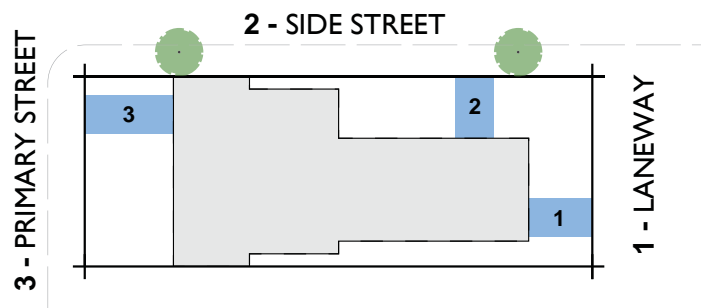
Bicycle parking areas

- > Provide bicycle storage in a secure location that is easily accessible from the public realm and common areas. The following is preferred:
 - Resident bicycle parking provided in secure undercover common areas such as basements or around building entries.
 - Visitor bicycle parking preferably undercover near the residential pedestrian entry in an accessible, secure, and covered location (ground floor).
 - Nominate bicycle parking spaces in private garages where dwellings have this option.
- > Provide parking and end of trip facilities that support alternate modes of sustainable transport such as use of bicycles or less resource intensive vehicles such as electric cars or smaller scooters and motorbikes.
- > Consider providing bicycle storage beyond the minimum *Glen Eira Planning Scheme* requirements with the aim of providing sufficient storage for the likely number of residents in each dwelling (taking into account dwelling types and occupancies).

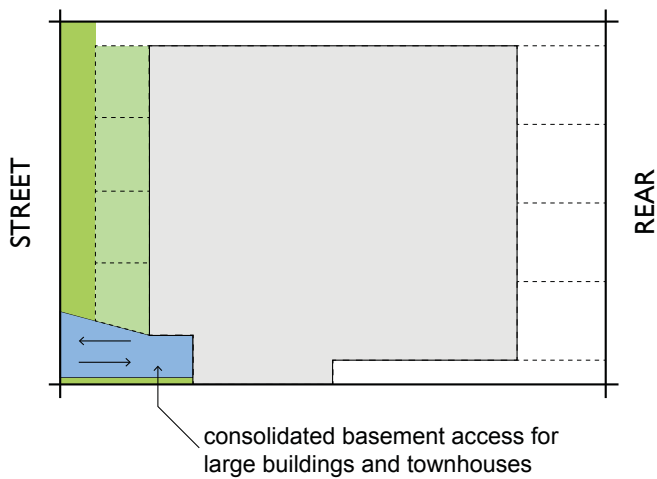
Driveway treatments



Driveway location priority



Consolidation of access



3.9 BUILDING SERVICES AND WASTE MANAGEMENT

The location and design of building services should be functionally integrated into the design in a way that does not compromise on aesthetics and residential amenity.

KEY OUTCOMES

- > To minimise the visibility and impact of services, utilities and waste management on the streetscape and residential amenity.
- > To encourage sustainable building design and behaviour for future residents.

DESIGN SUGGESTIONS

Utilities and services

- > Design and locate building services discreetly to minimise visibility from public realm, communal open spaces, residences and adjoining properties.
- > Avoid locating building services and utilities in the street setback. In circumstances where they must be located in visible locations such as street setbacks, seek to minimise visual impacts by using architectural or landscaping elements such as screening and planting.
- > Approach building services with careful consideration and consult early with relevant authorities to clearly understand their requirements to achieve the best integrated design outcome.
- > Provide water and gas outlets on primary balconies and private open spaces.
- > Integrate downpipes and balcony drainage into the overall façade and building design.
- > Visual and acoustic impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, air-conditioning units, fire services, electrical substations, detention tanks and the like.

Air-conditioning

- > Consolidate and conceal heating and cooling units in common locations such as roofs or basements.
- > Avoid locating units on private balconies. If required, the units should be fully screened from public view and still enable comfortable use of the balcony as a recreational space.
- > Integrate units and associated equipment into the building design using appropriate screening and acoustic attenuation to ensure no impacts to residents' neighbours (minimising noise/vibration impacts).

Clothes drying

- > Provide zero carbon emission clothes-drying mechanisms, sufficient to accommodate each dwelling onsite, for all residential development (whether single or multi-dwelling developments).
- > Design suggestions:
 - Provide each dwelling with a private outdoor clothes drying area.
 - Screen clothes drying areas from public view, integrating this effectively into the building design.
 - Separate clothes drying areas from recreational and living spaces. Residents should not be able to view their laundry from living areas. For example:
 - In ground floor dwellings, provide a secondary service yard or screened clothes drying space.
 - For upper level dwellings, provide an enlarged balcony with a secondary screened clothes drying area, or a separate services balcony (consider consolidating these areas with air-conditioning and other services).

Sustainable design and solar panels

- > Provide photovoltaic (solar) panels or make provisions for future installation as a means of sustainable energy production.
- > Incorporate sustainable design elements including:
 - photovoltaic systems that are discretely located and with optimised roof angles to enhance solar access;
 - integrated skylights and ventilation systems; and
 - green roofs in larger developments to improve thermal performance and contribute to local diversity.

Mail boxes

- > Position mail boxes in accessible locations in lobbies, around building entries or integrated into front fences where individual street entries are provided. Mail facilities should be well-lit and weather protected with potential for passive surveillance.

Waste management

Waste storage

- > Provide adequately sized waste and recycling storage areas for bins in discrete locations away from the building frontage, entries, or the public realm. Storage areas should be sufficiently sized, well ventilated and provided with a water point and drainage area.

- > Avoid excessive numbers of individual wheeled bins and demonstrate that proposed numbers can be practically accommodated in the streetscape.
- > Ensure bins can be easily manoeuvred between storage and collection points. Provide a continuous path with no steps.
- > In larger developments, incorporate:
 - temporary storage areas for large bulk items such as mattresses; and
 - kerb-side collection areas into public realm design.
- > Prepare a waste management plan to ensure the overall building design accommodates waste management effectively.

Sustainability and minimising waste

- > Encourage innovative waste storage and disposal practices.
- > Provide alternative waste disposal methods like composting.
- > Provide all dwellings with separate waste and recycling cupboards/bins.
- > Communal waste and recycling areas should be in convenient and accessible locations. Provide separate waste and recycling chutes in taller buildings.
- > In mixed-use developments, ensure that residential waste and recycling areas are separate and secure.
- > Collect and use stormwater and recycled water for landscape irrigation, toilet flushing and cleaning.



4.0 DESIGNING FOR THE COMMUNITY



4.1 DWELLING DIVERSITY AND UNIVERSAL DESIGN

Providing diverse housing types ensures that new development responds to the needs of the community, and can be used, accessed and understood by all. Diverse housing promotes inclusion, adaptability and accessibility and ensures that a mixture of dwelling types is achieved.

KEY OUTCOMES

- > Design and layout of new dwellings reduces accessibility barriers, and meets the needs of people with limited mobility.
- > Dwelling sizes that cater for a wide range of community members, including families with young children and older people.
- > Provision of dwellings and environments that are suitable for pets.
- > Housing that can be easily altered to meet the changing needs of residents over time.

DESIGN SUGGESTIONS

Dwelling diversity

- > Provide a mixture of dwelling types and sizes, which cater to a wide range of demographics, budgets and needs.
- > Provide a range of dwellings that support diverse household types and accommodate residents in different stages of life, including group households, the ageing population, single person households, students and families.
- > Include three or more bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

Universal design

- > To improve accessibility and adaptability, provide dwellings with a bedroom, adaptable bathroom and living areas on the same floor, with a clear path for accessibility (avoiding separation by stairs). For minimal change and garden townhouse building types, it is strongly encouraged that these be provided on the ground floor.
- > Avoid changes in floor levels or surfaces outside of the dwelling, providing convenient access from the street to the dwelling entrance.
- > Use materials and finishes that are durable and slip resistant, and can be cost-effectively altered or modified.
- > Ensure that design layouts are flexible and rooms serve multiple functions to accommodate a range of lifestyle needs.
- > Enable comfortable movement through rooms and corridors by providing suitable circulation spaces, doorways and widths.
- > Ensure that the height and form of functions such as light switches, door handles, power points and windows allow people of various height and ability to access and use all functions easily.
- > Provide bathrooms that can be retrofitted so that grab rails and handles can easily be installed if required. All bathroom walls should be reinforced, and toilets and showers should be step free to provide easy access.
- > Provide convenient and easy access to outdoor areas for all dwellings.

GLOSSARY

Abutting areas

Areas that are adjacent or share a border.

Activation

The injection of liveliness and vibrancy into an urban area.

Active interfaces

Land uses that have active façades with inviting entries and permeable materials such as glass to facilitate interaction, visual interest and vibrancy.

Activity centre

A mixed-use area that provides a focus for commercial, retail, employment, housing, transport, services and social interaction.

Articulation

Street frontage design elements that help create inviting, visually interesting urban streetscapes.

Basement footprint

The extent of the basement of a building.

Built form scale

The scale and density of the built form. Usually refers to height and visual bulk.

Collector roads

Moves traffic from local streets to arterial roads, providing a means of accessing residential properties.

Crossover

A vehicle crossover allows vehicles to enter and exit a property, connecting the road to the private driveway, usually across a nature strip or footpath.

Fenestration

The arrangement of windows or other openings in building design to create visual interest.

Fine grain feel

Urban environments that are sympathetic to the human scale through the inclusion of small scale spaces and commercial or retail uses to facilitate diverse activities and pedestrian activity.

Higher scale form

A building that is of a high scale in the context of the surrounding area.

Lower scale form

A building that is of a lower scale than that on an adjoining site or area.

Liveability

A measure of the quality of life of city users, encompassing environmental, socioeconomic, transport, recreational and built form factors.

Outlooks

The view from any opening of a building including windows, doors and balconies.

Parameters

A measurable framework, factor or guideline that is used to enable planning functions.

Passive surveillance

The planning and design of the built environment that prioritises views towards the public realm, to facilitate a sense of safety and security.

Private open space (POS)

The outdoor area of a dwelling or residential building or land for the exclusive use of the occupants. Also see: secluded private open space.

Public realm

All public open space.



ResCode

In this document ResCode refers to residential and apartment design standards at Clause 55 and 58 of the *Glen Eira Planning Scheme*, as relevant.

Reverse living

The concept of swapping the customary layout of housing, generally providing living areas upstairs with a small balcony in replacement of ground floor living with a garden area.

Secluded private open space (SPOS)

That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy and is provided with convenient access from a living room.

Sensitive interfaces

Interfaces that require abutting development to take a sensitive approach to mitigate loss of amenity, heritage or character.

Setback

The distance that a structure or building is set back from the property boundary, road or other buildings. Setbacks can occur at ground level or on upper floors of a building.

Statutory mechanism

Used to implement the benefits associated with development.

Statutory tool

The use of statutory obligations as a tool to positively influence growth and ensure the implementation of strategic objectives.

Street wall

The front façade of a building, generally built to the front boundary in commercial areas.

Structure Plan

A long-term plan that guides important aspects of an

area including development, land use, transport and car parking, community facilities, public realm, open spaces and strategic opportunities.

Through connection

An uninterrupted, unobstructed transport connection.

Urban renewal

The process of unlocking well located, underutilised land to support employment, residential or commercial growth.

Walkability

The degree to which the built form of an area supports walking as a means of transport or recreation. Walkable areas are connected, safe and accessible for pedestrians.

Wayfinding

The way that people are guided through built environments. Wayfinding can include signage, barriers or ground treatments to delineate space and help users to understand the urban environment.

DEFINITIONS FOR STREETS AND INTERFACES

Local street

Local streets are minor residential streets carrying local traffic within suburban areas. Local streets do not include streets defined as a main road.

Main road

Main roads include any major, arterial, intermediate and collector roads as identified by Council. Major roads also include any higher order road identified by the Victorian Government in the *Glen Eira Planning Scheme*, such as a Road Zone Category 1.

Active laneway

Active laneways are pedestrian focused urban spaces that foster social interaction and activities such as outdoor dining, live music and art appreciation. These laneway generally include active frontages, a pedestrian focus, and architectural detailing that provides interesting or surprising experiences for people. Depending on the particular location and requirements for vehicular access, Active laneways may be pedestrian only or shared spaces. Active laneways will be nominated in a structure plan or similar Council document. Otherwise laneways are considered to be service laneways for the purpose of the *Quality Design Guidelines*.

Service laneway

Service laneways are located to the rear or side of lots providing access to service areas, parking and outbuildings, and may accommodate utility easements. Service laneways include any laneways not identified as an active laneway.

Primary street frontage

This interface applies to the main street frontage of a development site. For corner sites, the primary street frontage is determined on a case-by-case basis as the main frontage, and usually correlates with the street listed in the property address. A primary street frontage may have different requirements depending on whether it is a local street or main road.

Secondary street frontage (corner sites)

This interface applies to a corner development site's secondary frontage, where another street is identified as the primary street frontage. A secondary street frontage may have different requirements depending on whether it is a Local Street or Main Road.

Shared side boundaries

This interface applies where the side boundary of a development site adjoins another site. This interface does not include rear boundaries.

Shared rear boundaries

This interface applies where the rear boundary of a development site adjoins another site. This interface does not include side boundaries.

Shared boundaries with parks and other open spaces

This interface applies where a development site adjoins a park or other type of public open space.





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QUALITY DESIGN GUIDELINES

COMMERCIAL AND MIXED-USE AREAS



GLEN EIRA
CITY COUNCIL





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1.1 OVERVIEW

PURPOSE

The purpose of this document is to:

- > Respond to the aspirations of the Glen Eira community and deliver on the vision for our neighbourhoods.
- > Encourage a high level of architectural design in new developments.
- > Provide clarity and certainty about Council's expectations for new developments.
- > Support and supplement existing design guidance provided by the *Glen Eira Planning Scheme* and relevant State Government initiatives.

SUMMARY

The *Guidelines* are comprised of four main parts.

Quality Design Principles

Eight Quality Design Principles underpin the *Guidelines*. These principles were developed to provide the strategic context for all design guidance in this document.

Building types and key outcomes

The *Guidelines* propose a range of building types that are preferred in our neighbourhoods. This section provides an overview of each building type, where they should be located, and how best to design them.

General building design details

This section outlines the detailed design elements that contribute to quality and functional buildings.

Designing for the community

Buildings can be designed to support a diverse and vibrant local community. This section addresses other matters that should be addressed such as land use and commercial mix, dwelling diversity and delivering a community benefit.

WHO ARE THE GUIDELINES FOR?

The Glen Eira community

The *Guidelines* reflect the views and aspirations of the Glen Eira community. The *Guidelines* provide more certainty for the community about what to expect when developments are proposed.

Glen Eira City Council

The *Guidelines* provide a consistent approach to achieving high quality design outcomes. The *Guidelines* will inform future content of the *Glen Eira Planning Scheme* and be used as an education and communication tool identifying our preferences for building design.

Development applicants

The *Guidelines* provide a level of consistency and certainty for planners, designers and developers. The intent is to be clear about Council's preferences in order to reduce points of conflict in the planning permit application process.

IMPLEMENTATION AND RELATIONSHIP WITH OTHER PLANNING DOCUMENTS

State Government Initiatives

The Victorian Government is in the process of implementing significant reforms to planning and urban design requirements across Victoria.

The Guidelines do not seek to vary any policy, standard, or guideline implemented by the Victorian Government. The Guidelines will complement and deliver on State objectives in a way that:

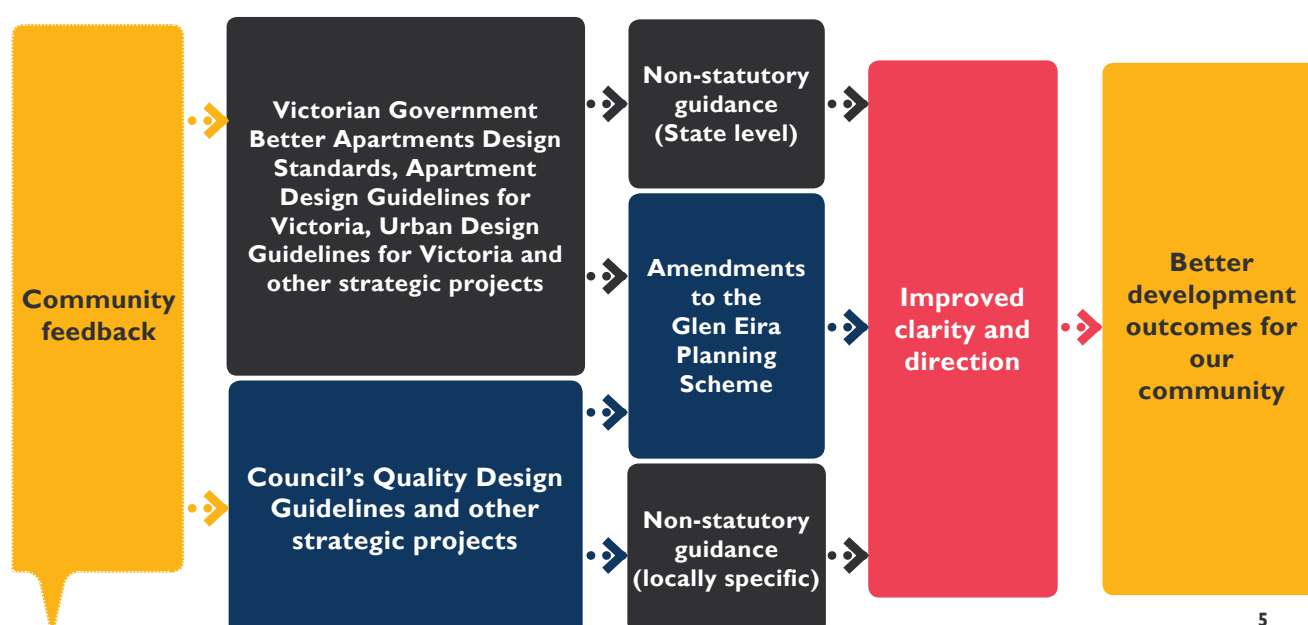
- > Nominates preferred local outcomes that will be applied through a statutory planning policy or control where possible (e.g. new or amended local policies, zones, zone schedules or overlay controls).
- > Provides non-statutory guidance that bridges the way between broad State-level guidance and Council's position on specific outcomes sought in our municipality.

Glen Eira City Council — Planning Scheme provisions and general guidance

The *Quality Design Guidelines* will inform and work alongside existing and future content of the *Glen Eira Planning Scheme*. The *Guidelines* will:

- > Inform changes to local planning policy and provisions in the Glen Eira Planning Scheme – facilitated through a formal planning scheme amendment process.
- > Provide non-statutory guidance to help educate, communicate and deliver quality development outcomes across our municipality, improving the level of specificity, consistency and certainty for all involved in the development process.

Further strategic work is required to determine how the requirements of the Guidelines will be implemented in the *Glen Eira Planning Scheme*. In the meantime, indicative zones are noted for each building type under the strategic implementation sections.



1.2 QUALITY DESIGN PRINCIPLES

Council has engaged extensively with the community regarding the nature of development occurring in commercial areas across our City. The key priorities that emerged through these conversations were:

- > encourage high quality architectural outcomes;
- > respect and celebrate the unique character of our traditional commercial strips;
- > enhance public spaces and provide more urban greenery;
- > promote sustainable development;
- > deliver more employment opportunities, not just residential apartments; and
- > provide clear strategic planning direction for areas where major development is appropriate and how it should be delivered. Ensure that major developments give back to the community.

To successfully address these community concerns while reinvigorating our activity centres, Council has developed eight *Quality Design Principles* that aim to achieve the best policy framework for development in our City.

These principles underpin the building types, interface responses and design detail requirements set out in the following sections.

1. STREET CHARACTER

Strengthening the established built form, scale and articulation of activity centre streets.

This principle is achieved through the following guidelines and requirements:

- > Articulation of horizontal and vertical form
- > Fenestration and openings
- > Materials and finishes
- > Weather protection and awnings
- > Building entries
- > Setbacks

2. WELL DESIGNED BUILDINGS

Maintaining continuity of ground level activity, pedestrian safety and comfort along streets.

This principle is achieved through the following guidelines and requirements:

- > Weather protection and awnings
- > Building entries
- > Materials and finishes
- > Services

3. QUALITY MATERIALS

Using hard wearing, natural and familiar materials in new buildings to provide continuity with existing built form.

This principle is achieved through the following guidelines and requirements:

- > Materials and finishes

4. COMMERCIAL PRIORITY

Delivering diverse and flexible accommodation that serves the needs of trade and commerce.

This principle is achieved through the following guidelines and requirements:

- > Land use and commercial mix
- > Parking and access
- > Signage
- > Façades

5. PUBLIC SPACES

Providing adequate public spaces that serve the needs of existing and new residents and visitors.

This principle is achieved through the following guidelines and requirements:

- > Active streets, laneways and cross-block links
- > Interface to public open space
- > Community benefit
- > Public open space

6. ACCESS AND PARKING

Reducing the visual presence of vehicle accessways and parking on streetscapes while maintaining safe pedestrian access to parking areas.

This principle is achieved through the following guidelines and requirements:

- > Pedestrian access
- > Vehicle access and parking
- > Bicycle access, parking and end-of-trip facilities
- > Loading and unloading vehicles
- > Interface to laneways

7. COMMUNITY BENEFIT

Providing for community uses, employment, affordable housing and access via increased development potential.

This principle is achieved through the community benefit guidelines and requirements.

8. ENVIRONMENTALLY SUSTAINABLE DESIGN

Reducing the environmental impact of new development.

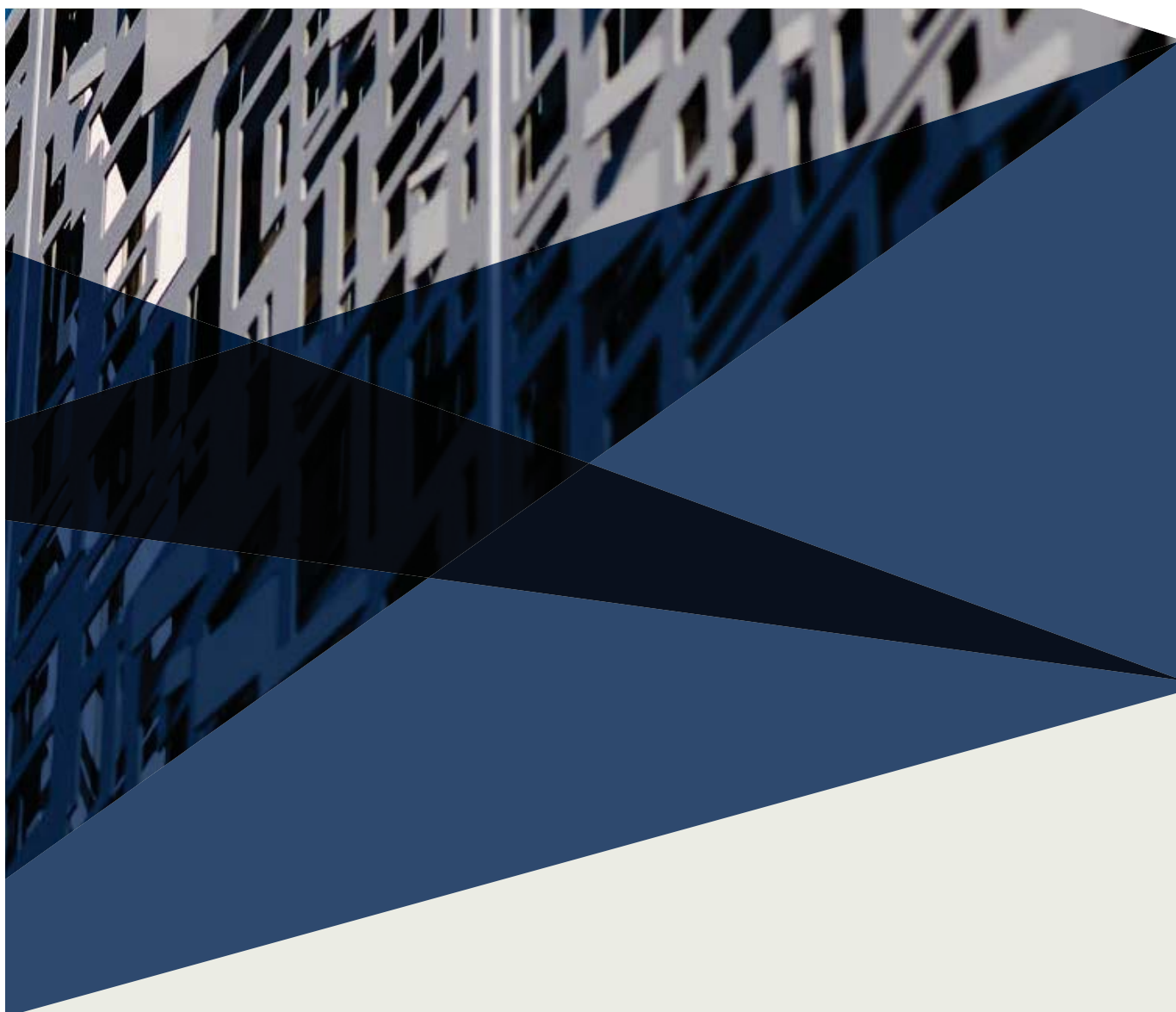
This principle is achieved through the following guidelines and requirements:

- > Roof design
- > Materials
- > Building services

The building types, interface responses and design detail requirements set out in the following sections work together to deliver on these principles.

The background of the page is a complex geometric composition. It features several overlapping triangular and quadrilateral shapes in various shades of blue, from deep navy to a lighter sky blue. On the right side, there is a stylized, low-angle photograph of a modern building's facade, characterized by a grid of windows and balconies. The building appears to be rising steeply into the sky. The overall aesthetic is clean, modern, and architectural.

2.0 BUILDING TYPES AND KEY OUTCOMES



Central to achieving quality design is a new approach that can best be described as placing the right buildings in the right locations. The *Guidelines* propose a range of commercial and mixed-use building types that will help to manage growth and transition more appropriately across our activity centres.

This section provides an overview of each building type including preferred locations, heights, setbacks and key design outcomes.

2.1 SHOP-TOP (HERITAGE OR CHARACTER AREAS)

OVERVIEW

Commercial or mixed-use building that is designed to celebrate and respect the heritage or significant character precinct in which it is located. Consists of active commercial uses at lower levels and commercial or residential uses at upper levels.

OBJECTIVE

- > To provide commercial and mixed-use buildings that maintain the low-scale heritage or significant character of the streetscape and respond appropriately to sensitive interfaces.

SUMMARY

- > 3 to 4 storeys (subject to site context) with a street wall design and height that matches the prevailing heritage or character of the streetscape. Upper floors setback and designed recessively to minimise visibility from the street.
- > Strongly encourage the retention existing street frontages, including restoration or reconstruction of original heritage features.
- > Human scale design, with a consistent low-scale streetwall, weather protection and active frontages.
- > Respectful of sensitive interfaces.
- > Ground floor shopfront with active edges (avoid blank walls and vehicle access from primary commercial street frontages). Upper floors contain mix of employment and residential.

STRATEGIC IMPLEMENTATION

Building height

- > 3 to 4 storeys (subject to site context), unless otherwise defined in the *Glen Eira Planning Scheme* or a locally specific strategic plan.

Preferred locations

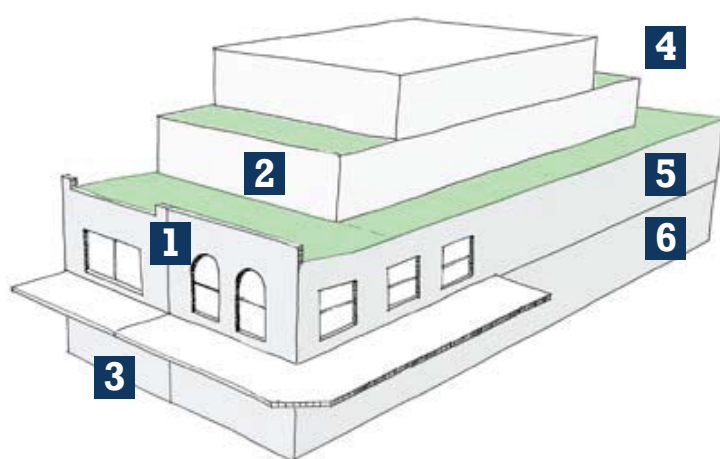
- > Commercial or mixed-use land subject to heritage protection or identified as having significant character in a locally specific strategic plan.

Indicative zone

- > Commercial I or Mixed-Use Zone with Heritage Overlay or Design and Development Overlay.
- > Customised planning provisions based on the context of the site or precinct.

For further advice about commercial buildings in heritage areas, refer to Council's *Heritage Policy*

DESIGN EXAMPLE



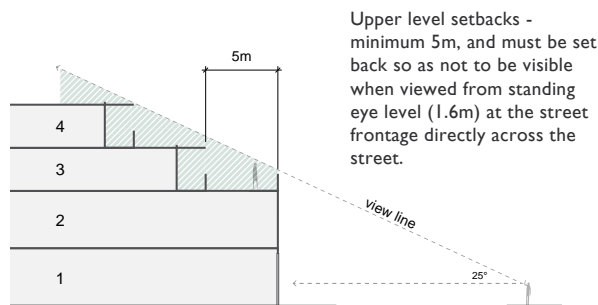
-
- 1 Preserve heritage**
Retain important heritage facades and building elements. Use familiar materials (e.g. brick), textures and colours
-
- 2 Recessive additions**
Minimise visibility and dominance of upper floors
-
- 3 Human-scale design**
Provide a safe and attractive pedestrian environment with human-scale design, interesting architectural detailing, active frontages and weather protection at ground floor
-
- 4 Sensitive residential interface**
Setbacks and design response manages overlooking, overshadowing and building bulk towards sensitive residential interfaces
-
- 5 Consolidation**
Consolidate sites to avoid tall skinny built forms. Ensure streetwall design matches the fine-grain character of existing streets
-
- 6 Diverse employment and housing**
Land use mix provides a range of employment and housing opportunities. Commercial space is prioritised
-

SHOP-TOP (HERITAGE OR CHARACTER AREAS)

SETBACKS

PRIMARY FRONTAGE

Main or local road

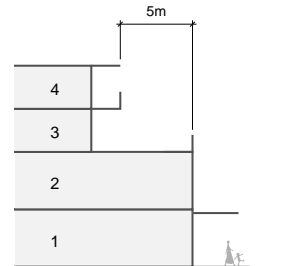


Intent:

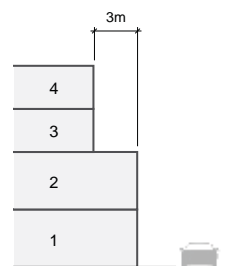
- > Providing street wall design and height that matches the prevailing heritage or character elements of the streetscape.
- > Minimise the visibility and dominance of upper floors through setbacks and recessive design elements that provide a clear separation.
- > Provide a safe and attractive pedestrian environment with human scale design, weather protection and active frontages.

SECONDARY FRONTAGE (CORNER SITES)

Main road



Local street



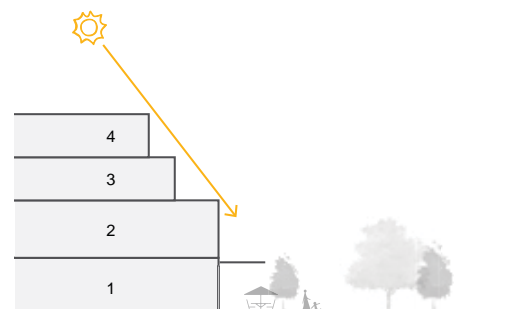
Intent:

- > Ensure an appropriate development outcome that responds to the role, function and character of the secondary street.
- > Provide a safe and attractive pedestrian environment with human scale design, weather protection and active frontages.

PUBLIC OPEN SPACE

Intent:

- > Minimise the impact of overshadowing on existing and future public open space.
- > Maximise passive surveillance and activation of public open space. Dwellings and commercial spaces should address the public realm.



SIDE AND REAR INTERFACES

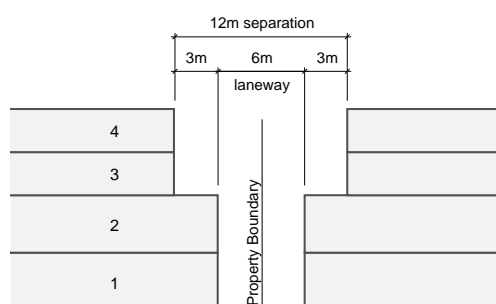
Commercial

Side and rear boundary

Note: balconies facing side or rear to be setback minimum 6m from boundary

4	Property Boundary
3	
2	
1	

Laneway

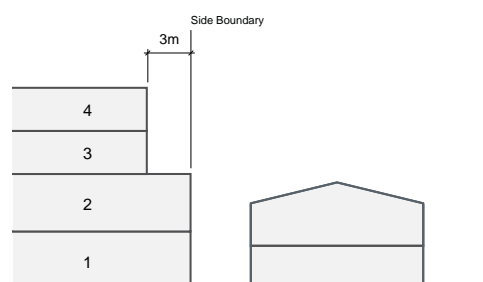


Intent:

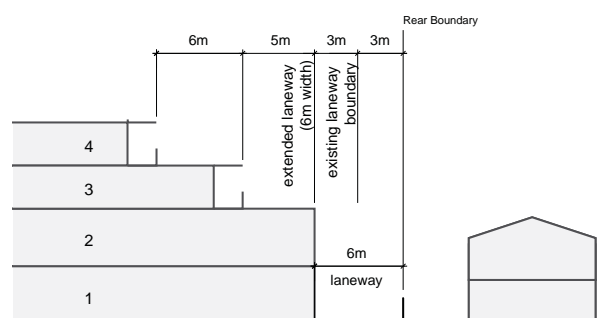
- > Provide boundary to boundary development for low-scale development (side boundary to commercial sites), to maintain a consistent attached built form character.
- > Where a side setback is proposed, provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of apartments. Side-facing balconies strongly discouraged (provide a minimum side setback of 6m for secluded private open space at upper floors).
- > Support the function of designated active and service laneways (see Glossary).

Residential

Side boundary



Rear boundary



Intent:

- > Provide a suitable transition to sensitive residential areas. Building design and setbacks should provide separation that assists in reducing building bulk and overlooking (without reliance on tall privacy screens to maintain outlook from active living areas for future residents).
- > Minimise the impact of overshadowing on existing sensitive residential areas including heritage areas.
- > Support the function of designated active and service laneways (see Glossary). Widen to provide a 6m laneway width.

SHOP-TOP (HERITAGE OR CHARACTER AREAS)

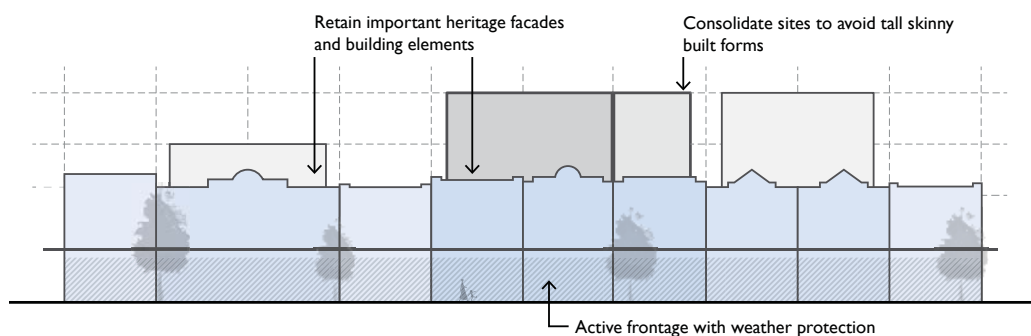
KEY DESIGN OUTCOMES

HERITAGE POLICY

- > If the site is in a Heritage Overlay, design in accordance with the *Glen Eira Planning Scheme's Heritage Policy* requirements as relevant. The following design outcomes are in addition to *Heritage Policy* requirements.

BUILT FORM

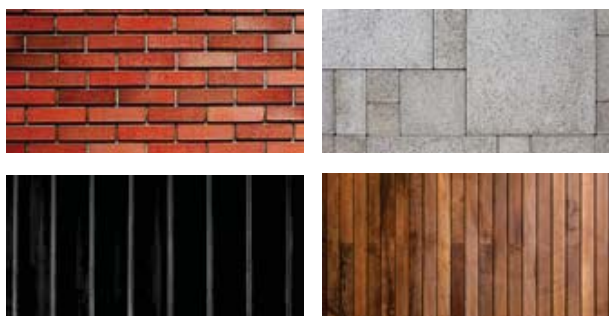
- > Focus on human-scale design:
 - Use a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an attractive and active street level experience.
 - Provide active edges at ground floor, with weather protection (awnings), openings and architectural detailing providing activity and interest for people.
 - Separation between a low-scale podium and upper level 'tower' assists in grounding taller buildings and integration with traditional low-scale streetscapes.
 - Incorporate consolidated upper setbacks to avoid a visible tiered wedding cake form.
- > Effective façade detailing and articulation can improve streetscape integration and minimise the perceived scale of new buildings.
 - Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
 - Use vertical and horizontal architectural elements and spacings that match the development pattern of the street. (For example, match the fine grain character of surrounding buildings by matching vertical alignments in the podium of a building.)
 - Design with regard to oblique views — using architectural elements that turn the corner from front to side façades or emphasise both street interfaces on corner sites. Boundary walls and side-facing interfaces should be treated and articulated to provide interest from oblique views assuming that development will not occur on adjoining sites for some time.
- > Where near to sensitive interfaces, provide a transition in scale from larger buildings to adjacent areas of smaller scale.



For further details, refer to General building design details from page 50

QUALITY MATERIALS, TEXTURES AND COLOURS

- > Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall/podium to complement existing traditional streetscapes is strongly encouraged.
- > Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).
- > Materials should be durable, sustainable, attractive and meet all relevant building regulations.

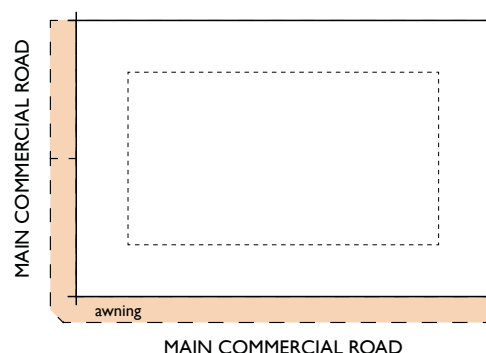


Awning locations and extent



ACTIVE EDGES AND WEATHER PROTECTION

- > Provide active edges linking private and public spaces in buildings. Focus on delivering a quality pedestrian environment at street level with active frontages using clear glazing, openings and awnings or verandahs. The following is sought for different types of street frontages:
 - Primary street frontage (all roads): Provide fixed awnings/verandahs across 100% of the frontage. At least 80% of the building façade at street level to be maintained as an entry or window with clear glazing.
 - Secondary street frontage on corner sites (if a main road): as above.
 - Secondary street frontage on corner sites (if a local street): Provide fixed awnings/verandahs across at least 40% of the frontage. At least 40% of the building façade at street level to be maintained as an entry or window with clear glazing.
- > On corner lots, ensure that awnings turn the corner with the building addressing both streets in a continuous, even form. Avoid mock and ineffective awnings that do not provide adequate weather protection (e.g. extend the awning's coverage far as permissible towards the road frontage and avoid positioning the awning too high).



SHOP-TOP (HERITAGE OR CHARACTER AREAS)

KEY DESIGN OUTCOMES

BUILDING ENTRIES

- > Provide building entries that are clearly visible and welcoming.
 - Incorporate feature awnings, signage or landscape treatments to highlight entries.
 - Provide good lighting and weather protection.
 - Separate the resident and visitor entries from commercial entries, service areas and loading zones.
 - Avoid recessed side entries with limited visibility.

SITE CONSOLIDATION

Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments can be managed within the site. Avoid tall, skinny built forms. Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.

URBAN GREENERY AND LANDSCAPING

- > Provide high quality landscaping that softens built forms and positively contributes to urban amenity:
- > Prioritise green urban gardens using planting on structures, planter boxes and green walls in places such as building entries, rooftop decks, private and common outdoor areas and balconies.
- > Internal planting in areas such as in lobbies is also encouraged to improve internal amenity and re-introduce a connection to nature for people in urban environments.

OUTLOOK, OVERLOOKING AND PRIVATE OPEN SPACE

- > Well designed living areas, balconies, terraces and courtyards are an essential component of urban living. These areas should maximise views, outlook, natural daylight and ventilation.
 - Recommendations: Optimise the location of active living areas (balconies, lounges, etc) to maximise outlook and avoid the need for tall overlooking screening. Balconies should generally face the street or towards the rear of the site with adequate separation from dwellings on adjoining properties to achieve this. Avoid balconies facing side boundaries. Developments should not borrow from the separation, outlook and amenity of developable adjoining land to maintain equitable development opportunities.
- > Private open space serves the dual function of providing for recreation and services. Provide separate service areas that do not compromise the recreational aspect of private open spaces.
 - Recommendations: Recreational areas should be of an adequate size to enable social interaction and general recreation in an outdoor space. Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or balcony areas, and should be screened from view. Consider where residents hang their washing and how this impacts on the streetscape and internal amenity.

For further details, refer to General building design details from page 50

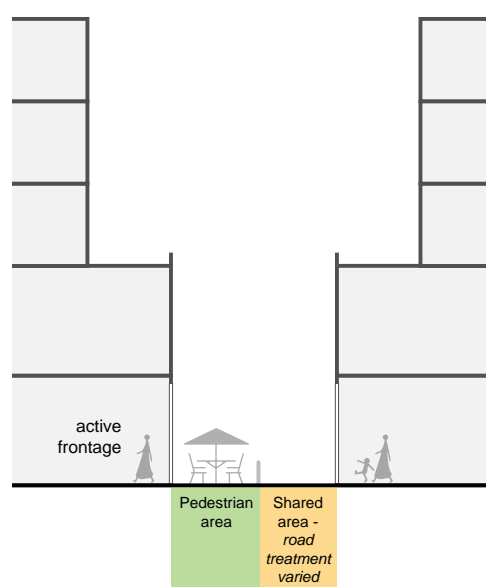
LANEWAYS

- > Active laneway (where nominated by a structure plan or similar) — 6 metre active laneway width should be achieved unless otherwise specified. This provides space for active edges (e.g. restaurants) and for shared pedestrian and vehicle access.
- > Service laneway — 6 metre service laneway width should be achieved unless otherwise specified. This provides space to accommodate increased traffic movements associated with development, while allowing for safe pedestrian movement. Ensure sufficient space is provided for relevant building services, waste management, deliveries (loading/unloading) as well as vehicle access.

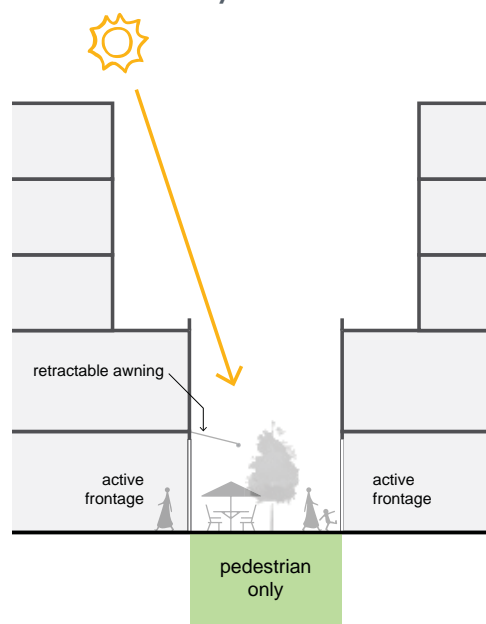
PASSIVE SURVEILLANCE

- > Ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area.
 - Recommendations: Provide active edges at street level (see above). Living areas, common areas and commercial spaces should be oriented towards the street, enabling passive surveillance and community interaction. Considered design can achieve this in a way that still maintains privacy for residents.

Shared laneway



Pedestrian laneway



SHOP-TOP (HERITAGE OR CHARACTER AREAS)

KEY DESIGN OUTCOMES

LAND USE MIX AND DWELLING DIVERSITY

- > Provide a mixed-use building that is well balanced, inviting, active and adaptable, with a focus on delivering employment and generating uses relevant to the commercial function of the street.
 - Recommendations: Active commercial uses such as shops and restaurants at ground floor. Active or passive commercial uses such as offices at upper floors. Residential uses also acceptable at upper floors after relevant commercial objectives have been met.
- > Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.
 - Recommendations: Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

SUSTAINABLE BUILDING DESIGN

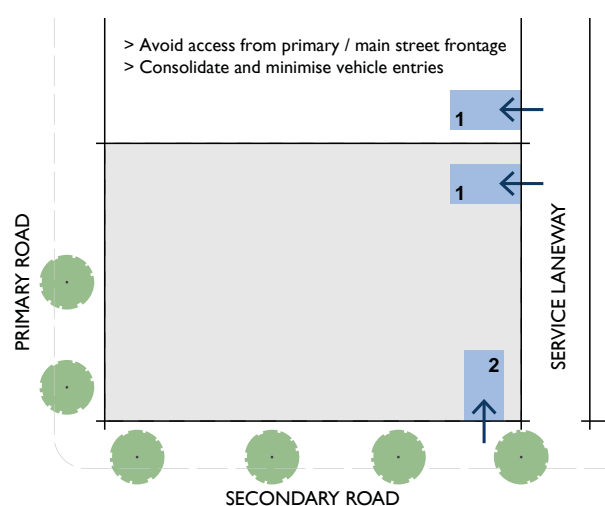
- > Incorporate sustainable design elements into roofing (eg. solar panels; skylights and ventilation systems; and green roofs on larger developments). Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development. Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials to improve passive heating and cooling effects while minimising reliance on mechanical air conditioning systems). Urban greenery (see above) should provide sustainable and biodiverse landscaping with appropriate species selection and maintenance systems. Incorporate innovative approaches to waste management.

For further details, refer to General building design details from page 50

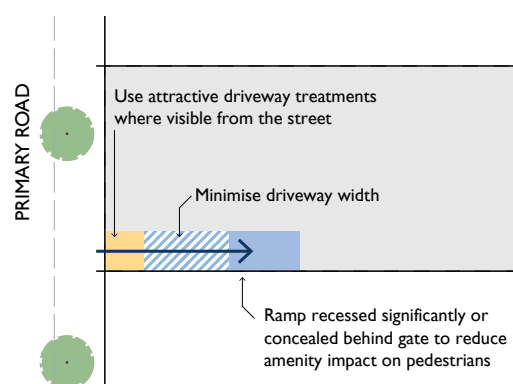
PARKING AND ACCESS

- > Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.
 - Focus on maintaining active land uses at street level.
 - Vehicle access is preferred from side streets or rear laneways if available.
 - Minimise access and crossover widths as much as practicable.
 - Locate parking structures underground in basements or towards the rear of the building if above ground.
 - Provide separation between pedestrian and vehicle access ways.
 - Ensure that bicycle parking is secure, convenient and readily accessible.
 - Ensure that the arrangements of loading and servicing of commercial premises cause minimum disruption for pedestrians and cyclists.

Vehicle access location priority, where laneway or secondary frontage available



If no laneway or secondary street frontage available



2.2 SHOP-TOP (STANDARD)

OVERVIEW

Commercial or mixed-use building that consists of active commercial uses at lower levels and commercial or residential uses at upper levels

OBJECTIVE

- > To provide commercial and mixed use buildings that maintain the low-scale and fine grained streetscape character of traditional shopping strips and respond appropriately to sensitive interfaces.

SUMMARY

- > 3 to 5 storeys (subject to site context) including a consistent two storey street wall/podium.
- > Human scale design, with a consistent low-scale streetwall, weather protection and active frontages.
- > Respectful of sensitive interfaces.
- > Ground floor shopfront with active edges (avoid blank walls and vehicle access from primary commercial street frontages). Upper floors contain mix of employment and residential.

STRATEGIC IMPLEMENTATION

Preferred height

- > 3 to 5 storeys (subject to site context), unless otherwise defined in the *Glen Eira Planning Scheme* or a locally specific strategic plan.

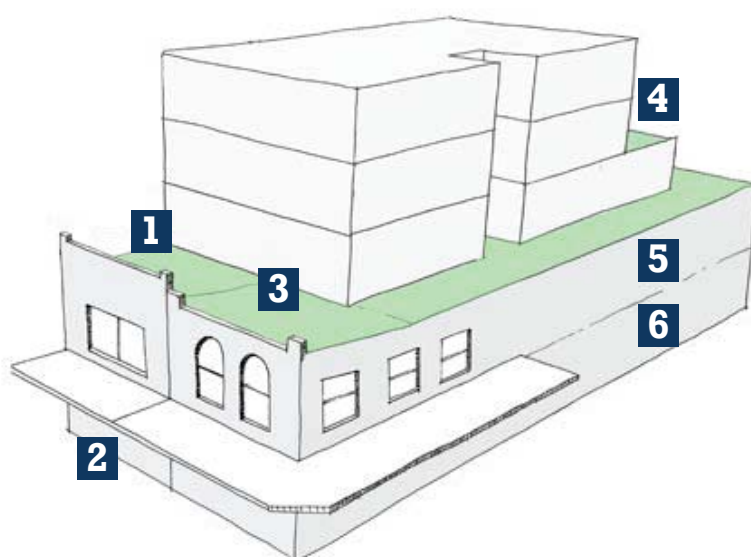
Preferred locations

- > Commercial or mixed-use land located along fine grained shopping strips in activity centres.

Indicative zone or overlay

- > Commercial I or Mixed-Use Zone with Design and Development Overlay.
- > Customised planning provisions based on the context of the site or precinct.

DESIGN EXAMPLE

**Podium and tower form**

- 1** Match street wall heights, alignments, materials (e.g. brick) and colours to integrate taller buildings within traditional streets. Provide further separation at upper floors to reduce dominance of the tower element

Human-scale design

- 2** Provide a safe and attractive pedestrian environment with human-scale design, interesting architectural detailing, active frontages and weather protection at ground floor

Urban greenery

- 3** Prioritise quality urban landscaping and urban greenery in planter boxes or vertical gardens in places like building entries, rooftop decks, private and common outdoor areas

Sensitive residential interface

- 4** Setbacks and design response manages overlooking, overshadowing and building bulk towards sensitive residential interfaces

Consolidation

- 5** Consolidate sites to avoid tall skinny built forms. Ensure streetwall design matches the fine-grain character of existing streets

Diverse employment and housing

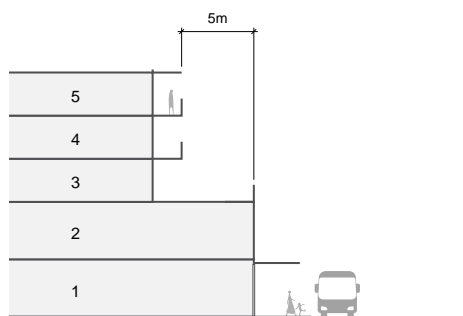
- 6** Land use mix provides a range of employment and housing opportunities. Commercial space is prioritised

SHOP-TOP (STANDARD)

SETBACKS

PRIMARY FRONTAGE

Main or local road

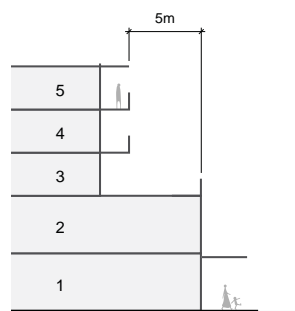


Intent:

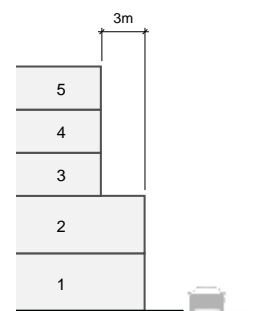
- > Provide human scale design with consistent street wall heights that reinforce traditional parapet heights (generally 2 storeys) and reduce the visual dominance of upper floors.
- > Provide safe and attractive pedestrian environments with weather protection and active frontages.

SECONDARY FRONTAGE (CORNER SITES)

Main road



Local street



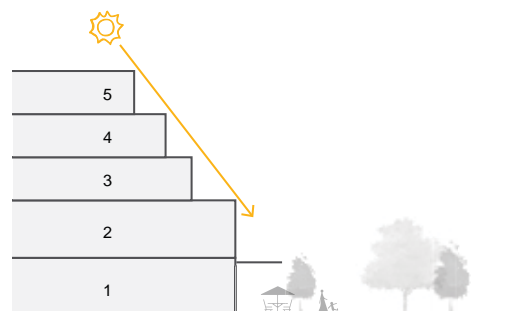
Intent:

- > Ensure an appropriate development outcome that responds to the role, function and character of the secondary street.
- > Provide a safe and attractive pedestrian environment with human scale design, weather protection and active frontages.

PUBLIC OPEN SPACE

Intent:

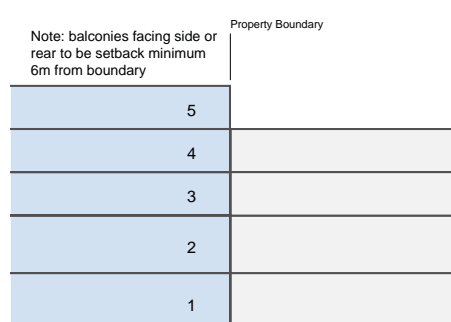
- > Minimise the impact of overshadowing on existing and future public open space.
- > Maximise passive surveillance and activation of public open space. Dwellings and commercial spaces should address the public realm.



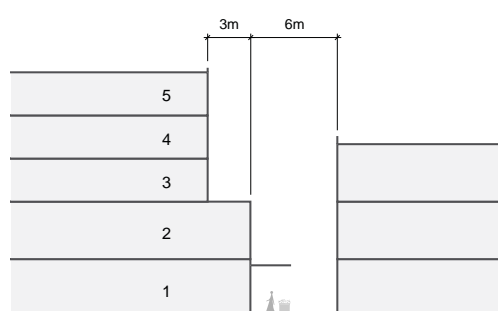
SIDE AND REAR INTERFACES

Commercial

Side and rear boundary



Laneway

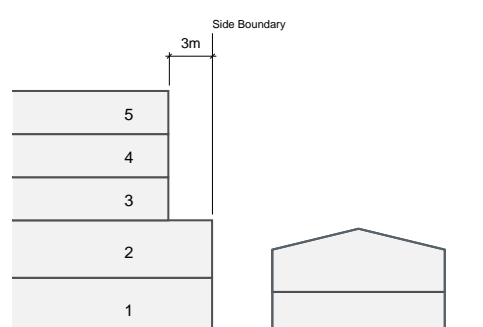


Intent:

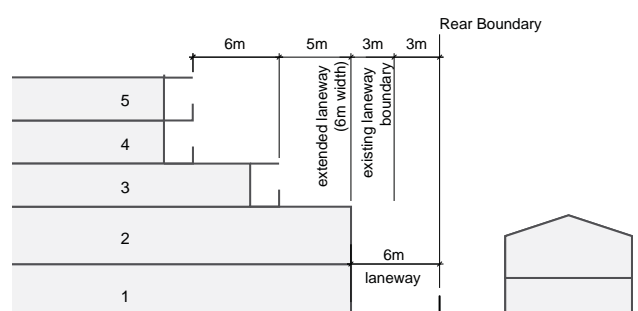
- > Provide boundary to boundary development for low-scale development (side boundary to commercial sites), to maintain a consistent attached built form character.
- > Where a side setback is proposed, provide adequate separation between buildings to achieve a high level of internal amenity for existing and future occupants of apartments. Side-facing balconies strongly discouraged (provide a minimum side setback of 6m for secluded private open space at upper floors).
- > Support the function of designated active and service laneways (see Glossary).

Residential

Side boundary



Rear boundary



Intent:

- > Provide a suitable transition to sensitive residential areas. Building design and setbacks should provide separation that assists to reduce building bulk and overlooking (without reliance on tall privacy screens to maintain outlook from active living areas for future residents).
- > Minimise the impact of overshadowing on existing sensitive residential areas including heritage areas.
- > Support the function of designated active and service laneways (see Glossary). Widen to provide a 6m laneway width.

SHOP-TOP (STANDARD)

KEY DESIGN OUTCOMES

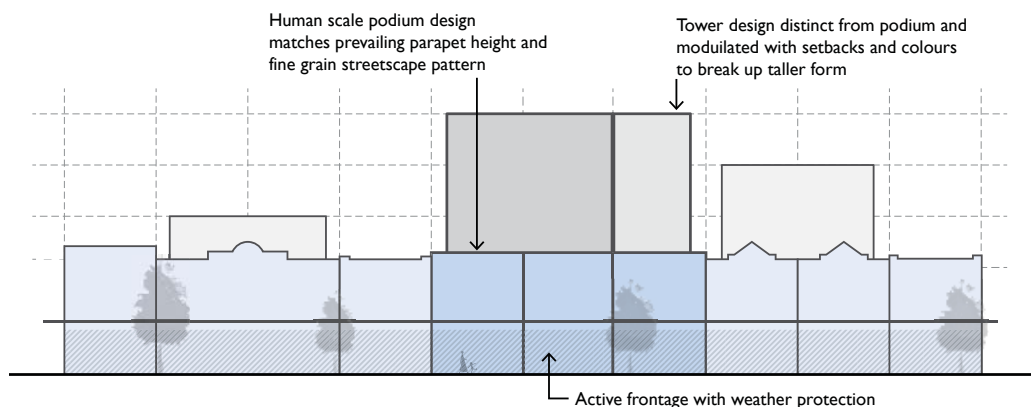
BUILT FORM

- > Focus on human-scale design:
 - Use a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an attractive and active street level experience.
 - Provide active edges at ground floor, with weather protection (awnings), openings and architectural detailing providing activity and interest for people.
 - The separation between a low-scale podium and upper level 'tower' assists in grounding taller buildings and integration with traditional low-scale streetscapes.
 - Incorporate consolidated upper setbacks to avoid a visible, tiered wedding cake form.
- > Effective façade detailing and articulation can improve streetscape integration and minimise the perceived scale of new buildings.
 - Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
- Use vertical and horizontal architectural elements and spacings that match the development pattern of the street (for example, match the fine-grain character of surrounding buildings by matching vertical alignments in the podium of a building).
- Design with regard to oblique views — using architectural elements that 'turn the corner' from front to side façades or emphasise both street interfaces on corner sites. Boundary walls and side-facing interfaces should be treated and articulated to provide interest from oblique views assuming that development will not occur on adjoining sites for some time.

- > Where near to sensitive interfaces, provide a transition in scale from larger buildings to adjacent areas of smaller scale.

SITE CONSOLIDATION

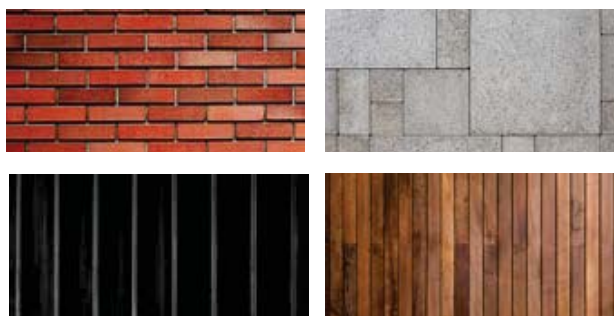
- > Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments can be managed within the site. Avoid tall, skinny built forms. Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.



For further details, refer to General building design details from page 50

QUALITY MATERIALS, TEXTURES AND COLOURS

- > Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall/podium to complement existing traditional streetscapes is strongly encouraged.
- > Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).
- > Materials should be durable, sustainable and attractive and meet all relevant building regulations.

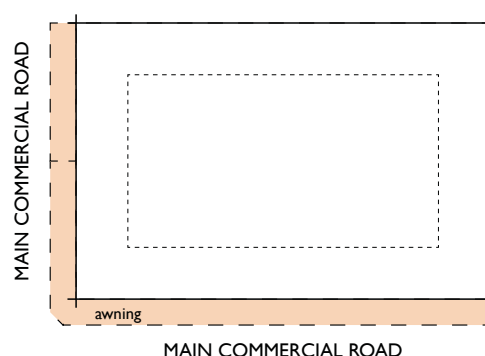


Awning locations and extent



ACTIVE EDGES AND WEATHER PROTECTION

- > Provide active edges linking private and public spaces in buildings. Focus on delivering a quality pedestrian environment at street level with active frontages using clear glazing, openings and awnings or verandahs. The following is sought for different types of street frontages:
 - Primary street frontage (all roads): Provide fixed awnings/verandahs across 100% of the frontage. At least 80% of the building façade at street level to be maintained as an entry or window with clear glazing.
 - Secondary street frontage on corner sites (if a main road): as above.
 - Secondary street frontage on corner sites (if a local street): Provide fixed awnings/verandahs across at least 40% of the frontage. At least 40% of the building façade at street level to be maintained as an entry or window with clear glazing.
- > On corner lots, ensure that awnings turn the corner with the building addressing both streets in a continuous, even form. Avoid mock canopies and ineffective awnings that do not provide adequate weather protection (e.g. extend the awning's coverage far as permissible towards the road frontage and avoid positioning the awning too high).



SHOP-TOP (STANDARD)

KEY DESIGN OUTCOMES

BUILDING ENTRIES

- > Provide building entries that are clearly visible and welcoming.
 - Incorporate feature awnings, signage or landscape treatments to highlight entries.
 - Provide strong lighting and weather protection.
 - Separate the resident and visitor entries from commercial entries, service areas and loading zones.
 - Avoid recessed side entries with limited visibility.

URBAN GREENERY AND LANDSCAPING

- > Provide high quality landscaping that softens built forms and positively contributes to urban amenity:
- > Prioritise green urban gardens using planting on structures, planter boxes and green walls in places such as building entries, rooftop decks, private and common outdoor areas and balconies.
- > Internal planting, in areas such as lobbies, is also encouraged to improve internal amenity and re-introduce a connection to nature for people in urban environments.

OUTLOOK, OVERLOOKING AND PRIVATE OPEN SPACE

- > Well designed living areas, balconies, terraces and courtyards are an essential component of urban living. These areas should maximise views, outlook, natural daylight and ventilation.
 - Recommendations: Optimise the location of active living areas (balconies, lounges, etc.) to maximise outlook and avoid the need for tall overlooking screening. Balconies should generally face the street or towards the rear of the site with adequate separation from dwellings on adjoining properties to achieve this. Avoid balconies facing side boundaries. Developments should not borrow from the separation, outlook and amenity of developable adjoining land to maintain equitable development opportunities.
- > Private open space serves the dual function of providing for recreation and services. Provide separate service areas that do not compromise the recreational aspect of private open spaces.
 - Recommendations: Recreational areas should be of adequate size to enable social interaction and general recreation in an outdoor space. Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or balcony areas, and should be screened from view. Consider where residents hang their washing and how this impacts on the streetscape and internal amenity.

- > Active laneway (where nominated by a structure plan or similar) — 6 metre active laneway width should be achieved unless otherwise specified. This provides space for active edges (e.g. restaurants) and for shared pedestrian and vehicle access.
- > Service laneway — 6 metre service laneway width should be achieved unless otherwise specified. This provides space to accommodate increased traffic movements associated with development, while allowing for safe pedestrian movement. Ensure sufficient space is provided for relevant building services, waste management, deliveries (loading/unloading) as well as vehicle access.

- > Ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area.
- Recommendations: Provide active edges at street level (see above). Living areas, common areas and commercial spaces should be oriented towards the street, enabling passive surveillance and community interaction. Considered design can achieve this in a way that still maintains privacy for residents.

The diagram shows a street layout with two buildings on either side. The building on the left has a ground floor labeled 'active frontage' with a person walking. The building on the right has a ground floor with a person walking. The street is divided into two sections: a green section labeled 'Pedestrian area' and an orange section labeled 'Shared area - road treatment varied'. A person is walking in the green section, and a person is walking in the orange section. A person is also walking in the orange section, and a person is walking in the orange section.

The diagram illustrates the concept of 'active frontage' in urban design. It shows two buildings with ground-floor spaces labeled 'active frontage' and 'retractable awning'. A sun icon is shown above the left building, with an arrow pointing down to the 'active frontage' area. The ground is labeled 'pedestrian only'.

SHOP-TOP (STANDARD)

KEY DESIGN OUTCOMES

LAND USE MIX AND DWELLING DIVERSITY

- > Provide a mixed-use building that is well balanced, inviting, active and adaptable, with a focus on delivering employment and generating uses relevant to the commercial function of the street.
 - Recommendations: Active commercial uses such as shops and restaurants at ground floor. Active or passive commercial uses such as offices at upper floors. Residential uses also acceptable at upper floors after relevant commercial objectives have been met.
- > Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.
 - Recommendations: Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

SUSTAINABLE BUILDING DESIGN

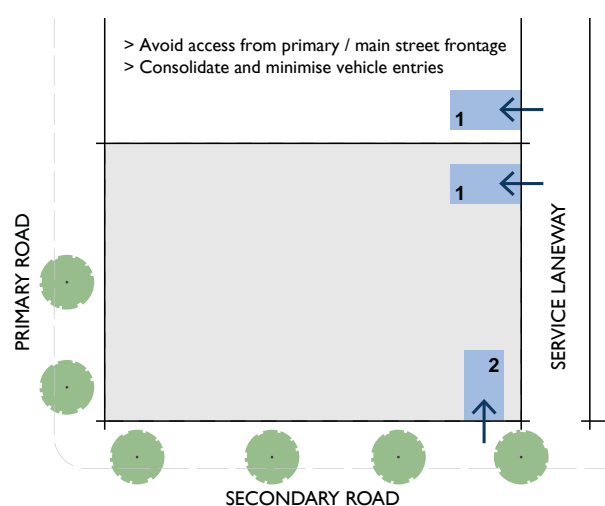
- > Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments). Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development. Incorporate passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials to improve passive heating and cooling effects while minimising reliance on mechanical air conditioning systems). Urban greenery (see above) should provide sustainable and biodiverse landscaping with appropriate species selection and maintenance systems. Incorporate innovative approaches to waste management.

For further details, refer to General building design details from page 50

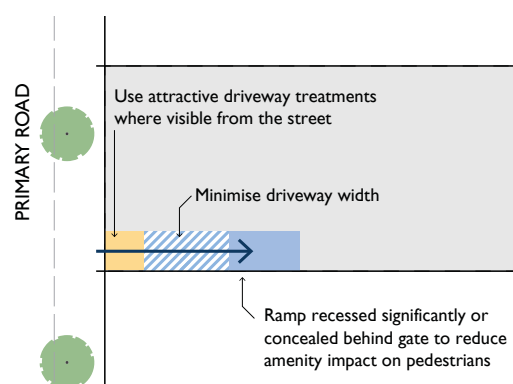
PARKING AND ACCESS

- > Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.
 - Focus on maintaining active land uses at street level.
 - Vehicle access is preferred from side streets or rear laneways if available.
 - Minimise access and crossover widths as much as practicable.
 - Locate parking structures underground in basements or towards the rear of the building if above ground.
 - Provide separation between pedestrian and vehicle access ways.
 - Ensure that bicycle parking is secure, convenient and readily accessible.
 - Ensure that the arrangements of loading and servicing of commercial premises cause minimum disruption for pedestrians and cyclists.

Vehicle access location priority, where laneway or secondary frontage available



If no laneway or secondary street frontage available



2.3 STRATEGIC SITE

OVERVIEW

Commercial or mixed-use building consisting of active commercial uses at ground floor, further commercial uses above ground floor and residential uses at upper levels. Key focus on delivering employment, housing diversity and a significant community benefit on identified sites.

OBJECTIVE

- > To provide commercial and mixed-use buildings that deliver a range of employment, residential and community spaces.

SUMMARY

- > Podium and tower form, with active edges and human-scale design at lower floors and upper levels recessed.
- > Prioritise commercial areas:
 - As a benchmark, provide 1m² of leasable commercial space per 1m² of development site area.
 - Provide diverse commercial spaces, including active and experiential retail on the ground floor and additional employment such as offices within the first few levels.
- > Provide diverse housing options (range of sizes, layouts and budgets).
- > Basement car parking with access from rear laneways or secondary streets (avoid vehicle access and views of car parking areas from primary commercial frontages).

STRATEGIC IMPLEMENTATION

Building height

The following building heights are nominated, unless otherwise defined in the *Glen Eira Planning Scheme* or a locally specific strategic plan.

- > Strategic Site A — Preferred height of 6 storeys including a 3 storey street wall/podium. Allow up to 8 storeys if providing a significant community benefit (refer to Community benefit section).
- > Strategic Site B — Preferred height of 5 storeys, including a 2 storey street wall/podium.

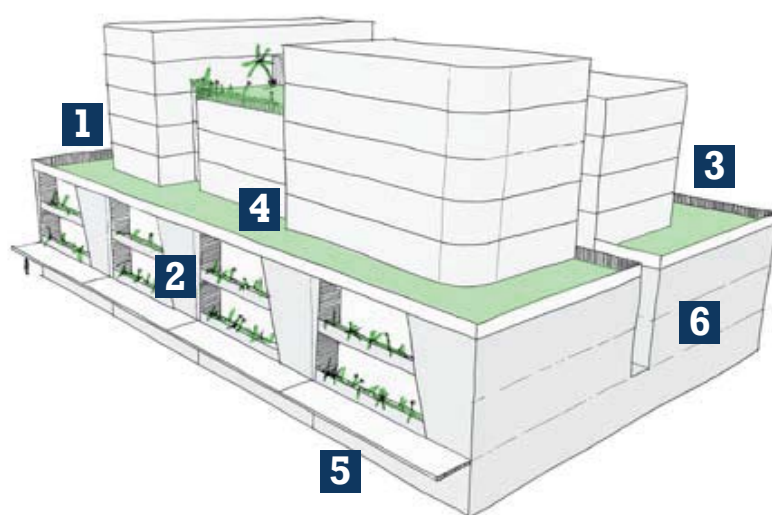
Preferred locations

- > Strategic Site A — identified sites in a Health, Education and Innovation Precinct with Urban Renewal; Health, Education and Innovation Precinct; or Major Activity Centre with Urban Renewal.
- > Strategic Site B — identified sites in a Health, Education and Innovation Precinct with Urban Renewal; Health, Education and Innovation Precinct; Major Activity Centre with Urban Renewal; Major Activity Centre; Large Neighbourhood Centre or Neighbourhood Centre.

Indicative zone or overlay

- > Commercial I or Mixed-Use Zone with Design and Development Overlay.
- > Customised planning provisions based on the context of the site or precinct.

DESIGN EXAMPLE

**Podium and tower form****1**

Match street wall heights, alignments, materials (e.g. brick) and colours to integrate taller buildings within traditional streets. Provide further separation at upper floors to reduce dominance of the tower element.

Human-scale design**2**

Provide a safe and attractive pedestrian environment with human-scale design, active frontages and weather protection at ground floor.

Sensitive residential interface**3**

Setbacks and design response manages overlooking, overshadowing and building bulk towards sensitive residential interfaces.

Urban greenery**4**

Prioritise quality urban landscaping and urban greenery in planter boxes or vertical gardens in places like building entries, rooftop decks, private and common outdoor areas.

Consolidation**5**

Consolidate development sites to avoid tall skinny built forms. Ensure streetwall design matches the fine-grain character of existing streets to break up larger buildings.

Diverse employment and housing**6**

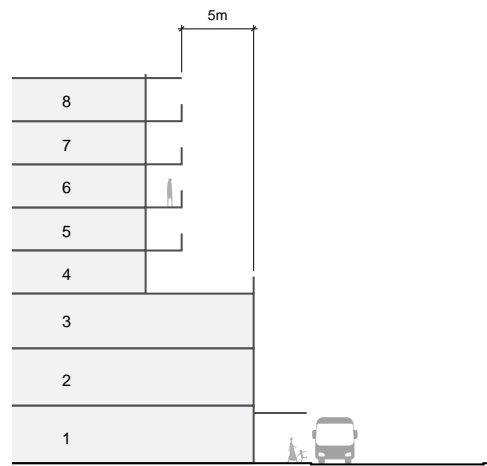
Land use mix provides a range of employment and housing opportunities. Commercial space is prioritised. Large-scale developments enhance the local community, delivering public spaces or meeting other identified community needs.

SETBACKS

ALL STREETS

Intent:

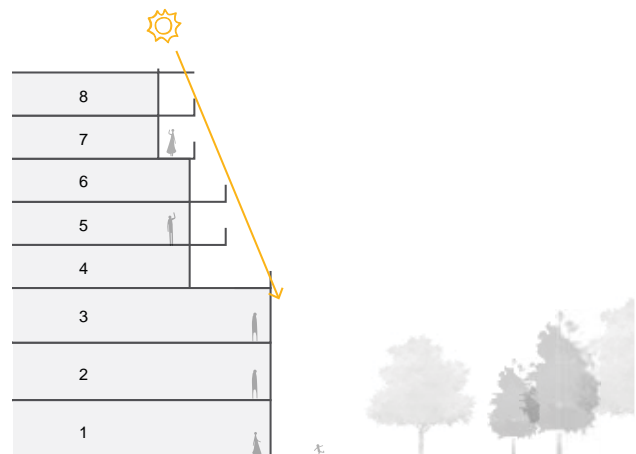
- > Provide a safe and attractive pedestrian environment with human scale design, weather protection and active frontages.
- > Reduce the visual impact of taller buildings by providing a consistent street wall (podium) height with upper floors recessed.



OPEN SPACE

Intent:

- > Minimise the impact of shadowing on existing and future public open space.
- > Maximise passive surveillance and activation of existing and future public open space.
- > Ensure that development does not prejudice the delivery of future public open space in designated locations.

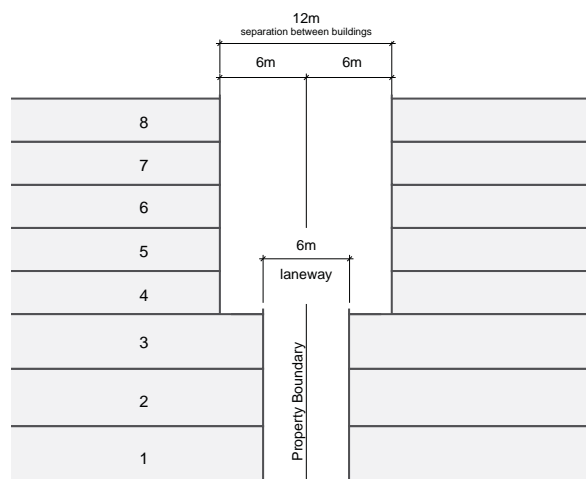


SIDE OR REAR SETBACK

Commercial interface

Intent:

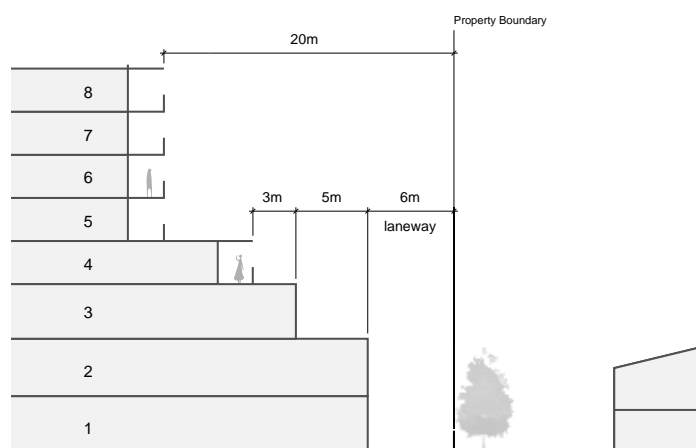
- > Provide adequate separation between towers of buildings to achieve a high level of internal amenity for existing and future occupants of adjacent towers. This will minimise visual bulk when viewed from the public realm.
- > Support the function of designated active and service laneways (see Glossary).
- > Facilitate new laneways and pedestrian connections between buildings.



Sensitive interface

Intent:

- > Ensure an appropriate transition to sensitive residential areas including heritage areas.
- > Minimise the impact of shadowing to existing sensitive residential areas including heritage areas.
- > Provide significant separation of tower forms from sensitive residential areas including heritage areas.
- > Building design and setbacks at the podium level should provide separation that assists in reducing building bulk and overlooking (without reliance on privacy screens).

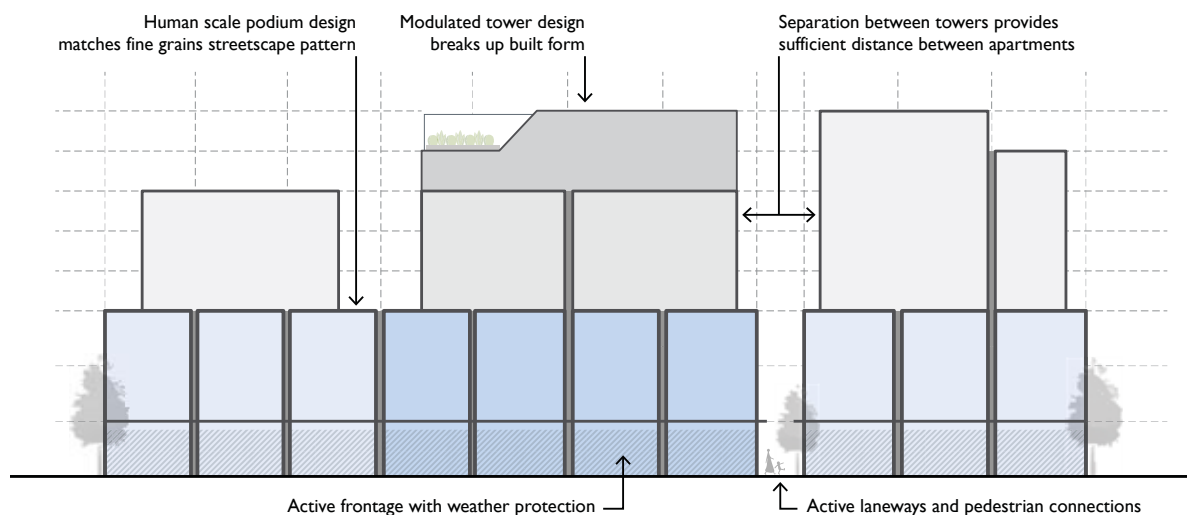


STRATEGIC SITE

KEY DESIGN OUTCOMES

BUILT FORM

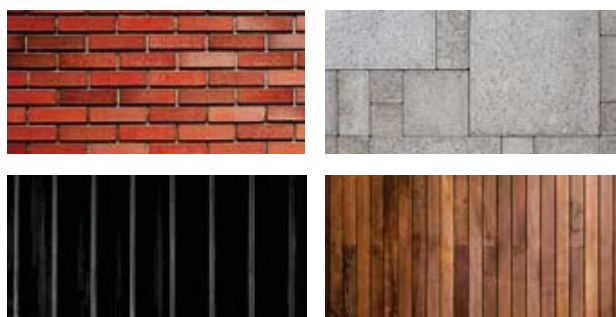
- > Focus on human-scale design:
 - Use a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an attractive and active street level experience.
 - Provide active edges at ground floor, with weather protection (awnings), openings and architectural detailing providing activity and interest for people.
 - The separation between a low-scale podium and upper level 'tower' assists in grounding taller buildings and integration with traditional low-scale streetscapes.
 - Incorporate consolidated upper setbacks to avoid a tiered wedding cake form.
- > Effective façade detailing and articulation can improve streetscape integration and minimise the perceived scale of new buildings.
 - Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
 - Use vertical and horizontal architectural elements and spacings that match the development pattern of the street (for example, match the fine-grain character of surrounding buildings by matching vertical alignments in the podium of a building).
 - Design with regard to oblique views — using architectural elements that 'turn the corner' from front to side façades or emphasise both street interfaces on corner sites. Boundary walls and side-facing interfaces should be treated and articulated to provide interest from oblique views if development will not occur on adjoining sites for some time.
 - Where near to sensitive interfaces, provide a transition in scale from larger buildings to adjacent areas of smaller scale.



For further details, refer to General building design details from page 50

QUALITY MATERIALS, TEXTURES AND COLOURS

- > Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall/podium to complement existing traditional streetscapes is strongly encouraged.
- > Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).
- > Materials should be durable, sustainable and attractive and meet all relevant building regulations.

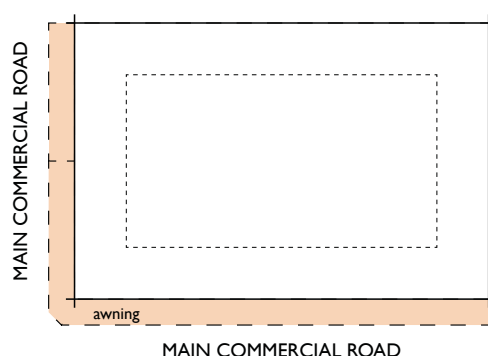


Awning locations and extent



ACTIVE EDGES AND WEATHER PROTECTION

- > Provide active edges linking private and public spaces in buildings. Focus on delivering a quality pedestrian environment at street level with active frontages using clear glazing, openings, and awnings or verandahs. The following is recommended for different types of street frontages:
 - Primary street frontage (all roads): Provide fixed awnings/verandahs across 100% of the frontage. At least 80% of the building façade at street level to be maintained as an entry or window with clear glazing.
 - Secondary street frontage on corner sites (if a main road): as above.
 - Secondary street frontage on corner sites (if a local street): Provide fixed awnings/verandahs across at least 40% of the frontage. At least 40% of the building façade at street level to be maintained as an entry or window with clear glazing.
- > On corner lots, ensure that awnings turn the corner with the building addressing both streets in a continuous, even form. Avoid mock and ineffective awnings that do not provide adequate weather protection (e.g. extend the awning's coverage far as permissible towards the road frontage and avoid positioning the awning too high).



STRATEGIC SITE

KEY DESIGN OUTCOMES

BUILDING ENTRIES

- > Provide building entries that are clearly visible and welcoming.
 - Incorporate feature awnings, signage or landscape treatments to highlight entries.
 - Provide good lighting and weather protection.
 - Separate the resident and visitor entries from commercial entries, service areas and loading zones.
 - Avoid recessed side entries with limited visibility.

SITE CONSOLIDATION

Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments can be managed within the site. Avoid tall, skinny built forms. Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.

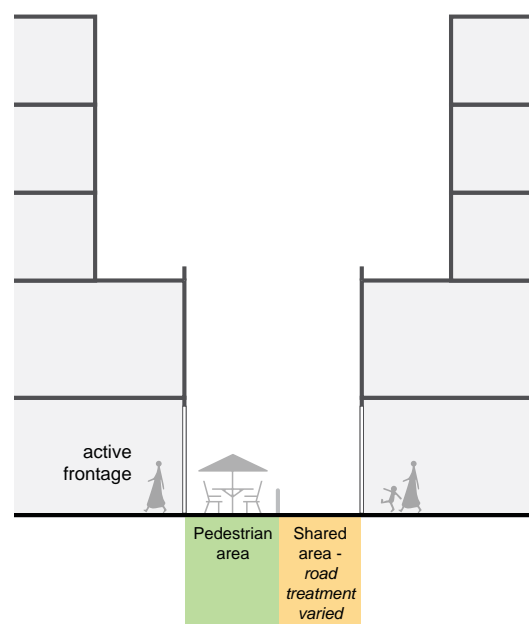
OUTLOOK, OVERLOOKING AND PRIVATE OPEN SPACE

- > Well designed living areas, balconies, terraces and courtyards are an essential component of urban living. These areas should maximise views, outlook, natural daylight and ventilation.
 - Recommendations: Optimise the location of active living areas (balconies, lounges, etc.) to maximise outlook and avoid the need for tall overlooking screening. Balconies should generally face the street or towards the rear of the site with adequate separation from dwellings on adjoining properties to achieve this. Generally, avoid balconies facing side boundaries. Developments should not borrow from the separation, outlook and amenity of developable

adjoining land to maintain equitable development opportunities.

- > Private open space serves the dual function of providing for recreation and services. Provide separate service areas that do not compromise the recreational aspect of private open spaces.
 - Recommendations: Recreational areas should be of an adequate size to enable social interaction and general recreation in an outdoor space. Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or balcony areas, and should be screened from view. Consider where residents hang their washing and how this impacts on the streetscape and internal amenity.

Shared laneway



For further details, refer to General building design details from page 50

PASSIVE SURVEILLANCE

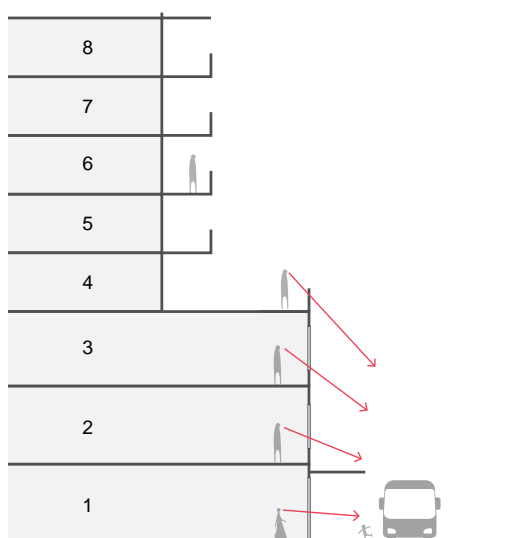
- > Ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area. Recommendations: Provide active edges at street level (see above). Living areas, common areas and commercial spaces should be oriented towards the street, enabling passive surveillance and community interaction. This can be achieved in a way that still maintains privacy for residents through considered design. Sustainable building design
- > Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments). Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development. Incorporate

passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air conditioning systems). Urban greenery (see above) should provide sustainable and biodiverse landscaping with appropriate species selection and maintenance systems. Incorporate innovative approaches to waste management.

URBAN GREENERY AND LANDSCAPING

- > Provide high quality landscaping that softens built forms and positively contributes to urban amenity:
- > Prioritise green urban gardens using planting on structures, planter boxes and green walls in places such as building entries, rooftop decks, private and common outdoor areas and balconies.
- > Internal planting in areas such as in lobbies is also encouraged to improve internal amenity and re-introduce a connection to nature for people in urban environments.

Passive surveillance of the public realm



LANEWAYS

- > Active laneways (where nominated by a structure plan or similar) – 6 metre active laneway width should be achieved unless otherwise specified. This provides space for active edges (e.g. restaurants) and potential for shared pedestrian and vehicle access if necessary.
- > Service laneway – Ensure sufficient space is provided for relevant building services, waste management, deliveries (loading/unloading) and vehicle access.

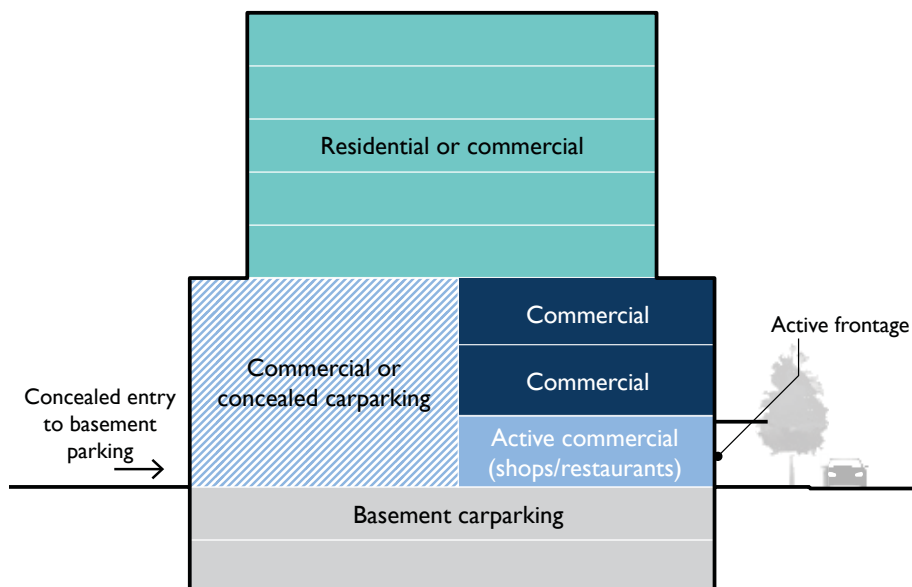
STRATEGIC SITE

KEY DESIGN OUTCOMES

LAND USE MIX AND DWELLING DIVERSITY

- > Prioritise commercial areas:
 - As a benchmark, provide 1 m² of leasable commercial space per 1 m² of development site area.
 - Provide diverse commercial spaces, including active and experiential retail on the ground floor and additional employment such as offices within the first few levels.
- > Provide a mixed-use building that is well balanced, inviting, active and adaptable, with a focus on delivering employment generating uses relevant to the commercial function of the street.
 - Recommendations: Active commercial uses such as shops and restaurants at ground floor. Active or passive commercial uses such as offices at upper floors. Residential uses also acceptable at upper floors after relevant commercial objectives have been met.
- > Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.
 - Recommendations: Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury

Example of land use mix in a building

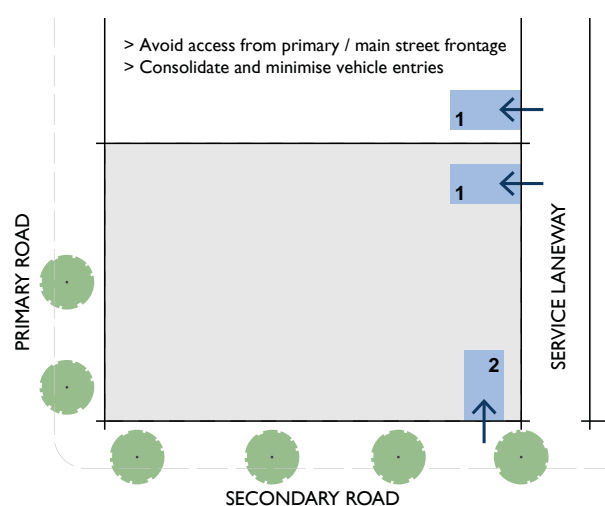


For further details, refer to General building design details from page 50

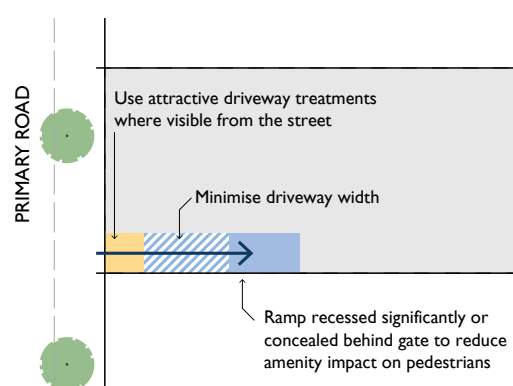
PARKING AND ACCESS

- > Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.
 - Focus on maintaining active land uses at street level.
 - Vehicle access is preferred from side streets or rear laneways if available.
 - Minimise access and crossover widths as much as practicable.
 - Locate parking structures underground in basements or towards the rear of the building if above ground.
 - Provide separation between pedestrian and vehicle access ways.
 - Ensure that bicycle parking is secure, convenient and readily accessible.
 - Ensure that the arrangements of loading and servicing of commercial premises cause minimum disruption for pedestrians and cyclists.

Vehicle access location priority, where laneway or secondary frontage available



If no laneway or secondary street frontage available



2.4 URBAN RENEWAL

OVERVIEW

Commercial or mixed-use building consisting of active commercial uses at ground floor, further commercial (employment) uses above ground floor and residential uses at upper levels. Key focus on delivering housing diversity, employment and a significant community benefit on identified sites and in areas that can accommodate a higher scale form.

OBJECTIVE

- > To provide a commercial or mixed-use building that contributes to an integrated urban renewal precinct by accommodating employment and housing growth while also contributing to a high quality public realm.

SUMMARY

- > Forms part of an urban renewal precinct with identified urban renewal principles as set out in a locally specific strategic plan.
- > Podium and tower form, with active edges and human-scale design at lower floors and upper levels recessed from all edges.
- > Prioritise commercial areas:
 - As a benchmark, provide 1m² of leasable commercial space per 1m² of development site area.
 - Provide diverse commercial spaces, including active and experiential retail on the ground floor and additional employment such as offices within the first few levels.
- > Provide diverse housing options (range of sizes, layouts and budgets).
- > Basement car parking with access from rear laneways or secondary streets (avoid vehicle access and views of car parking areas from primary commercial frontages).

STRATEGIC IMPLEMENTATION

Building height

The following building heights are nominated, unless otherwise defined in the *Glen Eira Planning Scheme* or a locally specific strategic plan.

- > Urban Renewal — Preferred height of 8 storeys including a 3 storey street wall/podium. Allow up to 12 storeys if providing a significant community benefit (refer to Community benefit section).

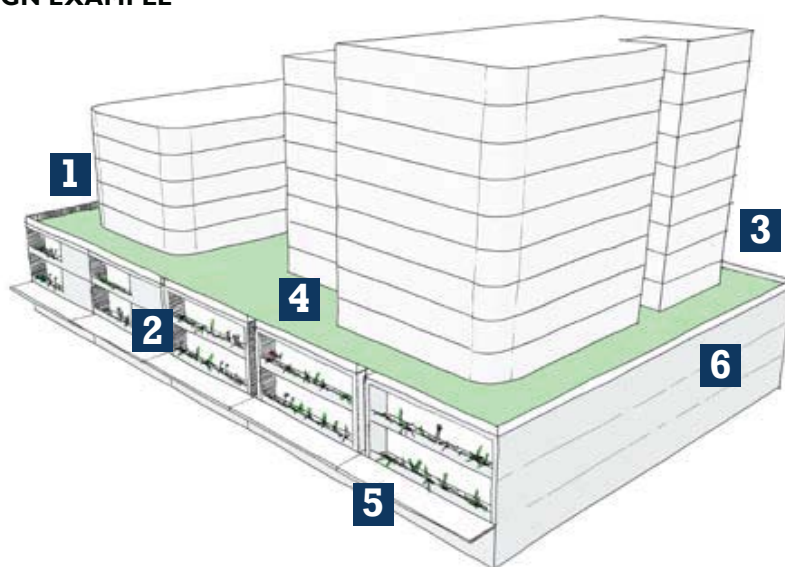
Preferred locations

- > Identified precincts within a Health, Education and Innovation Precinct with Urban Renewal or Major Activity Centre with Urban Renewal.

Indicative zone or overlay

- > Customised planning provisions based on the context of the site or precinct.

DESIGN EXAMPLE



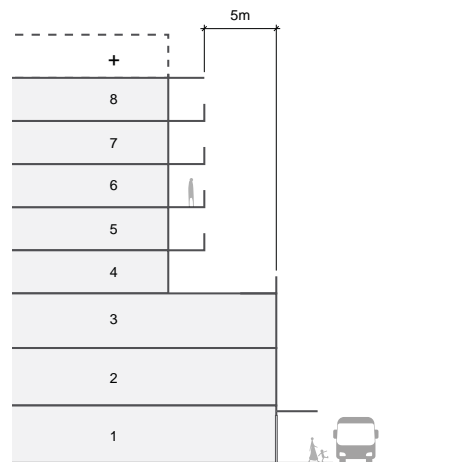
-
- 1 Podium and tower form**
Match street wall heights, alignments, materials (e.g. brick) and colours to integrate taller buildings within traditional streets. Provide further separation at upper floors to reduce dominance of the tower element.
-
- 2 Human-scale design**
Provide a safe and attractive pedestrian environment with human-scale design, active frontages and weather protection at ground floor.
-
- 3 Sensitive residential interface**
Setbacks and design response manages overlooking, overshadowing and building bulk towards sensitive residential interfaces.
-
- 4 Urban greenery**
Prioritise quality urban landscaping and urban greenery in planter boxes or vertical gardens in places like building entries, rooftop decks, private and common outdoor areas.
-
- 5 Consolidation**
Consolidate development sites to avoid tall skinny built forms. Ensure streetwall design matches the fine-grain character of existing streets to break up larger buildings.
-
- 6 Diverse employment and housing**
Land use mix provides a range of employment and housing opportunities. Commercial space is prioritised. Large-scale developments enhance the local community, delivering public spaces or meeting other identified community needs.
-

SETBACKS

ALL STREETS

Intent:

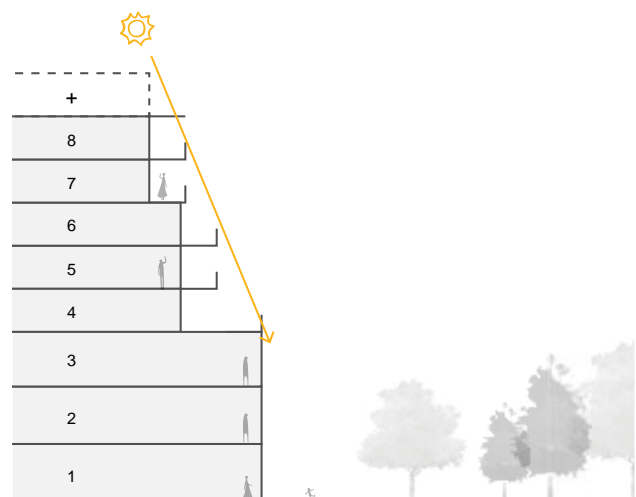
- > Provide a safe and attractive pedestrian environment with human scale design, weather protection and active frontages.
- > Reduce the visual impact of taller buildings by providing a consistent street wall (podium) height with upper floors recessed.



OPEN SPACE

Intent:

- > Minimise the impact of shadowing on existing and future public open space.
- > Maximise passive surveillance and activation of existing and future public open space.
- > Ensure that development does not prejudice the delivery of future public open space in designated locations.

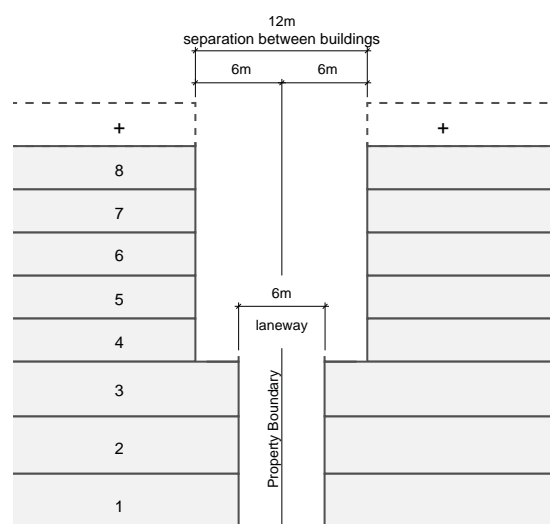


SIDE OR REAR SETBACK

Commercial interface

Intent:

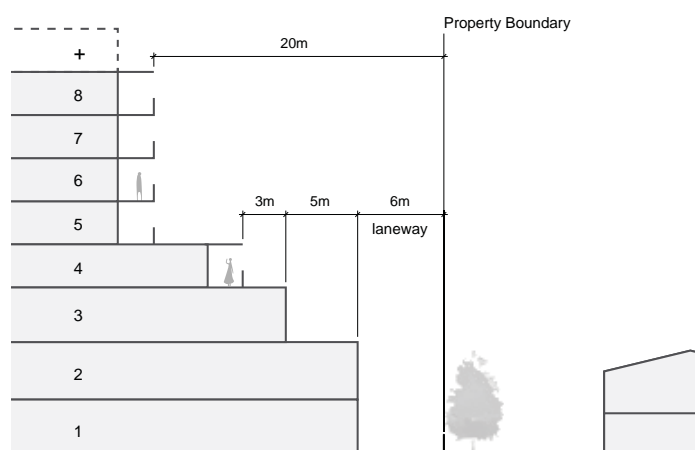
- > Provide adequate separation between towers of buildings to achieve a high level of internal amenity for existing and future occupants of adjacent towers and to minimise visual bulk when viewed from the public realm.
- > Support the function of designated active and service laneways (see Glossary).
- > Facilitate new laneways and pedestrian connections between buildings.



Sensitive interface

Intent:

- > Ensure an appropriate transition to sensitive residential areas including heritage areas.
- > Minimise the impact of shadowing to existing sensitive residential areas including heritage areas.
- > Provide significant separation of tower forms from sensitive residential areas including heritage areas.
- > Building design and setbacks at the podium level should provide separation that assists in reducing building bulk and overlooking (without reliance on privacy screens).



URBAN RENEWAL

KEY DESIGN OUTCOMES

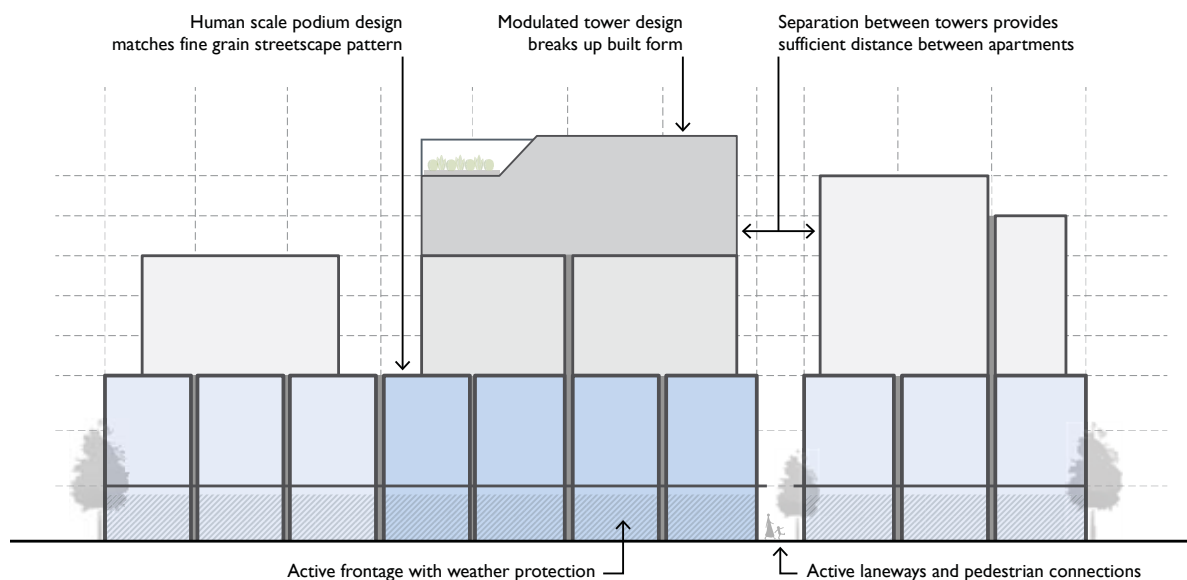
BUILT FORM

> Focus on human-scale design:

- Use a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an attractive and active street level experience.
- Provide active edges at ground floor, with weather protection (awnings), openings and architectural detailing providing activity and interest for people.
- The separation between a low-scale podium and upper level 'tower' assists in grounding taller buildings and integration with traditional low-scale streetscapes.
- Incorporate consolidated upper setbacks to avoid a tiered wedding cake form.

> Effective façade detailing and articulation can improve streetscape integration and minimise the perceived scale of new buildings.

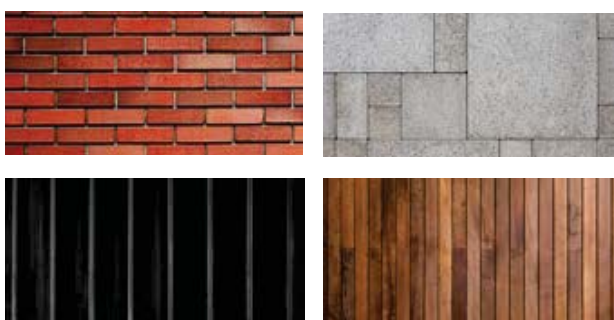
- Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
- Use vertical and horizontal architectural elements and spacings that match the development pattern of the street (for example, match the fine-grain character of surrounding buildings by matching vertical alignments in the podium of a building).
- Design with regard to oblique views — using architectural elements that 'turn the corner' from front to side façades or emphasise both street interfaces on corner sites. Boundary walls and side-facing interfaces should be treated and articulated to provide interest from oblique views if development will not occur on adjoining sites for some time.
- Where near to sensitive interfaces, provide a transition in scale from larger buildings to adjacent areas of smaller scale.



For further details, refer to General building design details from page 50

QUALITY MATERIALS, TEXTURES AND COLOURS

- > Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall/podium to complement existing traditional streetscapes is strongly encouraged.
- > Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).
- > Materials should be durable, sustainable and attractive and meet all relevant building regulations.

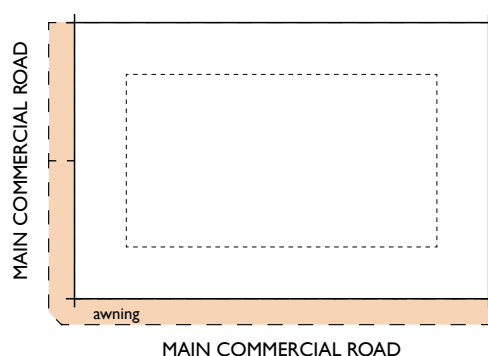


Awning locations and extent



ACTIVE EDGES AND WEATHER PROTECTION

- > Provide active edges linking private and public spaces in buildings. Focus on delivering a quality pedestrian environment at street level with active frontages using clear glazing, openings, and awnings or verandahs. The following is recommended for different types of street frontages:
 - Primary street frontage (all roads): Provide fixed awnings/verandahs across 100% of the frontage. At least 80% of the building façade at street level to be maintained as an entry or window with clear glazing.
 - Secondary street frontage on corner sites (if a main road): as above.
 - Secondary street frontage on corner sites (if a local street): Provide fixed awnings/verandahs across at least 40% of the frontage. At least 40% of the building façade at street level to be maintained as an entry or window with clear glazing.
- > On corner lots, ensure that awnings turn the corner with the building addressing both streets in a continuous, even form. Avoid mock and ineffective awnings that do not provide adequate weather protection (e.g. extend the awning's coverage far as permissible towards the road frontage and avoid positioning the awning too high).



URBAN RENEWAL

KEY DESIGN OUTCOMES

BUILDING ENTRIES

- > Provide building entries that are clearly visible and welcoming.
 - Incorporate feature awnings, signage or landscape treatments to highlight entries.
 - Provide good lighting and weather protection.
 - Separate the resident and visitor entries from commercial entries, service areas and loading zones.
 - Avoid recessed side entries with limited visibility.

SITE CONSOLIDATION

Site consolidation is encouraged to deliver an efficient built form and to ensure the visual impact of larger developments can be managed within the site. Avoid tall, skinny built forms. Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.

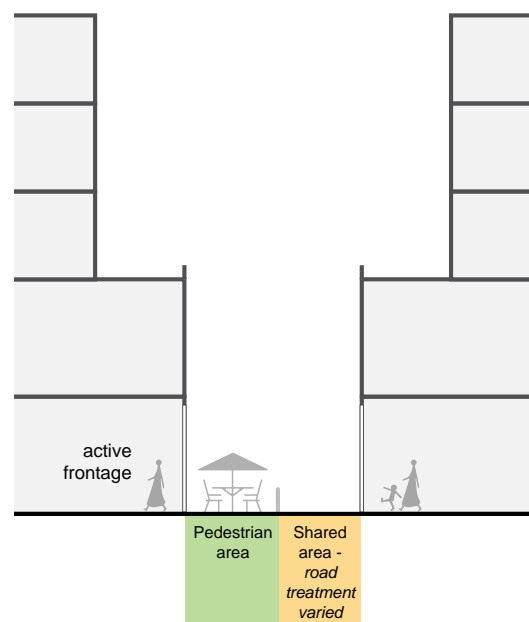
OUTLOOK, OVERLOOKING AND PRIVATE OPEN SPACE

- > Well designed living areas, balconies, terraces and courtyards are an essential component of urban living. These areas should maximise views, outlook, natural daylight and ventilation.
 - Recommendations: Optimise the location of active living areas (balconies, lounges, etc.) to maximise outlook and avoid the need for tall overlooking screening. Balconies should generally face the street or towards the rear of the site with adequate separation from dwellings on adjoining properties to achieve this. Generally, avoid balconies facing side boundaries. Developments should not borrow from the separation, outlook and amenity of developable

adjoining land to maintain equitable development opportunities.

- > Private open space serves the dual function of providing for recreation and services. Provide separate service areas that do not compromise the recreational aspect of private open spaces.
 - Recommendations: Recreational areas should be of an adequate size to enable social interaction and general recreation in an outdoor space. Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or balcony areas, and should be screened from view. Consider where residents hang their washing and how this impacts on the streetscape and internal amenity.

Shared laneway



For further details, refer to General building design details from page 50

PASSIVE SURVEILLANCE

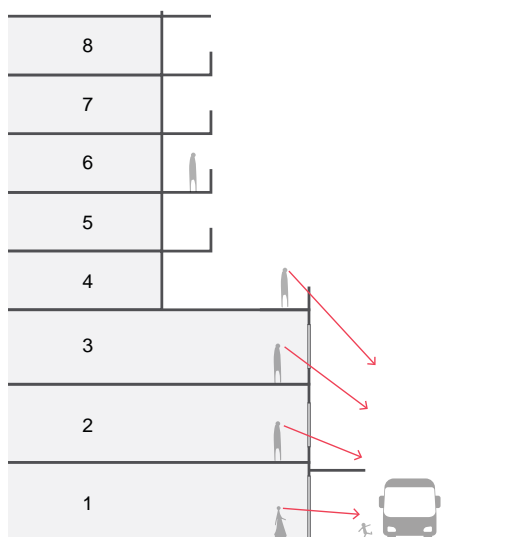
- > Ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area. Recommendations: Provide active edges at street level (see above). Living areas, common areas and commercial spaces should be oriented towards the street, enabling passive surveillance and community interaction. This can be achieved in a way that still maintains privacy for residents through considered design. Sustainable building design
- > Incorporate sustainable design elements into roofing (e.g. solar panels; skylights and ventilation systems; and green roofs on larger developments). Use sustainable building materials with low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development. Incorporate

passive solar design elements that improve energy efficiency of buildings (building orientation, shading and use of integral materials improve passive heating and cooling effects while minimising reliance on mechanical air conditioning systems). Urban greenery (see above) should provide sustainable and biodiverse landscaping with appropriate species selection and maintenance systems. Incorporate innovative approaches to waste management.

URBAN GREENERY AND LANDSCAPING

- > Provide high quality landscaping that softens built forms and positively contributes to urban amenity:
- > Prioritise green urban gardens using planting on structures, planter boxes and green walls in places such as building entries, rooftop decks, private and common outdoor areas and balconies.
- > Internal planting in areas such as in lobbies is also encouraged to improve internal amenity and re-introduce a connection to nature for people in urban environments.

Passive surveillance of the public realm



LANEWAYS

- > Active laneways (where nominated by a structure plan or similar) – 6 metre active laneway width should be achieved unless otherwise specified. This provides space for active edges (e.g. restaurants) and potential for shared pedestrian and vehicle access if necessary.
- > Service laneway – Ensure sufficient space is provided for relevant building services, waste management, deliveries (loading/unloading) and vehicle access.

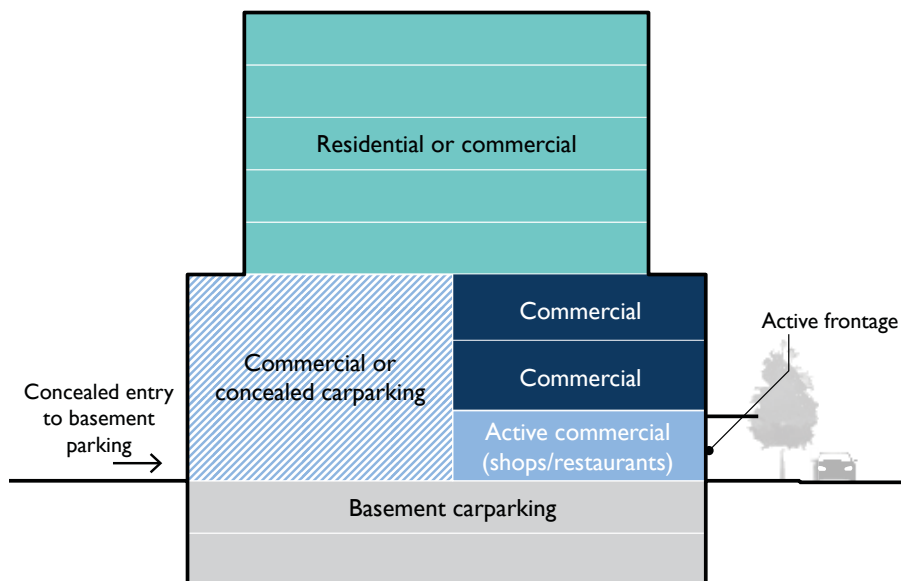
URBAN RENEWAL

KEY DESIGN OUTCOMES

LAND USE MIX AND DWELLING DIVERSITY

- > Prioritise commercial areas:
 - As a benchmark, provide 1 m² of leasable commercial space per 1 m² of development site area.
 - Provide diverse commercial spaces, including active and experiential retail on the ground floor and additional employment such as offices within the first few levels.
- > Provide a mixed-use building that is well balanced, inviting, active and adaptable, with a focus on delivering employment generating uses relevant to the commercial function of the street.
 - Recommendations: Active commercial uses such as shops and restaurants at ground floor. Active or passive commercial uses such as offices at upper floors. Residential uses also acceptable at upper floors after relevant commercial objectives have been met.
- > Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets, accessibility requirements and needs.
 - Recommendations: Provide a range of dwelling sizes including three (or more) bedroom dwellings to provide adequate housing for families, group and multi-generational households — these larger dwellings should not be restricted to luxury households such as penthouse apartments.

Example of land use mix in a building

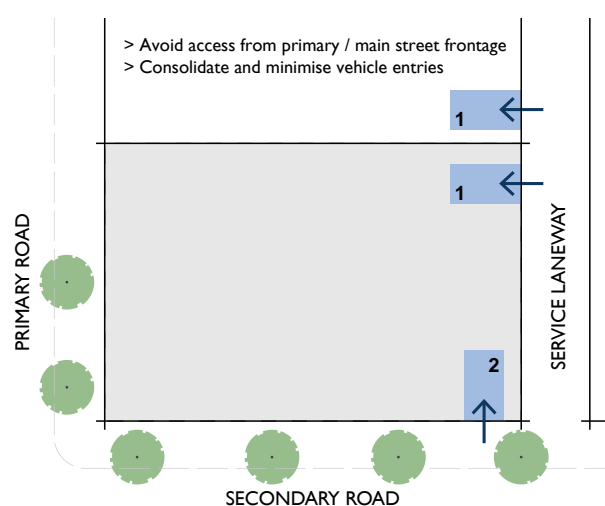


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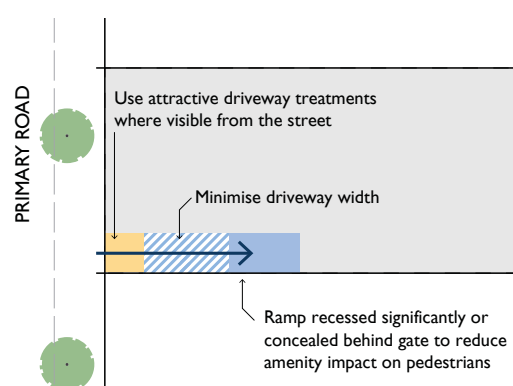
PARKING AND ACCESS

- > Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.
 - Focus on maintaining active land uses at street level.
 - Vehicle access is preferred from side streets or rear laneways if available.
 - Minimise access and crossover widths as much as practicable.
 - Locate parking structures underground in basements or towards the rear of the building if above ground.
 - Provide separation between pedestrian and vehicle access ways.
 - Ensure that bicycle parking is secure, convenient and readily accessible.
 - Ensure that the arrangements of loading and servicing of commercial premises cause minimum disruption for pedestrians and cyclists.

Vehicle access location priority, where laneway or secondary frontage available



If no laneway or secondary street frontage available





3.0 GENERAL BUILDING DESIGN DETAILS



Good design is achieved through site responsive scale and siting and well-resolved design detail. This section addresses the detailed design elements that contribute to the presentation and function of buildings.

3.1

BUILDING SCALE, FAÇADE DETAILING, MATERIALS AND ENTRIES

A well designed commercial or mixed-use building positively contributes to its streetscape, supporting commercial activity and amenity at ground level and adding visual interest at upper levels.

The composition and architectural detailing of building façades has a major impact on the perceived scale of buildings and interaction with the public realm. High quality buildings should provide a balanced composition of architectural elements, textures, materials and colour selections that respond to the character of the local area.

KEY OUTCOMES

- > To achieve high quality building design that positively contributes to commercial streetscapes.
- > To provide active ground floor façades that support commercial activity and pedestrian amenity.
- > To provide building entries that are clear and welcoming.
- > To incorporate familiar materials, colours and architectural details that are responsive to the local streetscape context.

DESIGN SUGGESTIONS

Building scale

- > Meet strategic building height and setback requirements as identified in section 2.
- > Provide façade detailing and articulation that minimises perceived scale of buildings (detailed below).
- > Temper building design to allow daylight and winter sun access to key public spaces and pedestrian street spaces.

- > Where near to sensitive interfaces, provide a transition in scale from larger buildings to adjacent areas of smaller scale.

Façade details and articulation

- > High quality, attractive architecture is strongly supported and encouraged. Buildings should be uniquely designed and constructed with quality and integral materials.
- > > Ensure that building façades are well resolved, with a scale and proportion appropriate to the streetscape and an emphasis on the human scale. Design suggestions include:
 - Use a podium and tower form with detailing emphasised at ground floor to highlight the human scale of development.
 - Maximise use of the podium and rooftop levels for accessible terraces used as open space (private, public or communal).
 - Feature vertical and horizontal architectural elements and spacings that respond to the development pattern of the street. Match parapet heights where practical and ensure that balustrades are incorporated into parapet design.
 - Incorporate consolidated upper setbacks to avoid a tiered wedding cake form, particularly where staggered setbacks are required to address matters like overshadowing.
 - Where the street proportions and character are strongly defined, respond to key features such as setbacks, parapets, cornices, awnings or colonnade heights to building design.

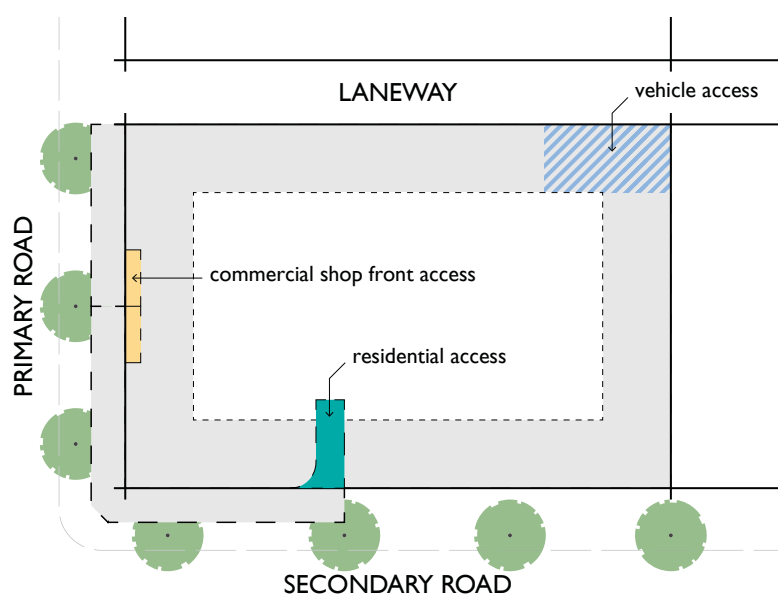
- In tall towers, incorporate vertical articulation to assist in grounding the building within the streetscape. Consider visually grouping floors or elements such as balconies and windows to modulate the design or, for example, featuring alignments that match the fine-grain character of a smaller commercial strip, or making the taller elements appear as multiple smaller towers rather than a single large expanse.
- Incorporate familiar materials, textures and colours that respond to local characteristics (refer to Materials, textures and colours on the next page).
- > Consider more than the primary street frontage. Acknowledge oblique views using architectural elements that turn the corner from front to side façades or emphasise both street interfaces on corner sites. Shape the building form and detailing (materials, finishes and colours) to reinforce important street corners.
- > Facilitate community interaction and a sense of safety by orienting dwellings, common areas and commercial spaces towards the street, enabling passive surveillance.
- > If building bulk and scale is a key concern, consider implementing a combination of:
 - reduced height and scale;
 - additional setbacks (particularly, increased at upper floors);
 - articulation and variation of setbacks;
 - limited continuous wall lengths or tall sheer façades;
 - varied openings and roof form expressions;
 - varied materials, textures and colours; and
 - landscaping that softens the built form.

Materials, textures and colours

- > Incorporate high quality materials, textures and colours that respond to local characteristics. For example, the use of brick within the streetwall/ podium to complement existing traditional streetscapes is strongly encouraged.
 - > Use varied materials and contrasting colours to highlight feature elements, delineate breaks (e.g. dividing wide structures into sections that match the pattern of development or make the building appear as multiple buildings) or reduce the impact of other building elements (e.g. reducing the dominance of upper floors or masking unsightly building services).
 - > Materials should be durable, sustainable, attractive and meet all relevant building regulations. Consider using materials that have low embodied energy or high proportions of recycled materials to significantly reduce the greenhouse gas emissions of a development.
- > Avoid the following:
 - Materials, colours and textures that don't fit in the area (e.g. avoid grey-scale tones if an area is characterised by earthy tones).
 - Visual clutter from too many materials, colours and feature elements.
 - Architectural design and detailing that focuses on front facades only. Ensure the design is attractive from front, oblique and side views with material design elements wrapping around corners and addressing views from all sides.
 - Cheap materials that imitate quality or weather poorly, requiring ongoing maintenance.

Building entries

- > Building entries are welcoming spaces that provide a clear address and are legible from the street. Design suggestions include:
 - clear legibility and visibility from the street, with prominent design features such as feature awnings, signage or landscape treatments for wayfinding;
 - good lighting;
 - weather protection (covered and wind-protected);
 - separation of pedestrians from vehicle movement; and
 - avoid recessed side entries with limited street views.
- > In larger developments and corner sites, consider creating multiple building entries that serve smaller groups of dwellings.
- > Where ground floor dwellings face the street, provide individual entrances to each dwelling.
- > Separate resident and visitor entries from commercial entries, service areas and loading zones.



3.2 WEATHER PROTECTION AND AWNINGS

Pedestrian activity is an essential element of commercial and mixed-use areas. Building design can enhance the public realm and aid in creating streetscapes that have a high level of pedestrian amenity.

KEY OUTCOMES

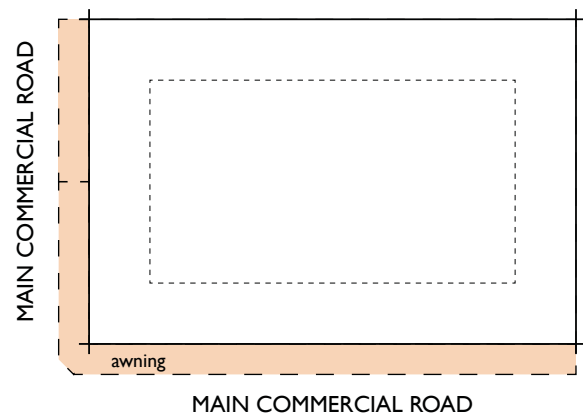
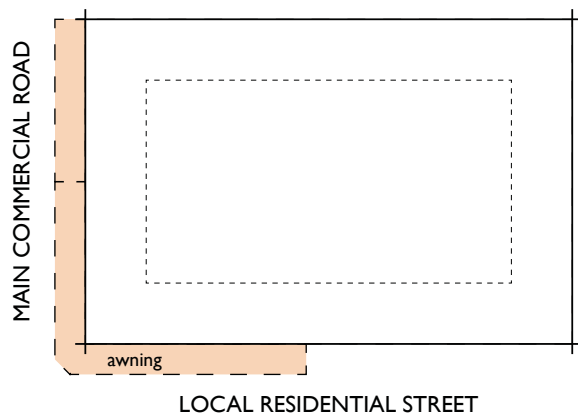
- > To provide a quality pedestrian environment.
- > To provide welcoming building interfaces that positively contribute to the public realm and commercial streetscapes.

DESIGN SUGGESTIONS

Consider awnings as integral to the overall architecture of a building. Awning design should be integrated into the design from early stages to complement the building's height, depth, materiality and form.

In terms of awning location:

- > Provide awnings along primary and secondary frontages as set out in section 2. On corner lots, ensure that awnings turn the corner with the building, addressing both streets in a continuous, even form.
- > In areas where awnings are not prevalent or preferred, provide awnings over building entries, contained within the site, to create a sense of address and weather protection.

Awning locations and extent

3.3 SIGNAGE, PUBLIC ART AND LIGHTING

These three ancillary elements to building design can enhance the amenity, safety and commercial viability of commercial areas.

Signage in commercial centres is an important part of the life of the street. Signs are essential for businesses to communicate their unique identity and attract customers. Distinctive signs help to orient pedestrians and drivers, and collectively they help to develop or reinforce the character of a street, laneway or precinct. Poor design and overuse of signage can result in a negative outcome for commercial areas.

Creative uses of public art can encourage sustainable cultural and economic activity and can be attractive to existing or potential residents, employers and investors.

Good lighting makes public places and streets visible and inviting at night. It also encourages their use and assists in natural surveillance. The more people use public spaces at night, the safer and less threatening they become.

KEY OUTCOMES

- > To achieve a high quality public realm that positively contributes to the amenity and safety of commercial streetscapes.
- > To provide signage that supports commercial functions while minimising visual clutter.

DESIGN SUGGESTIONS

Signage

- > Signage should be integrated into the building design and respond to the scale, proportion and detailing of the development. Design suggestions include:
 - respond to the pattern and character of signage in the commercial area;
 - legible building design should reduce dependence on signage;

- building names and numbers should be designed so that they can be read from vehicles in the street at night; and
- clear and discrete way finding should be provided for larger developments.

Public art

- > Public art should be provided in public spaces within new development, particularly in urban renewal developments. Design suggestions include:
 - identify opportunities for the inclusion of public art early in the design process;
 - incorporate public art that is original artwork designed and created by a professional artist, rather than a reproduction or generic form; and
 - ensure that public art is clearly seen from or is located within the public realm.

Lighting

- > Lighting should be well integrated with signage, landscaping and other public space elements to maximise safety. Design suggestions include:
 - incorporate lighting under awnings for pedestrian safety;
 - avoid solid security measures to shopfronts, to allow internal shop lighting to contribute to the safety of the street; and
 - provide appropriate lighting to common property areas that does not result in excessive light spill to dwellings.

3.4 SAFETY, SECURITY AND PASSIVE SURVEILLANCE

Building design creates a foundation for safety and security in our communities. Well-designed buildings and neighbourhoods make people feel secure by enabling passive surveillance of public areas, providing good lighting, encouraging activated frontages, and a defining a clear boundary between private and public areas.

KEY OUTCOMES

- > To ensure that new development contributes to a sense of safety, comfort and community presence within the site and the surrounding area.

DESIGN SUGGESTIONS

Safety and security

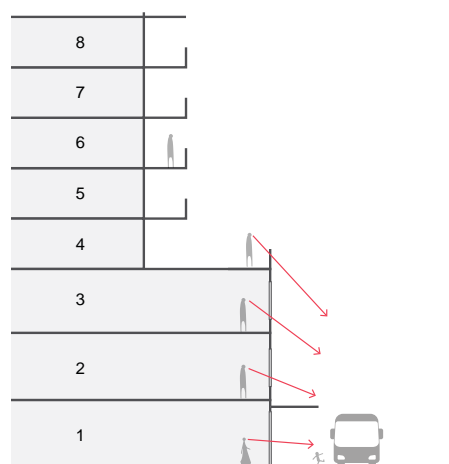
- > Provide secure, lockable entry/exit points.
- > Include intercom systems for visitors to communicate with residents and businesses.
- > Ensure building entries, common areas and public interfaces are well lit and maximise passive surveillance towards the public realm (further detail about passive surveillance provided in the next section).
- > Ensure the boundary between the public and private realm is clearly defined. This may involve a combination of:
 - changes in surface materials or levels (subject to accessibility requirements);
 - fences, walls and gates;
 - entry awnings; and
 - planting.

Wayfinding signage

- > Avoid concealed recesses or alcoves along building edges. Consider limiting wall recesses at ground floor to less than 300mm deep to avoid their use as concealment places.
- > In mixed-use buildings, provide a compatible mix of activities that attract people after business hours.
- > Arrange building access to minimise pedestrian conflict with vehicle movement. See section 3.4.3 for further detail on access, vehicle safety and parking requirements.

Passive surveillance of the public realm

- > Maximise opportunities for passive surveillance:
 - maximise the number of street-facing dwellings with balconies and habitable rooms facing the public realm;
 - arrange building entries, living areas, windows and balconies to overlook the public realm (maximising openings and use of permeable/transparent materials);
 - where security covering is required in commercial areas, install open grill type shutters; and
 - if the development incorporates front fencing, use low fences with any area above 1m in height being 50 per cent transparent.
- > Internal privacy solutions that enable passive surveillance include:
 - permeable fencing and/or use of trees and vegetation to separate spaces and diminish views while allowing some visibility;



3.5 OUTLOOK AND OVERLOOKING (MANAGING VISUAL PRIVACY)

Visual privacy is an important aspect of residential amenity. Visual privacy allows residents within a development or adjoining property to enjoy use of their private spaces without being overlooked. Each development site will have a variety of visual privacy concerns that should be accommodated. Designs should balance the need for views and outlook with the need for privacy.

KEY OUTCOMES

- > To avoid the use of overlooking screening for private open space and living areas through considered design.
- > To ensure private open spaces and living areas maximise views, outlook, natural daylight and ventilation.

Terminology in this section:

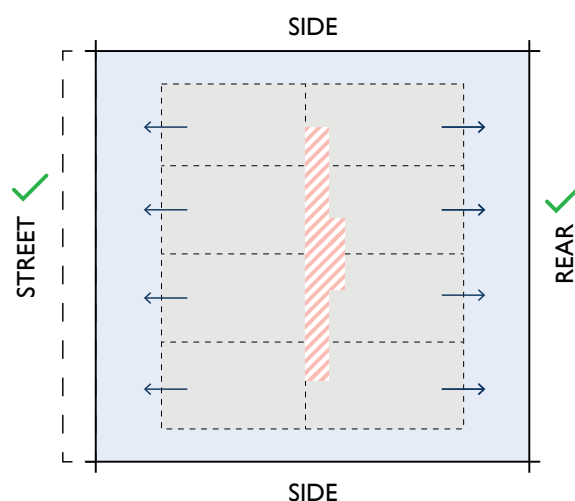
- > Active living areas — includes areas of private open space (e.g. courtyards, balconies and terraces) and living areas (e.g. lounge, dining and family rooms).
- > Passive living areas — includes other habitable rooms with a less active presence such as bedrooms and kitchens, and all non-habitable rooms.

DESIGN SUGGESTIONS

Orientation and outlook

- > Active living areas should face front and rear boundaries. Exceptions apply at ground floor where side-facing active living areas may be acceptable.
- > Where active living areas face side boundaries, design should incorporate setbacks, insets and other design elements to ensure visual separation and privacy without the use of overlooking screening. See Building types section for setback requirements of active living areas fronting a side boundary.
- > Passive living areas are a lesser concern and may face side boundaries provided the building is set back sufficiently to ensure compliance with relevant side setback, daylight and overlooking screening requirements of the *Glen Eira Planning Scheme*.

Preferred orientation and outlook



Overlooking screening to manage privacy

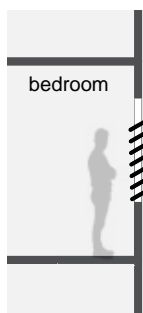
(Examples of alternative screening measures illustrated on following page)

- > Active living areas such as living rooms, balconies and rooftop terraces should be light-filled, open spaces that maximise views with an unobscured external outlook for residents.
- > Avoid screening of active living areas through considered design that meets relevant overlooking requirements of the Glen Eira Planning Scheme.
- > Overlooking screening should only be applied on constrained sites where alternative designs cannot practically address privacy requirements
- > Avoid high proportions of overlooking screening (obscure glazing, fixed screening or similar).
- > Alternative screening methods can improve internal amenity for residents while managing visual privacy (see following page). Consider design solutions that limit horizontal or downward views towards the area of privacy concern, while maintaining an outlook elsewhere:
 - Optimise the location of active living areas such as balconies and living areas to reduce opportunity for overlooking.
 - Additional setbacks.
 - Inset balconies, bay windows, pop out windows or façade overhangs (horizontal or vertical ‘fins’).
 - Solid, partially-solid or obscured balustrades.
 - Wide planter boxes incorporated into walls and balustrades to increase visual separation.
- > Provide solid or partially solid balustrades to maintain visual privacy and allow for a range of uses on the balcony.

3.5 OUTLOOK AND OVERLOOKING (MANAGING VISUAL PRIVACY)

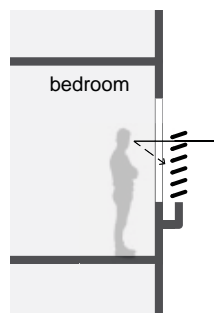
Examples of alternative screening measures

Passive living areas (bedrooms, kitchens, studies or similar)



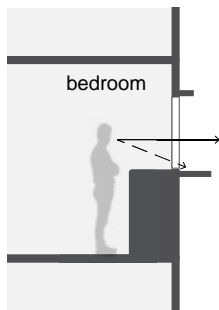
✗ Fixed obscure glazing or screens

This screening method mitigates overlooking effectively. However, the design provides poor internal amenity by making rooms feel closed-in by restricting any form of outlook for residents. Use only when no other alternative is practical.



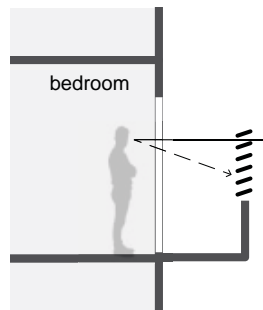
✓ External screens with fixed angled louvres

This alternative screening method minimises downward overlooking towards neighbours while still maintaining some outlook for internal residents. The external screen also allows for internal windows to be openable to capture naturally cooling breezes.



✓ Wide Bay Windows or External Fins

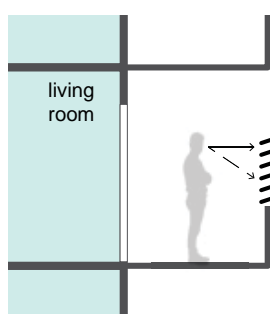
This alternative screening method minimises downward overlooking towards areas of concern on neighbouring properties and otherwise provides a clear outlook for residents.



✓ Screening Passive Balconies

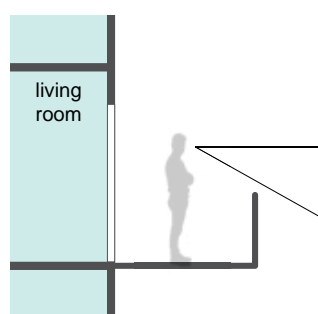
Some designs incorporate balconies around bedrooms and other passive areas to provide an additional sense of space and connection to the outdoors. If required, screening of balconies to passive living areas is considered acceptable and an improvement to standard screened windows.

Active living areas (living room, balconies & outdoor terraces)



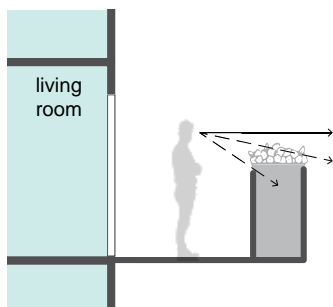
✗ Enclosed balcony with tall screening

This design is strongly discouraged as it provides poor internal amenity for residents by limiting outlook as well as access to sunlight and daylight for residents.



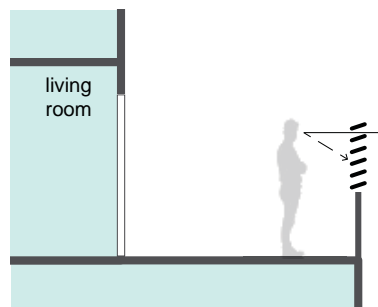
✓ Design and orient active living areas to ensure no tall screening is required (preferred option).

Orient active living areas towards the street or the rear of the site where larger setbacks can be achieved (avoid side facing balconies). Provide adequate setbacks and other design measures to ensure overlooking screening is not required.



✓ If screening is required, provide wide planter boxes or other building elements to manage overlooking

Use wide planter boxes or other building elements to manage downward or sideward overlooking while still allowing an outlook for residents.



✓ If screening is required, provide wider unenclosed balconies or terraces

Wide, unenclosed balconies or terraces provide a more open feel as well as improved access to sunlight and daylight. Screening can be designed to mitigate directional overlooking (e.g. downwards) but allow some outlook for residents as well.

3.6 PRIVATE OPEN SPACE

Well designed balconies, terraces and courtyards are an essential component of urban living. With appropriate design consideration, these areas can enrich diverse apartment communities by enabling quality social interaction and providing for pets, gardens and play space for children.

Whether they are compact or more generous in size, private open spaces should be well-integrated and functional spaces for recreation.

Communal open spaces can provide additional recreational areas that improve interaction and livability within buildings.

KEY OUTCOMES

- > To ensure private open spaces for recreational purposes.
- > To provide separate service areas that do not compromise the recreational aspect of private open spaces.
- > To enhance passive surveillance and outlooks from upper floor balconies to the public realm while ensuring privacy for residents.

DESIGN SUGGESTIONS

Size and layout

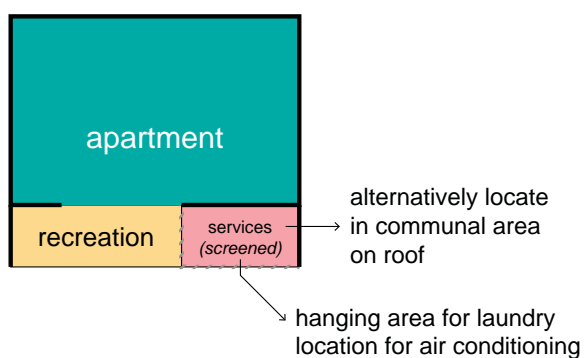
- > The *Glen Eira Planning Scheme* stipulates minimum standards for private open space dimensions.
- > Balconies and rooftop terraces should be light-filled, open spaces that maximise views with an unobscured external outlook for residents.
- > Private open space serves a dual function. These should be approached differently:
 - Recreational areas should be of adequate size to enable social interaction and general recreation in an outdoor space.
 - Service areas such as bin storage, laundry and air-conditioning facilities are best located in secondary service yards or balcony areas, and should be screened from view. Consider: Where do residents hang their washing when they have visitors? Will people see clothes drying from the street? Refer to 'Building services and waste management' section for further guidance.
- > Private open space should be located adjacent to living areas (living room, dining room or kitchen) to extend the living space and maximise use.
- > Balconies should face the street or towards the rear of the site. Avoid balconies facing side boundaries. Developments should not borrow from the separation, outlook and amenity of adjoining land (refer to section 3.5 on managing overlooking).

COMMUNAL OPEN SPACE

Larger developments should incorporate quality communal open space to enhance residential amenity and social interaction while also providing opportunities for soft landscape areas.

The *Planning Scheme* identifies specific thresholds and design requirements for communal open spaces in sufficient detail.

Example of service areas on a balcony



3.7 URBAN GREENERY

Urban greenery can lessen the environmental impact of a building, improve connectedness to natural surrounds, and contribute positively to people's wellbeing.

Landscape design can assist in reducing the apparent bulk and scale of buildings by softening the built form and re-introducing a connection to natural surrounds. Well designed and maintained planting on structures at upper levels can soften a building's appearance and improve the quality and amenity of communal and public spaces.

KEY OUTCOMES

- > To provide high quality landscaping that softens built forms and positively contributes to urban amenity.
- > To provide sustainable and biodiverse landscapes with appropriate species selection and maintenance systems.

DESIGN SUGGESTIONS

- > Ensure that developments incorporate landscaping elements to soften the built form and introduce natural greenery. This can be delivered in several ways:

Vertical gardens

Green vertical gardens like green walls and facades are a space efficient way to incorporate vegetation into a development, providing shade, insulation and improving the urban environment.

These can be implemented internally and externally in various ways including green façades, hanging gardens, living walls, vertical gardens and bio-façades.

Ground floor gardens

In major developments, ground floor garden areas should be incorporated to contribute to visual amenity and soften building interfaces through deep planting and large trees.

Ground floor garden areas should be considered in spaces with public realm access and visibility, including laneways, arcades, atriums, and plaza-like street frontages.

Raised gardens

Raised gardens contribute positively to the amenity and visual interest of a development, and can facilitate community interaction.

Raised gardens can be implemented on structures such as rooftop decks, private and common outdoor areas and balconies.

Internal planting

Internal planting and vegetation improves the experience for those visiting, working or living in a development, by improving air quality, increasing productivity and reducing stress.

Internal planting can be used to improve both residential and commercial spaces.

- > Landscaping should be considered holistically in the early design stages of a development to inform the building design. Avoid retrofitting landscaping elements to completed building designs as this can result in poor outcomes that may not be viable.
- > All landscaping should be regularly maintained, and should not impact on the safety of public and private areas. Select hardy and resilient species in an urban environment to ensure that all landscaping and vegetation is viable.

3.8

ACTIVE EDGES — STREETS, LANEWAYS AND LINKAGES

Commercial and mixed-use buildings with active interfaces towards streets, laneways and cross-block links can greatly improve pedestrian amenity and add to the vibrancy and permeability of our centres.

Commercial buildings should be designed to facilitate activities on the street and invite active visual engagement with uses on the ground floor of buildings.

Creating active laneways and cross-block links can increase opportunities for pedestrian movement, business activity and vibrancy at the street level. Laneways provide an intimate environment that is less common in main streets; with favourable proportions that improve amenity and climatic conditions for pedestrians.

KEY OUTCOMES

- > To provide active frontages linking private and public spaces in buildings.
- > To create laneways and links that are well designed, safe and encourage interaction and activity.
- > To reduce conflict between pedestrians and vehicles in shared laneways.

DESIGN SUGGESTIONS

Active street frontages

- > Active land uses such as shops and restaurants should be located on the ground floors of mixed-use buildings, creating a streetscape which is safe, inviting and sympathetic to the human scale. The following sections provide guidance on aspects that affect active frontages:
 - responding to site interfaces (openings and awnings);
 - façade details and articulation;
 - building entries;

- parking and access; and
- land use and commercial mix.

Laneways and linkages

Active laneways will be nominated in a structure plan, otherwise laneways are considered to be service laneways for the purpose of the *Quality Design Guidelines*.

Active laneways

- > Ensure that development abutting a designated active laneway adds to its overall character and enhances the level of activity at ground level. Design suggestions include:
 - > Provide an engaging and well-articulated façade to facilitate activities on the street and invite active visual engagement with uses on the ground floor.
 - > Maintain an intimate environment in laneways at the street wall level that reinforces a human scale.
 - > Ensure that higher tower forms are set back from the predominant street wall parapet height along the laneway to maintain a sense of openness.
- > Upper levels of development should also add to the visual interest and passive surveillance of laneways by positioning windows and balconies so that they overlook the laneway.
- > Enhance laneways by ensuring that commercial uses at ground floor level create a fine grain feel, promoting activities such as retail, service and community facilities that contribute to the enjoyment and amenity of laneways. Encourage façade treatments such as glass and windows at ground level to ensure that building frontages remain active and inviting.
- > Where laneways have a vehicle movement function,

use street treatments such as changes in textures and materials, paint, poles, lighting and signage to divide pedestrian and vehicle pathways and create a clear distinction, ensuring that all laneway users can move through safely and efficiently.

- > Provide public art, street furniture, vegetation and landscaping to create laneways that have a high level of amenity and visual interest.
- > Provide clear views along laneways that provide a visual link to other streets and lanes.
- > Ensure laneways have 24-hour public access.

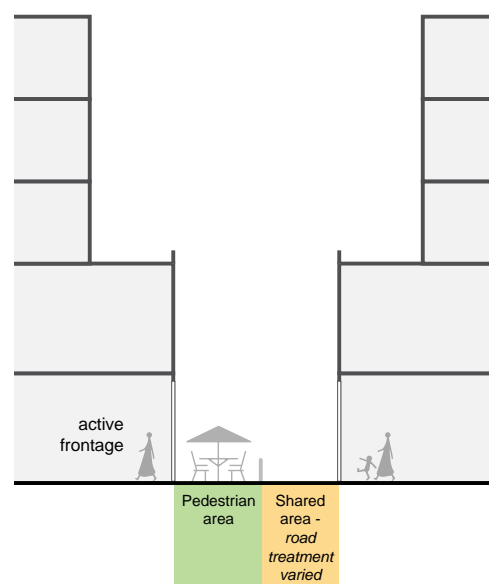
Service laneways

- > Ensure pedestrian amenity and safety in laneways that provide necessary service and access functions, while maintaining efficient vehicle movements (including space for passing and turning vehicles).
- > Provide screening for building services and waste management facilities. Refer to 'Parking and access' and 'Building services and waste management' for further recommendations.

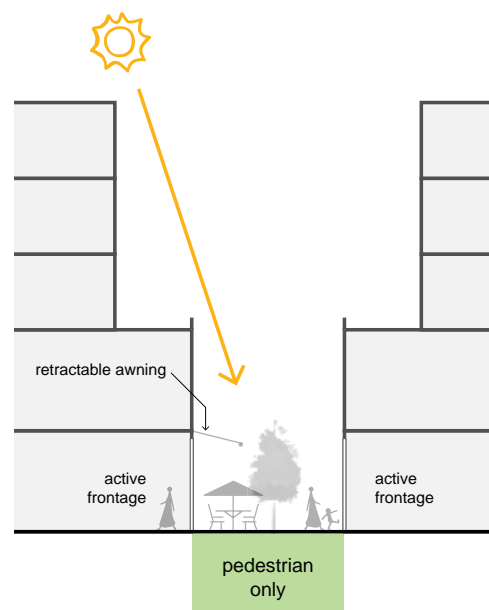
Pedestrian linkages

- > Large cross-block developments should provide safe, direct and accessible pedestrian routes to improve connectivity and permeability between streets.
- > These areas should incorporate active edges and provide a level of passive surveillance and safety.

Shared laneway



Pedestrian laneway



3.9 PARKING AND ACCESS

Parking and modes of transport supported within a commercial or mixed-use development should be relative to the building's scale, function and strategic location. The location and design of parking and access should be functionally integrated into the design in a way that does not compromise on aesthetics and residential amenity or the commercial function of the building.

KEY OUTCOMES

- > To provide safe and secure parking and access for residents and visitors.
- > To prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.
- > To provide efficient access and facilities that support and encourage alternate modes of sustainable transport.
- > To enable parking structures to be adaptable for future alternate uses

DESIGN SUGGESTIONS

Please note: this section provides overall design guidance to improve building appearance and streetscape integration relating to parking and access. For detailed design specifications and mandatory requirements (e.g. minimum parking provisions, dimensions, sight lines and so on) refer to Clause 52.06 of the *Glen Eira Planning Scheme*.

Pedestrian access

- > Entries to residential lobbies should be directly accessible from the street and distinctly separate from retail and commercial entrances.
- > The use of ramping for accessibility should be minimised by careful design of building entry location and levels in relation to footpath levels.

Vehicle access and entries

- > Minimise the number and width of vehicle crossings and driveways.
- > Locate vehicle crossings and driveways on secondary streets or lanes. In order of priority, access is preferred from:
 - a laneway/right of way;
 - a secondary street; or
 - a primary street (if no other access is available).
- > Minimise the visual impact of driveways by varying alignments, paving materials and textures. Incorporate landscaping to separate driveways from walls and fences to soften the overall built form. Avoid long or wide hardscaped expanses with no variations or points of interest.
- > Separate pedestrian and vehicle accessways. Where site constraints prevent separation, establish clear shared-zones with pedestrian priority through use of design treatments, which may include:
 - changes in surface materials;
 - level changes; and
 - the use of visual markers and traffic calming devices (landscaping or architectural).
- > Avoid vehicle standing areas on vehicle crossings.
- > Provide adequate separation distances between vehicle crossings and street intersections.
- > Provide clear sight lines at pedestrian and vehicle crossings.
- > Avoid headlights shining into habitable rooms or sensitive areas.

- > Minimise the need for large vehicles to enter and manoeuvre within the site, or when robust and well-planned paths and clearances are needed. Consideration of building service needs, including waste collection, is required at design stage (refer to section 3.5).

Car parking areas

- > Parking structures and entries should be integrated with the building's overall façade and discretely located to reduce dominance. Design suggestions include:
 - locate entries to the side or rear of buildings and in recessed locations behind the building façade line;
 - minimise driveway and entry widths;
 - use materials and colours that reduce dominance and minimise visibility from the street; and
 - minimise ramp lengths and widths.
- > Reduce the number of individual vehicle entries by providing consolidated communal parking. These car parking areas should be:
 - concealed from street frontages;
 - close and convenient to the development;
 - secure;
 - designed to allow safe and efficient movements within the development;
 - well ventilated (if underground); and
 - sited to ensure adjacent sensitive land uses such as residential use will not be negatively impacted by noise, light spill and traffic generation.

- > Preferred location:

- Basement car parking is preferred in larger developments.
- Avoid extents of consolidated at-grade or semi-basement parking for dwellings. Where provided, locate to the side or rear of lots, away from the public realm and screened from view.

- > Refer to section 2 for preferred driveway access locations.

Pedestrian safety in car parks

- > In car parking areas, provide direct, clearly visible and well-lit access and walking areas for pedestrians. For larger car parks, safe pedestrian access should be clearly defined and circulation areas have good lighting, colour, line marking and/or bollards. A clearly defined and waiting area or visible lobby should be provided to lifts and stairs within the car park.

Electric cars

- > Consider providing charging stations for electric vehicles. When not installing charging stations as part of the development, the electrical supply and car park distribution board should allow for future capacity to supply electric vehicle charging points.

3.9 PARKING AND ACCESS

Bicycle parking

Bicycle parking suggestions

- > Provide bicycle storage in a secure location that is easily accessible from the public realm and common areas. The following is preferred:
 - Resident bicycle parking provided in secure undercover common areas such as basements or around building entries.
 - Visitor bicycle parking preferably undercover, near the residential pedestrian entry in an accessible, secure, and covered location (ground floor).
- > Provide parking and end of trip facilities that support alternate modes of sustainable transport such as use of bicycles or less resource intensive vehicles such as electric cars or smaller scooters and motorbikes
- > Consider providing bicycle parking beyond the minimum *Planning Scheme* requirements with the aim of providing sufficient parking for the likely number of residents in each dwelling (taking into account dwelling types and occupancies).

End of trip facilities

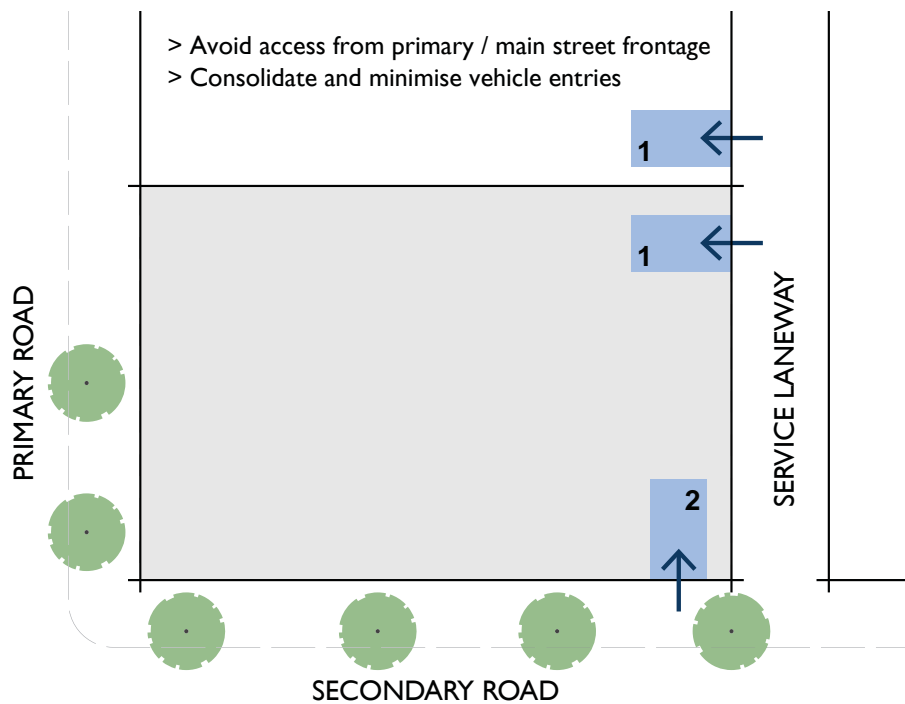
Buildings with large employment areas will be required to provide end of trip facilities. These facilities:

- > should be easily accessible and safe for users, particularly from car park entrances;
- > may include shower facilities, changing rooms, lockers, and bike repair spaces; and
- > should be designed to maximise accessibility, safety and security for users.

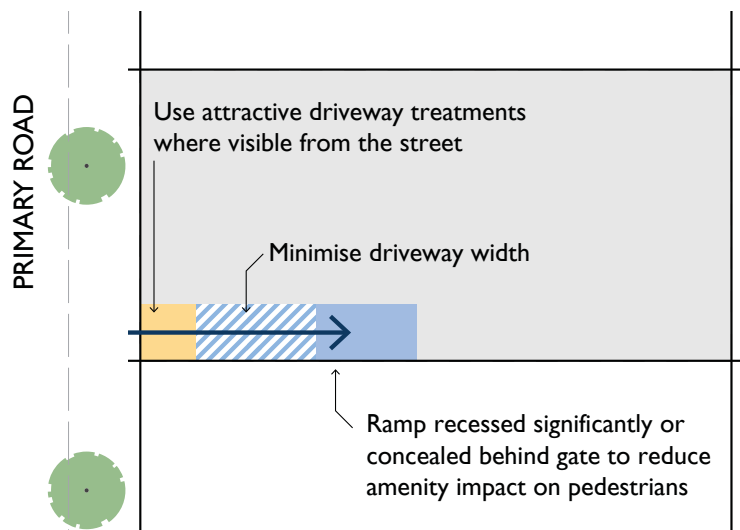
Loading and unloading

- > Off-street loading and unloading areas should be provided, appropriate to the commercial uses of the building.
- > Facilities should be provided to support residential loading and unloading (e.g. moving of furniture) where no other alternative is provided.
- > Provide separation between loading/unloading areas and pedestrian entries and pathways.

Vehicle access location priority, where laneway or secondary frontage available



If no laneway or secondary street frontage available



3.10 BUILDING SERVICES AND WASTE MANAGEMENT

The location and design of building services should be functionally integrated into the design in a way that does not compromise on aesthetics or residential amenity.

KEY OUTCOMES

- > To minimise the visibility and impact of services, utilities and waste management on the streetscape and residential amenity.
- > To encourage sustainable building design and behaviour for future residents.

DESIGN SUGGESTIONS

Utilities and services

- > Design and locate building services discreetly to minimise visibility from public realm, communal open spaces, residences and adjoining properties.
- > Avoid locating building services and utilities along street frontages. In circumstances where they must be located in visible locations (eg. primary or secondary street frontages), seek to minimise visual impacts by using architectural or landscaping elements such as screening and planting.
- > Approach building services with careful consideration and consult early with relevant authorities to clearly understand their requirements to achieve the best integrated design outcome.
- > Provide water and gas outlets on primary balconies and private open spaces.
- > Integrate downpipes and balcony drainage into the overall façade and building design.

- > Visual and acoustic impacts of services should be minimised, including location of ventilation duct outlets from basement car parks, air conditioning units, fire services, electrical substations, detention tanks and the like.

Air-conditioning

- > Consolidate and conceal heating and cooling units in common locations such as roofs or basements.
- > Avoid locating units on private balconies. If required, the units should be fully screened from public view and still enable comfortable use of the balcony as a recreational space.
- > Integrate units and associated equipment into the building design using appropriate screening and acoustic attenuation to ensure no impacts to residents neighbours (minimising noise/vibration impacts).

Clothes drying

- > Provide zero carbon emission clothes-drying mechanisms for each dwelling on-site. Design suggestions include:
 - Provide each dwelling with a private outdoor clothes drying area that is screened from view, integrating this effectively into the building design.
 - Clothes drying areas should be separated from recreational and living spaces. Residents should not be required to hang or view their laundry from living spaces. For example:
 - In ground floor dwellings, provide a secondary service yard or screened clothes drying space.
 - For upper level dwellings, provide an enlarged balcony with a secondary screened clothes drying area, or a separate services balcony or communal

space (consider consolidating these areas with air-conditioning and other services).

Sustainable design and solar panels

- > Provide photovoltaic (solar) panels or make provisions for future installation as a means of sustainable energy production.
- > Incorporate sustainable design elements including:
 - photovoltaic systems that are discretely located and with optimised roof angles to enhance solar access;
 - integrated skylights and ventilation systems; and
 - green roofs in larger developments to improve thermal performance and contribute to local diversity.
- > Avoid excessive numbers of individual wheeled bins and demonstrate that proposed numbers can be practically accommodated in the streetscape.
- > Ensure bins can be easily manoeuvred between storage and collection points. Provide a continuous path with no steps.
- > In larger developments, incorporate:
 - temporary storage areas for large bulk items such as mattresses; and
 - kerb-side collection areas into public realm design.
- > Prepare a waste management plan to ensure the overall building design accommodates waste management effectively.

Mail boxes

- > Position mail boxes in accessible locations in lobbies, around building entries or integrated into front fences where individual street entries are provided. Mail facilities should be well-lit and weather protected with potential for passive surveillance.

Waste management

Waste storage

- > Provide adequately sized waste and recycling storage areas for bins in discrete locations away from the building frontage, entries, or the public realm. Storage areas should be sufficiently sized, well ventilated and provided with a water point and drainage area.

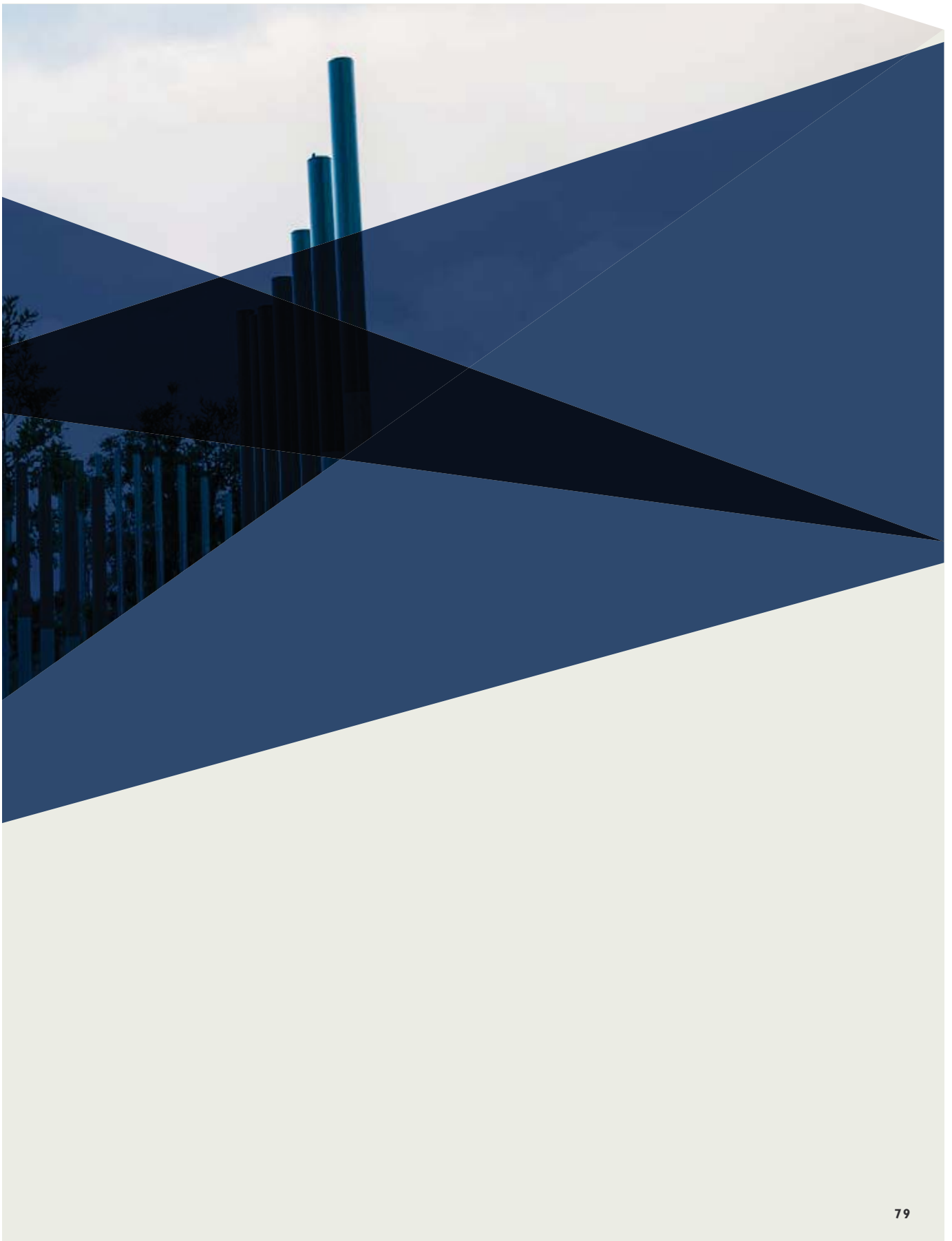
Minimising waste

- > Encourage innovative waste storage and disposal practices.
- > Provide alternative waste disposal methods like composting and green waste facilities.
- > Provide all dwellings with separate waste and recycling cupboards/bins.
- > Communal waste and recycling areas should be in convenient and accessible locations. Provide separate waste and recycling chutes in taller buildings.
- > In mixed-use developments, ensure that residential waste and recycling areas are separate and secure.
- > Collect and use stormwater and recycled water for landscape irrigation, toilet flushing and cleaning.



4.0 DESIGNING FOR THE COMMUNITY

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4.1 LAND USE AND COMMERCIAL MIX

Mixed-use buildings provide a unique opportunity to co-locate different land uses and facilitate the delivery of vibrant and active streetscapes underneath a mixture of residential and commercial development.

KEY OUTCOMES

- > To provide a mixed-use building that is well balanced, inviting, active and adaptable.
- > To deliver employment generating land uses within activity centres.
- > To provide high density buildings that are sympathetic to the human scale, and provide the community with a range of residential, commercial and retail options.

DESIGN SUGGESTIONS

General

- > Encourage the separation of residential and commercial entries and parking areas to ensure that safety and amenity is maximised.
- > Provide a compatible mix of activities in mixed-use buildings to activate lower levels, and encourage activity after business hours.
- > To maximise amenity for residents, locate commercial uses which are active after business hours at lower levels of the development, with office and employment uses above to act as a buffer.

Commercial priority

- > Developments in commercial and mixed use areas should prioritise the delivery of commercial spaces:
 - As a benchmark, provide 1m² of leasable commercial space per 1m² of development site area.
 - Provide diverse commercial spaces, including active and experiential retail on the ground floor and additional employment such as offices within the first few levels.

Ground floor and lower levels of podium

- > Active land uses such as retail and hospitality should be located on the ground floors of mixed-use buildings, creating a streetscape which is safe, inviting and sympathetic to the human scale.
- > Ensure that development addresses the street by avoiding large expanses of blank walls and façades.
- > Encourage fine grain detail to create a lively and welcoming environment at street level.
- > Design retail and commercial spaces to maximise flexibility for future uses.

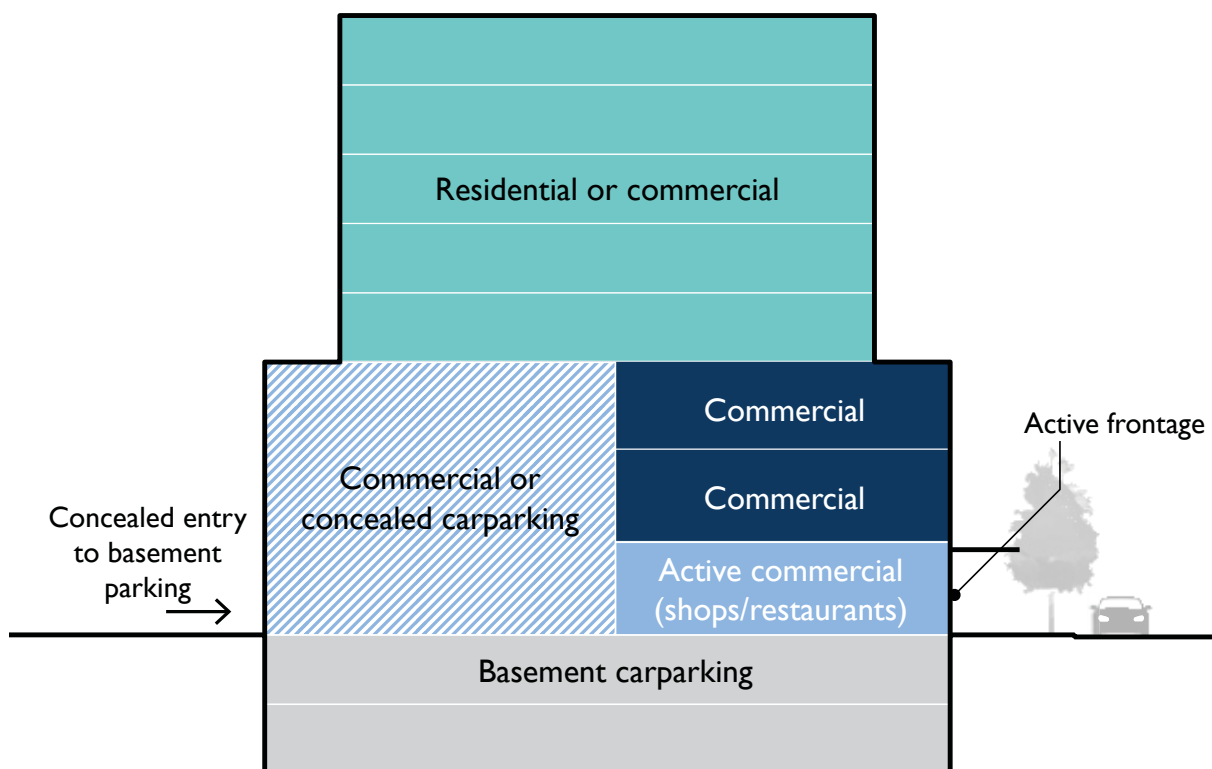
Upper levels of podium

- > Commercial uses are encouraged, such as offices or recreational spaces to provide opportunities for additional employment within activity centres.
- > Any windows should be oriented towards the street, facilitating passive surveillance.

Tower

- > Residential dwellings are encouraged, achieving a mixed-use development which considers its impact on the streetscape below.

Example of land use mix in a building



4.2 DWELLING DIVERSITY AND UNIVERSAL DESIGN

Housing diversity ensures the provision of housing that caters to all community members, and can be used, accessed and understood by all. Diverse housing promotes inclusion, adaptability and accessibility and ensures that a mixture of dwelling types is achieved.

KEY OUTCOMES

- > Design and layout of new dwellings reduces accessibility barriers, and meets the needs of people with limited mobility.
- > Dwelling sizes that cater for a wide range of community members, including families with young children and older people.
- > Provision of dwellings and environments that are suitable for pets.
- > Housing that can be easily altered to meet the changing needs of residents over time.

DESIGN SUGGESTIONS

Dwelling diversity

- > Provide a mixture of dwelling types and sizes that cater to a wide range of demographics, budgets and needs.
- > Provide a range of dwellings that support diverse household types and accommodate residents in different stages of life, including group households, the ageing population, single person households, students and families.
- > Include three or more bedroom dwellings to provide adequate housing for families, group and multi-generational households.

Universal design

- > To improve accessibility and adaptability, provide dwellings with a bedroom, adaptable bathroom and living areas on the same floor, with a clear path for accessibility (avoiding separation by stairs).
- > Avoid changes in floor levels or surfaces outside of the dwelling, providing convenient access from the street to the dwelling entrance.
- > Use materials and finishes that are durable and slip resistant, and can be cost-effectively altered or modified.
- > Ensure that design layouts are flexible and rooms serve multiple functions to accommodate a range of lifestyle needs.
- > Enable comfortable movement through rooms and corridors by providing suitable circulation spaces, doorways and widths.
- > Ensure that the height and form of functions such as light switches, door handles, power points and windows allow people of various heights and abilities to access and use all functions easily.
- > Provide bathrooms that can be retrofitted so that grab rails and handles can easily be installed if required. All bathroom walls should be reinforced, and toilets and showers should be step free to provide easy access.
- > Dwellings should enjoy convenient and easy access to outdoor areas.

4.3 COMMUNITY BENEFIT

Major new developments should contribute to and enhance local communities.

Developers may recognise the value of providing a significant community benefit through new developments; however, there is often no clear framework for when and how this should be delivered.

By providing strong guidance from the outset, Council can achieve positive outcomes for our community as part of major developments.

KEY OUTCOMES

- > To ensure identified strategic and urban renewal developments deliver a significant community benefit.

APPROACH

The *Quality Design Guidelines* nominate strategic site and urban renewal building types. These buildings will form part of strategic or urban renewal areas nominated in a locally specific strategic plan (such as a *Structure Plan*) or similar document, where there is an identified opportunity for larger developments to be accommodated where they can deliver a significant community benefit.

When developing in strategic site or urban renewal areas, it is intended that buildings should not exceed the nominated preferred heights.

Proposals seeking to exceed the preferred height must demonstrate a significant community benefit (to Council's satisfaction), must not exceed any nominated maximum height, and must continue to meet any relevant objectives, requirements and guidelines relating to quality building design and form.

Community benefit items may include but are not limited to:

- > diverse housing mix that responds to an identified community need (affordable housing, aged care, student, short-stay accommodation — not just a variety of apartment layouts and sizes);
- > additional public parking;
- > additional public open space contributions beyond the minimum requirements of the *Glen Eira Planning Scheme* or relevant adopted Council document;
- > new street or laneway connections; and
- > needed community uses and facilities.

This list does not identify every type of community benefit, but rather notes emerging priority items. Contributions for each development should be determined in consultation with Council for the best strategic outcome and will be clarified through future strategic work.

It is important to note that developments still need to meet basic requirements that are not considered community benefit, including as relevant:

- > open space provisions and monetary contributions;
- > development contributions;
- > minimum car parking provisions;
- > canopy tree planting and urban greenery; and
- > minimum commercial floor areas as identified in commercial and mixed-use areas.

COMMUNITY BENEFIT EXAMPLES

Examples of community benefit may include but are not limited to the following:

- > Provide a diverse housing mix that responds to the needs of the local community (needs determined based on relevant Council research, policy or strategies). The mix should include more than just a range of apartment sizes and layouts, and may include affordable housing, aged care, student and short stay accommodation.
- > Where identified in a *Structure Plan* or other locally specific strategic plan, provide new public open spaces (beyond minimum contribution requirements), streets and pedestrian connections. This should be undertaken in consultation with Council and stakeholders for other relevant sites.
- > Provide community uses and facilities, in consultation with Council, that respond to the needs of the local community.

4.4 PUBLIC OPEN SPACE

Major redevelopments in strategic sites and urban renewal areas should contribute public open spaces in accordance with any relevant Council nominated policy or strategy (e.g. *Structure Plans* or *Open Space Strategy*).

Public spaces in commercial areas provide much needed places for recreation and relaxation. In doing so, they can support the ongoing viability of activity centres as places where people want to spend time. Public open spaces may include parks, plazas, malls and forecourts. New public spaces benefit from being well-integrated into the broader area and can build upon existing spaces and activity nodes.

KEY OUTCOMES

- > To achieve new public open spaces on strategic sites and in urban renewal areas.
- > To ensure that newly created public open space integrates with surrounding public areas.
- > To maximise the safety and amenity of existing and new public spaces.

DESIGN SUGGESTIONS

The delivery of public open spaces as part of major redevelopments requires detailed master planning. The following high-level suggestions seek to guide future planning for these areas in conjunction with any relevant Council policy, provision or strategy:

- > Clearly define boundaries between public space and private areas.
- > Newly created publicly accessible open space, (e.g. cross site links), where provided, should respond to the existing pattern and uses of the neighbourhood.
- > Publicly accessible space on private lots should be well connected with public streets along at least one edge.
- > Publicly accessible space should be linked through view lines, pedestrian desire paths, termination points and the wider street grid. Site planning should provide a high level of visual permeability and clear and legible wayfinding.
- > Design adjoining development to maximise passive surveillance of the public space (day and night) and minimise overshadowing impacts.



GLOSSARY

GENERAL DEFINITIONS

Abutting areas

Areas that are adjacent or share a border.

Activation

The injection of liveliness and vibrancy into an urban area.

Active interfaces

Land uses that have active façades with inviting entries and permeable materials such as glass to facilitate interaction, visual interest and vibrancy.

Activity centre

A mixed-use area that provides a focus for commercial, retail, employment, housing, transport, services and social interaction.

Articulation

Street frontage design elements that help create inviting, visually interesting urban streetscapes.

Basement footprint

The extent of the basement of a building.

Built form scale

The scale and density of the built form. Usually refers to height and visual bulk.

Collector roads

Moves traffic from local streets to arterial roads, providing a means of accessing residential properties.

Crossover

A vehicle crossover allows vehicles to enter and exit a property, connecting the road to the private driveway, usually across a nature strip or footpath.

Fenestration

The arrangement of windows or other openings in building design to create visual interest.

Fine grain feel

Urban environments that are sympathetic to the human scale through the inclusion of small scale spaces and commercial or retail uses to facilitate diverse activities and pedestrian activity.

Higher scale form

A building that is of a high scale in the context of the surrounding area.

Lower scale form

A building that is of a lower scale than that on an adjoining site or area.

Liveability

A measure of the quality of life of city users, encompassing environmental, socioeconomic, transport, recreational and built form factors.

Outlooks

The view from any opening of a building including windows, doors and balconies.

Parameters

A measurable framework, factor or guideline that is used to enable planning functions.

Passive surveillance

The planning and design of the built environment that prioritises views towards the public realm, to facilitate a sense of safety and security.

Private open space (POS)

An outdoor area of a dwelling or residential building or land for the exclusive use of the occupants.
Also see: secluded private open space.

Public realm

All public open space.



ResCode

In this document ResCode refers to residential and apartment design standards at Clause 55 and 58 of the *Glen Eira Planning Scheme*, as relevant.

Reverse living

The concept of swapping the customary layout of housing, generally providing living areas upstairs with a small balcony in replacement of ground floor living with a garden area.

Secluded private open space (SPOS)

That part of private open space primarily intended for outdoor living activities which enjoys a reasonable amount of privacy and is provided with convenient access from a living room.

Sensitive interfaces

Interfaces that require abutting development to take a sensitive approach to mitigate loss of amenity, heritage or character.

Setback

The distance that a structure or building is set back from the property boundary, road or other buildings. Setbacks can occur at ground level or on upper floors of a building.

Statutory mechanism

Used to implement the benefits associated with development.

Statutory tool

The use of statutory obligations as a tool to positively influence growth and ensure the implementation of strategic objectives.

Street wall

The front façade of a building.

Structure Plan

A long-term plan that guides important aspects of an area including development, land use, transport and car parking, community facilities, public realm, open spaces and strategic opportunities.

Through connection

An uninterrupted, unobstructed transport connection.

Urban renewal

The process of unlocking well located, underutilised land to support employment, residential or commercial growth.

Walkability

The degree to which the built form of an area supports walking as a means of transport or recreation. Walkable areas are connected, safe and accessible for pedestrians.

Wayfinding

The way that people are guided through built environments. Wayfinding can include signage, barriers or ground treatments to delineate space and help users to understand the urban environment.

GLOSSARY

DEFINITIONS FOR STREETS AND INTERFACES

Local street

Local streets are minor residential streets carrying local traffic within suburban areas. Local streets do not include streets defined as a main road.

Main road

Main roads include any major, arterial, intermediate and collector roads as identified by Council. Major roads also include any higher order road identified by the Victorian Government in the *Glen Eira Planning Scheme*, such as a Road Zone Category 1.

Active laneway

Active laneways are pedestrian focused urban spaces that foster social interaction and activities such as outdoor dining, live music and art appreciation. These laneway generally include active frontages, a pedestrian focus, and architectural detailing that provides interesting or surprising experiences for people. Depending on the particular location and requirements for vehicular access, Active laneways may be pedestrian only or shared spaces. Active laneways will be nominated in a structure plan or similar Council document. Otherwise laneways are considered to be service laneways for the purpose of the *Quality Design Guidelines*.

Service laneway

Service laneways are located to the rear or side of lots providing access to service areas, parking and outbuildings, and may accommodate utility easements. Service laneways include any laneways not identified as an active laneway.

Primary street frontage

This interface applies to the main street frontage of a development site. For corner sites, the primary street frontage is determined on a case-by-case basis as the main frontage, and usually correlates with the street listed in the property address. A primary street frontage may have different requirements depending on whether it is a local street or main road.

Secondary street frontage (corner sites)

This interface applies to a corner development site's secondary frontage, where another street is identified as the primary street frontage. A secondary street frontage may have different requirements depending on whether it is a Local Street or Main Road.

Shared side boundaries

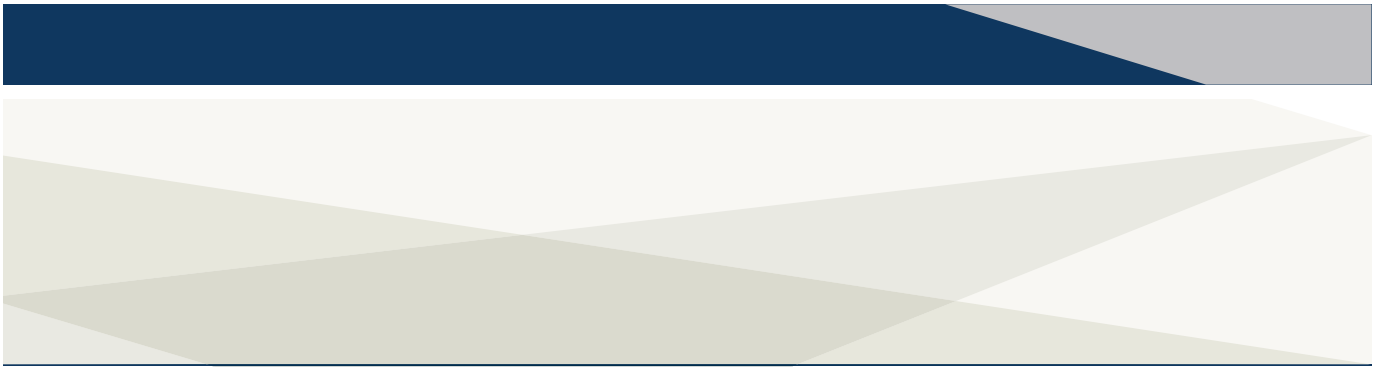
This interface applies where the side boundary of a development site adjoins another site. This interface does not include rear boundaries.

Shared rear boundaries

This interface applies where the rear boundary of a development site adjoins another site. This interface does not include side boundaries.

Shared boundaries with parks and other open spaces

This interface applies where a development site adjoins a park or other type of public open space.





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ITEM 9.6 82-84 MITCHELL STREET, BENTLEIGH**Author:** *Paul Wood, Manager Town Planning***File No:** *GE/PP-29657/2016/A***Attachments:** *Advertised plans***PURPOSE AND SUMMARY**

To consider a Planning Permit application.



PROPOSAL	Amended application to approved four storey building
MUNICIPAL STRATEGIC STATEMENT	Bentleigh Urban Village
APPLICANT	Steller
PLANNING SCHEME CONTROLS	Residential Growth Zone Special Building Overlay
OBJECTIONS	1

RECOMMENDATION

That Council issues a Notice of Decision to Grant an Amended Planning Permit for Application No. GE/PP-29657/2016/A at 82-84 Mitchell Street, Bentleigh.

Condition 1, 28 and 34 of the original permit (bolded below) are recommended to be amended.

All other conditions remain unchanged.

- 1 Before the commencement of the development, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as 'Mitchell Development', Project No. 1742, Sheets A-100 – A-104, A-400 – A-402, Revision A, dated 20.10.17 & External Finishes Schedule, prepared by Ewart Leaf & 'Proposed Amendment Development 82-84 Mitchell Street Bentleigh Landscape Plan, dated Oct 2017 & prepared by Species) but modified to show:**

- (a) The modifications included in the plans (identified as 'Mitchell Development', Project No. 1742, Sheets A-150, A-100 – A-103, A-400 – A-401, All Revision B, dated 30.01.18) tabled at the Planning Conference held on the 12 February 2017 showing a modified location of basement ramp gate, modified position of air conditioning units along the southern elevation, additional screening along the southern elevation and removal of 2 x windows along the southern elevation.**
- (b) The basement and ground floor plan to show the position of the ramp signals.**
- (c) A detailed document outlining the workings of the basement ramp signal prepared by a suitably qualified Transport Planning professional (ensuring those cars entering the site have priority over those exiting).**

When approved, the plans will be endorsed and will then form part of this Permit.

- 2** The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
- 3** Written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the development does not exceed 13.5 metres in height above above natural ground level from the minimum floor level to the roof or parapet at any point. This must be provided at frame stage inspection and at final inspection.
- 4** Before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:
- (a) A survey, including botanical names, of all existing vegetation to be retained.**
 - (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.**
 - (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.**

-
- (d) Landscaping and planting within all open space areas of the site.
 - (e) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
 - (i) Front setback; x5 trees
 - (ii) Throughout the site; x5 treesor 10 trees in locations to the satisfaction of the Responsible Authority.
Trees are not to be sited over easements. All species selected must be to the satisfaction of the Responsible Authority.
- 5 The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.
 - 6 Provision of a tree management plan prepared by a suitably qualified arborist that outlines all tree protection measures required during construction (including demolition and excavation) for the Willowleaf Peppermint tree located within 80 Mitchell Street (adjoining south).
 - 7 A suitably qualified arborist must be on-site during construction (including demolition and excavation) within the Tree Protection Zone of the Willowleaf Peppermint tree associated with 80 Mitchell Street to ensure compliance with the tree management plan.
 - 8 The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.
 - 9 Prior to the commencement of the development, a fee of \$1,047.69 must be paid to the Responsible Authority for the removal and replacement of the existing street tree (Street tree 01). The street tree will be replaced with the species, maturity and location of which will be selected by Council's Parks Services Department.
 - 10 The proposed works must not cause any damage to the existing street tree. Root pruning of this tree must be carried out to the satisfaction of the Responsible Authority prior to the construction of the crossover/works.
 - 11 Prior to the commencement of the buildings and works (including demolition), a tree protection fence must be erected around the street tree at a radius of **2.0** metres from the base of the trunk to define a 'tree protection zone'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the tree protection zone is required. The tree protection zone for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the tree protection zone. No storage or dumping of tools, equipment or waste is to occur within the tree protection zone.
 - 12 The ground surface of the tree protection zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.
Above ground canopy TPZ (Tree Protection Zone) to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6. Tree Protection Zone (TPZ) fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3. Hand excavate any area within 1.5m of the Tree Protection Zone (TPZ). If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out. Ground protection is to be used if temporary access for machinery is required within the Tree Protection Zone

- (TPZ). Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.
- 13 No excavation is to come within 1.5 metres of the existing street tree without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out. Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3.
- 14 Car parking allocated at the following rates:
- 1 and 2 bedroom dwellings – 1 car space per dwelling.
 - 3 or more bedroom dwellings – 2 car spaces per dwelling.
 - Visitors (residential) – 1 car space per 5 dwellings.
- 15 Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat;
 - (d) drained;
 - (e) line-marked to indicate each car space and all access lanes;
 - (f) clearly marked to show the direction of traffic along the access lanes and driveways;
- to the satisfaction of the Responsible Authority. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
- 16 Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
- 17 Prior to the completion of the basement floor construction, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed in accordance with the endorsed plans (prior to the construction of the levels above being commenced.)
- 18 Prior to the completion of the ramp to the basement, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed in accordance with the endorsed plans.
- 19 Prior to the commencement of any site works including demolition and excavation, the owner must submit a Construction Management Plan to the Responsible Authority for approval. No works including demolition and excavation are permitted to occur until the Plan has been approved in writing by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must be to the satisfaction of the Responsible Authority and must provide details of the following:
- (a) Delivery and unloading points and expected frequency;
 - (b) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (c) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;

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- (d) Any requirements outlined within this permit as required by the relevant referral authorities;
 - (e) Hours for construction activity in accordance with any other condition of this permit;
 - (f) Measures to control noise, dust, water and sediment laden runoff;
 - (g) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - (h) Any construction lighting to be baffled to minimise intrusion on adjoining lots.
- 20 Prior to the occupation of the approved development, the owner/permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:
- (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
 - (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
 - (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
 - (d) Details for best practice waste management once operating.
- Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.
- 21 No plant, equipment, services and substations other than those shown on the endorsed plans are permitted without the prior written consent of the Responsible Authority.
- 22 Each dwelling to have provisions for six cubic metres of storage space.
- 23 Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority.
- 24 The removal of easement approval will expire if:
- Two (2) years after the date of this Permit if the plan of removal of easement is not certified within that time; or
 - Five (5) years after the date of certification of the plan of the removal of easement.

The Responsible Authority may extend the times for expiry of this approval (pertaining to the removal of easement) referred to above if a request is made in writing by the owner or occupier of the subject land before this Permit expires or within six (6) months afterwards.

Melbourne Water conditions:

- 25 The dwellings must be constructed with finished floor levels set no lower than 28.14 metres to Australian Height Datum (AHD) which is 300mm above the applicable flood level of 27.84m to AHD.
- 26 The entry / exit driveway of the basement carpark must incorporate a flood proof apex of a minimum of 28.14 metres to AHD which is 300mm above the applicable flood level. The basement structure must not obstruct flows or reduce flood storage in any instances where it protrudes above natural surface level.
- 27 All doors, windows, vents and openings to the basement car park must be a minimum of 300mm above the applicable flood level.
- 28 **The development must maintain a minimum 6 metres of open space from the northern property boundary set at the existing natural surface level for the passage of overland flows, unless otherwise agreed in writing by Melbourne Water. No structures are permitted within this setback, (i.e. no garages, sheds or water tanks) apart from 50% open style fencing.**
- 29 The development must maintain a minimum 1 metre of open space from the southern property boundary set at the existing natural surface level for the passage of overland flows. No structures are permitted within this setback, (i.e. no garages, sheds or water tanks) apart from open style fencing.
- 30 A combined total setback of 8 metres is required from the eastern and western property boundary, with at least 3 metres located on the eastern boundary.
- 31 The building/structure including footings, eaves and basement etc. must be set outside any easement or a minimum 2 metres laterally clear of the outside edge of Melbourne Water's asset, whichever is greater.
- 32 The depth of the footings must be adequate to satisfy the angle of repose relative to the drain as per Melbourne Water's specification. Please refer to Standard Drawing: 'Angle of Repose - Footing Design' on Melbourne Water's website for details.
- 33 Prior to formal approval, a suitably qualified licensed land surveyor must be engaged to determine the exact location of Melbourne Water's asset adjacent to the northern property boundary of the site and must be shown on the resubmitted plans. This is required in order to determine the exact impacts on this asset. Please contact Asset Services on 9679 6614 for more information on appropriate methods to locate this asset.
- 34 **All open space within the property must be set at existing natural surface level so as not to obstruct the passage of overland flows (and no retaining walls are to be used in the development of the land.)**
- 35 No fill is to be imported into the floodplain/overland flow path.
- 36 Any proposed decking must be constructed with unenclosed foundations to allow for the passage of overland flows.
- 37 Any new fence must be of an open style of construction (minimum 50% open) to allow for the passage of overland flows.
- 38 Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
- 39 Prior to the commencement of works, a separate build over application shall be made directly to Melbourne Water's Asset Services Team for assessment and approval of any proposed works over or near Melbourne Water's drain.
- 40 Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels reduced to the AHD (as constructed), and must be submitted to Melbourne Water to demonstrate that the development has been constructed in accordance with Melbourne Water's freeboard requirements.

Expiry

41 This Permit will expire if:

- The development does not start within two (2) years from the date of this Permit;
or
- The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced. If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

BACKGROUND

A Planning Permit Application was originally lodged at Council on 1 August 2016 for a four storey building comprising 26 dwellings above a basement car park. This application also included the removal of an easement. A total of 5 objections were received. Melbourne Water also objected.

The application was refused due to concerns with neighbourhood character and several non-compliances with Clause 55 (ResCode) and as a result of a statutory authority objecting to the proposal.

The applicant subsequently appealed Councils refusal at the Victorian and Civil Administrative Tribunal (VCAT). At a Compulsory Conference, the applicant proposed several amendments to the plans, including a reduction in dwellings to 24 and several changes to improve setbacks and internal amenity. A position of consent was reached between all of the parties, and a permit was subsequently issued on 22 May 2017.

A new application has now been received and it proposes several amendments to the plans, including:

- Addition of decking at ground floor
- Reduction of dwelling numbers from 24 to 23
- An increase to the living room of Apartment G.02
- An increase in size of balconies to Apartments 1.01, 1.02, 1.03, 1.07, 2.01, 2.02, 2.06, 3.01, 3.02 and 3.03
- Air conditioners shown on the balconies.

As the amendments require modifications to Melbourne Water conditions, the plans have been referred to Melbourne Water for comment who has advised they consent to the proposed amendments.

ISSUES AND DISCUSSIONProposal

Amendments to the approved four storey development including;

- Addition of decking at ground floor
- Reduction of dwelling numbers from 25 to 23
- An increase to the living room of Apartment G.02
- An increase in size of balconies to Apartments 1.01, 1.02, 1.03, 1.07, 2.01, 2.02, 2.06, 3.01, 3.02 and 3.03
- Air conditioners shown on the balconies

Effect on existing permit

As there is a valid permit in place, the Responsible Authority can only consider the changes proposed as part of this application and cannot consider aspects that have already been approved such as the building height, setbacks, massing, and car parking quantum for uses that are not changing.

Objector concerns

- Overlooking/privacy concerns
- Issues with the planting within the drainage reserve

Referrals

Melbourne Water

- Melbourne Water has not responded within the statutory timeframes therefore their existing conditions will remain.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource and asset management implications.

POLICY AND LEGISLATIVE IMPLICATIONS

The key issues for consideration in the application include:

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Management Plan requirements

Zoning and policy context

The subject site is located within the Residential Growth Zone. It is located within the Bentleigh Urban Village. The land is also in a Special Building Overlay.

The existing approval established that the development and uses are acceptable in relation to the zoning, and the building massing and positioning of the building reflects the requirements of the planning controls.

The current amended plans do not propose any changes which would conflict with the original assessment against policy and zone requirements as the buildings remain largely unchanged to that approved.

It is noted that this proposal is within the area that is subject to the proposed structure plan for Bentleigh which reimages the planning outcomes for this area by providing for more low scale residential development. This is an entertained document by Council, however given that there is a valid permit for this development and the proposal does not vary the form that has been approved, then the scope of consideration is limited to the changes to the approved development and cannot seek to implement the outcomes of the structure plan.

Neighbourhood character

The proposed amendments to the built form are considered to be minor in nature, and would not result in any unreasonable impact with the surrounding neighbourhood.

Whilst there are alterations proposed to balconies, the changes would not impact on how the building would fit in with the neighbourhood character.

Height, scale and massing

The existing permit has a condition 1 requirement which requires the building to be no more than 13.5m in height. This is the height limit within the Residential Growth Zone. However, also within this zone there is a specific exemption to maximum overall heights which states;

'If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is in land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.'

The site is located within the Special Building Overlay, and therefore the maximum height is measured from the minimum flood level to the roof. This results in the overall height exceeding 13.5m at the highest point. This complies with the zone, and therefore the existing conditions requiring the maximum height to be 13.5m are recommended to be deleted.

The ground floor level continues to be as per the plans circulated (and consented to) at VCAT. Any reductions in floor levels/heights are not achievable, due to the minimum floor levels required by Melbourne Water under the existing conditions on the permit.

The proposed extension to the living room of Unit G.02 does not encroach into the minimum setbacks from the northern boundary and is well in excess of the minimum setbacks permissible in the State Government Guidelines.

Amenity impacts

The increase in balcony sizes are considered to be relatively minor, and will not result in any additional amenity impacts to adjoining properties. The balconies (where required) are screened in accordance with the requirements.

It is therefore considered that the changes will not result in any adverse impact to residential amenity.

Internal amenity

The proposed amendments (whilst relatively minor) will generally improve the internal amenity of the approved dwellings by increasing the balcony sizes, and dimensions of the living space to dwelling G.02. The provision of decks will also improve the accessibility and usability of the courtyards for future occupants.

The only exception is the balcony of dwelling 1.06 which is proposed to be reduced from 25sqm to 8sqm. Whilst not preferred, the area and dimension of this balcony complies with ResCode and will provide a reasonable level of amenity for the dwelling.

Landscaping

A landscape plan has been proposed which demonstrates the provision of 10 advanced canopy trees on the site, in accordance with the existing conditions of permit. The location and species of trees proposed are considered acceptable.

Car Parking and Traffic

Full compliance with residential and visitor car parking continues to be met.

There has been a change to the width of the crossover and driveway at the entrance of the site (the plans assessed by VCAT showed a double width crossover and the current plans show a single width crossover).

The documentation submitted with the application indicates that there will be a signal system which controls traffic flow in and out of the proposed basement.

From a streetscape character perspective, the reduction in the size of the crossover is preferential.

Council's Transport Planning Department has advised that they do not object to a signal system being provided. However, suitable details of the workings of the system must be provided, ensuring cars entering the site have priority over those exiting.

This forms a recommended Condition 1 requirement.

Management Plan Requirements

The management plan requirements as indicated on the original permit remain and are appropriate for this development.

COMMUNICATION AND ENGAGEMENT

The following is a summary of the advertising and consultation processes undertaken for this application:

1. Public Notice (Statutory)

- 14 properties notified
- 51 notices sent (owners and occupiers)
- 2 signs erected on site
- 1 objection received

2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Hyams, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- Concern about windows/balconies overlooking to the northern side of the development
- Concern about deciduous trees being planted along the northern side of the development which may result in leaves/debris entering the property to the north

Undertakings by the Applicant

- It is noted that another interested party (the property owner to the south) attended the Planning Conference. There have been discussions between the applicant and this property owner about minor changes to the plans including repositioning of air conditioning units/additional screening along the southern elevation and repositioning of the entry gate to the bottom of the basement ramp. These plans were tabled at the meeting and are generally in accordance with the plans that were advertised with the application.
- It is considered these minor changes can be incorporated into the recommendation by requiring that the Notice of Decision includes a Condition 1 requirement that these changes are to be shown on the plans submitted for endorsement.

LINK TO COUNCIL PLAN

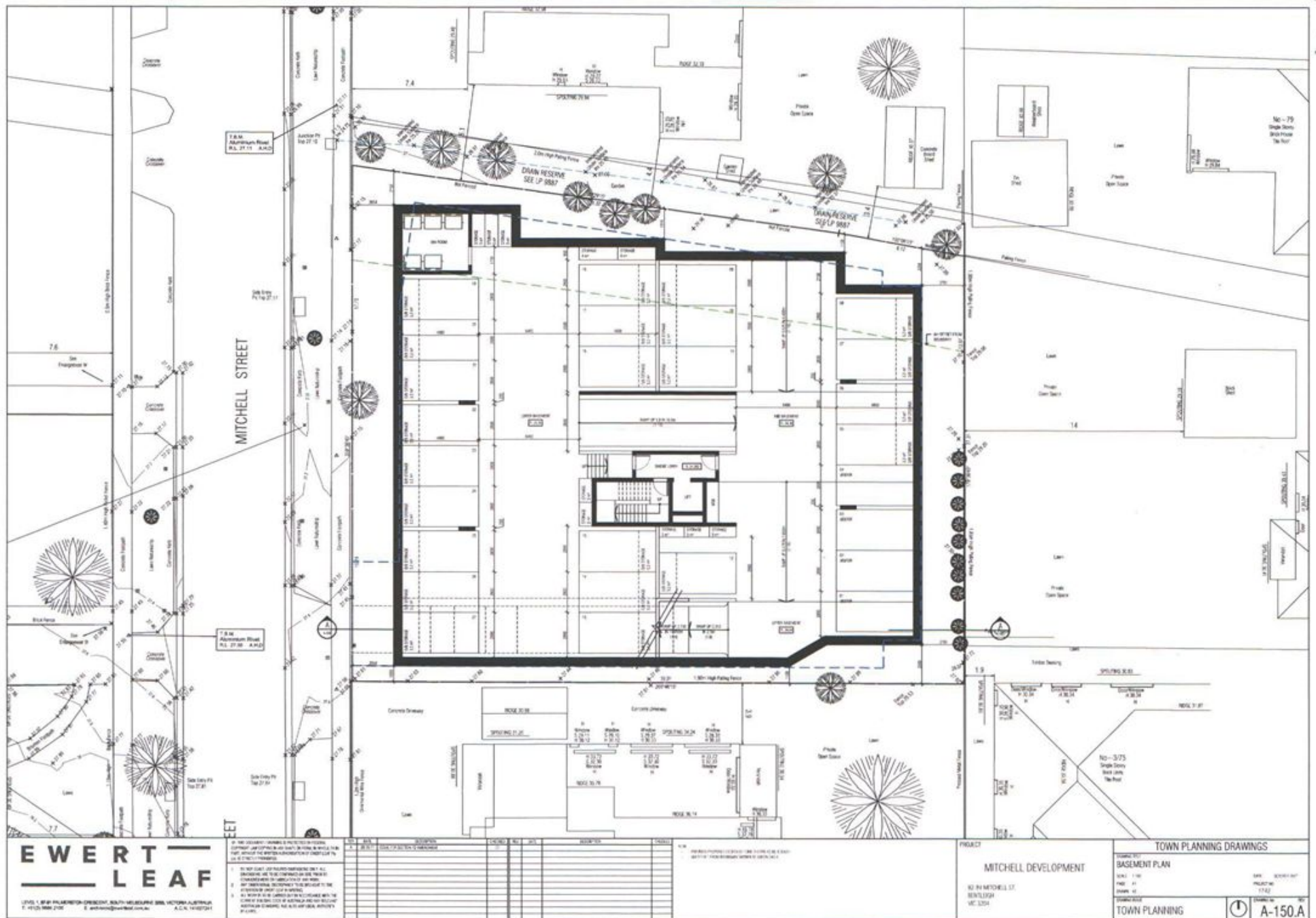
Liveable and Well Designed: A well planned City that is a great place to live.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

That a Notice of Decision to Grant an Amended Planning Permit be issued.



82-84 MITCHELL STREET BENTLEIGH, VICTORIA 3204

DRAWING LIST	
TP-000	COVER PAGE
TP-001	PROPOSED DEVELOPMENT SITE PLAN
TP-002	PROPOSED DEVELOPMENT SITE PLAN
TP-003	PROPOSED DEVELOPMENT SITE PLAN
TP-004	PROPOSED DEVELOPMENT SITE PLAN
TP-005	PROPOSED DEVELOPMENT SITE PLAN
TP-006	PROPOSED DEVELOPMENT SITE PLAN
TP-007	PROPOSED DEVELOPMENT SITE PLAN
TP-008	PROPOSED DEVELOPMENT SITE PLAN
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PROJECT
MITCHELL DEVELOPMENT
82-84 MITCHELL ST
BENTLEIGH
VIC 3204

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COVER PAGE
DATE: 27 OCT 2017
PAGE: 41
DRAWN: 42
TOWN PLANNING
TP-000.A



SITE PHOTO - SUBJECT SITE - 82-84 MITCHELL STREET LOOKING NORTH-EAST



SITE PHOTO - VIEW OF SUBJECT SITE LOOKING SOUTH-EAST



SITE PHOTO - SALVATION ARMY



SITE PHOTO - INTERSECTION BETWEEN CENTRE ROAD AND MITCHELL STREET

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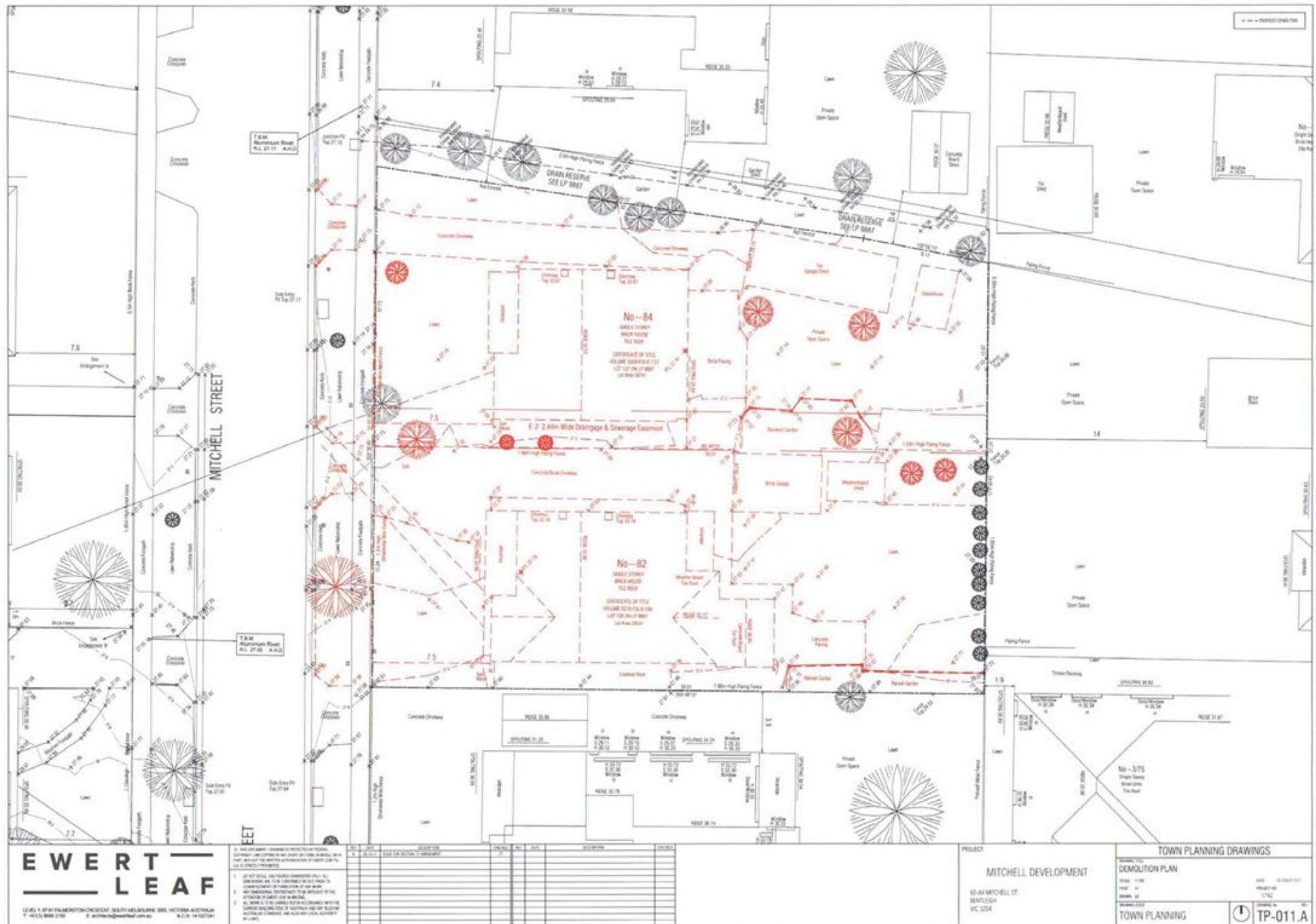
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PROJECT
MITCHELL DEVELOPMENT
82-84 MITCHELL ST.
BENDIGO
VIC 3204

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SCALE: AS SHOWN
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TOWN PLANNING
TP-010.A





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PROJECT
MITCHELL DEVELOPMENT
80-84 MITCHELL ST.
BENTLEY VIC 3204

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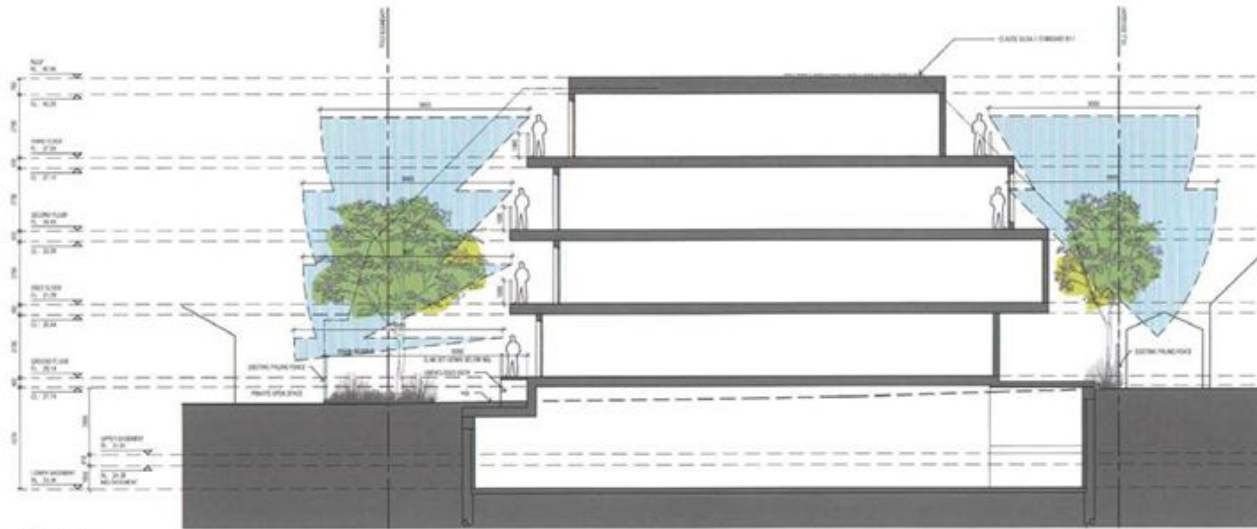
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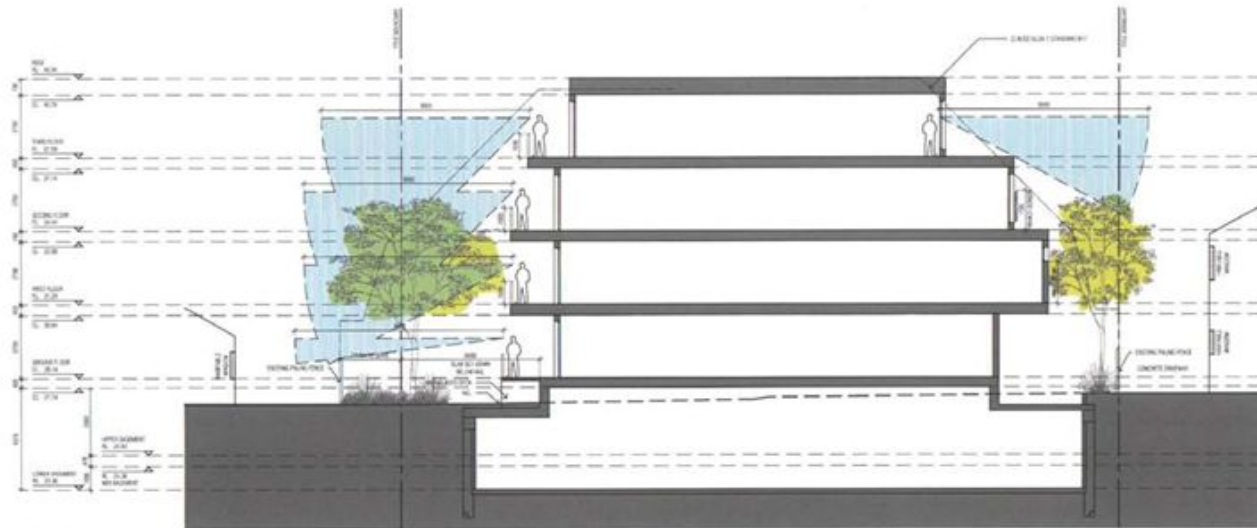
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PROJECT
MITCHELL DEVELOPMENT
82-84 MITCHELL ST.
MELBOURNE
VIC 3000

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SECTION A-A



SECTION B-B

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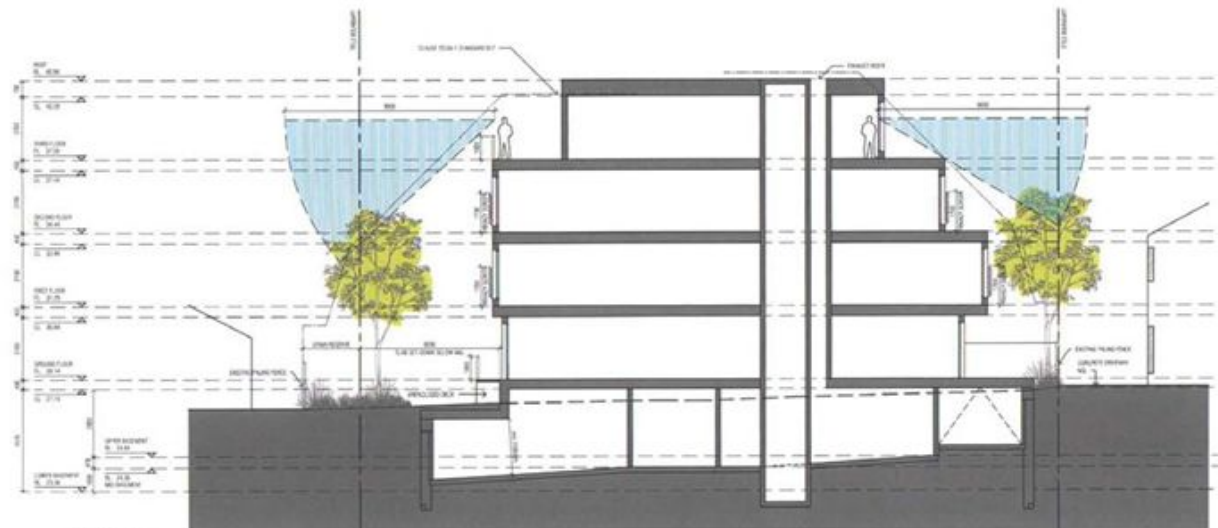
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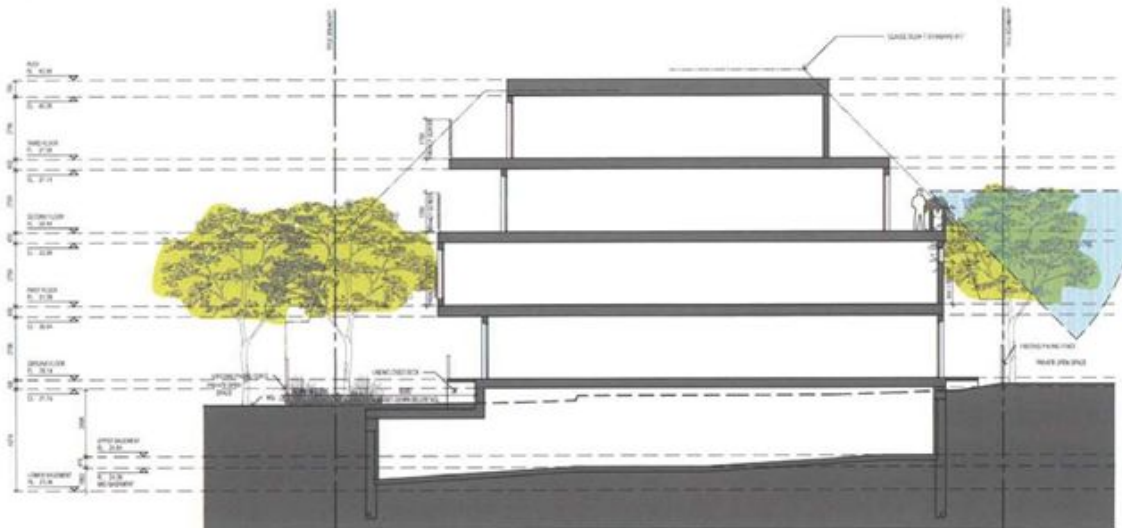
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PROJECT
MITCHELL DEVELOPMENT
82-84 MITCHELL ST.
SHEPPARTON
VIC 3204

TOWN PLANNING DRAWINGS			
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SECTION C-C



SECTION D-D

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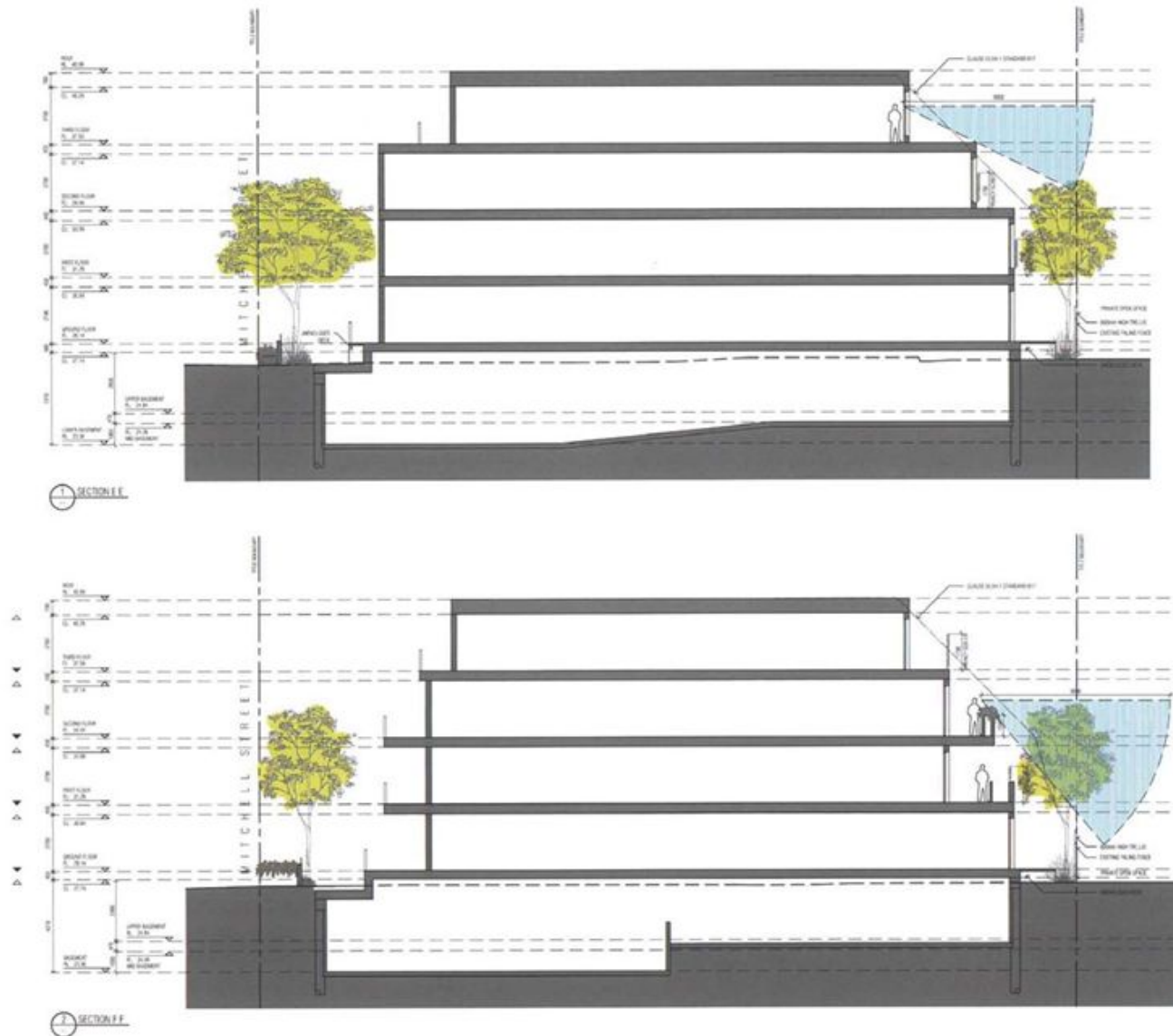
LEVEL 1 SPATIAL STRATEGY (PRELIMINARY) SOUTH-MELBOURNE, VIC, AUSTRALIA
17 JULY 2024 (REV 1.0)

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NO.	DATE	REVISION	BY	CHKD
1	17 JUL 2024	ISSUED FOR TENDERS	AW	AW
2	17 JUL 2024	ISSUED FOR TENDERS	AW	AW
3	17 JUL 2024	ISSUED FOR TENDERS	AW	AW
4	17 JUL 2024	ISSUED FOR TENDERS	AW	AW
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8	17 JUL 2024	ISSUED FOR TENDERS	AW	AW
9	17 JUL 2024	ISSUED FOR TENDERS	AW	AW
10	17 JUL 2024	ISSUED FOR TENDERS	AW	AW

PROJECT
MITCHELL DEVELOPMENT
80-84 MITCHELL ST.
MELBOURNE
VIC 3004

TOWN PLANNING DRAWINGS
DESIGN RESPONSE- SECTIONS
SCALE: 1:50
DATE: 17 JUL 2024
DRAWN BY: AW
CHECKED BY: AW
TOWN PLANNING
TP-024.A



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LEVEL 1, 80th PARLIAMENTARY CHURCH, SOUTH MELBOURNE 3000 VICTORIA AUSTRALIA
 17.10.2020 10:00 AM
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2	17.10.2020	ISSUED FOR DESIGN RESPONSE			
3	17.10.2020	ISSUED FOR DESIGN RESPONSE			
4	17.10.2020	ISSUED FOR DESIGN RESPONSE			
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8	17.10.2020	ISSUED FOR DESIGN RESPONSE			
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PROJECT
 MITCHELL DEVELOPMENT
 80-84 MITCHELL ST
 MELB VIC
 VIC 3001

TOWN PLANNING DRAWINGS

DESIGN RESPONSE - SECTIONS

TOTAL: 1-100
 PAGE: 41
 DRAWING: 41

DATE: 17.10.2020
 PROJECT NO: 17162

TOWN PLANNING

TP-025.A







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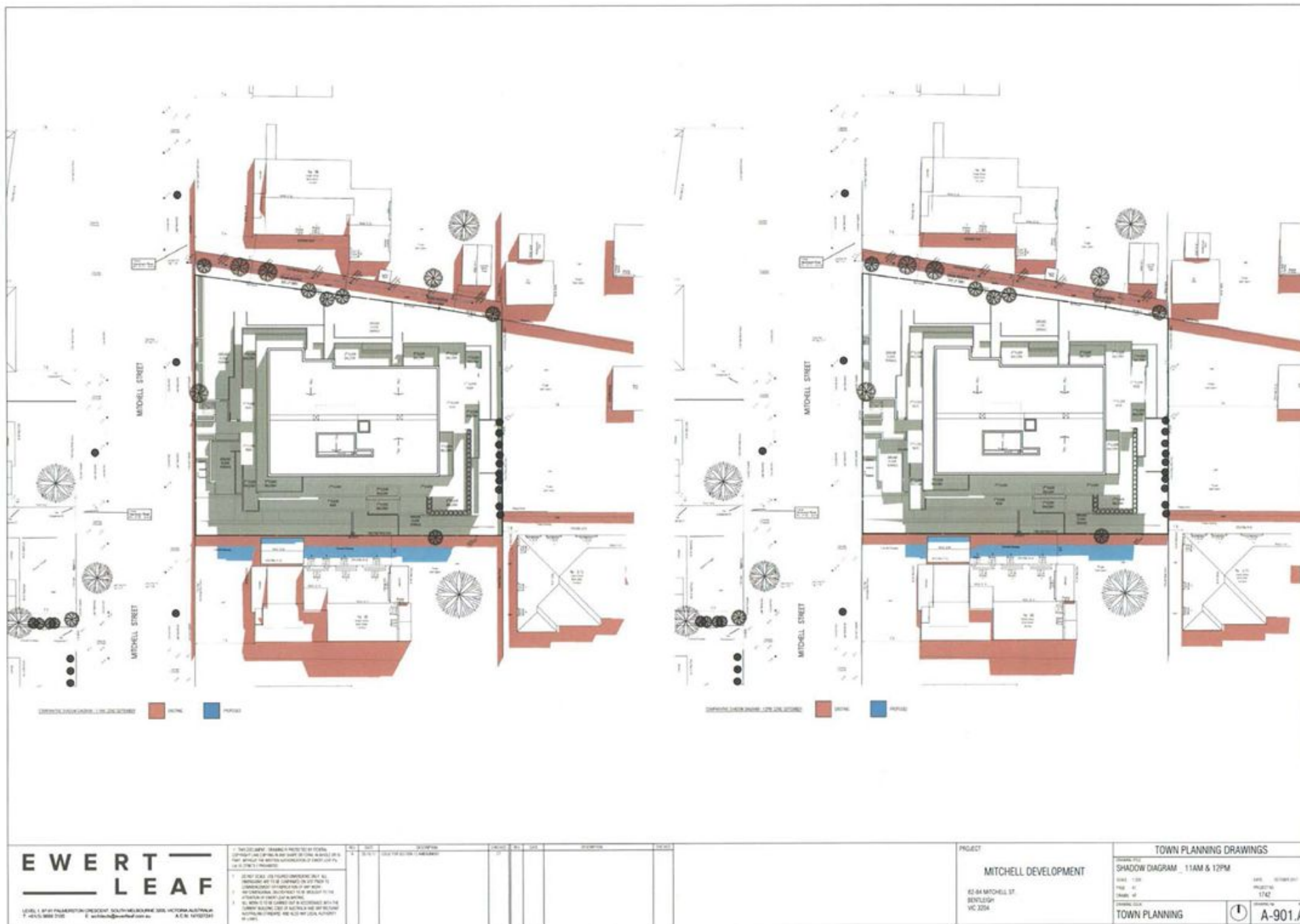
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1	20/11/21	ISSUE FOR TENDER / FOR INFORMATION					

PROJECT
MITCHELL DEVELOPMENT
87-89 MITCHELL ST
SOUTH MELB
VIC 3006

TOWN PLANNING DRAWINGS
ELEVATIONS (FENCE)
SCALE: 1:50
DATE: 21/11/21
DRAWN BY: [Signature]
CHECKED BY: [Signature]
TOWN PLANNING
A-402.A



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1	20/10/2023	SHADOW STUDY - 11AM & 12PM				

NO.	DATE	DESCRIPTION	PROJECT	SITE	LOCATION	DATE
1	20/10/2023	SHADOW STUDY - 11AM & 12PM				

NO.	DATE	DESCRIPTION	PROJECT	SITE	LOCATION	DATE
1	20/10/2023	SHADOW STUDY - 11AM & 12PM				

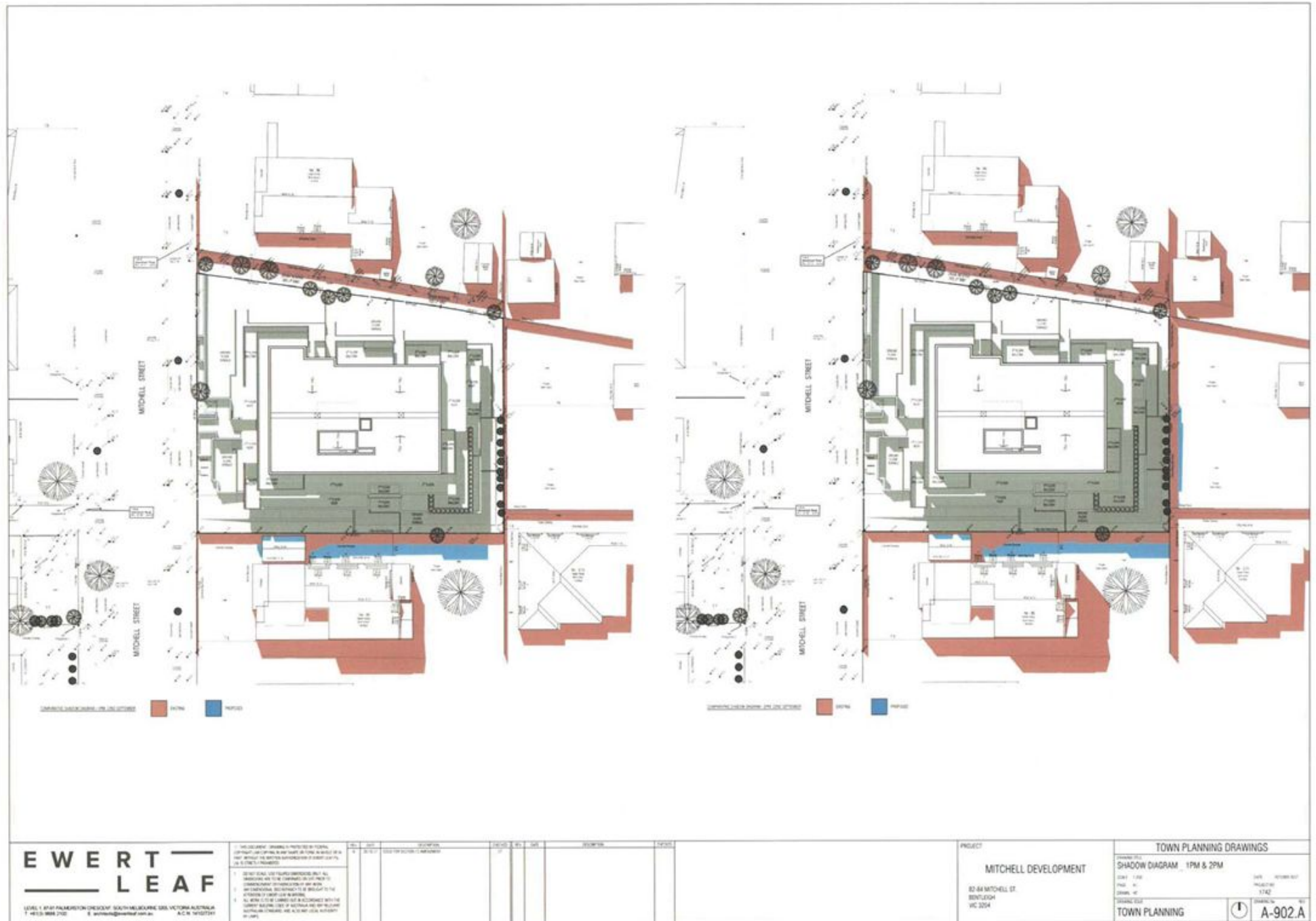
NO.	DATE	DESCRIPTION	PROJECT	SITE	LOCATION	DATE
1	20/10/2023	SHADOW STUDY - 11AM & 12PM				

NO.	DATE	DESCRIPTION	PROJECT	SITE	LOCATION	DATE
1	20/10/2023	SHADOW STUDY - 11AM & 12PM				

NO.	DATE	DESCRIPTION	PROJECT	SITE	LOCATION	DATE
1	20/10/2023	SHADOW STUDY - 11AM & 12PM				

PROJECT	MITCHELL DEVELOPMENT
82-84 MITCHELL ST BENTLEIGH VIC 3204	

TOWN PLANNING DRAWINGS	
SHADOW DIAGRAM - 11AM & 12PM	
DATE: 20/10/2023	PROJECT NO: 1742
SCALE: 1:500	
FILE: 41	
CAD: 41	
TOWN PLANNING	A-901.A





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PROJECT

MITCHELL DEVELOPMENT

87-89 MITCHELL ST
BENTLEY
VIC 3004

TOWN PLANNING DRAWINGS

SHADOW DIAGRAM - 3PM

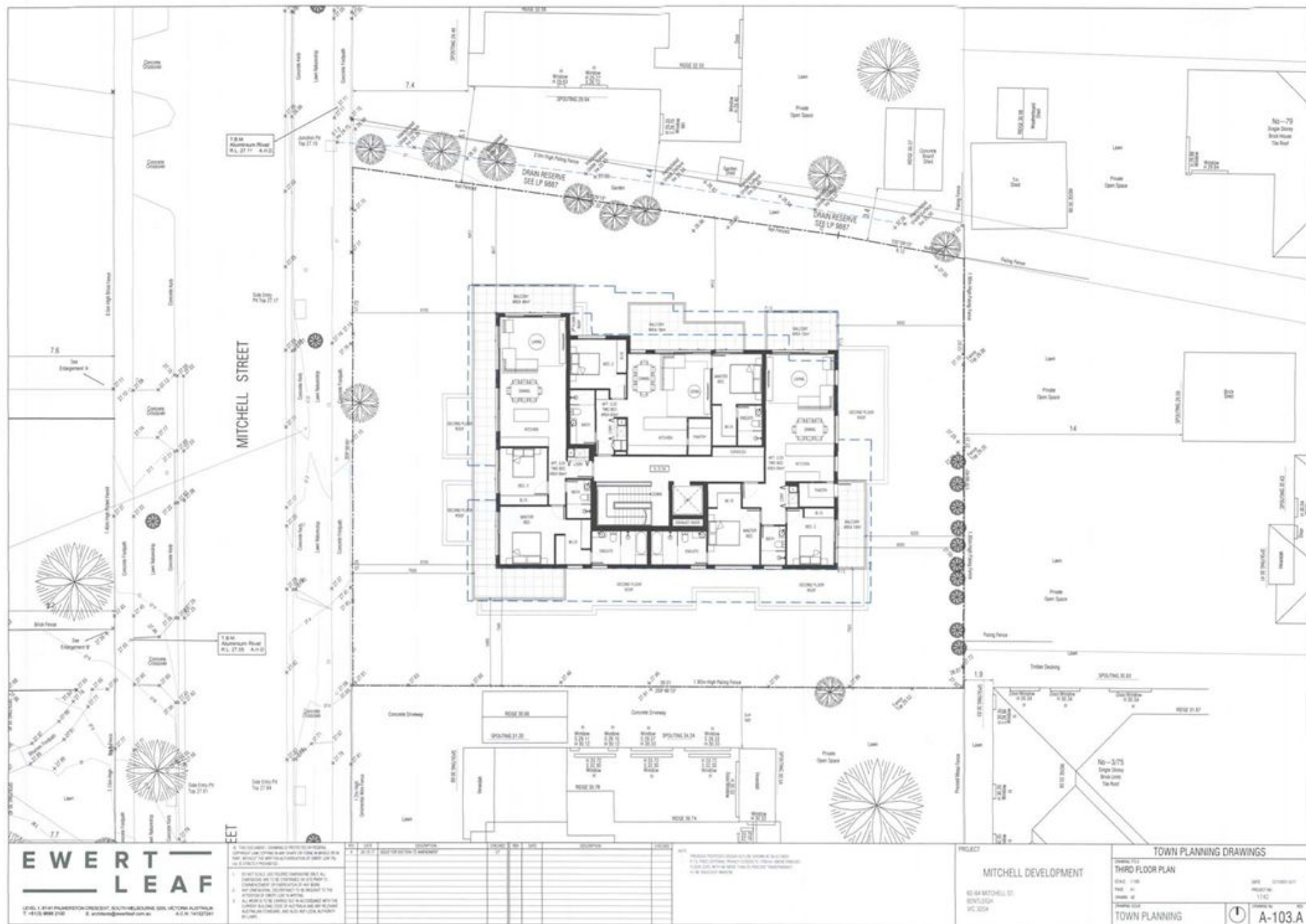
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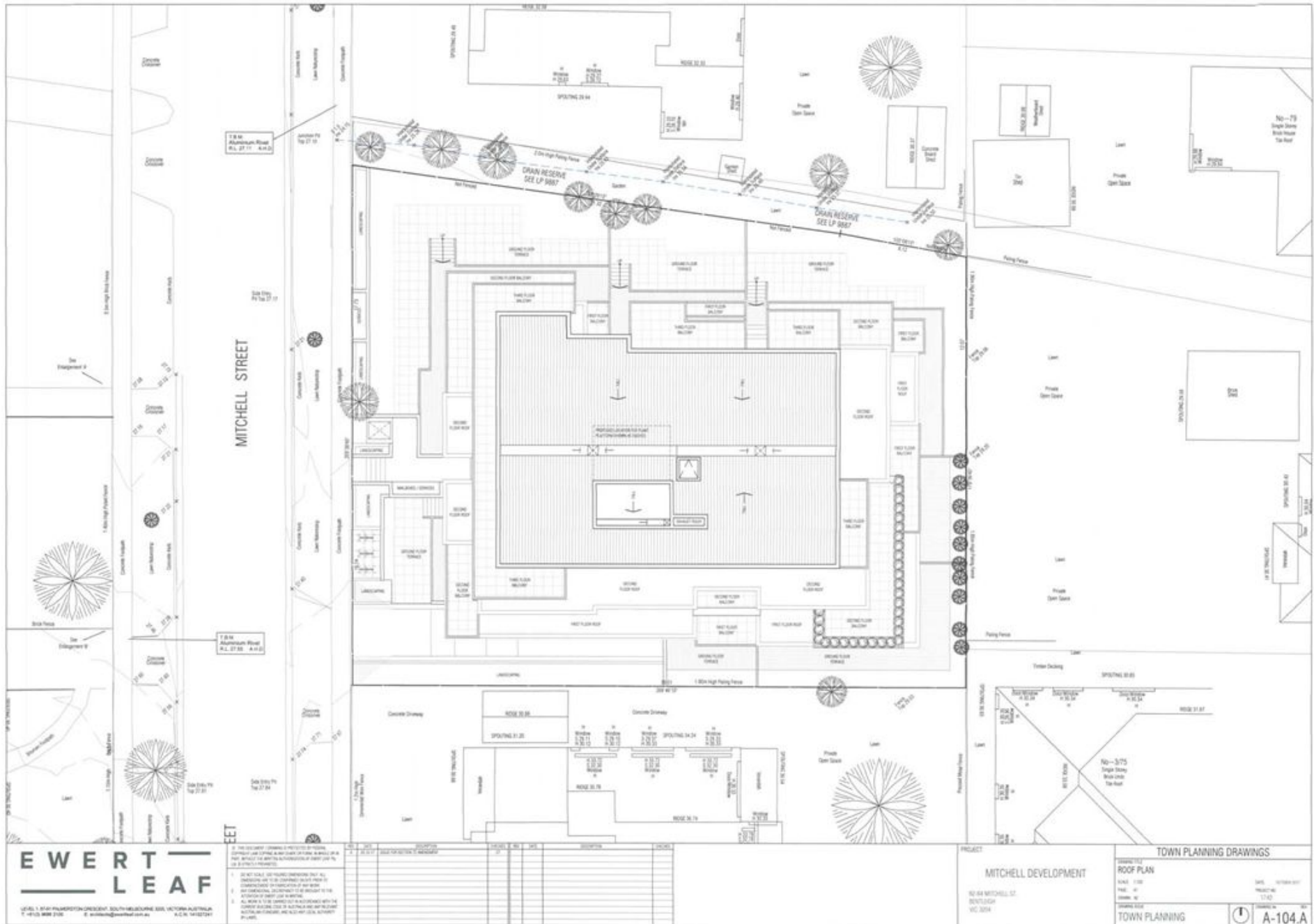
TOWN PLANNING

1742

A-903.A









- OPTIONAL FINISHES GUIDE
- 1. WHITE POLAR WHITE
 - 2. WHITE LAMING - FORMING SHAP
 - 3. WHITE LAMING - SHOT POLAR WHITE
 - 4. WHITE LAMING - SHOT POLAR WHITE
 - 5. WHITE LAMING - SHOT POLAR WHITE
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 - 9. WHITE LAMING - SHOT POLAR WHITE
 - 10. WHITE LAMING - SHOT POLAR WHITE
 - 11. WHITE LAMING - SHOT POLAR WHITE
 - 12. WHITE LAMING - SHOT POLAR WHITE

1 WEST ELEVATION



2 EAST ELEVATION

EWERT LEAF

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NO.	DATE	REVISION	BY	FOR
1	10/10/2023	1	EWERT LEAF	FOR APPROVAL

PROJECT: MITCHELL DEVELOPMENT

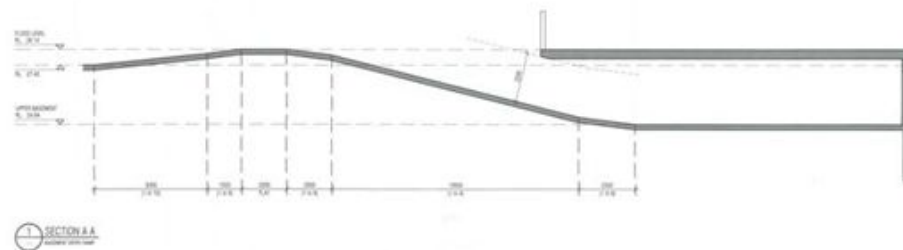
80-84 MITCHELL ST.
SHEPPARTON
VIC 3000

TOWN PLANNING DRAWINGS

ELEVATIONS (WEST & EAST)

DATE: 10/10/2023
PROJECT NO: 17142
DRAWING NO: A-400.A





SECTION A-A
BASEMENT ENTRY RAMP

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NO.	DATE	REVISION	BY	CHKD	DESCRIPTION	STATUS
1	10/10/2017	1	EWERT	EWERT	DESIGN	FOR REVIEW
2	10/10/2017	2	EWERT	EWERT	DESIGN	FOR REVIEW
3	10/10/2017	3	EWERT	EWERT	DESIGN	FOR REVIEW
4	10/10/2017	4	EWERT	EWERT	DESIGN	FOR REVIEW
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8	10/10/2017	8	EWERT	EWERT	DESIGN	FOR REVIEW
9	10/10/2017	9	EWERT	EWERT	DESIGN	FOR REVIEW
10	10/10/2017	10	EWERT	EWERT	DESIGN	FOR REVIEW

PROJECT
MITCHELL DEVELOPMENT
80-81 MITCHELL ST.
SOUTH MELBOURNE
VIC 3004

TOWN PLANNING DRAWINGS
DRAWING NO.
SECTIONS - BASEMENT ENTRY RAMP
SCALE
1:100
DATE
10/10/2017
PROJECT NO.
1710
DRAWING NO.
TOWN PLANNING
A-500.A

ITEM 9.7 11 PERTH STREET, MURRUMBEENA**Author:** *Paul Wood, Manager Town Planning***File No:** *GE/PP-31145/2017***Attachments:** *Advertised plans***PURPOSE AND SUMMARY**

To consider a Planning Permit application.



PROPOSAL	Construction of five (5) triple storey dwellings above a basement car park
MUNICIPAL STRATEGIC STATEMENT	Housing Diversity Area
APPLICANT	Acorn Planning
PLANNING SCHEME CONTROLS	General Residential Zone Schedule 1 Clause 22.07 (Housing Diversity Area Policy) Clause 55 (Two or more dwellings on a lot) Clause 52.06 (Car Parking)
OBJECTIONS	17

RECOMMENDATION

That Council issues a Notice of Decision to Grant a Planning Permit for construction of five (5) triple storey dwellings above basement car park for Application No. GE/PP-31145/2017 at 11 Perth Street, Murrumbena, in accordance with the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as 'Town Planning Drawings for 5 x unit development at 11 Perth Street Murrumbena', Job No. 1711, Sheets 03 - 08 & 10, Revision B, dated 14/11/17 and prepared by Raso Architects) but modified to show:

Landscaping

- (a) A Landscape Plan in accordance with Condition 2;

Plan modifications and annotations

- (b) Modification to the internal layout of Units 4 and 5 so that they each contain no more than 2 bedrooms, or rooms capable of being used as bedrooms (i.e. rooms currently identified as bedrooms and retreats);
- (c) Annotation on the plans outlining that written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the development does not exceed 10.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection;
- (d) Annotation that the openable sections of the south facing windows at the uppermost level of Unit 5 will open no more than 100mm outwards;
- (e) Annotation that the pedestrian walkway on the eastern side of the site is to be constructed of permeable paving or permeable material;
- (f) An elevation of the front fence;

Materials and finishes

- (g) A schedule of construction materials, external finishes and colours (incorporating paint samples);

Vehicle access and basement configuration

- (h) An apex provided at the top of the basement access ramp at least 100mm freeboard above the back of the footpath/street building line. This must be shown on the ground floor plan and in cross-section;
- (i) The ground floor plan modified to show the proposed crossover aligned with the basement car park ramp and 3 metres in width. A note must be provided on the ground floor plan to the effect that it is to be a splayed crossing constructed to Council standards;
- (j) The ground floor plan modified to show the basement access ramp gradients (i.e. consistent with the basement plan);

- (k) Car spaces 3 and 4 widened to 2.6 metres and car space 8 widened to 3.2 metres;
- (l) The car park aisle adjacent to spaces 6, 7 and 8 increased to a minimum of 6.4 metres; and
- (m) The solid wall along the basement access ramp, adjacent to the visitor car space to be cutback or the wall be no greater than 900mm in height for the first 2.5 metres from the bottom of the basement floor.

When approved, the plans will be endorsed and will then form part of this Permit.

2. Before the development starts, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:
 - (a) All existing retained vegetation to be identified;
 - (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary;
 - (c) A planting schedule of all proposed vegetation including botanical names, common names, pot sizes, sizes at maturity, quantities of each plant and details of surface finishes of pathways and driveways;
 - (d) Landscaping and planting within all open space areas of the site;
 - (e) Landscaping in the front setback of the site to include evergreen species that provides adequate screening to the private open space areas at the front of the site; and
 - (f) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
 - (i) 3 trees within the front setback;
 - (ii) 3 trees within the private open space areas (one for each of Dwellings 3, 4 and 5);
 - (iii) 2 trees along the eastern side of the site (up-right species); and
 - (iv) 1 tree in each of the south-eastern and south-western corner of the site (i.e. 2 trees along the southern boundary).

Or 10 trees as above in locations to the satisfaction of the Responsible Authority.

All species selected must be to the satisfaction of the Responsible Authority.
3. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. *Note: This does not obviate the need for a permit where one is required.*
4. This Permit will expire if:

- The development does not start within two (2) years from the date of this Permit;
- The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced.

If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

5. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
6. Adequate provision must be made for the storage and collection of garbage, bottles and other solid wastes in bins or receptacles, to the satisfaction of the Responsible Authority.

All bins and receptacles used for the storage and collection of garbage, bottles and other solid wastes must be kept in a storage area screened from view, to the satisfaction of the Responsible Authority.

All bins and receptacles must be maintained in a clean and tidy condition and free from offensive odour, to the satisfaction of the Responsible Authority.

7. Before the development is occupied, all walls on or facing the boundary of an adjoining property must be cleaned and finished in a manner to the satisfaction of the Responsible Authority. Painted or bagged walls must be finished to a uniform standard and unpainted or unrendered walls must have all excess mortar removed.
8. The landscaping as shown on the endorsed Landscape Plan must be carried out, completed and maintained to the satisfaction of the Responsible Authority.
9. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.
10. The existing street tree to be removed must be replaced by a tree, the species, maturity and location of which must be to the satisfaction of the Responsible Authority. The new tree must be planted and maintained to the satisfaction of Council at no expense to the Council.
11. Written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the development does not exceed 10.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection.
12. Before the development (including excavation) starts, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must provide details of the following:

-
- (a) Delivery and unloading points and expected frequency;
 - (b) Truck haulage routes, circulation spaces and queuing lanes;
 - (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
 - (d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (f) Any requirements outlined within this permit as required by the relevant referral authorities;
 - (g) Hours for construction activity in accordance with any other condition of this permit;
 - (h) Measures to control noise, dust, water and sediment laden runoff;
 - (i) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan; and
 - (j) Any construction lighting to be baffled to minimise intrusion on adjoining lots.
13. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all weather sealcoat;
 - (d) drained;
 - (e) line-marked to indicate each car space and all access lanes;
 - (f) clearly marked to show the direction of traffic along the access lanes and driveways;
- to the satisfaction of the Responsible Authority.
14. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
15. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
16. The car parking allocation for the approved development must be:
- One (1) car space be allocated to each of the two-bedroom dwellings;
 - Two (2) car spaces be allocated to each dwelling with three or more bedrooms; and
 - One (1) visitor space be provided to each 5 dwellings.
17. All disused or redundant vehicle crossings must be removed and the area re-instated with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
18. Before any construction starts above the basement floor level, written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement floor has been constructed in accordance with the endorsed plans.

19. Before any construction starts above the basement floor level (or at another time that is agreed in writing by the Responsible Authority), written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the basement ramp has been constructed in accordance with the endorsed plans.

Conditions End

NOTES: *(The following notes are for information only and do not constitute part of this permit or conditions of this permit)*

- A. The amendments specified in Condition 1 of this Planning Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

- B. This Planning Permit represents the planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- C. This Planning Permit represents the planning approval for the development of the land. Side and rear boundary fences do not form part of this planning approval. The approval for building on a “title boundary” enables the building to be sited precisely on the boundary (as determined by a licensed land surveyor) or within 200mm of the title boundary as per the definition in Clause 55.04-2 of the Glen Eira Planning Scheme. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968, (i.e. Council will not deliberate on which option prevails but rather the permit holder and adjoining owners will need to cooperatively resolve which of the above outcomes is mutually acceptable).
- D. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- G. Prior to the commencement of any demolition and/or building works, an Asset Protection Permit must be obtained from Council's Engineering Services Department.

- H. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Planning Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

Council's Asset Management Department Advise

- I. No net increase in peak stormwater runoff to the Council drainage network is permissible. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations must be submitted to Council for approval prior to any construction works. When approved these plans will be endorsed and form part of plans submitted with town planning permit.
- J. Engineering Services encourage using rainwater tanks for storage and reuse for toilet and irrigation purposes and/or stormwater detention systems.
- K. Drainage associated with the basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest Council Drain/Pit and not discharged to the kerb and channel.
- L. All storm water runoff must be connected to the Council underground drainage network. No uncontrolled storm water discharge to adjoining properties and footpaths is permissible.
- M. Any firefighting equipment for the building must be accommodated within title boundary. Submitted plans do not show the location of any hydrant/booster. Council will not allow private fire equipment in the Road Reserve.
- N. All relevant Engineering Permits must be obtained prior to any works within the Road Reserve and/or storm water connection to the Council drainage network.

ISSUES AND DISCUSSION

Proposal

The proposal is for the construction of five triple storey attached dwellings above a basement car park.

Units 1 and 2 are three bedroom dwellings and are oriented to front Perth Street.

Units 3, 4 and 5 are two bedroom dwellings (although Units 4 and 5 also have a retreat at the uppermost level). Pedestrian access from the front of the site is via a walkway on the eastern side.

Each dwelling is provided with northern or western oriented ground floor private open space area of over 25 square metres.

The basement provides for 8 car spaces, accessed via a ramp on the western side. One car space each is allocated to the two bedroom dwellings and two car spaces are allocated to each three bedroom dwelling. One (1) visitor car space is provided.

Objector concerns

17 objections were received as part of the advertising process. The key concerns are summarised as follows:

- Height, massing and bulk
- Overlooking
- Overshadowing and loss of natural daylight
- Cumulative impact of development
- Overdevelopment of the site
- Construction management concerns
- Noise
- Impact on infrastructure

Referrals

There are no statutory referrals required under Clause 66 of the Glen Eira Planning Scheme, however the proposal was referred to the following Council Departments or services:

- Transport Planning
- Landscape Officer
- Asset Engineering
- Park Services

Transport Planning

- No objection subject to conditions to improve access within the basement.
- The number of car spaces provided meets the statutory requirements. However, there is a room on each of the upper levels of Units 4 and 5 which are noted as 'retreats' that could potentially be used as bedrooms.
- It is estimated that the development would generate up to 27 vehicle movements during the day and up to 3 vehicles trips during each of the peak periods. It is believed that this would not have any significant impact on the operation and function of the Perth Street and the surrounding road network.

Landscape Officer

- No objection on the basis there are no trees on neighbouring properties within proximity to the site that would be affected by the proposed development.
- More landscaping should be provided along the southern and eastern boundaries of the proposal.
- The applicant should submit a landscape plan to Council for approval.

Asset Engineering

- No objection subject to a condition requiring the basement ramp includes an apex section which mitigates flood impacts.

Parks Services

- No objection subject to a condition requiring to the street at the front of the site being removed and replaced at cost to the applicant.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource and asset management implications.

POLICY AND LEGISLATIVE IMPLICATIONS

The key issues for consideration in the application include:

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Drainage and flood considerations
- Objectors' concerns

Zoning and policy context

State and Local planning policy broadly supports development in this location, which increases housing supply in an existing urban area with good access to public transport and services.

The subject site is located within the General Residential Zone, Schedule 1 and is within a Neighbourhood Centre at Clause 21.04 of the Glen Eira Planning Scheme (Scheme).

Sites within Neighbourhood Centres are subject to the Housing Diversity Area Policy at Clause 22.07 of the Scheme. Key objectives of this policy are to:

- *Ensure that the density, mass and scale of residential development is appropriate to that of the neighbourhood centre.*
- *Ensure that residential development is sited and designed so that it does not dominate the streetscape.*
- *Encourage a decrease in the density of residential development as the proximity to the commercial area of the neighbourhood centre decreases.*

Two of the stated purposes of the General Residential Zone are:

- *To encourage development that respects the neighbourhood character of the area.*

- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*

It is considered that the proposal complies with the Housing Diversity Area Policy and the purpose of the General Residential Zone. The density, mass and scale of the development are appropriate for this location.

Neighbourhood character

It is acknowledged that this building is within a street where there are no other three storey buildings. However, existing neighbourhood character will change over time given the site's location within the Murrumbeena Neighbourhood Centre.

The proposal is representative of the anticipated change in terms of the density, height and massing which is a product of the mandatory height limit in the General Residential Zone and the considerations of ResCode including front and side setbacks, street setbacks and site coverage.

In recommending the development be approved, weight was given to the footprint of the uppermost level of the building. The uppermost level is well-articulated, adequately separated from adjoining buildings and setback well in excess of the ResCode standards from the sensitive private open space area of the property to the immediate west (the minimum requirement is 4.5 metres from this area, with the proposal setback 7.19 metres in this area).

Height, scale and massing

The overall height of the proposal is 10.147 metres above natural ground level, compliant with the allowable maximum in the zone of 10.5 metres. A recommended condition of permit is to ensure the height is checked for compliance at frame and final inspection of the building.

The front setback at ground floor does not comply with the numerical standards in the Scheme, which requires 8.2 metres, based on the average setback of the two adjoining dwellings (the proposal is setback 7.5 metres at ground floor).

The decision guidelines of the Scheme require the decision maker to consider whether different setbacks would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots and any relevant policy set out in the Scheme.

The street setbacks of the dwellings to the north and west are varied between 5.9 metres and 9.062 metres. As such, the setbacks of the dwellings on Perth Street allow for consideration of alternative setbacks.

It is considered the variation from the standard at ground level is acceptable as it will provide appropriate articulation and transition to the upper levels.

Both the first floor level (setback 9 metres from the street), and the uppermost level (setback 10 metres from the street) are in excess of the ResCode requirement.

The proposed site coverage is 52% (being less than the ResCode standard of 60%).

The proposed permeability is 30.4% (being greater than the ResCode standard minimum of 25%).

Amenity impacts

The side and rear setbacks comply with the ResCode standards and notably, the rear setback is also compliant with the requirement to setback a building further where it adjoins north facing windows (there are north-facing windows on the apartment building to the south).

The overshadowing from the proposal to the private open space of the adjoining property to the west complies with the ResCode standard.

Windows are shown as screened where required (through the use of obscure glazing to a height of 1.7 metres above finished floor level or sill heights to a height of 1.7 metres above finished floor level). It is noted that there are openable windows on the upper level facing south. It is recommended a note be provided on the plans that these only open up to 100mm to minimise downwards views to the property to the south.

There is a wall proposed on the western boundary which is compliant with the height and length requirements of ResCode. It is also opposite a wall of the adjoining dwelling to the west, (a non-sensitive interface from a planning perspective).

The proposal is adequately setback from the adjoining buildings to comply with the ResCode standard regarding daylight to existing windows.

Landscaping

The design of the basement is adequately setback from the boundaries to allow for landscaping opportunities.

Further permeable area along the eastern side of the site is recommended in accordance with the comments of Council's Landscape Assessment Officer (a condition is recommended that the walkway in this area be permeable).

It is also recommended that the landscaping in the front setback be evergreen to provide adequate screening to the private open space area and an attractive appearance to the streetscape.

There is an existing street tree at the front of the site that is aligned with the location of the proposed basement ramp. Should the development proceed, its removal would be required. The street tree is an immature Green Ash of 2 metres in height and Council's Park Services area considers that it does not present a significant landscape feature to the street. As such, its removal is considered acceptable subject to a suitable replacement tree being planted on the frontage.

Internal amenity

The dwellings will have a high level of internal amenity with large ground floor living areas and rooms will be provided with good access to daylight. There are no narrow light corridors or borrowed light to the habitable rooms.

The development provides ground floor courtyards for the townhouses located to the northern and western side of the site. The ResCode standard states that ground floor private open space areas should have a total of 40sqm, with 25sqm to the side or rear of the site. The rearmost dwelling (Unit 5) meets this requirement, with a total of over 50 square metres to the side and rear of the dwelling.

Units 1 and 2 are provided with 40 square metres at the front of the site, with between 26.75 and 28.5 square metres of this area fenced-in to provide for a secluded space. Given the fencing and adequate landscaping, its position at the front of the site is considered acceptable in this instance. A recommended condition of permit is to provide an elevation of the front fence.

Both Units 3 and 4 are provided with 36 square metres of private open space to the western side of the site. Whilst these courtyard areas do not meet the numerical requirement of 40 square metres, they only fall short by 4 square metres and provide adequate dimensions for a useable space and therefore meet the objective of ResCode.

Car Parking and Traffic

Clause 52.06 of the Scheme relates to car parking and requires a total of 8 car spaces to be provided on site (7 for residents, 1 for visitors). This is based on the requirement of providing 1 car parking space for a 2 x bedroom dwelling and 2 car parking spaces for 3 or more bedroom dwellings. The application is compliant with this car parking rate.

Concern is raised that Units 4 and 5 could be considered 3 bedroom dwellings due to the fact that there are 'retreat' areas at the uppermost levels that could potentially be used as bedrooms, thereby triggering the requirement for another car parking space per dwelling.

The applicant's planning documentation has identified these units as being only 2 bedroom dwellings and if they were to be treated as 3 bedrooms dwellings would require either an additional car parking space for each dwelling, or would need to seek an amendment to the application to reduce the number of car parking spaces required.

A condition is therefore recommended to internally modify the units so that they have no more than 2 bedrooms, or rooms capable of being able to be used as bedrooms.

Additional concern was raised by objectors about current school traffic in this area and how the proposal would exacerbate this. The traffic generation is considered reasonable in the context of the road network and it is not considered that any mitigation measures are required

Drainage and flood considerations

Council's Asset Engineers have identified conditions that mitigate flood impacts associated with the basement car park area. While this is not included in an area that is covered by a Special Building Overlay, Council has an obligation to consider flood risk as identified within the General Decision Guidelines. The necessity for ensuring the design provides for a free flow of water, particularly in a basement construction, is important and reasonably required for this proposal.

Management Plan Requirements

It is recommended that the applicant provide a Construction Management Plan as a condition of permit.

COMMUNICATION AND ENGAGEMENT

The following is a summary of the advertising and consultation processes undertaken for this application:

1. Public Notice (Statutory)
 - 8 properties notified
 - 37 notices sent (owners and occupiers)
 - 1 sign was erected on site
 - 17 objections received
2. Planning Conference (Non Statutory)

A Planning Conference was chaired by Cr Esakoff and provided a forum where all interested parties could elaborate on their respective views. The objectors mainly emphasised their original reasons for objection. A number of objectors also raised concerns about the current school traffic in the area and that this proposal would exacerbate this issue.

Undertakings by the Applicant

There were no undertakings made by the applicant

LINK TO COUNCIL PLAN

Liveable and Well Designed: A well planned City that is a great place to live.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

That a Notice of Decision to Grant a Planning Permit be issued.

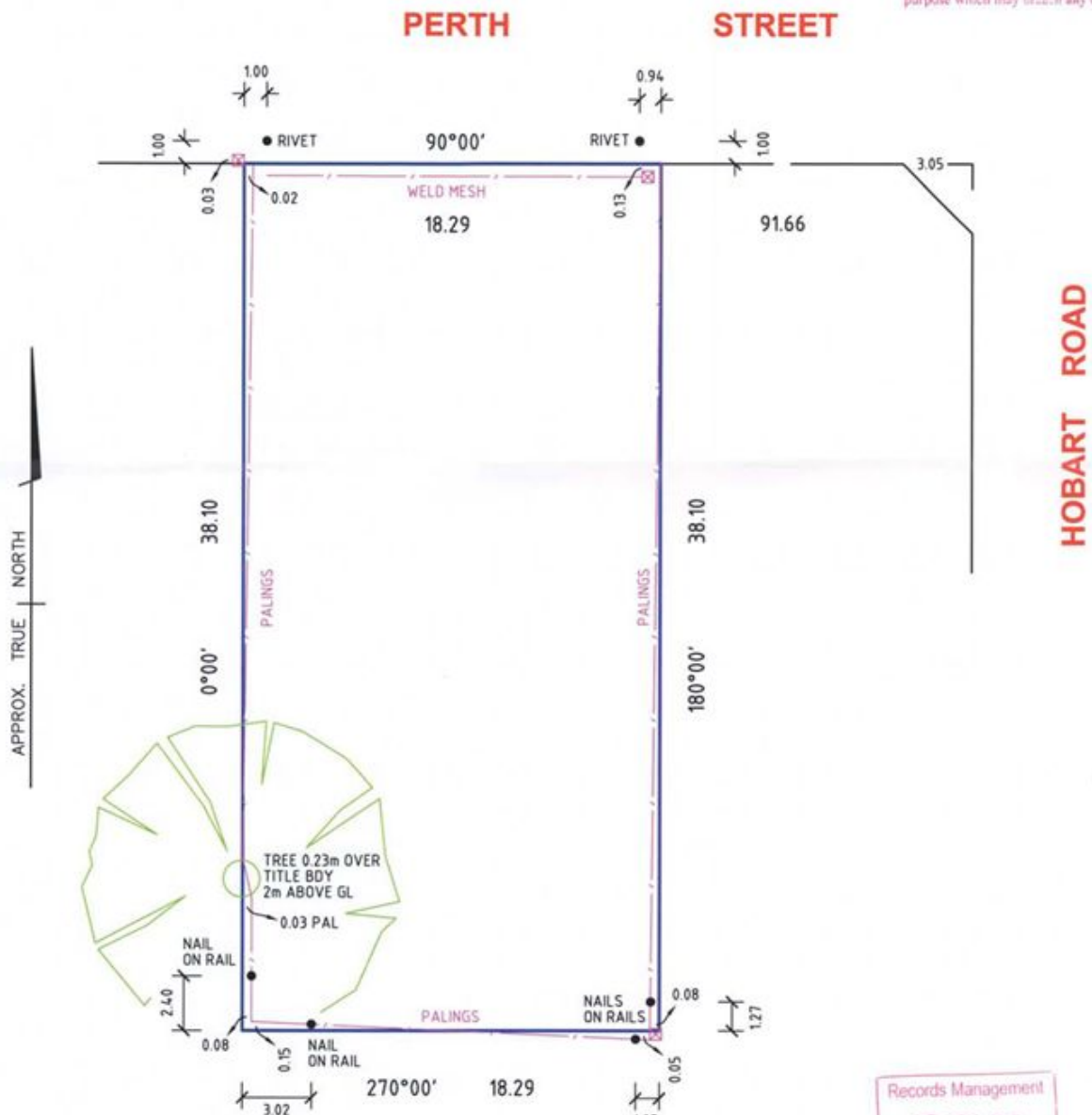
LAST PLAN REFERENCE: LP1720 (LOT 57)
ENCUMBRANCES : NIL
DATUM VIDE PS715105A

THIS PLAN'S PRIMARY PURPOSE IS TO SHOW THE RELATIONSHIP BETWEEN OCCUPATION AND TITLE BOUNDARIES. POSSESSORY RIGHTS OF ABUTTING PROPERTIES SHOULD BE ASCERTAINED PRIOR TO DESIGNING AND/OR BUILDING OVER OCCUPIED BOUNDARIES (REFER SECTIONS 8 AND 18 LIMITATIONS OF ACTIONS ACT 1958).

ADVERTISED PLAN

5 OF 16

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LICENSED SURVEYOR

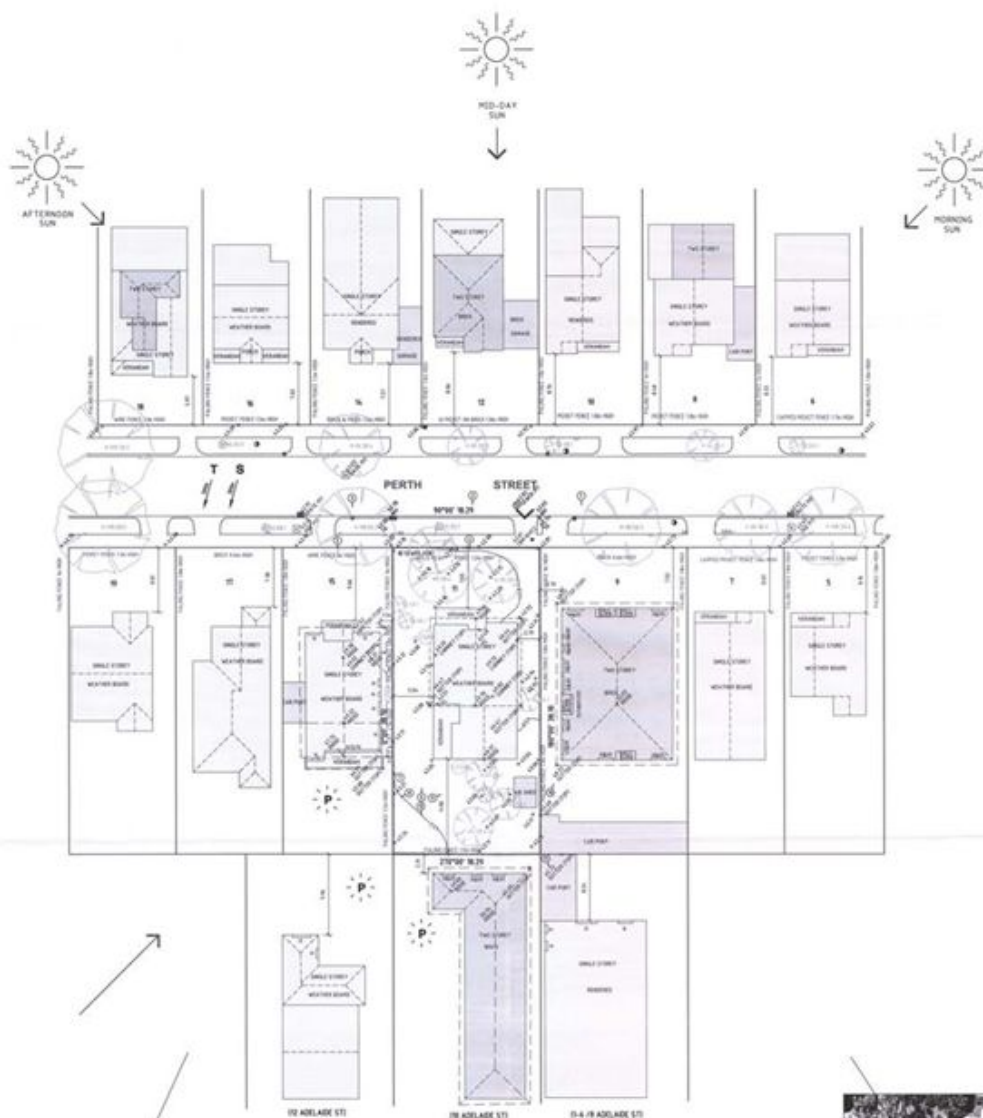
21-04-2017

DATE _____



BRIAN WATSON SURVEYING

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Key for Site Context Plan
LEVELS ARE TO AUSTRALIAN HEIGHT DATUM

- S — Shop
- T — Transport
- P — Private open space
- W — Inhabitable window facing site
- W1 — Ground floor, W1, 1st floor
- W2 — 2nd floor, etc.
- W3 — Non-inhabitable window
- D1 — Storey, D1, 1st floor
- D2 — Storey, D2, 2nd floor
- HL 0.82 — Tree (Height 7m, Trunk Diam 0.2m)
- TL — Traffic lights
- SB/P — Signal Box/Pole
- ST — Street/Traffic sign
- WV — Water valve/fire hydrant
- SW — Stormwater/side entry pit
- K — Kerb outlet

- G — Grate pit
- S — Sewer pit
- T — Telecommunications pit
- P — Power/light pole
- E — Electricity pit/transformer
- SIP — Sewer inspection point
- SE — Sewer vent
- RE — Retainer site entry
- N — Noise (e.g. from post office)
- W — Prevailing winds



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SITE CONTEXT PLAN 11 PERTH STREET MURRUMBEENA

DATE: 21-04-2017

REF: 7969

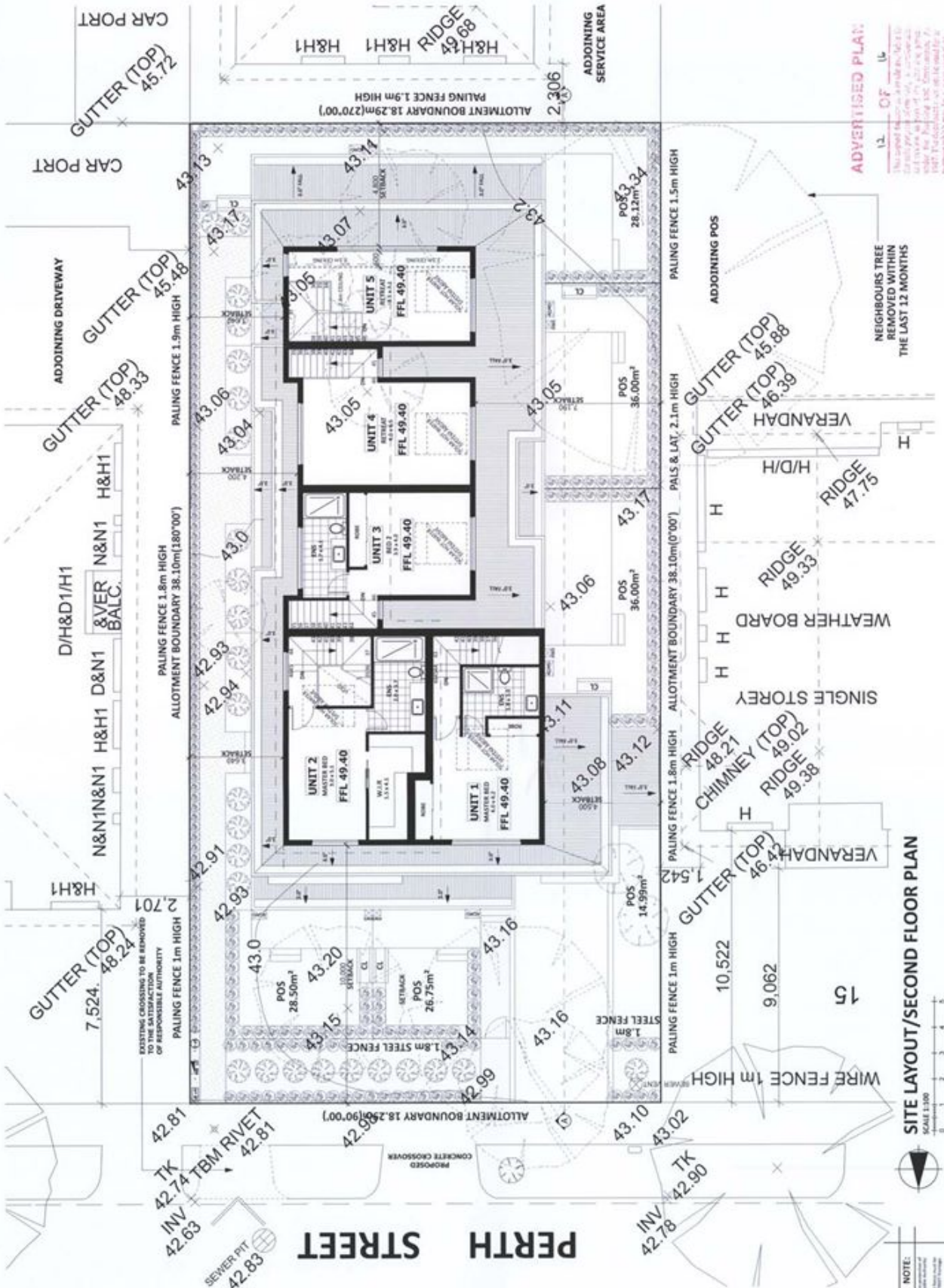
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6 OF 16

This is a preliminary plan. It is not to be used for construction purposes. It is subject to change without notice. It is not to be used for any other purpose without the written consent of Brian Watson Surveying.

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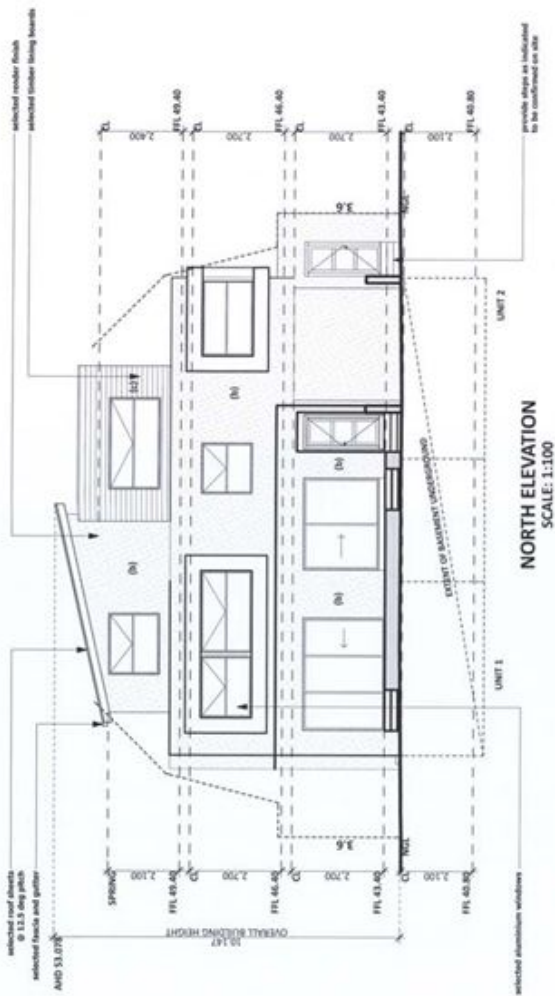
Revised



GENERAL LEGEND	
1	ADJOINING DRIVEWAY
2	ADJOINING SERVICE AREA
3	ADJOINING POS
4	ADJOINING TREE
5	ADJOINING WEATHER BOARD
6	ADJOINING SINGLE STOREY
7	ADJOINING VERANDAH
8	ADJOINING CHIMNEY
9	ADJOINING GUTTER
10	ADJOINING RIDGE
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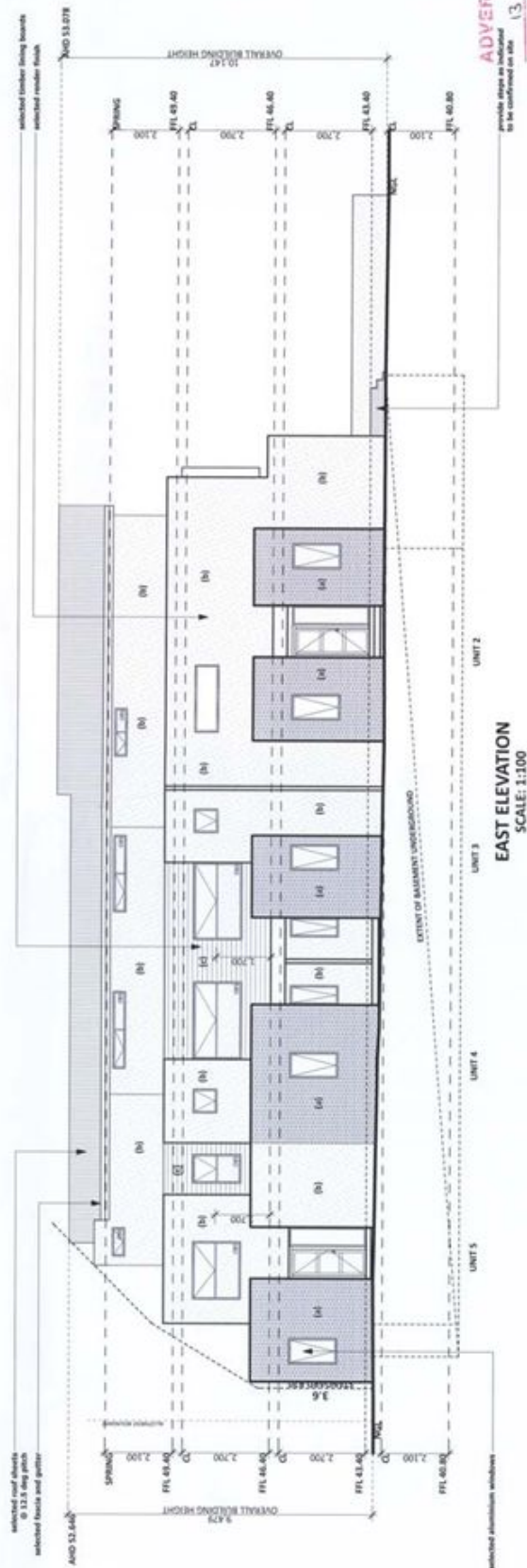
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AREA ANALYSIS	
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UNIT 3	UNIT 4
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UNIT 11	UNIT 12
UNIT 13	UNIT 14
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MATERIALS SCHEDULE	
ITEM	COLOURS
WALLS	(A) - EXTERIOR BRICK, INDUSTRIAL CLASH OR SIMILAR
CEILING LINING	(B) - TYPICAL LINING BOARD
ROOFING	(C) - TYPICAL ROOFING
WINDOWS / DOORS	(D) - TYPICAL WINDOW OR DOOR
CONCRETE FINISHES	(E) - TYPICAL CONCRETE FINISH
CONCRETE FINISHES	(F) - TYPICAL CONCRETE FINISH
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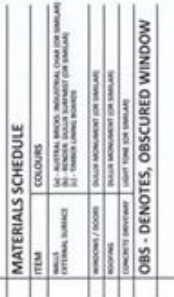
NORTH ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100

ADVERTISED PLAN
13 OF 16
This plan is a preliminary plan and is not to be used for construction purposes. It is for information only and is not to be used for any other purpose without the written consent of the architect.

	NOTES: 1. This plan is a preliminary plan and is not to be used for construction purposes. It is for information only and is not to be used for any other purpose without the written consent of the architect. 2. The plan is not to be used for any other purpose without the written consent of the architect. 3. The plan is not to be used for any other purpose without the written consent of the architect. 4. The plan is not to be used for any other purpose without the written consent of the architect.	REVISIONS: NO. DATE BY DESCRIPTION 1 14/10/21 JKL INITIAL DESIGN 2 15/10/21 JKL REVISIONS	DATE: 14/10/21	SHEET SIZE: A3
			DESIGNER: JKL	TEAM LEADER: JKL
			DRAWN: JKL	REVISION NO: 01
			CHECKED: JKL	DRAWING NO: 07

[illegible]

SECTION THROUGH RAMP
SCALE: 1:100

16 30 41

This business is a small-scale, low-risk activity for the individual, and the owner is not required to invest a large amount of money in the business. The owner is also not required to have any special skills or qualifications. The business is a simple, straightforward operation that can be run by anyone. The owner is responsible for all aspects of the business, including the selection of the location, the hiring of staff, and the management of the business. The business is a simple, straightforward operation that can be run by anyone. The owner is responsible for all aspects of the business, including the selection of the location, the hiring of staff, and the management of the business.

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ITEM 9.8 6-8 BEVIS STREET, BENTLEIGH EAST**Author:** *Paul Wood, Manager Town Planning***File No:** *GE/PP-31008/2017***Attachments:** *Advertised plans***PURPOSE AND SUMMARY**

To consider a Planning Permit application.



PROPOSAL	Construction of fifteen dwellings and reduction of visitor car parking
MUNICIPAL STRATEGIC STATEMENT	Housing Diversity Area
APPLICANT	Fredman Malina Pty Ltd
PLANNING SCHEME CONTROLS	General Residential Zone Schedule 1 Clause 22.07 (Housing Diversity Area Policy) Clause 55 (Two or more dwellings on a lot) Clause 52.06 (Car Parking)
OBJECTIONS	47

RECOMMENDATION

That Council issues a Notice of Decision to Grant a Planning Permit for the construction of fourteen dwellings for Application No. GE/PP-31008/2017 at 6-8 Bevis Street, Bentleigh East, in accordance with the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must generally accord with the plans submitted with the application (identified as TP100-TP104 , TP200, TP300-302 drawn by BG Architecture and dated 1/11/17) but modified to show:

Built form

- (a) Deletion of Townhouse 11. Any subsequent modifications to dwelling layouts must be absorbed within the existing building envelope;
- (b) The provision of updated shadow plans showing the exact location of private open space areas to the east and demonstrating full compliance with Standard B21 of Clause 55.04-5 of the Glen Eira Planning Scheme;
- (c) Townhouses 1 to 5 setback a minimum of 7.57m and Townhouses 12 to 15 setback a minimum of 3m (including upper floors and balconies) from the northern boundary. Any consequential changes to the building envelope are to be to the satisfaction of the Responsible Authority;
- (d) An overlooking plan which demonstrates which upper level habitable room windows require screening in accordance with Standard B22 of Clause 55.04-4 of the Glen Eira Planning Scheme;
- (e) All windows requiring screening to be in accordance with Standard B22 of Clause 55.04-4 of the Glen Eira Planning Scheme;
- (f) All courtyards along the eastern boundary to have a minimum dimension of 3m with any changes absorbed within the remaining building envelope;
- (g) A Landscape Plan in accordance with Condition 3;
- (h) A schedule of construction materials, external finishes and colours (incorporating paint and render samples);

Car parking/bicycle parking

- (i) Car parking to be allocated in accordance with Condition 9;
- (j) The pedestrian site triangles (sight splays) to be dimensioned and annotated on the plans in accordance with Clause 52.06. These areas should be clear of any objects or vegetation greater than 900mm in height;
- (k) The vehicle access ramps to have 300mm kerbs on each side along the ramp;
- (l) The push button (associated with the detector loop) to be relocated to the spaces past the detector loop;
- (m) Headroom clearance above the ramp to be measured as per Figure 5.3 of AS2890.1:2004;
- (n) A bicycle hoop to be provided on the ground floor near the main entrance or within the lobby for visitors.

- (o) The design and layout of all bicycle parking spaces to accord with Clause 52.34 of the Planning Scheme, AS2890.3 or 'The Bicycle Parking Handbook' by Bicycle Victoria and be clearly annotated and dimensioned on the plans. Access to the bicycle parking spaces needs to be in accordance with AS2890.3. The path adjacent to the bicycle racks needs to be minimum 1.5 metres in width.

When approved, the plans will be endorsed and will then form part of this Permit.

2. The layout of the site and size, design and location of buildings and works as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority. Note: This does not obviate the need for a permit where one is required.
3. Before the commencement of buildings and works, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will become an endorsed plan forming part of this Permit. The Landscape Plan must incorporate:
 - (a) A survey, including botanical names, of all existing vegetation to be retained.
 - (b) Buildings and trees (including botanical names) on neighbouring properties within 3 metres of the boundary.
 - (c) A planting schedule of all proposed vegetation including botanical names; common names; pot sizes; sizes at maturity; quantities of each plant; and details of surface finishes of pathways and driveways.
 - (d) Landscaping and planting within all open space areas of the site.
 - (e) Advanced canopy trees (minimum 3.0 metres tall when planted unless otherwise agreed to in writing by the Responsible Authority) in the following areas:
 - i. 5 larger sized trees along the site frontage;
 - ii. 6 smaller trees along the side West boundary;
 - iii. 6 smaller trees along the side East boundaryOr 17 trees as above in locations to the satisfaction of the Responsible Authority.
4. The landscaping as shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority before the occupation of the development and/or the commencement of the use or at such later date as is approved by the Responsible Authority in writing.
5. The landscaping as shown the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the landscaping plan to the satisfaction of the Responsible Authority.
6. Before the development starts (including any demolition works), a tree protection fence must be erected around the street trees at a radius of:
 - Street tree 2 – 2.0 metres
 - Street tree 4 – 2.0 metres
 - Street tree 5 – 4.4 metres
 - Street tree 6 – 2.0 metres
 - Street tree 7 – 7.0 metres

from the base of the trunks to define a 'tree protection zone'. Temporary fencing is to be used as per AS 4870-2009 section 4.3. This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until the construction within the Tree Protection Zone (TPZ) is required. The TPZ for that component of the development not required for construction must remain fenced until construction is complete. No vehicular or pedestrian access, trenching or soil excavation is to occur within the TPZ. No storage or dumping of tools, equipment or waste is to occur within the TPZ.

7. The ground surface of the TPZ must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

Above ground canopy TPZ to be adopted. No works, structures or machinery will come within 1m of the trees crown/canopy as per AS 4870-2009 section 3.3.6. TPZ fencing must be adopted to protect the street tree's trunk. Set at edge of TPZ on all sides (Finishing at paved surfaces). Temporary fencing to be used as per AS 4870-2009 section 4.3.

Hand excavate any area within 1.5m of the TPZ. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out.

Ground protection is to be used if temporary access for machinery is required within the TPZ. Strapped rumble boards are to be used within TPZ to limit ground compaction as per AS 4870-2009 section 4.5.3.

8. No excavation is to come within:

- Street tree 2 – 1.4 metres
- Street tree 4 – 1.4 metres
- Street tree 5 – 3.0 metres
- Street tree 6 – 1.4 metres
- Street tree 7 – 5.0 metres

of the existing street trees without the prior consent of the Responsible Authority. Any excavation within 1.5m of the tree protection zones must be hand excavated. If roots over 40mm are found, Park Services are to be notified and further inspections will be carried out. Ground protection is to be used if temporary access for machinery is required within the TPZ (Tree Protection Zone). Strapped rumble boards are to be used within the tree protection zone to limit ground compaction as per AS 4870-2009 section 4.5.3.

9. Car parking allocated at the following rates:

- 1 and 2 bedroom dwellings – 1 car space per dwelling.
- 3 or more bedroom dwellings – 2 car spaces per dwelling.
- Visitors (residential) – 1 car space per 5 dwellings.

10. Areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:

- (a) constructed;
- (b) properly formed to such levels that they can be used in accordance with the plans;
- (c) surfaced with an all-weather sealcoat;
- (d) drained;
- (e) line-marked to indicate each car space and all access lanes; and
- (f) clearly marked to show the direction of traffic along the access lanes and driveways.

to the satisfaction of the Responsible Authority. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

11. Vehicular crossing(s) must be constructed to the road to suit the proposed driveway(s) to the satisfaction of the Responsible Authority and any existing crossing or crossing opening must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
12. Written confirmation by a Licensed Land Surveyor must be provided to the Responsible Authority verifying that the development does not exceed 10.5 metres in height above natural ground level. This must be provided at frame stage inspection and at final inspection.
13. Before the development (including excavation) starts, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the Construction Management Plan will be endorsed to form part of this permit and must be implemented to the satisfaction of the Responsible Authority. The Plan must provide details of the following:
 - (a) Delivery and unloading points and expected frequency;
 - (b) Truck haulage routes, circulation spaces and queuing lanes;
 - (c) Details how traffic and safe pedestrian access will be managed. These must be in the form of a Traffic Management Plan designed by a suitably qualified traffic practitioner;
 - (d) A liaison officer for contact by owners / residents and the Responsible Authority in the event of relevant queries or problems experienced;
 - (e) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
 - (f) Any requirements outlined within this permit as required by the relevant referral authorities;
 - (g) Hours for construction activity in accordance with any other condition of this permit;
 - (h) Measures to control noise, dust, water and sediment laden runoff;
 - (i) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan; and
 - (j) Any construction lighting to be baffled to minimise intrusion on adjoining lots.
14. Before the development is occupied, the permit holder must prepare and have approved in writing by the Responsible Authority a Waste Management Plan (WMP) for the site with respect to the collection and disposal of waste and recyclables associated

with the proposed uses on the site to the satisfaction of the Responsible Authority. The WMP must provide for the following:

- (a) The collection of waste associated with the uses on the land, including the provision of bulk waste collection bins or approved alternative, recycling bins, the storage of other refuse and solid wastes in bins or receptacles within suitable screened and accessible areas to the satisfaction of the Responsible Authority. Commercial waste bins being placed or allowed to remain not in view of the public, and receptacles not emitting any adverse odours.
- (b) Designation of methods of collection including the need to provide for private services or utilisation of council services. If private collection is used, this method must incorporate recycling services and must comply with the relevant EPA noise guideline relating to the time of collection.
- (c) Appropriate areas of bin storage on site and areas of waste bin storage on collection days.
- (d) Details for best practice waste management once operating.

Once approved the WMP will be endorsed to form part of this permit and must be complied with to the satisfaction of the Responsible Authority and must not be varied except with the written approval of the Responsible Authority.

15. No plant, equipment, services and substations other than those shown on the endorsed plans are permitted without the prior written consent of the Responsible Authority.
16. Privacy screens must be in accordance with the endorsed plans and must be installed prior to the occupation of the development. The privacy screens must be maintained to the satisfaction of the Responsible Authority.
17. This Permit will expire if:
 - The development does not start within two (2) years from the date of this Permit; or
 - The development is not completed within four (4) years of the date of this Permit.

The Responsible Authority may extend the time referred to if a request is made in writing before this Permit expires or within six (6) months after the expiry date if the use/development has not commenced. If the development has commenced, the Responsible Authority may extend the time referred to if a request is made in writing within twelve (12) months of the expiry date.

Conditions End

NOTES: *(The following notes are for information only and do not constitute part of this permit or conditions of this permit)*

- A. A. The amendments specified in Condition 1 of this Planning Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

If other modifications are proposed, they must be identified and be of a nature that an application for amendment of permit may be lodged under Section 72 of the Planning and Environment Act 1987. An amendment application is subject to the procedures set out in Section 73 of the Planning and Environment Act 1987.

- B. This Planning Permit represents the planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Glen Eira City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria from that adopted for the approval of this Planning Permit.
- C. This Planning Permit represents the planning approval for the development of the land. Side and rear boundary fences do not form part of this planning approval. The approval for building on a "title boundary" enables the building to be sited precisely on the boundary (as determined by a licensed land surveyor) or within 200mm of the title boundary as per the definition in Clause 55.04-2 of the Glen Eira Planning Scheme. All matters relating to the boundary fences shall be in accordance with the provisions of the Fences Act 1968, (i.e. Council will not deliberate on which option prevails but rather the permit holder and adjoining owners will need to cooperatively resolve which of the above outcomes is mutually acceptable).
- D. Residents of the dwellings allowed under this permit will not be issued Residential Parking Permits (including visitor parking permits).
- E. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- F. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- G. Prior to the commencement of any demolition and/or building works, an Asset Protection Permit must be obtained from Council's Engineering Services Department.
- H. The permit holder/applicant/owner must provide a copy of the Planning Permit to any appointed Building Surveyor. It is the responsibility of the permit holder/applicant/owner and the Building Surveyor to ensure that the development approved by this Planning Permit is consistent with any Building Permit approved and that all works are consistent with the endorsed plans approved under this Planning Permit.

Council's Asset Management Department Advise

- I. No net increase in peak stormwater runoff to the Council drainage network is permissible. Post development peak storm water discharge to Council drainage network must be maintained to the predevelopment level for 10 year ARI. Detailed plans and computations must be submitted to Council for approval prior to any construction works. When approved these plans will be endorsed and form part of plans submitted with town planning permit.

- J. Engineering Services encourage using rainwater tanks for storage and reuse for toilet and irrigation purposes and/or stormwater detention systems.
- K. Drainage associated with the basement construction (seepage and agricultural waters are to be filtered to rain water clarity) must be discharged to the nearest Council Drain/Pit and not discharged to the kerb and channel.
- L. All storm water runoff must be connected to the Council underground drainage network. No uncontrolled storm water discharge to adjoining properties and footpaths is permissible.
- M. Any firefighting equipment for the building must be accommodated within title boundary. Submitted plans do not show the location of any hydrant/booster. Council will not allow private fire equipment in the Road Reserve.
- N. All relevant Engineering Permits must be obtained prior to any works within the Road Reserve and/or storm water connection to the Council drainage network.

BACKGROUND

The site was the subject of a previous planning application which was lodged at Council in February 2016 and proposed a four storey building comprising thirty-five dwellings above basement car park. A total of 160 objections were received. The application was refused on grounds relating to non-compliance with Policy and ResCode, overdevelopment and internal amenity.

The applicant appealed the refusal to the Victorian Civil and Administrative Tribunal (VCAT). The applicant circulated amended plans prior to the hearing, which reduced the proposal to a three storey building comprising thirty dwellings (above two levels of basement car parking). Council continued to oppose the development, and the VCAT upheld Council's position due to unresolved issues with the flat roof form, inadequate setbacks, visual bulk and mass, and internal amenity.

The VCAT decision provides a detailed assessment of the subject site and surrounds, and the potential for future development on the site. Whilst VCAT identified several unresolvable issues which led to the refusal, it made several comments about the potential for future development on this site, including that a three storey proposal with basement car parking could potentially be acceptable in the built form and policy context.

ISSUES AND DISCUSSION

Proposal

The proposal comprises:

- Demolition of the existing dwellings
- Basement car parking comprising of 31 car spaces (one for each dwelling and 2 visitor car spaces)
- Reduction of 1 visitor car space
- Vehicular access via a new crossover onto Filbert Street
- Development comprising 15 townhouses (2 x two bedroom, 13 x three bedroom)
- Maximum overall building height of 10.26 metres
- Site coverage of 60 per cent

Objectors' concerns

47 objections were received as part of the advertising process. The key concerns are summarised as follows:

- Correlation with prior VCAT decision on site
- Neighbourhood Character
- Traffic and car parking
- Height, massing and bulk, insufficient setbacks
- Overlooking
- Overshadowing and loss of natural daylight
- Transition to neighbouring properties
- Amenity harm to residents
- Inaccuracy of Plans & Submitted Documents
- Insufficient open space
- Poor amenity for occupants
- Construction management concerns
- Noise

Referrals

There are no statutory referrals required under Clause 66 of the Glen Eira Planning Scheme, however the proposal was referred to the following Council Departments or services:

- Transport Planning
- Landscape Officer
- Asset Engineering
- Park Services

Transport Planning

- No objection subject to conditions to improve access within the basement.
- Number of car spaces provided for residents meets the requirements.
- The reduction of one visitor car space is supported.
- It is estimated that the proposal would generate up to 9 vehicles trips during each of the peak periods. It is believed that this would not have a major impact on the operation and function of Bevis Street and the surrounding road network.

Landscape Officer

- Removals of existing trees are reasonable.
- Based on the basement setbacks, 5 larger sized trees could be planted along the site frontage; and 6 smaller trees along each of the side W & E boundaries (17 trees).
- Landscape plan provided contains an excessive/inappropriate number of trees which would not be viable in the long term.

Asset Engineering

- No objection subject to standard notes and conditions.

Parks Services

- No objection subject to standard conditions to ensure safe retention of the street trees

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource and asset management implications.

POLICY AND LEGISLATIVE IMPLICATIONS

The key issues for consideration in the application include:

- Zoning and policy context
- Neighbourhood character
- Height, scale and massing
- Amenity impacts
- Landscaping
- Internal amenity
- Car parking and traffic
- Management Plan requirements

Zoning and policy context

State and Local planning policy broadly supports development in this location, which increases housing supply in an existing urban area with good access to public transport and services.

The subject site is located within the General Residential Zone, Schedule 1 and is within a Neighbourhood Centre at Clause 21.04 of the Glen Eira Planning Scheme (Scheme). Under the zone, for sites such as this that have a slope, a maximum height of 11.5m is allowed.

Sites within Neighbourhood Centres are subject to the Housing Diversity Area Policy at Clause 22.07 of the Scheme. Key objectives of this policy are to:

- *Ensure that the density, mass and scale of residential development is appropriate to that of the neighbourhood centre.*
- *Ensure that residential development is sited and designed so that it does not dominate the streetscape.*
- *Encourage a decrease in the density of residential development as the proximity to the commercial area of the neighbourhood centre decreases.*

Two of the stated purposes of the General Residential Zone are:

- *To encourage development that respects the neighbourhood character of the area.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*

It is considered that the proposal complies with the Housing Diversity Area Policy and the purpose of the General Residential Zone. The density, mass and scale of the development are appropriate for this location. The proposed maximum height of 10.26m complies with the mandatory maximum height allowed under the General Residential Zone in this circumstance and is therefore considered acceptable.

Neighbourhood character

Existing neighbourhood character will change over time given the site's location within the Bentleigh East Neighbourhood Centre. The proposal is representative of the anticipated change in terms of the density, height and massing which is a product of the mandatory height limit in the General Residential Zone and the considerations of ResCode such as front and side street setbacks and site coverage.

The layout and design of the buildings fronting Bevis and Filbert Street incorporates reasonable setbacks, pitched roof forms and a variety of materials and colours that is considered to be adequately respectful of the existing character. The visually interesting facades would also positively contribute to the preferred character of the Neighbourhood Centre.

It is important to note that within the VCAT decision for the previous application on the site, the Member stated that a three storey building could be a reasonable outcome on the site, as it would be consistent with the height limit, would add to the diversity of dwellings, and could sit comfortably amongst the relatively varied surrounding neighbourhood.

Height, scale and massing

To comply with ResCode standards, dwellings fronting Bevis Street should be setback 7.57m, and 3m from Filbert Street (side walls can be setback 2m). The proposal encroaches into the minimum street setbacks. Conditions are recommended to ensure full compliance, which will assist in minimising visual bulk impacts.

Whilst the proposal is predominantly three storeys in scale, the dwelling in the south-eastern corner (Townhouse 10) has been reduced to two storeys. This assists in minimising visual bulk impacts to the abutting property to the east. Side setbacks from the eastern and southern boundaries comply with the requirements.

The maximum overall height of 10.26m is fully compliant with the Schedule 1 to the General Residential Zone (for this site a maximum of 11.5m is permissible). The second floor has been recessed into an attic style level to reduce its impact to the streetscape. It is considered the proposal will achieve an acceptable degree of fit within the streetscape and surrounds.

A site coverage of 60% has been proposed which complies with the requirements.

Amenity impacts

It appears that upper levels' habitable room windows which are required to be screened to comply with the ResCode standards have some form of screening, however this requires further clarification. This is addressed as a recommended condition of permit.

The extent of overshadowing is considered to be accurate in the most part, however, concerns have been raised from objectors that the shadow diagrams have not accurately reflected the existing conditions of adjoining properties. It is noted that the abutting property to the east now contains a side by side townhouse development, and therefore has the potential to be impacted more than what has been shown (as secluded private open space areas are smaller). A condition will ensure that this is factored and that any modifications are made to achieve compliance with the standard.

Landscaping

The basement car park has been setback from all boundaries which will allow for reasonable landscaping opportunities, including advanced canopy trees which will soften the appearance of the proposal from the street and adjoining properties.

As with the previous application, the removal of the Liquidambar at the rear of 8 Bevis Street is considered reasonable. It has been identified as declining in health and has limited life expectancy. The recommendation includes a condition requiring the submission of a detailed landscape plan.

Internal amenity

The development provides ground floor courtyards located to the north, east and west. Whilst some upper level balconies are proposed, these are located off bedrooms and are supplementary to the ground floor courtyards; therefore they are not required to have a minimum dimension of 8sqm.

ResCode sets out that balconies should be a minimum of 8sqm; however ground floor private open space areas should have a total of 40sqm, with 25sqm to the side or rear. Three of the dwellings proposed comply with this standard, however the remaining dwellings fall short of the total areas required by no greater than 20sqm. Notwithstanding this, the majority of dwellings have at least two separate ground floor courtyards proposed (and supplementary upper level balconies). Overall it is considered the areas proposed are reasonable for future occupants and meet the ResCode objective. Conditions are recommended to ensure all courtyards have a minimum dimension of 3m.

One dwelling (Townhouse 11) is considered to have poor internal amenity, by virtue of its south facing orientation, inadequate area at ground floor and overhang/abuttal to the basement ramp. It is recommended that this dwelling be deleted (which will allow for an additional visitor car space within the basement and therefore achieve full numerical car parking compliance).

All remaining dwellings will have a reasonable level of internal amenity with habitable rooms of the dwellings will have good access to daylight. There are no narrow light corridors or borrowed light to the habitable rooms.

Internal views between the townhouses are restricted by the use of external screens, however clarification is required as to the screening proposed.

The 1.7m high front fences are considered to be acceptable as they will provide a sense of privacy for the ground floor courtyards and rooms of the dwellings.

Car Parking and Traffic

Whilst the documentation provided states there are 14 three bedroom dwellings and 1 two bedroom dwelling, it is clear from the plans there are 2 two bedrooms (Townhouse 10 and 11).

Clause 52.06 of the Scheme as it relates to car parking requires 28 on site resident car spaces based on 1 car space for each 1 or 2 bedroom dwelling and 2 car spaces for each 3 or more bedroom dwelling. A total of 31 car spaces have been proposed for the residents within the basement which is in excess of the requirements.

This clause also require 3 on site visitor car spaces based on 1 car space for every 5 dwellings. A total of 2 visitor car spaces are provided in the basement, representing a shortfall of 1 car space. As one dwelling is recommended to be deleted, reducing the number to 14, this will result in the availability of one additional car space, thereby exceeding the requirements of this clause.

The basement ramp and car park layout is generally satisfactory but some changes, as suggested by Council's Transport Planning Department, are required to ensure safe and convenient vehicle movements.

Council's Transport Planning Department has advised that the increase in traffic generated by the proposal is unlikely to have a significant adverse impact on the operation of the surrounding road network.

Management Plan Requirements

A Waste Management Plan and Construction Management Plan are recommended as conditions.

COMMUNICATION AND ENGAGEMENT

The following is a summary of the advertising and consultation processes undertaken for this application:

1. Public Notice (Statutory)
 - 14 properties notified
 - 15 notices sent (owners and occupiers)
 - 2 signs erected on site
 - 47 objections received
2. Planning Conference (Non Statutory)

The Conference, chaired by Cr Taylor, provided a forum where all interested parties could elaborate on their respective views. Objectors mainly emphasised their original reasons for objection. It is considered that the main issues arising from the discussions were:

- Inaccuracies of plans
- Overshadowing to 10A Bevis Street
- Streetscape/neighbourhood character
- Overall design
- Car parking not convenient

Undertakings by the Applicant

- The applicant advised they would reassess the shadow plans to ensure they are accurate and compliant with ResCode.

LINK TO COUNCIL PLAN

Liveable and Well Designed: A well planned City that is a great place to live.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

That a Notice of Decision to Grant a Planning Permit be issued.



NEIGHBOURHOOD AND SITE DESCRIPTION NOTES

The existing character is generally formed by brick or weatherboard single storey dwellings, interspersed with the occasional double storey dwelling, with generally hip tiled roofs. Gardens generally consist of scattered trees and shrubs with a lawn area behind front fences.

- Site #6 is occupied by a single storey brick, w/board and tile dwelling; site #8 is occupied by a single storey brick and tile dwelling.
- Sites contain some mature trees.
- #6: Natural ground level falls approximately 1.0 metres from the north east corner to the south west corner at an average gradient of 2.0%.
- #8: Natural ground level falls approximately 1.3 metres from the north east corner to the south west corner at an average gradient of 2.8%.

- Centre Road, Bus Route #703 (south west)
- Bendleigh Railway Station (1.1km south west)
- Bendleigh Shopping Centre (1.9km south west)
- Bendleigh Reserve (1.1km south west)
- McKinnon Reserve (400m north west)
- Bailey Reserve Hall (850m north east)
- Bendleigh Secondary College (1.6km south east)
- St Paul's Primary School (1.6km south west)
- McKinnon Secondary College (1.0km north west)

(P.O.S.) Private open space

LEGEND KEY

W	Habitat Room Window (Ground Floor)	W2	Habitat Room Window (Second Floor)
W1	Habitat Room Window (First Floor)	W3	Window elevations: window sill levels shown thus: 84.3m window head levels shown thus: 85.8m
W4	Existing Surface Contours	W5	Subject site at 0.20m intervals based on survey levels. Surrounding land at 1.00m intervals derived from digital data.

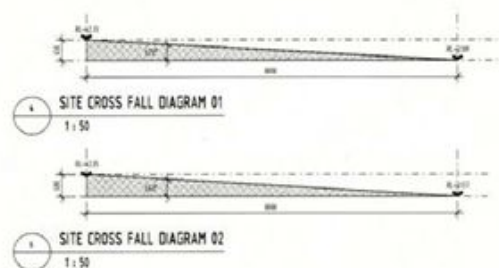
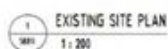
Refer to our plan reference 17114D01s for legend detailing service pit and pole descriptions.

○ Denotes existing tree located in field survey. ○ Denotes tree location derived from aerial photography.

Notes:

1. This plan has been prepared to assist with a town planning permit application for the subject property and is not to be used for any other purpose without the written consent of Terrain Consulting Group Pty Ltd.
2. Refer to our plan reference 17114D01s for further feature and level details for the subject site and adjoining buildings.
3. The boundaries for the subject property shown on this plan have been derived from a Title re-establishment survey. Refer to plan reference 17114D01s and our written report for detailed boundary conditions and Title encumbrances.
4. Property boundaries shown on this plan, other than those of the subject site, are indicative only and are based on Vicmap Digital Property Cadastral Data.
5. Terrain Consulting Group Pty Ltd accepts no responsibility for the location of property boundaries that are only graphically depicted on this plan.

SCALE	1:500	
ORIGINAL SHEET	A1	
DATE OF SURVEY	10th April 2017	
DRAWN	A. Attwood	
LEVEL DATUM	Australian Height Datum (AHD)	12 Parnell Road New South Wales 2114 P.O. Box 3018 Carlton VIC 3117 Email: info@terrainconsulting.com.au
PLAN	NEIGHBOURHOOD AND SITE DESCRIPTION PLAN	SHEET 1 OF 1
ADDRESS	6 & 8 BEVIS STREET, BENTLEIGH EAST	DRAWING NO.
MELWAYS REF.	77 181	17114D02s
MUNICIPALITY	CITY OF GLEN EIRA	VERSION NO.
PROJECT	PROPOSED REDEVELOPMENT	REVISION DATE



SITE ANALYSIS AND EXISTING CONDITIONS

This report documents the site analysis and existing conditions of the proposed development. The information presented herein is based on the best available information at the time of preparation. It is intended to provide a basis for the design and construction of the project.

The information presented herein is confidential and proprietary to the client. It is not to be used for any other purpose without the written consent of the consultant.

DATE: 08/17/2016
BY: [Signature]
FOR: [Client Name]

FOR APPROVAL

U.S.-11 RESPONSE TO RFI	
REV	DATE

bg architecture

10 maple street - studio address: 1001 website:
 westport - westport studio westport - westport studio
 email: gary@bgarch.com.au www.bgarchitect.com.au

project

Project Name

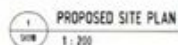
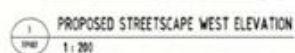
6-8 Bevis Street, Beesthleg East

showing

SITE CONTEXT

drawn	As indicated	notes	Issue Date
drawn	Author	checked	Checker
		job number	Project Number
		Design Manager	Project
		date	
		1/10/2010	5/10/2010

Records Management
- 8 NOV 2017
Received



AREA SCHEDULE			
TOWNHOUSE NO.	LEVEL	NAME	AREA
Town 3-1			101 sq'.
Town 3	BASEMENT	STORAGE	3 sq'
Town 3	GROUND	LIVING/DINING	15 sq'
Town 3	GROUND	COURT YARD	15 sq'
Town 3	GROUND	COURT YARD	0 sq'
Town 3	PAVIL	SCREENING	10 sq'
Town 3	SCREENING	SCREENING	10 sq'
Town 3	SCREENING	BALCONY	3 sq'
Town 3-2			85 sq'
Town 3	BASEMENT	STORAGE	3 sq'
Town 3	GROUND	LIVING/DINING	13 sq'
Town 3	GROUND	COURT YARD	10 sq'
Town 3	GROUND	COURT YARD	1 sq'
Town 3	PAVIL	SCREENING	10 sq'
Town 3	SCREENING	SCREENING	13 sq'
Town 3	SCREENING	BALCONY	3 sq'
Town 3-3			101 sq'
Town 3	BASEMENT	STORAGE	3 sq'
Town 3	GROUND	LIVING/DINING	15 sq'
Town 3	GROUND	COURT YARD	13 sq'
Town 3	PAVIL	SCREENING	10 sq'
Town 3-4			75 sq'
Town 3	BASEMENT	STORAGE	3 sq'
Town 3	GROUND	LIVING/DINING	10 sq'
Town 3	GROUND	COURT YARD	10 sq'
Town 3	PAVIL	BALCONY	10 sq'
Town 3	PAVIL	LIVING/DINING	10 sq'
Town 3	SCREENING	WETZ AREA	10 sq'
Town 3-5			65 sq'
Town 3	BASEMENT	STORAGE	3 sq'
Town 3	GROUND	LIVING/DINING	10 sq'
Town 3	GROUND	COURT YARD	13 sq'
Town 3	GROUND	COURT YARD	0 sq'
Town 3	PAVIL	BALCONY	10 sq'
Town 3	SCREENING	SCREENING	10 sq'
Town 3	SCREENING	BALCONY	3 sq'
Town 3-6			75 sq'
Town 3	BASEMENT	STORAGE	3 sq'
Town 3	GROUND	LIVING/DINING	10 sq'
Town 3	GROUND	COURT YARD	10 sq'
Town 3	PAVIL	BALCONY	10 sq'
Town 3	SCREENING	SCREENING	10 sq'
Town 3	SCREENING	BALCONY	3 sq'
Town 3-7			115 sq'
Town 3	BASEMENT	STORAGE	3 sq'
Town 3	GROUND	LIVING/DINING	10 sq'
Town 3	GROUND	COURT YARD	10 sq'
Town 3	GROUND	COURT YARD	0 sq'
Town 3	PAVIL	SCREENING	12 sq'
Town 3	SCREENING	SCREENING	10 sq'
Town 3	SCREENING	BALCONY	3 sq'
Town 3-8			115 sq'
Town 3	BASEMENT	STORAGE	3 sq'
Town 3	GROUND	LIVING/DINING	10 sq'
Town 3	GROUND	COURT YARD	10 sq'
Town 3	PAVIL	BALCONY	10 sq'
Town 3	SCREENING	SCREENING	12 sq'
Town 3	SCREENING	BALCONY	3 sq'
Town 3-9			115 sq'
Town 3	BASEMENT	STORAGE	3 sq'
Town 3	GROUND	LIVING/DINING	10 sq'
Town 3	GROUND	COURT YARD	10 sq'
Town 3	PAVIL	BALCONY	10 sq'
Town 3	SCREENING	SCREENING	12 sq'
Town 3	SCREENING	BALCONY	3 sq'
Town 3-10			115 sq'
Town 3	BASEMENT	STORAGE	3 sq'
Town 3	GROUND	LIVING/DINING	10 sq'
Town 3	GROUND	COURT YARD	10 sq'
Town 3	PAVIL	BALCONY	10 sq'
Town 3	SCREENING	SCREENING	12 sq'
Town 3	SCREENING	BALCONY	3 sq'

DESIGN RESPONSE

 PEOPLE: THEY LOVE, FOLLOWERS, AND CARE ABOUT YOU

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NOTE: ALL RESIDENTS AND VISITORS WILL BE SCREENED TO ELIMINATE DISEASES IN ACCORDANCE WITH STANDARD 8.02

5. VETERANS ALLOWING FOR PLANTING TO ALL BOUNDARIES, REFER TO LANDSCAPE ARCHITECT'S PLANS FOR LANDSCAPING SCHEDULE.

 Springer WILEY-VCH

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DATE OF BIRTH: 1950

SECRET

9 of 43

This expired document is not valid for use in the United States.

DEVELOPMENT SUMMARY

[illegible]

	Control with
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No. of Two-Region Thresholds

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(b) (5) DPP

FOR APPROVAL

POLYMER RESPONSE TO MP	
MP	DETAILS

b0 architecture

11 South Street, 01009
 Telephone: 401-821-1240
 Email: info@hyperstructure.com

40000 1300, 01009
 Telephone: 401-821-4300
 Email: www.hyperstructure.com

Project Name

6-8 Bevis Street, Benleigh East

DESIGN RESPONSE

As indicated	Issue Date
--------------	------------

Author	Checker
id	id number
Project Name	


 NTP02
 10/1/02

ADVERTISED PLAN
10 OF 25
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REV	DATE	DESCRIPTION TO REV	BY
		DETAILS	

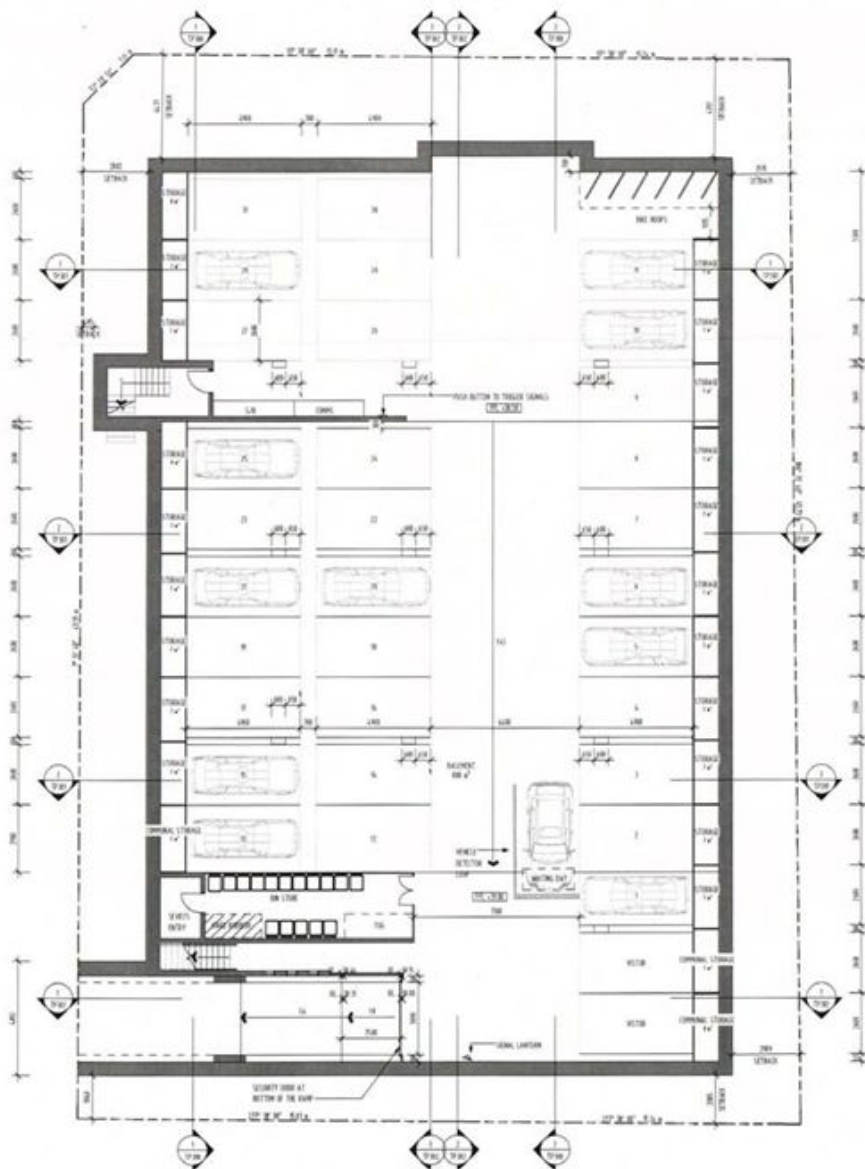
bg architecture

11 Upperchurch Street, Dublin 11, Ireland
 Telephone: +353 (0)1 455 1100
 Email: info@bgarchitect.com

Project Name
 6-8 Bevis Street, Booterstown

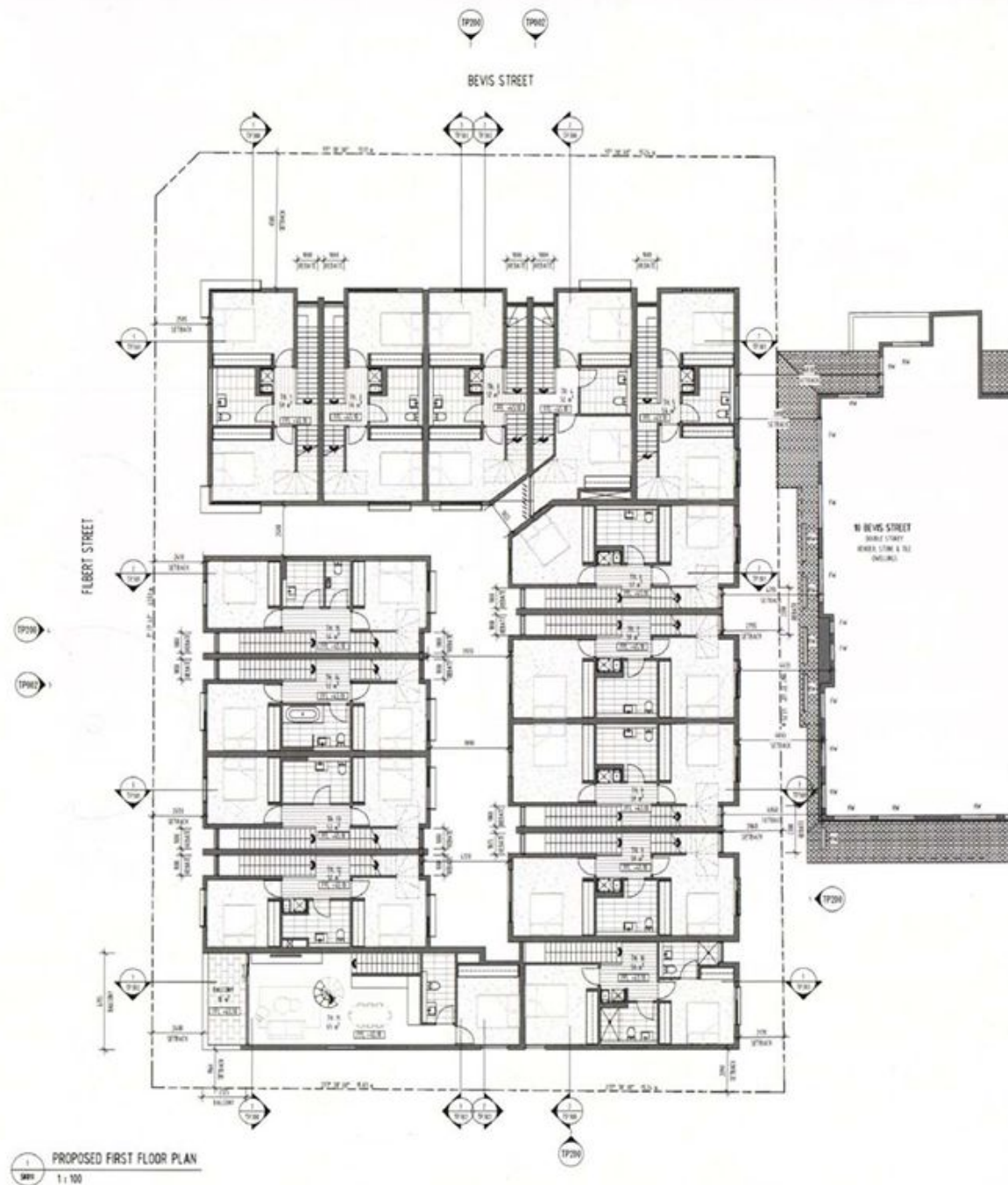
Proposed
PROPOSED BASEMENT

Scale: 1:100
 Date: 12/08/2014
 Author: [Signature]
 Checker: [Signature]
 Project Number: 12/08/2014



PROPOSED BASEMENT
 1:100

PROJECT: 12-08-2014 Bevis Street, Booterstown, Dublin 11, Ireland



ADVERTISED PLAN

12 OF 25

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DATE	DETAILS	REV
12/11/11	RESPONSE TO MY	

 bg architecture	
<small>11 Market Street, Sydney NSW 1513 Tel: (02) 9550 1234 Email: info@bgarch.com.au Website: www.bgarch.com.au</small>	
Project Name 6-8 Bevis Street, Berleigh East	
Drawing PROPOSED FIRST FLOOR PLAN	
Scale 1:100	Issue Date 12/11/11
Author [Signature]	Checker [Signature]
Project Manager [Signature]	Date 12/11/11

ADVERTISED PLAN
13 OF 25

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FOR APPROVAL

DATE	DATE	DATE	DATE
13/10/19	13/10/19	13/10/19	13/10/19



11 Temple Street, Dublin 2, Ireland
Tel: +353 (0)1 454 4444
Email: info@bgarchitect.com
www.bgarchitect.com

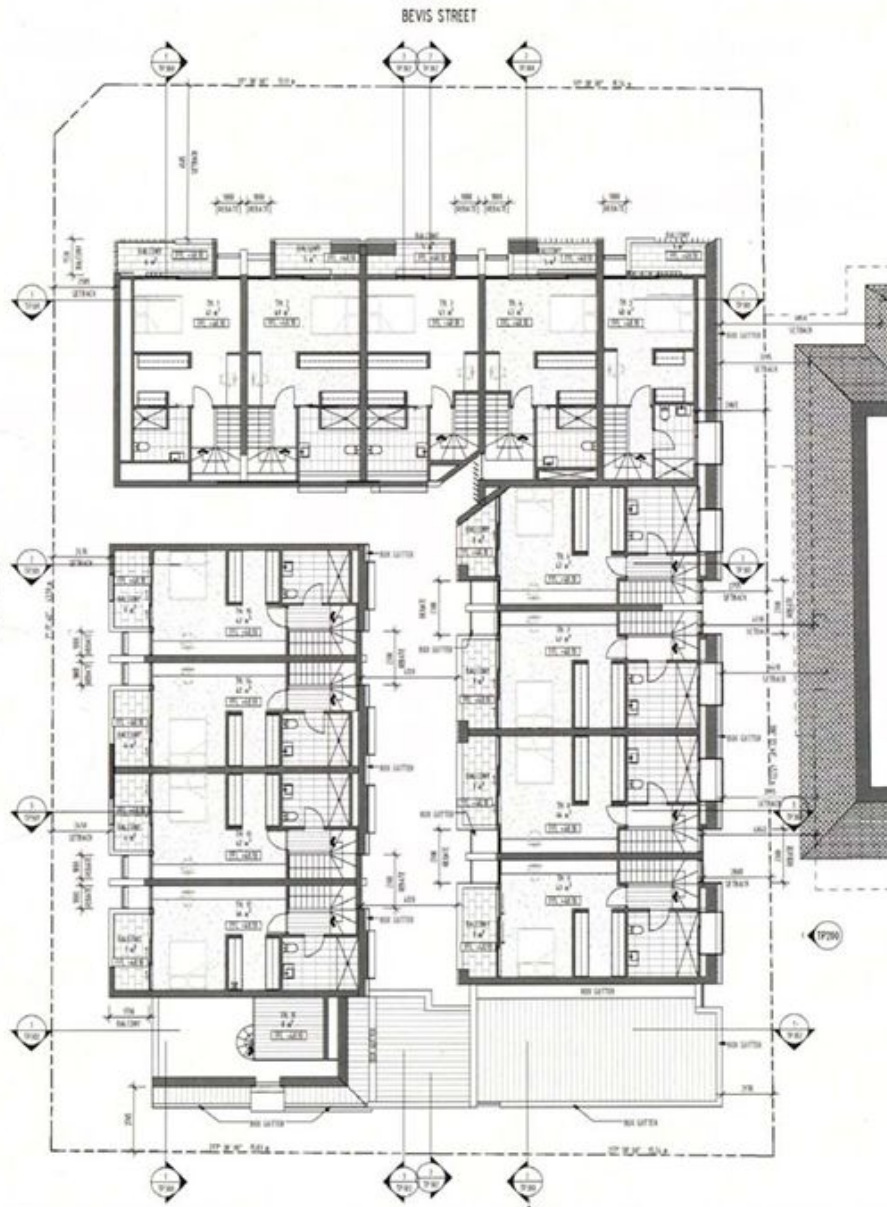
Project Name

6-8 Bevis Street, Donagh East

PROPOSED SECOND FLOOR PLAN

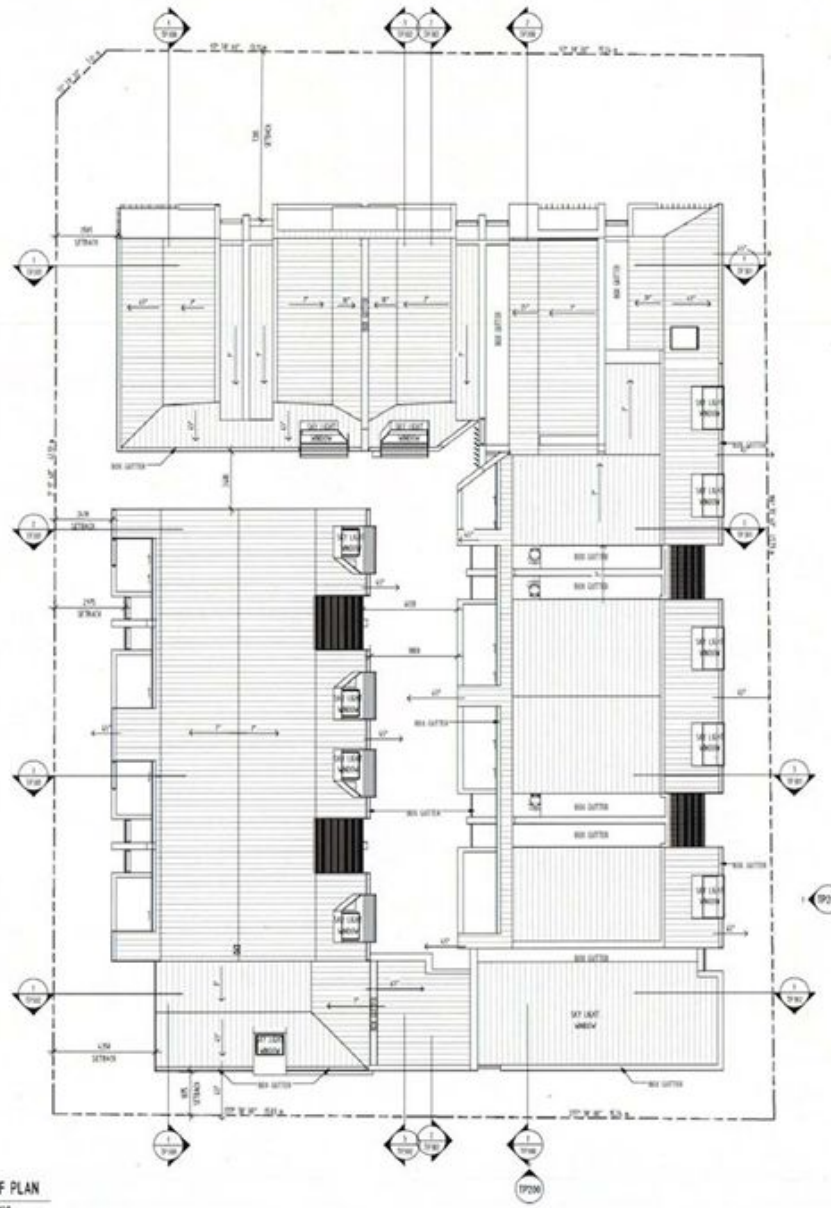
Scale	1:100	Issue Date	13/10/19
Author	Checker	Project Number	TP200
13/10/2019	13/10/2019	13/10/2019	13/10/2019

PROPOSED SECOND FLOOR PLAN
1:100



BEVIS STREET

FILBERT STREET



ROOF PLAN
1:100

ADVERTISED PLAN
14 OF 25

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FOR APPROVAL

DATE	RESPONSE TO RFI	DATE

 bg architecture	
<small>10 years of service 10 years of service 10 years of service</small>	
Project Name 4-8 Bevis Street, Bedford East	
Proposed Roof Plan	
Author [Signature]	Issue Date 14/01/2014
Checker [Signature]	Project Number 22014
14/01/2014 14:00:00	



PROPOSED NORTH ELEVATION
1:100

PROPOSED SOUTH ELEVATION
1:100

ADVERTISED PLAN
15 OF 25
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PROPOSED EAST ELEVATION
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PROPOSED WEST ELEVATION
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MATERIALS LEGEND

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CL100	CONCRETE PANEL CLADDING - BROWN

FOR APPROVAL

15-15-15	RESPONSE TO RFP	DATE	DETAILS	DATE
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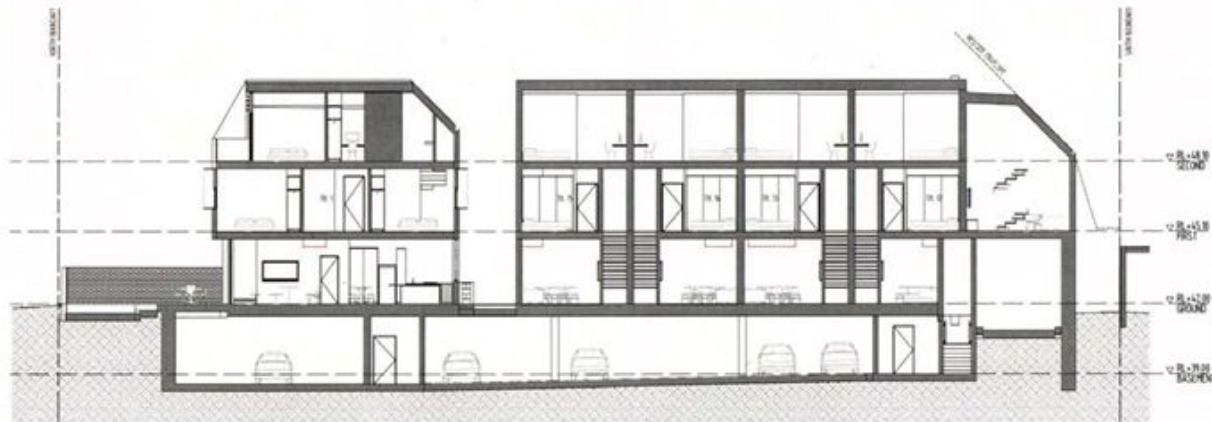
bg architecture

11 Commercial Street, Suite 101, Sydney, NSW 1510, Australia
 Telephone: +61 (0)2 9211 1111
 Email: info@bgarchitect.com.au
 Website: www.bgarchitect.com.au

Project Name
 6-8 Bels Street, Baulkham Hills

Project
 ELEVATIONS

Scale: 1:100
 Author: [Name]
 Checker: [Name]
 Project Number: 10000
 Date: 10/10/2011 4:52:10 PM



SECTION A
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SECTION B
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ADVERTISED PLAN

16 OF 25

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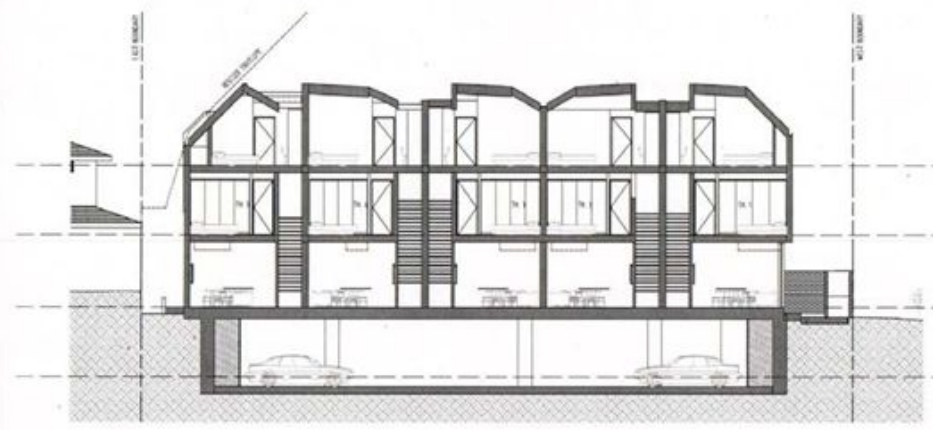
FOR APPROVAL

REV	DATE	DETAILS	BY
1	2015-11	RESPONSE TO CITY	

 bg architecture	
<small>10 Market Street, Sydney NSW 1501 Australia Telephone: +61 (0)2 9550 1000 Email: info@bgarchitecture.com.au www.bgarchitecture.com.au</small>	
Project Name 4-8 Bevis Street, Northcote East	
Sections	
Scale: 1:100 Date:	Issue Date: 4/11/2015 Project Number: 177-100 1/11/2015 4:52:10 PM

ADVERTISED PLAN
17 OF 25

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SECTION C
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SECTION D
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SECTION E
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REV	DATE	RESPONSE TO RFI	DETAILS	NOT

bg architecture

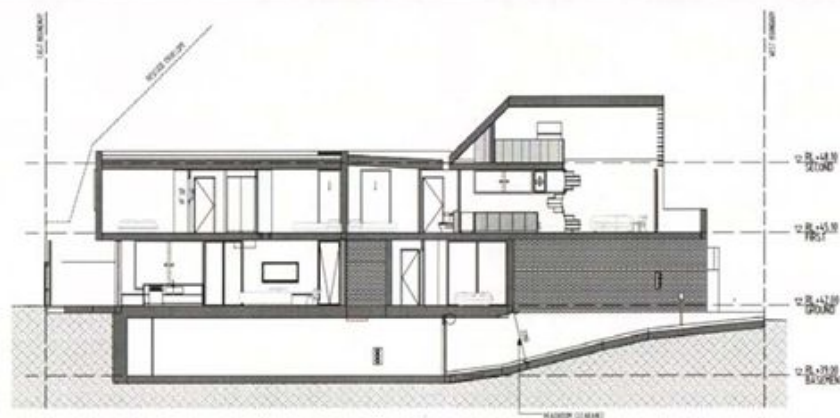
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 6-8 Bevis Street, Burlington East

Author
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Checker
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Project Number
 17/201

10/10/2019 14:52:16, Rev



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SECTION G
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SECTION H
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18 OF 25

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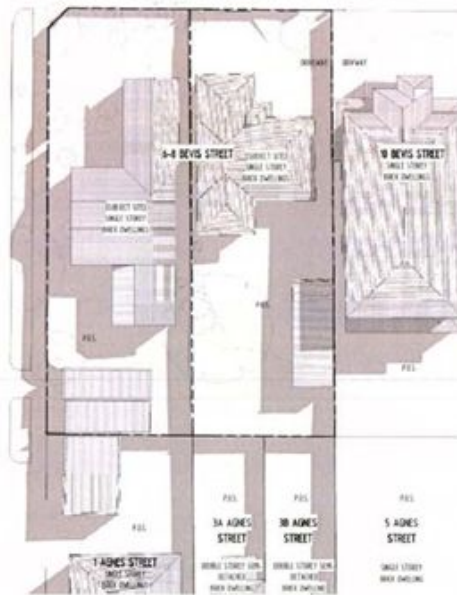
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bg architecture

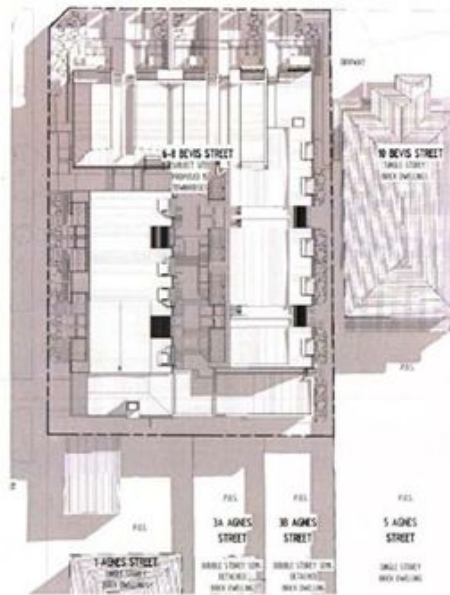
Project Name
6-8 Bevis Street, Beeston, East

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Issue Date: [blank]
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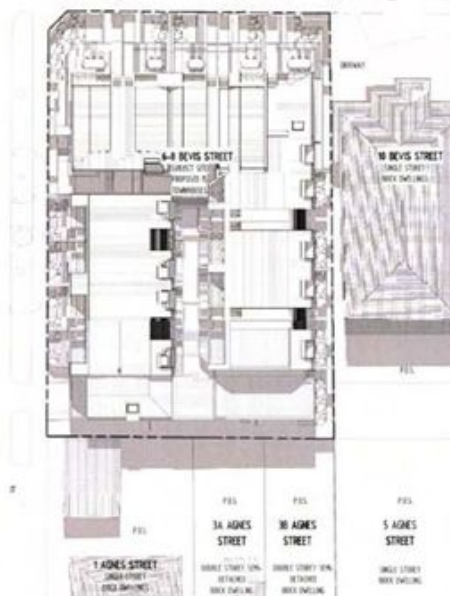
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EXISTING 12PM
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ADVERTISED PLAN
19 OF 25

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FOR APPROVAL

DATE	DATE	DATE
19/10/18	19/10/18	19/10/18
DATE	DATE	DATE
DATE	DATE	DATE

bg architecture

10 Kilmacdonagh Road, Dublin 12
Tel: 01 261 2222
Email: info@bgarchitect.com

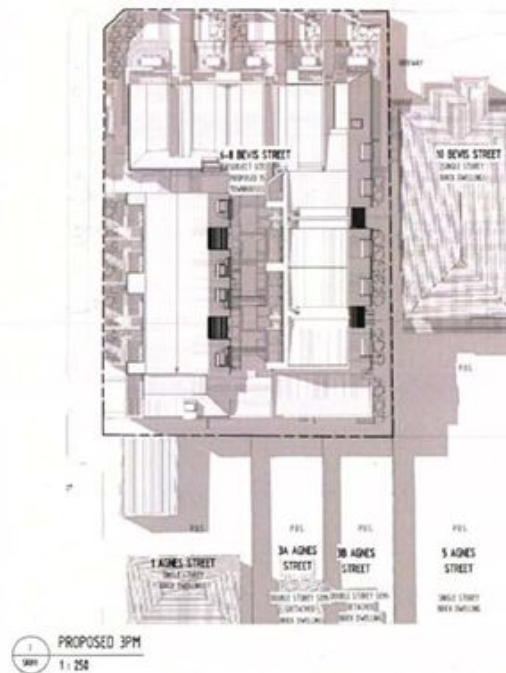
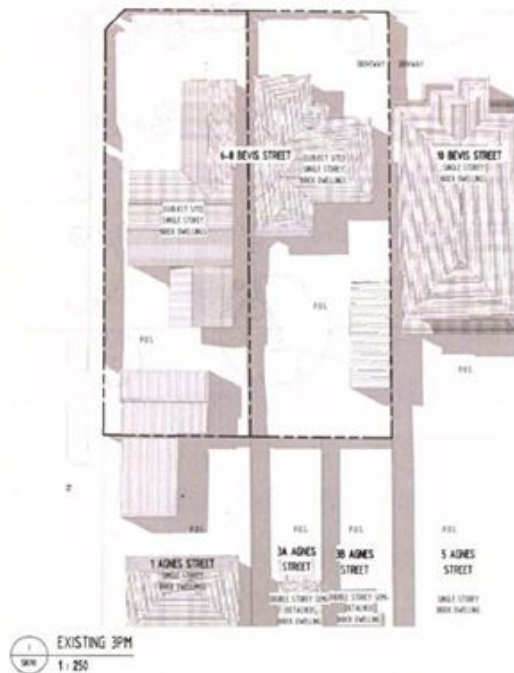
Project Name
6-8 Devis Street, Booterstown

Shading Diagrams

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Author: [Name]
Date: [Date]

Project Number
17488

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ADVERTISED PLAN
20 OF 25

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FOR APPROVAL

REV	DATE	DESCRIPTION	BY

bg architecture

11 North Street, Bristol
Bristol, BS1 1JF
www.bgarchitect.co.uk

Project Name
6-8 Bevis Street, Bristol East

Project
SHADOW DIAGRAMS

Scale
1:250

Author
Chris

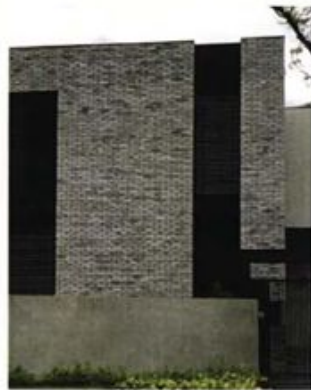
Checker
Project Manager

Project Number
17941

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CL01 - COMPOSITE PANEL CLADDING - WHITE SATIN



MA01 - MASONRY - BRICKWORK



CL03 - FIBRE CEMENT CLADDING



CL02 - STANDING SEAM CLADDING
COLORBOND - MONUMENT



MA02 - MASONRY - OFF-WHITE
RENDERED BLOCKWORK



CL04 - STANDING SEAM CLADDING COLORBOND - SURFMYST



PC01 - CHARCOAL POWDERCOAT FINISH

MATERIALS LEGEND

- MA01 MASONRY - BRICKWORK
- MA02 MASONRY - OFF-WHITE RENDERED BLOCKWORK
- CL01 COMPOSITE PANEL CLADDING - WHITE SATIN
- CL02 STANDING SEAM CLADDING COLORBOND - MONUMENT
- CL03 FIBRE CEMENT CLADDING
- CL04 STANDING SEAM CLADDING COLORBOND - SURFMYST
- PC01 CHARCOAL POWDERCOAT FINISH

ADVERTISED PLAN
21 OF 25

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FOR APPROVAL

REV	DATE	DESCRIPTION	BY

bg architecture

11 North Street, Suite 101, North Sydney NSW 1585
 Tel: 02 9339 1000 Fax: 02 9339 1001
 Email: info@bgarch.com.au Website: www.bgarch.com.au

Project Name
 4-8 Bevis Street, Beulah East

Author
 1:100

Issue Date
 10/10/2011 4:12:33 PM



NEIGHBOURING REAR VIEW 01

ADVERTISED PLAN
23 OF 25
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 and a view of the proposed building and its
 context. The plan is not to be used for any
 purpose which may infringe any copyright.

FOR APPROVAL

REV	DATE	DETAILS	NOT

bg architecture

11 North Street, 4th Floor, Sydney NSW 1585
 Telephone: 02 9550 1234
 Email: info@bgarch.com.au
 Website: www.bgarch.com.au

Project Name
 6-8 Davis Street, Bentleigh East

Drawing
 30 VIEWS

Scale
 1:100

Author
 J. Smith

Checker
 M. Jones

Project Number
 12345

Date
 21/10/2011 10:10:10 AM



Plant Schedule

Trees

Botanical Name	Common Name	Code	Size at Installation	Size at maturity (approx)	Number
3. <i>Acacia saligna</i>	Black Wattle	ACI pal	45/2.0m Ht approx/15mm caliper	4.0m wide x 4.0m high	10
4. <i>Cercis canadensis</i> 'Forest Pansy'	Red Bud	CER TOR	45/2.0m Ht approx/15mm caliper	5.0m wide x 5.0m high	4
1. <i>Prunus laurocerasus</i>	Laurel	PRY uni	45/2.0m Ht approx/15mm caliper	5.0m wide x 2.0m high	35
2. <i>Wickstroemia baccata</i>	Weeping Lily	WIK flo	45/2.0m Ht approx/15mm caliper	5.0m wide x 4.0m high	10
					39

Shrubs

Botanical Name	Common Name	Code	Size at Installation	Size at maturity	Number
5. <i>Rockrose</i>	Lemon-scented Myrtle	BAC cit	400mm	maintained to a hedge height of 2.0m	57
11. <i>Crataegus monogyna</i>	Blue Fox Lily	CUI REL	200mm	0.5m wide x 0.5m tall	18
10. <i>Ulmus minor</i> 'Pendula'	Little Elm	ULM rev	140mm	0.8m wide x 0.8m tall	53
9. <i>Myrica pennsylvanica</i>	Orange Myrica	LOM UT	140mm	0.3m wide x 0.3m tall	15
6. <i>Rapanea hirsuta</i>	Mossy Tree	MUS pan	400mm	maintained to a hedge height of 2.0m	317
7. <i>Sarcococca confusa</i>	Sweet Box	PLC WOV	200mm	0.75m wide x 0.75m tall	22
8. <i>Viburnum odoratissimum</i>	Sweet Viburnum	RAP COS	200mm	0.5m wide x 0.5m tall	96
					10
					661

Creepers

Botanical Name	Common Name	Code	Size at Installation	Size at maturity	Number
14. <i>Adiantum species</i>	Giant Fern	ADT res	200mm	N/A	10
12. <i>Parthenocissus quinquefolia</i>	Virginia Creeper	PAR qui	200mm	N/A	34
13. <i>Parthenocissus tricuspidata</i>	Boston Ivy	PAR tri	200mm	N/A	51
					95

Ground Covers

Botanical Name	Common Name	Code	Size at Installation	Size at maturity	Number
15. <i>Dichondra repens</i>	Dichondra	DCI rep	140mm	2.0m wide x 0.2m high	353
12. <i>Parthenocissus quinquefolia</i>	Virginia Creeper	PAR qui	140mm	0.4m wide x 0.3m high	110
13. <i>Parthenocissus tricuspidata</i>	Boston Ivy	PAR tri	140mm	0.4m wide x 0.3m high	75
					538

Trees



Creepers/ Ground cover



Shrubs



PREPARED BY:
ginkgoparadise.com.au
Naomi Blashki - AILA Registered Landscape Architect
naomi@ginkgoparadise.com.au 0435 154 188

GINKGO paradise

NOTE: This drawing is to convey design intent only.
Do not scale this drawing. Set out to be confirmed
on site with the Landscape Architect. Base plan
information generated from drawing as supplied
from BG Architecture 25 July 2017.

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10 August 2017

Sheet 2 of 2
Stage: Town Planning
Version: 1.0

DRAFT ONLY
FOR TOWN PLANNING
SUBMISSION ONLY. NOT FOR
CONSTRUCTION

6-8 Bevis Street BENTLEIGH EAST
Key Plant Images and Plant Schedule

ITEM 9.9 VCAT WATCH

Author: Paul Wood – Manager Town Planning

File No: N/A

Attachments: Applications before and recent decisions of the Victorian Civil and Administrative Tribunal

PURPOSE AND SUMMARY

To report to Council applications currently before, and recent decisions of, the Victorian Civil and Administrative Tribunal (VCAT).

RECOMMENDATION

That Council notes:

1. The applications currently before the Victorian Civil and Administrative Tribunal (VCAT), including the recent applications that have been lodged with VCAT.
2. The recent decisions of VCAT, including the commentary provided in relation to matters of notable interest.

BACKGROUND

The VCAT process is an integral part of the planning permit process and provides opportunity for independent review of planning decisions. VCAT is required to take into consideration any relevant planning policy.

ISSUES AND DISCUSSION

This report includes an attachment that provides an overview of all applications currently before, or that have recently been decided by the VCAT. The attachment table is broken down into 'New appeals lodged with the VCAT', 'Current matters before the VCAT' (including upcoming hearings or where Council is waiting for a decision after the hearing has taken place), and 'Recent decisions of the VCAT'.

There were three decisions since the last report and none of these decisions are of notable interest for Council in the context of policy application. These decisions are contained in the attachment table.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

There are no financial, resource or asset management implications.

POLICY AND LEGISLATIVE IMPLICATIONS

The decisions of notable interest in this report are relevant to the strategic planning work being undertaken by Council's City Futures Department.

COMMUNICATION AND ENGAGEMENT

There has been no communication or engagement for this report.

LINK TO COUNCIL PLAN

Liveable and Well Designed:

A well planned City that is a great place to live.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

This report provides details of the applications before and recent decisions of the VCAT.

ATTACHMENT 1: APPLICATIONS BEFORE AND RECENT DECISION OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL

NEW APPEALS LODGED WITH THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (15 JANUARY 2018 to 7 FEBRUARY 2018)							
Address	Suburb	Appeal date	VCAT reference	Description of proposal	Zone	Appeal lodgment date	Type of appeal
43 Whitmuir Road	McKinnon	P88/2018	17/7/18	Construction of two (2) double storey dwellings on land affected by the Special Building Overlay	NRZ1	19/1/18	s77 (Refusal)
40 Snowdon Avenue	Caulfield	P119/2018	21/5/18	Partial demolition and alterations and additions to an existing dwelling on land affected by the Heritage Overlay	NRZ1	25/1/18	s80 (Conditions)
2 Shanahan Crescent	McKinnon	P134/2018	31/7/18	Construction of three (3) double storey attached dwellings on land affected by the Special Building Overlay	NRZ1	25/1/18	s77 (Refusal)
331-333 Neerim Road	Carnegie	P180/2018	16/3/18	Construction of a four storey building and reduction in visitor car parking and alter access to a road in a Category 1 Road Zone	RGZ1	5/2/18	s79 (Failure)

MATTERS BEFORE THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (INCLUDING APPEALS AWAITING A HEARING OR DECISION)									
Address	Suburb	Appeal date	VCAT reference	Description of proposal	Zone	Council decision	Council delegate for decision	Appeal lodgment date	Type of appeal
472 & 476-482 Kooyong Road & 11 Saturn Street	Caulfield South	23/11/17	P973/2017	Construction of buildings and works (ranging from 3 to 19 storeys) and use of the land as a hospital, retirement village, residential aged care facility and child care centre with associated carparking and reduction of the bicycle parking requirement	NRZ1	Refusal	Council	12/5/17	s77 (Refusal)
664-670 North Road	Ormond	27/11/17	P1718/2017	Construction of part two, part three storey buildings comprising twenty one (21) dwellings above basement car park and a reduction in the statutory visitor car parking requirements, on land affected by the Special Building Overlay.	GRZ2	Refusal	Manager	28/7/17	s77 (Refusal)
1-3 Horne Street	Elsternwick	4/12/17	P1668/2017	The construction of a nine storey building and basement, use of the land for 25 dwellings, a retail premise, reduction of the car parking requirement and waiver of the loading bay requirement	C1Z	Refusal	Council	24/7/17	s77 (Refusal)
2 Marilyn Court	Bentleigh East	16/1/18	P1582/2017	Construction of a double storey dwelling to the rear of an existing dwelling	NRZ1	Refusal	Manager	19/7/17	s77 (Refusal)
3 Banksia Road	Caulfield South	2/2/18	P2058/2017	Removal of the registered restrictive covenant contained in Instrument of Transfer 776487 from Lot 26 on LP5916 (Volume 3892 Folio 238)	NRZ1	Refusal	Manager	18/9/17	s77 (Refusal)
730-734 North Road	Ormond	20/2/18	P1983/2017	Request for Extension of Time for a permit allowing construction of two double storey attached dwellings; a three storey building with a basement carpark comprising of twelve (12) dwellings; a food and drink premises; two (2) shops; reduction of the carparking requirement and waiver of the loading bay requirement on land affected by the special building overlay.	NRZ1	Refusal	Manager	4/9/17	s81 (Extension of time)
12 Kambea Grove	Caulfield North	22/2/18	P1859/2017	Demolition and construction of a dwelling in a neighbourhood character overlay and special building overlay	NRZ1	Refusal	Manager	23/8/17	s77 (Refusal)
17-19 Loranne Street	Bentleigh	22/2/18	P2165/2017	Construction of a part three (3), part four (4) storey building consisting of 21 dwellings above basement car park; reduction of visitor car parking requirements	GRZ1, RGZ	Refusal	Council	28/9/17	s77 (Refusal)
240-250 Mckinnon Road	McKinnon	22/2/18	P2269/2017	A four storey building comprising six shops and twenty six dwellings above basement car park and a reduction in car parking requirements (for shops) and waiver of the loading bay requirement	C1Z	Permit	Council	9/10/17	s80 (Conditions)
111-113 Jasper Road	Bentleigh	27/2/18	P2049/2017	Replacement and installation of internally illuminated and non-illuminated business identification signage	NRZ1	Planning Permit	Officer	8/9/17	s80 (Conditions)
24 Marara Road	Caulfield South	27/2/18	P2371/2017	Construction of two (2) double storey attached dwellings	NRZ1	Planning Permit	DPF	26/10/17	s149 (declaration)
20 Leonie Avenue	Bentleigh East	8/3/18	P2229/2017	Construction of two (2) double storey dwellings	NRZ1	Refusal	Manager	3/10/17	s77 (Refusal)
388-394 Hawthorn Road	Caulfield South	13/3/18	P2293/2017	Construction of a 7 storey building comprising 46 dwellings, a retail premises and a basement car park, reduction of the car parking requirements, waiving of the loading bay requirement and creation and alteration of access to a road in a Road Zone, Category 1	C1Z	Refusal	Manager	11/10/17	s77 (Refusal)
31 Nepean Hwy	Elsternwick	13/3/18	P2320/2017	Partial demolition, alterations and additions and use of land for the purpose of a Child Care Centre and the reduction of the car parking requirement	RGZ1	Planning Permit	Council	13/10/17	s80 (Conditions)
50 Blamey	Bentleigh	16/3/18	P2258/2017	Construction of a single storey dwelling to the rear of the existing	NRZ1	Refusal	Manager	6/10/17	s77 (Refusal)

ORDINARY COUNCIL MEETING

27 FEBRUARY 2018

Street	East			dwelling.					
78 Lyons Street	Carnegie	21/3/18	P2247/2017	Construction of two (2) double storey attached dwellings on land affected by Special Building Overlay	NRZ1	Refusal	Manager	9/10/17	s77 (Refusal)
329 Jasper Road	Ormond	3/4/18	P2191/2017	Construction of a four storey building comprising of a shop and fifteen (15) dwellings; use of the land for dwellings; reduction in car parking requirements (for visitors and shops); waiver of loading bay requirements; to alter access to a road zone category 1	C1Z	Refusal	Council	5/10/17	s77 (Refusal)
16 South Avenue	Bentleigh	3/4/18	P2240/2017	Construction of eight (8) three storey townhouses with basement car parking	GRZ1	Refusal	DPF	5/10/17	s77 (Refusal)
312 Orrong Road	Caulfield	9/4/18	P2287/2017	Construction of a three (3) storey building containing five (5) apartments above basement car park, and a waiver of the statutory visitor car parking requirement	GRZ	Refusal	Manager	10/10/17	s77 (Refusal)
65 Hall Street	Ormond	16/4/18	P2407/2017	Construction of two (2) attached double storey dwellings	NRZ1	Refusal	DPF	26/10/17	s77 (Refusal)
15-23 Mayfield	St Kilda East	18/4/18	P2366/2017	An amendment to a hours of operation and the uses that could be undertaken on the land was approved as an amendment to planning permit that allows buildings and works for the construction of a two storey building (to the rear of the site, behind Gandel Besen House primary school), refurbishment to the existing building and grounds (Gandel Besen House) including the synagogue and the construction of a carpark for 18 carspaces to the west of the site.	NRZ1	Planning Permit	DPF	6/11/17	s80 (Conditions)
15-23 Mayfield	St Kilda East	18/4/18	P2367/2017	An amendment to the permit to allow the hall and synagogue to be used independent of the school was refused.	NRZ1	Refusal	DPF	6/11/17	s77 (Refusal)
15-23 Mayfield	St Kilda East	18/4/18	P2368/2017	Alterations and additions to the existing education centre involving the construction of a new lobby and multi-purpose room at the front of the kindergarten	NRZ1	Planning Permit	DPF	6/11/17	s80 (Conditions)
1 Sinclair	Elsternwick	30/4/18	P2455/2017	Use of the land as an education centre (limited to recess and lunch activities, daytime assemblies, physical education classes and after school care), reduction in the car parking requirements and buildings and works on land located in a Heritage Overlay	NRZ1	Planning Permit	Council	6/11/17	s82 (Objector)
9 Royal Avenue	Glen Huntly	30/4/18	P2738/2017	The construction of a four storey building comprising up to 16 dwellings and a reduction in the visitor car parking requirement and waiver of loading bay requirement	C1Z	Planning Permit	Council	6/12/17	s80 (Conditions)
10 St Georges Road	Elsternwick	2/5/18	P2695/2017	Buildings and works including demolition of the existing buildings and construction of a four storey building above basement car park containing 12 dwellings and a reduction of the visitor car parking requirements	RGZ	Refusal	Council	29/11/17	s77 (Refusal)
83 Truganini Road	Carnegie	9/5/18	P2774/2017	Construction of five (5) dwellings (4 three storey and 1 double storey) and reduction in visitor car parking requirement on land affected by Special Building Overlay	GRZ1	Refusal	DPF	12/12/17	s77 (Refusal)
441 Glen Eira	Caulfield North	10/5/18	P2520/2017	Demolition of the existing dwelling and construction of 2 double storey attached dwellings with a basement on land in a Heritage Overlay and alteration and creation of access to a road in a Road Zone, Category 1	NRZ1	Refusal	Manager	20/11/17	s77 (Refusal)
14 Service Street	Caulfield North	11/5/18	P2504/2017	Review of a decision to refuse to endorse an amended landscape plan.	NRZ1	Planning Permit	Manager	17/11/17	s149 (declaration)
2 Smith Street	Bentleigh	24/5/18	P2729/2017	Construction of two (2) double storey attached dwellings	NRZ1	Refusal	Manager	6/12/17	s77 (Refusal)

ORDINARY COUNCIL MEETING

27 FEBRUARY 2018

669-673 Centre Road	Bentleigh East	25/5/18	P2948/2017	Request for Extension of Time for a permit allowing construction of a six storey building comprising up to 39 dwellings above a basement car park, alteration of access to a road in a Road Zone Category 1, a reduction in parking and waiver of loading bay requirements	C1Z	Refusal	Manager	29/12/17	s87A (amendment)
7 Manchester Grove	Glen Huntly	28/5/18	P2634/2017	Construction of a three (3) storey building comprising 12 apartments above basement car parking, and reduction in the statutory visitor car parking requirement.	GRZ1	Refusal	Manager	29/11/17	s79 (Failure)
2 Lancaster	Bentleigh east	1/6/18	P2678/2017	Construction of two (2) double storey attached dwellings	NRZ1	Refusal	DPF	30/11/17	s77 (Refusal)
233-247 Glen Huntly Road & 14 Ripon Grove	Elsternwick	4/6/18	P2932/2017	Construction of a multi-level mixed use development including 117 dwellings, up to 13 storeys plus basement, reduction in visitor car parking and waiver of loading bay requirements	C1Z	Refusal	Council	2/1/18	s77 (Refusal)
20 McKinnon Road	McKinnon	20/6/18	P2848/2017	Construction of two (2) double storey attached dwellings with basement carparking	NRZ1	Refusal	Manager	20/12/17	s77 (Refusal)
25 Stone Street	Caulfield South	26/6/18	P2998/2017	Construction of two (2) double storey attached dwellings	NRZ1	Undetermined	Officer	2/1/18	s79 (Failure)
7 Wicklow Street	Ormond	25/9/18	P2124/2017	Construction of two double storey dwellings on land affected by the Special Building Overlay	NRZ1	Refusal	Manager	25/9/17	s77 (Refusal)

RECENT DECISIONS OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL (15 JANUARY 2018 to 7 FEBRUARY 2018)											
Address	Suburb	Appeal date	VCAT reference	Description of proposal	Zone	Council decision	Date of Council decision	Type of appeal	Appeal outcome	Date of VCAT decision	VCAT decision (effect on Council decision)
1032-1032A North Road	Bentleigh East	11/1/18	P1529/2017	The construction of a three storey building comprising two shops and nine dwellings	C1Z	Planning Permit	18/7/17	s80 (Conditions)	Permit issued	18/01/2018	Varied
2 Moira Avenue	Carnegie	5/2/18	P2092/2017	Partial demolition, alterations and additions (including a first floor addition) to the existing dwelling on land affected by the Heritage Overlay and Special Building Overlay	NRZ1	Refusal	18/9/17	s77 (Refusal)	Permit issued (consent)	22/1/18	Set aside
26 Argyle Street	Bentleigh East	4/5/18	P2687/2017	Construction of two double storey dwellings	NRZ1	Planning Permit	29/11/17	s80 (Conditions)	Permit issued (consent)	1/02/2018	Varied

ITEM 9.10 QUARTERLY SERVICE PERFORMANCE REPORT

Author: *Shweta Babbar*

File No: *18/129172*

Attachments: *Quarterly Service Performance Report for the quarter ending December 2017*

PURPOSE AND SUMMARY

Glen Eira City Council Quarterly Service Performance Report has been developed to provide a reporting structure that is meaningful, progressive and based on business intelligence principles.

The newly developed Quarterly Service Performance Report provides trend analysis and insights on the effectiveness and efficiency of Council services from July to December 2017.

RECOMMENDATION

That Council notes the attached Quarterly Service Performance Report.

BACKGROUND

The State Government's introduction of the 'Know Your Council' website has raised residents' expectation of the information provided by councils. Residents have an increasing expectation of being provided fast, accurate and meaningful reporting of Council's progress. This was reinforced through recent community consultation as part of the development of the *2017–2021 Council and Community Plan*.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

The level of activity undertaken by Council is not always apparent from financial information. Statistical information complements monthly financial reporting and provides more detailed information on the diverse range of activities undertaken by Council. Regular reporting can provide an indication of where productivity or efficiency gains have been made along with identifying trends that will assist in decision making and resource allocation.

POLICY AND LEGISLATIVE IMPLICATIONS

The Quarterly Service Performance Report ensures compliance with statutory requirements legislated under:

- *Local Government Act*;
- Victoria Auditor General's office (VAGO); and
- Service specific quality and assessment standards.

COMMUNICATION AND ENGAGEMENT

The new Quarterly Service Performance Report has been developed in consultation with the Community Consultation Committee and Councillors to provide consistent and transparent information on Council's commitments to its community.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme Five: A well governed Council that is committed to transparency and engages residents in decision making.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

Glen Eira Council's Quarterly Service Performance Report aims to respond to community's expectation of providing a clear and transparent snapshot of Council's progress for the year to date.



GLEN EIRA
CITY COUNCIL

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

QUARTERLY SERVICE PERFORMANCE REPORT

OCTOBER TO DECEMBER 2017 • WWW.GLENEIRA.VIC.GOV.AU



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This report uses the best available information. While care has been taken to ensure the content in the report is accurate, it cannot be guaranteed at time of publication. There may be errors and omissions or it may not be wholly appropriate for your particular purposes. In addition, the publication is a snapshot in time based on historic information which is liable to change.

CHIEF EXECUTIVE OFFICER'S OVERVIEW



I'm pleased to share with you our latest Quarterly Performance Report - for the second quarter of 2017-18. This report provides an overview of how we are tracking against key performance measures, and provides transparency on the progress made in delivering our commitments to community in the *2017–2021 Council and Community Plan*.

Council is a complex business providing over 120 different services, to our population of 147,000 residents. Every year we receive approximately 260,000 phone calls and raise more than 167,500 service requests. Through this report we want you to feel informed about the things that are important to you, and have the confidence that we are delivering on our promises.

As you will read in the coming pages, our financial position year to date remains healthy, and income continues to track ahead of budget forecasts. We anticipate that capital works expenditure will start to accelerate in the second half of the year now that the preparatory work needed to design and tender works for many of the projects is complete. At this stage we anticipate spending just over \$39m on capital works projects in this financial year.

Progress worthy of noting this quarter includes:

- Contractors were appointed for the construction of the Duncan MacKinnon athletics track and netball courts, and for the redevelopment of Bailey Reserve No.1 Oval (Cricket & Soccer).
- We completed the Leisure Feasibility Study. Preliminary concepts for improvements at Carnegie Swim Centre are now being prepared with features that will respond to community feedback received.
- The final stage of structure plan consultation was undertaken throughout November and December for Elsternwick, Bentleigh and Carnegie Activity Centres. These structure plans reflect the community's vision for how these centres will look and feel in the future, including land use, transport and parking, types and heights of buildings, open space and infrastructure. Forums were held in each Centre. As well as the forums, Council Officers were present at the Bentleigh, Carnegie and Elsternwick libraries over 12 days to answer specific questions regarding the draft plans. Consultation on the draft plans closed in December.
- It has been pleasing to note that our number of **VCAT appeals** continues to indicate a downward trend from 2016 levels. The number of appeals in quarter 2 has reduced by half when compared to the previous year. This demonstrates that our decision making is increasingly finding a balance between various stakeholder expectations.
- The number of **infringements** issued for non-compliance at construction sites has seen a dramatic increase across the first half of 2017-18. The issuing of infringements is largely in response to non-compliance with approved construction management plans and complaints from residents regarding impact on amenity.
- It was really pleasing to see the following community participation at our events: Approximately 5,500 people attended Carols in the Park; 6,000 people attended Groove and Graze at Hopetoun Gardens; and 5,500 people attended Groove and Graze at Joyce Park.
- Major road reconstruction works included:
 - North Road Service Road, Ormond. Works included new kerb and channel and full road pavement replacement, with significant drainage upgrades using laser boring technology.
 - Brewer Road, Bentleigh. Works included new kerb and channel and sections of full road pavement replacement, new underground drainage and new road surface.
 - Crosbie Road, Murrumbeena. Works included improvements to traffic and pedestrian safety, new kerb and channel and sections of full road pavement replacement, new underground drainage and road surface.

CHIEF EXECUTIVE OFFICER'S OVERVIEW



- We launched live web-casting of our Ordinary Council Meetings for the first time on 19 December 2017. You can now view our regular Council Meetings from the comfort of your home or view the archive copy of the meeting on our website.
- Council endorsed its first ever Advocacy Strategy. The Strategy outlines Council's high level advocacy priorities to other levels of Government for funding or policy change.
- Our new Community Safety Committee met for the first time in December.

These are just some of the services, events, projects and programs delivered by Council this quarter that improve the community's daily lives and contribute to the City of Glen Eira being a great municipality in which to live, work and raise a family.

I hope you find the information in this report helpful in understanding the work of Council, and tracking our progress in delivering our priorities. As it's only the second time that we have produced this report we are still keeping its design and content under review. If you have feedback please don't hesitate to email me at mail@gleneira.vic.gov.au

Regards,

Rebecca McKenzie
Chief Executive Officer,

FINANCIAL OVERVIEW



At the end of December 2017, the performance against budget from ordinary activities showed a positive variance of \$6.88 million, due to higher than anticipated income of \$3.99 million and favourable variance in operating expenditure of \$2.89 million. The year to date financial performance was better than budget mainly due to: better than anticipated income received for statutory fees and fines \$1.34 million, open space contributions \$991,000, user fees \$802,000, government grants \$507,000 and interest received \$190,000. Favourable variances in expenditure items including: contractors \$1.07 million, employee costs \$1 million and materials and consumables \$508,000.

The overall forecast result expected for the financial year is an operating surplus of \$26.79 million compared with the original adopted 2017–18 Annual Budget of \$17.22 million. Please note that this favourable variance includes \$5.23m for the recognition of the land located on the corner of Kambrook, Glen Eira and Booran Roads. Council was appointed as Committee of Management by the State Government for this land.

Council's current asset ratio, a measurement of our financial strength, remained at 1.20. This means for every \$1 of current liabilities, Council had \$1.20 in current assets to meet those commitments. Council remains financially well positioned and the 2017–18 surplus provides further financial flexibility to meet the city's future infrastructure funding needs.

The table below details Council's forecast performance based on the Victorian Auditor-General Financial Sustainability Risk Indicators.

FINANCIAL SUSTAINABILITY RISK INDICATORS	Objective	2016-2017 Actuals	2017-18 Annual Budget as at 30 June 2018	2017-18 Annual Forecast As at 30 June 2018	2017-18 Risk Based on Annual Forecast as at 30 June 2018	COMMENT
Net Result	Generating surpluses consistently of greater than 0%.	16.76%	10.00%	14.86%	Low	Council is generating positive surpluses.
Underlying Result (%)	Generating surpluses consistently of greater than 0%.	16.00%	9.00%	12.28%	Low	Council is generating positive surpluses.
Liquidity	To measure Council's ability to repay short-term liabilities as they fall due. The indicator is to be greater than 1.0.	1.24	1.18	1.20	Low	Council's forecast to 30 June 2018 indicates a Liquidity Ratio of greater than 1.0.
Indebtedness	Lower than 40% relates to the ability to repay debt from own-source revenue.	15.72%	13.08%	12.94%	Low	Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue.
Internal Financing	Generating enough cash from operations to fund new assets. The indicator is to be greater than 100%.	157.42%	111.07%	111.61%	Low	Council is generating enough cash from operations to fund new assets.
Capital Replacement	To ascertain the level of risk of insufficient spending on asset renewal. The indicator is to be more than 1.5.	1.58	1.73	1.81	Low	Council operates at a low level of risk with respect to capital replacement.
Renewal Gap	To ensure there is sufficient spending on Council's asset base. The indicator is to be greater than 1.0.	1.24	1.29	1.29	Low	Council spends sufficient funds on its asset base.

WHAT'S BEEN HAPPENING AT A LOCAL LEVEL

CAMDEN WARD

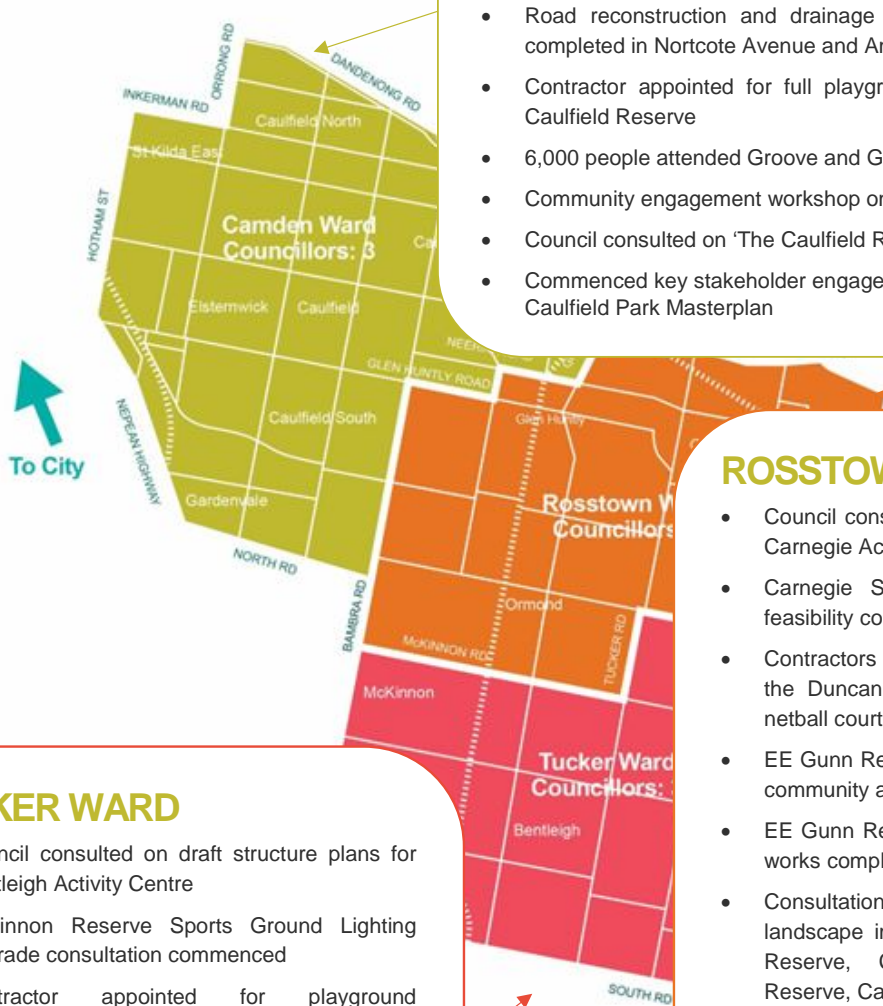
- Council consulted on draft structure plans for Elsternwick Activity Centre
- Road reconstruction and drainage programs continuing. Works completed in Nortcote Avenue and Anderson Street.
- Contractor appointed for full playground redevelopment at East Caulfield Reserve
- 6,000 people attended Groove and Graze at Hopetoun Gardens
- Community engagement workshop on community gardens
- Council consulted on 'The Caulfield Racecourse Wedge' dog park
- Commenced key stakeholder engagement for the refreshed Caulfield Park Masterplan

ROSSTOWN WARD

- Council consulted on draft structure plans for Carnegie Activity Centre
- Carnegie Swim Centre Redevelopment – feasibility consultation undertaken
- Contractors appointed for the construction of the Duncan MacKinnon athletics track and netball courts
- EE Gunn Reserve Outer Ovals opened up for community and sporting club use
- EE Gunn Reserve Baseball Pavilion upgrade works completed
- Consultation undertaken on proposed landscape improvements to Rosanna Street Reserve, Carnegie and Spring Street Reserve, Caulfield South
- Road reconstruction and drainage programs continuing. Works completed in Crosbie Road and North Road service road.
- Babytime/Storytime attendance was 6,547 at Carnegie Library
- 5,500 people attended Groove and Graze at Joyce Park
- Community education session on Thunderstorm Asthma

TUCKER WARD

- Council consulted on draft structure plans for Bentleigh Activity Centre
- McKinnon Reserve Sports Ground Lighting Upgrade consultation commenced
- Contractor appointed for playground redevelopment at Wingate Brady Reserve
- Consultation undertaken on the proposed Bentleigh Hodgson Reserve and McKinnon Reserve playground upgrades
- Contractor appointed for the redevelopment of Bailey Reserve No.1 oval (Cricket & Soccer)
- Road reconstruction and drainage programs continuing. Works completed in Brewer Road and Martin Court.
- Recruitment for Glen Eira Community Voice at Carols in the Park
- 5,500 people attended Carols in the Park



MAJOR PROJECT UPDATES



1. Duncan Mackinnon Reserve

Netball Court Extension

- **Project Status:** Contract for construction awarded in December 2017. Construction about to commence.
- **Key achievements:** In the second quarter of 2017–18, design was completed and the project was tendered for construction. Early works were undertaken.
- **Planned activities for the next quarter:** Commencement of construction.

Athletics Track Upgrade

- **Project Status:** Contract for construction awarded in December 2017. Construction about to commence.
- **Key achievements:** In the second quarter of 2017–18, design was completed and the project was tendered for construction. Early works commenced on underground drainage and electrical upgrades. Track set-out for IAAF compliance was undertaken and the surface drainage system works commenced.
- **Planned activities for the next quarter:** Early works activities will be completed and the main construction works will commence.

Master Plan Implementation - Stage 2 Landscape

- **Project Status:** Currently in the design stage.
- **Key achievements:** In the second quarter of 2017–18, the concept was finalised, the master plan updated and detailed costing undertaken. Early works commenced on reconstruction of steps at the Crosbie Road end (which now allow the track to be widened to accommodate 10 lanes on both sides for juniors).
- **Planned activities for the next quarter:** Complete cost planning. Finalise detailed design and commence construction staging/planning.



Track early works in progress



Reconstruction of track access steps – demolition completed

MAJOR PROJECT UPDATES



2. Lord Reserve and Koornang Park

Carnegie Swim Centre Redevelopment

- **Project Status:** Currently in feasibility stage.
- **Key achievements:** In the second quarter of 2017–18, the leisure feasibility study was completed which considered the strategic objectives for all Glen Eira Leisure facilities. Stage 1 community consultation was undertaken on proposed elements for the Carnegie Swim Centre redevelopment project which will be used to inform concepts. Commencement of cost planning by Quantity Surveyor and a preliminary traffic engineering assessment. Preliminary foundation investigation and report underway by specialist pool engineers. Detailed site survey completed.
- **Planned activities for the next quarter:** Completion of preliminary concepts with components and features included, in response to community feedback and the leisure needs study. Completion of preliminary traffic engineering assessment and foundation investigation report. Community consultation undertaken based on concepts developed in response to current feedback. Community engagement feedback and concepts reported to Council. Preliminary cost plan to be completed. Completion of draft business plan.

Carnegie Precinct Master Plan (Lord Reserve and Koornang Park)

- **Project Status:** Currently in feasibility and concept stage.
- **Key achievements:** In the second quarter of 2017–18, site investigation including geotechnical soil testing and a detailed site survey was completed. A landscape architect was appointed and master planning concepts commenced.
- **Planned activities for the next quarter:** Completion of master plan concepts for community consultation, in conjunction with the Carnegie Swim Centre concepts.



Existing Photos of Carnegie Swim Centre, Lord Reserve and Koornang Park

MAJOR PROJECT UPDATES



3. Bailey Reserve

Skate Park Redevelopment

- **Project Status:** Tender for construction.
- **Key achievements:** In the second quarter of 2017–18, tree and vegetation removal was completed to accommodate the new skate park as part of early works. Construction tender closed and under assessment.
- **Planned activities for the next quarter:** Commence construction.



Existing Photo of Bailey Reserve Skate Park

Oval No.1 Upgrade

- **Project Status:** Currently in construction.
- **Key achievements:** In the second quarter of 2017–18, the construction tender was awarded. Authority electrical upgrade works undertaken.
- **Planned activities for the next quarter:** Commence construction.

4. Elsternwick Community Hub

- **Project Status:** Feasibility of new community hub including library in Elsternwick commenced.
- **Key achievements:** Architect appointed and service needs reviewed.
- **Planned activities for the next quarter:** Ongoing feasibility analysis to inform future concepts for community consultation, in line with *Elsternwick Structure Plan*.



Existing Photos of Elsternwick Library

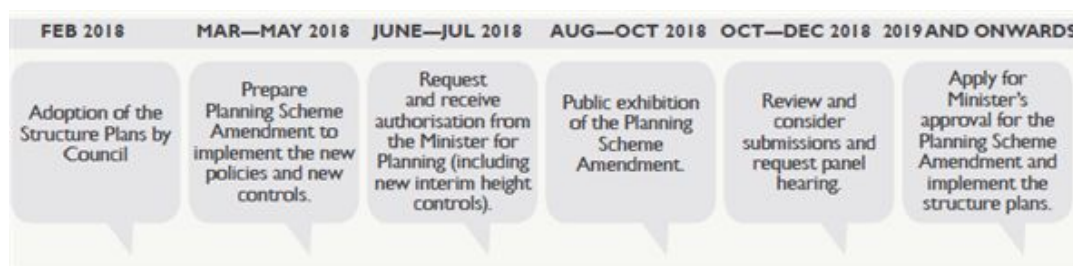
MAJOR PROJECT UPDATES



5. Preparation and implementation of structure plan Carnegie, Elsternwick and Bentleigh

- **Project Status:** Stage 6 – the final stage of consultation was undertaken throughout November and December. A Council decision on the final structure plans will now be made in February 2018.
- **Key achievements:** Sought feedback on stage six draft plans for each of the centres. Forums were held in each centre with 42 people attending the Bentleigh forum, 51 attending Carnegie and approximately 200 people attending the Elsternwick forum. As well as the forums, Council officers were present at the Bentleigh, Carnegie and Elsternwick libraries over 12 days to answer specific questions regarding the draft plans. Over the six week consultation period 647 submissions were received, with 89 submissions for Bentleigh, 141 submissions for Carnegie and 417 submissions for Elsternwick.
- **Planned activities for the next quarter:** Draft structure plans will be updated and presented to Council for adoption at the 27 February Council meeting. Between March to May 2018 Officers will prepare a Planning Scheme Amendment to implement the new policies and new controls.

LOOKING AHEAD



Elsternwick community forum



Bentleigh community forum



Carnegie community forum

PERFORMANCE AT A GLANCE

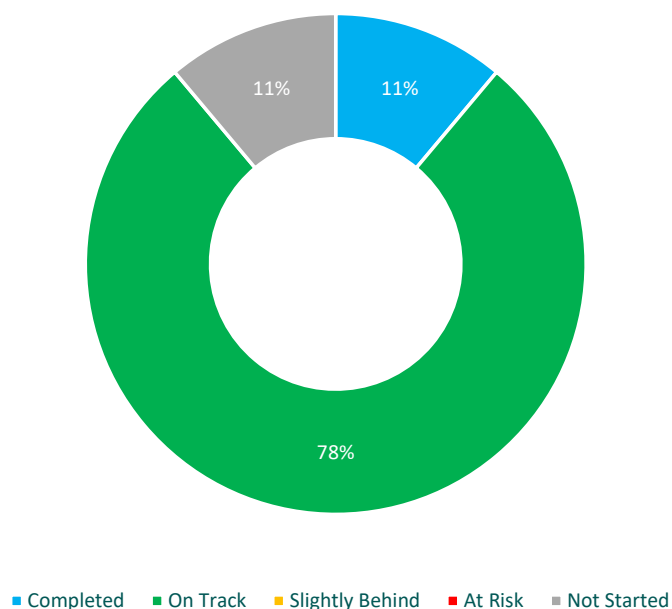


The *Council Plan 2017–2022* sets out five themes where Council will focus its efforts to enhance community experience over the next five years. These themes were developed in consultation with the community.

PROGRESS AGAINST GLEN EIRA COUNCIL AND COMMUNITY PLAN COMMITMENTS

TOTAL NUMBER OF COMMITMENTS FOR 2017-18	36
Number of activities completed to the required standard of performance:	4
Number of activities on track or ahead of schedule:	28
Number of activities slightly behind schedule:	0
Number of activities at risk of not being delivered on time or to the standard required:	0
Number of activities not yet commenced:	4

Performance At a Glance



Pages 10 to 36 provide an update on the *Council and Community Plan 2017–2021* commitments and related service performance indicators for each of the five themes.

LIVEABLE AND WELL DESIGNED

A WELL PLANNED CITY THAT IS A GREAT PLACE TO BE



COMMITMENT	PERFORMANCE MEASURE	TARGET DATE	PROGRESS UPDATE AS AT December 2017	STATUS
We will deliver detailed structure plans for Bentleigh, Carnegie and Elsternwick, which address development, open space, business and transport, and an <i>Activity Centre, Housing and Local Economy Strategy</i> for all our centres.	Adopt structure plans for Bentleigh, Carnegie and Elsternwick.	Mar-18	Timeframes have been extended to address community requests for greater detail and greater consultation time (from 4 to 6 weeks). Report will be presented to Council for decision in February 2018.	On Track
	Adopt <i>Activity Centre, Housing and Local Economy Strategy</i> for all our centres.	Dec-17	The revised <i>Activity Centre, Housing and Local Economy Strategy</i> were adopted by Council on 25 July 2017.	Completed
We will commence community consultation and a feasibility study to develop a new vibrant community hub in Elsternwick.	Commence community consultation for the Elsternwick community hub.	Mar-18	Planned to commence in early 2018.	Not started
	Undertake feasibility study for the Elsternwick community hub.	Jun-18	Initial planning has commenced and currently appointing expert consultants.	On Track
We will update and refresh a minimum of three key Council community infrastructure strategies relating to recreation, open space and facilities.	<i>Open Space Strategy</i> refreshed.	Jun-18	Consultant has been appointed and various stakeholder meetings (including Recreation & Leisure Advisory Committee) have been completed.	On Track
	Council endorses <i>Tennis Strategy</i> .	Jun-18	Club surveys, Tennis Victoria Health checks and independent assessment of courts and associated infrastructure completed. Tennis club forum held on 18th December 2017. <i>Tennis Strategy</i> community consultation underway - closes 28 Feb 2018	On Track
	Council endorses <i>Pavilion Strategy</i> .	Dec-17	Council endorsed a new <i>Pavilion Strategy</i> on 25 July 2017.	Completed
We will develop and implement policies and controls that protect heritage, and the character of our residential areas.	Adopt Heritage Policy.	Dec-17	Council has prepared the new Heritage Policy and is currently undertaking a new planning scheme amendment. Planning Panels Victoria has recently released its report, which will be presented to Council for review in March 2018.	On Track
We will invest a minimum of \$30M through Council's Capital Works Program.	\$30M spent on Capital Works Program for 2017–18.	Jun-18	Actual spend as at 31 December 2017 is \$13.08 million. Annual forecast as at 30 June 2018 is projected to be \$41.49 million.	On Track
We will develop concepts for Lord Reserve, Carnegie Swim Centre, and Koornang Park to create a community focused multi-use recreation precinct.	Concept plan developed for Carnegie Swim Centre.	Mar-18	Following stage 1 community consultation, Preliminary concepts being developed for further community consultation in conjunction with Lord Reserve/Koornang Park master plan.	On Track
	Master Plan developed for Lord Reserve and Koornang Park.	Jun-18	Initial planning work commenced. Consultant's appointed to develop concept options for Council consideration.	On Track
We will develop a statement of commitment on housing affordability and work with neighbouring councils to develop a regional perspective.	Development of policy statement (of commitment) endorsed by Council.	Jun-18	Council's adopted <i>Activity Centre, Housing & Local Economy Strategy</i> provides a high level position on affordable housing for the city. Council is collaborating with other Councils in the South East Metropolitan Partnership on the development of a regional position statement.	On Track

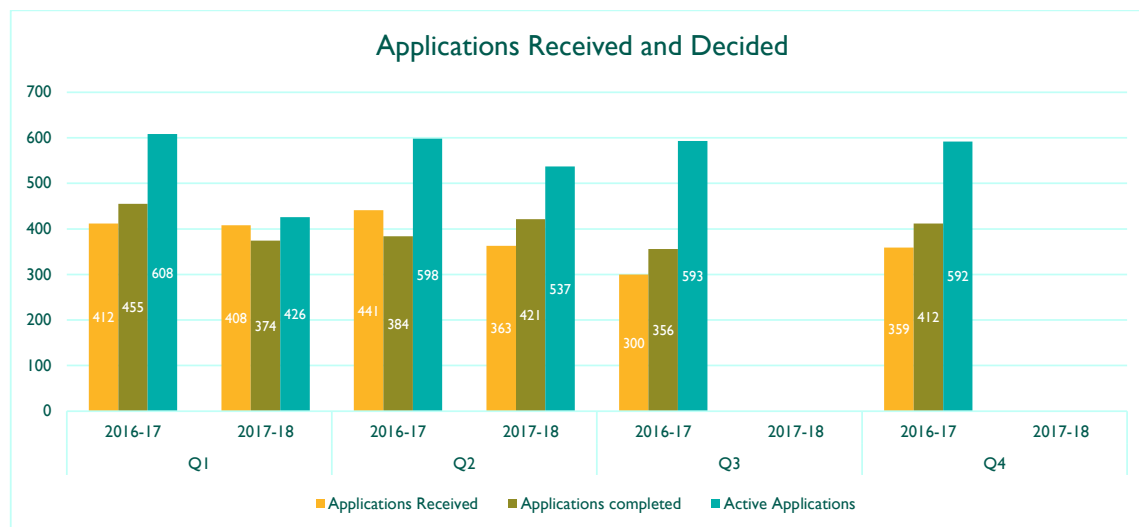
■ Completed
 ■ On Track
 ■ Slightly behind
 ■ At risk
 ■ Not started

SERVICE PERFORMANCE INDICATORS — PLANNING

The following service performance indicators are being monitored under

Theme 1 – Liveable and Well Designed

PLANNING APPLICATIONS RECEIVED AND DECIDED

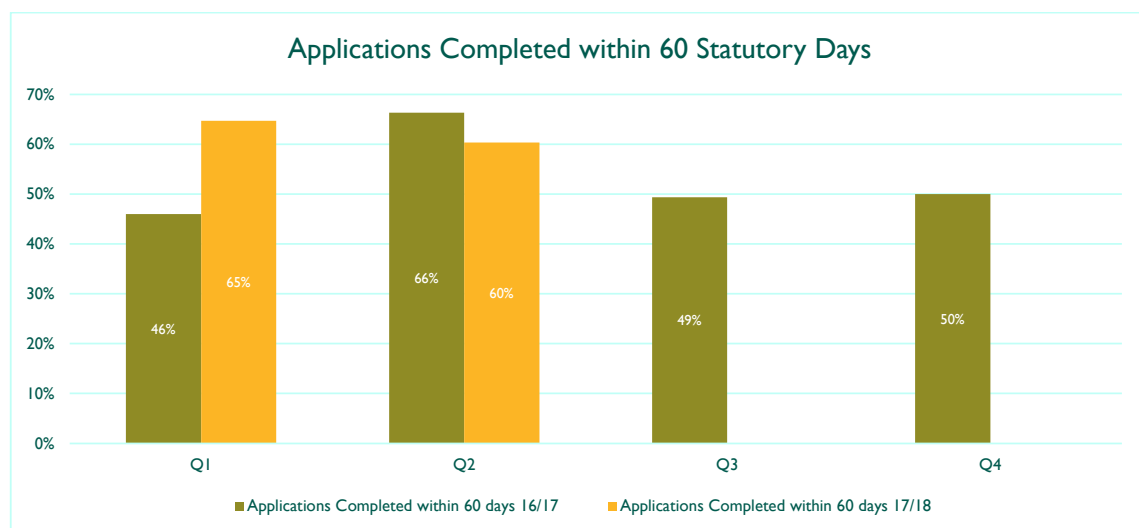


Comment:

The total number of Active Applications continues to be lower than the previous financial year. This trend is likely to continue as the benefits of planning office process improvements are realised.

Decisions made in each quarter involve some applications lodged in the previous quarter.

PLANNING APPLICATIONS COMPLETED WITHIN 60 DAYS



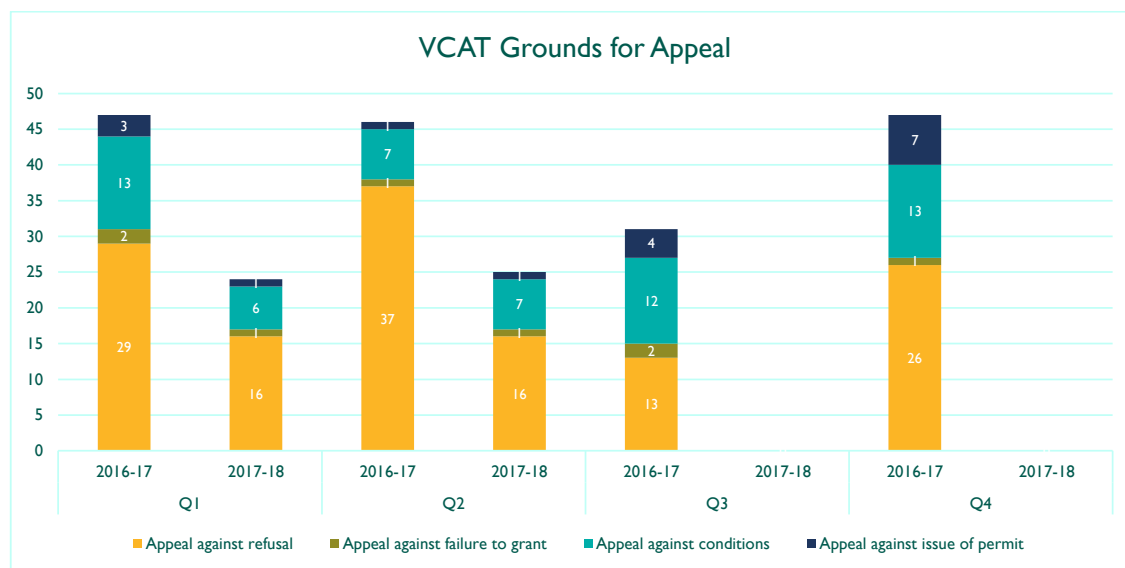
Comment:

The percentage of applications determined within 60 days has fallen slightly in quarter 2. This is reflective of some staffing changes in the department. Performance will improve over time once longer term process improvements are fully established.

SERVICE PERFORMANCE INDICATORS — PLANNING



VCAT APPEALS AND REASONS FOR APPEALS

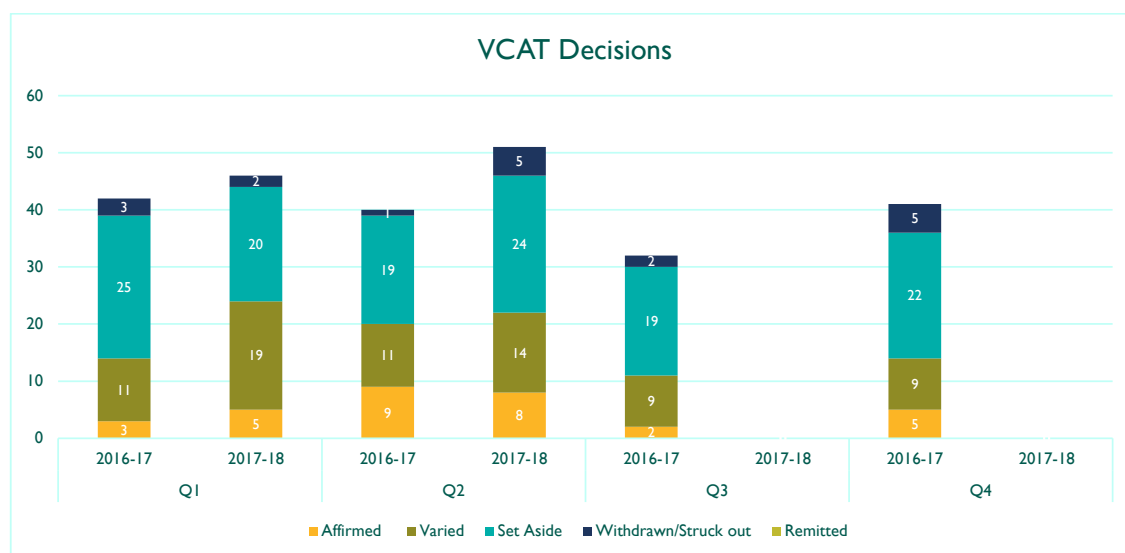


Comment:

The number of appeals in quarter 2 has reduced by half over the previous year. This demonstrates that our decision making is finding a balance between various stakeholder expectations.

Data source: Planning Permit Activity Reporting Systems (PPARS) – DELWP

VCAT DECISIONS



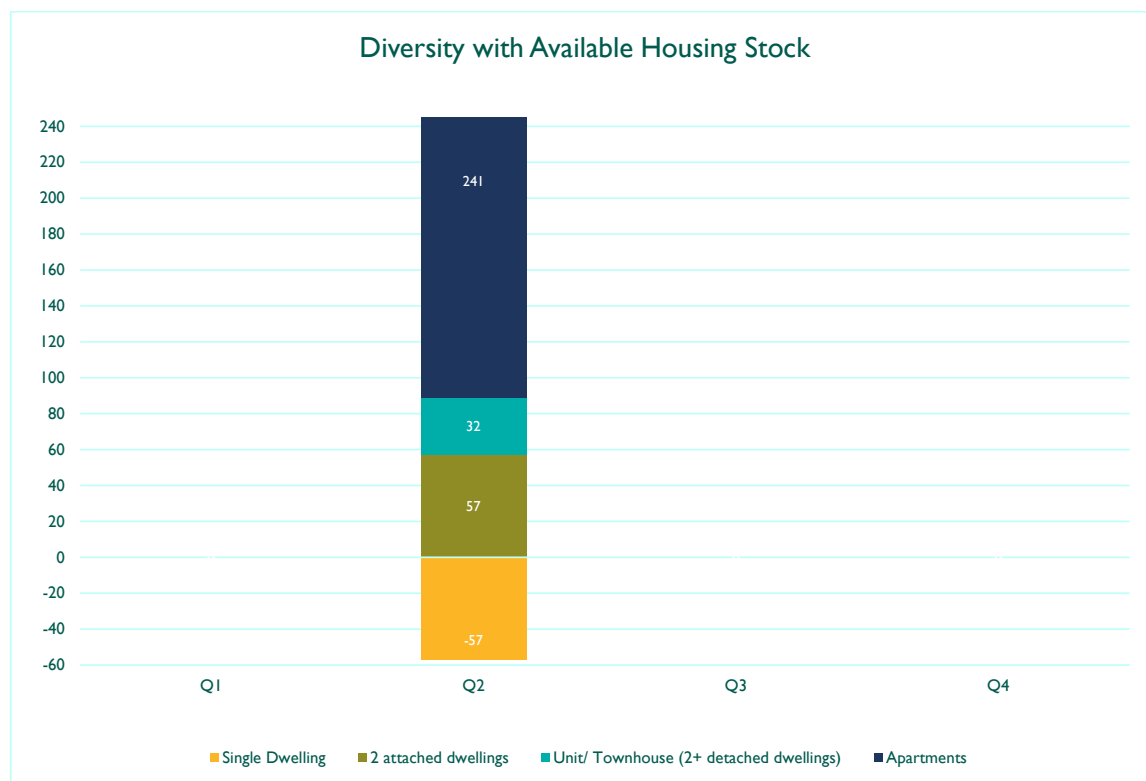
Comment:

Council maintains a higher proportion of applications where the decision is set aside (overturned) by the Tribunal. Officers have commenced a review of their decision making to reflect on why VCAT overturns a higher proportion of applications. This, in turn, can inform the planning provision review currently underway. A VCAT decision to “remit” a matter is to send the matter back to the original decision maker for reconsideration.

SERVICE PERFORMANCE INDICATORS — PLANNING

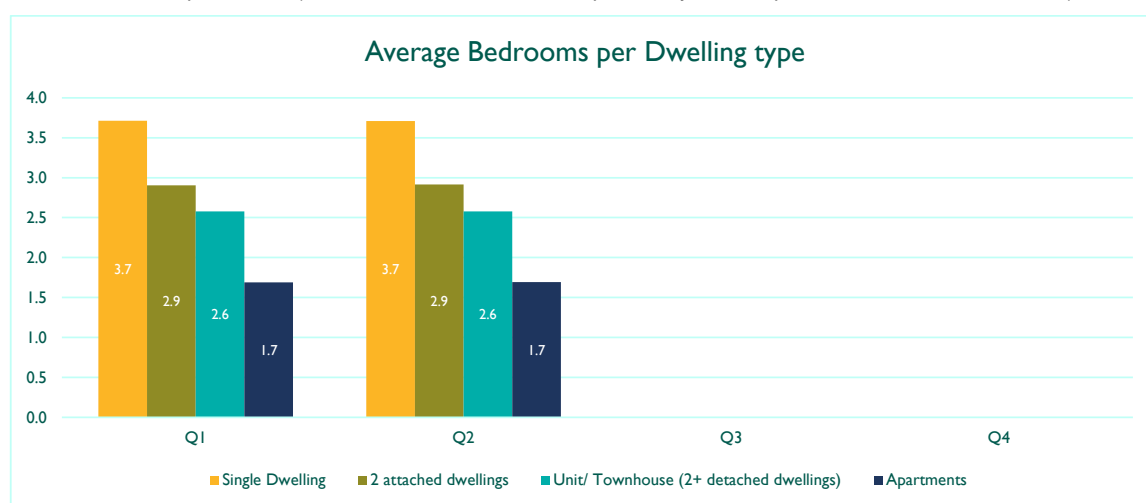


DIVERSITY WITH AVAILABLE HOUSING STOCK



Comment:

The reduction in the number of single dwellings is a result of the redevelopment of this land for other housing types including townhouses and apartments. (Please note that data had not previously been captured for this measure i.e. Q1)



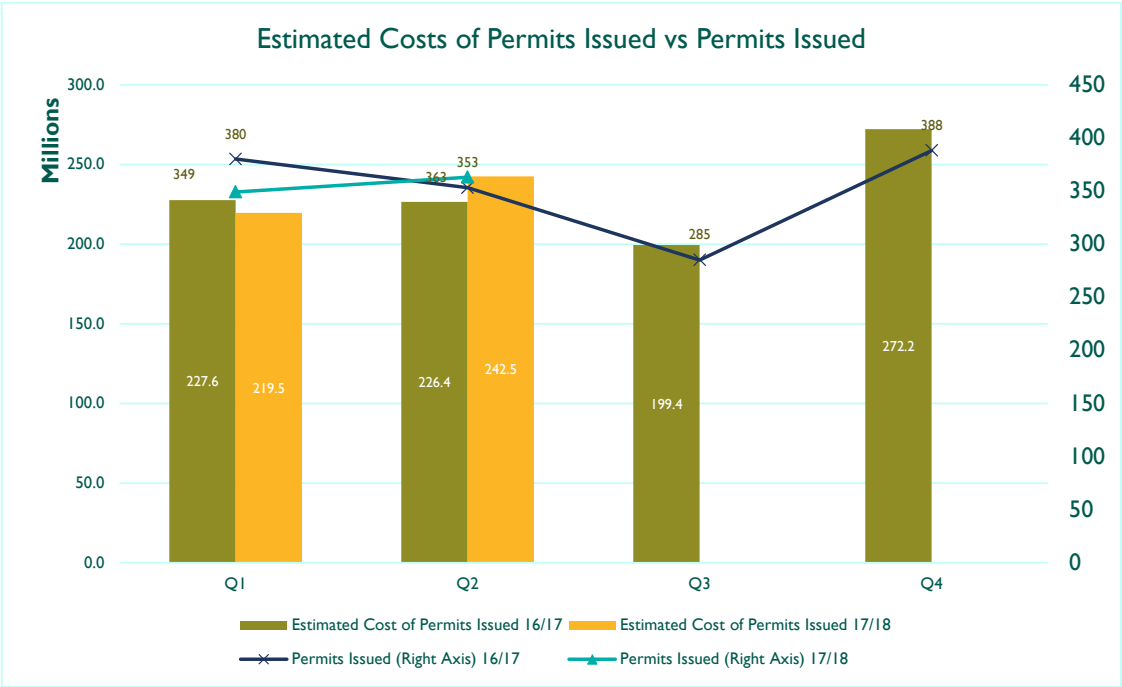
Comment:

The majority of housing continues to be Apartments of 1 or 2 bedrooms. Council's Structure Plans seek to counter this imbalance and provide a greater diversity of housing across the Municipality.

SERVICE PERFORMANCE INDICATORS — PLANNING



ESTIMATED COST OF PERMITS LODGED

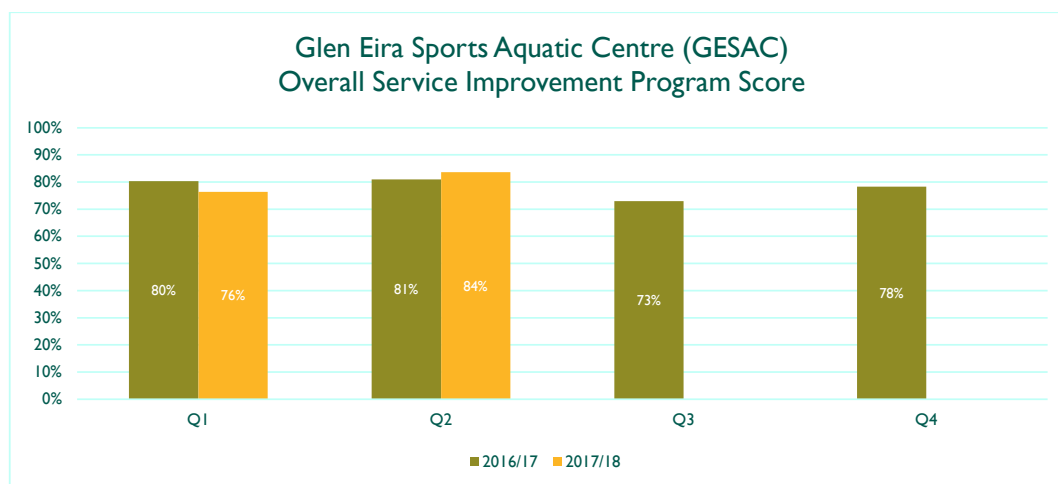


Comment:

There has been a slight growth in the cost of permits over the same quarter in the previous year reflective of a strong property market.

SERVICE PERFORMANCE INDICATORS — GESAC

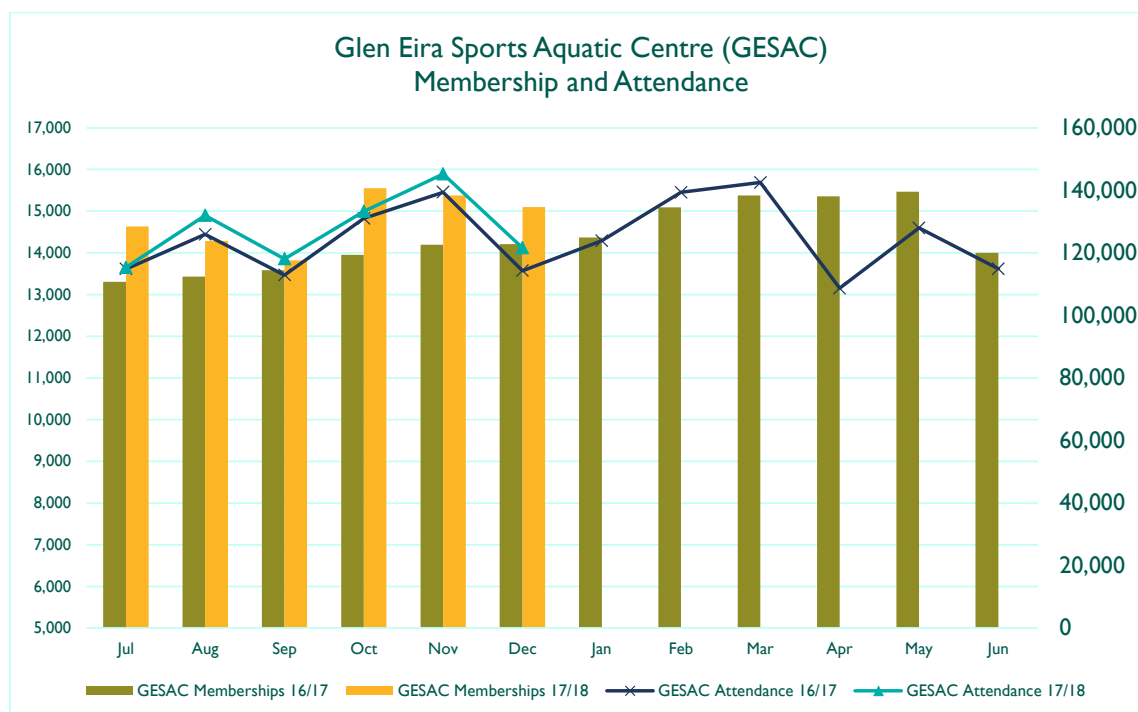
OVERALL SERVICE IMPROVEMENT PROGRAM SCORE — GESAC



Comment:

Service Improvement Program Score at GESAC has lifted in every service area. Assessments will be undertaken in future at Caulfield Recreation Centre and Carnegie Swim Centre.

GESAC MEMBERSHIP AND ATTENDANCE



Comment:

It's positive to see a small growth in both memberships and attendances, despite the 50m pool closure still having impact in October.

ACCESSIBLE AND WELL CONNECTED



A CITY THAT IS EASY TO MOVE AROUND, WITH SAFE TRAVEL OPTIONS AND WALKABLE NEIGHBOURHOODS

COMMITMENT	PERFORMANCE MEASURE	TARGET DATE	PROGRESS UPDATE AS AT December 2017	STATUS
We will develop a new <i>Integrated Transport Strategy</i> , which identifies and sets the City's goals for various transport modes, with a focus on creating safer and walkable neighbourhoods.	Council endorses <i>Integrated Transport Strategy</i> .	Jun-18	The draft <i>Integrated Transport Strategy</i> was deferred at 26 September Council meeting. More work is currently being done on the document prior to community consultation. It is anticipated that community consultation will commence in early 2018.	On Track
We will complete a municipal-wide <i>Car Parking Strategy</i> .	Develop and adopt <i>Car Parking Strategy</i> .	Jun-18	The <i>Car Parking Strategy</i> is being developed in parallel with the <i>Integrated Transport Strategy</i> above.	Not started
We will update our <i>Walking Strategy</i> with particular focus on improving pedestrian safety around schools, and creating incentives for our community to use sustainable forms of transport.	Update and endorse <i>Walking Strategy</i> .	Jun-18	The <i>Walking Strategy</i> will be incorporated with the <i>Integrated Transport Strategy</i> . Consultation will commence in early 2018.	On Track
We will revise our approach to implementing or amending parking restrictions to ensure that affected residents are consulted in all circumstances in advance of any changes being implemented.	A Car Parking Policy to be developed as part of Council's <i>Integrated Transport Strategy</i> .	Apr-18	The Car Parking Policy is being developed in parallel with the <i>Integrated Transport Strategy</i> above	Not started
We will enhance our footpath renewal and upgrade programs to deliver more small area footpath improvement projects and also construct a number of missing link footpaths throughout the municipality.	Construct five per cent of our missing link footpaths.	Jun-18	New footpath designs are currently being finalised and will be completed by the end of January 2018. Construction scheduled to commence in February/March 2018	On Track

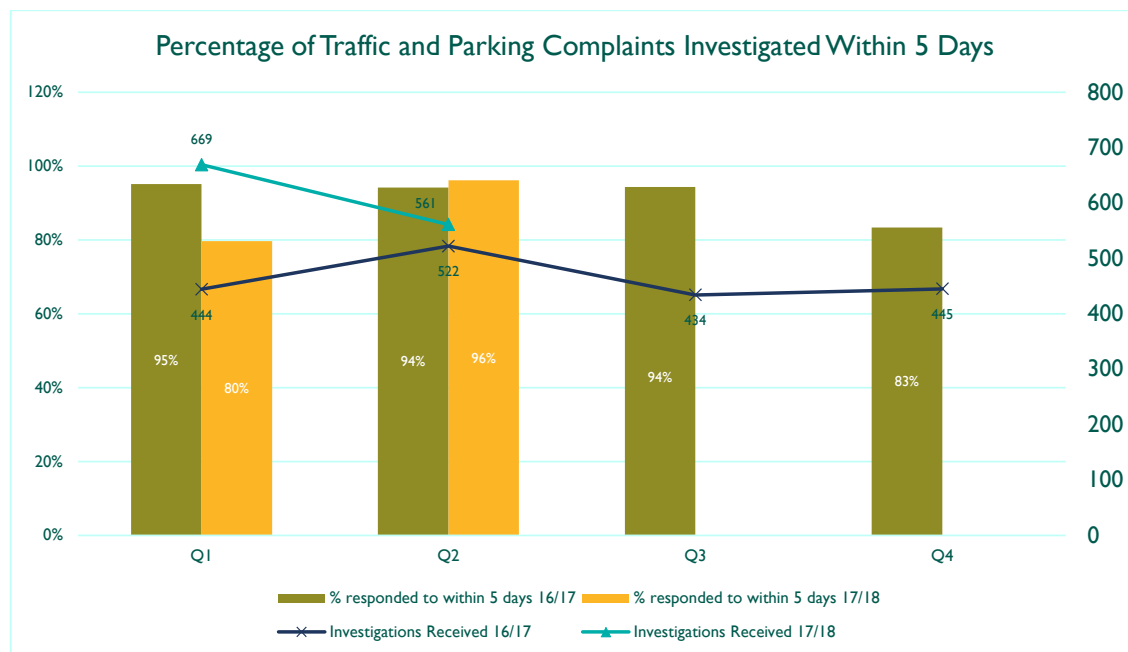
Completed
 On Track
 Slightly behind
 At risk
 Not started

SERVICE PERFORMANCE INDICATORS — TRAFFIC AND SAFETY

The following performance indicators are being monitored under

Theme 2 – Accessible and Well Connected

TRAFFIC AND PARKING COMPLAINTS RESPONDED TO WITHIN FIVE DAYS



Comment:

Council has received an increase in investigations due to the increase in construction work throughout the municipality. This has resulted in many residents requesting traffic engineering investigations of parking restrictions either during construction or post construction. In addition, the Level Crossing Removal Works have also generated increased investigations. For the first quarter there was an increase of 225 investigations on the same time last year. This has put a strain on resources and led to the drop in the % responded to within 5 days.

COMMUNITY SAFETY AUDITS

An independent road safety auditor was appointed to carry out the audits. The audits were completed in December 2017. Business cases have been prepared for the various traffic management treatments recommended by the auditor.

Traffic conditions are being audited around the following schools:

1. St Anthony's Primary School
2. Glen Huntly Primary School
3. McKinnon Secondary College

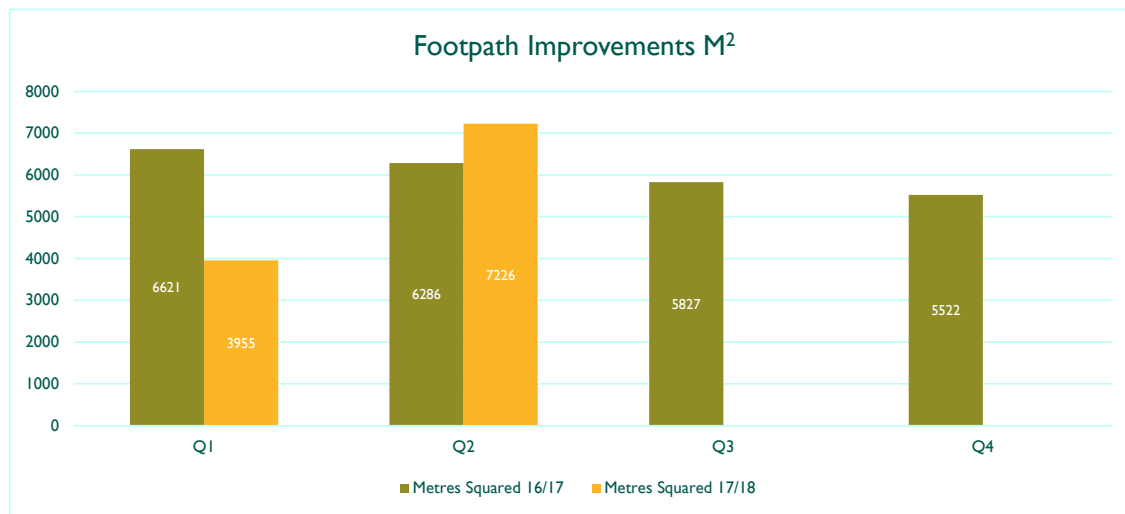
Traffic conditions are being audited around the following shops:

1. McKinnon Shopping Centre
2. South Road Shops, Bentleigh

SERVICE PERFORMANCE INDICATORS — FOOTPATHS



FOOTPATH IMPROVEMENTS



Comment:

Council has recently tendered for additional contractors to complete footpath improvement works and additional works were undertaken in quarter 2 to bring the expenditure in line with forecast budget expenditure.

SAFE, HEALTHY AND INCLUSIVE



A STRONG AND SAFE COMMUNITY THAT BRINGS PEOPLE TOGETHER AND ENHANCES HEALTH AND WELLBEING

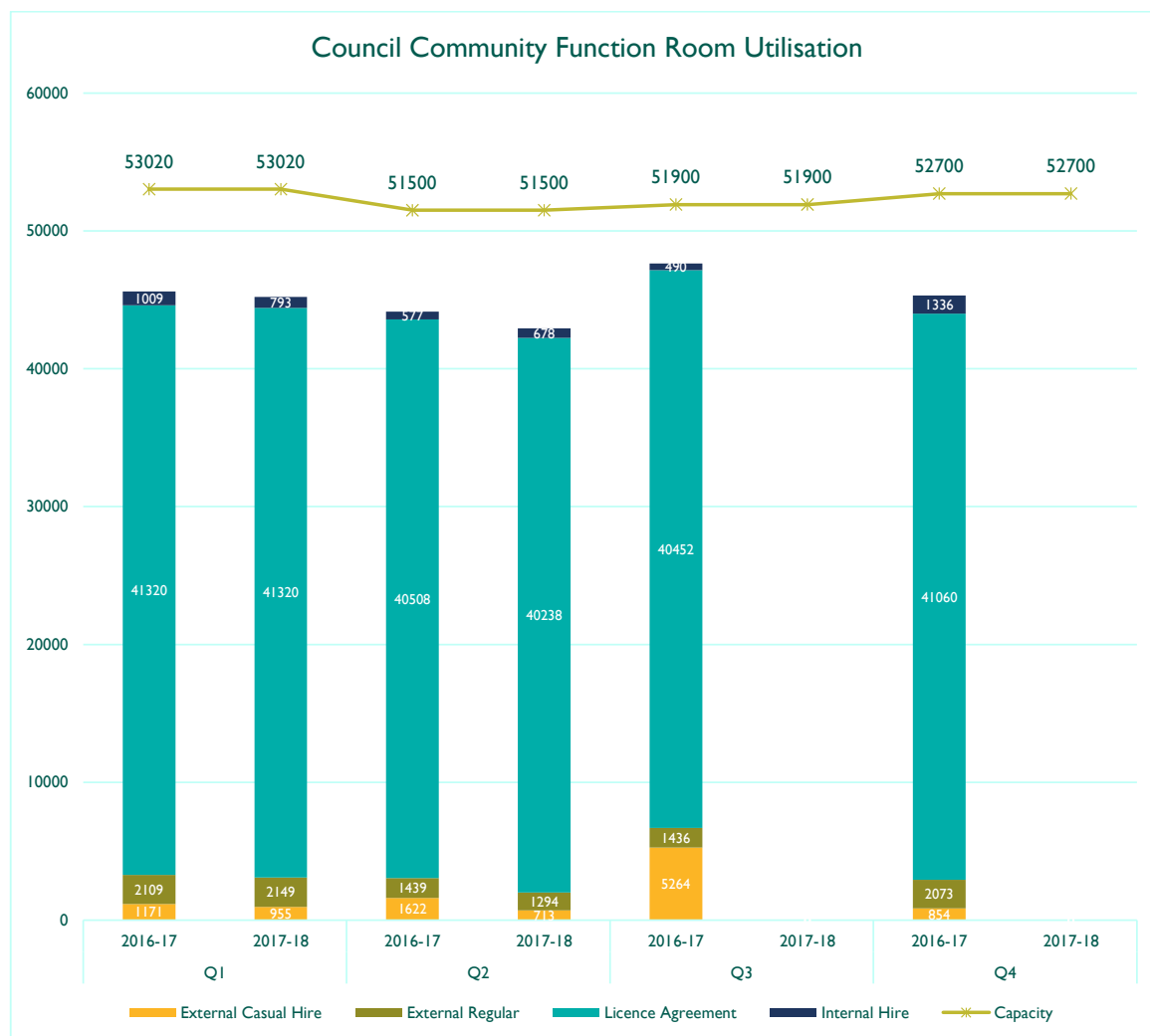
COMMITMENT	PERFORMANCE MEASURE	TARGET DATE	PROGRESS UPDATE AS AT December 2017	STATUS
We will establish a Community Safety Committee with representation from Victoria Police, key stakeholder organisations, and community members.	Establish Community Safety Committee with key stakeholders.	Dec-17	Terms of Reference endorsed in Nov 2017. First meeting of new Community Safety Committee was held in December 2017.	Completed
We will develop a comprehensive community safety plan in collaboration with the community that includes a range of crime prevention strategies.	Develop a comprehensive community safety plan and endorsed by Council.	Jun-18	Community consultation completed. Draft Community Safety Plan is underway	On Track
We will develop a transparent and prioritised program towards all-abilities access in all Council managed community facilities, aligned with <i>Council's Disability Access Plan</i> .	Develop a prioritised program towards all-abilities access in Council facilities.	Dec-17	Projects are on track to be delivered.	On Track
We will incorporate the needs and feedback from our community consultation into the feasibility study for a vibrant, multi-functional hub in Elsternwick.	Community Consultation feedback incorporated in feasibility study.	Jun-18	Planned to commence in early 2018.	Not started

Completed
 On Track
 Slightly behind
 At risk
 Not started

SERVICE PERFORMANCE INDICATORS — COUNCIL FACILITIES

The following performance indicators are being monitored under Theme 3 – Safe, Healthy and Inclusive

UTILISATION OF COUNCIL COMMUNITY FUNCTION ROOMS



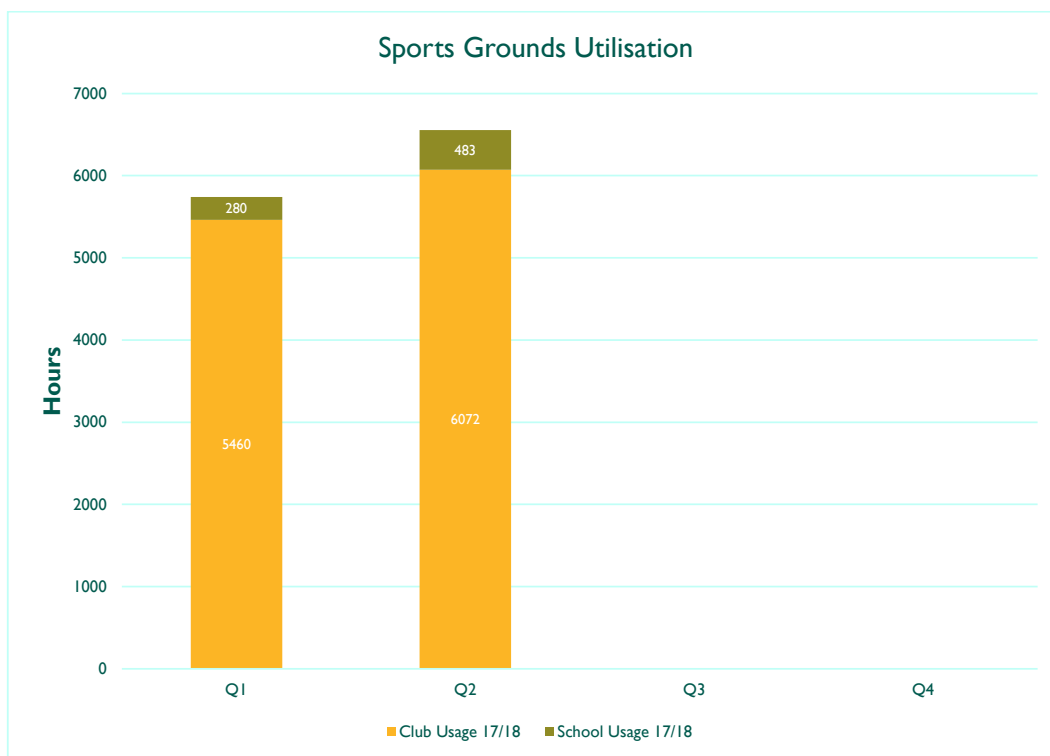
Comment:

- Figures above represent the monthly bookings of Council's eleven Community Function Rooms: Bentleigh McKinnon Youth Centre, Caulfield Park Pavilion and Community Room, DC Bricker Function Room, Duncan Mackinnon Reserve Social Room, East Caulfield Function Room, Glenhuntly Park Function Room, McKinnon Public Hall, Murrumbeena Function Room, Packer Park Function Room, Moorleigh Function Room and the Moorleigh Community Village Centre.
- Users consist of a mix of community casual hire, regular hire (e.g. judo, ballet, gymnastics and Pilates groups), licence agreements and internal Council bookings.
- Licence agreements are in place for rooms at Moorleigh Community Village Centre, Bentleigh McKinnon Youth Centre (YMCA Victoria) and DC Bricker Pavilion (Sandringham Dragons).
- Figures exclude the Town Hall and Carnegie Library Rooms.
- At venues other than our licence agreement venues, there is capacity and opportunity to increase casual hire and external regular hire usage.

SERVICE PERFORMANCE INDICATORS — COUNCIL FACILITIES



SPORTS GROUND USAGE



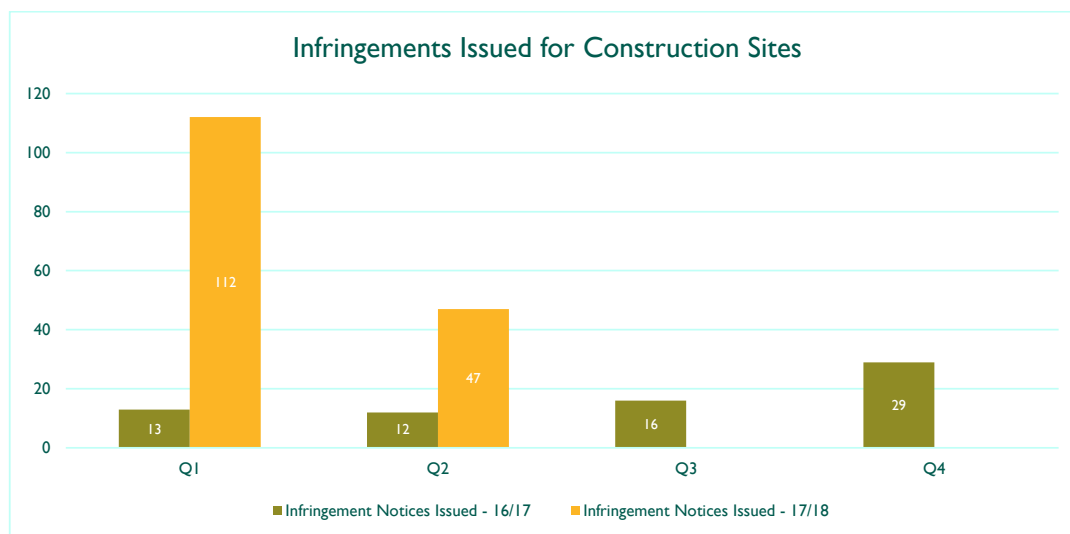
Comment:

- The slight increase to usage is predominantly due to quarter 2 containing an 11 week period vs quarter 1 with a 10 week period.
- Summer sports usage is higher than winter sports usage. i.e. Cricket usage allows two teams to be allocated to a timeslot in summer – Fri PM, Sat AM, Sat PM, Sun AM and Sun PM.
- EE Gunn Reserve Ovals two and three were closed in winter 2017 for reconstruction and reopened early November. Oval 1 at Bailey Reserve closed in quarter 2.
- School usage and passive (dog walking and active play) usage is not calculated as part of the weekly allocated hours per sports ground.

SERVICE PERFORMANCE INDICATORS — LOCAL LAWS



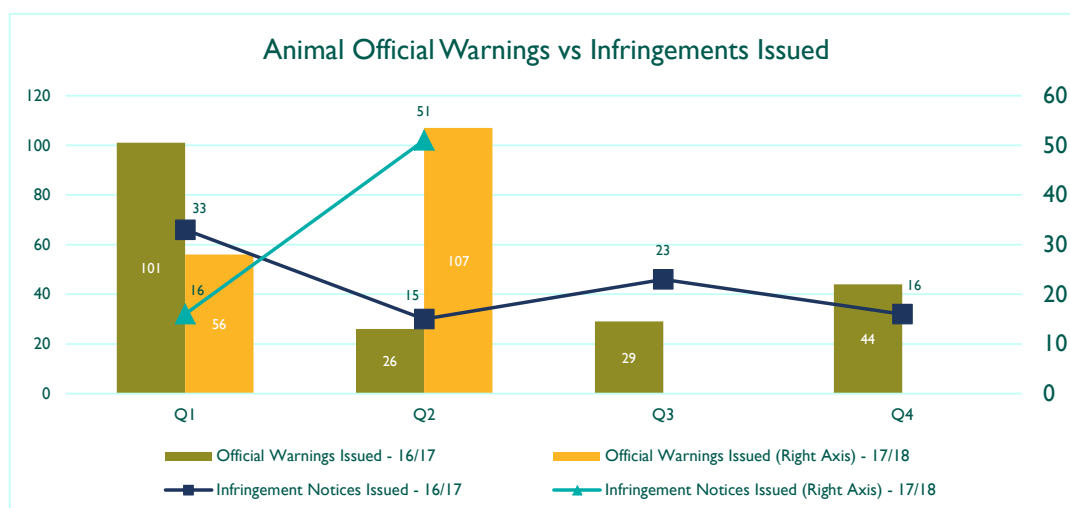
INFRINGEMENT NOTICES ISSUED FOR CONSTRUCTION SITES



Comment:

The high number of infringements issued in the past quarter for non-compliant developments has had a positive effect on the behaviour of those involved with construction sites.

ANIMAL OFFICIAL WARNINGS VS INFRINGEMENTS ISSUED

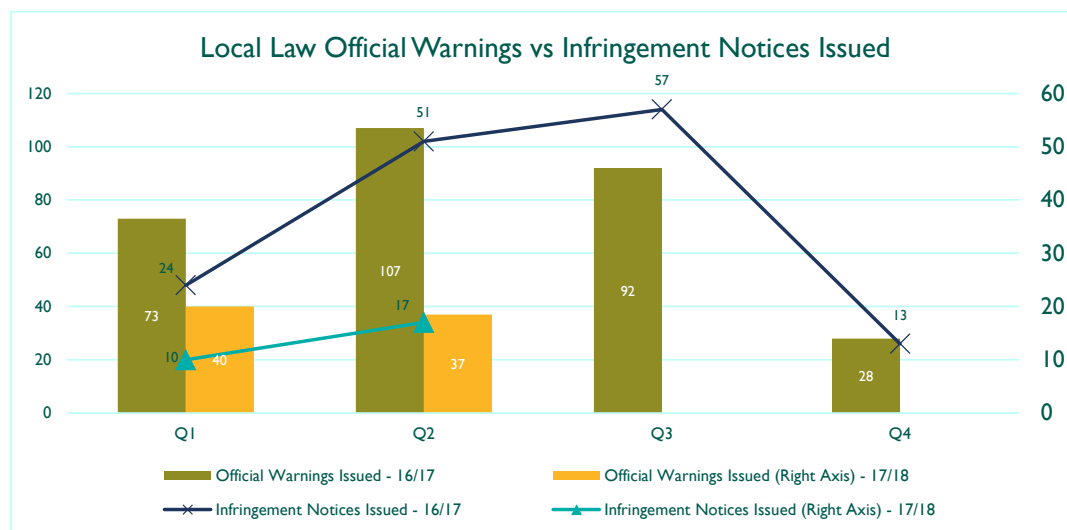


Comment:

The spike in infringements and official warnings is a result of following up unpaid registration renewals. Every opportunity is provided to the animal owner before official warnings or infringements are issued.

SERVICE PERFORMANCE INDICATORS — LOCAL LAWS

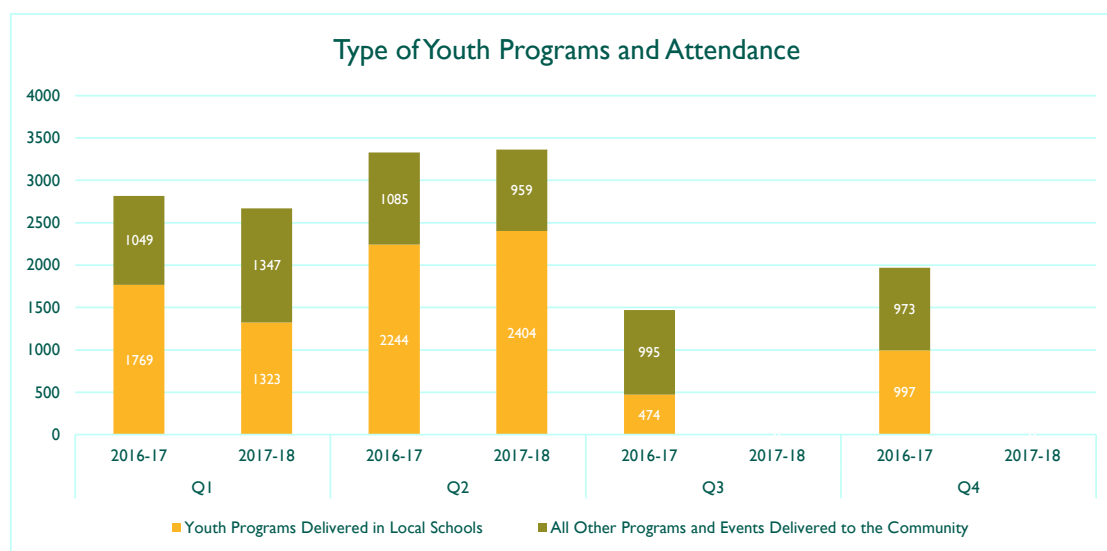
LOCAL LAW - OFFICIAL WARNINGS VERSUS INFRINGEMENT NOTICES ISSUED



Comment:

The apparent drop in warnings and infringements is a reflection of pursuing enforcement through Planning legislation rather than Local Law.

NUMBER OF YOUNG PEOPLE ATTENDING PROGRAMS



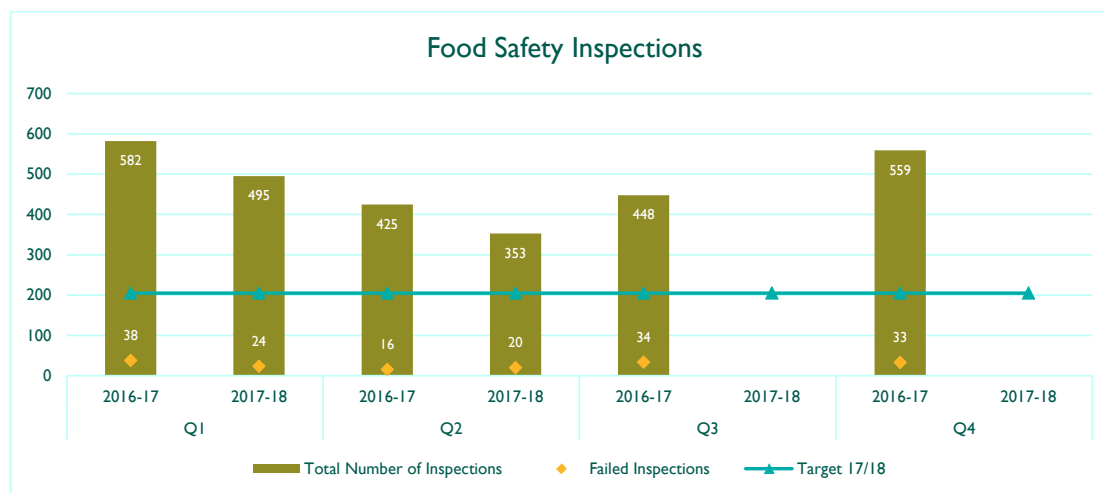
Comment:

Quarter 2 is Youth Services busiest time of year for school-based programs, delivering the Moving Up-Primary to Secondary school transition program to most primary schools in Glen Eira over term 4. Most community-based programs finished up for the year in early December 2017 and will start back again in February 2018.

SERVICE PERFORMANCE INDICATORS — COMMUNITY SERVICES



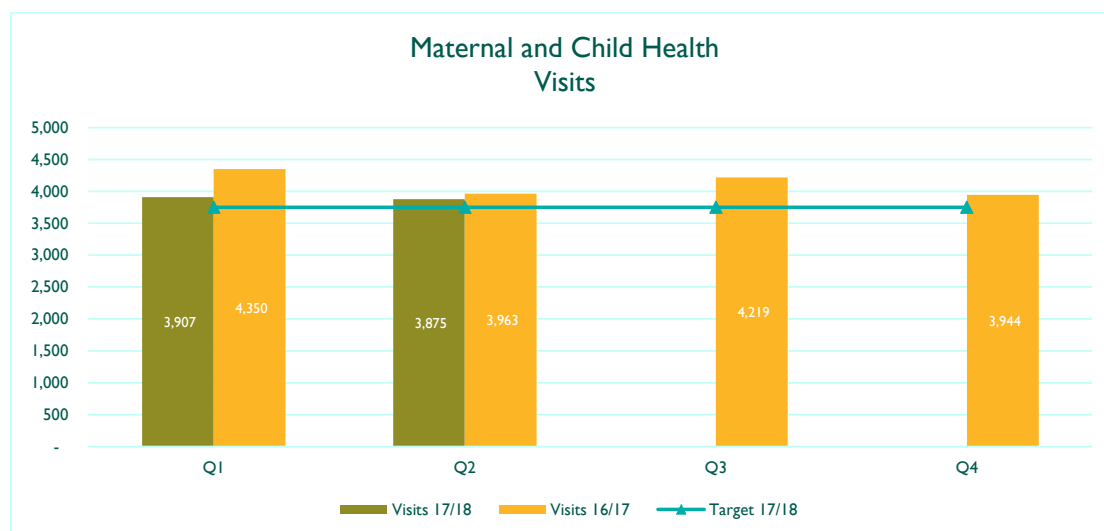
FOOD SAFETY INSPECTIONS



Comment:

A failed inspection in this instance uses the same definition as the LGPRF critical and major non-compliance definitions. It is when a deficiency is found by a Council officer that poses an immediate serious threat to public health and must be followed up by the Council. This includes situations where there is a serious risk of food being sold that is unsafe to eat.

MATERNAL AND CHILD HEALTH SERVICES



Comment:

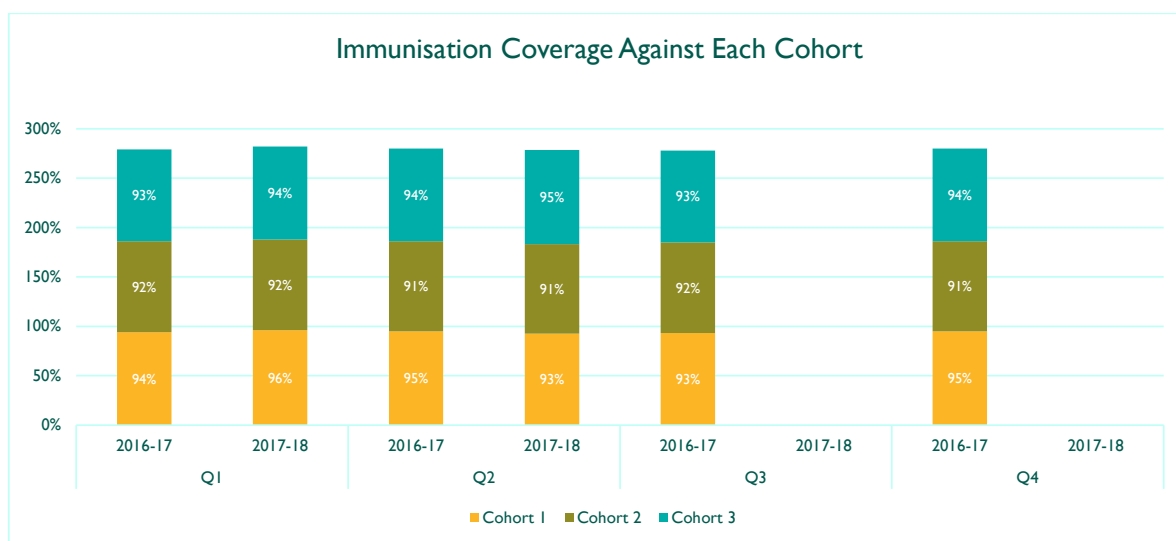
The Maternal and Child Health Service offers consultations for all children living in Glen Eira to review children's health, growth and development. It is recommended that children attending Maternal and Child Health Services at two, four and eight weeks; at four, eight, 12 and 18 months; and at two and three and a half years of age. This is a state wide program co-funded by the State Government.

Visit numbers each quarter are dependent upon when children are born each year and when scheduled visits fall. There are approximately 1,850 births in Glen Eira each year.

SERVICE PERFORMANCE INDICATORS — COMMUNITY SERVICES



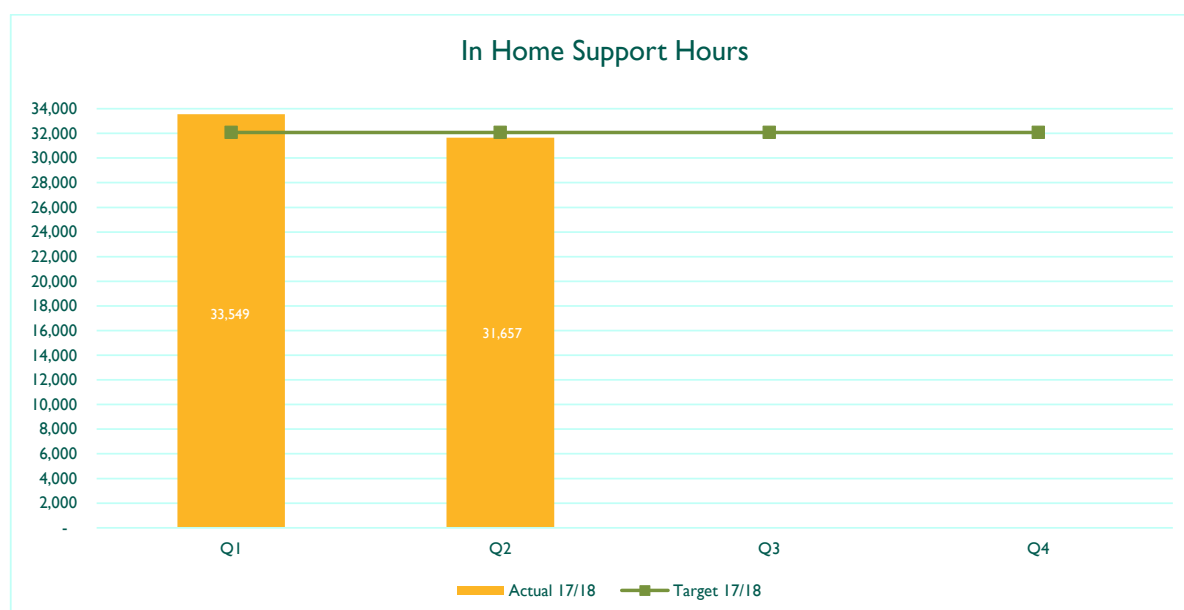
IMMUNISATION COVERAGE AGAINST EACH COHORT



Comment:

Cohort 1 - Children must receive all required vaccines by the age of one year and three months; Cohort 2 - Children must receive all required vaccines by the age of two years and three months; Cohort 3 - Children must receive all required vaccines by the age of five years and three months.

IN HOME SUPPORT

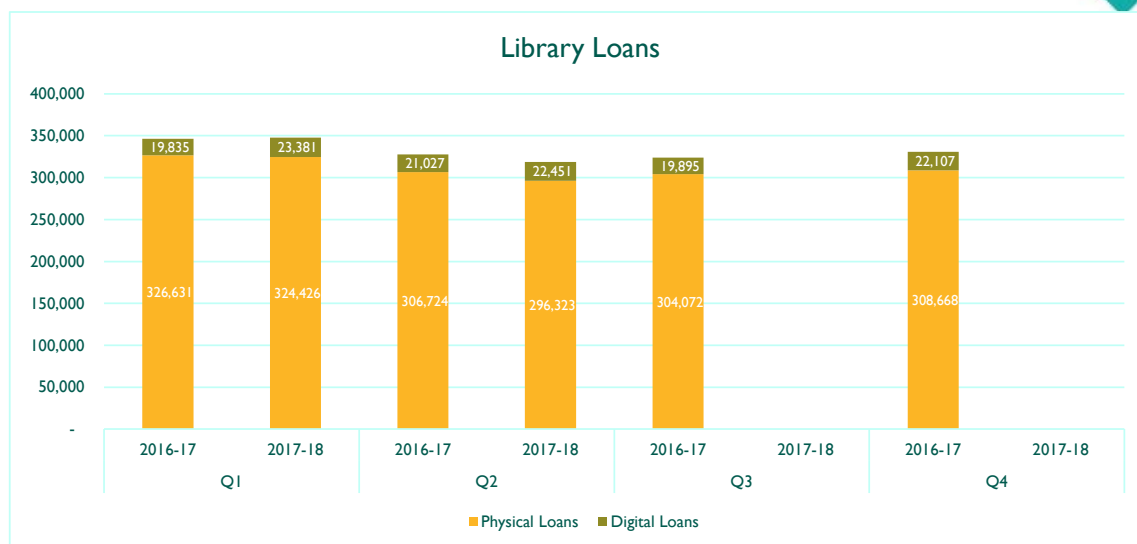


Comment:

No waiting list for service provision indicates that all requested hours are being met. There have been some adjustments to targets as a result of advice from the Commonwealth. A further variation has been requested so adjustments may occur as resources are shifted to areas of service demand.

SERVICE PERFORMANCE INDICATORS — COMMUNITY SERVICES

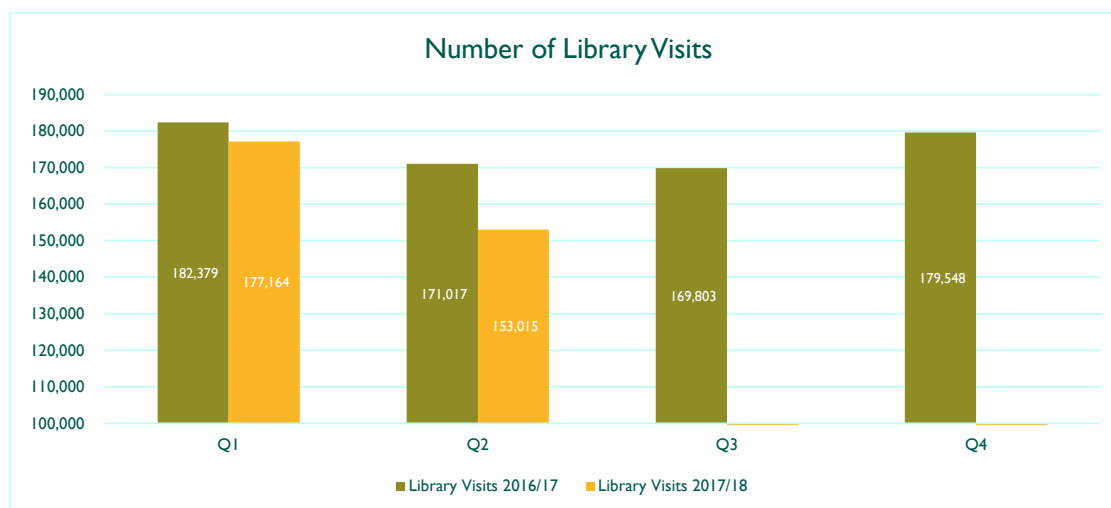
LIBRARY LOANS



Comment:

Physical loans fell very slightly between quarter one 2017/18 and 2016/17 although this was offset by an 18% increase in digital loans.

LIBRARY VISITS



Comment:

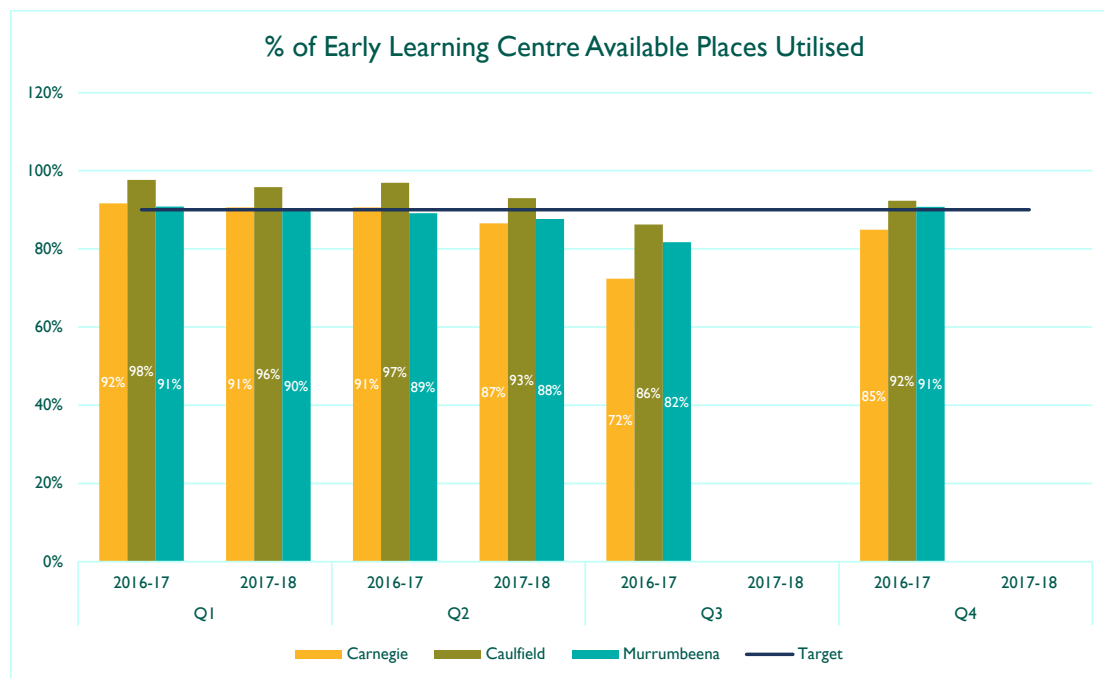
Rail works in Carnegie are thought to have impacted visitation at Carnegie Library with visits declining over the 3 months of quarter 2. Carnegie Station has been closed for 4 weeks however extensive railway works have been taking place since the start of the year, which has heavily impacted parking and ease of access. Works in Murrumbena are also thought to have impacted, whilst the large number of residential developments nearby has limited the number of parking spaces available.

This decline in visitation is not reflected in Council's other 3 Library Branches.

SERVICE PERFORMANCE INDICATORS — COMMUNITY SERVICES



EARLY LEARNING CENTRES UTILISATION RATE %



Comment:

Council operates three early learning centres that provide a total of 118 places.

The percentage utilisation for each centre shown in the graph provides a representation of the percentage of places that are being utilised by the community. A target of 90% has been set for each Early Learning Centre.

CLEAN AND SUSTAINABLE



AN ATTRACTIVE AND SUSTAINABLE ENVIRONMENT FOR FUTURE GENERATIONS

COMMITMENT	PERFORMANCE MEASURE	TARGET DATE	PROGRESS UPDATE AS AT December 2017	STATUS
We will continue to implement our <i>Open Space Strategy</i> priority actions, including improvements to Spring Road Reserve in Caulfield South; a new sensory garden at Rosanna Street Reserve in Carnegie; and commencing the implementation of the EE Gunn Reserve Masterplan in Ormond.	Delivery of improvements to Spring Road Reserve in Caulfield South.	Jun-18	Community consultation completed. Detailed design currently underway.	On Track
	Delivery of new sensory garden at Rosanna Street Reserve in Carnegie.	Jun-18	Community consultation completed. Detailed design currently underway.	On Track
	Commencement of the implementation of the EE Gunn Reserve Masterplan in Ormond.	Jun-18	Master plan endorsed and detailed design for various project components (including cricket net training facility) currently underway.	On Track
We will increase the amount of community open space in Joyce Park.	Construction of new open space area in Joyce Park.	Jun-18	Detailed design underway. Project will be implemented at the same time as the Bowling Club synthetic green project.	On Track
Five per cent of the capital budget for all new and large refurbishment building projects will be allocated to sustainability measures, over and above the minimum required standards.	Five per cent allocation of capital works budgets to sustainability measures for new and large refurbishment building projects.	Jun-18	Incorporated into major projects design.	On Track
We will develop masterplans for Caulfield Park and the Lord Reserve; Carnegie Swim Centre; and Koornang Park precinct.	Master Plan developed for Caulfield Park and Lord Reserve; Carnegie Swim Centre; and Koornang Park precinct.	Jun-18	Consultant appointed and undertaking background work (including stakeholder meetings) on Caulfield Park Masterplan.	On Track

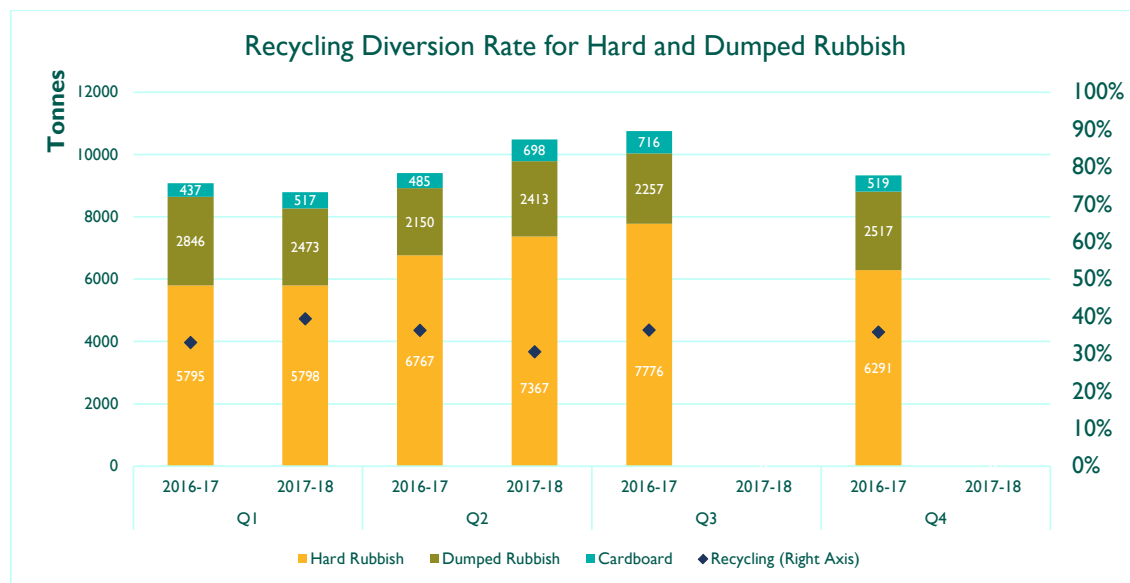
Completed
 On Track
 Slightly behind
 At risk
 Not started

SERVICE PERFORMANCE INDICATORS — RECYCLING



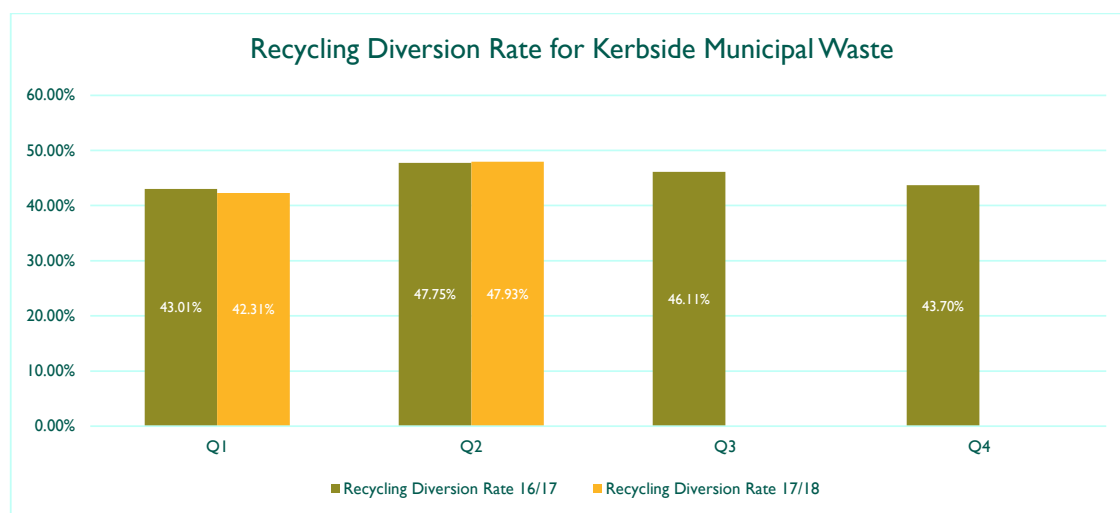
The following performance indicators are being monitored under Theme 4 – Clean and Sustainable

RECYCLING DIVERSION



Comment:

The number of collections to end December 2017 increased overall compared to 2016-17. Although the total number of collections was higher, the proportion of waste recycled decreased. The reasons for this are being reviewed with the contractor and will be monitored over time.



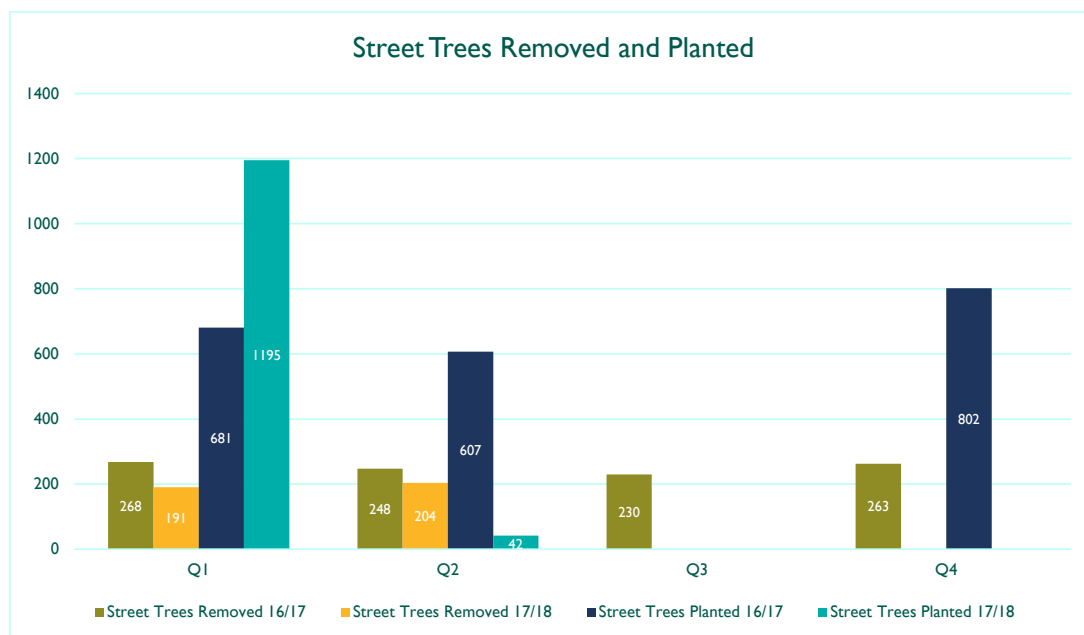
Comment:

Recycling increased slightly for quarter two compared to last year.

SERVICE PERFORMANCE INDICATORS — PARKS



STREET TREES



Comment:

Tree removals have again slightly decreased for this quarter showing the impact of better management practices. Tree planting slowed over the summer months largely due to the lack of availability of high quality stock, which will be ready for planting in the autumn months. Overall, Council is planting more trees in 17/18 than in the previous year. .

INFORMED AND ENGAGED



A WELL GOVERNED COUNCIL THAT IS COMMITTED TO TRANSPARENCY AND ENGAGES RESIDENTS IN DECISION-MAKING

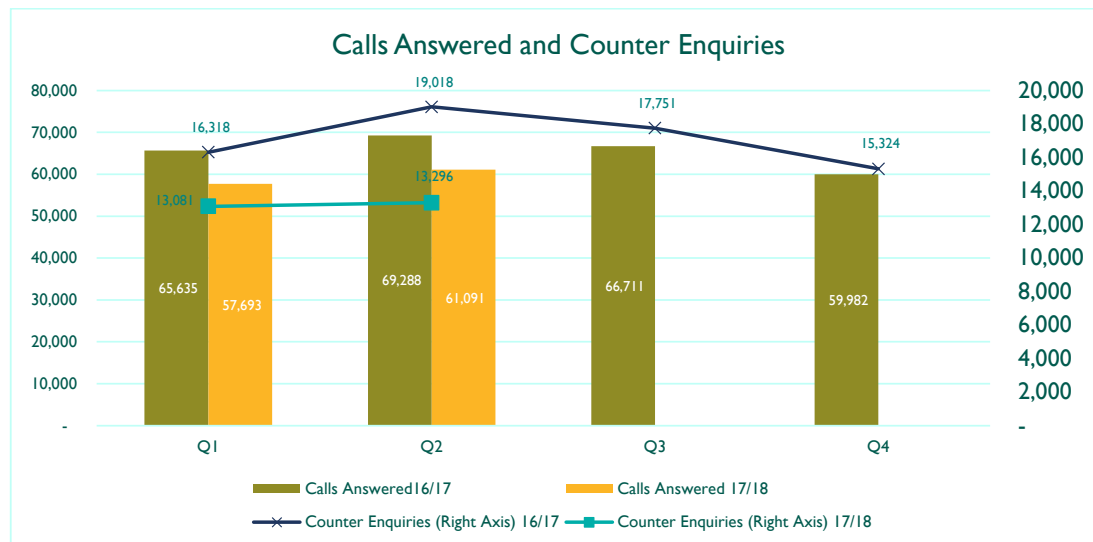
COMMITMENT	PERFORMANCE MEASURE	TARGET DATE	PROGRESS UPDATE AS AT December 2017	STATUS
We will review and enhance our <i>Community Engagement Strategy</i> and develop a new <i>Youth Consultation Strategy</i> .	Complete/update <i>Community Engagement Strategy</i> .	Mar-18	Draft <i>Community Engagement Strategy</i> has been completed. It will be presented to Council in January and go out for public comment.	On Track
	Complete/update <i>Youth Consultation Strategy</i> .	Dec-17	<i>Youth Consultation Strategy</i> to be presented to Council in February 2018	On Track
We will establish an online consultation group of approximately 400 residents who are willing to be involved and provide opinions and feedback on Council's programs and strategies.	Create a community panel of approximately 400 residents.	Jun-18	Expressions of Interest for Glen Eira Community Voice opened on 5 December and 300 registrations have been received to date.	On Track
We will provide greater online options for residents by ensuring that half of our requests and payment services are available via Council's website.	Implement ePlanning online lodgment and payment module.	Jun-18	ePlanning online lodgment and payment module has been developed for key application types. A soft launch has commenced targeting four main customers with full launch expected in early 2018. A plan is being prepared for full digitisation of this function by June 2018.	On Track
	Fifty per cent of requests and payment services to be available via Council's website.	Jun-18	Council currently receives 60% payments online and officers are continuing to provide more online payment options. 70% of Council's high priority requests can be accessed online and Councils digital team is continuously adding more transactions on the Council website.	On Track
We will receive an unqualified audit opinion in relation to the completed 2016–17 <i>Financial Report</i> and Performance Statement and year on year thereafter.	Completion on 2016–17 annual accounts with unqualified audit opinion.	Sep-17	The 2016-17 Financial Report and Performance Statement was completed by 30 September 2017 with an unqualified audit opinion.	Completed
We will develop an <i>Advocacy Strategy</i> which informs the community of our Advocacy Program and outlines our advocacy goals.	Develop and endorse an <i>Advocacy Strategy</i> .	Dec-17	A draft <i>Advocacy Strategy</i> has been developed and was presented to Council for consideration on 19 December 2017.	On Track
We will demonstrate our commitment to transparency by increasing the amount of information that is available to the public via our website.	Quarterly service performance report for the community; online Council meetings (webcast).	Quarterly	Webcasting was implemented at the 19 December 2017 Council Meeting. It will continue to be used for all Council and Special Council meetings.	On Track
We will report quarterly to the community on our progress against all of our promises outlined in this <i>Plan</i> .	Quarterly reporting to Council on progress against Glen Eira Council and Community Plan commitments 2017–18.	Quarterly	Second Quarterly update to be tabled at the February Council meeting.	On Track

 Completed	 On Track	 Slightly behind	 At risk	 Not started
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SERVICE PERFORMANCE INDICATORS — SERVICE CENTRE

The following performance indicators are being monitored under Theme 4 – Informed and Engaged

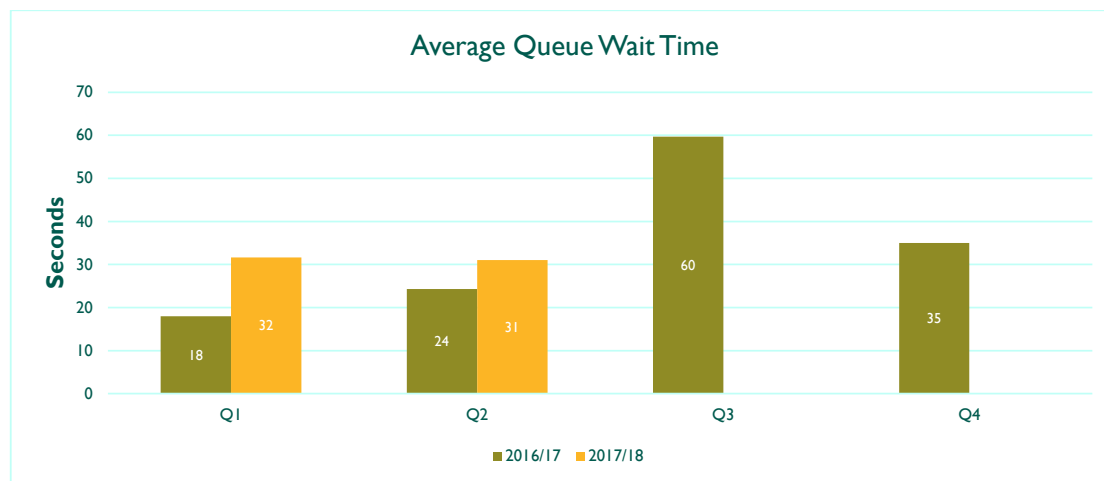
CALLS ANSWERED AND COUNTER ENQUIRIES



Comment:

The volume of telephone calls and counter enquiries can vary due to the timing of certain Council business activities such as rate installment and dog registration deadlines. The daily average of calls answered is approximately 900 - 1,000 and has decreased on average by about 100 calls per day against the same period last year, suggesting that residents/customers are conducting more of their Council business online. Counter enquiries have also decreased against the same period last year by approximately 20%.

AVERAGE QUEUE WAIT TIME



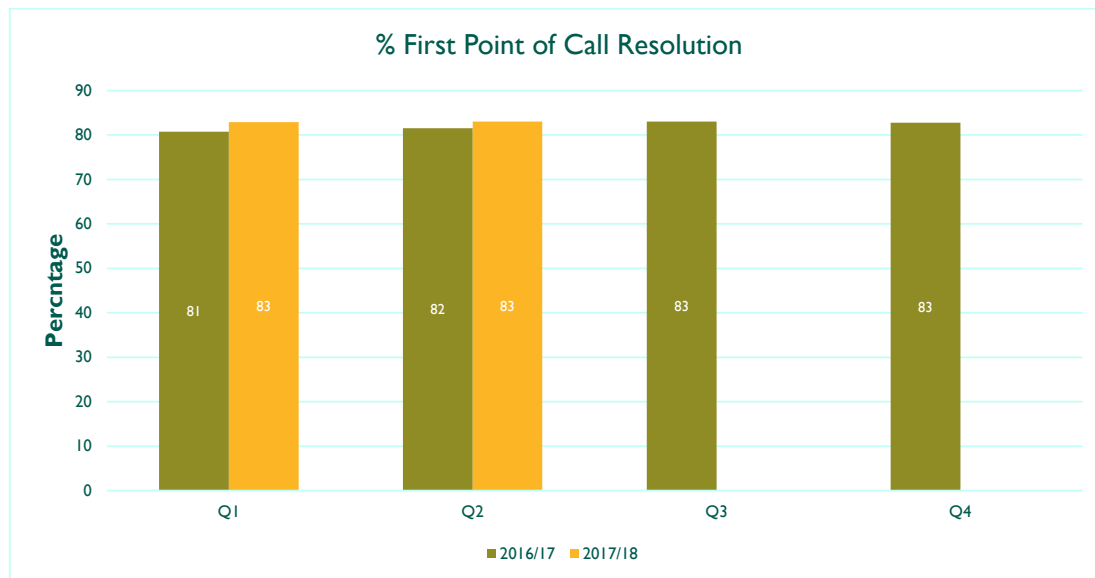
Comment:

Telephone response times are dependent on the monthly level of customer activity which can be affected by business seasonality factors, staffing levels and also telephony and system issues. In the quarter ended December, our average queue wait time was 31 seconds. The main reasons for this were that staff were unable to log requests and had e-mail issues on a couple of days during the quarter. This was due to hardware related issues covering the telephone and e-mail systems. These issues were rectified within a couple of hours, but impacted the average queue wait time for the quarter.

SERVICE PERFORMANCE INDICATORS — SERVICE CENTRE



PERCENTAGE FIRST POINT OF RESOLUTION



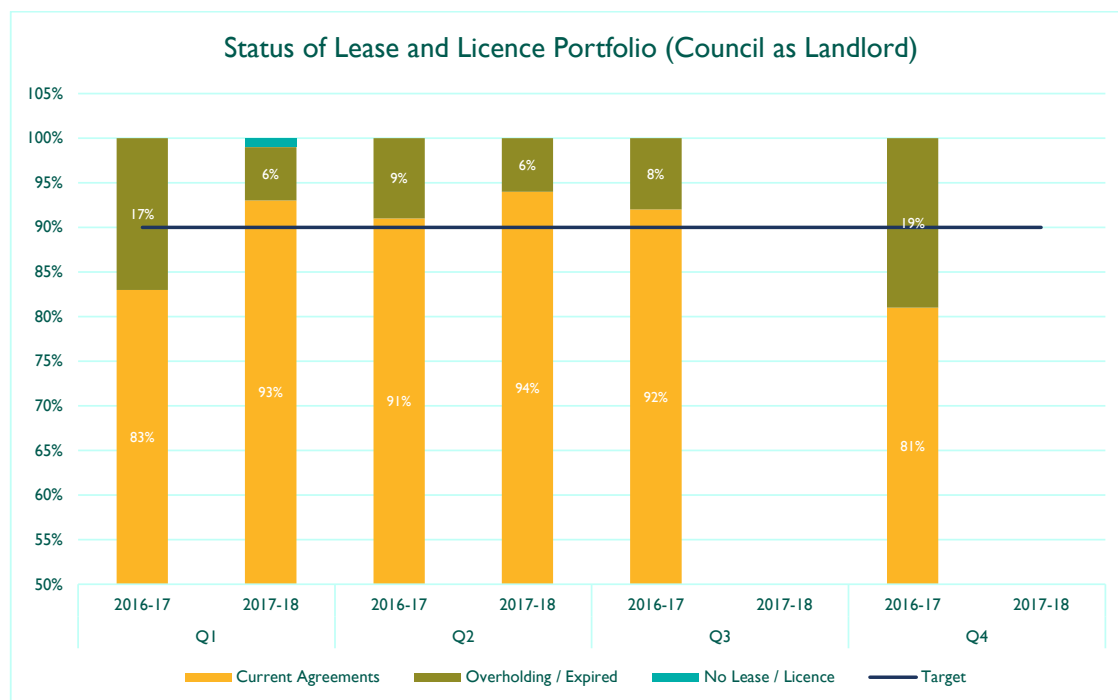
Comment:

Service Centre staff are able to answer most customer enquiries at first point of contact. Calls are answered immediately, or tracked through Council's customer tracking system (Pathways), or directed to Council officers to return customers' calls. Customers are advised of a reference number for further follow-up, in the event they need to call back.

SERVICE PERFORMANCE INDICATORS — BUILDING AND PROPERTIES



STATUS OF LEASE AND LICENCE PORTFOLIO (COUNCIL AS LANDLORD)



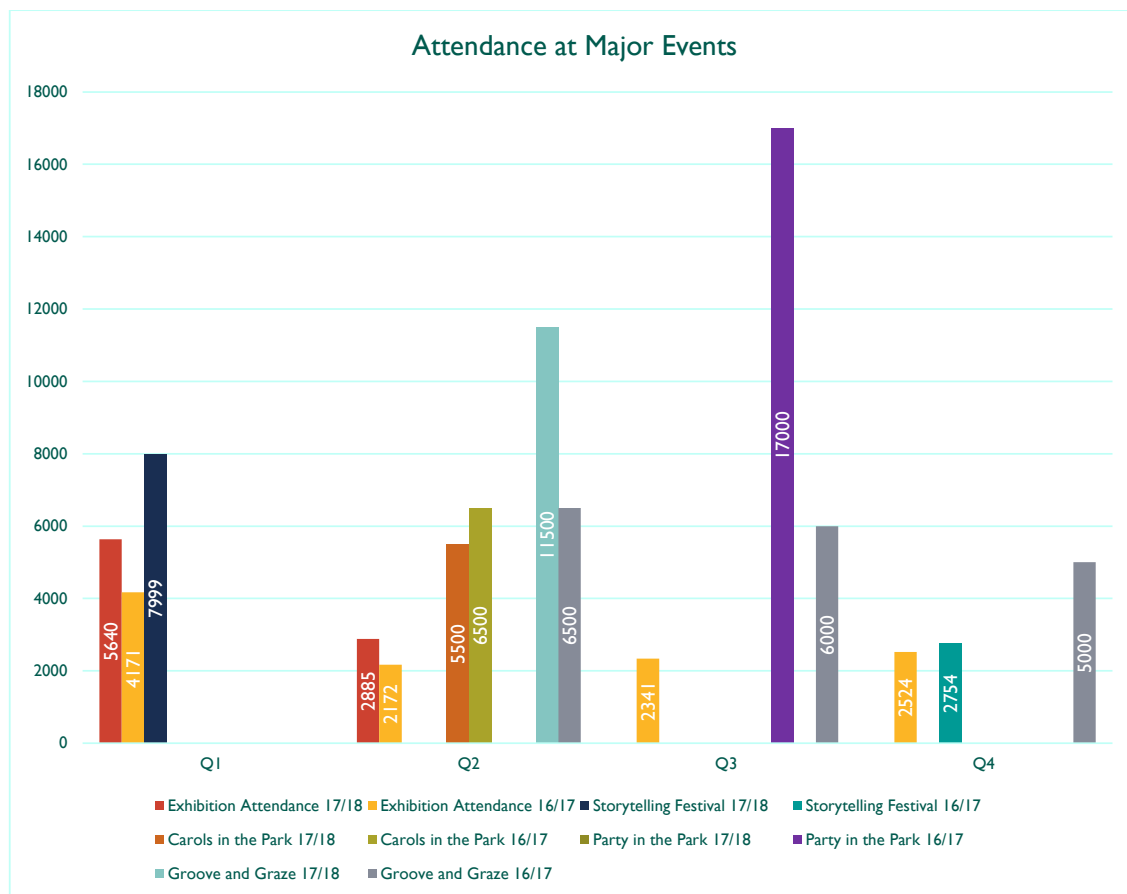
Comment:

Council currently administers 87 leases and licenses covering a variety of community and commercial tenancies. Our aim is to renew leases ahead of their expiry dates. If they are not renewed they move to overholding or onto a month by month basis. Reasons for leases/licenses not being renewed may be due to detailed negotiation or consideration of long term strategic issues i.e. some leases are waiting on the outcome of the *Tennis Strategy*. At the end of quarter 2, all licences or leases are in place, the number in overholding has reduced to 6% and the proportion of current lease agreements has increased to 94%.

SERVICE PERFORMANCE INDICATORS — EVENTS



ATTENDANCE AT MAJOR EVENTS



Comment:

There was a 28% increase in Exhibition attendance due to the Boyd Women exhibition held for the most part of quarter 2.

There was only one Groove and Graze event held in 2016/17 quarter 2 and 2 events held in 2017/18.

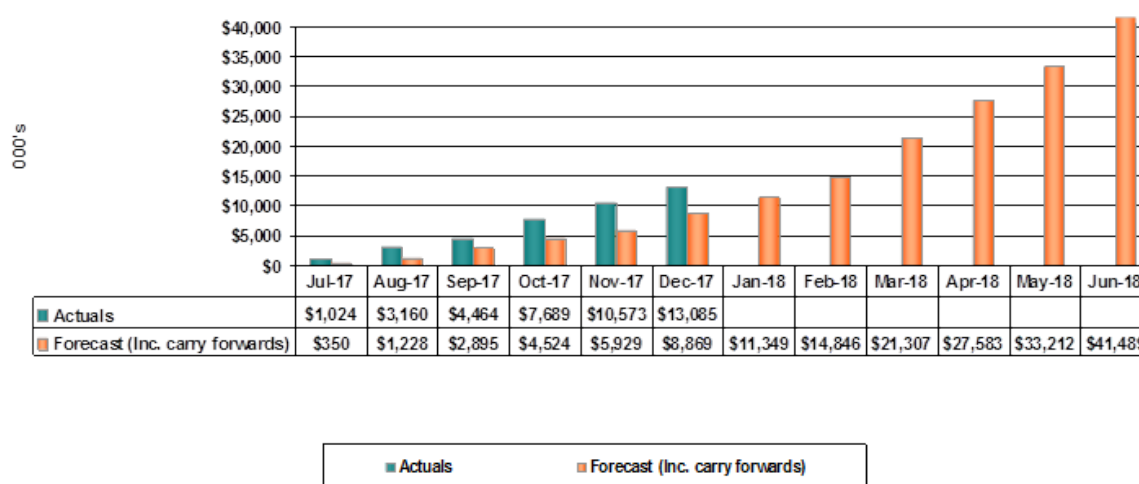
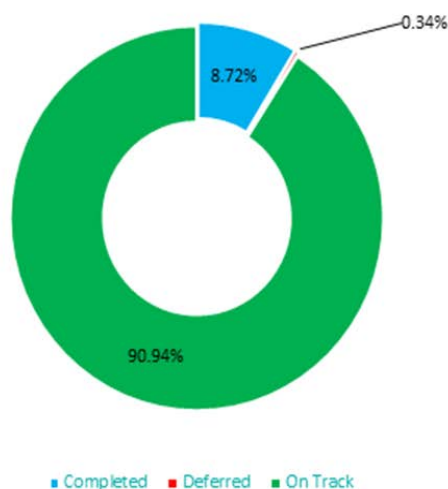
Carols attendances were down by 16% compared with 2016. This was more than likely due to the children's headline act not being as popular.

CAPITAL WORKS PROGRAM UPDATE

PROJECTS COMPLETED THIS QUARTER



Monthly Status of Capital Works Program



Comment:

Council's capital expenditure is ahead of forecast by \$4.22m mainly due to Road Rehabilitation \$2.05m, Drainage Improvements \$805k, Renewal of Heating, Ventilation and Air Conditioning \$487k and Car Park Renewal \$378k.

CAPITAL WORKS PROGRAM UPDATE

PROJECTS COMPLETED THIS QUARTER



Some of the projects completed in quarter 2 include:

Park and Open Space Works

- Elsternwick Plaza, Elsternwick. Custom shelter over the BBQ and picnic area.
- Packer Park, Carnegie. Shade sail installation over the outdoor fitness pod equipment.
- Caulfield Park, Caulfield North. Pathway lighting installation (LED) along the granitic pathway parallel to Hawthorn Road.



Elsternwick Plaza



Packer Park



Caulfield Park

Road Reconstruction Works

- North Road Service Road, Ormond. Works include new kerb and channel and full road pavement replacement, with significant drainage upgrades using laser boring technology.
- Brewer Road, Bentleigh. Works include new kerb and channel and sections of full road pavement replacement, new underground drainage and new road surface.
- Crosbie Road, Murrumbeena. Works include improvements to traffic and pedestrian safety, new kerb and channel and sections of full road pavement replacement, new underground drainage and road surface.



Crosbie Road



North Road Service Road

Drainage Upgrade Works

- Northcote Avenue, Caulfield North. Catchment Stage 1 works includes installation of new drains up to 450mm diameter in Glen Eira Road and Linlithgow Avenue, road pavement reinstatement and sections of new kerb and channel.
- Martin Court, Bentleigh East. Works include installation of new drains up to 600mm diameter in Martin Court and Kenlon Street.

CAPITAL WORKS PROGRAM UPDATE

PROJECTS COMPLETED THIS QUARTER



- Anderson Street, Caulfield North. Works include installation of new drains up to 825mm diameter in Anderson Street and Alfred Street.



Northcote Ave

Building and Property Works

- EE Gunn Reserve, Ormond. Baseball Pavilion Upgrades. Community improvement project funded through LXRA.
- Caulfield Recreation Centre, Caulfield South. Installation of new strength equipment.
-

Car Park Upgrade Works

- Glen Huntly Reserve, Caulfield East. Works include improvements to traffic and pedestrian safety, new kerb and channel, sections of road replacement, Water Sensitive Urban Design elements, landscaping, new lighting with electrical upgrades and new road surface.



CAPITAL WORKS PROGRAM UPDATE

UPCOMING PROJECTS IN THE NEXT QUARTER

In the next quarter, the following projects are due to be completed:

Drainage Upgrade Works

- Lancaster Street, Bentleigh East. Catchment Stage 3A works in McKinnon Road and Gladwyn Avenue with large scale 1,500mm diameter detention system pipes installation.
- Bealiba Road, Caulfield South. Stage 2A works in Bealiba Road and Maryland Street with large scale 1,500mm diameter detention system pipe installation, sections of new kerb and channel and road pavement reinstatement.

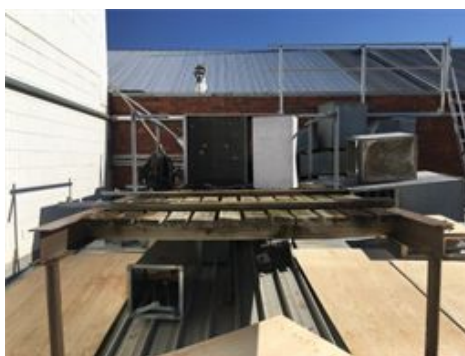
Transport Safety Works

- Tucker Road, Bentleigh. New pedestrian operated signal installation. Works include improvements to traffic and pedestrian safety, new kerb and channel, sections of road replacement, new underground drains and road surface.



Building and Property Works

- Town Hall HVAC Upgrade, Caulfield. Upgrade of HVAC plant and equipment including new chiller unit and ducting to improve energy efficiency. Replacement of unsafe plant platform.



COMMUNITY ENGAGEMENT UPDATE



Across Council there are four key areas of activity that drive community engagement.

Council engages with the community via information sessions, workshops, e-newsletters and events.

In the period October to December 2017 Council conducted 45 consultations with the community and approximately 3,484 community members participated.

DRIVER FOR ENGAGEMENT	CONSULTATIONS CONDUCTED	RESPONSES RECEIVED
Community and Corporate Planning	6	889
Facilities management	7	425
Planning and environment	16	441
Service delivery satisfaction feedback (incl. info sessions, workshops and events)	16	1,729



•

COMMUNITY ENGAGEMENT UPDATE

OVERVIEW

WHAT DID THE COMMUNITY TELL US?



I support a tree register of significant trees, especially if they are protected from removal. With the rapid development of apartments in our area, far too many significant trees are being removed and the environmental effect it is having on our climate within Carnegie is significant.

Classified Tree Register

We have a very small garden, and we are lucky to be able to produce anything from it some years. Having additional garden space would be wonderful.

Community is becoming more important than ever, as we become electronically connected to faraway places, and disconnected from our neighbours. A shared garden space and a shared interest in gardening is one way to foster local community.

Community Gardening in Glen Eira

I use the pool regularly, I am young and enjoy the outdoor pool and return because it's close and relatively inexpensive.

I would like to see upgraded pool and change rooms and still keep the park feeling around it. I would like to see the opening times longer and through more of the year.

Planning for Carnegie Swim Centre Redevelopment

A safe community has busy parks and shopping roads and people treat one another with mutual respect and look out for each other. I think Glen Eira is very safe, I feel safe going for a walk, around shopping centres and at home.

Community Safety Plan

I think it's a fantastic idea for older children who outgrown the little kids equipment and don't want to be playing with toddlers. I showed my nearly 13 year old boy and he said he would love to be able to ride his bike down with his friends and play a game of basketball and was excited by the multipurpose design. I think older kids often walk and ride their bikes to park so it would be drawcard to be active outside. I like it.

Bentleigh Hodgson Reserve - Multipurpose Active Space

I think the concept (Dog Park) is fantastic and will benefit dogs and their human owners - not to mention taking pressure off the other recreational spaces which commentators note are limited.....Exercised and socialized dogs are happier and less prone to aggression. Congratulations to council on this initiative

Caulfield Wedge – Dog Park Concept Plan Consultation

COMMUNITY ENGAGEMENT UPDATE

OVERVIEW

UPCOMING PROJECTS IN THE NEXT QUARTER

Community Safety Plan

Council has developed a draft Community Safety Plan following engagement with the community in late 2017. The Plan outlines priorities for fostering a strong and safe community. The Plan will cover four key themes and include an annual action plan that details how Council will implement the activities. Community engagement on the draft Plan will take place in March 2018.

Community Engagement Strategy

Council wants to strengthen relationships and build a better understanding of community needs and views to help us make informed and transparent decisions. To do this successfully and consistently across our various services and projects, we have developed a draft *Community Engagement Strategy*. Community engagement on the draft *Strategy* will take place in February and March 2018.

Creating a Community for All-Abilities

Council wants to hear from our community on how we can support community inclusion for people with disabilities. The engagement aims to reach people with a disability and their families, service providers, businesses and interested community members. We want the communities' help to shape a new investment in disability support that will focus Council activity on a strengthened role in planning, advocacy and leadership in disability support across the municipality. Community engagement will take place in February and March 2018.

Draft Integrated Transport Strategy

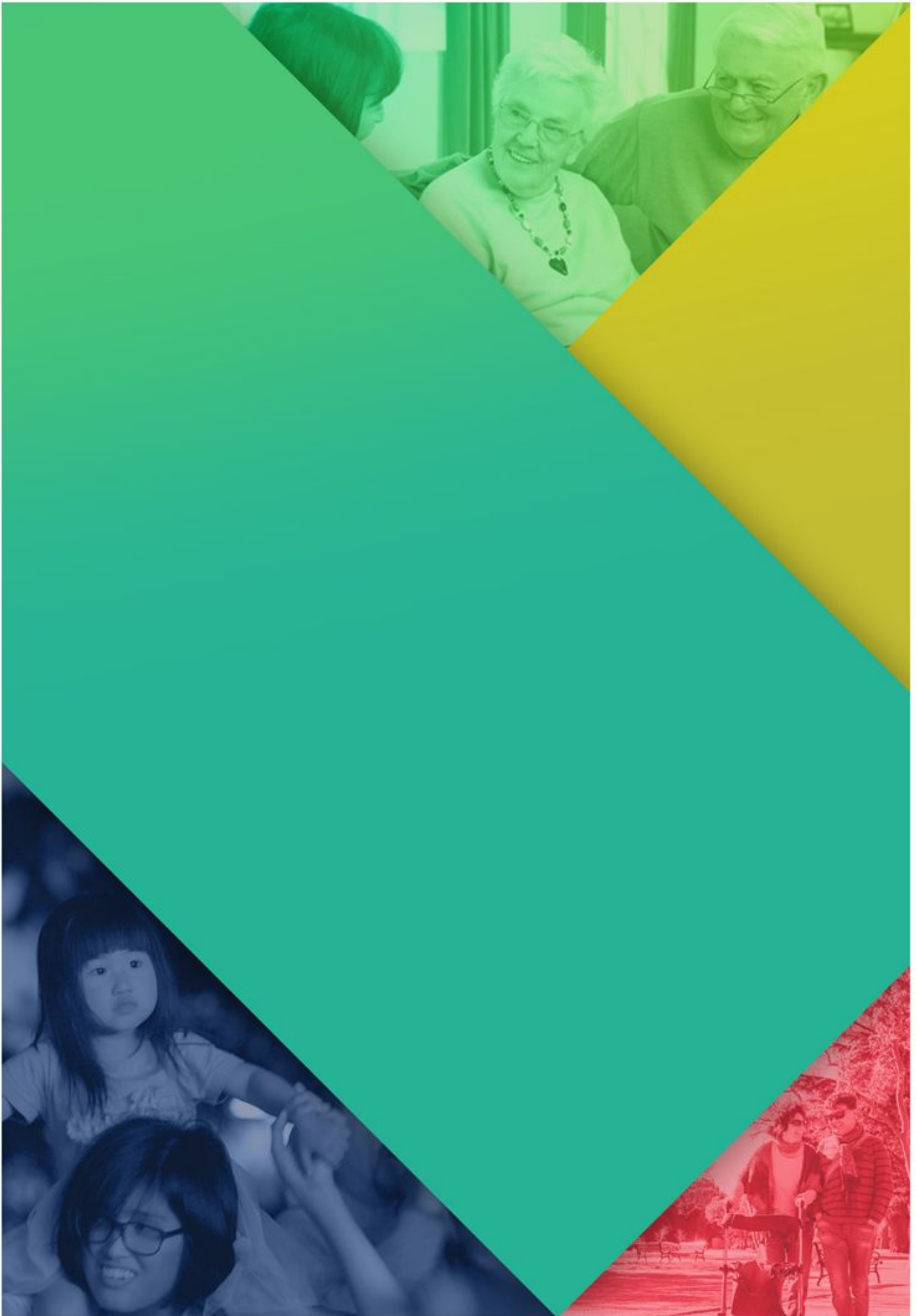
Glen Eira should be a City that is easy to move around, with a range of safe travel options and walkable neighbourhoods. In order to achieve this, Glen Eira City Council has developed a draft *Integrated Transport Strategy*. The draft *Strategy* outlines our transport priorities to align with our 15-year vision for Glen Eira. The draft *Strategy* has been informed by extensive community feedback, expert analysis, as well as a review of trends occurring across metropolitan Melbourne. Community engagement on the draft *Strategy* will take place in February and March 2018.

Men's Shed

Men's Sheds are creative, productive spaces for men to gather, meet others and work on projects. Council wants to find out if the community would like to see a Men's Shed established in Glen Eira. Community engagement will take place in January and February 2018.

Lord Reserve / Koornang Park Masterplan and Carnegie Swim Centre Redevelopment

Community feedback will be sought on proposed concepts for the new Carnegie Swim Centre and the draft masterplan for the Lord Reserve / Koornang Park precinct. .



ITEM 9.11 ENERGY PROCUREMENT CONTRACTS

Author: Rachel Ollivier, Group Manager Property, Environment and Sustainability and John Vastianos, Chief Financial Officer

File No: 18/128937

Attachments: N/A

PURPOSE AND SUMMARY

This report provides an update and recommendation to Councilors on energy procurement contracts and projected price increases.

RECOMMENDATION

That Council :

- Join the State Government contracts for supply of electricity to Council's large market sites and street lights under a progressive procurement model (the State Purchase Contracts for Retail Supply of Electricity More than 40MW per annum).
- Commit to tendering for small market electricity services and natural gas services for all Council sites as a participant in Procurement Australia's upcoming tender.
- Delegate authority to the CEO to approve, negotiate and sign contracts for provision of the services above for up to 30 June 2020 on behalf of Council.

BACKGROUND

Council's energy procurement contracts with Procurement Australia (PA) expire 30 June 2018. Prices have increased significantly since Council signed the current contracts, which are fixed term, fixed price. The increase is estimated at 25 to 50 per cent due to a number of factors.

The current wholesale market price for electricity is considered high compared with long range forecasts. Going to market now for a new fixed price contract is likely to lock in electricity wholesale prices at peak rates, which means that Council costs over the next few years would likely be higher than they need to be.

A range of new options for how electricity is purchased are now available which are expected to provide better cost outcomes for Council than the current arrangements.

ISSUES AND DISCUSSION

Proposal

To minimise costs, Officers propose switching our electricity procurement for large market sites and street lighting to join the State Government contracts which use a progressive procurement model (refer below).

Large sites and street lighting represent over 80 percent of Council's electricity use. Switching to progressive procurement with the State Government is expected to provide a better cost outcome than fixed price contracts in the current market.

Gas and Small Market sites would remain on fixed price, fixed term contracts as currently there is not a progressive pricing model option being offered by PA, State Government or MAV for these contracts.

Progressive procurement

Progressive procurement enables purchasing of electricity blocks during market downswings, offering the ability to avoid buying during wholesale market peaks. Department of Treasury and Finance (DTF) have been using the progressive purchasing model for electricity for four years. Large sites and street lighting represent over 80 percent of Council's electricity use. Switching to progressive procurement with the State Government is likely to provide a better cost outcome than fixed price contracts in the current market.

The company engaged to manage energy procurement under the State government contract also provides billing verification and an annual review of tariffs. These services are expected to provide additional benefits to Council in cost and resource savings.

The state government contract also provides greater flexibility than the PA contract, with Council being able to roll sites in or out of the contract as required.

Cost implications

It is not possible to predict exactly how much prices will increase under a fixed price fixed term contract, or with progressive purchasing, as this is determined by a number of external factors. However, under all scenarios costs will definitely increase from 1 July 2018.

An estimation of cost increases is provided in Figure 1 and is based on the following assumptions:

- Electricity costs are expected to increase on average by 25 per cent with progressive procurement with prices fluctuating over time. Market experts advise that they are expecting wholesale prices to come down in the medium term, but spike again in 2 to 3 years.
- Small market sites will remain on fixed price contracts where prices are expected to increase by approximately 45 percent. Currently there is no option available for progressive procurement for small market sites.
- Wholesale gas prices have nearly doubled and are not expected to come down in the future.
- Network costs which form a large component of all bills are expected to increase by 6 per cent.

Figure 1. Estimated cost increases

TOTAL COSTS	2016/17 Annual Actuals	Projected future costs progressive pricing scenario 1	Projected future fixed scenario 2
STREET LIGHTING	636,839	796,049	923,417
ELECTRICITY - Large Sites	736,132	920,165	1,067,391
ELECTRICITY - Small Sites	111,030	160,994	160,994
GAS	311,918	452,281	452,281
TOTAL UTILITY COSTS	1,795,919	2,329,489	2,604,083

Scenario 1: Large market sites and street lighting moved to progressive pricing assuming 25% cost increase and a 45% cost increase for Gas and Electricity for Small Sites

Scenario 2: Business as usual with all contracts remaining on fixed price contracts assuming 45% cost increase.

Tendering and procurement timeline

Several organisations are managing energy procurement using tenders/contracts. These are compliant with the requirements of the LG Act in regards to procurement. There are a number of upcoming deadlines that Council would need to meet in a short period of time to take part in these procurement processes. Officers recommend that Council delegate authority to the CEO due to the short turnaround times to commit to the tender process, approve, negotiate and sign electricity and gas contracts on behalf of Council.

Long term strategies

- Continued energy efficiency improvements and renewable energy installations will help to mitigate projected cost increases. These programs are ongoing and have already led to considerable energy savings. In the next financial year, planned projects include more solar on GESAC, changeover to LED for major road street lights and sports ground lighting upgrades.
- Officers will continue to explore energy procurement options and evaluate the financial and sustainability impacts. This includes investigating options for jointly procuring energy from a large scale renewable energy project with other councils. For example the Melbourne Renewable Energy Project (MREP), which includes City of Melbourne, Yarra and Moreland along with a number of other organisations, recently announced the purchase of a wind farm near Ararat to meet their combined energy needs.
- A council officer is part of a working group with other Victorian Councils to progress longer term energy procurement models.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

The estimated cost of supply of electricity and natural gas is \$2.33 million (figure 1) under the proposed approach.

This approach is estimated to save approximately \$300,000 annually when compared to a fixed price contract (see details in figure 1).

Renewable energy installations, street lighting upgrades and energy efficiency works that Council has already undertaken have secured significant savings. This work is ongoing and further savings are expected. Highlights include:

- Total electricity reductions from 2015-16 to 2016-17 = 7.24% (616,070 kWh) with savings of over \$100,000 based on current electricity tariffs.
- Street lighting reductions from 2012-13 to 2016-17 = 39.70% (1,600,068 kWh) with savings of approximately \$400,000 per annum based on current electricity tariffs.
- Expected savings of \$130,000 per year from major road street lighting changeover, which is currently in project planning phase and will be delivered over the next two years.

POLICY AND LEGISLATIVE IMPLICATIONS

The rising electricity and gas prices are largely a result of a lack of long-term, stable energy market policy and planning at the national level. Council advocacy on energy efficiency and sustainability as outlined in the Environmental Sustainability Strategy and Advocacy Strategy can help to support more effective policy making.

COMMUNICATION AND ENGAGEMENT

Increased costs will have a significant impact on community users of Council buildings. Officers are already working with clubs to help them save energy and reduce bills. This program will continue.

Significant work has been done (or is scheduled) to reduce energy use at sporting pavilions. This includes:

- Solar installation at 5 pavilions with another 4 scheduled.
- Internal LED upgrades at 11 pavilions.
- Insulation upgrades at 4 pavilions with another 8 scheduled.

Officers are exploring other options to assist community users to deal with the increased costs.

LINK TO COUNCIL AND COMMUNITY PLAN

The longer term strategies outlined above will help to deliver the goals and objectives of the *Environmental Sustainability Strategy 2016-2021*.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

For the next electricity and natural gas supply contract, a progressive pricing model offers council the best value for money. Officers therefore recommend joining the State government contracts for large sites and street lighting in order to access this approach.

At this stage a progressive pricing model is not available for small market sites or natural gas supply and officer recommend joining an upcoming tender process being run by Procurement Australia.

Both processes comply with Local Government Act requirements

ITEM 9.12 DRAFT COMMUNITY ENGAGEMENT STRATEGY 2018-2021**Author:** Sharon Sykes**File No:** 18/124918**Attachments:** 1. Draft Community Engagement Strategy 2018-2021

PURPOSE AND SUMMARY

To seek approval for the draft *Community Engagement Strategy 2018-2021* to be released for public exhibition.

RECOMMENDATION

That Council endorses the release of the draft *Community Engagement Strategy 2018-2021* for public exhibition for a period of 28 days commencing 1 March 2018.

BACKGROUND

A review of Council's *Community Engagement Strategy* is a key deliverable of the *Council and Community Plan 2017-2021* in which Council commits to strengthening relationships and building understanding of community needs and views to help make informed and transparent decisions.

The draft *Community Engagement Strategy 2018-2021* is based on the best practice approaches and principles of the International Association of Public Participation (IAP2), aligns with recommendations in the Victorian Auditor General's report on *Public Participation and Community Engagement: Local Government Sector* and the exposure draft of the *Victoria Local Government Bill* from the Victorian Government.

There are three key components to Council's framework for community engagement,

- Community Engagement Policy (endorsed by Council on 17 October 2017);
- this draft *Community Engagement Strategy 2018-2021*; and
- an internal staff toolkit which provides resources to ensure consistent and high quality community engagement practices.

ISSUES AND DISCUSSION

The draft *Community Engagement Strategy 2018-2021* outlines Council's approach to community engagement:

- The first stage, Design, determines the need to engage, identifies the context and scope, how decision-making will be influenced and looks at who the engagement will need to include;
- The second stage, Plan, details the planning required to implement an effective community engagement including the methods to be used, when and where engagement will take place and exactly who will be involved;
- The third stage, Do, outlines the key steps in executing an engagement plan including monitoring the reach and success of the engagement activities and ensuring that the community is informed about how input and feedback has informed decision making; and
- The fourth stage, Review, provides a critical opportunity to reflect on the effectiveness of the engagement process, what was done well and what could have been improved.

The draft *Strategy* commits to specific projects to support its implementation:

- The establishment of a central register so that all engagement plans, outcomes and evaluations are stored and can be accessed from a central location;
- Promoting and increasing the reach of the Community Engagement eNewsletter;
- Development of a Youth Consultation Strategy to maximise participation of young people in community engagement activities;
- Establishment of an online consultation group of 400 residents to provide feedback and opinions about Council's services, activities and key emerging issues; and
- Development and implementation of improved digital platforms including social media and online solutions.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

It is anticipated that training programs for staff will require additional resources which have been included in draft budget proposals for 2018-19. Up to \$30,000 may be required in addition to current budgets for training and development of staff.

POLICY AND LEGISLATIVE IMPLICATIONS

The review of the Local Government Act, currently underway is likely to have implications for Council in the way community engagement is undertaken in the future. The draft *Community Engagement Strategy 2018-2021* has responded to all elements recommended in the draft Local Government Bill of December 2017.

COMMUNICATION AND ENGAGEMENT

The Community Consultation Advisory Committee was consulted on the development of the draft *Community Engagement Strategy 2018-2021* throughout 2017, most recently reviewing the draft *Strategy* at the meeting on 31 January 2018. A range of Council business units, Managers and the Executive were engaged to help inform the draft *Strategy*.

It is proposed that the draft *Community Engagement Strategy 2018-2021* be released for public exhibition over a period of 28 days. The community will be engaged and have the opportunity to review and provide feedback through a discussion forum on the online engagement website, *Have Your Say*, as well as through emails, phone calls and contact with Council officers.

The draft *Strategy* will be promoted via the following channels:

- Council's web page
- Facebook posts
- Community Engagement E-newsletter
- Service Centre and Library television screens
- Glen Eira News article
- Community news advertisement in Caulfield and Moorabbin Leader newspapers
- Draft *Strategy* to be displayed at libraries and customer service counters
- Presentation and discussion at networks, community groups and committees such as Disability Reference Group, Youth Voice and other forums.

LINK TO COUNCIL AND COMMUNITY PLAN

Glen Eira Council and Community Plan 2017-2021 – Theme 5 Informed and Engaged

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

Glen Eira City Council has reviewed and updated its approach to community engagement as a means to strengthen relationships and build a better understanding of community needs and views to help us make informed and transparent decisions.

The draft *Community Engagement Strategy 2018-2021* sets out a framework that will guide community engagement in Glen Eira. Community feedback will add value to the preparation of the final *Strategy* and ensure the proposed approach meets community expectations.



GLEN EIRA
CITY COUNCIL

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

DRAFT GLEN EIRA COMMUNITY ENGAGEMENT STRATEGY 2018–2021







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About this Strategy

Glen Eira City Council welcomes community ideas, input and feedback. We want to strengthen relationships and build a better understanding of community needs and views to help us make informed and transparent decisions.

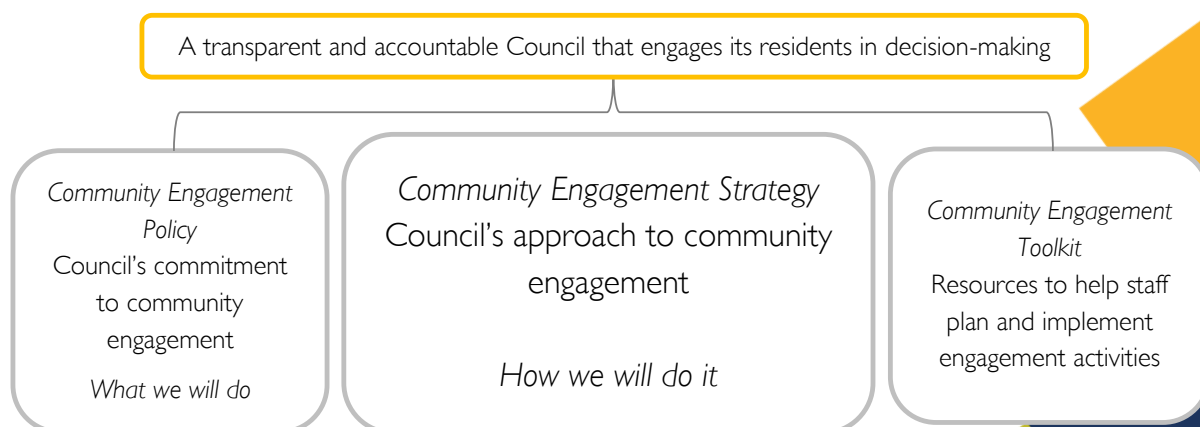
To do this successfully and consistently across our various services and projects, we have developed this *Community Engagement Strategy*. This document outlines a process for how Council will conduct community engagement activities, and explains how our community can be involved in decisions about matters that are important to them.

Implementing this *Strategy* is the shared responsibility of the entire Glen Eira City Council organisation and applies to Councillors, staff, contractors and consultants. The *Strategy* recognises that the key to successful community engagement is a productive and collaborative partnership between Council and the community.

The process outlined in this *Strategy* upholds the 10 guiding principles of Council's *Community Engagement Policy* (see Appendix one) and is informed by the International Association of Public Participation (IAP2) methodologies.

IAP2 has developed a set of tools to promote community involvement in decision-making and help practitioners improve the practice of community engagement. These tools are widely considered to be international best practice and form part of a comprehensive community engagement approach, which includes training for staff to support the implementation of this *Strategy*.

There are three key components to Council's overall framework for community engagement and together, these provide a roadmap for how we achieve our vision 'for a transparent and accountable Glen Eira where decision-making is informed by input from the community'.



DRAFT Glen Eira Community Engagement Strategy 2018–2021 |

2. What is community engagement?

Community engagement is about the Glen Eira community shaping Council directions, decisions and actions that affect, impact or interest them.

It is a purposeful, planned process where stakeholders, communities and Council work together to inform decisions about services, events, strategic plans, issues and projects.

Sometimes community engagement may be as simple as asking for feedback after an event and at other times this may involve in depth discussions to help us develop and decide on solutions to challenging issues.

Community engagement is also about the community initiating conversations about things that matter to them and having open and honest interactions with Council.

Not only does community engagement lead to better decision-making, but participation in civic life is recognised as being central to good health, developing strong and supportive relationships and networks, while contributing to a positive community spirit.

Community engagement includes all public participation and community consultation activities that Council undertakes. To fully understand what community engagement means for the City of Glen Eira, there are two points of clarification that are central to this *Strategy* — what we mean by community and how we define stakeholders.



Who is our community?

A community is a group of people that share a common attribute or experiences. Broadly, our community includes people who live, work, access services, participate or contribute to community life in Glen Eira. Within this there are many diverse communities, including:



communities of **place** such as residents of Caulfield or users of Centenary Park;



communities of **interest** such as arts, sports and environmental sustainability;



communities of **affiliation** such as schools, religious groups and local clubs; and



communities of **culture** such as Aboriginal and Torres Strait Islander peoples and those from diverse ethnic and faith backgrounds.

What is a stakeholder?

Stakeholders are individuals, a group of individuals, organisations or political entities directly affected or involved with the outcome of a decision or the impact of a strategy, project or proposition.



DRAFT Glen Eira Community Engagement Strategy 2018–2021 3

3. Our approach

Council's approach to community engagement has been informed by public participation approaches outlined by the International Association of Public Participation (IAP2), reports from the Victorian Auditor-General's Office (VAGO) and proposed changes to the *Local Government Act* which aim to strengthen transparent decision-making in the public interest.

IAP2 is an international organisation advancing the practice of public participation. The IAP2 framework is underpinned by values that are aimed at ensuring organisations make better decisions that reflect the interests and concerns of potentially affected people.

The public participation principles released by VAGO in 2015¹ include responsiveness, transparency and integrity, openness, accountability, inclusiveness and awareness. These provide a basis for the community engagement principles proposed in the draft *Local Government Act*, currently on public exhibition,² and this *Community Engagement Strategy*.

Council commitment to improved community engagement is reflected in the *Council and Community Plan 2017–2021* which aims for 'a transparent and accountable Council that engages its residents in decision-making.'

The community engagement model below has been adapted from IAP2 and shows four interconnected elements that outline our approach.



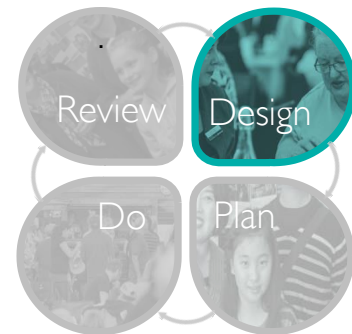
¹ Public Participation in Government Decision-making: Better practice guide, Victorian Auditor-General's Office, January 2015

² *Local Government Act Bill — Exposure Draft*, Minister for Local Government, Victorian State Government, December 2017

3.1 Design

In this stage we determine the need to engage and understand the context within which engagement will occur. Council looks at the big picture and how this process fits in with other services and activities. The purpose for engaging is clarified, how results will be used and who might need to be involved.

This stage helps to define the process and makes sure we are clear on what is required before progressing to the 'Plan' stage where the detailed planning for community engagement commences.

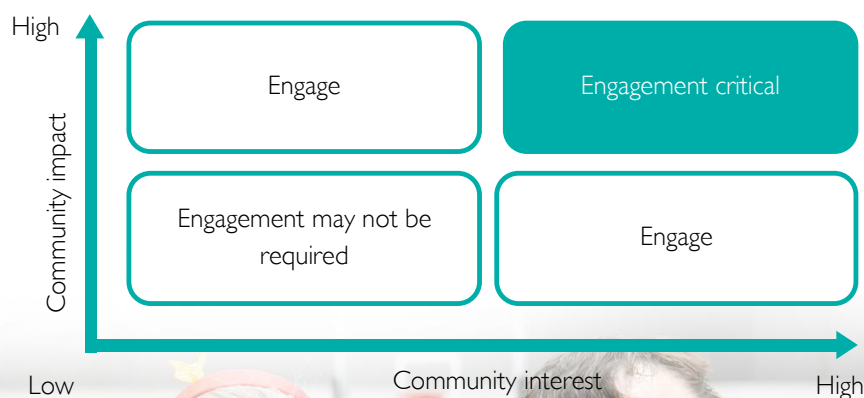


Understand context, define scope, set clear purpose

We will:

- clearly define the purpose of the engagement;
- assess the level of community impact and interest to determine when to engage;
- consider previous engagement, risks and public value; and
- always engage when legally required.

Council will assess the need to engage by looking at two factors: the level of community impact, and the level of community interest.



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We will engage on matters that involve:



significant change to services and facilities, such as the redevelopment of a local park;



a change in strategic direction, such as the *Council and Community Plan*;



changes to the existing amenity or characteristics of an area, such as the redevelopment of Elsternwick Plaza;



considerable budget implications, such as the redevelopment of an aquatic facility;



controversial or sensitive matters, such as an environmental issue; and



key emerging issues, such as community gardening.

Council will always engage with the community where there is a legislated requirement to do so. This includes making a local law, selling Council property, developing the *Council and Community Plan* and *Municipal Health and Wellbeing Plan*, setting the Annual Budget and Councillor allowances and making changes to urban planning policies.

When designing community engagement Council will also consider:

- whether we are informing the community or asking them to contribute to a decision;
- the benefits of seeking community input into a project;
- feedback we have already gathered through other recent and relevant engagements;
- whether the likely costs of engagement represent good value for ratepayers given the scope and scale of the decision; and
- opportunities to combine projects that seek to engage with the same stakeholder groups.

Through this process we will clearly define and agree on the purpose and scope of the engagement.



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Identify stakeholders and define level of influence

We will:

- provide anyone affected or interested with the opportunity to participate;
- clearly define the level of influence participants will have;
- think comprehensively about our various stakeholder groups and communities; and
- proactively seek out the view of hard-to-reach communities.

Opportunities to participate will be available to anyone who is likely to be affected by, or who has an interest in, a decision or outcome, by actively reaching out to interest groups.

Council will seek to ensure views from a cross-section of the community are gathered that are relevant to the decision. This means we will proactively seek out the views of those whose voices are not often heard.

Stakeholders and communities to consider:

- Residents and ratepayers
- Local businesses and industry groups
- Service providers (such as education, health, emergency)
- Community groups, sports, clubs and local organisations
- Those who work, visit and volunteer in our City
- Users of particular facilities, services or modes of transport
- Other levels of government and peak bodies
- Council staff, leadership and contractors/consultants.

Groups we must try harder to reach

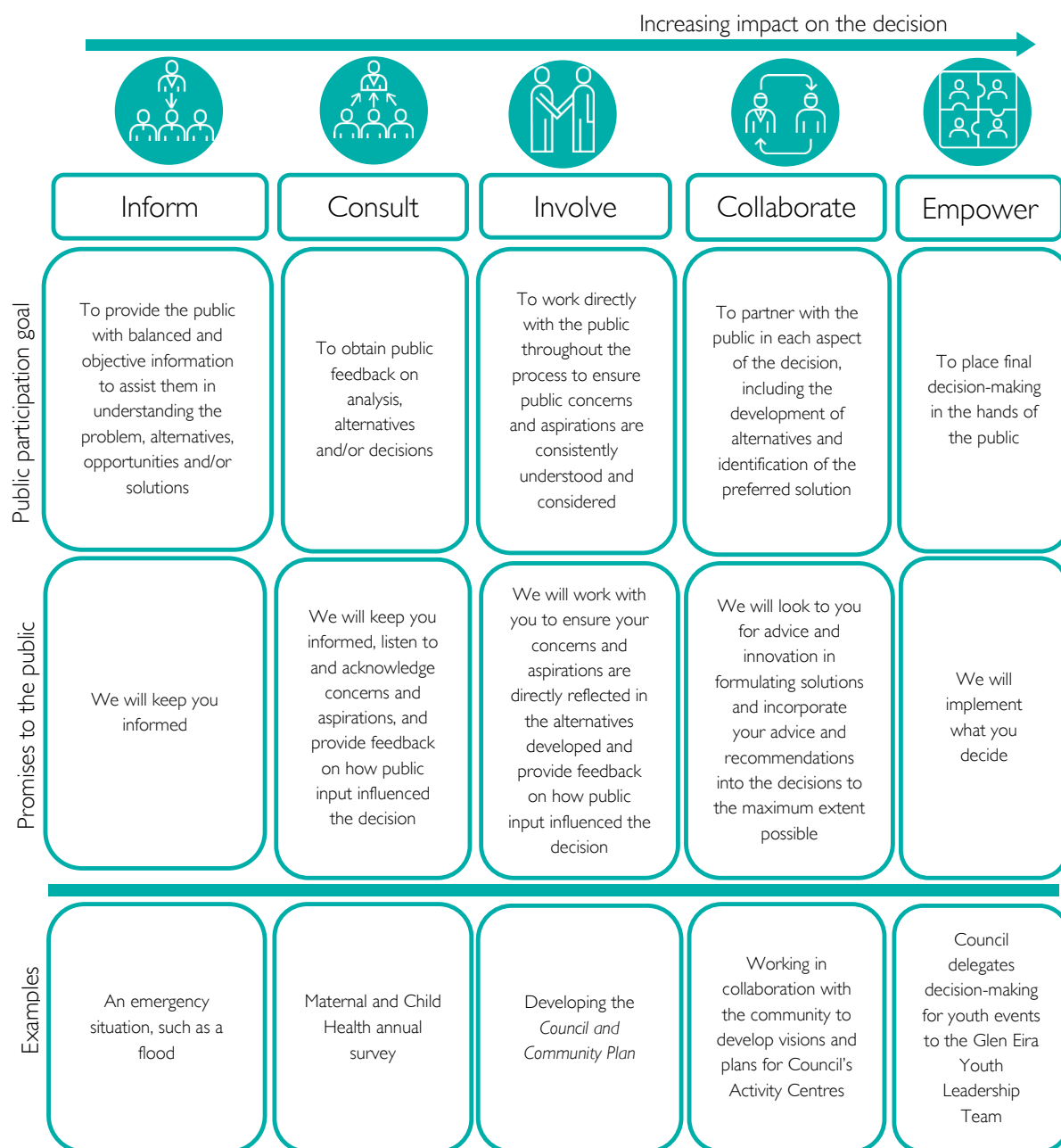
- Aboriginal or Torres Strait Islanders
- People with a disability
- Children
- Young people
- Frail aged
- Culturally and linguistically diverse communities.

Council has identified that young people in particular are often underrepresented in our community engagement processes. To address this, we will develop a specific youth consultation strategy with targeted engagement channels and techniques to better involve our young people.

For each engagement process, Council will identify the stakeholders and community we need to engage with according to the issue. We will also clearly define how much influence participants will have on the final decision or action, using the *IAP2 Public Participation Spectrum* as a guide.

The *IAP2 Public Participation Spectrum* articulates five levels of engagement, from very little influence (*Inform*), to the most influence (*Empower*) where the final decision is placed in the hands of the community.

For example, when we are going to consider community feedback (along with other factors) when making our decision, the *Spectrum* calls this *Consult*; or when we are going to work with participants until we reach a decision that the majority are comfortable with, the *Spectrum* calls this *Collaborate*. An adaptation of the *Spectrum* together with examples of when each level of engagement might be used is presented below:



Importantly, we will tailor the level of participation to the project and the stakeholders, recognising that one level is not inherently better than the other and what is most appropriate depends on the project scope and decision to be made. Determining the level of public participation at the beginning of any engagement process is critical for managing community expectations and also shapes the Plan phase.

3.2 Plan



In this stage Council plans how to implement the engagement process. This includes the details of who we need to engage, what methods will be used, where and when the engagement will take place, who will conduct the engagement, how we will report back to the community and finally how the engagement process will be evaluated.

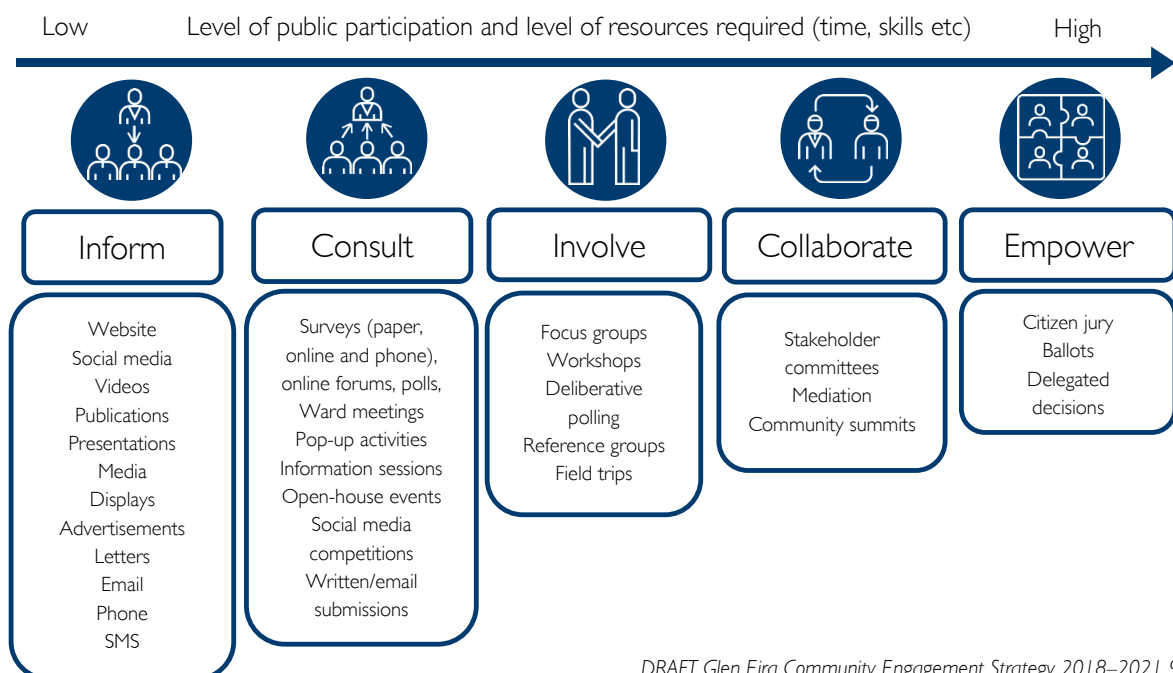
This stage ensures the engagement process is comprehensive and efficient and allows Council to allocate sufficient time and resources.

Select methods and sequence

We will:

- set clear expectations about what is negotiable and the level of influence on decision-making the community can expect to have;
- tailor our methods to the project, stakeholders and resources available;
- consider the mix and sequence of methods to increase participation; and
- ensure our activities are accessible and inclusive.

Community engagement methods will vary depending on who is being consulted, the level of public participation desired and the timeframes and resources required. A mix of engagement methods is generally required to cater for different stakeholder needs, preferences and the level of participation Council is seeking to achieve. Some examples include:



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Council will also seek out innovative approaches to engagement, particularly those that enable voices of hard-to-reach communities.

The sequence and mix of engagement activities will be carefully considered to make sure they work together and allow enough time and space for meaningful participation.

Prepare engagement plan and seek approval

We will:

- prepare an engagement plan;
- plan how to raise awareness and encourage participation in the process; and
- decide how we will monitor and evaluate the plan.

Before implementing each engagement process, Council will prepare an engagement plan to ensure activities are agreed, co-ordinated and properly resourced (time, financial, skills, experience and equipment).

The plan will also identify the background information required to allow the community to contribute in an informed and meaningful way and how we will raise awareness of the engagement process and encourage participation.

Importantly, prior to commencing an engagement process, Council will decide how the engagement will be monitored and evaluated. This will ensure the right information is captured along the way and allow us to fully assess the value of each engagement activity.

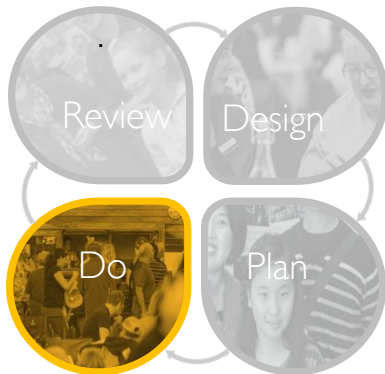
This plan will be prepared using the resources and best-practice approaches outlined in the *Community Engagement Toolkit* and helps to ensure the process is efficient, targeted and respectful of the community's time.

Every plan requires approval by management, and in some cases Council, as a way of ensuring all engagement activities are co-ordinated and of high quality.



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3.3 Do



In this stage Council implements the *Community Engagement Plan*, engages with stakeholders and community and uses the results to inform decision-making.

We will actively listen to and record what has been provided during the engagement process. At agreed points, Council will report back to the community the results and outcomes of engagement and how decisions were influenced.

This stage provides us with the information required to inform decisions and provides an opportunity to engage with and learn from our community.

Implement the plan

We will:

- actively listen to, and record all views expressed;
- respect the diverse views and experiences of our community; and
- monitor and adjust if needed.

Our community is diverse and has many views, opinions and needs. Through all engagement activities, Council will encourage the open expression of these views. We will listen to, record and respect all voices heard throughout the engagement process.

As the engagement plan is implemented, we will monitor the effectiveness of the different activities and the level and breadth of participation. Using this information, we will reassess and adjust engagement activities, timelines or other factors if required to improve the process. For example, if a group in the community is identified whose voices have not been heard, we may undertake additional activities specifically aimed at reaching them.



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Inform decision-making and report back

We will:

- give consideration to all feedback received;
- report back the findings and decisions in a timely and accessible way; and
- use findings to influence decisions or advocate where we do not have the authority to make decisions.

Council recognises that transparent decision-making processes rely on the use of sound evidence, community input and representation.

All views gathered through community engagement activities will be considered, balanced and assessed, giving consideration to any other data, advice, strategies and/or legislation that is relevant to the matter.

In making the decision, Council will refer back to the purpose of the engagement activity and ensure the final decision reflects the original purpose and objective.

Importantly, we will report back to participants and the community to clearly demonstrate how engagement results and outcomes have been used to inform the final decision.



We asked



You said



We did

The report format may vary depending on the nature of the engagement, but will be timely, accessible to every participant and the broader community, and protect the privacy and confidentiality of participants.

For longer-term engagement projects, Council will report back at key progress milestones so the community is kept informed and maintains interest and confidence in our process.

If input is received about issues or decisions that are outside Council's direct control, we will pass the anonymous engagement findings on to the responsible body and/or advocate to that body representing the views received by our community. For example, feedback received about public transport may be used to advocate to the State Government or public transport providers.

3.4 Review

In this stage Council will review the engagement process and what has been learnt during the implementation of the *Community Engagement Plan*. We will appraise each of the elements (what worked well, what could be improved) and document any learnings.

This provides Council with an opportunity to increase the level of understanding of our community and build skills and knowledge to improve future engagement processes.

Continuous improvement through monitoring, evaluation and learning is an integral part of our approach.



Evaluate community engagement process

We will:

- welcome and listen to community feedback at any time;
- plan our evaluation at the start of the engagement process;
- take a holistic approach that considers more than just numbers; and
- document and share lessons learnt.

Community feedback (positive and negative) on Council's engagement activities is welcome at any time. This can be provided directly to the team managing the engagement process or via Council's Customer Service Team.

Council will carefully plan how each engagement process will be monitored and evaluated before it begins so we capture the right information to allow a full and thorough assessment of the value of all of the engagement activities.

By taking a holistic approach to monitoring and evaluation, Council will ensure a mix of qualitative and quantitative measures are used to evaluate the purpose, process and participation, for example:

Were participants clear on the purpose of the engagement?

Were the most suitable and effective techniques used?

Were participants satisfied with the process?

Were there any voices missing?

Measurement will be undertaken using a variety of methods and will be captured during and at completion of the engagement process.

To build engagement capacity across Council, lessons from each project evaluation will be documented and shared with all staff who conduct community engagement, to inform future practice.

Build knowledge and learn

We will:

- co-ordinate engagement projects to avoid unnecessary duplication;
- maximise the impact of community input by sharing insights internally; and
- keep a central register of what the community has told us.

Council provides more than 100 services and maintains more than \$2 billion in assets on behalf of the community, which means regular engagement occurs on a range of different topics. This must be carefully planned and managed to avoid repetition and the risk of over-consultation.

To make the most of the input the community has provided us, we will:

maintain a central register of all engagement projects (planned, in progress and completed) that includes participants, methods, findings and lessons learnt;

proactively share engagement findings with relevant internal departments;

consult the register when planning any engagement project to first find out what we already know and when we last consulted on similar issues; and

look for opportunities to combine engagement projects around similar topics and/or which seek to engage with the same stakeholder groups.

All data provided by the community will be protected in line with the *Privacy and Data Protection Act 2014* (Act).

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4. Delivering the Strategy

The overall effectiveness of our *Community Engagement Strategy* is measured by opportunities provided for the community to participate in decision-making and the degree to which community engagement leads to better decisions and outcomes.

We will know we have been successful when:

We meet the requirements of our *Council and Community Plan 2017–2021*

- every major project will have a comprehensive community engagement process (page 42); and
- the level of satisfaction with the 'community engagement' score in the *Community Satisfaction Survey* will be consistent with, or better than, industry benchmarks (page 42).

We conduct community engagement in line with our commitments in this *Strategy*

- we consistently reach the participation targets in our engagement processes in terms of number of participants and capture views from a broad cross section of the community;
- each year, registrations on our *Have Your Say* Glen Eira website grow and the reach of engagement content across our digital tools increases;
- the findings and results of all community engagement processes are published on our website and/or communicated directly with participants;
- we report our community engagement processes as part of our quarterly corporate performance reports;
- Council decisions and advocacy activities are evidenced by community engagement findings; and
- every engagement process has a documented evaluation which is shared and available internally.

We complete the following key projects to implement our *Strategy*

- establish and maintain a central engagement register that is utilised as part of every engagement planning process;
- promote and increase the reach of the Community Engagement eNewsletter;
- develop a *Youth Consultation Strategy* with targeted and relevant engagement techniques to maximise participation of young people in decision-making;
- establish an online consultation group of approximately 400 residents who are willing to be involved and provide opinions and feedback on Council's programs and services (as noted in the *Council and Community Plan 2017–2021*, page 43);
- develop and implement a *Community Engagement Toolkit* and a staff training plan to ensure all Council staff are highly skilled and confident to engage well across the Glen Eira community; and
- develop and implement a plan to improve digital platforms for community engagement, including social media and online solutions.

4.1 Roles and responsibilities

Successful delivery of this *Strategy* is the shared responsibility of the entire Glen Eira City Council organisation and community.



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4.2 Resources

The *Strategy* will be resourced through comprehensive training and promotion to embed engagement as part of all Council processes. Specifically this will be achieved by:

the promotion of the *Community Engagement Policy, Strategy and Toolkit* internally and externally through Council publications, intranet and website;

ensuring appropriate resources are allocated to the planning, delivery and evaluation of engagement processes commensurate with the size and complexity of the project;

the development and delivery of a staff training program to include enhanced training for Community Engagement Practice Leaders;

the development and strengthening of contemporary engagement tools such as Council's *Have Your Say Glen Eira* website, social media and the establishment of the online community panel; and

the engagement of community engagement specialists to assist in large and complex engagement processes if required.



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5. Further information

Glossary

Key terms are used throughout this *Community Engagement Strategy*. These have been explained below.

IAP2

The International Association of Public Participation. An international member association that seeks to promote and improve the practice of public participation or community engagement. Its frameworks, in particular its Public Participation Spectrum, is widely understood as the international best practice.

Communication

The process of imparting or exchanging information or ideas. It is an essential element of community engagement, but is only considered a form of community engagement if it is used for the purpose of informing a decision or action.

Capacity building

The process of strengthening the skills, competencies, knowledge and abilities of people, communities and organisations to achieve their objectives.

Representative sample

A small number of people that accurately reflects key characteristics of the broader target population. To illustrate, if our target population was 100 animal-lovers, 70 per cent dog-lovers and 30 per cent cat-lovers, then seven dog-lovers and three cat-lovers would form a representative sample. We commonly use age, gender and location as the basis of establishing representative samples, but this can vary depending on the engagement project.

Useful links

If you want to find out more about community engagement at Council, in local government more broadly, or the tools and techniques available, the following resources are available.

Resource	Access it via
Glen Eira City Council <i>Community Engagement Policy</i>	Council's website or libraries or Customer Service Team
<i>Glen Eira Council and Community Plan 2017–2021</i>	www.gleneira.vic.gov.au (03) 9524 3333
International Association of Public Participation (IAP2) Australasia	www.iap2.org.au
Victorian Auditor General: Public Participation in Government Decision-making: Better practice guide 2015	www.audit.vic.gov.au enquiries@audit.vic.gov.au (03) 8601 7000





Appendix

Appendix — guiding principles

Our approach to community engagement is underpinned by 10 guiding principles, which are endorsed in Council's *Community Engagement Policy* (adopted on 17 October 2017).

Council will:

- engage with all members of the Glen Eira community to strengthen relationships, build community capacity and facilitate informed and transparent decision making;
- ensure that the purpose of its engagement is clear and the community understands how their input will inform decision-making processes;
- ensure that community engagement activities are well planned, co-ordinated, accessible and inclusive and will provide reasonable timeframes for contribution to all engagement activities;
- proactively engage with the community using a range of methods as well as seek out new, innovative ways of engaging with people (including online and creative, visual methods) that increase accessibility;
- encourage those affected by a decision to be involved in the decision-making process;
- seek out the participation of those in the community whose voices are not often heard;
- be respectful and actively listen to different points of view, acknowledging the diverse range of knowledge, expertise and experiences in our community;
- report back to the community in a timely manner about how their input was considered and how it influenced the final outcome;
- advocate for its community and ensure the community's views, needs and concerns are raised with other levels of government or relevant stakeholders; and
- monitor its approach and undertake evaluation and review to ensure continuous improvement in its approach to community engagement.



GLEN EIRA
CITY COUNCIL

Glen Eira City Council

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Fax: (03) 9523 0339

mail@gleneira.vic.gov.au

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National Relay Service

If you are deaf, hearing-impaired, or speech-impaired, we ask that you call us via the National Relay Service and then ask for (03) 9524 3333.

Online: <https://internet-relay.nrsccall.gov.au>

Teletypewriter (TTY): 13 36 77

Speak and Listen: 1300 555 727

Social media

What's on in Glen Eira:

www.facebook.com/GlenEiraCityCouncil

Glen Eira arts, gallery and events:

www.facebook.com/gleneiraarts

Glen Eira Libraries and Learning Centres:

www.facebook.com/GlenEiraLibraries

Glen Eira Maternal and Child Health:

www.facebook.com/GlenEiraMaternalandChildHealth

Glen Eira Sports and Aquatic Centre:

www.facebook.com/GESACOnline

www.twitter.com/GESACOnline

Glen Eira Youth Services:

www.facebook.com/GlenEiraYouthServices

www.instagram.com/gleneirayouthservices

Glen Eira sustainable living:

www.facebook.com/sustainablelivinggleneira



ITEM 9.13 AMENDMENTS TO PRIVACY POLICY AND HEALTH RECORDS POLICY

Author: Wendy Mason

File No: 14/22947

Attachments:

1. *Privacy Policy with amendments shown tracked*
 2. *Privacy Policy with amendments accepted*
 3. *Health Records Policy with amendments shown tracked*
 4. *Health Records Policy with amendments accepted*
-

PURPOSE AND SUMMARY

To amend the Privacy and Health Records Policies.

RECOMMENDATION

That Council review and approve proposed amendments to the Privacy and Health Records Policies.

BACKGROUND

The Privacy Policy and Health Records Policy were adopted in 2002 and have been regularly reviewed and amended and are due for review now.

Council's Corporate Counsel is conducting a review of all Council adopted policies for legislative accuracy, consistency, conversion to the current policy template and for compatibility with the Charter of Human Rights and Responsibilities Act 2006.

The amendments to each of the policies, shown tracked in the attachments, are proposed to improve clarity and comply with amended legislation.

The regulatory body for the privacy law applicable to Council, the Privacy and Data Protection Act 2014, has recently changed following the merger between the offices of the Freedom of Information Commissioner and the Privacy Commissioner: the Victorian Information Commissioner now oversees this Act.

The regulatory body for the law affecting the management of health records, the Health Records Act 2001, has also recently changed: the Health Complaints Commissioner is now responsible for this Act.

ISSUES AND DISCUSSION

Not applicable

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

Not applicable

POLICY AND LEGISLATIVE IMPLICATIONS

In accordance with the:

1. *Privacy and Data Protection Act 2014 (Vic)*
2. *Health Records Act 2001 (Vic)*
3. *Local Government Act 1989 (Vic)*

COMMUNICATION AND ENGAGEMENT

The Privacy and Health Records Policies are available on Council's website and intranet and as links from various Council web pages where relevant. The amended versions will be uploaded if they are approved.

LINK TO COMMUNITY PLAN

Theme 5 Informed and Engaged - a well governed Council that is committed to transparency and engages residents in decision-making

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

Councillors are asked to consider the proposed changes to the Privacy and Health Records Policies. If changes to the Privacy and Health Records Policies are approved, they will take effect from the date of approval.

Attachment 1

Policy ID Number: _____

Privacy

<u>Date first adopted:</u>	<u>12 August 2002</u>
<u>Dates amended:</u>	<u>6 November 2013</u> <u>14 October 2014</u> <u>27 February 2018</u>
<u>Next formal review date:</u>	<u>February 2023</u>
<u>Position title of responsible business unit Manager:</u>	<u>Corporate Counsel</u>
<u>Approved by:</u>	<u>Council</u>
<u>Internal external or both:</u>	<u>Both</u>

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1. TITLE

Privacy

2. OBJECTIVE

2.1. To ~~convey the principles of~~ ensure responsible management of personal information collected by Council.

2.2. To ensure Council's compliance with the *Privacy and Data Protection Act 2014 (Vic)* ('Act') and the Information Privacy Principles ('IPPs') which are set out in the Act.

3. DEFINITIONS AND ABBREVIATIONS

Term	Meaning
Personal information	<p>Information or an opinion about an individual whose identity is apparent, or can reasonably be ascertained, from the information or opinion, other than certain health or generally available information but does not include health information.</p> <p><u>Examples of personal information collected and held by Council may include names, addresses or other contact details; and dates of birth.</u></p>
<u>Health information</u>	<p><u>Has the meaning defined in the Health Records Act 2001 (Vic) and includes:</u></p> <p><u>(a) information or opinion about:</u></p> <p><u>i. the physical, mental or psychological health of an individual; or</u></p> <p><u>ii. a disability of an individual; or</u></p> <p><u>iii. an individual's expressed wishes about the future provision of health services to him/ her; or</u></p> <p><u>iv. a health service provided, or to be provided, to an individual</u></p> <p><u>that is also personal information; and</u></p> <p><u>(b) other personal information collected to provide, or in providing, a health service; or</u></p> <p><u>(c) other personal information about an individual collected in connection with the donation, or intended donation, by the individual of his/her body parts, organs or body substances; or</u></p> <p><u>(d) other personal information that is genetic information about an individual in a form which is, or could be, predictive of the health (at any time) of the individual or of any of his/her descendants.</u></p>
Sensitive information	<p><u>Personal information which includes information or an opinion about a person's racial or ethnic origin, political opinions, trade union membership, philosophical or religious beliefs, sexual preferences or criminal record.</u></p>

[Title]

Glen Eira City Council

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4. POLICY

4.1. Collection of personal and sensitive information: IPPs 1 and 10

~~4.1.1. Council must will only collect personal information that is necessary for its functions and activities, or as required or authorised by law, or for any other reason permitted by the Act.~~

~~4.1.1. Council will only collect sensitive information about an individual with their consent, or otherwise as required or authorised by law, or for any other reason permitted by the Act.~~

~~4.1.2.~~

~~4.1.3. Council will only collect personal information by lawful and fair means, and not in an unreasonably intrusive way.~~

~~4.1.2. (In some instances, Council is required by law to collect personal information): IPP 1~~

~~4.1.3.~~

~~4.1.4.~~ If it is reasonable and practicable to do so, Council will collect personal information about an individual-person directly from ~~the person~~that individual. When doing so, it will inform the person-individual of the matters set out in ~~the IPPs~~IPP 1, including the purpose/s for which the information is collected, and will use lawful and fair means to collect the information. If Council collects personal information about an individual person from someone else, it will take reasonable steps to make the person aware of these matters.

~~4.1.5.~~

~~4.1.6. Council must only collect sensitive information where the person, about whom information is collected, has consented or as is permitted under the law: IPP 10.~~

~~4.1.7-4.1.4.~~

4.23. Use and Disclosure: IPP 2

Council will only use or disclose personal information: for the primary purpose for which it was collected or for a related (or, in the case of sensitive information, directly related) secondary purpose that the individual would reasonably expect. In all other circumstances Council will seek consent, unless the use or disclosure is required by law or otherwise permitted by the Act. ~~-within Council, or disclose it outside Council, for the purpose for which it was collected or in accordance with the law (e.g. where it has obtained consent or where the person would reasonably expect this to occur or where it has a statutory obligation of disclosure).~~

4.34 Data Quality: IPP 3

Council will take reasonable steps to ensure that any personal information it holds is accurate, complete and up ~~-to-~~ -date.

4.45 Data Security: IPP 4

Council will take reasonable steps to ~~maintain a secure system for storing personal information~~safeguard the personal information it holds against misuse, loss, and unauthorised access, modification or disclosure. ~~This will include the provision of security controls and passwords for electronically stored information and lockable storage for hard copy documents.~~

Council will dispose of personal information where it is no longer necessary to fulfil the purposes for which the information was collected or as required by law, subject to its legislative obligations relating to retention of public records.

4.56 Openness, Access and Correction: IPPs 5 and 6

If an individual wishes to access their personal information, they should contact Council's Privacy Officer. Access will be provided except in the circumstances outlined in the law (e.g. where the information relates to legal proceedings or where the *Freedom of Information Act*

[Title]

| 1982 ([Vic](#)) applies).

If an individual believes that their personal information is inaccurate, incomplete or out of date, they may request [that](#) Council ~~to~~ correct [their](#) information. Such a request will be dealt with in accordance with the law and should be directed to the Privacy Officer.

4.67 Anonymity: IPP 8

Where lawful and practicable, Council will give an individual the option of not identifying themselves when supplying information or entering into transactions ~~with it~~.

4.78 External Contractors

Council may outsource some of its functions to third parties. This may require Council to disclose personal information to the contractor or for the contractor to collect, use or disclose certain personal information ~~(e.g. for garbage collection)~~. Council mandates that its contractors comply with ~~information~~ privacy law.

4.89 Health ~~Records~~ Information

Refer to the Health Records Policy for the management of health information collected by Council.

4.940 Complaints

Complaints regarding Council's management of personal and sensitive information should be directed to the Privacy Officer.

Complaints should be made in writing and accompanied by a suitable form of identification (e.g. photocopy of driver's licence). A complaint will be investigated as soon as possible and the complainant will be provided with a written response.

Alternatively, a complaint may be made to the [Office of the Victorian Information Commissioner](#) ~~Commissioner for Privacy and Data Protection~~ (although the Commissioner may decline to hear the complaint if a complaint has not first been made to Council).

5. HUMAN RIGHTS CHARTER COMPATIBILITY

This Policy has been assessed as being compatible with the *Charter of Human Rights and Responsibilities Act 2006* (Vic).

6. ASSOCIATED INTERNAL DOCUMENTS

Health Records Policy

~~Records Management Policy~~

7. EXTERNAL REFERENCES/RESOURCES

Charter of Human Rights and Responsibilities Act 2006 ([Vic](#))

Health Records Act 2001 ([Vic](#))

Privacy and Data Protection Act 2014 ([Vic](#))

Public Records Act 1973 ([Vic](#))

[Office of the Victorian Information Commissioner, Privacy and Data Protection](#)

[\(http://www.ovic.vic.gov.au/\)](http://www.ovic.vic.gov.au/)

~~Contact details: PO Box 24014, Melbourne VIC 3001; 1300 666 444; privacy@cpdp.vic.gov.au~~

[Title]

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Glen Eira City Council

Commissioner for Privacy and Data Protection: www.dataprotection.vic.gov.au GPO Box 5057,
Melbourne VIC 3001 Ph: 1300 666 444 Email: enquiries@privacy.vic.gov.au

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Attachment 2

Privacy

Date first adopted:	12 August 2002
Dates amended:	6 November 2013 14 October 2014 27 February 2018
Next formal review date:	February 2023
Position title of responsible business unit Manager:	Corporate Counsel
Approved by:	Council
Internal external or both:	Both

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1. TITLE

Privacy

2. OBJECTIVE

2.1. To ensure responsible management of personal information collected by Council.

2.2. To ensure Council's compliance with the *Privacy and Data Protection Act 2014* (Vic) ('Act') and the Information Privacy Principles ('IPPs') which are set out in the Act.

3. DEFINITIONS AND ABBREVIATIONS

Term	Meaning
Personal information	<p>Information or an opinion about an individual whose identity is apparent, or can reasonably be ascertained, from the information or opinion, but does not include health information.</p> <p>Examples of personal information collected and held by Council may include names, addresses or other contact details; and dates of birth.</p>
Health information	<p>Has the meaning defined in the Health Records Act 2001 (Vic) and includes:</p> <p>(a) information or opinion about:</p> <ol style="list-style-type: none">the physical, mental or psychological health of an individual; ora disability of an individual; oran individual's expressed wishes about the future provision of health services to him/ her; ora health service provided, or to be provided, to an individual <p>that is also personal information; and</p> <p>(b) other personal information collected to provide, or in providing, a health service; or</p> <p>(c) other personal information about an individual collected in connection with the donation, or intended donation, by the individual of his/her body parts, organs or body substances; or</p> <p>(d) other personal information that is genetic information about an individual in a form which is, or could be, predictive of the health (at any time) of the individual or of any of his/her descendants.</p>
Sensitive information	<p>Personal information which includes information or an opinion about a person's racial or ethnic origin, political opinions, trade union membership, philosophical or religious beliefs, sexual preferences or criminal record.</p>

4. POLICY

4.1. Collection of personal and sensitive information: IPPs 1 and 10

- 4.1.1. Council will only collect *personal* information that is necessary for its functions and activities, or as required or authorised by law, or for any other reason permitted by the Act.
- 4.1.2. Council will only collect *sensitive* information about an individual with their consent, or otherwise as required or authorised by law, or for any other reason permitted by the Act.
- 4.1.3. Council will only collect personal information by lawful and fair means, and not in an unreasonably intrusive way.
- 4.1.4. If it is reasonable and practicable to do so, Council will collect personal information about an individual directly from that individual. When doing so, it will inform the individual of the matters set out in IPP 1, including the purpose/s for which the information is collected, and will use lawful and fair means to collect the information. If Council collects personal information about an individual from someone else, it will take reasonable steps to make the person aware of these matters.

4.2. Use and Disclosure: IPP 2

Council will only use or disclose personal information: for the primary purpose for which it was collected or for a related (or, in the case of sensitive information, directly related) secondary purpose that the individual would reasonably expect. In all other circumstances Council will seek consent, unless the use or disclosure is required by law or otherwise permitted by the Act.

4.3 Data Quality: IPP 3

Council will take reasonable steps to ensure that any personal information it holds is accurate, complete and up-to-date.

4.4 Data Security: IPP 4

Council will take reasonable steps to safeguard the personal information it holds against misuse, loss, and unauthorised access, modification or disclosure. .

Council will dispose of personal information where it is no longer necessary to fulfil the purposes for which the information was collected or as required by law, subject to its legislative obligations relating to retention of public records.

4.5 Openness, Access and Correction: IPPs 5 and 6

If an individual wishes to access their personal information, they should contact Council's Privacy Officer. Access will be provided except in the circumstances outlined in the law (e.g. where the information relates to legal proceedings or where the *Freedom of Information Act* 1982 (Vic) applies).

If an individual believes that their personal information is inaccurate, incomplete or out of date, they may request that Council correct their information. Such a request will be dealt with in accordance with the law and should be directed to the Privacy Officer.

4.6 Anonymity: IPP 8

Where lawful and practicable, Council will give an individual the option of not identifying themselves when supplying information or entering into transactions.

4.7 External Contractors

Council may outsource some of its functions to third parties. This may require Council to disclose personal information to the contractor or for the contractor to collect, use or disclose

certain personal information Council mandates that its contractors comply with privacy law.

4.8 Health Information

Refer to the Health Records Policy for the management of health information collected by Council.

4.9 Complaints

Complaints regarding Council's management of personal and sensitive information should be directed to the Privacy Officer.

Complaints should be made in writing and accompanied by a suitable form of identification (e.g. photocopy of driver's licence). A complaint will be investigated as soon as possible and the complainant will be provided with a written response.

Alternatively, a complaint may be made to the Office of the Victorian Information Commissioner (although the Commissioner may decline to hear the complaint if a complaint has not first been made to Council).

5. HUMAN RIGHTS CHARTER COMPATIBILITY

This Policy has been assessed as being compatible with the *Charter of Human Rights and Responsibilities Act 2006* (Vic).

6. ASSOCIATED INTERNAL DOCUMENTS

Health Records Policy

7. EXTERNAL REFERENCES/RESOURCES

Charter of Human Rights and Responsibilities Act 2006 (Vic)

Health Records Act 2001 (Vic)

Privacy and Data Protection Act 2014 (Vic)

Public Records Act 1973 (Vic)

Office of the Victorian Information Commissioner, Privacy and Data Protection
(<http://www.ovic.vic.gov.au/>)

Attachment 3

~~Policy ID Number 20.4~~

Health Records

<u>Date first adopted:</u>	<u>22 July 2002</u>
<u>Dates amended:</u>	<u>8 April 2014</u> <u>26 April 2016</u> <u>27 February 2018</u>
<u>Next formal review date:</u>	<u>February 2023</u>
<u>Position title of responsible business unit Manager:</u>	<u>Corporate Counsel</u>
<u>Approved by:</u>	<u>Council</u>
<u>Internal external or both:</u>	<u>Both</u>

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1. TITLE

Health Records

2. OBJECTIVE

- 2.1 To ensure the responsible management of health information collected by Council.
- 2.2 To ensure Council's compliance with the *Health Records Act 2001* (Vic) ('Act') and the Health Privacy Principles ('HPPs') which are set out in the Act.

3. DEFINITIONS AND ABBREVIATIONS

Term	Meaning
Health information	Has the meaning defined in the Act and includes: (a) information or opinion about: (i) the physical, mental or psychological health of an individual; or (ii) a disability of an individual; or (iii) an individual's expressed wishes about the future provision of health services to him/ her; or (iv) a health service provided, or to be provided, to an individual- that is also personal information; and (b) other personal information collected to provide, or in providing, a health service; or (c) other personal information about an individual collected in connection with the donation, or intended donation, by the individual of his/her body parts, organs or body substances; or (d) other personal information that is genetic information about an individual in a form which is, or could be, predictive of the health (at any time) of the individual or of any of his/her descendants.
Health service provider	An organisation that provides a health service in Victoria to the extent that it provides such a service, but excluding those providers specifically exempted for the purposes of the Act.
Health service	An activity performed in relation to an individual that is intended or claimed (expressly or otherwise) by the individual or the organisation performing it: (a) to assess, maintain or improve the individual's health; or to diagnose the individual's illness, injury or disability; or to treat the individual's illness, injury or disability or suspected illness, injury or disability; or (b) a disability service, palliative care service or aged care service; or (c) the dispensing or prescription of a drug or medicinal preparation by a pharmacist; or (d) a service, or class of service, provided in conjunction with an activity or service referred to in (a) – (d) above that is prescribed as a health service.

4. POLICY

4.1 HPP1 – Collection

- 4.1.1 Council will only collect such health information that is necessary for the performance of a function or activity and which has an individual's consent; or as is required or permitted by law; or for any other reason permitted in the Act.

Health Records

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Glen Eira City Council

4.1.2 Council will only collect health information by lawful and fair means and not in an unreasonably intrusive way. If it is reasonable to do so, Council will only collect health information about an individual from that individual.

4.1.3 ~~Following~~ At or prior to collecting an individual's health information (or as soon as practicable after collection), Council will inform ~~an~~ the individual how to contact Council; the fact that he/ she is able to gain access to the information; the purposes for which the information is collected; to whom Council usually discloses information of that kind; any law that requires Council to collect the information; the consequences (if any) for an individual if all, or part, of the information requested is not provided.

4.2 HPP 2 – Use and Disclosure

Council will only use and disclose health information for the primary purpose for which it was collected, or a directly related secondary purpose that the individual would reasonably expect. In any other circumstances Council will contact the individual in order to obtain consent (unless the use or disclosure is required by law or otherwise permitted by the Act).

4.3 HPP 3 - Data Quality

Council will take reasonable steps to ensure the health information it holds is accurate, complete, up-to-date and relevant to the functions it performs.

4.4 HPP 4– Data Security and Retention

Council will take steps to safeguard the health information it holds against misuse, loss, unauthorised access, ~~and~~ modification or disclosure. Where lawful, Council will take reasonable steps to destroy or permanently de-identify health information if it is no longer needed.

4.5 HPP 5 – Openness

Council will provide a copy of this Policy to any individual who requests it.

4.6 HPP 6 - Access and Correction

Generally, individuals can seek access and correction to health information held by Council about themselves by requesting it or making an application under the *Freedom of Information Act 1982* (Vic) following Council's procedures for making such applications. Requests should be directed to the Privacy Officer in the first instance.

4.7 HPP 7 – Identifiers

Council will only assign a number to identify a person if the assignment is reasonably necessary to carry out its functions efficiently.

4.8 HPP 8 - Anonymity

Council will give individuals the option of not identifying themselves when dealing with Council where this is lawful and practicable.

4.9 HPP 9 - Transborder Data Flows

Council will only transfer health information outside Victoria if the organisation receiving it is subject to laws substantially similar to the Act and HPPs.

4.10 HPP10 - Closure of the Practice of a Health Service Provider

If Council discontinues its health services it will give notice of the closure to service users directly and by way of notice in the local newspaper. Whether Council transfers or continues to hold health information collected as part of its health service will depend on its obligations under the *Public Records Act 1973 (Vic)*.

4.11 HPP 11 - Making Information Available to another Health Service Provider

When Council functions as a health service provider, it will make health information relating to an individual available to another health service provider if requested to do so, or, if consented to by the individual.

5. PRIVACY OF OTHER PERSONAL INFORMATION

Refer to Council's Privacy Policy for the management of personal information collected by Council that is not also health information.

6. COMPLAINTS

6.1 Complaints regarding Council's management of health information should be directed to the Privacy Officer in the first instance.

6.2 Complaints should be made in writing and accompanied by a suitable form of identification (e.g. photocopy of driver's license). A complaint will be investigated as soon as possible and the complainant will be provided with a written response.

6.3 Alternatively, a complaint may be made to the Health ~~Services~~ Complaints Commissioner (although the Commissioner may decline to hear a complaint if the complaint has not first been made to Council).

7. EXTERNAL CONTRACTORS

Council may outsource some of its functions to third parties. This may require Council to disclose health information to the contractor or for the contractor to collect, use or disclose certain health information. Council mandates that its contractors to comply with the Act.

8. HUMAN RIGHTS CHARTER COMPATIBILITY

This Policy has been assessed as being compatible with the *Charter of Human Rights and Responsibilities Act 2006 (Vic)*.

9. ASSOCIATED DOCUMENTS

Privacy Policy

10. REFERENCES/RESOURCES

Charter of Human Rights and Responsibilities Act 2006 (Vic)

Health Records Act 2001 (Vic)

Privacy and Data Protection Act 2014 (Vic)

Public Records Act 1973 (Vic)

Freedom of Information Act 1982 (Vic)

~~Health Complaints Victorian Health Services~~ Commissioner: <https://hcc.vic.gov.au/contact>
~~www.health.vic.gov.au~~

Attachment 4

Health Records

Date first adopted:	22 July 2002
Dates amended:	8 April 2014 26 April 2016 27 February 2018
Next formal review date:	February 2021
Position title of responsible business unit Manager:	Corporate Counsel
Approved by:	Council
Internal external or both:	Both

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4. POLICY

4.1 HPP1 – Collection

- 4.1.1 Council will only collect such health information that is necessary for the performance of a function or activity and which has an individual's consent; or as is required or permitted by law; or for any other reason permitted in the Act.

Health Records

- 4.1.2 Council will only collect health information by lawful and fair means and not in an unreasonably intrusive way. If it is reasonable to do so, Council will only collect health information about an individual from that individual.
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Council may outsource some of its functions to third parties. This may require Council to disclose health information to the contractor or for the contractor to collect, use or disclose certain health information. Council mandates that its contractors to comply with the Act.

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This Policy has been assessed as being compatible with the *Charter of Human Rights and Responsibilities Act 2006 (Vic)*.

9. ASSOCIATED DOCUMENTS

Privacy Policy

10. REFERENCES/RESOURCES

Charter of Human Rights and Responsibilities Act 2006 (Vic)

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Public Records Act 1973 (Vic)

Freedom of Information Act 1982 (Vic)

Health Complaints Commissioner: <https://hcc.vic.gov.au/contact>

ITEM 9.14 SUBMISSION ON LOCAL GOVERNMENT BILL EXPOSURE DRAFT

Author: Rebecca McKenzie (*Chief Executive Officer*)

File No:

Attachments: Attachment 1: Council Submission on Local Government Bill

PURPOSE AND SUMMARY

To seek Council's endorsement of a submission to Local Government Victoria (LGV) on the Local Government Bill Exposure Draft.

RECOMMENDATION

That Council endorses the submission to Local Government Victoria as outlined in Attachment 1.

BACKGROUND

Local Government Victoria is currently consulting the sector on their Exposure Draft of the Local Government Bill. This is the fourth and final stage of public consultation on the Local Government Act Review before the Bill enters the Parliament.

The Exposure Draft of the Local Government Bill proposes to repeal and replace the *Local Government Act 1989* with a modern, principle based legislative framework for the establishment and administration of a system of local government in Victoria.

Once finalised, it is intended that the new Local Government Bill will be introduced to Parliament later in 2018.

ISSUES AND DISCUSSION

The draft submission attached has been prepared with input from both officers and Councillors. It highlights suggestions for Local Government Victoria and the Minister's consideration before the parliamentary processes are initiated.

As outlined in Council's submission, it is our assessment that the draft Bill appears to have met its objectives of :

- Providing a better understanding of the role of councils as democratically elected bodies;
- Encouraging Victorians to participate more as candidates, voters and citizens in council activities and contribute to council strategic visions and plans
- Driving more autonomous and outcome focused councils
- Encouraging Councils to embrace innovative and collaborative arrangements that increase organisational efficiency and deliver public value for residents; and
- Providing a sound framework for the sector to become more efficient and enterprising in its local governance.

There are however a number of issues relating to drafting and practical implementation which must be addressed or resolved ahead of the Bill being presented for Parliamentary consideration.

Submissions close on 16 March 2018.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

Nil.

POLICY AND LEGISLATIVE IMPLICATIONS

- *Local Government Act 1989*

COMMUNICATION AND ENGAGEMENT

The community has not been consulted on this submission, however Local Government Victoria's consultation is a public process and members of the Glen Eira community are welcome to make their own submissions.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme 5: Informed and engaged – A well governed Council that is committed to transparency and engages residents in decision-making.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

That Council endorses the submission to Local Government Victoria.

Glen Eira City Council

Submission on Local Government Bill – February 2018

Thank you for the opportunity to provide commentary and feedback on the Exposure Draft of the Local Government Bill.

1. General Comments

The draft Bill appears to have met its objective of driving autonomy and outcome focussed Councils, and enhancing the active involvement of the community in local decision making.

We have appreciated the extent to which the consultation process in developing the draft Bill has involved the Sector and has genuinely taken account of feedback provided throughout the process.

It is noted that significant further detail regarding the practical implementation of the Bill will be provided in Regulations. It will be important to ensure that the sector is widely consulted in the development of those Regulations and that a Regulatory Impact Statement is prepared and given full consideration in every instance.

2. Specific Feedback

Part 1 – Preliminary

- The current definition for confidential information under subsection b) should be extended to include security information for others' property, not just that of Council. This would enable protection of information relating to community assets such as schools and places of worship where a genuine security risk has been assessed to exist.
- The definition for confidential information could also be extended to include protection for information relating to entities or associations where its premature public release would unreasonably prejudice the entity or association's reputation or position (such as an audit report or risk assessment).
- A definition of a workforce plan should be included as the term can mean different things in different contexts.
- A definition of Body Corporate should be included.

Part 2 – Councils

- Role of Council – could be enhanced by maintaining a reference to advocacy, as outlined in the Local Government Act 1989;
- The current draft proposes under section 18, powers of the Mayor, that the Mayor will have the power to appoint a Councillor to be the Chair of a Delegated Committee, and that that decision has the ability to overturn any alternative appointment of Chair by the Council. It is this Council's view that this clause could be open to abuse in certain circumstances, and as such we would prefer to see the appointment of Chairs of Delegated Committee's retained by the Council.

- The provisions of clause 20 relating to the vacation of the office of Mayor should equally apply to the office of Deputy Mayor.
- It is unclear why clause 23 relating to the Local Government Mayoral Advisory Panel needs to be enshrined in Legislation given that it uses the language may which implies discretion. It would be reasonable for any Minister to determine the most appropriate method for seeking sector advice to suit her/his needs.
- With regard to the election of Mayor, clause 25 (4) needs the addition of words *present at the meeting* when referring to the absolute majority of Councillors. Without the addition of these words, it could be possible to have a significant delay in the election of a Mayor if one Councillor is absent due to parental leave, sick leave or some other purpose that prevents their attendance at the meeting and an even number of Councillors is split in their vote. The same should apply to the election of Deputy Mayor.
- Clause 28 Role of a Councillor could be enhanced by making reference to the overarching governance principles.
- Clause 33 could provide greater clarity by allowing for circumstances where a notice period is provided by the Councillor. This could be achieved by inserting a reference to date of effect or similar.
- Clause 33 (5) would be better placed immediately after 33 (1) for readability.
- With regard to allowances, it would be helpful if clause 38 (5) also allowed for a Mayor, Deputy Mayor, or Councillor to redirect all or part of their allowance to another entity such as a charity or to redirect it to a specific council project (rather than just have it re-absorbed into the general operating budget) on an annual basis.
- Clause 44 (3) relating to the Chief Executive Officer Remuneration and Employment Policy is supported providing that the wording is changed to reflect 'have regard to' rather than 'consistent with' the Government of Victoria's Policy on Executive Remuneration in Public Entities, as the bonus component of the Government's Policy is not supported.
- It would be helpful if the provisions of Clause 46 (2) relating to Delegation by the Chief Executive Officer could be broadened to also enable the Chief Executive Officer to delegate powers, duties, or functions, to not only a member of Council staff, but also a natural person acting or performing the duties of a member of Council staff. This would provide the practical flexibility to cater for seconded staff, and even possibly individual contractors acting as Council staff.
- Section 47 (1) is likely to be problematic in terms of practical implementation and should be reviewed in line with the provision of greater clarity on the definition and timing of the development of a workforce plan. A CEO should have the authority to engage as many members of council staff as are required in order to ensure the smooth and efficient running of the organisation and delivery of the Council Plan and statutory obligations of the Council, within budget parameters. Inextricably linking employment numbers to workforce plan projections will place an unnecessary limitation on the CEO to perform his/her role.

Part 3 – Council Decision Making

- The intent of clause 55 (d) support to participants to enable meaningful and informed engagement is supported, however the current language is open to interpretation. It would be helpful if the word ‘reasonable’ was added for clarity.
- Clause 56 and 57 relate to public transparency in the context of information, but make no reference to decision making. This feels like an oversight and should be further considered.
- We note there is already an obligation on all councils under Part II of the *Freedom of Information Act 1982 (Vic)* (FOI Act) to publish a very comprehensive range of documents and information, including decision-making powers. It is unclear how the proposed new obligation here interacts with that requirement, but there looks to be considerable overlap and Council would appreciate guidance here.
- Further consideration needs to be given to the interplay between the proposed clause 57 of the Bill and the FOI Act generally. Clause 57 provides that all Council info must be publicly available unless it is confidential under an Act or contrary to public interest. It is hard to envisage how Council would comply with this – especially as information is defined to include documents. Does it render the FOI Act obsolete except for access by a person to his or her personal information? It is unclear what purpose the FOI Act would serve if all documents must be made available anyway. Would the range of exemptions under the FOI Act be covered completely by the “contrary to public interest” exception and if so is there any point in having the comprehensive set of exemptions currently in the FOI Act?
- Under the FOI Act there are myriad exemptions to consider before information is released. These exemptions would be rendered almost meaningless under clause 57. It would be helpful to reference the FOI Act in clause 57 so that the overlap is clarified.
- In our view, the requirement to make all Council information (including documents) publicly available is too broad and requires further consideration. The release of Council information is already managed by the FOI Act which has appropriate safeguards in place. It is unclear what’s trying to be achieved here.
- Clause 70 refers to the processes for making a Local Law. Clause 70 (6) (b) should have the word ‘adversely’ inserted before affect, otherwise there is a risk that a requirement for community engagement process is triggered with every response to feedback that is taken on board regardless of whether it is a beneficial change or not.

Part 4 – Planning and Financial Management

- Clause 89 – The Budget – In our view, Councils should be able to show the financial statement information for each financial year and the subsequent 3 financial years. However, the detailed narrative information around service description; initiatives; services being funded; capital works projects; rates and charges; rating information etc. should be confined to the first year, as the following years (2 to 4) have too many unknowns to list in a detailed manner. We ask for further guidance on this matter.
- Clause 90 – Revised Budget – Councils may require urgent funding (through borrowings) for emergency situations. We suggest that Councils should not have to prepare a revised Budget under these circumstances.

Part 7 – Council integrity

- With regard to material conflicts of interest, it would be helpful if clarification could be given to the status of individuals who act as volunteer advisers to boards and voluntary organisations, not just consultant, contractor or agent status which all seem to infer a payment applies.
- Division 3 deals with Councillor and staff returns. There is a significant difference between the current and proposed definitions of “nominated officer” (nominated officers are one category of staff who have to lodge a return). “Nominated officer” currently means CEO, staff with management responsibilities reporting directly to the CEO, and senior officers whose remuneration exceeds a certain threshold. The new definition is “a member of Council staff who has a statutory or delegated power, duty or function, **and is nominated by the CEO** because of the nature of that power, duty or function”.
- This appears to mean that the CEO would need to review a (substantial) list of all Council officers who have statutory and delegated powers, and then make a decision about whether they are nominated officers. It is unclear what the basis for nominating a person would be, and this might result in discrepancy between Councils. We ask that further guidance be provided about this.
- Clause 169 refers to disclosure of conflicts of interest. Further clarity is required in the drafting to ensure that it is clear that the requirement to disclose applies equally to Assemblies of Council;
- Clause 174 provides that the CEO must prepare a summary of the personal interests information submitted and ensure that it is published on the Internet, and the summary of personal interests must include the town or suburb of the land or place of residence disclosed in the personal interests return as well as matters prescribed by the regulations. This is more onerous than the current requirement, which is that the CEO must maintain a register of interests for inspection upon request. Anyone who seeks to inspect returns currently, will have their name, phone number and address recorded by us and will sign a form. Without knowing what will be prescribed as included or excluded from the CEO’s summary (as these will be prescribed by regulations and we understand these are yet to be drafted), it is hard to comment on other issues but the requirement that the suburb of a large number of staff members’ residential addresses be posted online together with other details in their returns is fraught with safety and privacy concerns and we submit that it is unnecessary. If the aim is to declare whether a staff member has a property within the municipality or not, a simple yes or no would suffice rather than specific suburbs.
- Clause 179 (4) requires the Council to review and adopt a Councillor Code of Conduct within 4 months after a general election. A new Council has many competing priorities in the first 4 months after a general election, as well as the general recess over the late December / January period. It is suggested that 6 months would be more appropriate, particularly given the requirement to achieve a 2/3 majority support.

Part 8 – Ministerial oversight

- The principles of natural justice should apply in circumstances where the Minister is intending to intervene through giving a direction. On this basis the clause should be

amended to require the Minister to first give a Council a right of reply, before action is taken.

Part 9 – Electoral Provisions

- It is noted that the current drafting of clause 276 provides that the Minister will determine the voting system for a general election and that voting system will apply statewide, and for any bi-elections. It is Council's view that Councils should retain the right to determine the voting system that is most appropriate taking into account cost, community participation, and broader public value.

Part 10 – General Provisions

- It is noted that the Bill removes the ability for Authorised Officers to enforce provisions under other Acts. This is problematic in terms of the day to day operations of Council and it is recommended that redrafting occurs to retain the existing S89 provisions.

Implementation

- The proposed staging and timing of implementation of the new provisions of the Act seem to make sense, with the exception of the Workforce Plan. It would make sense that this provision is introduced from 2020 along with the 4 year budget and revisions to the community and council planning process. This will allow for the necessary workforce projections to be aligned with long term service commitments and financial modelling.

**ITEM 9.15 FINANCIAL MANAGEMENT REPORT FOR THE PERIOD ENDING
31 JANUARY 2018**

Author: *John Vastianos (Chief Financial Officer)*

File No: *18/110602*

Attachments: *Attachment 1: Financial Management Report for the period ending
31 January 2018*

PURPOSE AND SUMMARY

To report Council's finances in the Financial Management Report for the period ending 31 January 2018.

RECOMMENDATION

That Council notes the Financial Management Report for the period ending 31 January 2018.

BACKGROUND

The report includes a comparison of year-to-date (YTD) actual income and expenditure with budgeted (YTD and forecast end-of-year) and other information for the current financial year.

This report also provides a review of the 2017-18 Capital Works Program, cash flow reports and investment reports.

ISSUES AND DISCUSSION

Council's forecast operating surplus is projected to be \$26.98m, which is \$9.76m ahead of the adopted Annual Budget.

Please note that this positive variance includes \$5.23m for the recognition of the land located on the corner of Kambrook, Glen Eira and Booran Roads. Council was appointed as Committee of Management by the State Government for this land. Please note this is a non-cash item.

Council's financial position is sound. The Balance Sheet indicates a satisfactory financial position with forecast total current assets of \$77.42m and total current liabilities of \$65.05m.

Cash and investment holdings at 31 January are \$67.98m. This is higher than originally budgeted due to the opening cash position being better than expected and results in a forecast liquidity ratio of 1.19 as at 30 June 2018.

FINANCIAL, RESOURCE AND ASSET MANAGEMENT IMPLICATIONS

The key financial objectives for Council are:

- Manage finances appropriately within the constraints set by the State Government's Rate Capping regime.
- Generate funds to provide additional public open space and renew and upgrade our ageing assets and community facilities.
- Maintain essential services at not less than current levels.
- Set rates and fee increases that are manageable and sustainable.
- Focus on continuous improvement.
- Keep day-to-day costs and rates below our peers.

POLICY AND LEGISLATIVE IMPLICATIONS

Section 138 of the *Local Government Act 1989* (the Act).

COMMUNICATION AND ENGAGEMENT

Council officers in preparing the Financial Management Report, take into account other plans and strategies in regard to services and initiatives which commit financial and non-financial resources for the current financial year.

LINK TO COUNCIL AND COMMUNITY PLAN

Theme 5: Informed and engaged – A well governed Council that is committed to transparency and engages residents in decision-making.

OFFICER DECLARATION OF CONFLICT OF INTEREST

No officers involved in the preparation of this report have any direct or indirect interest in this matter.

CONCLUSION

The positive operating result year to date is higher than was anticipated when the annual budget was set. The Balance Sheet position and the cash position are sound.

ATTACHMENT 1:
Financial Management Report for the period ending 31 January 2018

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Executive Summary

for the period ending 31 January 2018

a) Current Month Budget Result

At the end of January 2018, the performance against budget from ordinary activities showed a positive variance of \$6.67m due to higher than anticipated income of \$4.02m and favourable variance in operating expenditure of \$2.65m (refer to page 15 for details of the variances).

b) Current Month Forecast Result

The forecast result expected for the financial year is an operating surplus of \$26.98m compared with the original adopted *2017-18 Annual Budget* of \$17.22m. This operating surplus includes the recognition of a non-monetary item (\$5.23m) being the land located on the corner of Kambrook, Glen Eira and Booran Roads.

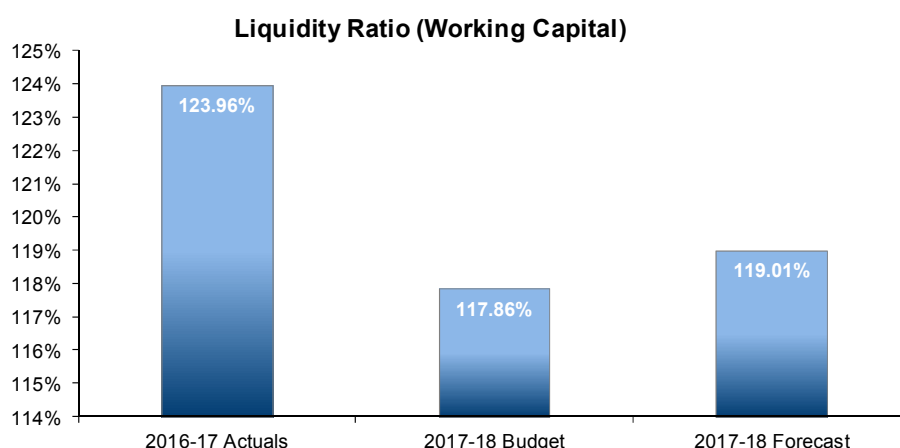
The current monthly forecast movement from ordinary activities shows an increase in operating revenue of \$342k and an increase in operating expenditure of \$743k.

In preparation for the 2018-19 Draft Annual Budget, Council Officers have undertaken a comprehensive review of all business areas for adjustments to the January 2018 forecast. This has resulted in some material timing adjustments to a number of accounts reflected in the updated January forecast.

c) Liquidity

Working capital is the excess of current assets above current liabilities. This calculation recognises that although Council has current assets, some of those assets are already committed to the future settlement of liabilities in the following 12 months, and are therefore not available for discretionary spending.

Council will continue to have a large investment in capital works projects. Council is required to hold sufficient cash to cover 'Restricted Assets' such as: Residential Aged Care Deposits, Public Open Space Reserve, Contract Deposits and *Fire Services Property Levy*.



d) Open Space Contributions**Contributions**

All multi-unit developers now need to pay a uniform 5.7 per cent of the value of the land (or give Council 5.7 per cent of the area of the land). All money raised by the levy will go into more and better open space.

Open Space Reserve

The balance of the Open Space Reserve as at 31 January 2018 is as follows:

Description	2017-18 Current Month Actual	2017-18 Year to Date
Open Space Contributions Received	\$209,304	\$5,575,512
Open Space Capital Expenditure *	(\$2,285)	(\$70,956)
Net Movement	\$207,019	\$5,504,556
Opening Balance as at 1 July 2017		\$3,696,235
Closing Balance – Open Space Reserve**		\$9,200,791

**Includes Booran Reserve.*

***Please note: the table above excludes expenditure on improving existing public open space, which is expenditure allowable under Section 20(2) of the Subdivision Act.*

Superannuation – Defined Benefits Scheme

Vested Benefits Index (VBI)

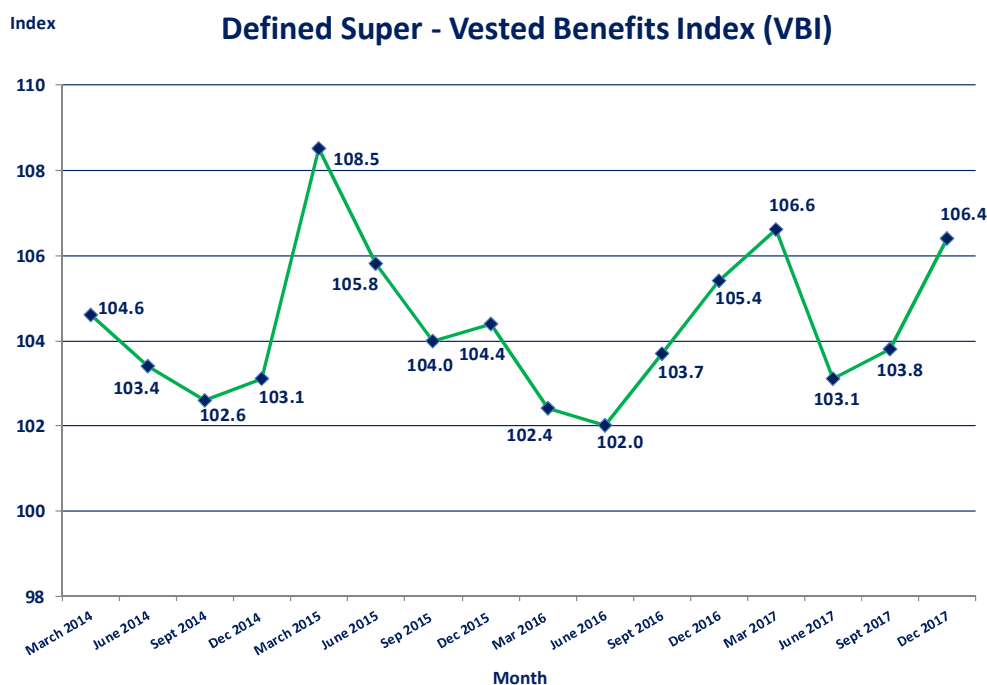
Defined benefit plans are required by law to have an actuarial investigation at least once every three years. Vision Super monitors the vested benefit position of the defined benefits plan on a quarterly basis.

The VBI is the key index that the super fund regulator, APRA, considers when assessing the financial position of the Defined Benefit Plan. In simple terms, this measures whether there would be enough assets to meet the liabilities of the Defined Benefit Plan if it became necessary to pay all members their total entitlements on a particular day.

Under the superannuation prudential standards, VBI's must generally be kept above a fund's nominated shortfall threshold, currently 97%. The higher the index the less chance of a future call.

For the Plan to be in a satisfactory financial position requires a VBI of 100% or more.

Below is the estimated VBI updated to 31 December 2017. Please note that the recent share market sell-off may impact the March 2018 VBI.



Forecast adjustments for January 2018***Income from ordinary activities increase of \$342k***

The favourable income forecast movement is mainly due to:

- **Statutory Fees and Fines** – relate mainly to fees and fines levied in accordance with legislation and include animal registrations, health act registrations and parking fines. The increase of \$391k is mainly due to higher than forecast parking infringements income across the municipality.

Expenditure from ordinary activities increase of \$743k

The expenditure forecast movement is mainly due to:

- **Employee Costs** – increase of \$257k. This includes all labour related expenditure and on-costs such as allowances, leave entitlements, employer superannuation and WorkSafe.
- **Other Expenses** – the increase of \$555k relates mainly to provision for parking infringement debtors \$167k and court lodgement fees \$318k, both of which are offset by additional parking infringements income, (refer to statutory fees and fines above).
- **Grants and Subsidies** – following Council's endorsement at the 28 November 2017 Council Meeting, an agreement was finalised with the National Trust of Australia (Victoria) to give residents free access to the gardens at Rippon Lea Estate for an initial period of 3 years at a cost of \$250k per year.

Capital Works Expenditure Program

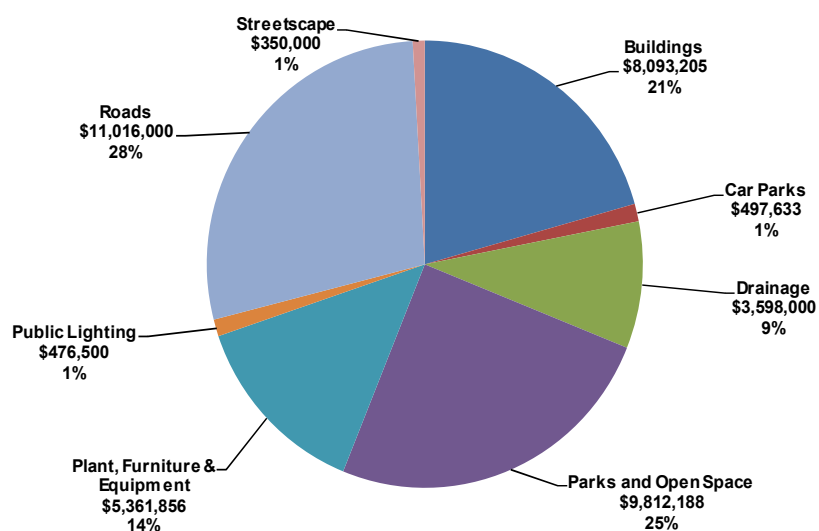
As at the end of January 2018, total capital works expenditure in 2017-18 is expected to be \$41.5m, represented by:

- New capital works projects as per the 2017-18 Annual Budget \$32.82m
- Capital works funding \$1.26m
- Carry forward expenditure from the 2016-17 financial year \$5.12m
- Forecast increase year to date \$2.30m.

Capital Works Forecast Adjustments for January 2018:

- Funding of \$13.6k from Department of Environment & Energy to install solar panels at Koornang Park Pavilion for the Carnegie Cricket Club, Caulfield Bears Junior Football Club and Caulfield Bears Football Club through the Solar Communities program.

The below graph reflects the 2017-18 budget allocations for the main asset classes.

Main Asset Category - Budget 2017/18

Financial Strategy

Each year, the Auditor-General of Victoria performs an audit of the Local Government sector and produces a report to Parliament of the results of those audits. As part of this process, the Auditor-General assesses the financial sustainability of Councils. In 2016-17 the Auditor-General assessed the financial sustainability risk at an individual Council level. The following pages explain and present the Auditor-General's financial sustainability risks and criteria and page 11 provides indicators for Glen Eira City Council.

(a) Financial sustainability risk indicators

Indicator	Formula	Description
Net result (%)	Net result / Total revenue	<p>A positive result indicates a surplus, and the larger the percentage, the stronger the result. A negative result indicates a deficit. Operating deficits cannot be sustained in the long term.</p> <p>The net result and total revenue are obtained from the comprehensive operating statement.</p>
Adjusted underlying result	Adjusted underlying surplus (or deficit) / Adjusted underlying revenue	Indicator of the broad objective that an adjusted underlying surplus should be generated in the ordinary course of business. A surplus or increasing surplus suggests an improvement in the operating position.
Liquidity (ratio)	Current assets / Current liabilities	<p>This measures the ability to pay existing liabilities in the next 12 months.</p> <p>A ratio of one or more means there are more cash and liquid assets than short-term liabilities.</p>
Internal financing (%)	Net operating cash flow / Net capital expenditure	<p>This measures the ability of an entity to finance capital works from generated cash flow.</p> <p>The higher the percentage, the greater the ability for the entity to finance capital works from their own funds.</p> <p>Net operating cash flow and net capital expenditure are obtained from the cash flow statement.</p>
Indebtedness (%)	Non-current liabilities / own-sourced revenue	<p>Comparison of non-current liabilities (mainly comprising borrowings) to own-sourced revenue. The higher the percentage, the less the entity is able to cover non-current liabilities from the revenues the entity generates itself.</p> <p>Own-sourced revenue is used, rather than total revenue, because it does not include grants or contributions.</p>
Capital replacement (ratio)	Cash outflows for property, plant and equipment / Depreciation	Comparison of the rate of spending on infrastructure with its depreciation. Ratios higher than 1:1 indicate that spending is faster than the depreciation rate. This is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Cash outflows for infrastructure are taken from the cash flow statement. Depreciation is taken from the comprehensive operating statement.
Renewal gap (ratio)	Renewal and upgrade expenditure / depreciation	<p>Comparison of the rate of spending on existing assets through renewing, restoring, and replacing existing assets with depreciation. Ratios higher than 1:1 indicate that spending on existing assets is faster than the depreciation rate.</p> <p>Similar to the investment gap, this is a long-term indicator, as capital expenditure can be deferred in the short term if there are insufficient funds available from operations, and borrowing is not an option. Renewal and upgrade expenditure are taken from the statement of capital works. Depreciation is taken from the comprehensive operating statement.</p>

Financial Strategy (continued)**(b) Financial sustainability risk assessment criteria**

The financial sustainability risk of each local council is assessed using the criteria outlined below:

Risk	Net result	Adjusted underlying result	Liquidity	Internal financing	Indebtedness	Capital replacement	Renewal gap
High	Less than negative 10%	Less than 0%	Less than 0.75	Less than 75%	More than 60%	Less than 1.0	Less than 0.5
	Insufficient revenue is being generated to fund operations and asset renewal.	Insufficient surplus being generated to fund operations	Immediate sustainability issues with insufficient current assets to cover liabilities.	Limited cash generated from operations to fund new assets and asset renewal.	Potentially long-term concern over ability to repay debt levels from own-source revenue.	Spending on capital works has not kept pace with consumption of assets.	Spending on existing assets has not kept pace with consumption of these assets.
Medium	Negative 10%–0%	0%–5%	0.75–1.0	75–100%	40–60%	1.0–1.5	0.5–1.0
	A risk of long-term run down to cash reserves and inability to fund asset renewals.	Surplus being generated to fund operations	Need for caution with cash flow, as issues could arise with meeting obligations as they fall due.	May not be generating sufficient cash from operations to fund new assets.	Some concern over the ability to repay debt from own-source revenue.	May indicate spending on asset renewal is insufficient.	May indicate insufficient spending on renewal of existing assets.
Low	More than 0%	More than 5%	More than 1.0	More than 100%	40% or less	More than 1.5	More than 1.0
	Generating surpluses consistently.	Generating strong surpluses to fund operations	No immediate issues with repaying short-term liabilities as they fall due.	Generating enough cash from operations to fund new assets.	No concern over the ability to repay debt from own-source revenue.	Low risk of insufficient spending on asset renewal.	Low risk of insufficient spending on asset base.



































Source: VAGO.

Financial Strategy (continued)Monthly Report Relative to Financial Strategy

Financial Sustainability Risk Indicators	Objective	2016-2017 Actuals	2017-2018 Annual Budget as at 30 June 2018	2017-2018 Annual Forecast as at 30 June 2018	2017-2018 Risk based on Annual Forecast as at 30 June 2018	Comment
(1) Net Result	Generating surpluses consistently of greater than 0%.	16.76%	10.00%	14.94%	Low	Council is generating positive surpluses.
(2) Underlying Result (%)	Generating surpluses consistently of greater than 0%.	16.00%	9.00%	12.37%	Low	Council is generating positive surpluses.
(3) Liquidity	To measure Council's ability to repay short-term liabilities as they fall due. The indicator is to be greater than 1.0.	1.24	1.18	1.19	Low	Council's forecast to 30 June 2018 indicates a Liquidity Ratio of greater than 1.0.
(4) Indebtedness	Lower than 40% relates to the ability to repay debt from own-source revenue.	15.72%	13.08%	12.90%	Low	Council is operating at a ratio of lower than 40%, therefore has the ability to repay debt from own-source revenue.
(5) Internal Financing	Generating enough cash from operations to fund new assets. The indicator is to be greater than 100%.	157.42%	111.07%	110.62%	Low	Council is generating enough cash from operations to fund new assets.
(6) Capital Replacement	To ascertain the level of risk of insufficient spending on asset renewal. The indicator is to be more than 1.5.	1.58	1.73	1.85	Low	Council operates at a low level of risk with respect to capital replacement.
(7) Renewal Gap	To ensure there is sufficient spending on Council's asset base. The indicator is to be greater than 1.0.	1.24	1.29	1.29	Low	Council spends sufficient funds on its asset base.
Council aims to keep average rates and charges significantly below benchmark Councils and provide a pensioner rate rebate over the State Government's universal rebate.	Council aims to keep average rates and charges significantly below benchmark Councils and the pensioner rate rebate above the State Government's universal rebate.	\$1,557	\$1,586	\$1,588	In terms of Rates per assessment, Glen Eira is again the second lowest of the 21 Inner Melbourne Councils (2015/16: also second lowest) and is \$283 per assessment (\$18.3M) below the average outcome.	
<ul style="list-style-type: none"> Average Rates and Charges Pensioner Rate Rebate 		\$270	\$270	\$270		
Operating costs per property should be kept as low as possible in order to generate <u>both</u> operating surpluses <u>and</u> lower Rates.	Council should aim to keep average operating costs below the average benchmark Councils.	\$1,899	\$2,357	\$2,337	In terms of operational expenditure (excluding depreciation), Glen Eira ranks as spending \$161 less per assessment (\$10.4M) than the average for the Inner Melbourne Councils grouping.	

Assurance Map

The assurance map considers the key risks to Council in achieving its objectives and performance expectations, and the assurance activities which have been conducted over the operation of controls that apply to those risks. The Assurance Map is indicative of the type of activity in place to provide Council Management with comfort that the control environment is operating as intended. A formal review of strategic risks is undertaken annually by Executive. The risks have been identified, assessed and ranked in order of risk exposure to Council. The assurance map will be updated after every formal review and when assurance activities are proposed or undertaken.

Council's Strategic Risks	Risk Rating	Type of Assurance						Previous and proposed IA activity 2016/17-2017/18, and/or other independent reviews/checks
		Management	External Parties				Internal Audit	
		Management Review /self-assessment	Insurance Coverage	LG Investigations / Compliance Inappropriate	VAGO Performance Audits*	Independent Consultants / External party review	Internal Audit	
1. State Government decisions impacting our community	E							Food Safety (2011/12) Statutory Planning (2013/14)
2. Terrorist Attack – Lone Wolf	H							Security Protocol Review (2014) Building Emergency Management Planning (2017/18) Implementation of Federal Government's Strategy for Protecting Crowded Places from Terrorism 2017 – use of the Crowded Places Security Audit, Self-Assessment Tool and guidelines.
3. Vulnerability to cyber attack	H							Cyber Security Review including mobile devices website management and penetration testing (2016/17)
4. Contracts – contracting process by Council	H							Tendering (2013/14) Contract Management (2013/14) Financial Compliance transaction analysis (annual) Contract Management Review (2016/17) Major Project Management (2017/18)
5. Vulnerability to litigious action	H							Risk Management Framework (2015/16) Fraud & Corruption Control (2016/17) Claims Management Review (2016/17)
6. Failure to keep pace with emerging technologies and digital environment	H							IT Strategy (management) (2013/14) Regular penetration testing on the internal and external network infrastructure and external websites IT Sensitive Information (2011/12) IT Security (2012/13, 2014/15) IT General Controls (2015/16) Performance Audit – GECC Transformation Project (2017/18)
7. Vulnerability to significant fraud	H							Fraud Review (2013/14) Financial Controls (2014/15) Risk Management Framework (2015/16) Fraud & Corruption Control (2016/17) Financial Compliance transaction analysis (annual) Payroll (2017/18) Open Space Contributions (2017/18)
8. Not sufficiently agile to respond to change	H							Change Management Framework Promapp Performance Audit – GECC Transformation Project (2017/18)
9. Failure to effectively plan for the changing demographic of our workforce	M							SafetyMAP recertification (2013/14) OH&S Review (2015/16) Performance Audit – GECC Transformation Project (2017/18)
10. Transformation program fails to deliver anticipated benefits for the organisation and community	M							Performance Audit – GECC Transformation Project (2017/18)

* Reviews performed are ad-hoc and Council may or may not be included in selected sampling
Level of coverage provided where not all aspects of the risk may have been addressed by assurance activity.

Level of coverage:  Exhaustive  Partial  None

Please note that the External Audit process is designed to enable the AG to express an opinion on the annual financial report. The external audit is not a comprehensive audit of all systems and processes and is not designed to uncover all deficiencies, breaches and irregularities in those systems & processes.

Income Statement

for the period ending 31 January 2018

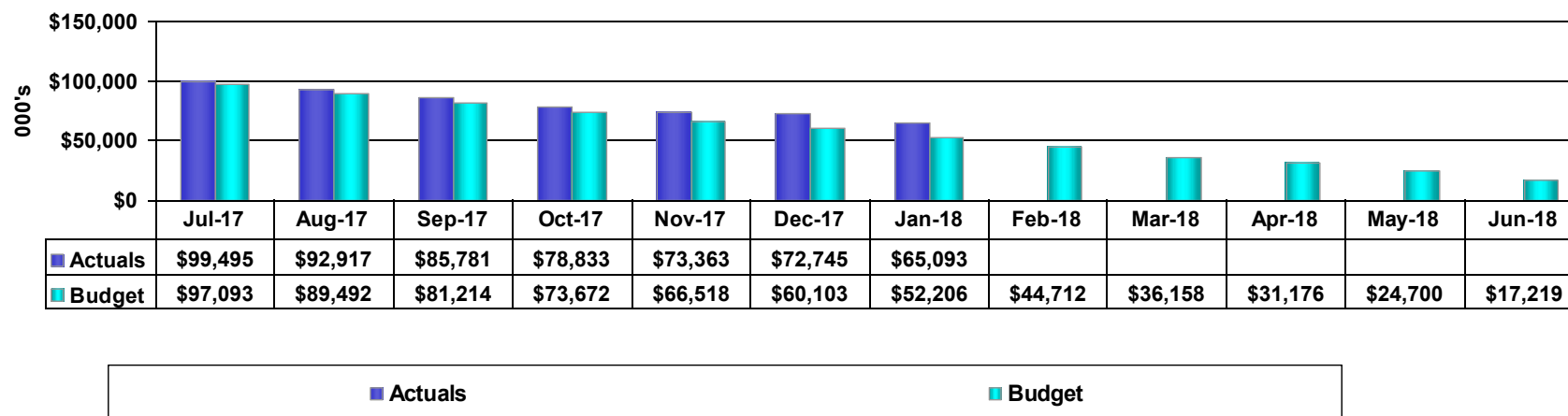
	2017-18 Year to Date Actual	2017-18 Year to Date Budget	2017-18 Year to Date Variance	2017-18 Year to Date Variance	2017-18 Last Month Forecast	2017-18 Current Month Forecast	2017-18 Current Month Forecast Movement \$ 000's	2017-18 Annual Budget	2017-18 Budget Forecast Variance	2017-18 Budget Forecast Variance
	\$ 000's	\$ 000's	\$ 000's	(%)	\$ 000's	\$ 000's		\$ 000's	\$ 000's	(%)
Income										
Income from Ordinary Activities										
General Rates	88,463	88,407	56	0.1%	88,466	88,463	(3)	88,407	56	0.1%
Supplementary Rates	519	467	52	11.2%	813	852	39	800	52	6.5%
Waste and Recycling Charges	14,700	14,688	13	0.1%	15,066	15,073	8	15,060	13	0.1%
Grants (Operating and Capital)	14,410	13,729	681	5.0%	22,646	22,686	40	22,423	262	1.2%
Interest Received	968	700	268	38.3%	1,390	1,468	78	1,200	268	22.3%
User Fees	15,996	15,530	465	3.0%	27,775	27,603	(173)	27,185	418	1.5%
Statutory Fees and Fines	5,745	4,009	1,736	43.3%	7,975	8,365	391	6,630	1,736	26.2%
Contributions (Monetary)	5,576	5,000	576	11.5%	7,846	7,786	(61)	7,500	286	3.8%
Other Income	1,339	1,169	170	14.5%	3,046	3,068	23	2,951	117	4.0%
Total Income from Ordinary Activities	147,716	143,700	4,015	2.79%	175,022	175,364	342	172,157	3,207	1.9%
Expenses										
Expenses from Ordinary Activities										
Employee Costs	43,526	44,179	653	1.5%	73,523	73,781	(257)	74,335	555	0.7%
Materials and Consumables	2,917	3,483	566	16.2%	5,642	5,619	23	5,997	378	6.3%
Contractor Payments	17,360	18,673	1,313	7.0%	31,884	31,813	71	31,839	26	0.1%
Maintenance	3,629	3,830	200	5.2%	6,704	6,614	90	6,648	35	0.5%
Utility Services	2,342	2,666	325	12.2%	4,349	4,257	92	4,528	271	6.0%
Insurances	667	874	207	23.6%	933	907	26	1,034	128	12.4%
Other Expenses	3,143	2,695	(447)	(16.6%)	4,722	5,277	(555)	4,707	(570)	(12.1%)
Grants and Subsidies	821	659	(162)	(24.6%)	863	1,091	(227)	926	(165)	(17.8%)
Borrowing Costs	402	400	(2)	(0.4%)	657	662	(6)	660	(2)	(0.3%)
Total Expenses from Ordinary Activities	74,807	77,458	2,651	3.4%	129,277	130,019	(743)	130,674	655	0.5%
Surplus before non operational activities	72,909	66,242	6,667	10.1%	45,746	45,345	(401)	41,483	3,862	9.3%
Non-operational Activities										
Contributions - Non Monetary	5,230	(0)	5,230	100.0%	5,230	5,230	-	-	5,230	100.0%
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	296	295	0	0.2%	501	513	13	501	13	2.6%
Written Down Value of Assets Sold/Disposed	811	778	(33)	(4.2%)	1,815	1,705	111	1,531	(174)	(11.4%)
Depreciation and Amortisation	12,531	13,553	1,022	7.5%	22,869	22,405	465	23,234	829	3.6%
Surplus for the period	65,093	52,206	10,908	20.9%	26,792	26,979	187	17,219	9,760	56.7%
Key to Variance - Positive figures relate to an increase in revenue and a decrease in expenditure. Negative figures relate to a decrease in revenue and increase in expenditure.										

Balance Sheet*for the period ending 31 January 2018*

	Actuals 2016-17	Annual Budget 2017-18	Annual Forecast 2017-18	Year to Date Actual 2017-18	Previous Month's Actuals
	\$ 000's	\$ 000's	\$ 000's	\$ 000's	\$ 000's
Assets					
Current Assets					
Cash and Cash Equivalents	61,111	57,644	61,597	67,983	74,655
Trade and Other Receivables	12,739	10,408	14,322	61,099	64,358
Other Assets	1,497	1,297	1,497	210	288
Total Current Assets	75,348	69,349	77,416	129,291	139,301
Non-Current Assets					
Property, Infrastructure, Plant and Equipment	2,183,334	2,072,236	2,210,058	2,506,179	2,190,205
Intangible Assets	764	1,042	764	630	649
Investments in Joint Operations	1,592	2,125	1,592	1,592	1,592
Other Financial Assets	5	5	5	5	5
Total Non-Current Assets	2,185,695	2,075,408	2,212,419	2,508,406	2,192,451
TOTAL ASSETS	2,261,043	2,144,756	2,289,835	2,637,697	2,331,752
Liabilities					
Current Liabilities					
Trade and Other Payables	14,717	16,494	18,872	5,700	8,595
Trust Funds and Deposits	29,874	25,501	29,874	36,103	35,316
Provisions	12,850	13,391	12,850	12,765	12,699
Interest-Bearing Liabilities	3,343	3,455	3,455	3,462	3,435
Total Current Liabilities	60,784	58,841	65,052	58,029	60,045
Non-Current Liabilities					
Provisions	1,431	1,186	1,431	1,499	1,519
Interest-Bearing Liabilities	18,302	14,848	14,848	16,360	16,665
Other Liabilities - Joint Operations	2,420	2,568	2,420	2,420	2,420
Total Non-Current Liabilities	22,152	18,602	18,698	20,279	20,603
Total Liabilities	82,937	77,443	83,750	78,308	80,649
Net Assets	2,178,106	2,067,314	2,206,085	2,559,389	2,251,104
Equity					
Accumulated Surplus	919,972	926,386	946,951	979,561	987,420
Asset Revaluation Reserve	1,254,438	1,130,179	1,254,438	1,570,627	1,254,690
Public Open Space Reserve	3,696	10,749	4,696	9,201	8,994
Total Equity	2,178,106	2,067,314	2,206,085	2,559,389	2,251,104

Performance Graphs

Financial Performance
for the period ending 31 January 2018

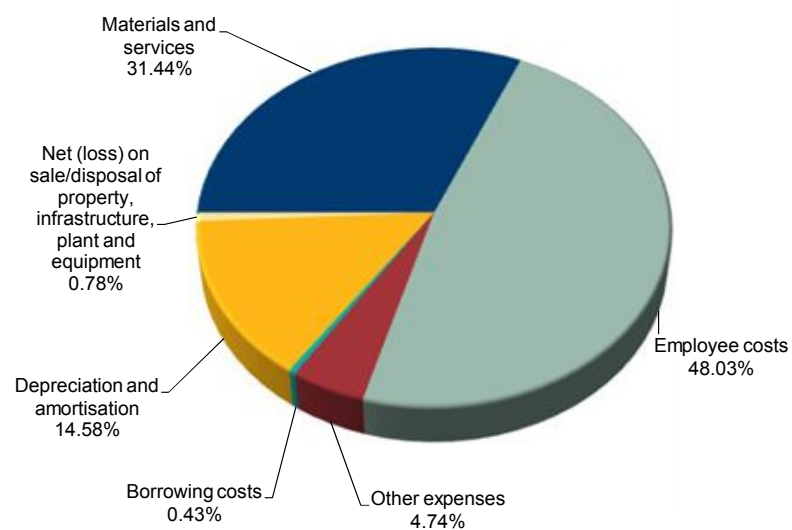


The January 2018 year to date financial performance was \$10.91m better than the year to date budget mainly due to:

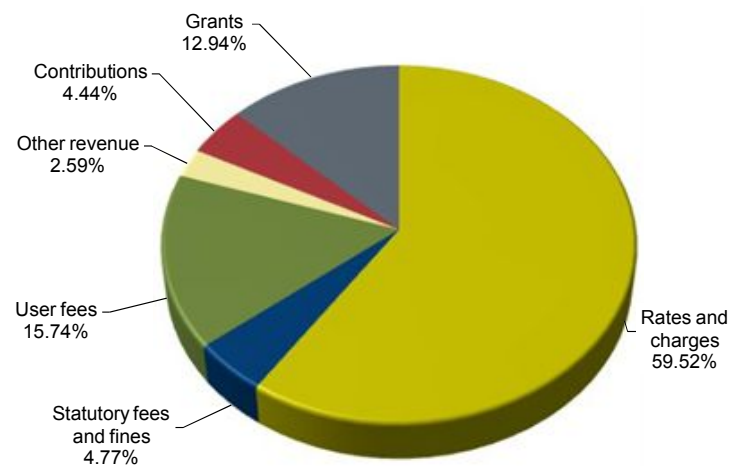
- Better than anticipated income received for Statutory Fees and Fines \$1.74m, Grants \$681k, Open Space Contributions \$576k and User Fees \$465k.
- Favourable variances in expenditure items including: Contractor Payments \$1.31m, Employee Costs \$653k, Materials and Consumables \$566k, Utility Services \$325k, Insurances \$207k and Maintenance \$200k.
- Contributions (Non Monetary) - Council's appointment as Committee of Management (COM) for Booran Road Community Reserve, located on the corner of Kambrook, Glen Eira and Booran Roads \$5.23m. This is a non-cash item.

Financial Performance
for the period ending 31 January 2018

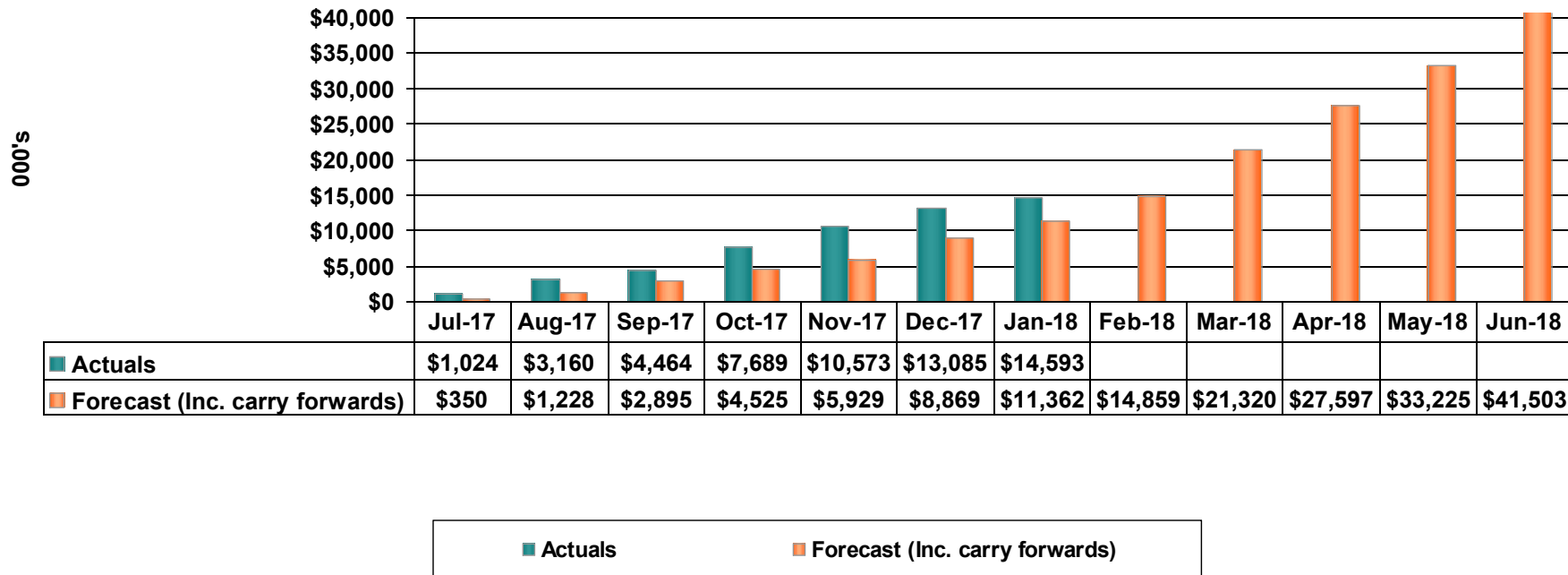
2017-18 Forecast categories of expenditure



2017-18 Forecast sources of income

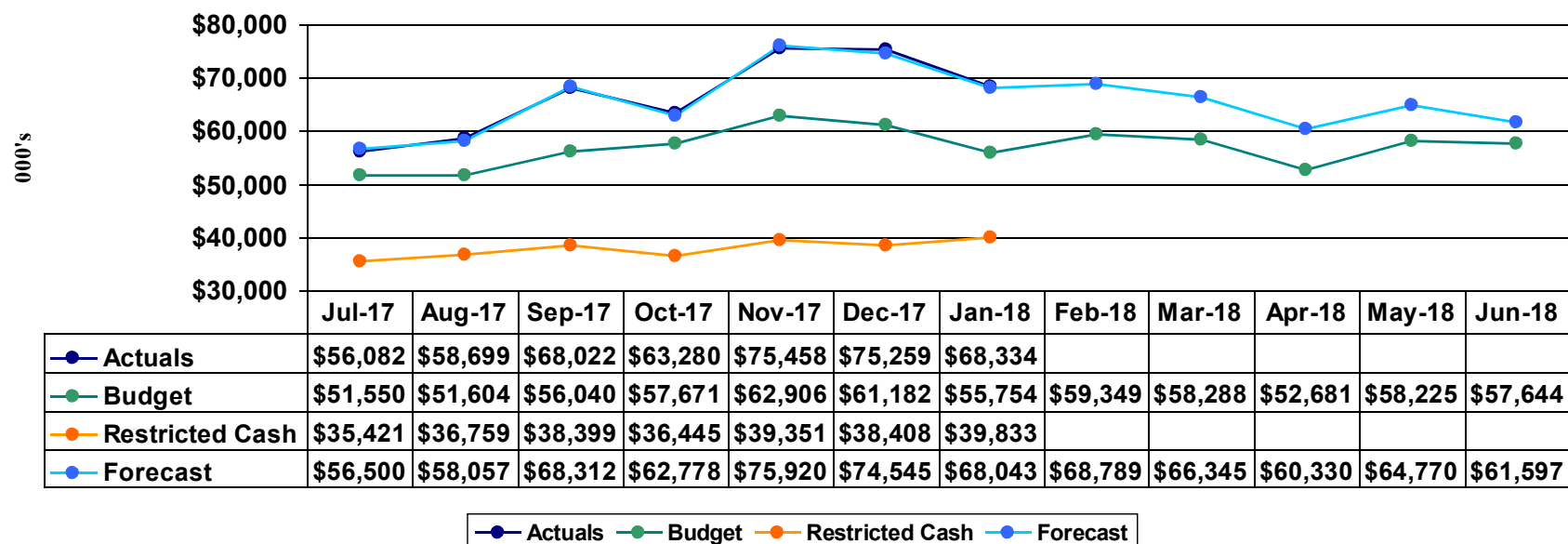


**Capital Works Program Expenditure
for the period ending 31 January 2018**



Council's capital expenditure is ahead of forecast by \$3.23m mainly due to Road Rehabilitations \$1.9m, Drainage Improvements \$1.3m, Renewal of Heating, Ventilation and Air Conditioning \$619k and Car Park Renewal \$383k. Offsetting these variances are Warm Season grass \$453k and Information Technology \$448k which are behind forecast.

Cash and Investments
for the period ending 31 January 2018



Council's year to date cash balance of \$68.33m is higher than budget for the current month. Council's forecast position to June 2018 of \$61.6m has been adjusted to reflect the movements in Council's Income Statement and Capital Works Program forecast adjustments.

Council has cash assets that are subject to restrictions. Restricted funds as at 31 January 2018 include: residential aged care deposits of \$25.23m, trust funds and deposits \$4.76m (including asset protection permits), open space reserve \$9.2m and fire services property levy \$648k.

Rates Income and Debtors
for the period ending 31 January 2018

Rate and Charges Income – is an important source of revenue, accounting for approximately 61 per cent of the total revenue received by Council annually. Glen Eira continues to have the second-lowest average rates and charges in metro Melbourne.

Rate Capping - The Victorian Government's *Fair Go Rates System* (FGRS) limits the maximum increase in Councils' average rates. The amount is calculated by dividing total revenue from general rates by the total number of rateable properties in the municipality.

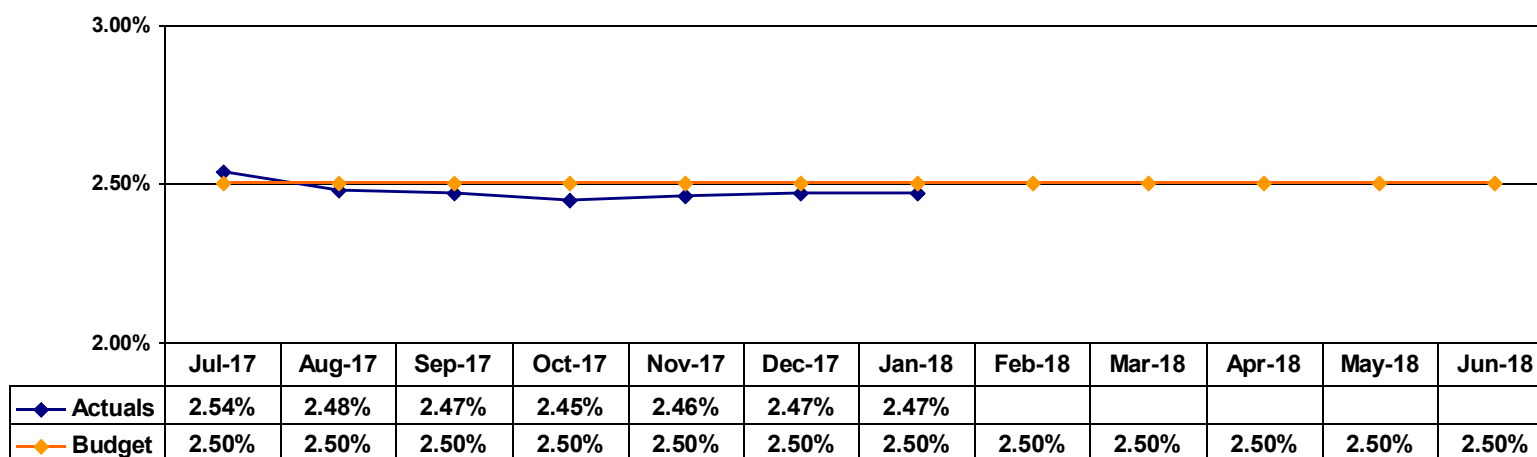
Each year the Minister for Local Government sets the average rate cap increase for Councils.

The cap for 2017-18 was set at forecast CPI of 2.0% (2.5% for 2016-17).

Rate Payments - Rates are paid in four instalments during the year: February, May, September and November. Council's cash flow is impacted by the timing of rate payments. The following table reflects the rate debtors balance as at 31 January 2018.

Rate Debtors	2017-2018 Year to date
	\$'000
Arrears Brought Forward	5,824
2017-18 Rates & Garbage Generated	102,981
2017-18 Fire Services Property Levy	12,327
Total Rates & Charges	121,132
Payments/Adjustments:	
Glen Eira Pension Rebate	(339)
State Government Rebate	(1,638)
Fire Services Property Levy Rebate	(366)
Receipts	(64,773)
Interest	276
Supplementary Valuations	638
Adjustments	23
Total Payments/Adjustments	(66,180)
Rates & Charges Balance at Month End	54,952

Investment Interest Rates
for the period ending 31 January 2018



Council achieved a lower return of 2.47% against the budget of 2.50%.

Capital Works Program Expenditure

for period ending 31 January 2018

Description	2017-18 Carry Forwards from 2016-17	2017-18 Adopted Annual Capital Budget	2017-18 Capital Grant Funding	2017-18 Budget Plus 2016- 17 Carry Forward	2017-18 YTD Work In Progress	2017-18 YTD Forecast	2017-18 YTD Variance	2017-18 Annual Forecast Projected end of June 2018 expenditure	2017-18 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<u>CAPITAL WORKS: PRIORITY ITEMS</u>									
Continuous Improvement & Innovation	50,000	900,000	-	950,000	3,400	-	(3,400)	950,000	-
Information Systems	160,000	1,018,000	-	1,178,000	232,518	681,000	448,482	1,234,500	56,500
Vehicle Replacements	-	1,672,041	-	1,672,041	364,544	110,000	(254,544)	1,672,041	-
Footpath Replacement	-	2,010,000	-	2,010,000	1,055,391	917,000	(138,391)	2,010,000	-
Kerb and Channel Replacement	-	163,000	-	163,000	24,669	81,500	56,831	163,000	-
Road Rehabilitation	248,918	3,188,000	-	3,436,918	2,869,239	963,918	(1,905,321)	3,436,918	-
Drainage Improvement	28,000	3,570,000	-	3,598,000	2,044,976	728,000	(1,316,976)	3,218,000	(380,000)
Local Road Resurfacing	-	1,500,000	-	1,500,000	719,129	575,000	(144,129)	1,500,000	-
Right of Way Renewal	-	336,600	-	336,600	138,629	131,600	(7,029)	336,600	-
Local Area Traffic Management (LATM) Replacement	274,159	600,000	-	874,159	361,477	374,159	12,682	874,159	-
Car Park Rehabilitation	77,633	400,000	-	477,633	500,676	117,633	(383,043)	477,633	-
Roads to Recovery	-	323,926	576,074	900,000	309,898	320,000	10,102	900,000	-
Traffic Signal Upgrade	53,377	-	-	53,377	10,724	53,377	42,653	53,377	-
TOTAL PRIORITY ITEMS	892,087	15,681,567	576,074	17,149,728	8,635,269	5,053,187	(3,582,082)	16,826,228	(323,500)
<u>CAPITAL WORKS: ROLLING ANNUAL- ENVIRONMENTAL INITIATIVES</u>									
Bicycle Strategy Implementation	136,204	250,000	-	386,204	57,037	-	(57,037)	386,204	-
Warm season grass Program	182,334	710,000	-	892,334	411,024	863,733	452,709	1,620,334	728,000
Sustainable Initiatives	-	507,080	-	507,080	1,771	-	(1,771)	507,080	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL- ENVIRONMENTAL INITIATIVES	318,538	1,467,080	-	1,785,618	469,833	863,733	393,900	2,513,618	728,000
<u>CAPITAL WORKS: ROLLING ANNUAL-LIBRARIES & LEARNING CENTRES</u>									
Library and Information Services	-	809,336	63,179	872,515	477,452	552,741	75,289	872,734	219
TOTAL CAPITAL WORKS: ROLLING ANNUAL- LIBRARIES	-	809,336	63,179	872,515	477,452	552,741	75,289	872,734	219
<u>CAPITAL WORKS: ROLLING ANNUAL-TRAFFIC MANAGEMENT</u>									
Traffic Engineering	586,946	1,175,000	-	1,761,946	371,835	326,902	(44,933)	1,761,946	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL- TRAFFIC MANAGEMENT	586,946	1,175,000	-	1,761,946	371,835	326,902	(44,933)	1,761,946	-
<u>CAPITAL WORKS: ROLLING ANNUAL-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES</u>									
Major Playground Upgrade	-	1,000,000	-	1,000,000	1,590	-	(1,590)	1,000,000	-
Playground Minor Equipment/Art Rolling Program	7,546	535,000	-	542,546	157,304	150,046	(7,258)	542,546	-
Carnegie Swim Centre Maintenance	50,000	50,000	-	100,000	2,384	-	(2,384)	100,000	-
Minor Park Improvements	-	642,000	-	642,000	182,129	349,000	166,871	642,000	-
Sports Ground Lighting	-	180,000	-	180,000	17,530	-	(17,530)	180,000	-
Cricket Net Facilities Upgrade	-	95,000	-	95,000	22,328	-	(22,328)	95,000	-
Public Hall Furniture	-	10,000	-	10,000	-	-	-	10,000	-
Plinth Curbing	-	115,000	-	115,000	96,330	115,000	18,670	115,000	-
Open Space Lighting Program	-	75,000	-	75,000	-	-	-	75,000	-
Sports facility lighting Program	-	100,000	-	100,000	-	-	-	100,000	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL- PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES	57,546	2,802,000	-	2,859,546	479,594	614,046	134,452	2,859,546	-

Capital Works Program Expenditure

for period ending 31 January 2018 (continued)

Description	2017-18 Carry Forwards from 2016-17	2017-18 Adopted Annual Capital Budget	2017-18 Capital Grant Funding	2017-18 Budget Plus 2016- 17 Carry Forward	2017-18 YTD Work In Progress	2017-18 YTD Forecast	2017-18 YTD Variance	2017-18 Annual Forecast Projected end of June 2018 expenditure	2017-18 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
<u>CAPITAL WORKS: ROLLING ANNUAL-BUILDING WORKS</u>									
Building Improvements	228,381	110,000	-	338,381	65,493	114,951	49,458	338,381	-
Kitchen/ Joinery Renewal	-	61,000	-	61,000	15,620	61,000	45,380	61,000	-
Roof Renewal	39,874	165,000	-	204,874	59,003	118,000	58,997	204,874	-
Painting Program	-	121,000	-	121,000	7,520	86,400	78,880	121,000	-
Switchboard Renewal	-	100,000	-	100,000	36,375	80,000	43,625	100,000	-
Floor Covering Replacement Renewal	-	187,100	-	187,100	20,531	140,380	119,849	187,100	-
Public Toilet Upgrade Rolling Program	-	285,000	-	285,000	7,141	105,000	97,859	430,000	145,000
Forward design Program	-	640,000	-	640,000	22,302	121,000	98,698	640,000	-
Bathroom Renewal	-	88,500	-	88,500	-	88,500	88,500	88,500	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL-BUILDING WORKS	268,255	1,757,600	-	2,025,855	233,986	915,231	681,245	2,170,855	145,000
<u>CAPITAL WORKS: ROLLING ANNUAL-SHOPPING CENTRES</u>									
Annual Shopping Streetscape Program	-	100,000	-	100,000	28,547	30,000	1,453	100,000	-
TOTAL CAPITAL WORKS: ROLLING ANNUAL-SHOPPING CENTRES	-	100,000	-	100,000	28,547	30,000	1,453	100,000	-
TOTAL ROLLING ANNUAL	1,231,285	8,111,016	63,179	9,405,480	2,061,246	3,302,653	1,241,407	10,278,699	873,219
<u>CAPITAL WORKS: MAJOR PROJECTS</u>									
Bentleigh Rotunda	-	250,000	-	250,000	11,000	-	(11,000)	250,000	-
Duncan Mackinnon Netball Court Redevelopment	-	374,441	100,000	474,441	18,848	-	(18,848)	637,441	163,000
Precinct Plan- Lord Reserve, Carnegie Pool, Koomang Park	-	100,000	-	100,000	80,802	90,000	9,198	100,000	-
Bailey Skate Park Redevelopment	484,651	-	-	484,651	24,743	-	(24,743)	484,651	-
Carnegie Swim Centre Redevelopment	75,000	-	-	75,000	51,550	-	(51,550)	75,000	-
Duncan Mackinnon Reserve Netball Courts lighting	-	150,000	-	150,000	15,956	-	(15,956)	150,000	-
Duncan Mackinnon Athletics Track Upgrade	-	750,000	250,000	1,000,000	259,256	250,000	(9,256)	1,800,000	800,000
Lord Hex Pavilion Upgrade	75,000	-	-	75,000	-	-	-	75,000	-
TOTAL MAJOR PROJECTS	634,651	1,624,441	350,000	2,609,092	462,155	340,000	(122,155)	3,572,092	963,000
<u>CAPITAL WORKS: OPEN SPACE STRATEGY IMPLEMENTATION</u>									
Open Space Strategy Initiatives	237,823	1,421,517	173,483	1,832,823	564,965	457,823	(107,142)	1,882,823	50,000
Booran Reserve	-	-	-	-	70,956	-	(70,956)	-	-
TOTAL OPEN SPACE STRATEGY IMPLEMENTATION	237,823	1,421,517	173,483	1,832,823	635,921	457,823	(178,098)	1,882,823	50,000
<u>SHORT TERM PROJECTS</u>									
<u>CAPITAL WORKS: SHORT TERM-ENVIRONMENTAL INITIATIVES</u>									
Energy Efficient St Lighting-Planning / project development	-	51,500	-	51,500	-	-	-	51,500	-
Park Lighting Energy Efficiency Upgrade	-	250,000	-	250,000	-	-	-	250,000	-
Photovoltaic systems on council assets to generate renewable energy	-	152,700	-	152,700	17,847	166,300	148,453	166,300	13,600
TOTAL CAPITAL WORKS: SHORT TERM-ENVIRONMENTAL INITIATIVES	-	454,200	-	454,200	17,847	166,300	148,453	467,800	13,600
<u>CAPITAL WORKS: SHORT TERM-AGED CARE</u>									
Residential Services Minor Improvements	-	220,000	-	220,000	28,677	50,000	21,323	220,000	-
TOTAL CAPITAL WORKS: SHORT TERM-AGED CARE	-	220,000	-	220,000	28,677	50,000	21,323	220,000	-
<u>CAPITAL WORKS: SHORT TERM-FAMILY & CHILDREN'S SERVICES</u>									
Family Youth and Children's Centre upgrades	-	11,800	-	11,800	10,537	11,800	1,263	11,800	-
Replacement of FDC Equipment	-	5,000	-	5,000	4,969	5,000	31	5,000	-
TOTAL CAPITAL WORKS: SHORT TERM-FAMILY & CHILDREN'S SERVICES	-	16,800	-	16,800	15,506	16,800	1,294	16,800	-

Capital Works Program Expenditure

for period ending 31 January 2018 (continued)

Description	2017-18 Carry Forwards from 2016-17	2017-18 Adopted Annual Capital Budget	2017-18 Capital Grant Funding	2017-18 Budget Plus 2016- 17 Carry Forward	2017-18 YTD Work In Progress	2017-18 YTD Forecast	2017-18 YTD Variance	2017-18 Annual Forecast Projected end of June 2018 expenditure	2017-18 Forecast Adjustments
	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)	(\$)
CAPITAL WORKS: SHORT TERM-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES									
Half Share Fencing	-	100,000	-	100,000	7,785	40,000	32,215	100,000	-
Perimeter Fencing Upgrade	-	85,000	-	85,000	78,866	85,000	6,134	85,000	-
Recreation	2,437	60,000	-	62,437	105,336	2,437	(102,899)	62,437	-
Moorleigh Village Multi-purpose Sports Training facility	-	275,000	-	275,000	14,100	-	(14,100)	275,000	-
Replacing and Reinforcing Retaining wall and Bridge	83,500	-	-	83,500	2,406	-	(2,406)	83,500	-
Public Toilet Upgrade Rolling Program	-	350,000	-	350,000	-	100,000	100,000	350,000	-
Sports Ground Lighting	-	70,000	-	70,000	28,301	35,000	6,699	70,000	-
Shade Sails Rolling Program	-	65,000	-	65,000	54,768	65,000	10,232	65,000	-
Landscape Enhancement Works-Stage 2- Walking/Running Circuit	298,491	565,000	-	863,491	41,344	-	(41,344)	863,491	-
Outdoor Fitness Stations and Instructional Signage	26,322	-	-	26,322	39,209	26,322	(12,887)	26,322	-
Elsternwick MCHC	-	-	-	-	57,593	70,000	12,407	137,000	137,000
TOTAL CAPITAL WORKS: SHORT TERM-PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES	410,750	1,570,000	-	1,980,750	429,709	423,759	(5,950)	2,117,750	137,000
CAPITAL WORKS: SHORT TERM-TRAFFIC MANAGEMENT									
Parking Ticket Machines	114,000	-	-	114,000	-	-	-	114,000	-
TOTAL CAPITAL WORKS: SHORT TERM-TRAFFIC MANAGEMENT	114,000	-	-	114,000	-	-	-	114,000	-
CAPITAL WORKS: SHORT TERM-BUILDING WORKS									
Furniture & Fittings- emergency replacement	-	50,000	-	50,000	-	-	-	50,000	-
Renewal of Heating Ventilation Air Conditioning	739,911	219,000	-	958,911	740,572	121,600	(618,972)	958,911	-
Building Renewal works	193,413	2,286,000	100,000	2,579,413	152,764	177,536	24,772	2,579,413	-
DDA Compliant front access by Changing Ramp	-	60,000	-	60,000	-	60,000	60,000	60,000	-
ILU Refurbishment-Upgrade of carpets, bathrooms, kitchens etc.	65,195	150,000	-	215,195	-	30,000	30,000	150,195	(65,000)
IP Based high resolution video surveillance CCTV security system	-	85,000	-	85,000	-	-	-	85,000	-
Ormond Kinder Upgrade	-	67,400	-	67,400	18,128	67,400	49,272	67,400	-
New Sound System	-	20,000	-	20,000	-	20,000	20,000	20,000	-
GESAC	475,651	160,000	-	635,651	519,921	196,862	(323,059)	660,651	25,000
Public Toilet Exeloo	126,439	-	-	126,439	170,999	170,999	(0)	170,999	44,560
Landscaping of Early Learning Centres	-	40,000	-	40,000	11,784	15,000	3,216	40,000	-
Removal of Hazardous Material	-	85,000	-	85,000	10,455	28,000	17,545	85,000	-
Installation of swipe cards and CCTV	-	111,000	-	111,000	15,578	-	(15,578)	111,000	-
Signage Upgrade	-	100,000	-	100,000	490	40,000	39,510	100,000	-
Park gates	2,500	-	-	2,500	-	2,500	2,500	2,500	-
Property Acquisition- Neerim Road, Carnegie	-	-	-	-	383,464	361,000	(22,464)	361,000	361,000
Halley Park Scout Hall Demolishen	-	-	-	-	475	-	(475)	70,000	70,000
TOTAL CAPITAL WORKS: SHORT TERM-BUILDING WORKS	1,603,109	3,433,400	100,000	5,136,509	2,024,630	1,290,897	(733,733)	5,572,069	435,560
CAPITAL WORKS: SHORT TERM-OTHER									
Furniture & Fittings	-	10,000	-	10,000	-	10,000	10,000	10,000	-
Library Furniture & Fittings	-	-	-	-	6,600	-	(6,600)	-	-
Annual GESAC Plant and Equipment Replacement	-	276,000	-	276,000	275,448	250,701	(24,747)	425,000	149,000
TOTAL CAPITAL WORKS: SHORT TERM-OTHER	-	286,000	-	286,000	282,048	260,701	(21,347)	435,000	149,000
TOTAL SHORT TERM PROJECTS	2,127,859	5,980,400	100,000	8,208,259	2,798,417	2,208,457	(589,960)	8,943,419	735,160
TOTAL CAPITAL WORKS EXPENDITURE	5,123,705	32,818,941	1,262,736	39,205,382	14,593,009	11,362,120	(3,230,889)	41,503,261	2,297,879

10. URGENT BUSINESS

11. ORDINARY BUSINESS

11.1 Requests for reports from Officers

11.2 Right of reply

11.3 Councillor questions

11.4 Public questions to Council

12. CONSIDERATION OF ITEMS IN CAMERA**12.1 Tender number 2018.121 Information Technology Consultancy Services**

Local Government Act 1989 Section 89(2)(d) given it relates to a contractual matter

Number of tenders received	22
Number of evaluation criteria tenders assessed against	3
Estimated contract value	The budget funding for this project is \$800,000 per annum or \$4,000,000 over the 5 year contract

12.2 Tender number 2017.045 – Bailey Reserve Skate Park Redevelopment, East Boundary Road, Bentleigh East.

Local Government Act 1989 Section 89(2)(d) given it relates to a contractual matter

Number of tenders received	Two (2)
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$936,733.39 (exclusive of GST).

12.3 Tender number 2018.141 Provision of Facilities Management Services

Local Government Act 1989 Section 89(2)(d) given it relates to a contractual matter

Number of tenders received	Five
Number of evaluation criteria tenders assessed against	Three (3)
Estimated contract value	\$16,263,761.00 (exclusive of GST and CPI adjustments after Year 1)

13. CLOSURE OF MEETING