

ITEM 9.2 BENTLEIGH STRUCTURE PLAN

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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

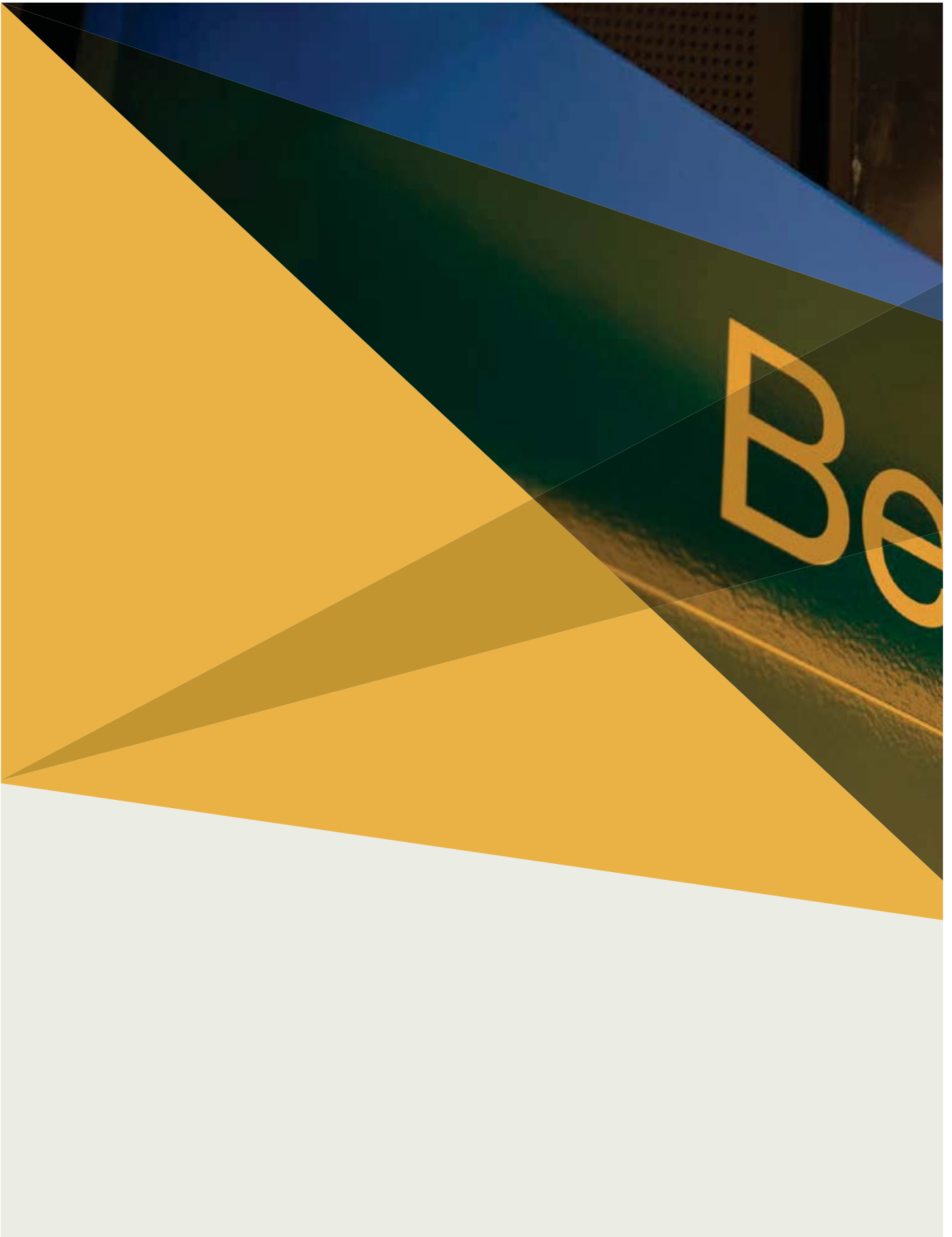
Council has the challenging task of accommodating future growth and new development, while protecting Bentleigh's low scale suburban character. The *Bentleigh Structure Plan* provides a shared future vision and robust plan that balances the current and future community needs, while also creating a vibrant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



BENTLEIGH STRUCTURE PLAN 2018–2031



GLEN EIRA
CITY COUNCIL

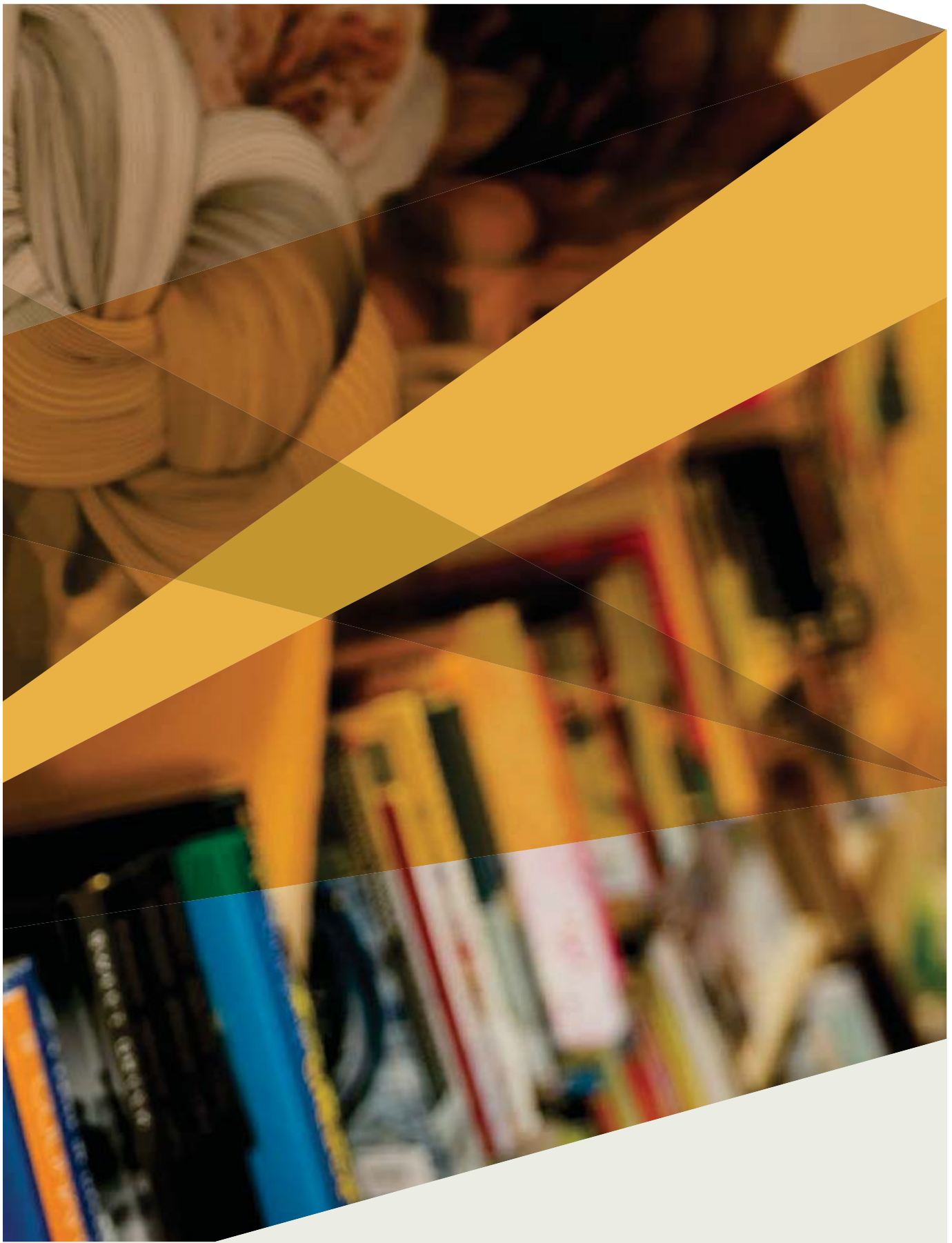




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I.0 VISION AND OBJECTIVES



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



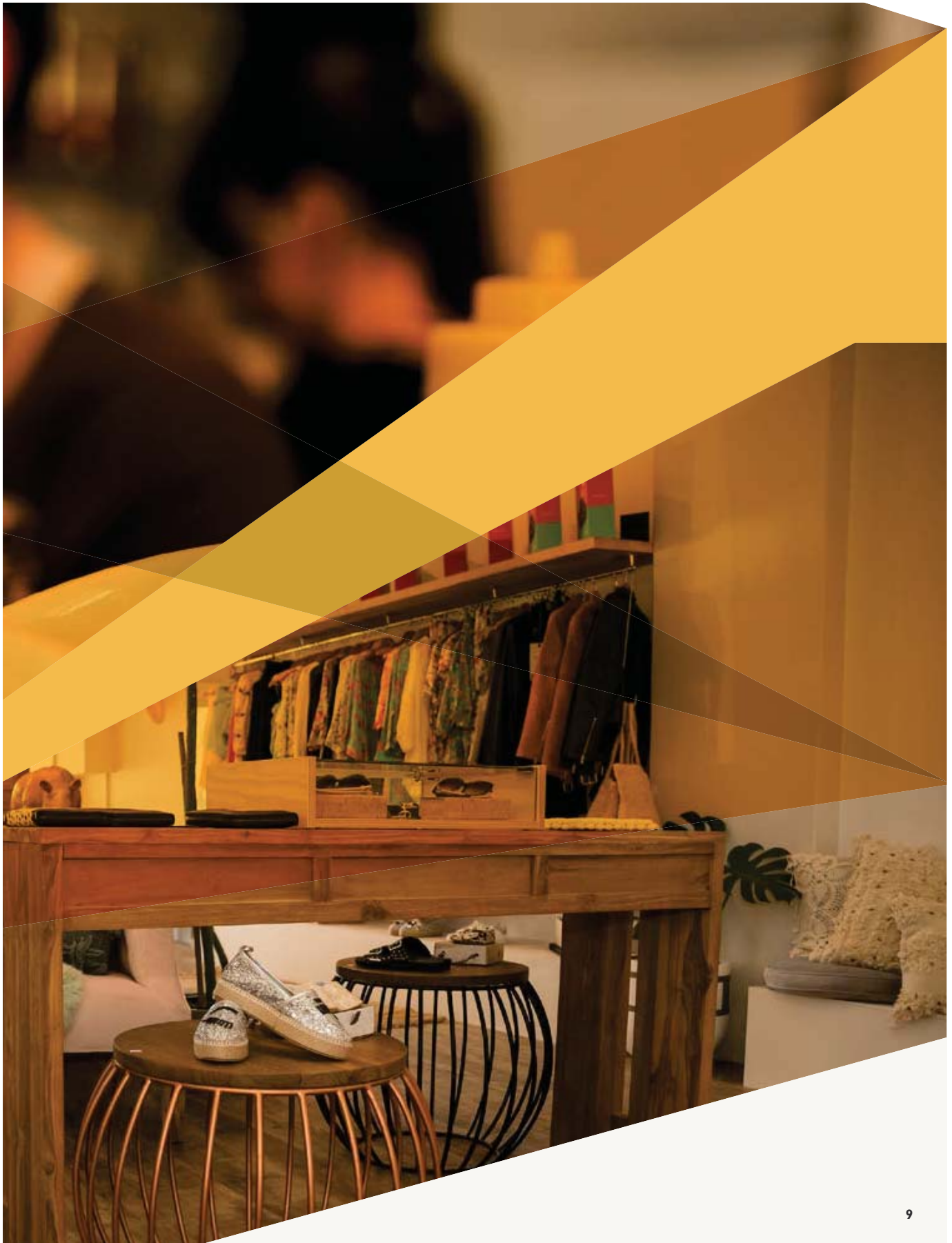
-
- 3.1. Embrace Bentleigh's role as a regional shopping and services destination.
 - 3.2. Boost evening activity and encourage various dining and entertainment options.
 - 3.3. Encourage offices and employment opportunities.

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

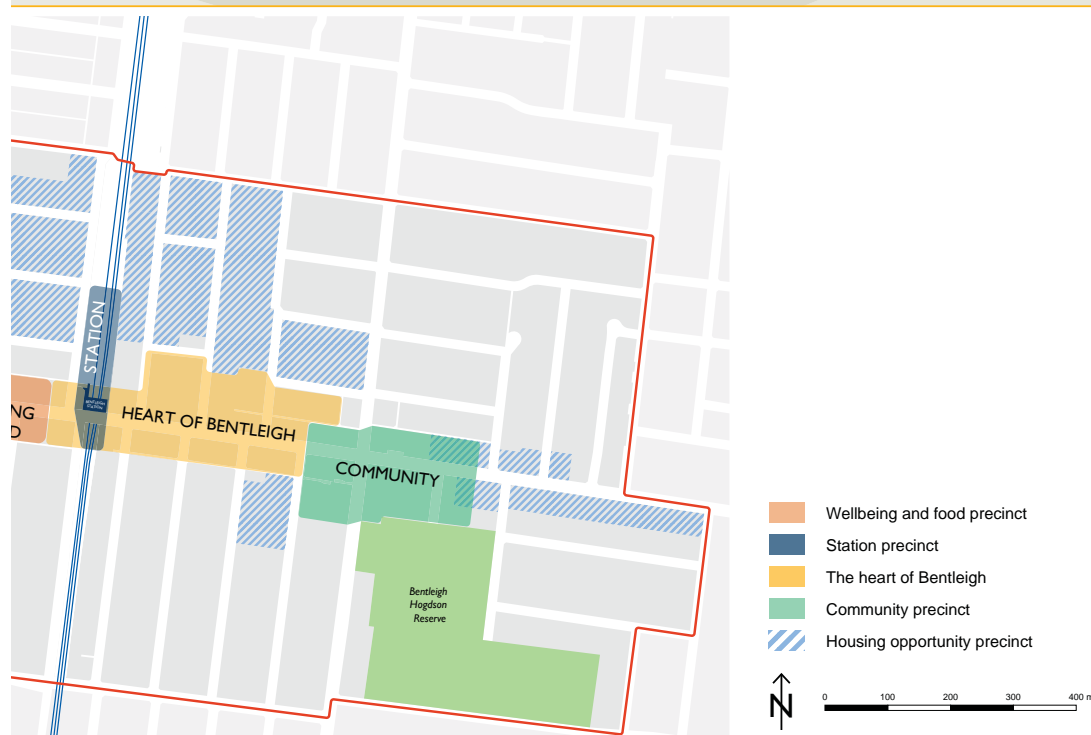
- > A focus on fine dining.
- > Encourage health-specific retail and complementary uses such as yoga, organic health food stores and natural medicines.

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.



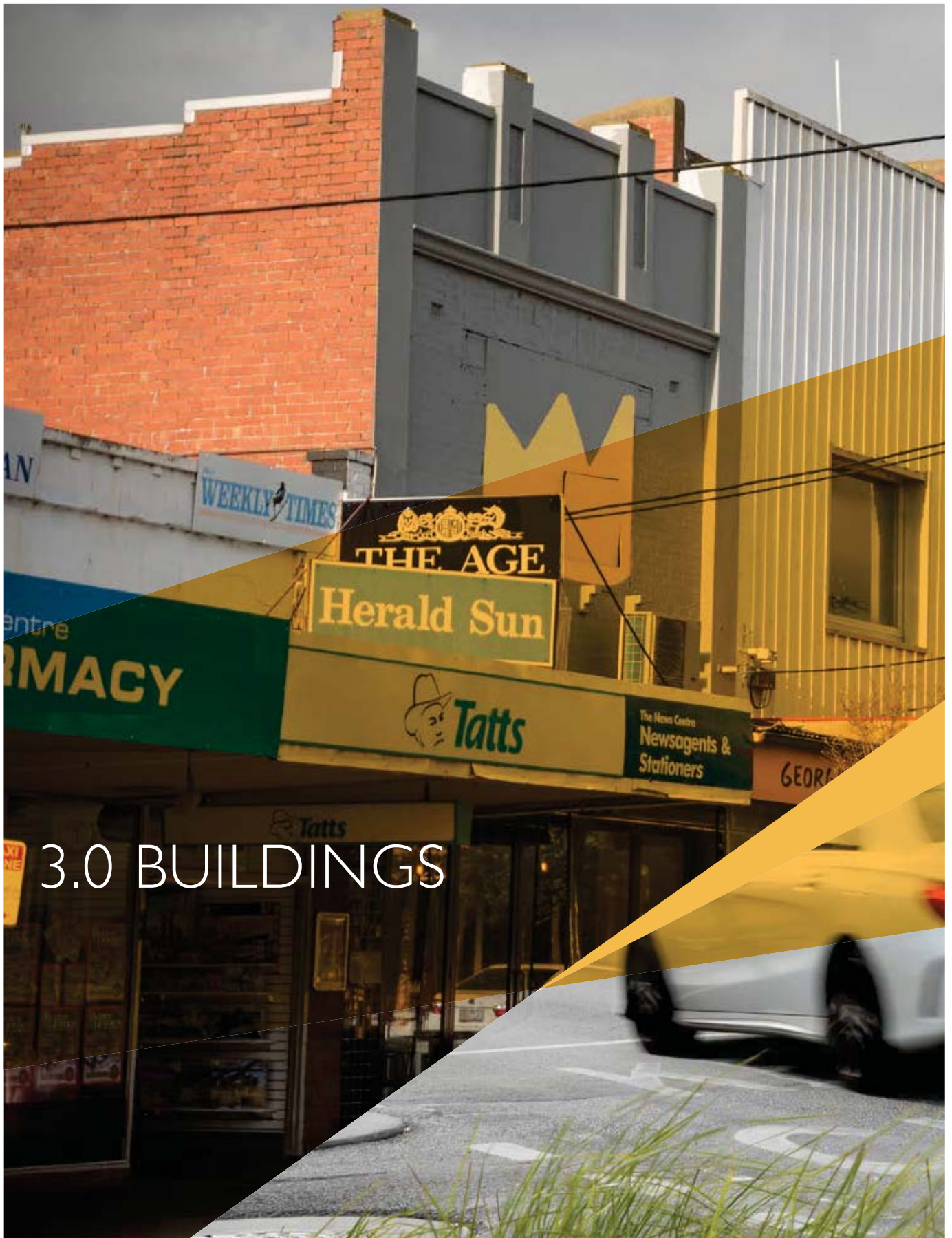
The heart of Bentleigh

- > 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

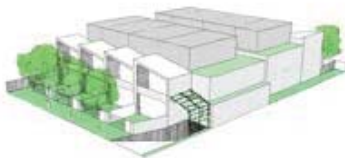
Heritage and character housing



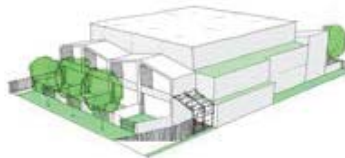
Minimal change



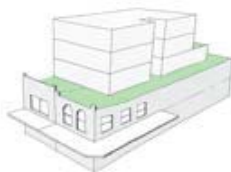
Garden apartment



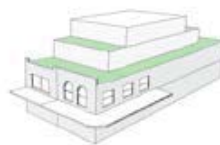
Garden townhouse



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

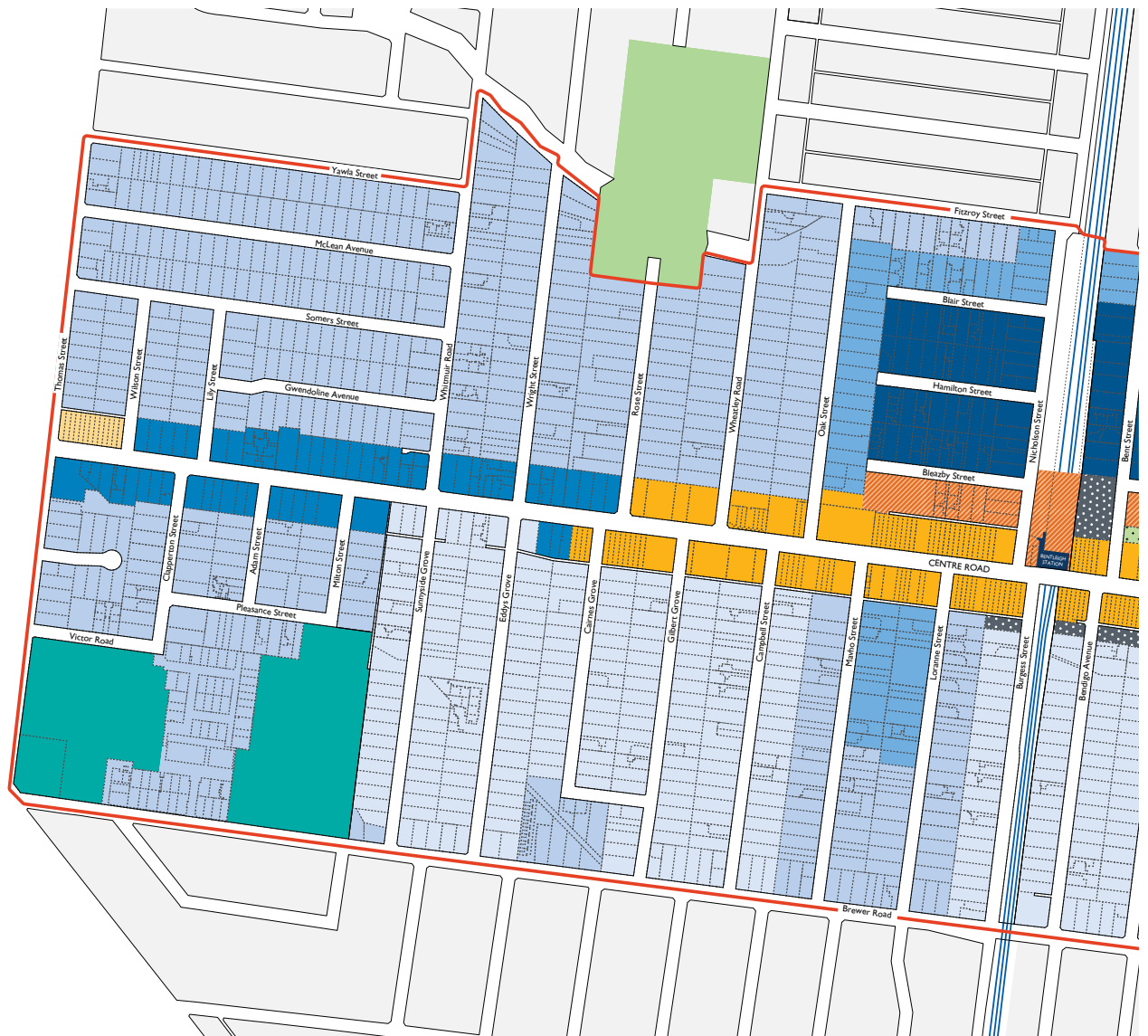
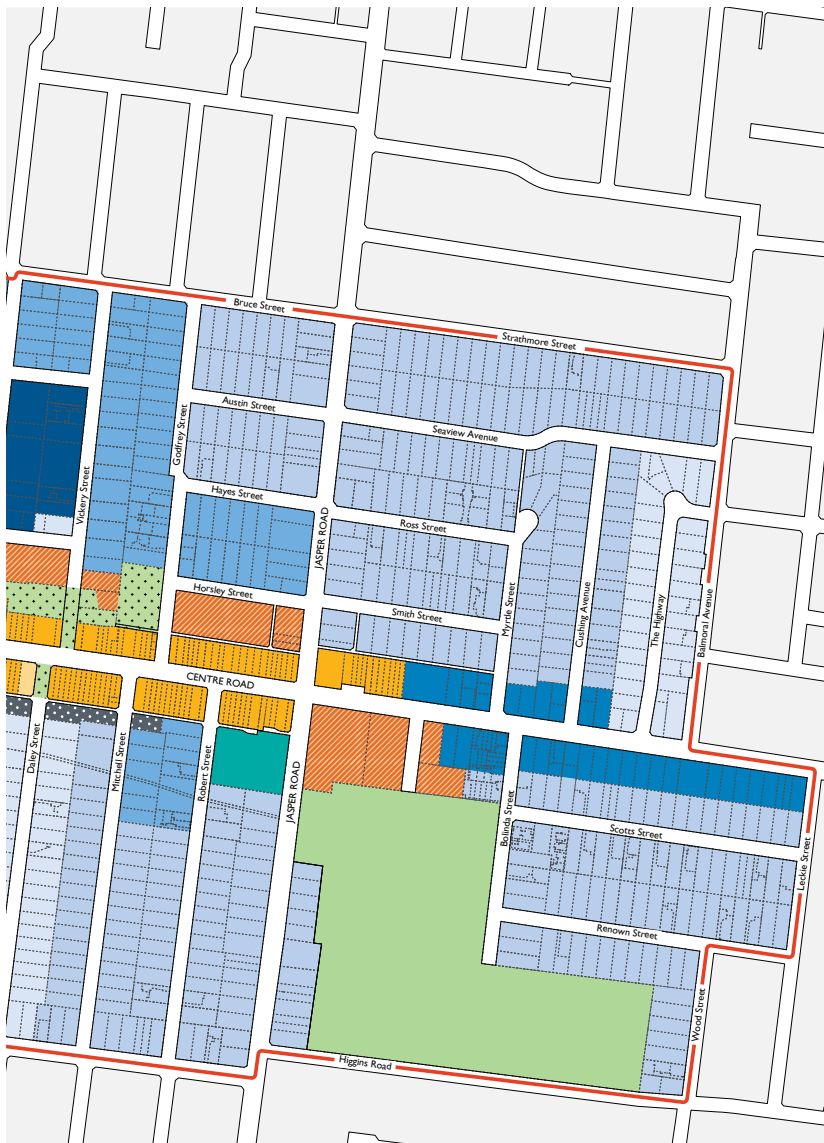


Figure 3.0 — Buildings: Transitions

**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

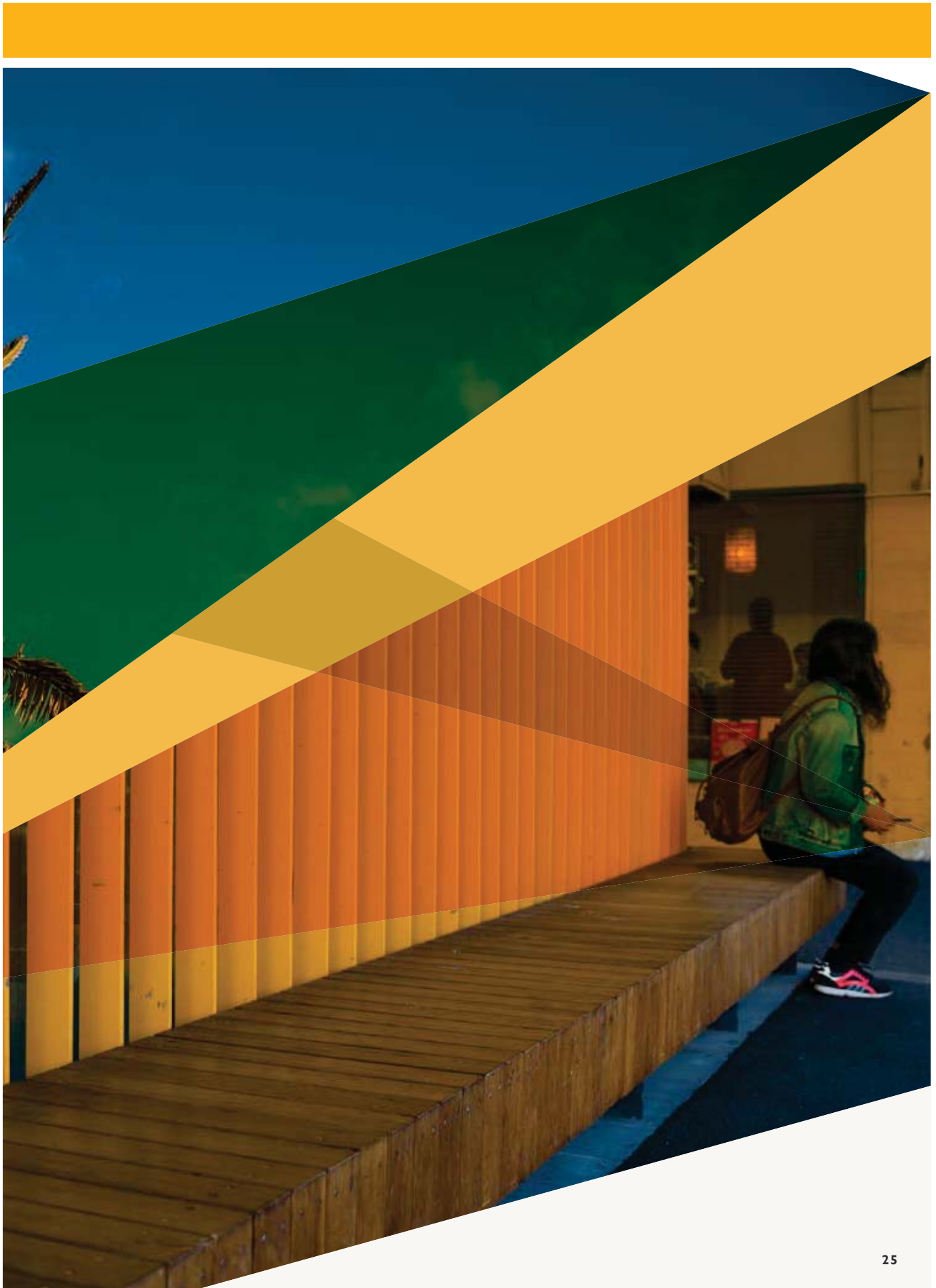


Figure 4.0 — Buildings: Preferred setback and height of commercial area





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

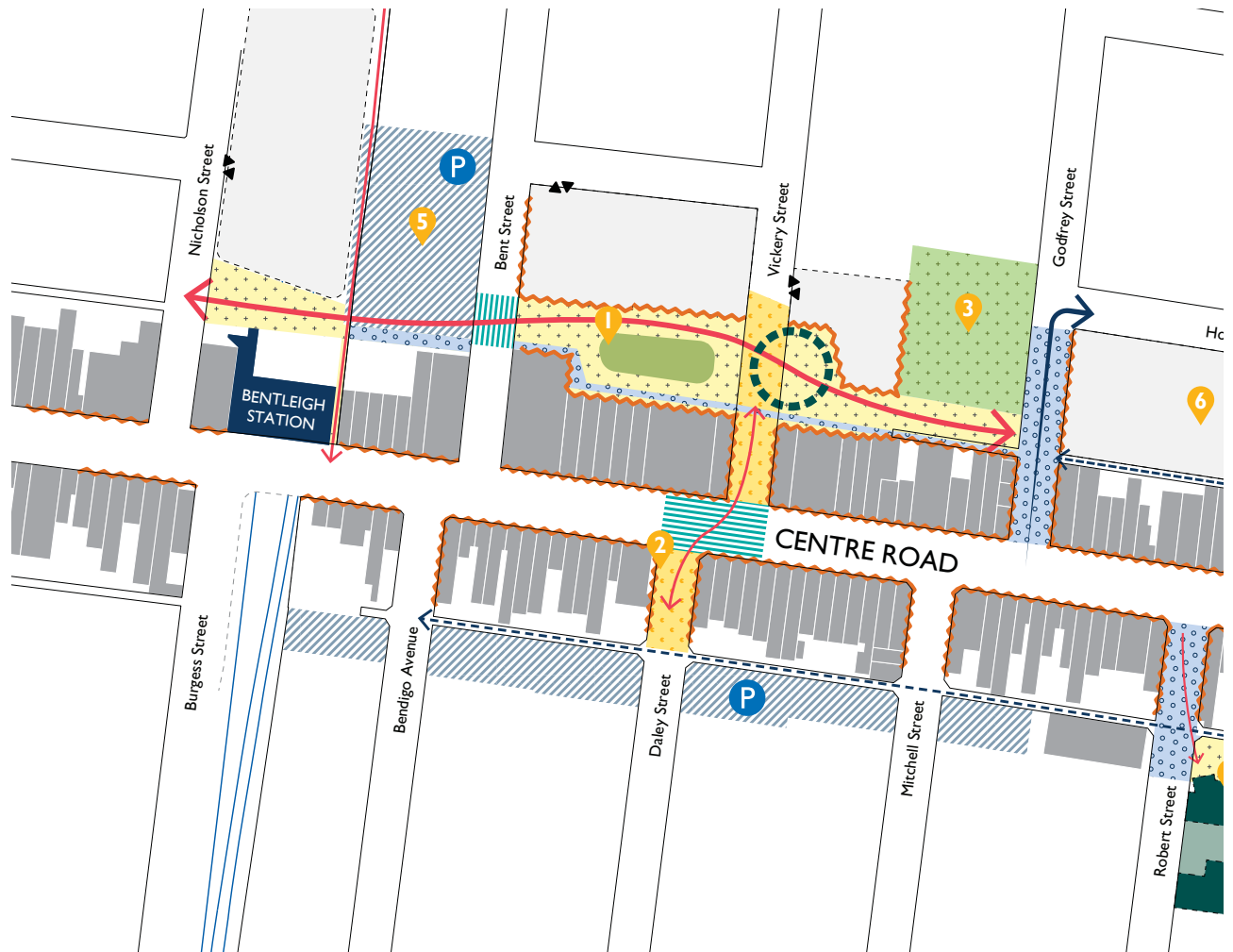
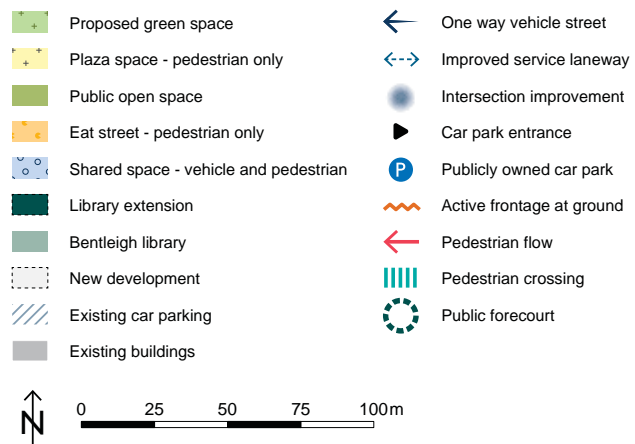
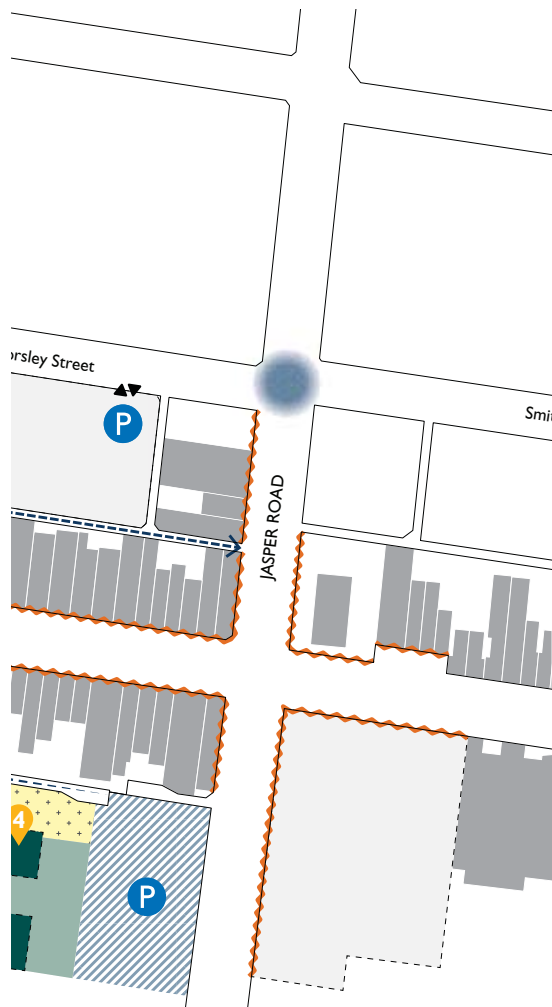


Figure 5.0 — Public spaces: Concept map

- 1 NEW PLAZA
- 2 EAT STREET
- 3 GODFREY STREET PARK
- 4 BENTLEIGH LIBRARY
- 5 BENTLEIGH SUNDAY MARKET
- 6 HORSLEY STREET CAR PARK



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



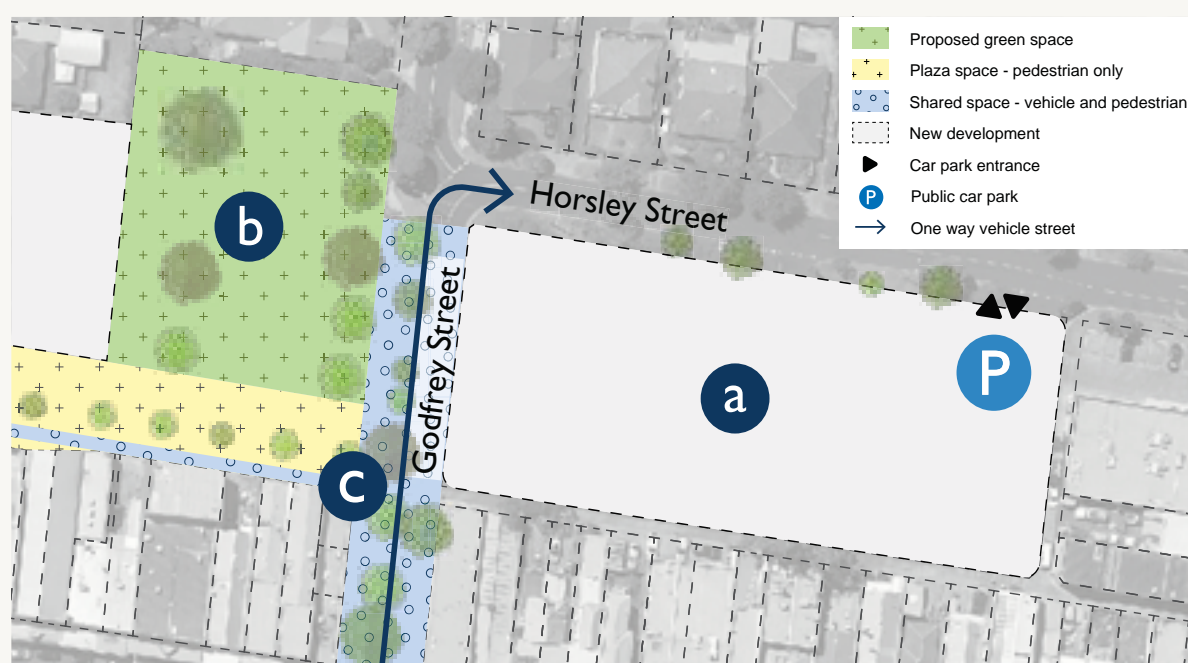


Figure 8.0 — Public spaces: Godfrey Street park

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



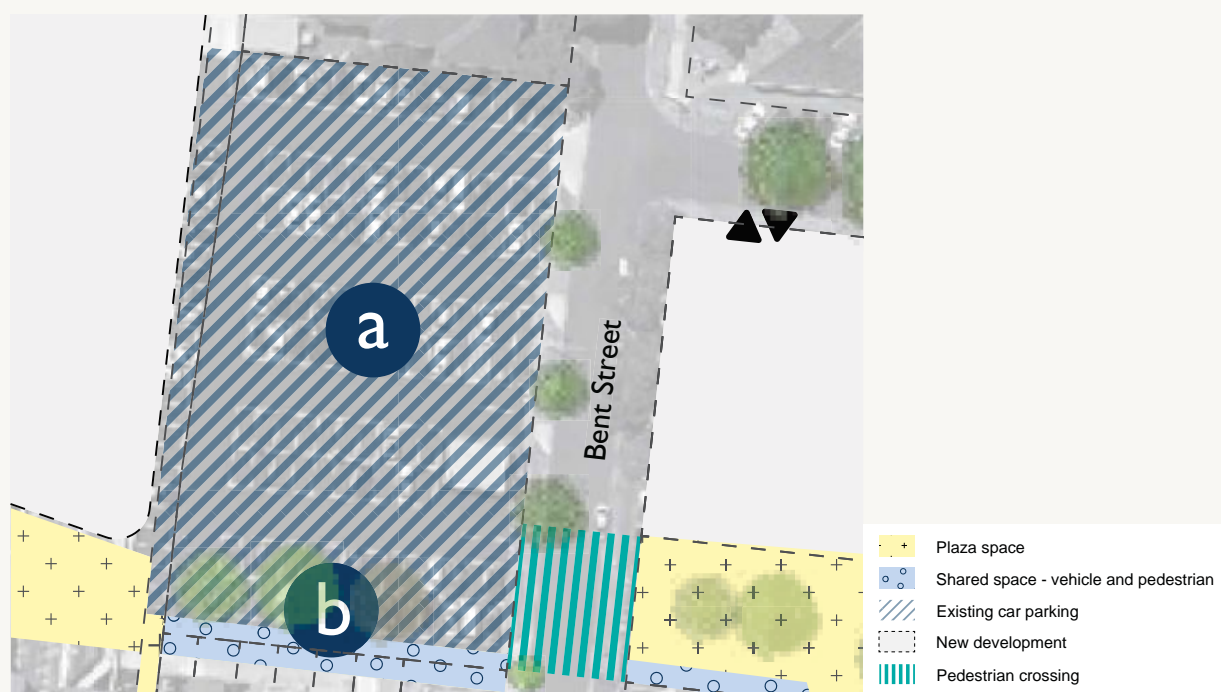


Figure 10.0 — Public spaces: Bentleigh Sunday market.

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:

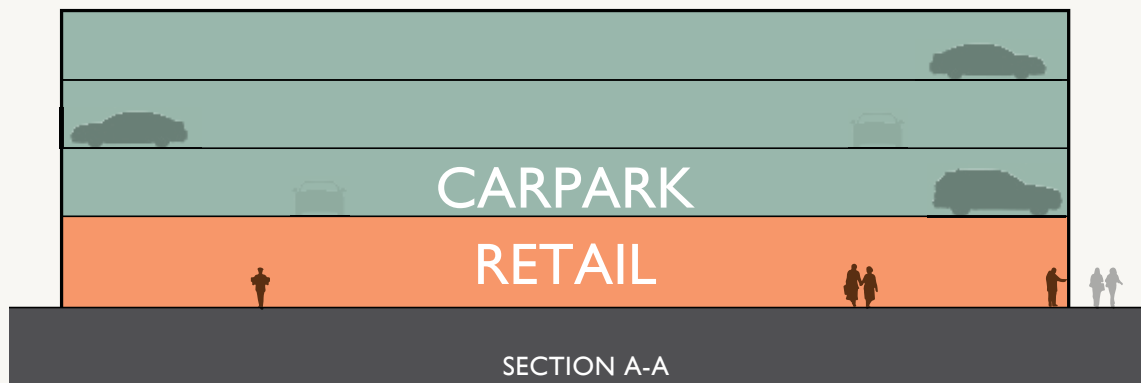
- > Ongoing consultation with the Bentleigh Moorabbin Central Rotary Club to ensure the future of the market.

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

4.0 PUBLIC SPACES

6. HORSLEY STREET CAR PARK

PROPOSED



EXISTING



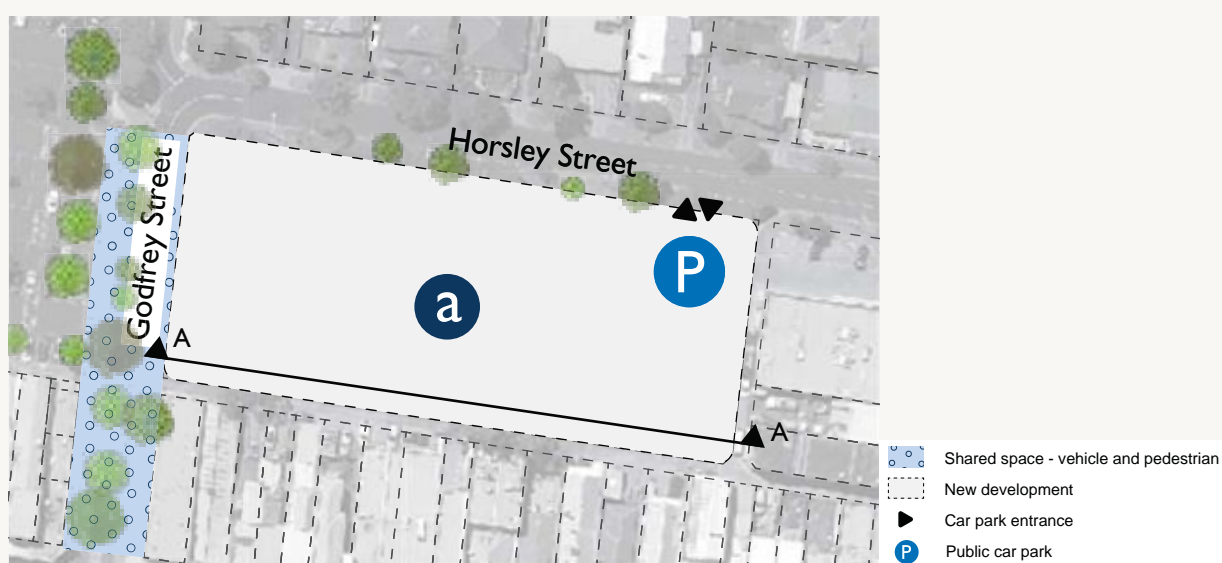


Figure 11.0 — Public spaces: Horsley Street car park

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.

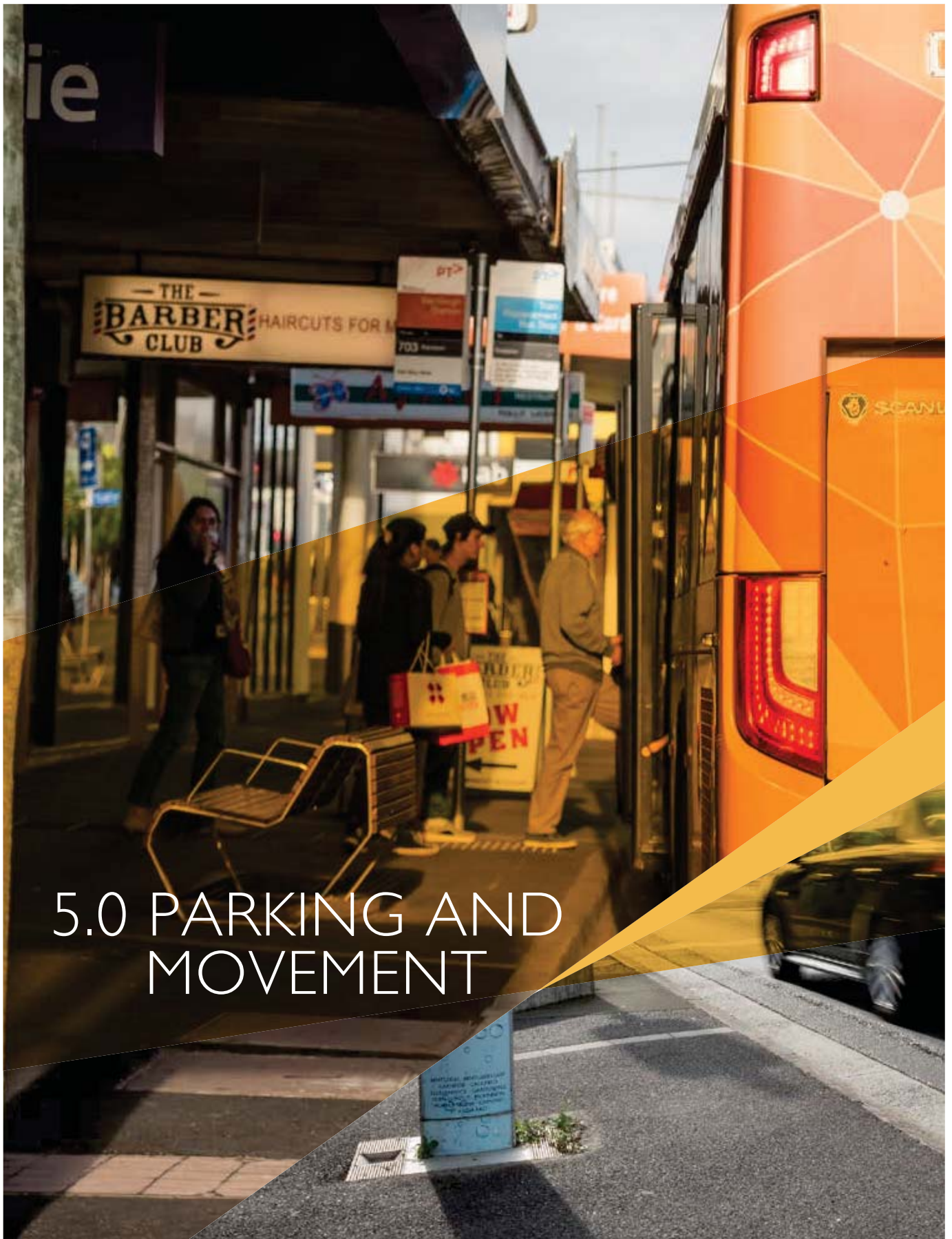
Key elements of this project include:

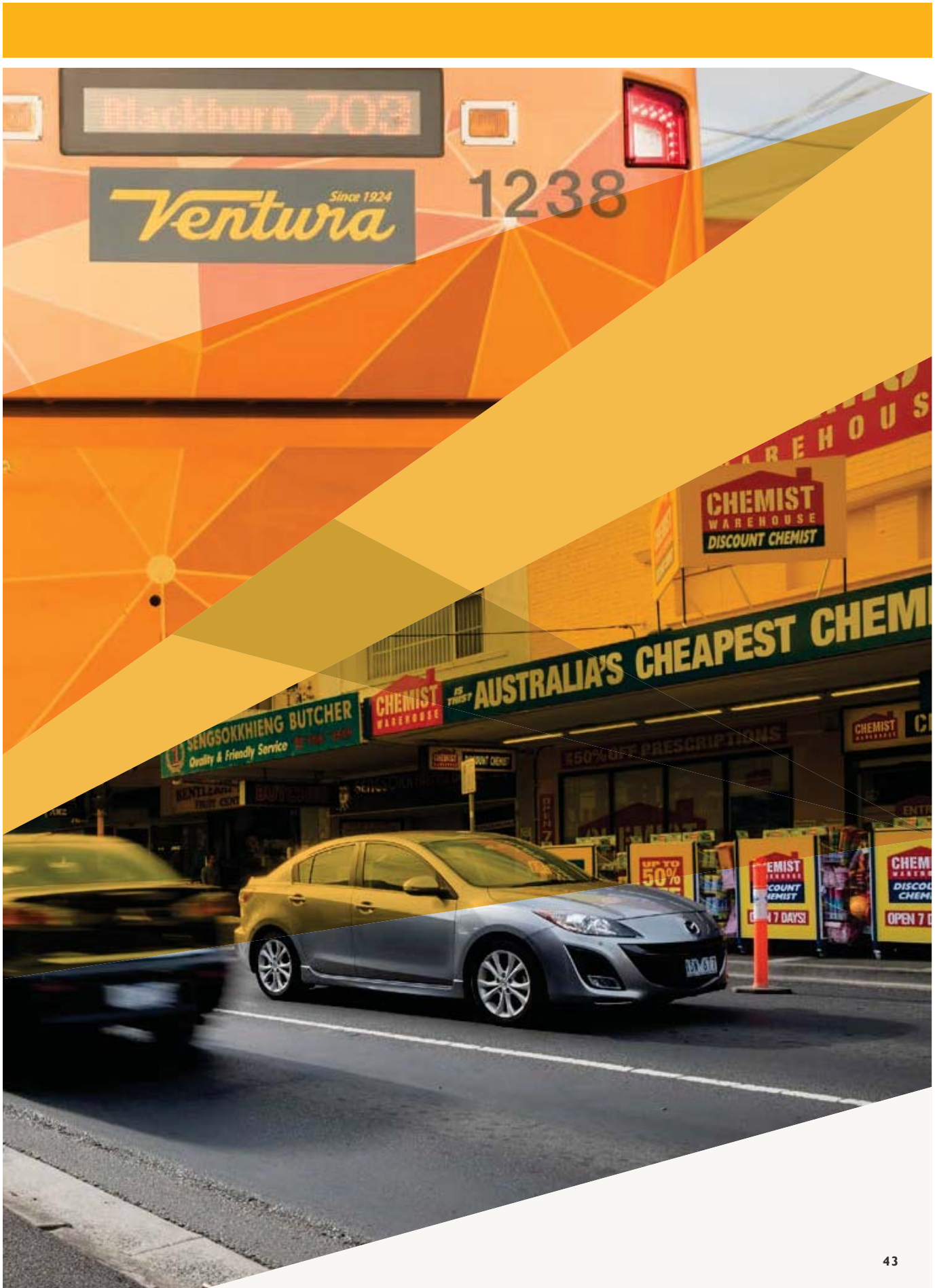
- a** Development of a new multi-level car park with provision of retail activity at ground floor.

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

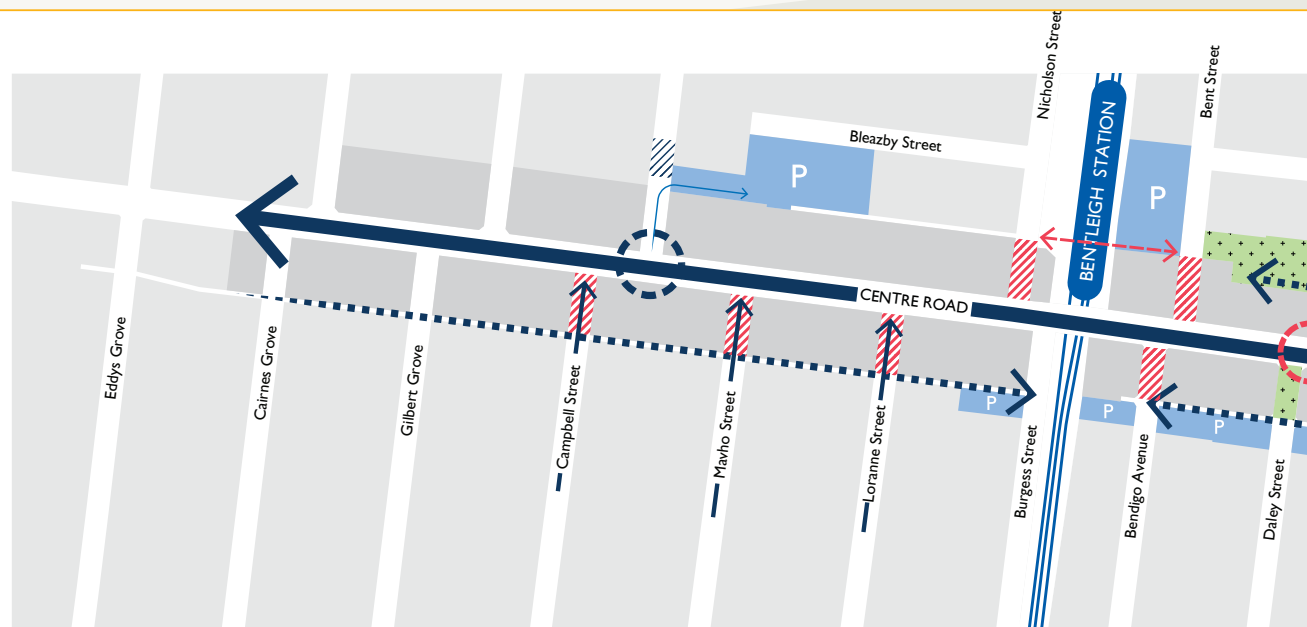


Figure 12.0 — Parking and movement: Vehicle and pedestrian map

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.

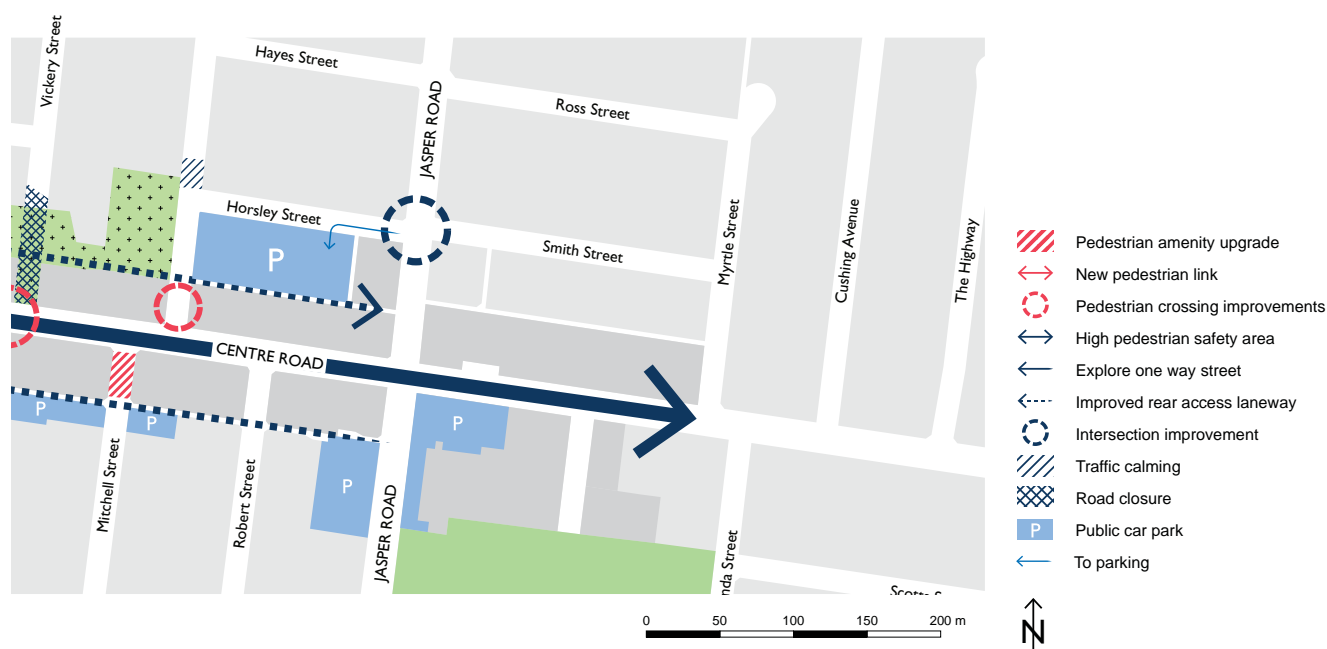
- > Ensure appropriate parking is provided in suitable locations.

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

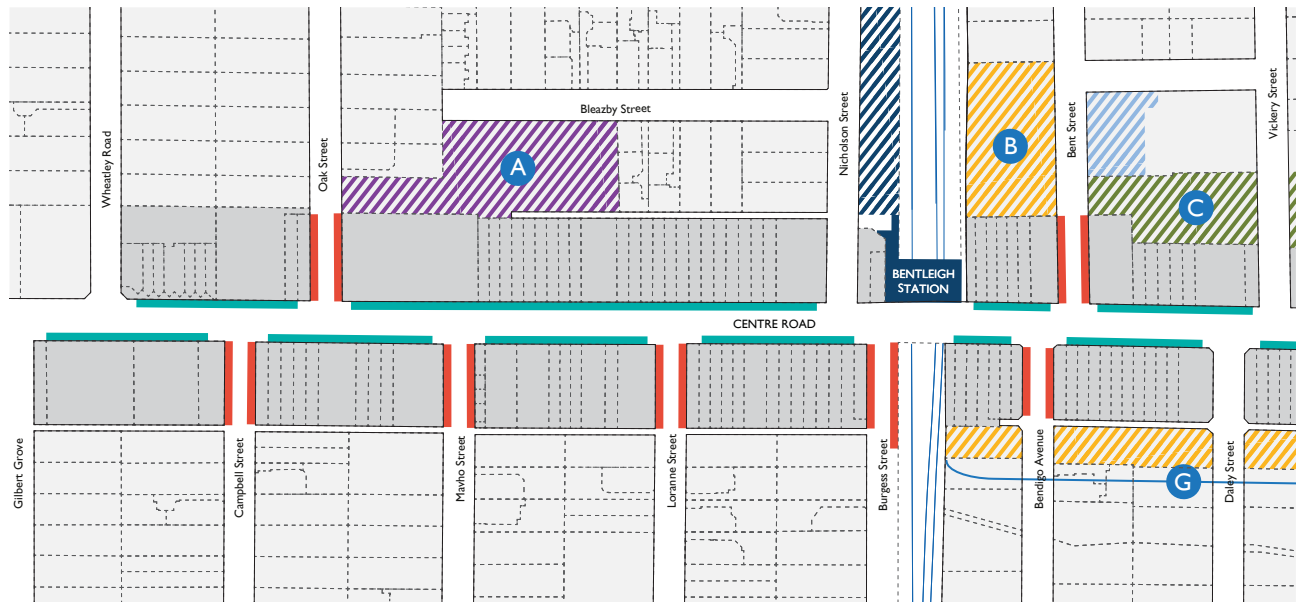
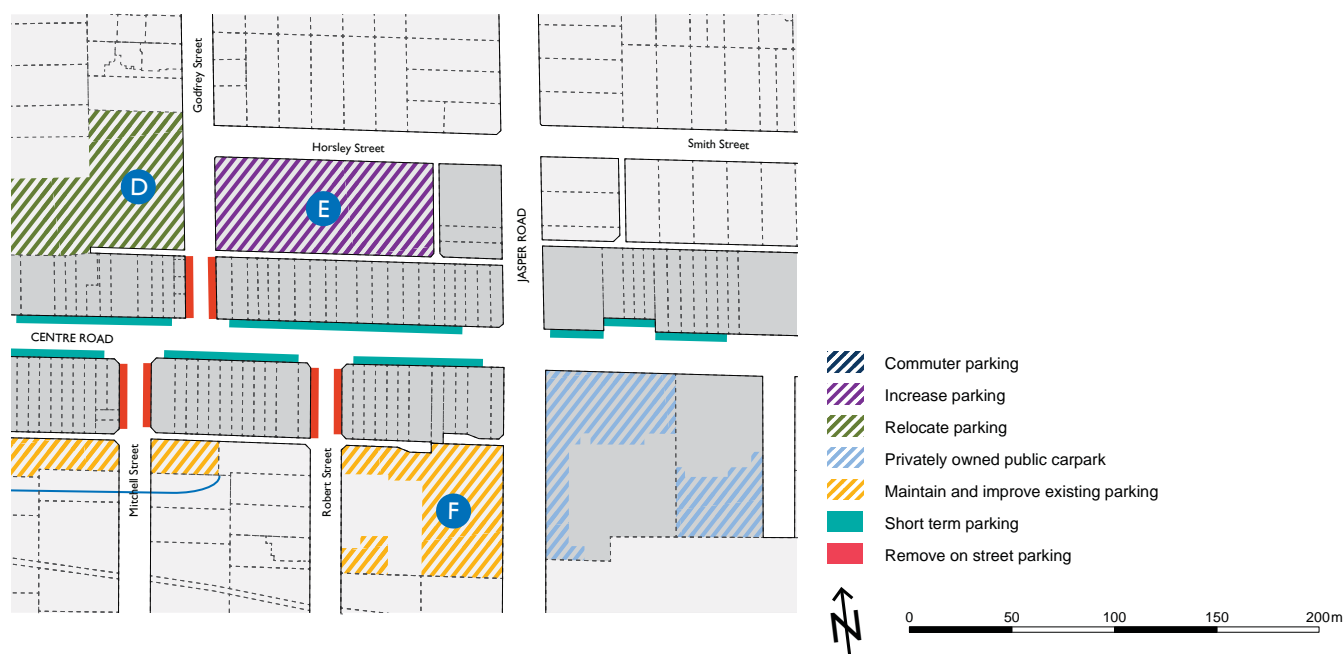


Figure 13.0 — Parking and movement: Parking

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

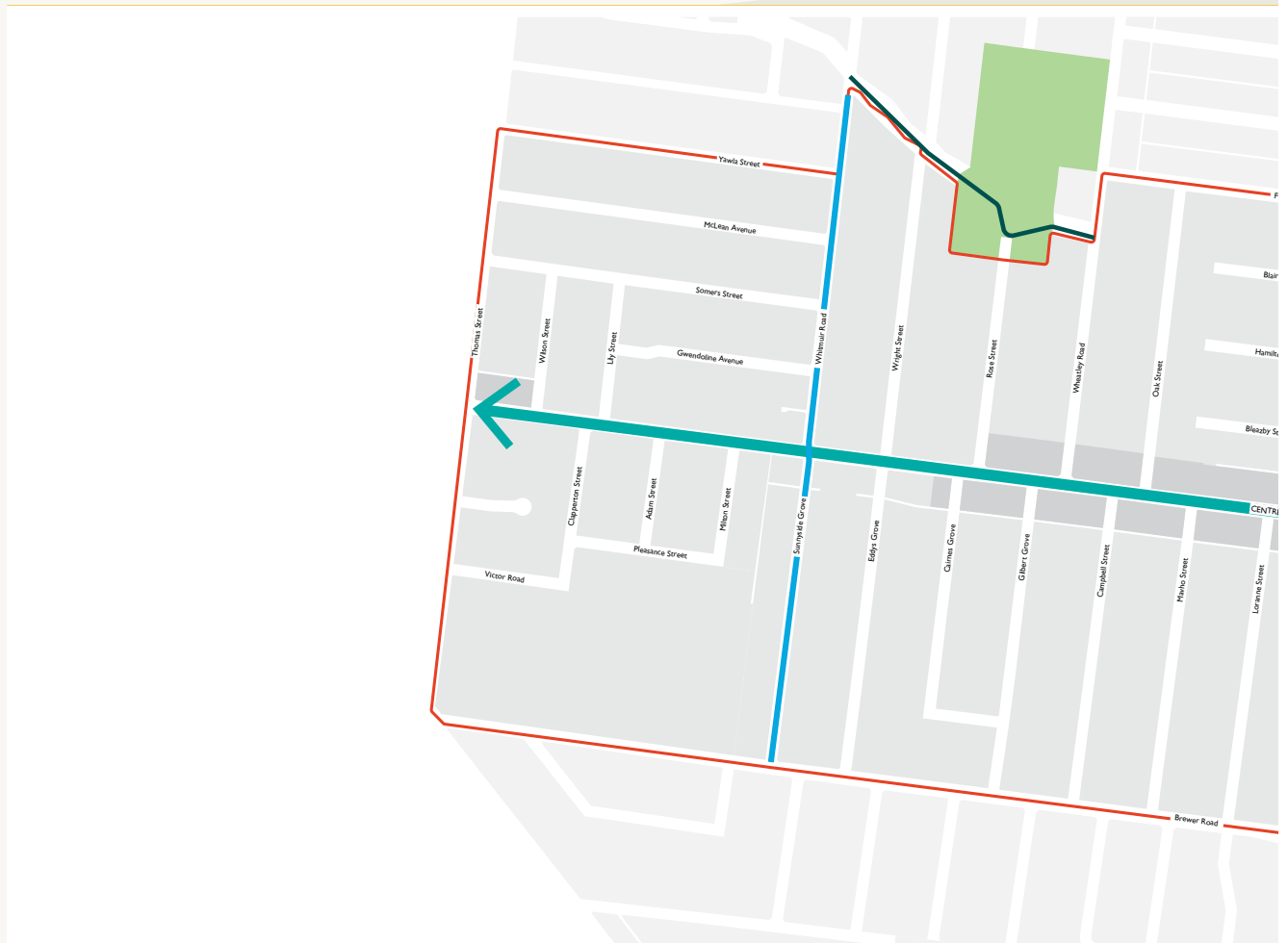


Figure 14.0 — Parking and movement: Cycling network map

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

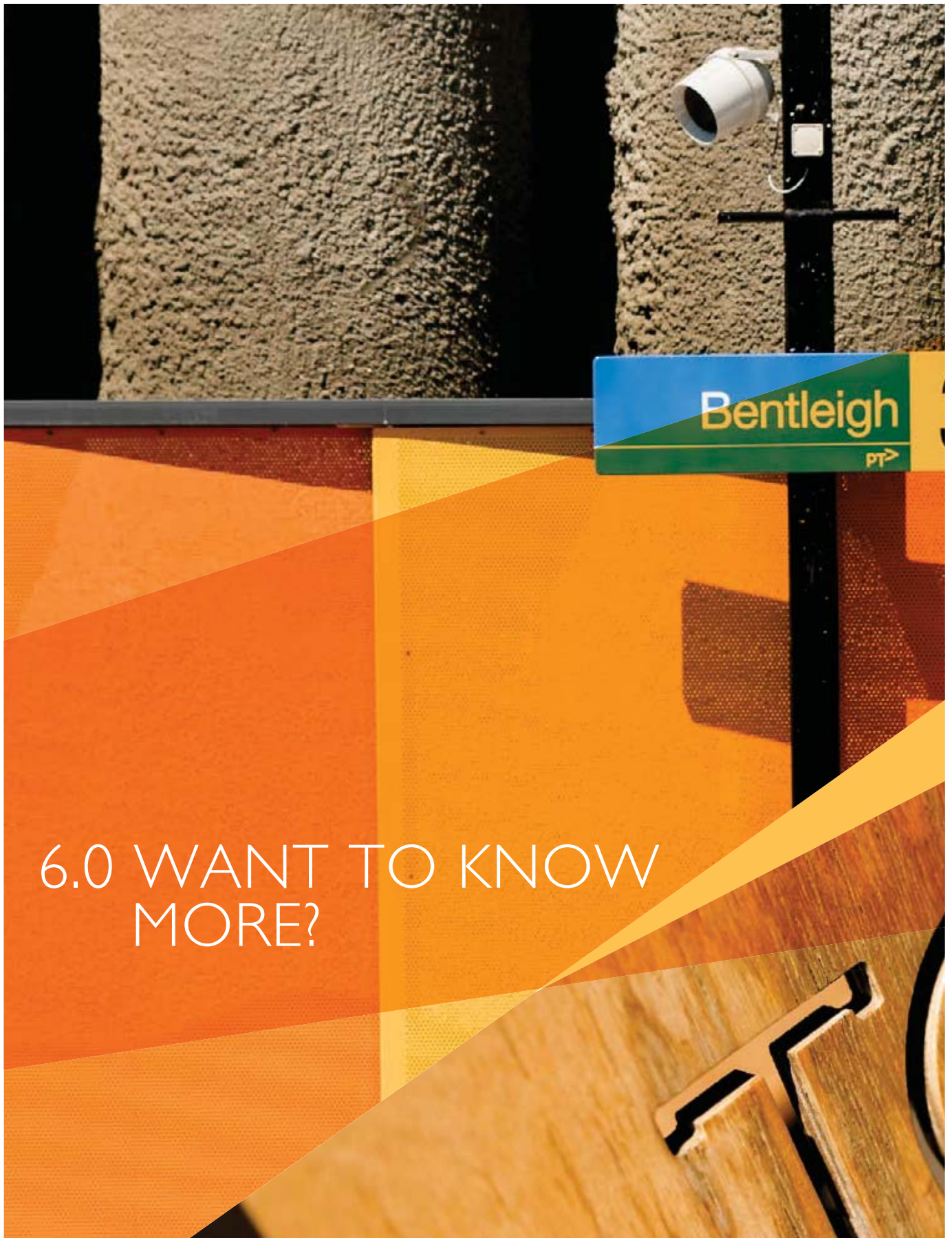
VicRoads has identified a designated cycling route that connects important destinations: the central city, national employment and innovation clusters, major activity centres and other destinations of metropolitan or state significance.

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.

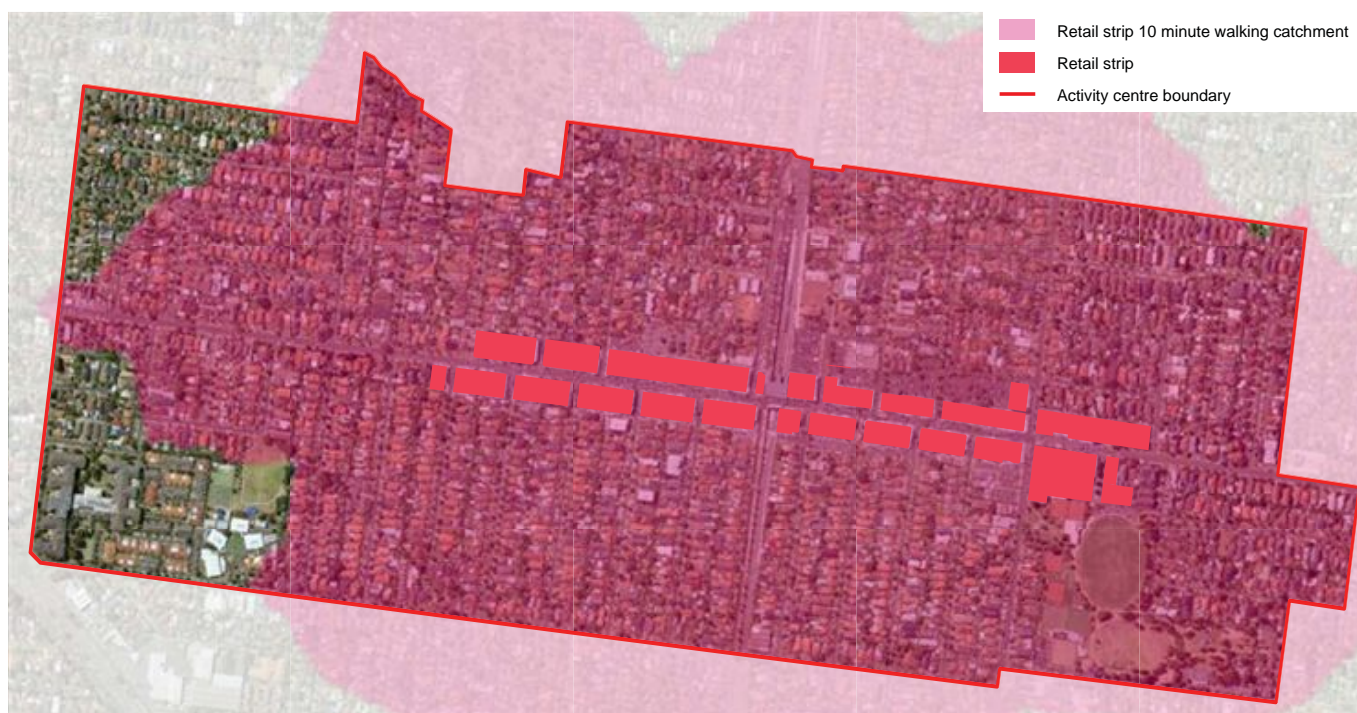


Figure 15.0 — Bentleigh Structure Plan study area

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

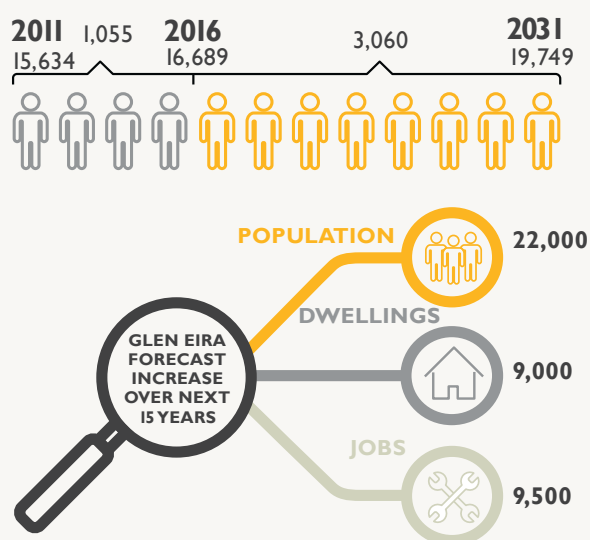
- > At the core of the activity centre is Bentleigh Station, which provides a connection north into the CBD and south to Frankston. The station has recently been refurbished and the level crossing has been removed, enhancing safety and traffic flow.
- > Bentleigh serves as a premier shopping destination 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.

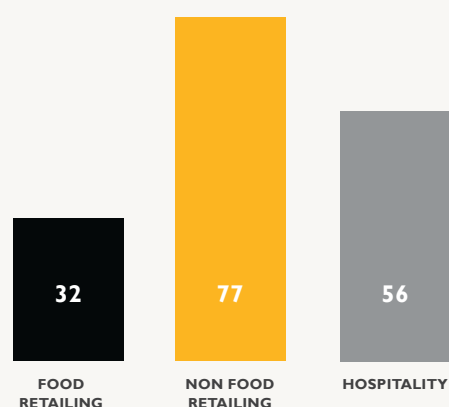
An analysis of the jobs held by the resident population in Bentleigh in 2016 shows the three most popular industry sectors were:

- > 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

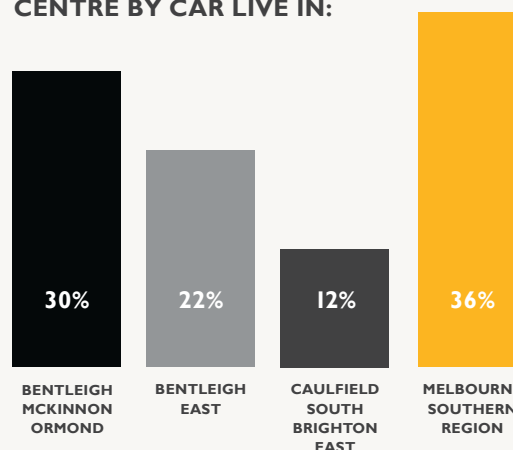


Economic analysis conducted indicated that Bentleigh's core retail precinct is a 250 metre section of Centre Road beginning at Bentleigh Station and ending at Godfrey Street. The centre includes a range of food retail options (32 businesses), as well as non-food retailers (77 businesses). Bentleigh has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

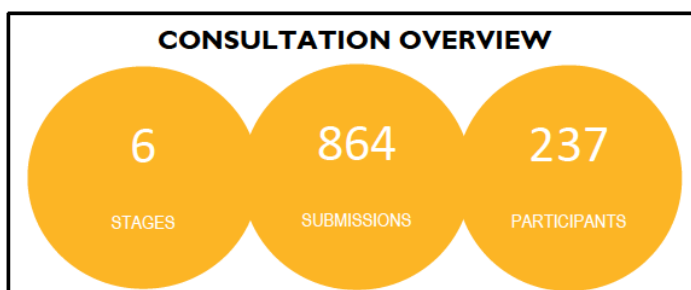
- CONSULTATION OVERVIEW



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INTRODUCTION

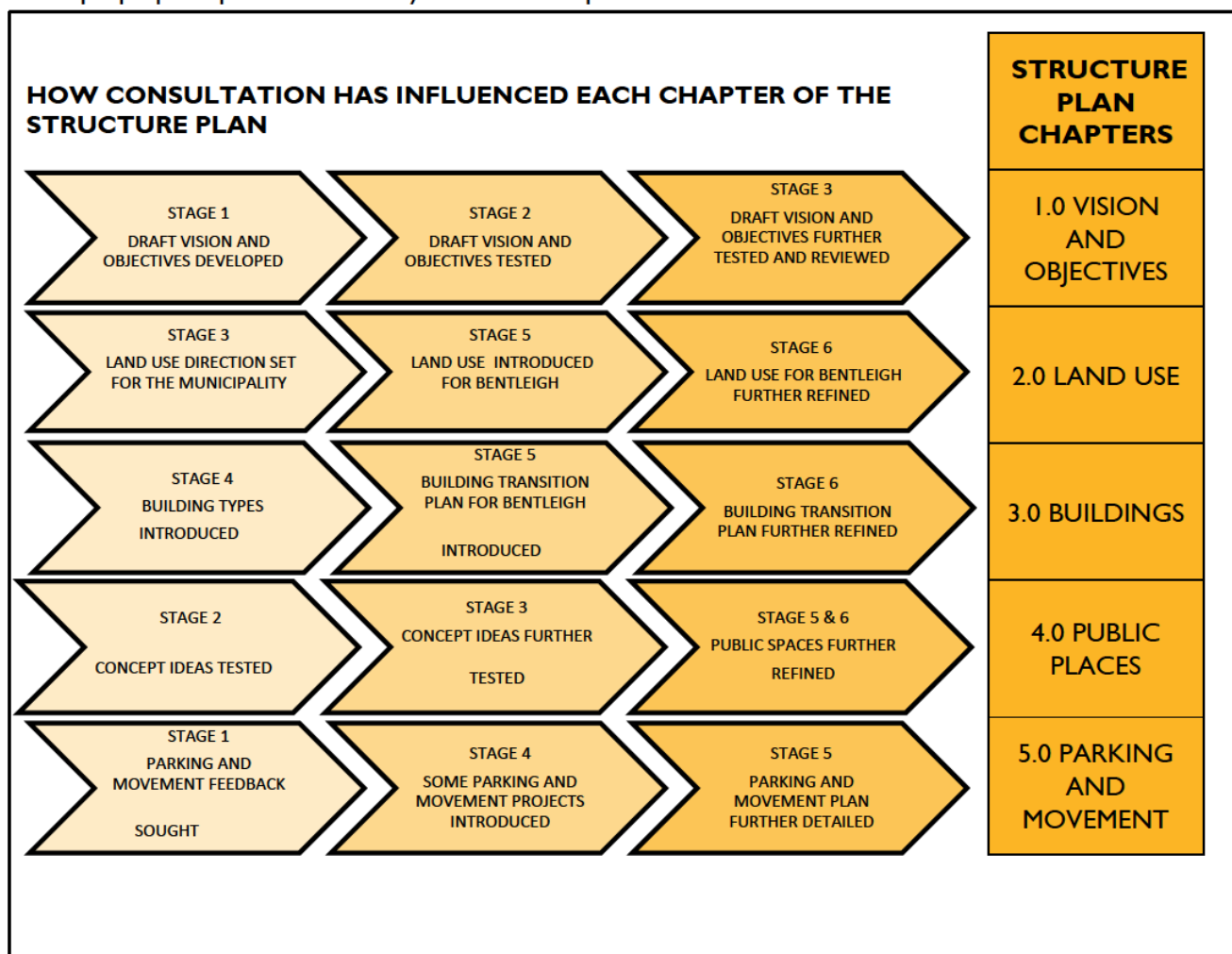


It is evident that Glen Eira is undergoing an exciting time of transition and now is a golden opportunity to set a new direction for our municipality. This period of change is driven by multiple external factors including the Melbourne-wide housing boom, multiple level crossing removals and a transition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

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.

CONSULTATION SNAPSHOT

Online feedback forms: 38

Email submissions: 26

Bentleigh forum attendees: 39

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*.