

# ELSTERNWICK DRAFT CONCEPT PLANS

JULY 2017 FOR CONSULTATION



GLEN EIRA  
CITY COUNCIL



## VISION

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

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

# OBJECTIVES

## PLACE-MAKING

- > Enhance Elsternwick's reputation as a cultural and entertainment hub.
- > Celebrate the historic character and village feel of the Glenhuntly Road retail strip.
- > Support a network of active streets and shared community and open spaces.
- > Encourage landscaping and greenery.
- > Promote high quality urban design and architecture.
- > Support safe, accessible and friendly streets.
- > Encourage development that provides a community benefit.

## HOUSING

- > Maintain Elsternwick's pristine heritage and character residential areas.
- > Recognise Elsternwick's role in accommodating a growing population.
- > Encourage a diverse range of housing options.

## ECONOMY

- > Boost night-time activity and support quality local shopping, dining and entertainment options.
- > Encourage offices and employment opportunities.

## TRANSPORT

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

# TRANSFORMING OUR COMMUNITY FOR FUTURE GENERATIONS

The *Transforming our neighbourhoods together* community consultation process took place in two stages from December 2016 to April 2017. Feedback was sought on a number of draft projects.

Based on the draft projects, the following transformation concepts have been developed for further community feedback.

## STATION PRECINCT

An improved transport hub with pedestrian and cycling connections.



### SAFE CYCLING LINK



- > Explore a cycling connection along the railway line, connecting the station precinct to the southern urban renewal precinct.



### IMPROVE RAILWAY STATION PRECINCT



- > Advocate to the State Government for the construction of a new plaza over the railway line north of Glenhuntly Road.

## P TRANSPORT AND PARKING

- > A transport, movement and parking plan will be developed in the draft *Structure Plan* for Elsternwick, which will be released for consultation in September 2017.
- > While car parking may be relocated, a net increase of Council-owned car parks will be created. Any relocation of car parking will involve consultation with traders.
- > We are exploring ways to provide public parking on privately-owned strategic sites.



### ADDITIONAL CAR PARKING



- > Explore opportunity for development of the existing car park at corner Stanley Street and Orrong Road for additional parking.



## RETAIL PRECINCT

A focus for retail and specialty shopping.



### NEW PLAZA



- > Create a pedestrian-friendly open space plaza along Staniland Grove and Carre Street.



### EMPLOYMENT AND DIVERSE HOUSING



- > Provide office space and diverse housing options.
- > Up to eight storeys.

## URBAN RENEWAL PRECINCT

A focus for employment, housing and infrastructure.

- > Create a connection between the activity centre and the urban renewal precinct.
- > Explore opportunities for additional open space.

## ENTERTAINMENT AND CULTURE PRECINCT

A focus for cafes, night-life and community spaces.



### COMMUNITY HUB



- > Create a community hub, including a youth innovation centre, library and co-working office space.
- > Preferred location on Selwyn Street.



### IMPROVE PEDESTIAN AMENITY



- > Improve pedestrian amenity on Gordon and Selwyn Streets by widening footpaths, traffic management and road treatments.



### CREATE NEW GREEN SPACES



- > Create a linear park connecting Rippon Lea Estate, Elsternwick station and the urban renewal precinct.
- > Explore opportunity for open space at library car park.
- > Explore green connection with Rippon Lea Estate.
- > Create new park in urban renewal precinct.



# THE RIGHT BUILDINGS IN THE RIGHT LOCATIONS

The following draft *Building Transition Plans* apply the proposed building types in our *Quality Design Principles* to the Elsternwick activity centre. These plans have been based on preferred locations and context of the immediate area.

We are now seeking your feedback on these draft *Plans*.

# EXISTING CONDITIONS PLAN

## LEGEND

### BOUNDARIES

- Property boundary
- Activity centre study area boundary

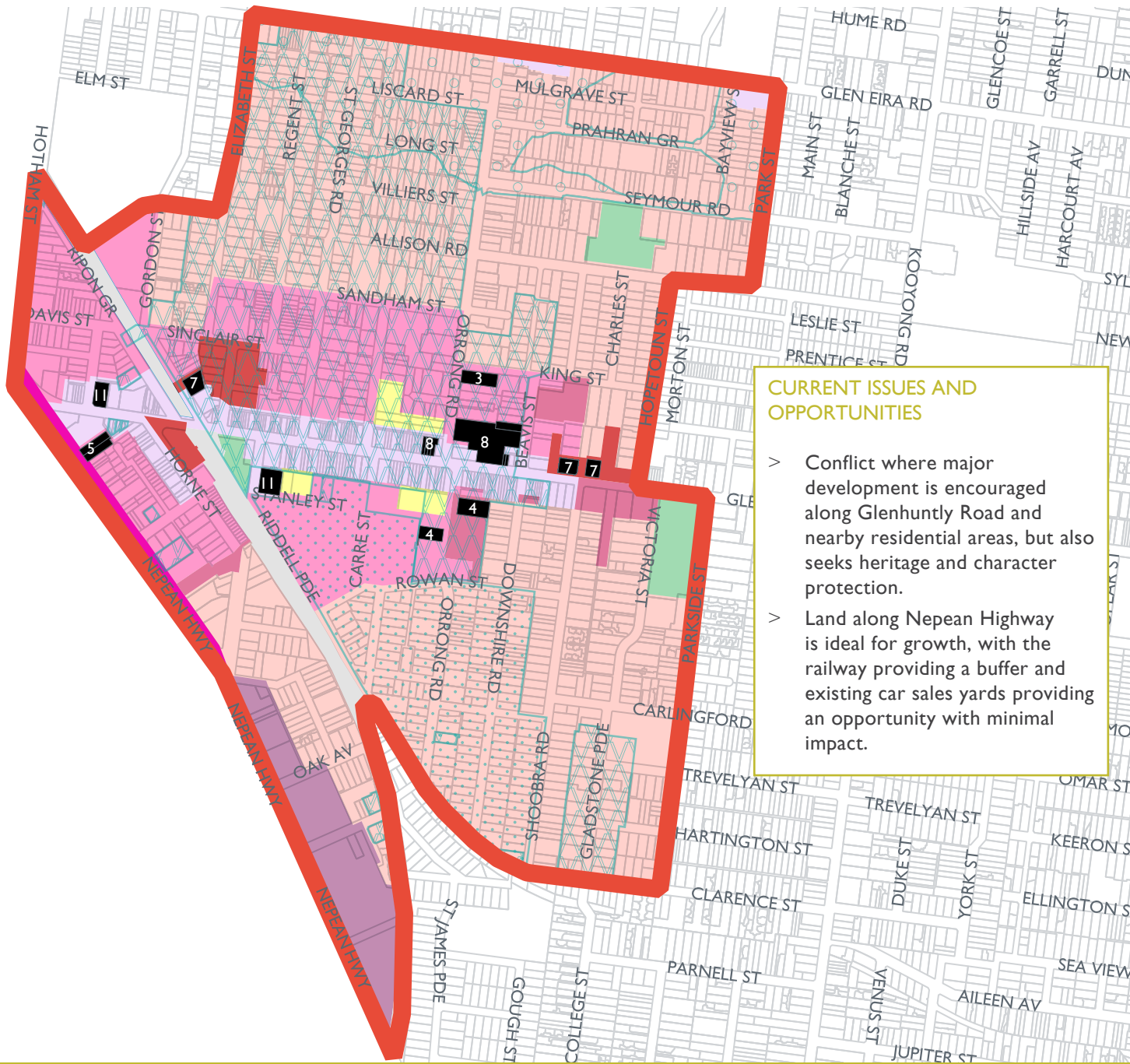
ZONES	Height (storeys)
Neighbourhood Residential Zone	2
General Residential Zone (Schedule 1)	3
General Residential Zone (Schedule 2)	3
Residential Growth Zone	4
Mixed Use Zone	Unspecified
Commercial 1 Zone	Unspecified
Commercial 2 Zone	Unspecified
Public Use Zone	Unspecified
Public Park and Recreation Zone	Unspecified

### EXISTING PERMITS

- Planning permits (3 or more storeys)  
Issued between 23/08/13 and 08/06/17  
Number indicates height in storeys

### BUILT FORM OVERLAYS

- Heritage Overlay
- Neighbourhood Character Overlay
- Special Building Overlay  
(flood management areas)



### CURRENT ISSUES AND OPPORTUNITIES

- > Conflict where major development is encouraged along Glenhuntly Road and nearby residential areas, but also seeks heritage and character protection.
- > Land along Nepean Highway is ideal for growth, with the railway providing a buffer and existing car sales yards providing an opportunity with minimal impact.

# BUILDING TRANSITIONS PLAN

## LEGEND

### BOUNDARIES

- Property boundary
- Activity centre study area boundary
- Main road
- Railway line

### PREFERRED BUILDING TYPES

Residential areas	Height (storeys)
Heritage/character housing	1–2 (site-specific)
Side-by-side townhouse	1–2
Terrace townhouse	2–3
Terrace townhouse/apartment	2–3
Garden apartment	3–4
Commercial/mixed areas	Height (storeys)
Heritage/character shop top	3–4
Shop top	4–5
Strategic site (mixed use) + Providing community benefit	5–6 6–8
Urban renewal development + Providing community benefit	6–8 8–12

\* Appropriate transition to be managed within site.



### KEY OUTCOMES

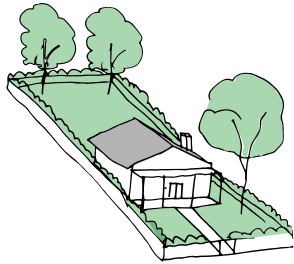
- > Preserve the low-scale heritage character of the Glenhuntly Road retail core and surrounding areas.
- > Encourage increased housing and employment opportunities between the railway line and Nepean Highway.
- > Encourage redevelopment of strategic sites surrounding Glenhuntly Road for community benefit.



# BUILDING TYPES EXPLAINED

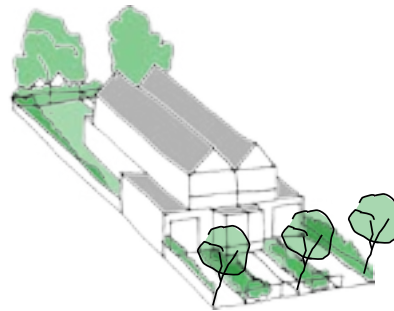
## Heritage/character housing

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



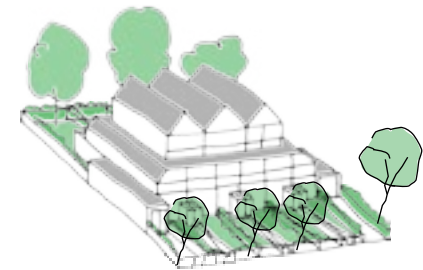
## Side-by-side townhouse

Townhouses side-by-side on one lot in a garden setting.



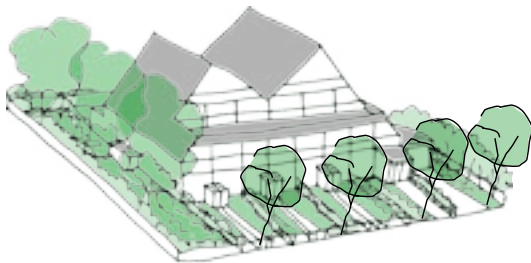
## Terrace townhouse/apartment

Terrace townhouses with an apartment positioned behind or recessed if on top of the townhouse.



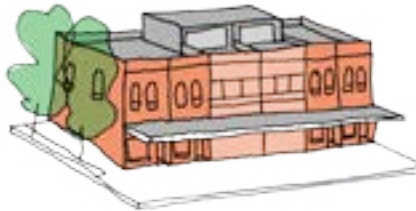
## Garden apartment

Apartment dwellings in a garden setting.



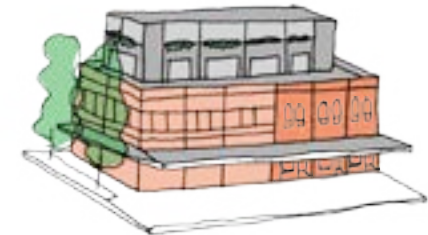
## Heritage/character shop top

Commercial building with ground floor retail and upper floor office/residential uses that is designed to celebrate and respect the heritage or significant character precinct in which it is located.



## Shop top

Commercial building that consists of ground floor retail or office with dwelling(s) located on upper levels.



## Strategic site (mixed use)

Mixed use building that consists of ground floor retail and ground floor office with dwellings located on upper levels.



## Urban renewal development

Development in an area of urban renewal that has sufficient area to provide mixed use, higher scale form without interface constraints.



## TRANSPORT AND PARKING

Dealing with transport and parking issues is a high priority.

The transformation concepts in this document show some public projects that affect car parking — there are more details to come.

We are committed to providing more car parking on our public-owned sites. While in some areas the car parking may be relocated to allow for other public projects (like open spaces), a net increase of parking will be created in the area. Any relocation of parking will involve consultation with the community including local traders. We are also exploring ways to deliver publicly accessible parking on private-owned strategic sites.

Transport, parking and movement plans will be incorporated into the structure plan based on the location of buildings and amenities and further informed by Council's draft *Integrated Transport Strategy*.

We will seek community feedback on the draft *Structure Plan* for Elsternwick and our draft *Integrated Transport Strategy* in September 2017.

## NEXT STEPS

These *Draft Concept Plans* are the first of a two-staged process. This first stage aims to locate the right buildings in the right locations by applying the principles outlined in Council's *Quality Design Principles* and *Activity Centre, Housing and Local Economy Strategy*.

The projects presented in the transformation concepts aim to leave a legacy for future generations by giving our neighbourhood a 'makeover' through major upgrades to parks, streets, car parks and community hubs.

Following this stage, community feedback will shape the development of draft *Structure Plan* for Elsternwick. Feedback on the draft *Structure Plan* will be sought in September 2017.

## HOW TO PROVIDE FEEDBACK

The opportunity to provide feedback will close on Sunday 3 September. Feedback can be provided via:

- > *Have Your Say*: [www.gleneira.vic.gov.au/elsternwick](http://www.gleneira.vic.gov.au/elsternwick);
- > City Futures on 9524 3333; or
- > post: City Futures Department, PO Box 42, Caulfield South 3162.

For further information or to discuss these *Plans*, contact Council's City Futures Department on 9524 3333 or email [mail@gleneira.vic.gov.au](mailto:mail@gleneira.vic.gov.au)

## FURTHER INFORMATION

- > For further detail on building types, visit [www.gleneira.vic.gov.au/qualitydesign](http://www.gleneira.vic.gov.au/qualitydesign)
- > To view our *Activity Centre, Housing and Local Economy Strategy*, visit [www.gleneira.vic.gov.au/planningforthefuture](http://www.gleneira.vic.gov.au/planningforthefuture)
- > For further information on planning terms, visit [www.gleneira.vic.gov.au/planningglossary](http://www.gleneira.vic.gov.au/planningglossary)

