

ATTACHMENT 1 – PROPOSED AMENDMENT C184 TO THE GLEN EIRA PLANNING SCHEME DOCUMENTATION

Planning Scheme map changes:

Zone, Design and Development Overlay, Heritage Overlay and Environmental Audit Overlay
Pages 2-10

Planning Scheme Ordinance changes:

Local Planning Policy Framework

Amended 21.04 Housing and Residential Development	Page 11
Amended 22.05 Urban Villages (this document has been changed the most, as it seeks to reflect relevant land use and development components of the <i>Structure Plans</i>)	Page 19
Amended 22.07 Housing Diversity	Page 49
Amended 22.08 Minimal Change	Page 73
New 22.13 Floor Area Uplift and Delivery of Significant Community Benefit	Page 90

Zones

New 32.07s3 (Residential Growth Zone Schedule 3 – Garden Apartment)	Page 92
New 32.07s4 (Residential Growth Zone Schedule 4 – Urban Apartment)	Page 96
New 32.08s5 (General Residential Zone Schedule 5 – Garden Townhouse)	Page 100
New 32.08s6 (General Residential Zone Schedule 6 –Townhouse and Apartment Mix)	Page 104
New 32.09s2 (Neighbourhood Residential Zone Schedule 2 – Minimal Change)	Page 108

Overlay Schedules

Amended 43.01 Heritage Overlay (HO)	Page 112
Replaced 43.02s8 Bentleigh Design and Development Overlay (DDO8)	Page 126
Replaced 43.02s9 Carnegie Design and Development Overlay (DDO9)	Page 140

Operational Provisions

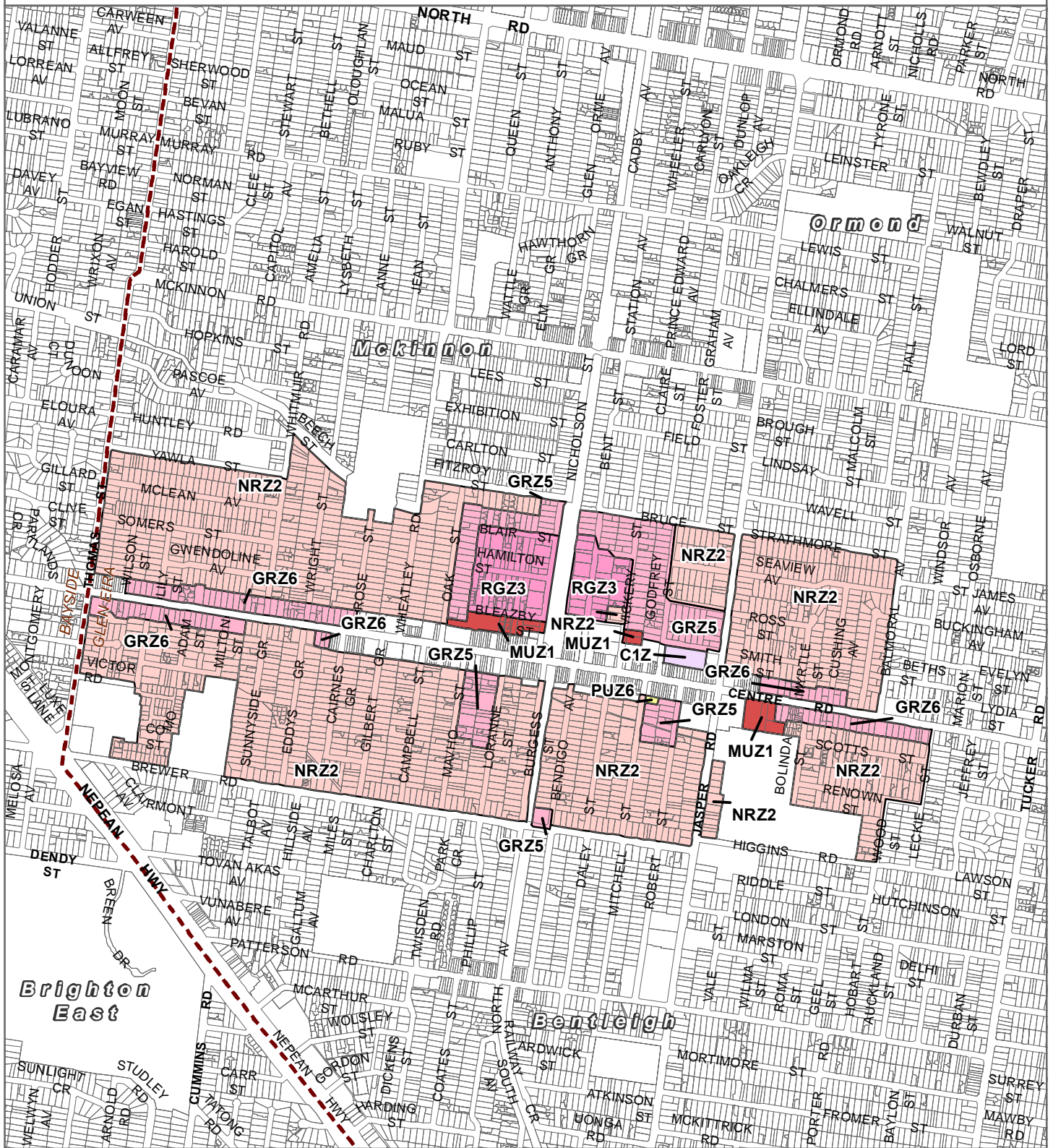
Amended 72.04 Documents incorporated in this Planning Scheme	Page 158
New Schedule to 72.08 Background Documents	Page 160

Documents to be incorporated into the Scheme:

Heritage Statements of Significance (11 in total for individual sites and precincts)
Pages 160-185

GLEN EIRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C184



LEGEND

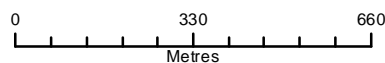
- C1Z - Commercial 1 Zone
- GRZ - General Residential Zone
- MUZ - Mixed Use Zone
- NRZ - Neighbourhood Residential Zone
- PUZ6 - Public Use Zone-Local Government
- RGZ - Residential Growth Zone
- Local Government Area

Part of Planning Scheme Map 3



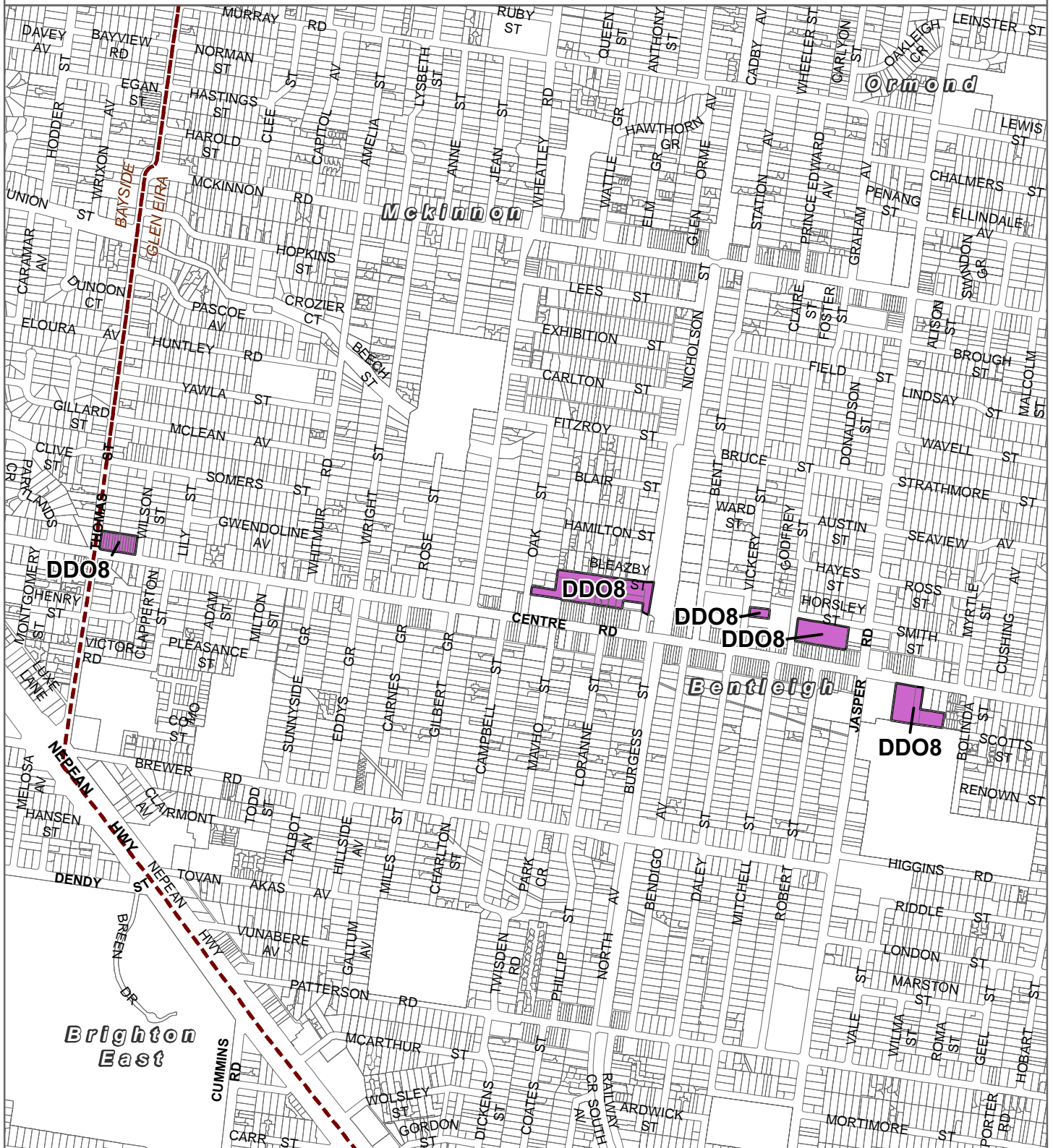
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LEGEND

-  DDO8 - Design and Development Overlay - Schedule 8
-  Local Government Area



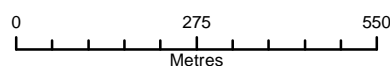
Part of Planning Scheme Map 3DDO

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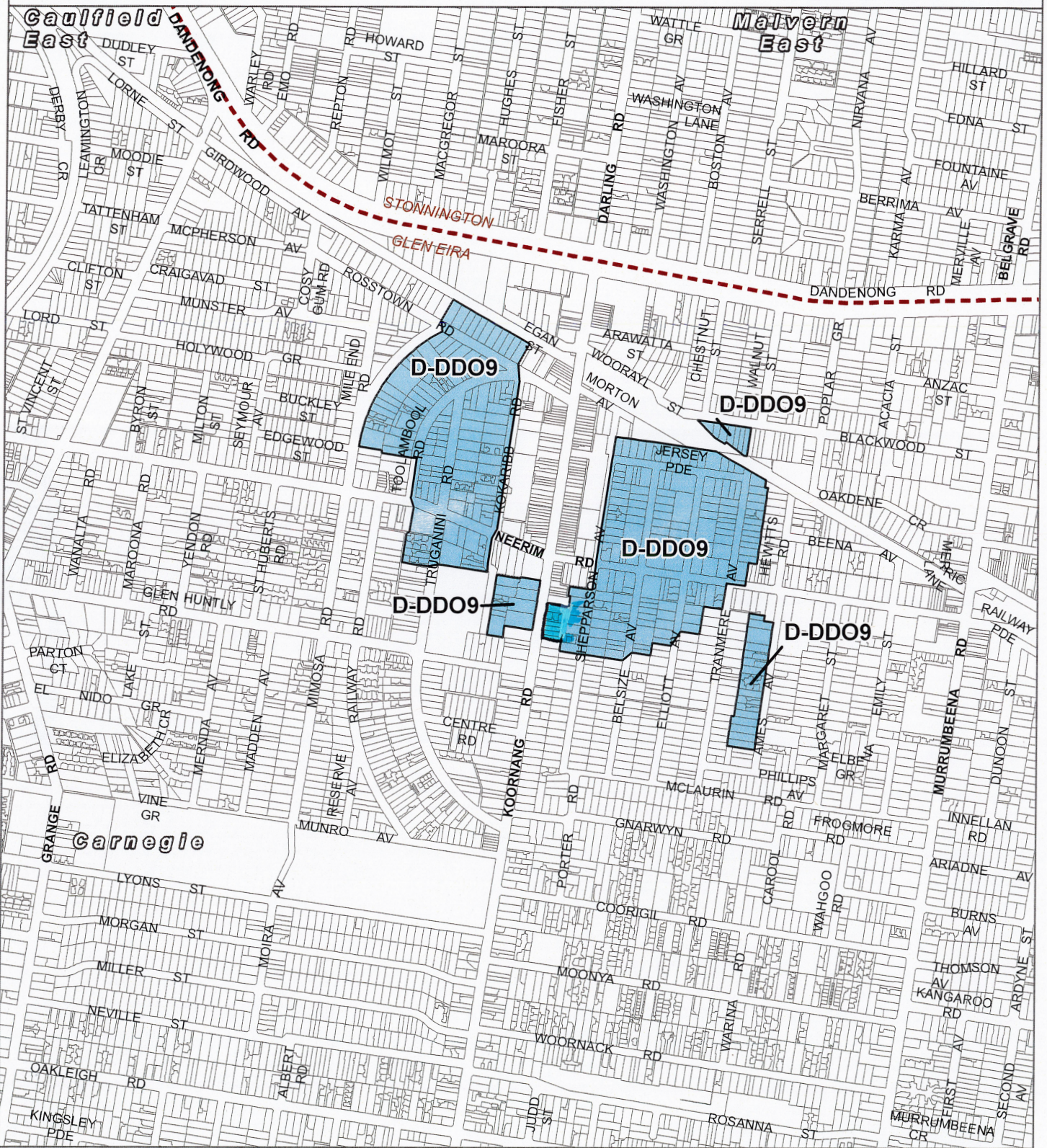
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AMENDMENT C184



LEGEND

- D-DDO - Area to be deleted from a Design and Development Overlay
 Local Government Area



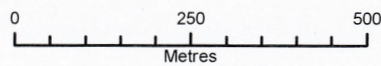
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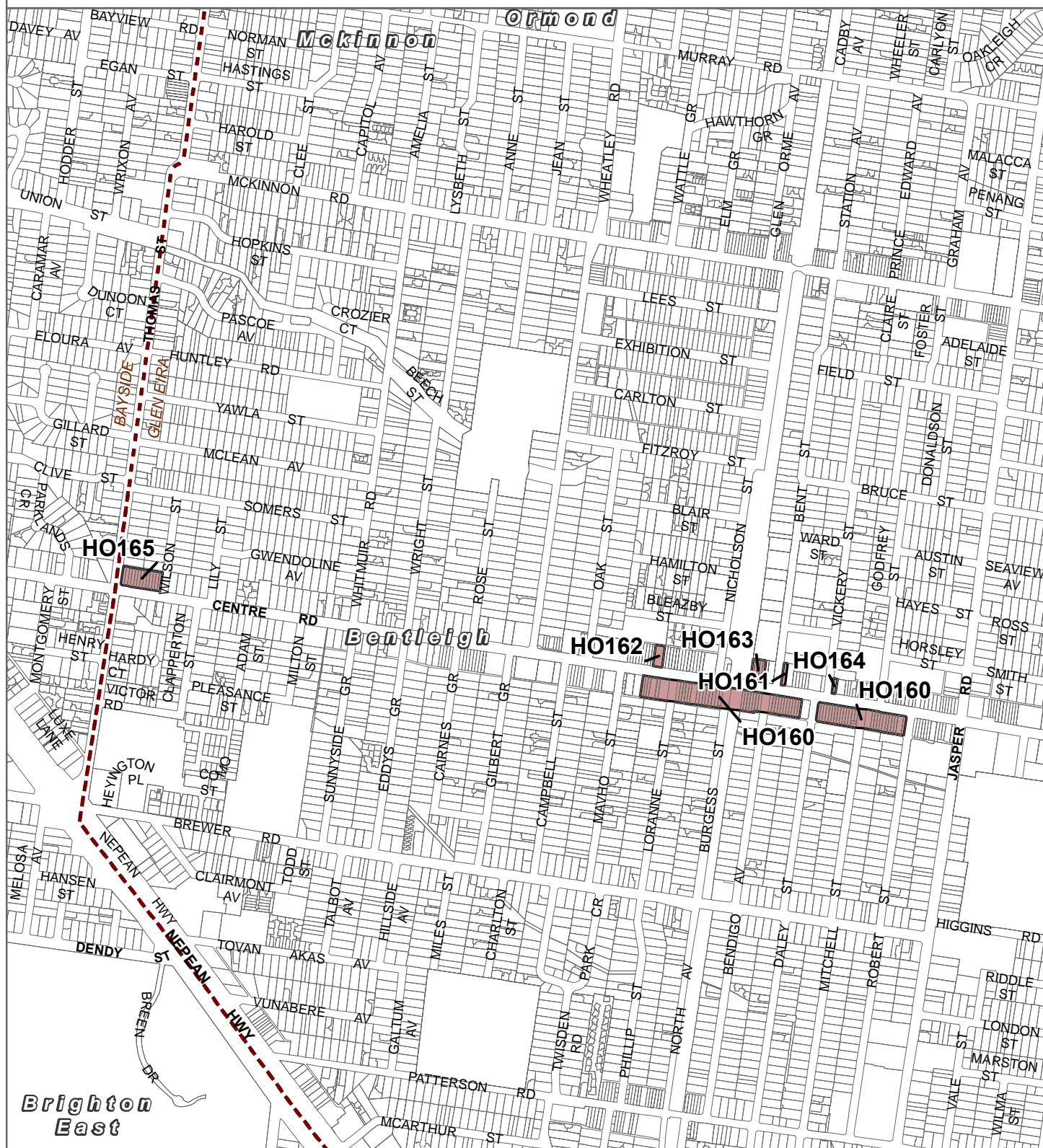
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LEGEND

- HO - Heritage Overlay
- Local Government Area

Part of Planning Scheme Map 3HO

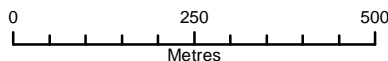


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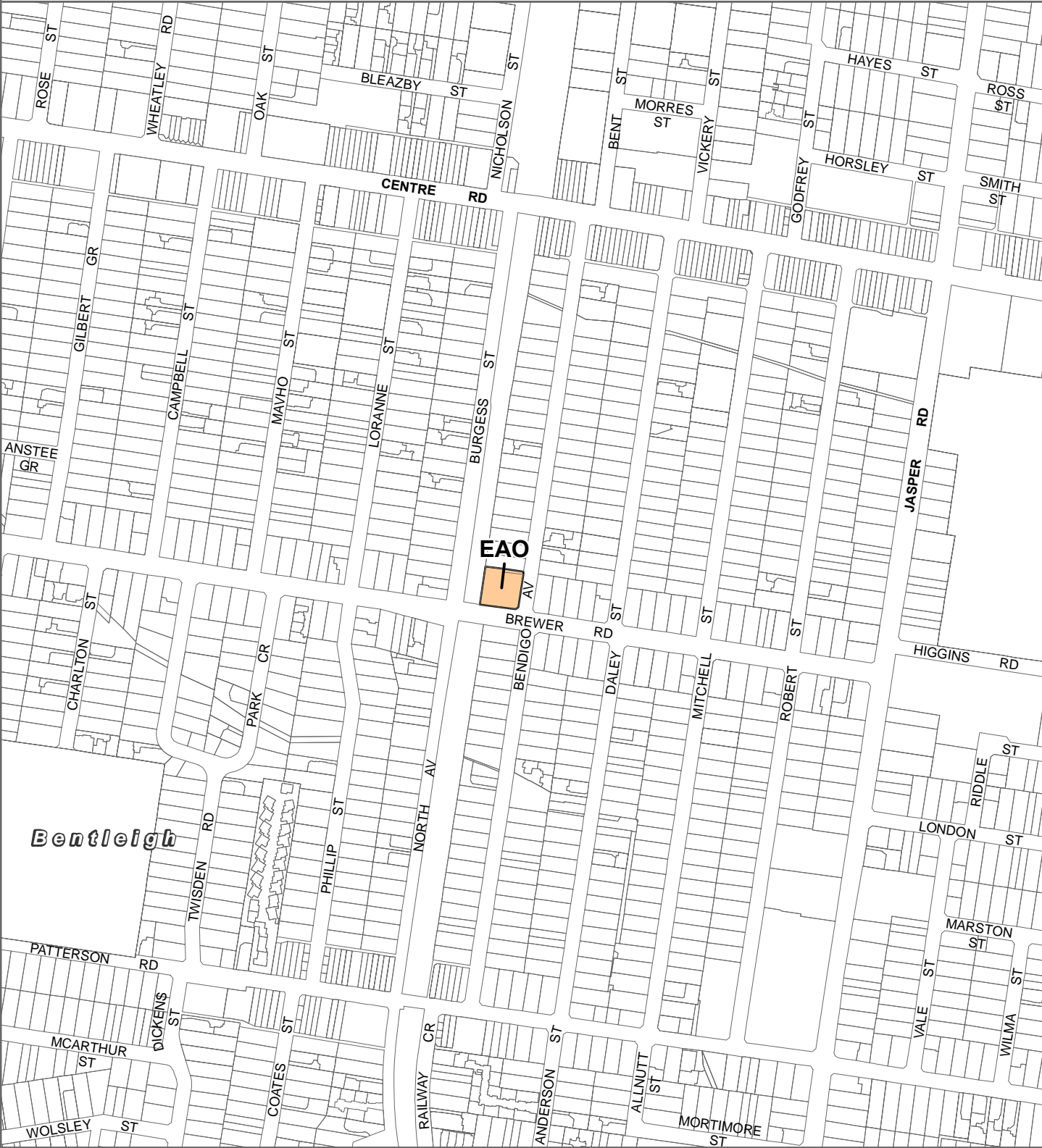
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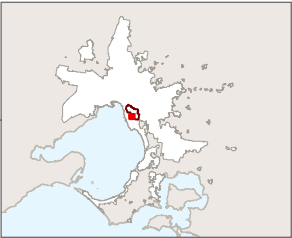
GLEN EIRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C184



LEGEND

-  EAO - Environmental Audit Overlay
-  Local Government Area




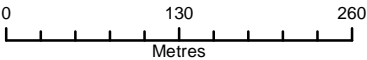
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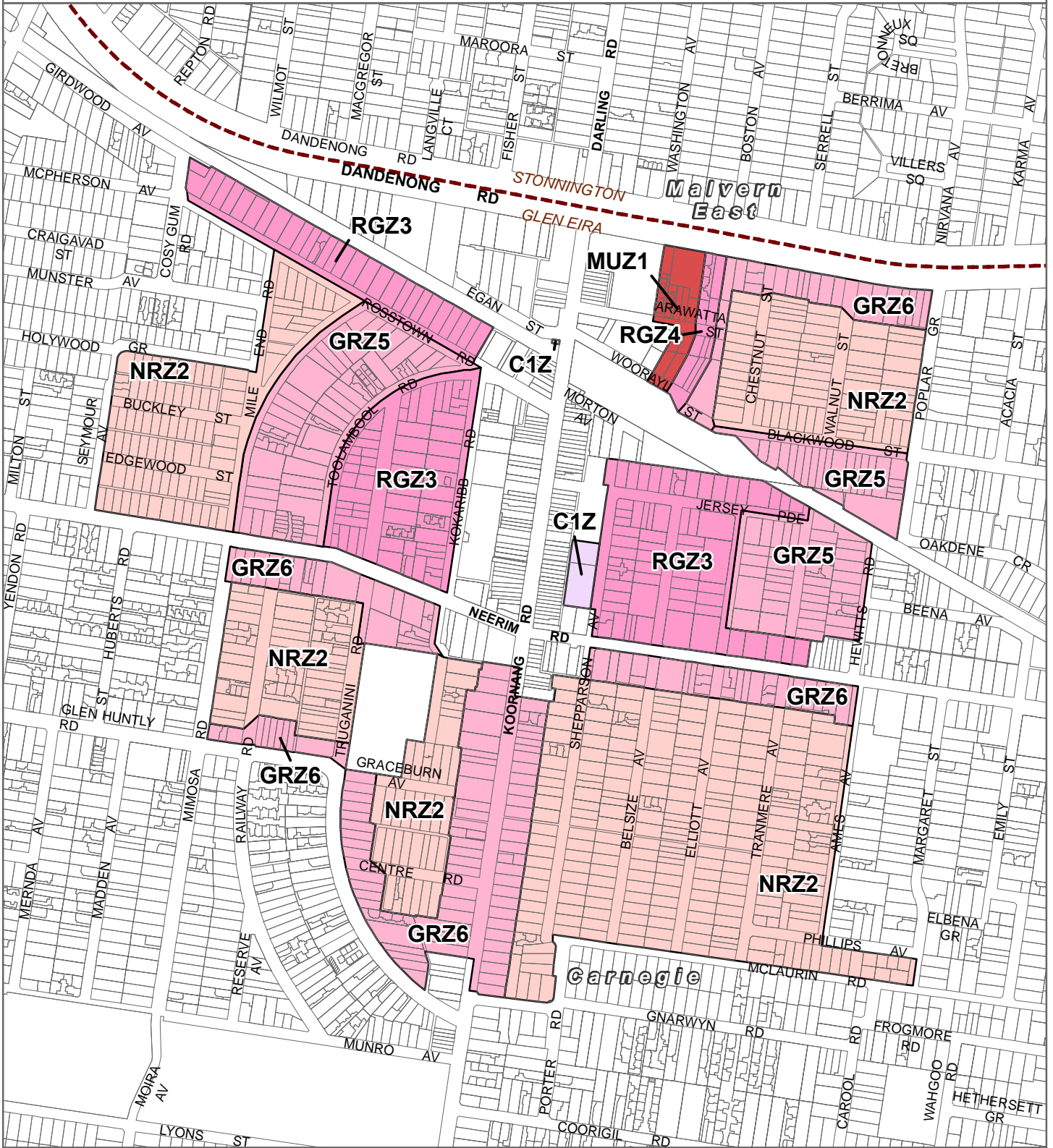
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GLEN EIRA PLANNING SCHEME - LOCAL PROVISION AMENDMENT C184



LEGEND

-  C1Z - Commercial 1 Zone
 GRZ - General Residential Zone
 MUZ - Mixed Use Zone
 NRZ - Neighbourhood Residential Zone
 RGZ - Residential Growth Zone
 Local Government Area

Part of Planning Scheme Map 2



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A horizontal number line representing distance in metres. It starts at 0 on the left and ends at 360 on the right. There are major tick marks at 0, 180, and 360. Between 0 and 180, there are four minor tick marks, dividing the segment into five equal parts of 30 units each. Similarly, between 180 and 360, there are four minor tick marks, also dividing the segment into five equal parts of 30 units each. The word "Metres" is written below the line.





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LEGEND

-  DDO9 - Design and Development Overlay - Schedule 9
-  Local Government Area

Part of Planning Scheme Map 2DDO

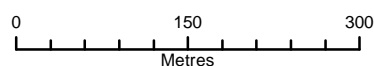


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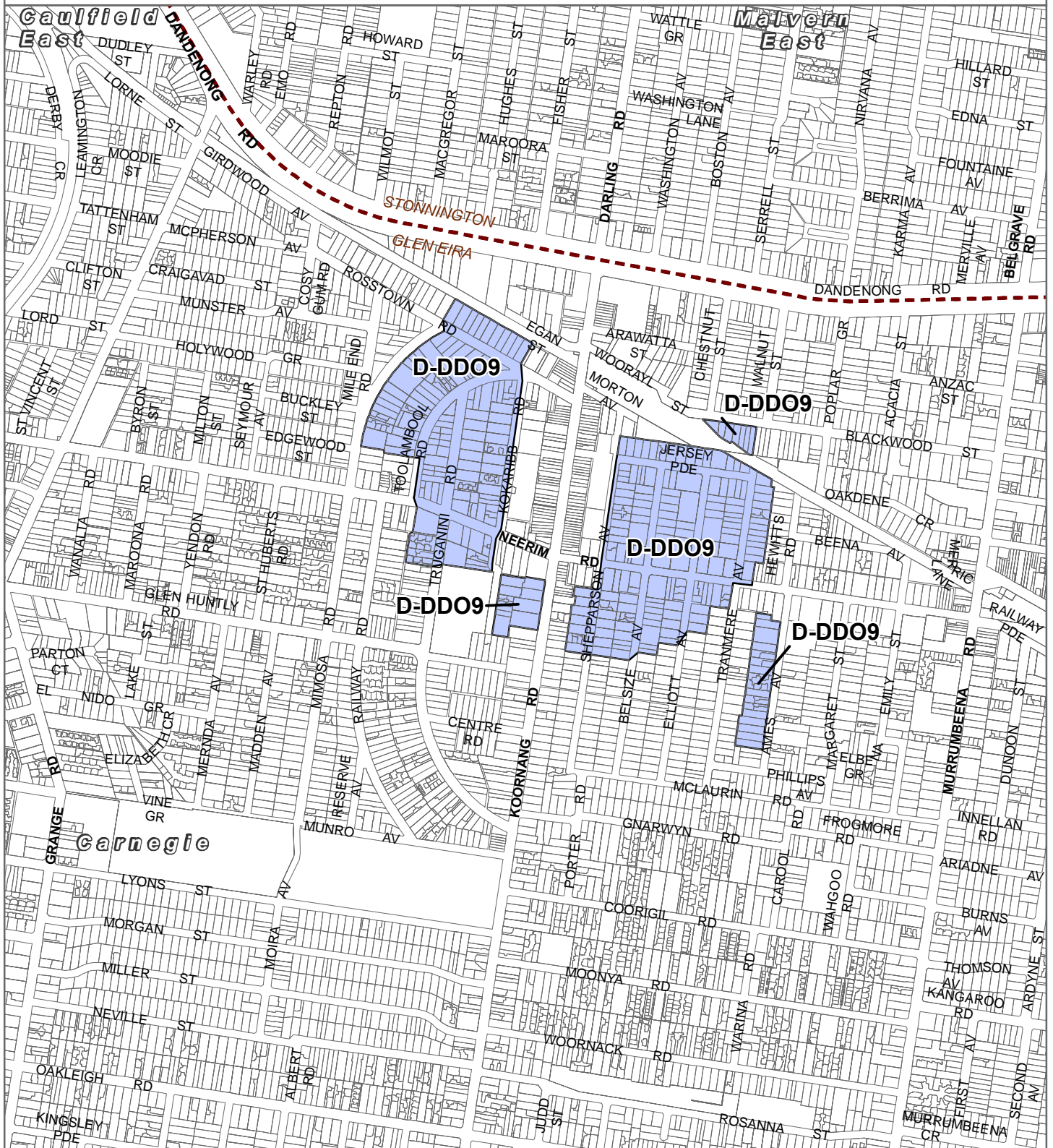
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LEGEND

-  D-DDO - Area to be deleted from a Design and Development Overlay
 Local Government Area



Part of Planning Scheme Map 2DDO

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LEGEND

- HO - Heritage Overlay
- Local Government Area

Part of Planning Scheme Map 2HO

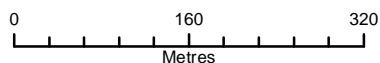


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21.04

29/03/2018
C480
Proposed
21.04-1

31/01/2013
C87

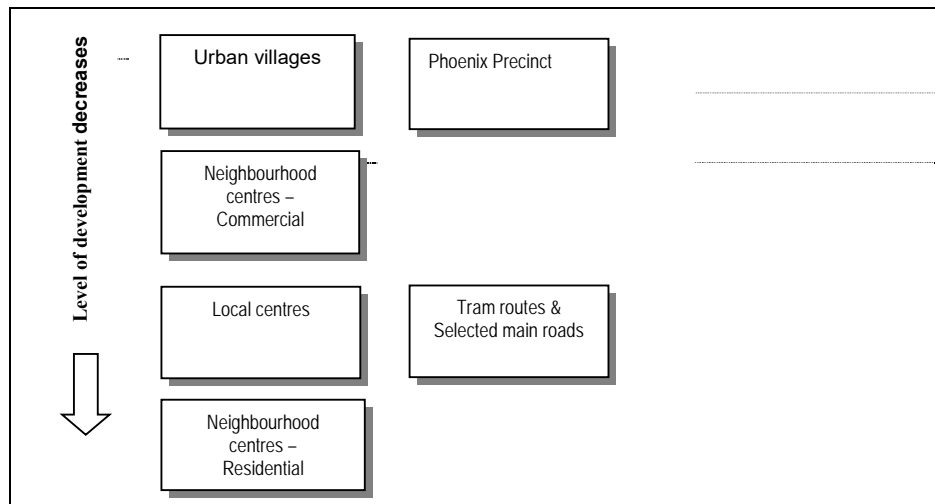
HOUSING AND RESIDENTIAL DEVELOPMENT**Overview**

The majority of Glen Eira is residential. The City has historically undergone considerable redevelopment due to multi-unit development and the demand is expected to continue. It is recognised that to support a balanced population in the future, there is a need for a mix of dwelling types. Over the next 20 years, the City will undergo moderate population growth and will see a continued decline in household sizes. As a consequence, there will be a need to plan for the additional 6,000 dwellings which are predicted for Glen Eira by 2021 as well as encouraging a more diverse housing stock (Department of Infrastructure, 1999, Victoria in Future). Providing a wider range of housing types will address the changing housing needs of Glen Eira's existing population (eg empty nesters seeking smaller homes, people beginning families, older people seeking retirement housing). Notwithstanding this, the City of Glen Eira is committed to protecting the amenity and neighbourhood character of the municipality. Glen Eira residents place a high importance on maintaining the quality of their environment.

In managing the municipality's projected housing demand, Council supports a targeted approach to meet its future housing needs. A targeted approach involves identifying areas throughout the City where multi-unit development is encouraged and facilitated through local planning policies and statutory controls. Various locations have been identified that are suitable for multi-unit development based on a number of factors including:

- Access to services, facilities and fixed route transport.
- Housing need and capacity of residential areas to support new development.
- Residential character.
- Constraints (environmental, infrastructure, heritage).

A number of different categories of housing diversity areas have been developed for Glen Eira. A different density, mass and scale of development is sought for each type of area and different issues should be taken into account. This hierarchy is expressed in the diagram below.

Hierarchy of housing diversity areas

Properties in locations close to public transport and services are generally sought after by the housing market because of their intrinsic locational advantages. Even in the absence of policies which encourage development in activity centres a significant proportion of the

market would tend to gravitate towards these locations because of their intrinsic locational advantages. In this context Council policies which “encourage” higher densities in activity centres are not in themselves creating change. Having a clear hierarchy of housing diversity areas will assist the housing market in making choices about where to locate.

There are numerous environmental, social and economic benefits in locating multi-unit development close to public transport and services. By locating multi-unit development close to public transport and other facilities there is a reduced reliance on the car, which in turn reduces emissions, congestion and parking issues. There are also environmental benefits such as encouraging walking and cycling and increased opportunities for public transport use. Locating housing close to public transport promotes social sustainability by encouraging development which will meet people’s housing needs. It offers residents’ housing choices that will enable them to stay in the community when their housing needs change. It also encourages economic sustainability by stimulating and improving the vitality of commercial centres.

Encouraging a mix of housing types, increased residential densities and mixed use developments in urban villages and neighbourhood centres will help to stimulate and revitalise Glen Eira’s shopping centres. Residential development in these locations should help create safer, more attractive and lively community focuses. There would be increased opportunities to work and obtain services nearer to where people live. The ongoing viability of centres would benefit from more housing and people in and around them using goods and services.

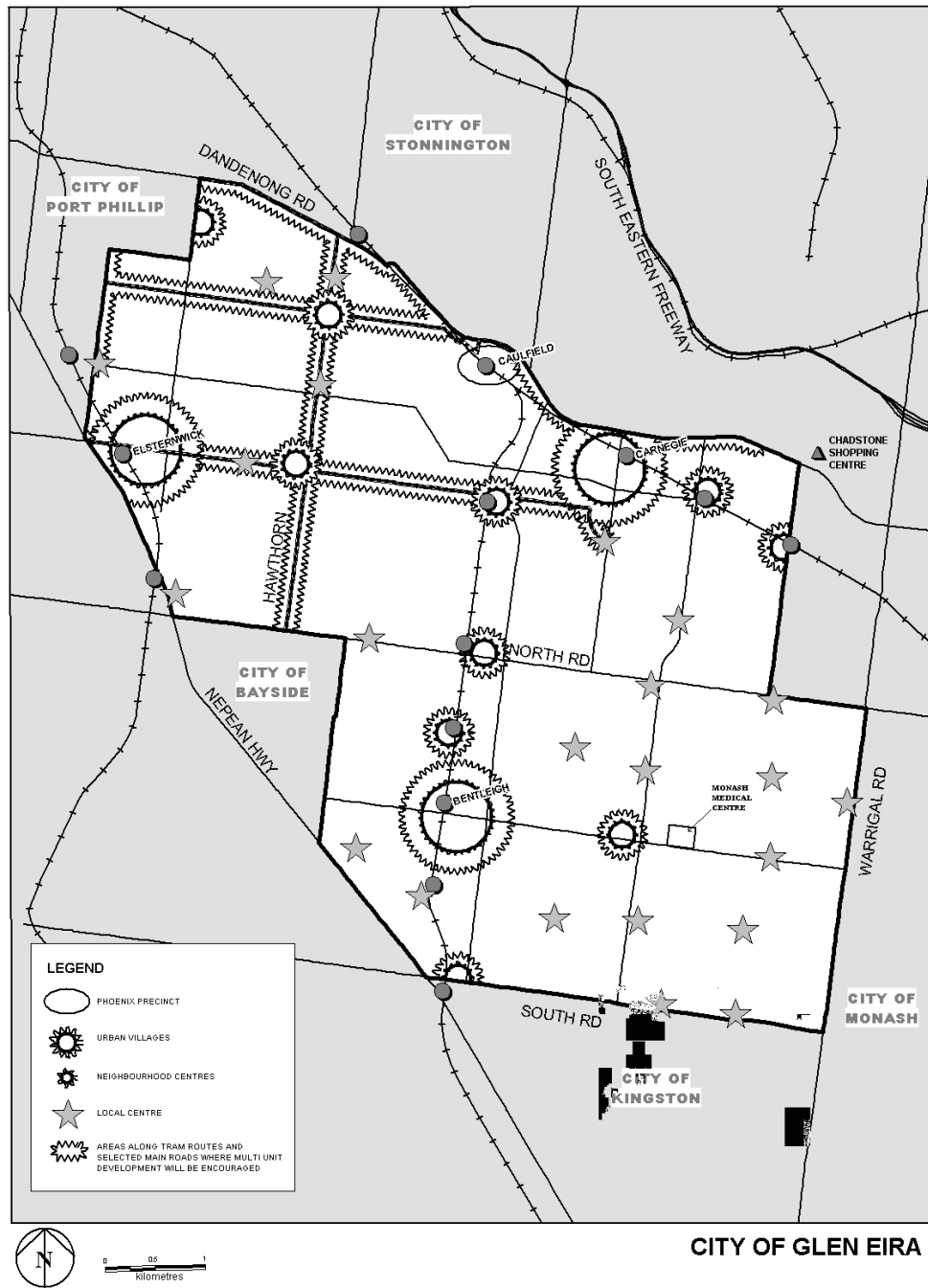
The City of Glen Eira aims to protect the amenity and neighbourhood character of the established residential areas. For the majority of the city, single houses, extensions to existing houses and two dwelling developments are the envisaged type of housing. By generally limiting development to this level, existing neighbourhood character can be protected while still promoting a range of housing throughout the municipality. To increase housing diversity and meet housing needs, other areas of the city will need to accommodate a degree of change in character. While the character of these areas is established, it will evolve over time as new developments are constructed

Glen Eira’s residential neighbourhoods include a number of distinct areas that have been identified for their highly significant neighbourhood character. These areas display attributes such as: a highly consistent building style and/or form; a high number of intact buildings from a particular era of the City’s development, and/or distinct landscape quality. These areas of significant neighbourhood character are considered to be under particular threat from inappropriate development and as such warrant further protection through the application of Neighbourhood Character Overlay controls.

Accessing appropriate, affordable and sustainable housing is vital to the well being of Glen Eira’s community. It is also important to facilitate housing suited to specific groups in the community for example older persons, students and residents with special housing needs. Another objective of Council is to promote the integrated planning of the city. Integrated planning involves working with the community, residents, traders, service providers and other stakeholders to enhance the quality of Glen Eira’s suburbs and their environmental, economic and social sustainability. Integrated planning involves looking beyond traditional town planning solutions. It is important to encourage people to participate in the development of their city and to develop overall visions and plans for areas. It involves holistically looking at a wide range of issues in the local community including; infrastructure, social planning, economic development, recreation and capital works.

Framework plan

RESIDENTIAL



21.04-2 Objectives, Strategies and Implementation

29/03/2018
C490
[Proposed](#)
[C184](#)

Objectives

- To ensure a greater diversity of housing to meet future housing needs.

- To improve and protect the liveability, neighbourhood character and amenity of Glen Eira.
- To promote environmental, social and economic sustainability.
- To stimulate and improve the vitality of Glen Eira's commercial centres.
- To improve access to housing for residents with special housing needs.
- To ensure integrated neighbourhood planning of Glen Eira's suburbs.

Objective 1

To ensure a greater diversity of housing to meet future housing needs.

Strategies

- Maintain predominantly low density detached housing in areas not identified for housing diversity (minimal change areas) while ensuring that these areas contribute to housing diversity by providing a range of opportunities for new development.
- Guide multi-unit development towards obvious strategic locations that have good access to public transport, commercial, community, educational and recreational services and facilities.
- Encourage residential uses on large former industrial sites and other transitional sites that are surrounded by established residential areas and are well served by infrastructure.
- Recognise that in areas of heritage significance or potential flooding the ability to develop multi-unit development may be limited.

Objective 2

- To improve and protect the liveability, neighbourhood character and amenity of Glen Eira.

Strategies

- Ensure new residential development enhances the character of the neighbourhood.
- Facilitate high quality urban design and architecture that will enhance neighbourhood character.
- Identify and protect areas of significant neighbourhood character.
- Ensure that potential character and amenity impacts are taken into account when multi-unit developments are proposed adjacent to lower density residential areas.
- Identify a preferred future character for housing diversity areas.
- Encourage the retention of existing dwellings that contribute significantly to the character of the surrounding neighbourhood.
- Promote a low intensity of development as the preferred character for the majority of Glen Eira's residential areas (minimal change areas).
- Ensure that new residential development improves the streetscape and promotes good streetscape design.
- Recognise the opportunity for landmark built form, on strategic redevelopment sites made available through the removal of a level crossing, to establish a new character whilst maintaining neighbourhood amenity.
- Ensure that new residential development provides a high level of amenity for future occupants and for neighbours.

- Encourage the retention of existing vegetation, in particular vegetation and trees which contribute to the City's tree canopy.
- Ensure that gardens and trees are incorporated into new residential development.
- Encourage street tree planting throughout the city, while focussing on housing diversity areas to soften the impact of the built form.
- Protect the amenity of residential areas adjacent to other non residential land uses.

Objective 3

- To promote environmental and social sustainability.

Strategies

- Reduce the reliance on private vehicle usage.
- Encourage multi-purpose trips.
- Encourage energy efficient housing design, landscape design, construction materials and techniques that will minimise environmental impacts in residential developments.
- Encourage residents and developers to adopt more environmentally friendly practices such as reducing water usage, recycling and reducing energy use.
- Encourage rainwater retention and usage in larger developments.

Objective 4

- To stimulate and improve the vitality of Glen Eira's commercial centres.

Strategies

- Encourage a mix of housing types, increased residential densities and mixed use developments within urban villages and neighbourhood centres.
- Encourage residential development, where considered appropriate, subject to consultation with traders and the wider community, above or below existing car parks in urban villages and neighbourhood centres, whilst maintaining or enhancing the existing level of parking.
- Ensure that developments in commercial areas that adjoin residential areas are sensitively designed to protect residential amenity.
- Ensure residential development in commercial areas does not contribute to traffic and car parking problems.

Objective 5

- To improve access to housing for residents with special housing needs.

Strategies

- Encourage housing which caters for the needs of residents at various stages in their lives and for different income and cultural needs.
- Recognise the housing needs of members of the community who are socially and economically disadvantaged.
- Encourage the provision of housing that meets the specific needs of specific groups in the community, including older persons, students and disabled persons.

- Encourage the provision of single storey and purpose designed housing to cater for Glen Eira's ageing population.
- Encourage the development of high quality student accommodation close to educational establishments that minimises potential conflicts with neighbouring uses.
- Encourage housing that meets special needs to locate close to shopping and community facilities and public transport.

Objective 6

- To ensure integrated neighbourhood planning of Glen Eira's suburbs.

Strategies

- Encourage different areas of Glen Eira to recognise and develop their own identity.
- Ensure that the community is involved in decision making about their neighbourhood.
- Ensure that the traffic impacts are adequately addressed when considering new residential development.
- Encourage the planning of any further or future redevelopment of major facilities (such as schools and hospitals) and minimise impacts on the surrounding residential area.
- Ensure that where new development places an increased burden on infrastructure it contributes to the upgrading of infrastructure.

Implementation

Policy and the exercise of discretion

- Using the Housing Diversity Area Policy to identify in the Suburb Framework Plans the areas where housing diversity will be encouraged and areas where the existing low intensity, low rise character will be protected and enhanced.
- Using the Minimal Change Area Policy to identify the valued character elements of suburbs in the municipality.
- Using the Urban Villages Policy to promote higher development densities, a mix of shops, offices, community facilities and recreation close to public transport in Elsternwick, Carnegie and Bentleigh.
- Using the Phoenix Precinct Policy to provide area-specific design, streetscape and preferred use objectives for the Phoenix Precinct.
- Using the Commercial Centres Policy to strengthen the core of strip shopping centres, identify declining centres and identify new opportunities for non-retail functions.
- Using the Non Residential Uses in Residential Zones Policy to provide some certainty when planning to establish non residential uses in residential zones (eg medical centres, childcare centres).
- Using the Monash Medical Centre Precinct Structure Plan to ensure that medical centres locate within a preferred medical centre precinct offering greater certainty to residents, applicants and Council.
- Using the Heritage Policy to manage new development (including additions, alterations and demolition of all or parts of a heritage place) in all areas covered by the Heritage Overlay.

Zones and overlays

- Applying the Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone to the residential areas of the municipality to provide for residential development at a range of densities with a variety of dwellings to meet the City's housing needs.
- Applying the Schedules to the Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone to the residential areas of the municipality.
- Applying the Mixed Use Zone or Commercial 1 Zone to areas with potential for mixed use development and to transitional sites at the periphery of Urban Villages and a number of neighbourhood centres to provide for a range of residential, commercial, industrial and other uses which compliment the mixed use function of the locality.
- Applying the Heritage Overlay to precincts, buildings and places with heritage significance.
- Applying the Special Building Overlay to areas that are prone to flooding.
- Applying the Neighbourhood Character Overlay to areas of significant neighbourhood character.
- Applying the Design and Development Overlay to areas of significant neighbourhood character, in which the design and height of front fences is a key character element.
- [Applying the Design and Development Overlay to areas in activity centres where greater direction is required in relation to built form and built environment outcomes.](#)

Further strategic work

- For housing diversity areas, in conjunction with Melbourne Water, further investigating the capacity of drainage infrastructure to accommodate multi-unit development.
- Maintaining a register of key development sites and preparing guidelines for their development.
- Developing local structure plans / urban design frameworks to guide development in the neighbourhood centres.
- Investigating a vegetation management program which considers appropriate controls and guidelines to ensure vegetation protection.
- Reviewing the Glen Eira Street Tree Strategy.
- Developing guidelines for shop-top housing.
- Developing guidelines for health, safety and amenity issues associated with mixed use sites.
- Developing environmental sustainability guidelines for residential development by drawing together the best practice in this area to ensure that new residential development is more environmentally sustainable.
- Investigating the development of an integrated transport strategy encouraging greater use of bicycles, walking and public transport.
- Continuing to monitor the population profile and future trends to identify emerging housing needs and unmet demands for those with special or particular housing needs.

- Working with Monash University to develop guidelines for student housing.
- Preparing an Older Persons Housing Guidelines and Policy to guide the future planning, design and location of this form of accommodation.
- Strongly encouraging major institutions in Glen Eira, including schools and hospitals, to develop master plans of their future development and including them into the Planning Scheme as an Incorporated Plan Overlay.
- Developing “suburb” plans for each suburb which integrate land use and development planning, with planning for infrastructure, capital works, recreation, parks and gardens, street trees and business development.

Other actions

- Monitoring development approvals to determine whether development is locating in housing diversity areas and assessing the quality of this development.
- Investigating developing and promoting a heritage incentives program to encourage the restoration and renovation of properties in the Heritage Overlay.
- Involving the community in streetscape and other improvement works to enhance residential amenity and suburban character.
- Lobbying public transport providers and the State Government to provide better transport across Glen Eira and Metropolitan Melbourne.
- Working with the public transport providers to upgrade the image of train stations and to improve pedestrian accessibility to the stations.
- Developing local area traffic management plans and parking precinct plans to control the effects of parking and traffic intrusion in residential areas.
- Implementing local area traffic management changes in existing areas in consultation with communities to improve safety and amenity and discourage use by inappropriate traffic.
- Continuing to implement the program of developing master plans for larger parks and ensuring community involvement in the process.
- Investigating improving the public realm throughout the municipality by more appropriately directing street tree planting, giving priority to housing diversity areas.
- Investigating mechanisms which require developers to undertake street tree planting.

21.04-3

28/05/2015
C107

Reference documents

Housing and Residential Development Strategy, Glen Eira City Council, 2002

Urban Character Study, Anne Cunningham & Anne Keddie, 1996

Urban Village Structure Plans, Glen Eira City Council, 1999

Phoenix Precinct Urban Design Framework, Gerner et al, 1998

Glen Eira Neighbourhood Character Review 2006 (2014 Update) Final Report November 2014, Planisphere.

22.05

19/01/2006
 VC37Proposed
 C184glen

URBAN VILLAGES POLICY

This policy applies to the following land:

- Land in Elsternwick –identified in the Urban Village Structure Plan, Glen Eira City Council, June 1999 and more particularly shown within the shaded areas on ~~maps Map 1, 2 and 3~~ included in the policy.
- In the Bentleigh and Carnegie Activity Centres as identified in the *Bentleigh Structure Plan 2018-2031*, Glen Eira City Council, December 2018 and the *Carnegie Structure Plan 2018-2031*, Glen Eira City Council, December 2018 and shown on Maps 1 and 3 except land zoned Neighbourhood Residential Zone.

22.05-1

19/01/2006
 VC37

Policy basis

Urban villages are local centres with a mix of workplaces, housing, shops and accessible public transport. The Municipal Strategic Statement (MSS) framework plan pinpoints a number of areas where the fundamental principles of the urban village concept can be found. They are identified as preferred locations for the municipality's highest densities of residential development.

In particular, this policy implements the following objectives and strategies of the MSS:

Business

- Enhance and further develop urban villages as the focus for community life.
- Encourage competitive retail outlets in viable, lively and interesting strip shopping centres.

Housing diversity and density

- Encourage highest residential densities in preferred strategic locations such as urban villages.
- Promote the urban village concept in locations identified on the Framework Plan.
- Encourage densities of development which increase as proximity to the preferred strategic location increases and which decline as proximity declines (i.e. a higher density would be encouraged for shop top housing within a commercial centre than would be encouraged in a conventional residential street immediately surrounding the centre).

Bentleigh, Carnegie and Elsternwick contain these urban village characteristics. Structure plans have been developed to consolidate them as locations for convenient retailing, community, entertainment, tourist, educational and cultural facilities, and appropriate mixed-use development.

The aim of this policy is to introduce urban village structure plans into the Local Planning Policy Framework – to strengthen the retail role of the centres, and create areas of varied residential densities and mixed uses close to fixed transport routes. This will also provide greater certainty to both residents and developers about preferred development and uses throughout these areas, with particular attention to higher residential density areas, and key redevelopment sites.

Residential areas outside the urban village boundaries will be treated as Non Preferred Areas for multi dwelling development as defined in the MSS and other local policies.

22.05-2 Objectives

19/01/2006
VC37

- To create urban villages by co-locating work, leisure, community and residential uses and developments that complement each other.
- To encourage economic and employment generating development which is appropriate to the desired qualities and character of the area.
- To consolidate retail functions within existing strip shopping centres.
- To improve, where possible, community uses (elderly centres, library, etc) in a manner that respects proximity to retail hub, and the surrounding nature of development.
- To encourage increased densities within and around commercial/transport nodes which respects transition to the surrounding residential area.
- To ensure development respects the amenity of the surrounding area and provides a transition to surrounding residential uses.
- To promote residential and office use in upper levels of buildings within the retail hub.
- To protect and enhance the heritage, streetscape and pedestrian environment.
- To ensure future development is appropriate to the constraints of infrastructure and vehicular traffic movement (including parking).
- To create pleasant and safe public spaces.
- To encourage environmental sustainability and a reduction in green house gas emissions through the co-location of work, leisure, community and residential uses and developments.

22.05-3 Policy

19/01/2006
[VC37Proposed C184glen](#)

ALL URBAN VILLAGES

Exercise discretion

Where a permit is required for use or development, it is policy that:

- Residential development in a Heritage Overlay area respects the scale, form and setbacks of nearby heritage places, recognising that this may limit the ability to develop at higher densities.
- Development in an area affected by a Heritage Overlay be encouraged to retain contributory heritage buildings and incorporate these buildings into the overall development.
- Areas within the Special Building Overlay may have a limited capacity for higher density development as they may be liable to inundation from overland flows from the urban drainage system.
- Residential development proposals in areas affected by the Special Building Overlay are referred to Melbourne Water to determine the appropriate extent of development and to ensure that Melbourne Water's predicted flood levels are taken into account in the design.
- Applicants be encouraged to consider character and amenity impacts when designing dwellings where the floor levels must be raised as a result of the Special Building Overlay.

- Residential development takes account of established traffic characteristics of the area and does not add to identified traffic conflicts.
- Large scale developments be accompanied by a Traffic Impact Report.
- Inappropriate uses with undesirable off site amenity impacts (e.g sexually explicit adult entertainment venues) be discouraged from locating in precincts where residential uses and community facilities are encouraged.

BENTLEIGH



Map 1 Bentleigh Activity Centre



Map 2 Bentleigh Land Use Precincts

Council has adopted the *Bentleigh Structure Plan 2018-2031*, the *Bentleigh Urban Form Analysis* and *Quality Design Guidelines* for residential, commercial and mixed-use areas to guide land use and development within the Bentleigh Activity Centre.

Bentleigh Policy

Where a permit is required for use or development within the Bentleigh Activity Centre as shown in Map 1 to this policy (except for land within the [Minimal Change Area](#)), it is policy that:

- Land use and development be facilitated in accordance with the vision and key aims, objectives, strategies and decision guidelines for the Bentleigh Activity Centre as outlined in this policy.

Bentleigh Vision

The adopted Vision for the Bentleigh Activity Centre is:

Bentleigh will be an accessible, local shopping centre 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, all of which will meet the needs of a diverse community.

Bentleigh Key Aims

The key aims of the Structure Plan fall under the themes of place making, housing, economy and transport and are as follows:

Place making

- To enhance Bentleigh's role as a premier destination for shopping and socialising.
- To support a network of active streets and shared community and open spaces.
- To encourage landscaping and greenery, with a focus on new open spaces.
- To support safe, accessible and friendly streets.

Housing

- To celebrate Bentleigh's unique heritage precincts and local character.
- To manage the transition between housing densities.
- To manage growth in a way that responds to Bentleigh's suburban residential character.
- To encourage a diverse range of housing options.
- To promote high quality urban design and architecture.

Economy

- To embrace Bentleigh's role as a regional shopping and services destination.
- To boost evening activity and encourage various dining and entertainment options.
- To encourage offices and employment opportunities.

Transport

- To encourage walking, cycling and use of public transport.
- To explore innovative approaches to car parking and traffic management.

Bentleigh Objectives

Objective 1

To strengthen Bentleigh's Activity Centre role as a regional location for shopping, services and socialising.

Strategies

- 1.1 Encourage land uses generally aligned with Map 2 in this policy.
- 1.2 Transition Bentleigh to an 'experience' economy centre, by encouraging ground floor uses in the commercial area that focus on providing experience.
- 1.3 Create new public spaces for the community to meet and gather, which is framed by active and well-designed building interfaces.
- 1.4 Provide facilities and services for the community in consolidated hubs that are well located and become anchors for the Bentleigh activity centre.
- 1.5 Provide high quality public spaces that positively contributes to the amenity and safety of commercial streetscapes.
- 1.6 Promote a safe environment for the community, particularly at night, through features such as lighting, encouraging passive surveillance of public areas and locating land uses appropriately.
- 1.7 Create active frontages to existing and new plazas, streets and pedestrian and shared laneways.
- 1.8 Provide an expanded network of pedestrian and shared laneways with a focus on restaurants, cafes and complementary retail to the east of the railway station.
- 1.9 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.
- 1.10 Repurpose the Godfrey Street carpark into a public open space.
- 1.11 Repurpose the Vickery Street carpark into a new public plaza.
- 1.12 Redevelop the Horsley Street and Beazley carparks to increase the availability of public carspaces as well as appropriate housing and employment uses for the land.

Objective 2

To support a vibrant and prosperous activity centre that meets the needs of the community.

Strategies

- 2.1 Provide at strategic sites diverse commercial spaces, including cafes and experiential and destination retail at ground level, additional employment uses such as offices within the next two levels and residential above, as appropriate.
- 2.2 Encourage new retail floorspace with a focus on destination shopping, to be located and designed to integrate with the existing established retail strip.
- 2.3 Foster a diverse residential and working community within the centre by encouraging office space at first floor level and residential above in commercial areas, as appropriate.

- 2.4 Foster trade during the day, evening and night, across the weekend, to provide for a range of community members, recognising the changing needs and behaviours of the community.
- 2.5 Encourage development that is versatile and flexible in its configuration and ceiling heights to provide for a range of future uses, particularly commercial activities above ground level.
- 2.6 In the Centre Road commercial strip, west of the railway station, encourage a focus on fine dining and health specific retail and complementary uses such as yoga, organic health food stores and natural medicines.

Objective 3

To support residential diversity and growth in the right locations.

Strategies

- 3.1 Locate housing by housing types as shown on Map 1.
- 3.2 Provide a diversity of housing options that cater to a wide range of demographics, budgets, accessibility requirements and needs.
- 3.3 Encourage 'non-market' housing on strategic sites, such as affordable, aged care, student and short-stay accommodation.

Objective 4

To preserve and enhance the heritage and distinct character attributes of Bentleigh.

Strategies

- 4.1 Support development that protects and maintains the low-rise suburban character of the surrounding residential areas.
- 4.2 Support development that protects and maintains identified heritage sites, including the low scale, fine grain heritage character of the commercial strip on Centre Road.
- 4.3 Encourage medium density housing close to the train station, along Centre Road and on designated strategic sites where it does not comprise heritage and character streetscapes.

Objective 5

To encourage well designed development that supports the needs of a vibrant and attractive activity centre and which is responsive to sensitive interfaces.

Strategies

- 5.1 Ensure the design of development is in accordance with the Quality Design Guidelines taking into account housing type and location.
- 5.2 Ensure development along Centre Road complements and preserves the low scale, fine grain and heritage streetscape character of the traditional shopping strip.
- 5.3 Encourage development in the commercial areas that is versatile and flexible in its configuration to provide for a range of future commercial uses, particularly within the first two levels.
- 5.4 Ensure new development does not result in significant loss of sunlight to future and existing public open space areas and key public areas.

- 5.5 Require new dwellings constructed within the activity centre adjacent to the railway and along main roads incorporate appropriate noise attenuation measures.
- 5.6 Encourage development at the interface of the activity centre to achieve greater consistency in land use and built form scale with existing residential development adjacent.
- 5.7 Promote new commercial buildings adjoining an active laneway to have commercial aspects at ground floor that face the laneway, with an access point/entry via the laneway and concealed services.
- 5.8 New development should contribute to a sense of safety, comfort and community presence with the site and the surrounding area, particularly close to the railway station and within the commercial area.
- 5.9 Encourage landscaping as part of development, including retention and planting of large canopy trees for residential and urban greenery for commercial and mixed-use.
- 5.10 Promote high quality urban design and architecture that add to the sense of place and future character of Bentleigh.
- 5.11 Encourage development that is well designed and managed for high environmental performance across all areas including energy, waste, water, transport and ecology.

Objective 6

To improve the transport network, ease congestion and improve car parking provision.

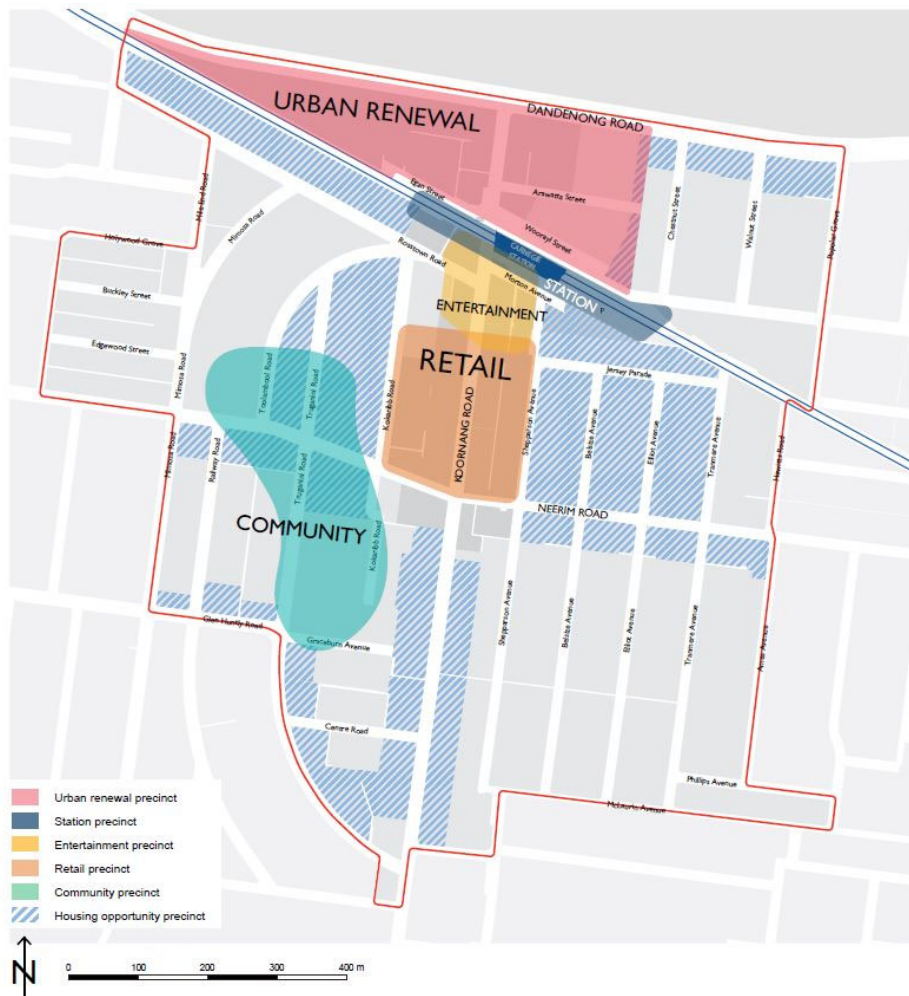
Strategies

- 6.1 Provide safe and attractive pedestrian and cycling connections to and within the Activity Centre.
- 6.2 Provide an improved transport hub around the station with pedestrian and cycling connections.
- 6.3 Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual, physical and safety impacts.
- 6.4 New developments to encourage alternative modes by providing high quality cycling facilities and quality pedestrian connections.
- 6.5 New commercial and mixed-use developments to explore innovative approaches to car parking, including centrally managed shared car parking to increase efficiencies.
- 6.6 Encourage all publicly accessible public parking facilities to have a precinct approach, through coordinated and real-time signage, showing location and number of available spaces.
- 6.7 Encourage underground car parking. Where located at grade level or above, ensure the structure is sufficiently screened and adaptable for future alternative uses.
- 6.8 Reduce conflict between pedestrian and vehicles in shared laneways.

Bentleigh Policy Guidelines

- Facilitate land use and development in accordance with the *Bentleigh Structure Plan 2018-2031 (Glen Eira City Council, December 2018)*.

- Facilitate development that is in accordance with the *Quality Design Guidelines Residential Areas (Glen Eira City Council, December 2018)* or *Quality Design Guidelines Commercial and Mixed use Areas (Glen Eira City Council, December 2018)* as appropriate.
- Facilitate development that is generally consistent with the design response and recommendations outlined in the *Urban Form Analysis Bentleigh (Glen Eira City Council, 2018)*.



Map 4 Carnegie Land Use Precincts

Council has adopted the *Carnegie Structure Plan 2018-2031*, the *Carnegie Urban Form Analysis and Quality Design Guidelines* for residential, commercial and mixed-use areas to guide land use and development within the Carnegie Activity Centre.

Carnegie Policy

Where a permit is required for use or development within the Carnegie Activity Centre as shown in Map 3 to this policy (except land in the Minimal Change Area), it is policy that:

- Land use and development be facilitated in accordance with the vision and key aims, objectives, strategies and policy guidelines for the Carnegie Activity Centre as outlined in this policy.

Carnegie Vision

The adopted Vision for the Carnegie Activity Centre is:

Carnegie will be a safe, connected and welcoming centre that embraces its authentic urban character and cultural identity.

The centre will be a destination for entertainment, shopping and employment, supporting a range of businesses and interconnected community spaces that meet the needs of the local community.

Carnegie Key Aims

The key aims of the Structure Plan fall under the themes of place making, housing, economy and transport and are as follows:

Place Making

- Build on Carnegie's reputation as a welcoming and diverse local community with unique commercial and entertainment offerings.
- Enhance the distinctive character of the Koornang Road retail strip.
- Support a network of urban laneways, active streets and shared community and open spaces.
- Encourage landscaping and greenery, with a focus on new open spaces.
- Promote high quality urban design and architecture.
- Support safe, accessible and friendly streets.
- Encourage development that provides a significant community benefit.

Housing

- Manage the transition between housing densities.
- Maintain Carnegie's unique suburban and urban character.
- Recognise Carnegie's role in accommodating a growing population.
- Encourage a diverse range of housing options.

Economy

- Boost evening activity and support quality local shopping, dining and entertainment options.
- Encourage offices and employment opportunities.
- Construct a new food market that drives a transition to an experience rich economy and becomes the meeting space for the Carnegie community.

Transport

- Recognise that Carnegie has access to high quality train services and cycling corridor and is nearby tram routes.
- Encourage walking, cycling and use of public transport.
- Explore innovative approaches to car parking and traffic management.

Carnegie Objectives

Objective 1

To strengthen Carnegie's role as a regional destination for entertainment, shopping, employment and a place for the community to meet.

Strategies

- 1.1 Encourage land uses generally aligned with Map 4 in this policy.
- 1.2 Provide high quality public spaces that positively contributes to the amenity and safety of commercial streetscapes.

- 1.3 Promote a safe environment for the community, particularly at night, through features such as lighting, encouraging passive surveillance of public areas and locating land uses appropriately.
- 1.4 Create active frontages to existing and new plazas, streets and pedestrian and shared laneways.
- 1.5 Provide an expanded network of pedestrian and shared laneways with a focus on restaurants, cafes and complementary retail.
- 1.6 Encourage new retail floorspace with a focus on destination shopping, to be located and designed to integrate with the existing established retail strip.
- 1.7 Foster a diverse residential and working community within the centre by encouraging office space at first floor level and residential above in the commercial areas, as appropriate.
- 1.8 Foster trade within the commercial area during the day, evening and night, across the weekend, to provide for a range of community members, recognising the changing needs and behaviours of the community.
- 1.9 Provide high quality and co-located facilities and services for the community.

Objective 2

To facilitate land use and development on urban renewal and strategic sites which provide a range of employment, housing and other benefits to the local community.

Strategies

- 2.1 Facilitate a collaborative and coordinated approach to development of land in the urban renewal area.
- 2.2 Ensure development of the urban renewal area and strategic sites is generally consistent with the high level framework set out in the Structure Plan.
- 2.3 Explore opportunities for additional public open space in the urban renewal area.
- 2.4 Discourage new development that represents a significant under development of land.
- 2.5 Facilitate connection between the urban renewal area and the retail core of the Carnegie activity centre.
- 2.6 Provide at strategic sites diverse commercial spaces, including experiential and destination retail at ground level, additional employment uses such as offices within the next two levels and residential above, as appropriate.
- 2.7 Encourage site consolidation and redevelopment to support increased development densities.
- 2.8 Ensure all development in urban renewal areas and on strategic sites provide an appropriate level of community benefit as part of the development.
- 2.9 Ensure development of land in the urban renewal area and strategic sites that exceeds the preferred height requirement delivers additional significant community benefit that is consummate with the uplift value associated with the increased height.

Objective 3

To facilitate residential diversity and more opportunities for people to live in Carnegie.

Strategies

- 3.1 Locate housing by housing types as shown on Map 3.
- 3.2 Provide a diversity of housing options that cater to a wide range of demographics, budgets, accessibility requirements and needs.
- 3.3 Encourage 'non-market' housing on strategic sites and urban renewal areas, such as affordable, aged care, student and short-stay accommodation.

Objective 4

To preserve and enhance the heritage and distinct character attributes of Carnegie.

Strategies

- 4.1 Protect the heritage features and distinct fine grain character of the Koornang Road commercial strip.
- 4.2 Encourage new development in the Koornang Road retail core complements and enhances the existing low scale, fine grain heritage character of the streetscape.
- 4.3 Support development that protects and maintains identified heritage sites.
- 4.4 Protect existing significant trees along the railway corridor.

Objective 5

To encourage well designed development that supports the needs of a vibrant and attractive activity centre and which is responsive to sensitive interfaces.

Strategies

- 5.2 Encourage the design of development to be in accordance with the Quality Design Guidelines taking into account housing type and location.
- 5.3 Maintain the low scale and heritage streetscape character of the traditional shopping strip.
- 5.4 Encourage development in the commercial areas that is versatile and flexible in its configuration and ceiling heights to provide for a range of future commercial uses, particularly within the first two levels.
- 5.5 Ensure new development does not result in significant loss of sunlight to future and existing public open space areas and key public space areas.
- 5.6 Encourage activation of commercial development boundaries adjoining public realm or pedestrian connections.
- 5.7 Require new dwellings constructed within the activity centre adjacent to the railway and along main roads to incorporate appropriate noise attenuation measures.
- 5.8 Encourage development at the interface of the activity centre to achieve greater consistency in land use and built form scale with existing residential development adjacent.
- 5.9 New development should contribute to a sense of safety, comfort and community presence with the site and the surrounding area, particularly close to the railway station and within the commercial area.
- 5.10 Promote a safe environment for the community, particularly at night by implementing features such as lighting and encourage passive surveillance of public areas.

- 5.11 Encourage landscaping as part of development, including retention and planting of large canopy trees for residential and urban greenery for commercial and mixed-use.
- 5.12 Promote high quality urban design and architecture that add to the sense of place and future character of Carnegie.
- 5.13 Encourage development that is well designed and managed for high environmental performance across all areas including energy, waste, water, transport and ecology.

Objective 6

To improve the transport network, ease congestion and provide adequate car parking provision.

- 6.1 Provide safe and attractive pedestrian and cycling connections to and within the Activity Centre.
- 6.2 Provide an improved transport hub around the station with pedestrian and cycling connections.
- 6.3 Prioritise high quality streetscapes and pleasant people environments through considered parking and access design that minimises visual and physical impacts.
- 6.4 Reduce conflict between pedestrian and vehicles in shared laneways.
- 6.5 Explore innovative approaches to car parking and traffic management.
- 6.6 New developments to encourage alternative modes by providing high quality cycling facilities and quality pedestrian connections.
- 6.7 New commercial and mixed-use developments to explore innovative approaches to car parking, including centrally managed shared car parking to increase efficiencies.
- 6.8 Encourage all publicly accessible public parking facilities to have a precinct approach, through coordinated and real-time signage, showing location and number of available spaces.
- 6.9 Encourage underground car parking. Where located at grade level or above, ensure the structure is sufficiently screened, not located within the frontage and adaptable for future alternative uses.
- 6.10 Explore options to provide new publicly accessible car parking in the urban renewal development area between the railway line and Dandenong Road.
- 6.11 Increase publicly accessible car parking in partnership with a future supermarket redevelopment at Kokaribb Road.

Carnegie Policy Guidelines

- Facilitate land use and development in accordance with the *Carnegie Structure Plan 2018-2031* (Glen Eira City Council, December 2018).
- Facilitate development in accordance with the *Quality Design Guidelines Residential Areas* (Glen Eira City Council, December 2018) or *Quality Design Guidelines Commercial and Mixed use Areas* (Glen Eira City Council, December 2018) as appropriate.
- Facilitate development that is generally consistent with the design response and recommendations outlined in the *Urban Form Analysis – Carnegie* (Glen Eira City Council, 2018).

BENTLEIGH

Map 4

Bentleigh is an attractive shopping strip with a range of both retail shops and non retail services such as childcare centre, library, banks and post office. It is centred around a rail station and bus network.

Even though Chadstone and Southland shopping centres compete with the Bentleigh centre, the shopping centre provides convenient shopping facilities for residents in the areas immediately surrounding the centre. The two supermarkets are major retail attractors to the centre. The buildings along the retail strip, however, do offer opportunities for a mix of uses including shop top residences. There is also opportunity to provide better community facilities as the existing facilities are geographically disconnected and the buildings no longer meet the needs of the community.

The area surrounding the shopping strip is largely residential, with mostly Edwardian, Interwar and Californian Bungalow single detached dwellings.

A heritage area exists to the south of Centre Road which contributes substantially to the area's character and must be safeguarded. In addition, large sections of the residential areas to the immediate north and south of the centre are affected by overland flows (as identified by Melbourne Water). These factors coupled with existing unit developments in certain streets abutting the centre, all combine to potentially constrain opportunities for increased densities in the residential areas surrounding the centre. Where opportunity does exist, however, appropriate infill development at increased densities is encouraged.

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Map 1 Bentleigh



Precinct 1 Community Precinct

Exercise discretion

Where a permit is required for use or development, it is policy that:

- A stronger civic presence be created through the co-location of community services on the existing library site.
- Development of a community centre on the existing library site has a strong presence to Jasper Road.
- A traffic management plan be submitted with a proposal for a community centre.
- Building height of any development on the existing library site be compatible with the scale of adjacent buildings along Centre Road.
- Re-development of the existing library site includes car parking, with improved access and pedestrian movement and safety.

Precinct 2 Retail Hub

Exercise discretion

Where a permit is required for use or development, it is policy that:

- ~~* The existing strip shopping centre be contained within the precinct boundary.~~
- ~~* The retail focus along Centre Road be strengthened with retail being the principal ground floor use.~~
- ~~* Offices be allowed to locate at ground level of buildings in the area west of Wheatley Road.~~
- ~~* Unless otherwise specified, office and residential uses be located on upper floors of buildings, unless it can be demonstrated that such uses at ground floor level contribute to the viability of an active retail centre.~~
- ~~* Larger land uses (eg magnet stores or cinemas) be encouraged to locate within the existing precinct west of the railway line and such proposals be accompanied by Traffic Impact Reports.~~
- ~~* Uses abutting the rotunda area have active frontages to the rotunda.~~
- ~~* Shops be encouraged to provide entrances to both Centre Road and rear car parks.~~
- ~~* Shopfronts be encouraged to return for minimum depths onto side streets.~~
- ~~* Buildings along Centre Road be encouraged to increase in height to provide for office, commercial and residential uses provided:

 - ~~• Buildings on the north side of Centre Road are articulated, so shadow is not cast onto the footpath on the south side of Centre Road.~~
 - ~~• Building height is not to result in overshadowing of residential properties to the south.~~
 - ~~• Buildings step down at the rear to achieve a better transition to residential areas.~~
 - ~~• Rear boundaries incorporate a landscaped buffer (except where such premises adjoin a publicly owned car park) to ensure a sensitive interface to the residential area behind.~~
 - ~~• The range and type of retail facilities currently enjoyed in the centre are not depleted.~~~~
- ~~* Upper levels of new development provide for residential accommodation in preference to office uses.~~
- ~~* The amalgamation of allotments for more intensive developments so that facades of buildings within the centre are more coherent, be encouraged.~~
- ~~* New residential developments in the commercial centre provide a recognizable and accessible pedestrian access point from the street to the residential component of the building.~~

~~Precinct 3 Car Parking and Mixed Use~~

~~Exercise discretion~~

~~Where a permit is required for use or development, it is policy that:~~

- ~~* Car parking remain to service the retail strip.~~
- ~~* Shops be encouraged to provide entrances to both Centre Road and rear car parks.~~
- ~~* The number of off street car parking spaces be retained or increased.~~
- ~~* Reconfiguration of the car parking arrangement include design treatments to improve the appearance and safety of the parking area.~~

- ~~Bleazby St car park spaces be retained, and any expansion not impinge on the amenity of abutting residences.~~
- ~~Improved utilisation of the railway reserve land (mixed use with consolidated multi deck parking) between Hamilton Street and the station be encouraged.~~
- ~~Potential of car parking areas to be redeveloped for a combination of mixed use/residential and car parking (that in turn will reduce the extent of hard paved areas) either through the utilisation of airspace and/or basement development be recognised.~~
- ~~The poor surveillance of car park and streetscape realms be addressed through the implementation of above ground activities with views, access and activity orientated towards these spaces.~~

Precinct 4 Residential

Exercise discretion

Where a permit is required for use or development, it is policy that:

- ~~Development on the parkland adjacent to the railway line in Nicholson Street be discouraged and the existing landscape strip be retained.~~
- ~~Where opportunities exist, a range of housing types be promoted at increased densities.~~
- ~~Where opportunities exist, medium density housing be encouraged in the residential areas surrounding the centre.~~
- ~~The managed change of the neighbourhood character of these areas be encouraged.~~
- ~~Those sites that immediately abut car parking areas and are not separated by a road may have greater development potential than other sites within the precinct.~~

CARNEGIE

Map 2

~~Carnegie is a traditional shopping centre surrounded by a well established residential area containing a mix of flats, units and detached houses that caters for the demands of the mixed community. The residential area east of Koornang Road is largely composed of Edwardian, Interwar and Victorian single detached houses. The residential area to the west of Koornang Road is mostly two to three storey flats built in the 1960s, interspersed by period homes.~~

~~The centre is based around a rail station and has other adequate public transport links.~~

~~The retail strip provides shopping convenience as it contains a range of retail (notably ethnic grocery stores and opportunity shops) and commercial/professional uses. Of the three urban village areas identified, it has the shortest shopping strip, concentrated along Koornang Rd between Neerim Road and Dandenong Road. A small amount of retail, professional and commercial uses spill over Neerim Road and down the side streets running off Koornang Road. These should be contained. There are also industrial uses — they are concentrated in Egan Street.~~

~~Carnegie has a wide mix of uses that provides varied employment opportunities and ensures the continuation of its role as a sub regional centre despite competition from nearby Murrumbene and Glen Huntly centres, and the Chadstone shopping centre.~~

~~The success of this area could be improved with night time activities that complement daytime uses, eg restaurants and cafes, and using upper floors of buildings for residential~~

~~and commercial activities that would contribute to employment opportunities and attract people who desire proximity to public transport, services and shops. Car parking and congested traffic movement within and around the centre is impacting on the convenience and safety of shopping. This situation could be improved by easing traffic flow, upgrading pedestrian linkages, and formalising and upgrading car parks.~~

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Map 2 Carnegie



Precinct 1 Dandenong Road Precinct

Exercise discretion

Where a permit is required for use or development, it is policy to:

Land use and development

- * Encourage site consolidation and redevelopment to support increased development densities.
- * Encourage the conservation of the Rosstown Hotel (the entire original building including its roof form) at the corner of Koornang Road and Dandenong Road.
- * Encourage retention and restoration of the facades of older two storey shops on the east side of Koornang Road, while allowing construction of 'attic storey' additions with no setbacks from the street, provided any additional height is not visible from the street.
- * Maximise the development potential of land consistent with the objectives of this policy.

- ~~* Encourage higher density residential development.~~
- ~~* Maintain a continuous and consistent built form for the shop fronts at street level along Koornang Road.~~
- ~~* Where retail uses are encouraged in this precinct, avoid retail that competes directly with the Koornang Road retail strip and supermarket(s) south of the railway.~~
- ~~* Encourage non-core retailing, hospitality, entertainment and commercial uses addressed to Dandenong Road, with the exception of No. 1100 and 1102-1108 Dandenong Road where retail uses are discouraged.~~
- ~~* Encourage non-core retailing, hospitality, entertainment and commercial uses addressed to Koornang Road.~~
- ~~* Encourage commercial uses with residential above and discourage retail uses in Woorayl Street.~~
- ~~* Encourage vertical mixes of land uses with retail, commercial and community facilities at ground level and residential above.~~
- ~~* Create active frontages onto all streets in the precinct.~~
- ~~* Locate uses that are less sensitive to traffic and railway noise near Dandenong Road, especially at lower building levels.~~
- ~~* Position new housing to create an appropriate interface between other uses and established residential areas.~~
- ~~* Provide parking in basement structures and avoid open-air ground-level car parking, especially on sites exposed to surrounding streets.~~
- ~~* Provide sufficient off-street parking to avoid creating additional demand on adjacent areas.~~
- ~~* Allow development of new dwellings without side setbacks along east-west streets where good solar access can be provided and the amenity of adjoining dwellings is not significantly reduced. Subject to assessment of individual sites, areas for elimination of side setbacks include:~~
 - ~~• Dandenong Road~~
 - ~~• Arawatta Street~~

~~Subdivision and access ways~~

- ~~* Create a new north-south street linking Woorayl Street, Arawatta Street and Dandenong Road.~~
- ~~* Consolidate properties in the area west of Koornang Road to encourage more intensive development.~~
- ~~* Encourage new north-south streets linking Egan Street and Dandenong Road as part of such consolidation and redevelopment.~~
- ~~* Encourage layouts that support good solar orientation in new buildings.~~

~~Frontage qualities~~

- ~~* Encourage new buildings that contribute to an attractive, pedestrian-scale frontage along Dandenong Road with articulation and detailing near street level, as well as addressing the viewpoint of travellers along the highway.~~

- ~~Encourage development fronting the railway station (north of Woorayl Street) that contributes to a strong civic identity for the station precinct.~~
- ~~Provide weather protection to Koornang Road footpaths.~~
- ~~Minimise the number and extent of car park entries along Koornang Road, Egan Street and Arawatta Street, with preference to car park entries directly from the Dandenong Road service road.~~
- ~~Provide service access from basement car parks or service lanes within the site to minimise impacts on important pedestrian areas.~~

~~Expiry~~

- ~~The policies for Precinct 1 do not apply after 30 September 2007.~~

~~Precinct 2 Carnegie Station Precinct~~

~~Exercise discretion~~

~~Where a permit is required for use or development, it is policy that:~~

- ~~The open space area adjoining the Carnegie Railway station be retained and re-designed to create an attractive and safe environment.~~
- ~~Commercial activities not occur in the open space area adjoining the Carnegie Railway station. A kiosk may be developed in the train operator's (Connex) building on the north side of the rail line or be designed sympathetically with the existing building.~~

~~Precinct 3 Retail Hub~~

~~Exercise discretion~~

~~Where a permit is required for use or development, it is policy that:~~

- ~~The retail focus along Koornang Road be strengthened with retail being the principal ground floor use.~~
- ~~Increased building heights accommodate residential and office activities at the upper levels.~~
- ~~The height of upper level residential/office developments be determined by:

 - ~~Site context, including the scale and character of surrounding development.~~
 - ~~Site characteristics, including area, dimensions, orientation and topography.~~
 - ~~Existing development on the site, including height, bulk and site coverage.~~~~
- ~~Small retail uses be concentrated within the core retail area with entrances to the street and rear (to car parking areas).~~
- ~~New residential developments provide a recognisable and accessible pedestrian access point from the street to the residential component of the building.~~

~~Precinct 4 Mixed Use (West)~~

~~Exercise discretion~~

~~Where a permit is required for use or development, it is policy that:~~

- ~~* Any new developments not take the retail focus away from Koornang Road.~~
- ~~* Existing car park areas be redeveloped for commercial/residential uses.~~
- ~~* Any redevelopment of existing car park areas maintain the current level of parking in addition to the required level generated by the development.~~
- ~~* Safe rear access be provided from buildings directly abutting car parks.~~
- ~~* Re development of car parks be appropriate to the streetscape and provide a safe pedestrian environment.~~

~~Precinct 5 Mixed Use (East)~~

~~Exercise discretion~~

~~Where a permit is required for use or development, it is policy that:~~

- ~~* The main focus of this precinct is to create a community centre that incorporates existing services provided to the community.~~
- ~~* Development of a community centre may be more than 1 level if access is appropriately designed to serve the users and the scale is compatible with surrounding buildings.~~
- ~~* A traffic management plan be submitted with a proposal for a community centre.~~
- ~~* Development of a community centre include pedestrian linkages between Koornang Road and the residential area to the east, the station to the north and the car park to the south.~~
- ~~* Development of a community centre include an entry mall to Koornang Road.~~
- ~~* Development of a community centre not inhibit potential rear car parking to service shops.~~
- ~~* The area south of the station and the railway line, in Morton Avenue, is appropriate for multi-storey residential development. This may include commercial uses at ground level.~~
- ~~* Existing car park areas in Shepparson Avenue, north of Neerim Road, may be redeveloped for residential development.~~
- ~~* Any redevelopment of existing car park areas maintain a level of parking that supports the shopping strip, in addition to the required level generated by the development.~~
- ~~* Commercial development on lots with frontage onto Neerim Road be encouraged.~~
- ~~* Open space in Jersey Parade be suitably replaced in the development of a community centre in Shepparson Avenue.~~

~~Precinct 6 Residential (West)~~

~~Exercise discretion~~

~~Where a permit is required for use or development, it is policy that:~~

- ~~* Increased density residential developments be encouraged.~~
- ~~* Further expansion of commercial activities in Rosstown Road be discouraged.~~
- ~~* The managed change of the neighbourhood character be encouraged.~~

~~Precinct 7 Residential (North)~~

~~Exercise discretion~~

~~Where a permit is required for use or development, it is policy that:~~

- ~~* Increased density residential development be encouraged in Chestnut and Blackwood Streets with medium to high density development occurring on lots with frontage to Dandenong Road.~~
- ~~* The managed change of the neighbourhood character be encouraged.~~

~~Precinct 8 Residential (South)~~

~~Exercise discretion~~

~~Where a permit is required for use or development, it is policy that:~~

- ~~* A mix of density and housing types be encouraged to accommodate different household types, especially the elderly.~~
- ~~* The re-development of 314 Neerim Road for medium density dwellings be encouraged.~~
- ~~* The managed change of the neighbourhood character be encouraged.~~

ELSTERNWICK**Map [53](#)**

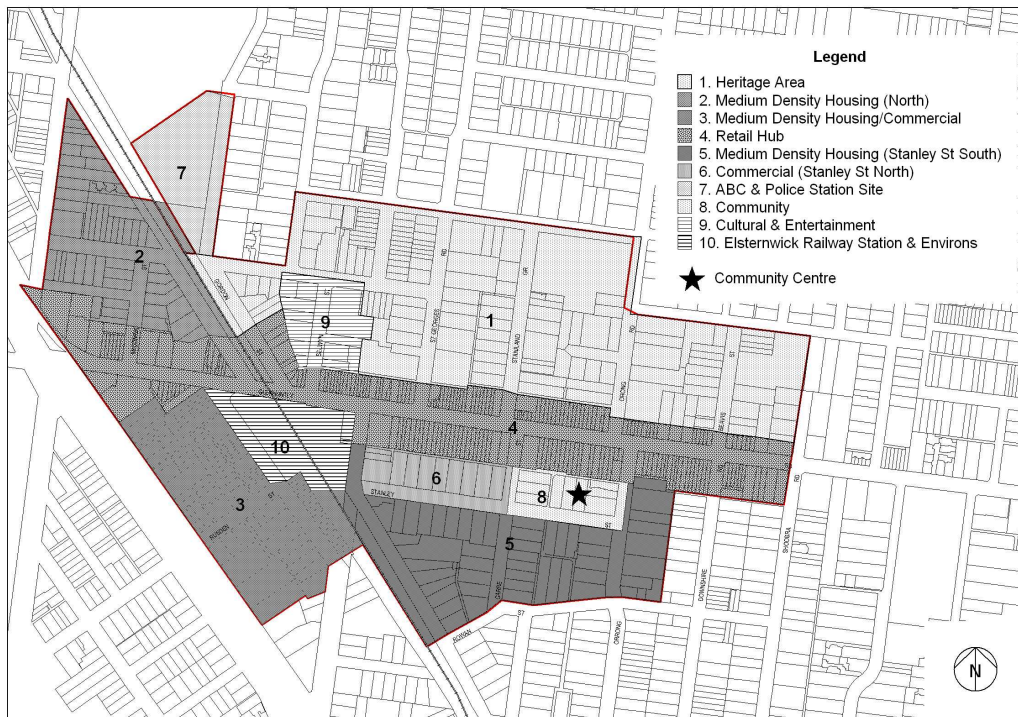
Elsternwick shopping centre is a traditional shopping strip surrounded by a residential area containing sites of heritage significance that must be protected.

The shopping strip is characterised by two storey Victorian and Edwardian buildings, and provides a wide range of shopping, service and entertainment facilities. It is well served by trains, trams and buses.

Elsternwick has retained its subregional retail role despite competition from other convenience shopping centres, including Chadstone and Southland.

The Elsternwick urban village has areas of defined residential character and pockets of mixed streetscapes, for example Horne Street includes a variety of retail and commercial premises, the railway station and a section of distinctly residential character. Selwyn Street contains a mix of uses, including the Jewish Holocaust Centre and Classic Cinema – both of which provide diversity to the area without detracting from the retail strip. The ABC studios also provide diversity of use and employment to the area.

Map 53 Elsternwick



Precinct 1 Heritage Area

Exercise discretion

Where a permit is required for use or development, it is policy that:

- Retail and commercial activities not encroach into the residential area.
- The area north of the right of way, bounded by Staniland Grove to the west, Orrong Road to the east and including the existing library site, the Maternal and Child Health Centre fronting Orrong Road and the car parks to the north and south of the library, be used for public car parking.
- A multi-storey car park may be developed within the existing Coles supermarket car parking area if sympathetically designed to complement the surrounding built form.
- Rear access to the Glen Huntly Road premises be maintained.
- Dual vehicular access from both Orrong Road and Staniland Grove be maintained (to the north of the Glen Huntly Road premises) and entrances to car parks widened for two way traffic.

Precinct 2 Medium Density Housing (North)

Exercise discretion

Where a permit is required for use or development, it is policy that:

- Retail uses be discouraged.
- Increased density housing be encouraged, particularly along Rippon Grove.
- All developments provide adequate off street parking to protect the amenity of the residents.
- Site consolidation to facilitate increased densities be encouraged.
- New developments provide an appropriate interface to adjacent valued community assets such as the churches.

Precinct 3 Medium Density Housing/Commercial

Exercise discretion

Where a permit is required for use or development, it is policy that:

- This precinct be encouraged as an area for higher density development at heights compatible with adjacent buildings.
- Retail and commercial uses be limited to lots with frontage onto Horne Street, north of Rusden Street, with retail being encouraged to locate at the Glen Huntly Road end.
- Any new developments not take the retail focus away from Glen Huntly Road.
- Existing commercial premises in Horne Street may be developed with additional floors for commercial/residential activities.
- Heights of buildings in Horne Street, north of Rusden Street, progressively decrease from the existing 5 storey building.
- Site consolidation to facilitate increased densities in Ross Street be encouraged.
- Increased densities not be at the expense of providing adequate on site car parking.
- Residential buildings be located on lots fronting Nepean Highway.

Precinct 4 Retail Hub

Exercise discretion

Where a permit is required for use or development, it is policy that:

- The existing strip shopping centre be contained within the precinct boundary.
- The character of the shopping strip be preserved through the conservation of the buildings and their façade.
- Retail premises along Glen Huntly Road be encouraged to provide rear access to car parks.
- Retail activities be discouraged from encroaching into the side streets.
- Residential uses and offices occur in upper levels of buildings.
- Diversity of retail and services be encouraged to maintain viability.
- All redevelopment west of the railway line be no higher than the terrace buildings on the south side of Glen Huntly Road.
- All redevelopment west of the railway line provide adequate onsite parking.

- Retail uses be discouraged on lots east of 481 Glen Huntly Road on the north side of Glen Huntly Road.
- Residential developments in the commercial centre provide a recognisable and accessible pedestrian access point from the street to the residential component of the building.
- The height of residential developments be determined by:
 - Site context, including the scale and character of surrounding development.
 - Site characteristics, including area, dimensions, orientation and topography.
 - Existing development on the site, including height, bulk and site coverage.

Precinct 5 Medium Density Housing (Stanley Street South)

Exercise discretion

Where a permit is required for use or development, it is policy that:

- Stanley Street provides a point of transition from larger scale on the northern side to lower scale development.
- Where the Heritage Overlay does not apply, the managed change of the neighbourhood character of residential areas be encouraged.

Precinct 6 Commercial (Stanley Street North)

Exercise discretion

Where a permit is required for use or development, it is policy that:

- Commercial activities be contained to the lots on the north side of Stanley Street.
- Sites north of Stanley Street may accommodate increased densities at heights compatible with adjacent buildings.
- Stanley Street provides a point of transition from larger scale to the north of Stanley Street to lower scale development to the south.
- The residential appearance of the buildings used for commercial activities in Stanley Street be maintained and parking be provided at the rear of the site.
- The expansion of commercial character into residential properties be discouraged.
- The managed change of the neighbourhood character of residential areas be encouraged.

Precinct 7 ABC and Police Station Site

Exercise discretion

Where a permit is required for use or development, it is policy that:

- National Trust comments be sought and considered with any proposed development of the site, due to its proximity to Rippon Lea.

- The combined ABC and Police Station site be recognised as a unique opportunity for large scale development subject to an appropriate landscape treatment and setback to Rippon Lea.

Precinct 8 Community

Exercise discretion

Where a permit is required for use or development, it is policy that:

- Redevelopment of the community centre maintain current levels of parking to support the shopping strip, in addition to the required level generated by the development.
- A community centre be built on the existing car park on the corner of Orrong Road and Stanley Street, and designed to complement the surrounding residential nature of Stanley Street and Orrong Road.
- All current community facilities (as well as additional facilities such as community meeting rooms, public toilets and baby feeding rooms) be consolidated into a community centre.
- A community centre provides open space for passive recreation.
- A traffic management plan be submitted with a proposal for a community centre.

Precinct 9 Cultural and Entertainment

Exercise discretion

Where a permit is required for use or development, it is policy that:

- There be a mix of residential and commercial activity in Selwyn Street.
- No retail activities occur along Selwyn Street.
- Development in Selwyn Street be of scale similar to surrounding buildings with buildings greater than two storey being located towards Glen Huntly Road, and buildings to the northern end of the street being sympathetic to the character of the surrounding streets due to its visibility.

Precinct 10 Elsternwick Railway Station and Environs

Exercise discretion

Where a permit is required for use or development, it is policy that:

- The air space above the railway line, on both the north and south sides of Glen Huntly Road, may be developed for public parking.
- Access to the north side car park not be in the form of a pedestrian overpass over Glen Huntly Road.
- Developments not reduce the size of or overshadow Elsternwick Plaza.
- Café activity be encouraged in Elsternwick Place.

22.05-4

19/01/2006
VC37

Reference document

Urban Village Structure Plan, Glen Eira City Council, June 1999

22.07 HOUSING DIVERSITY AREA POLICY

29/03/2018
G180 Proposed
C184

Where does this policy apply?

This policy applies to all residential development requiring a planning permit on land in a General Residential Zone, Residential Growth Zone, Commercial 1 Zone, Comprehensive Development Zone and Mixed Use Zone which is located in the housing diversity areas identified in the Policy Framework Plan below and the Suburb Framework Plans included in this policy.

This policy does not apply to land within:

- The Bentleigh, Carnegie and Elsternwick urban villages. The Urban Villages Policy (Clause 22.05) applies to this land.
- The Phoenix Precinct. The Phoenix Precinct Policy (Clause 22.06) applies to this land.

This policy does not apply to the remainder of land in the municipality. The Minimal Change Area Policy (Clause 22.08) applies to this land.

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Policy Framework Plan Housing Diversity Areas



Policy Framework Plan Housing Diversity Areas

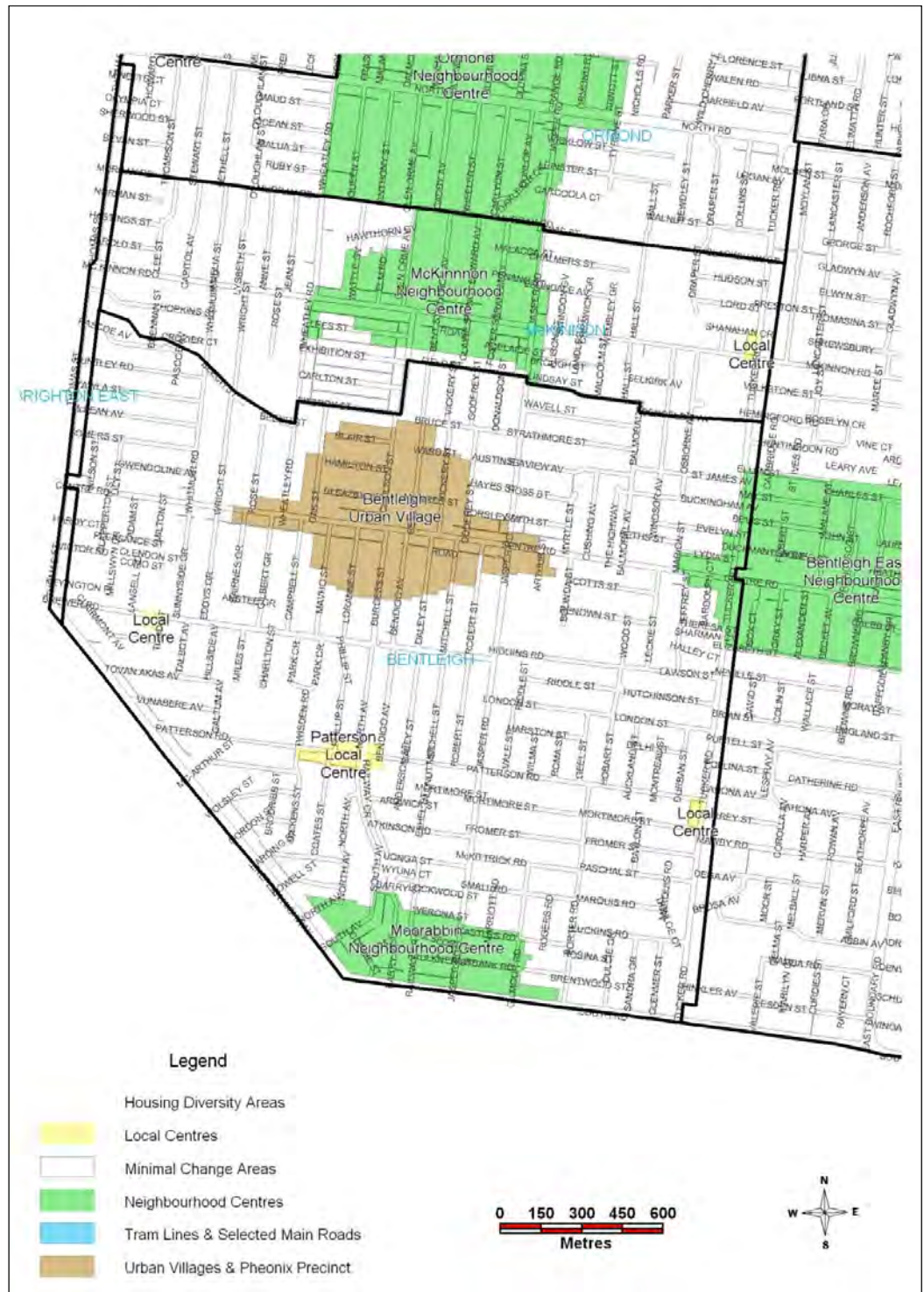


Suburb Framework Plans

The following Suburb Framework Plans identify the location of housing diversity areas and minimal change areas in each suburb. The suburbs are listed in alphabetical order.

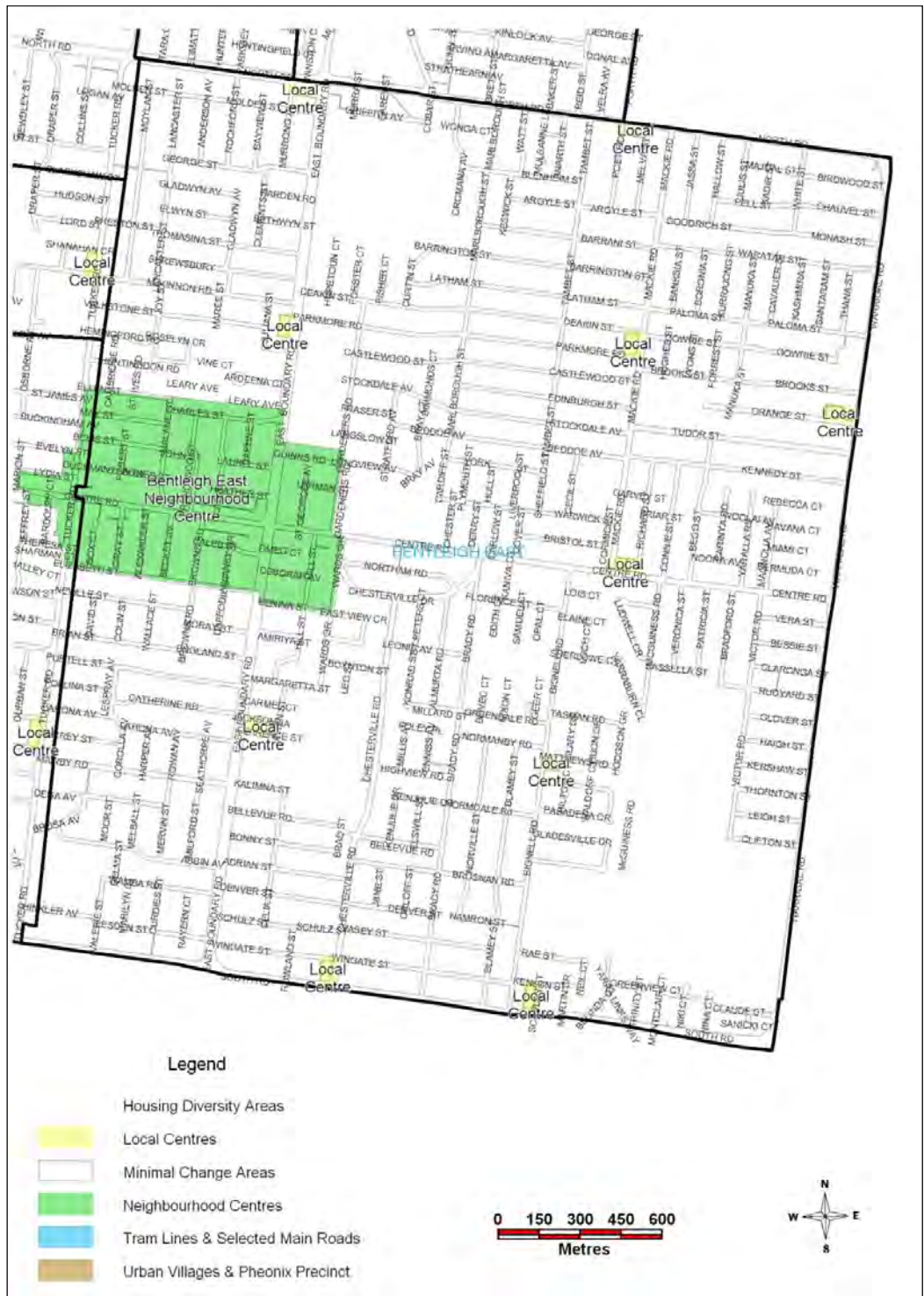
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MAP 1 - BENTLEIGH FRAMEWORK PLAN



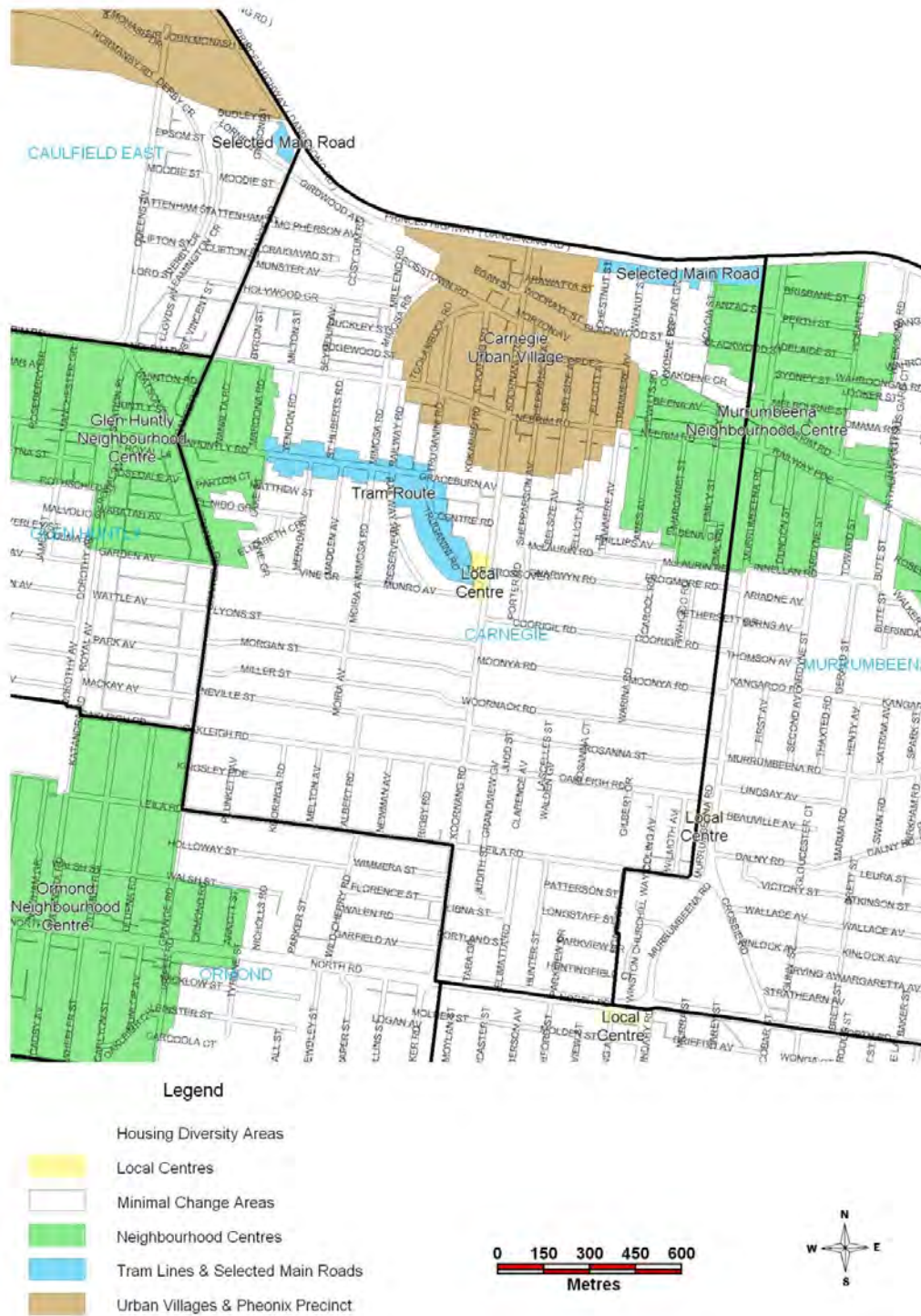


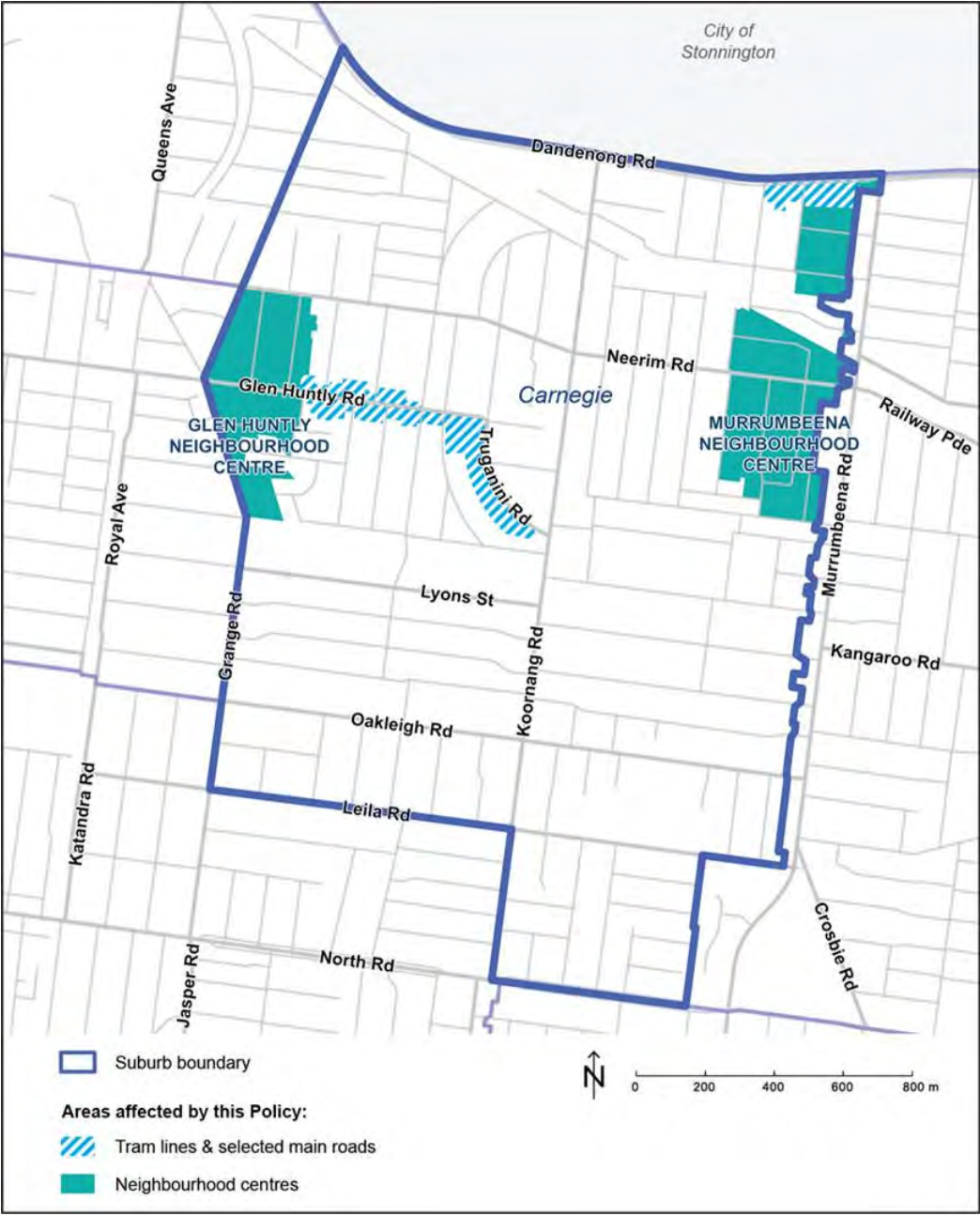
MAP 2 - BENTLEIGH EAST FRAMEWORK PLAN



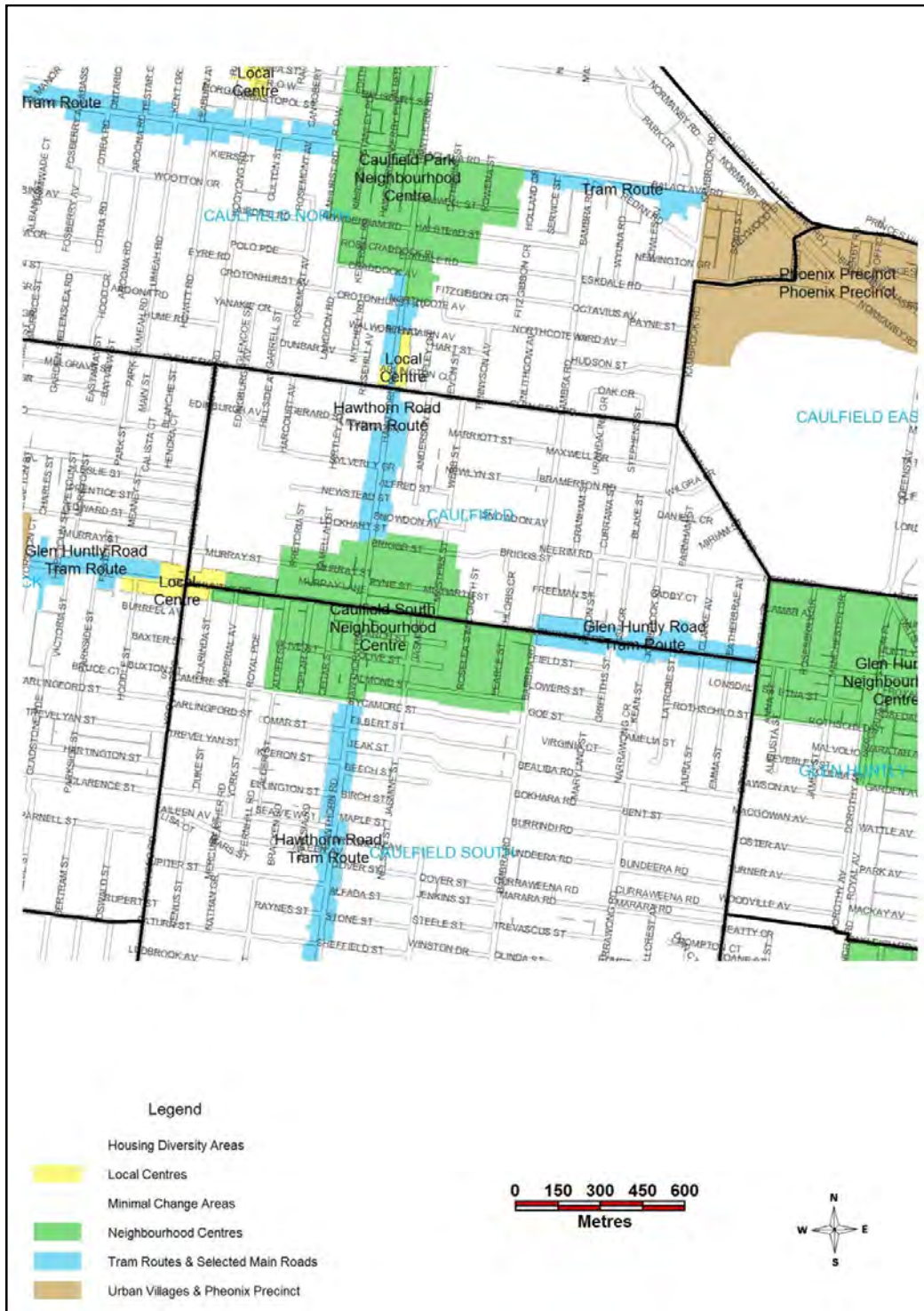
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MAP 3 - CARNEGIE FRAMEWORK PLAN

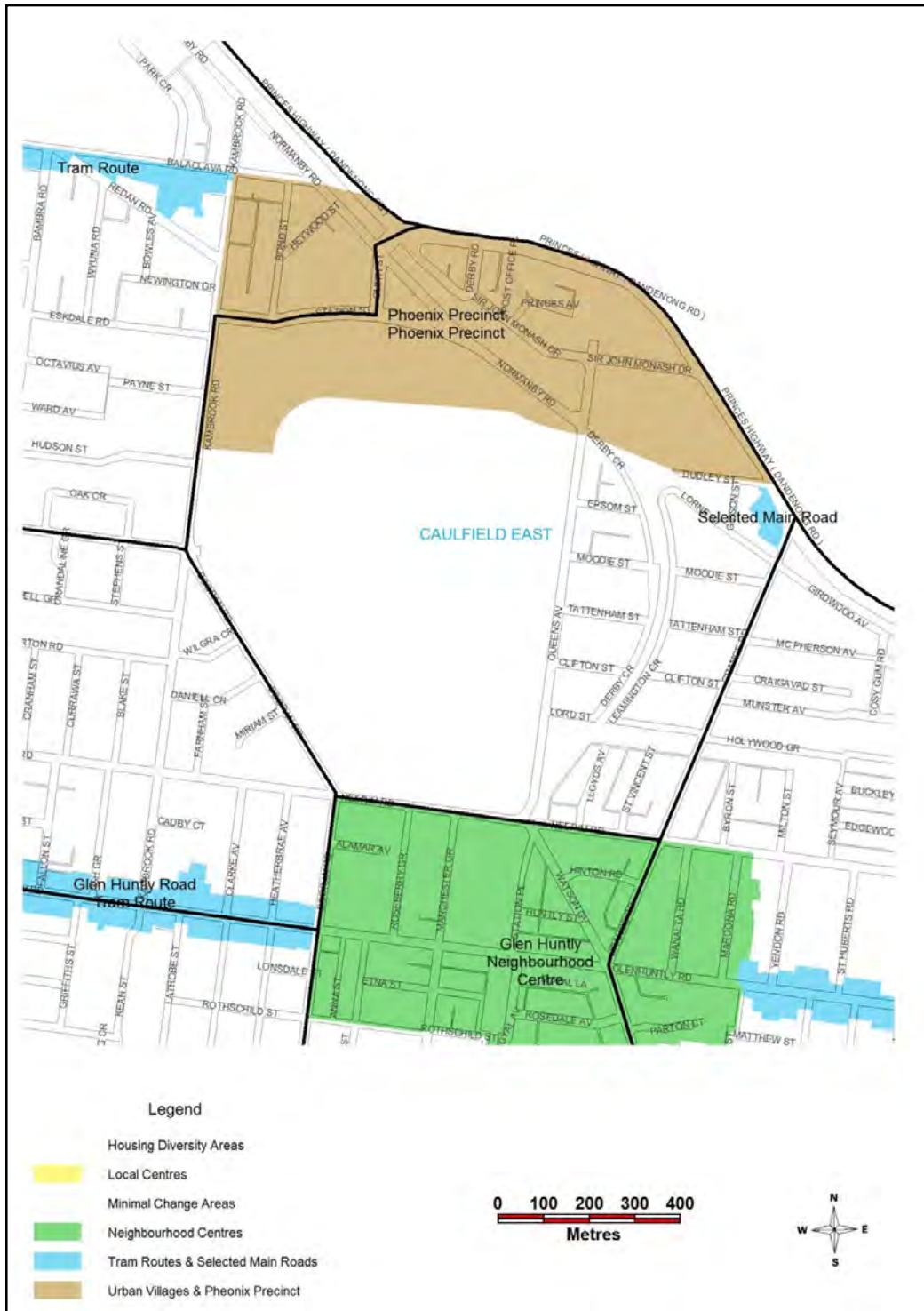




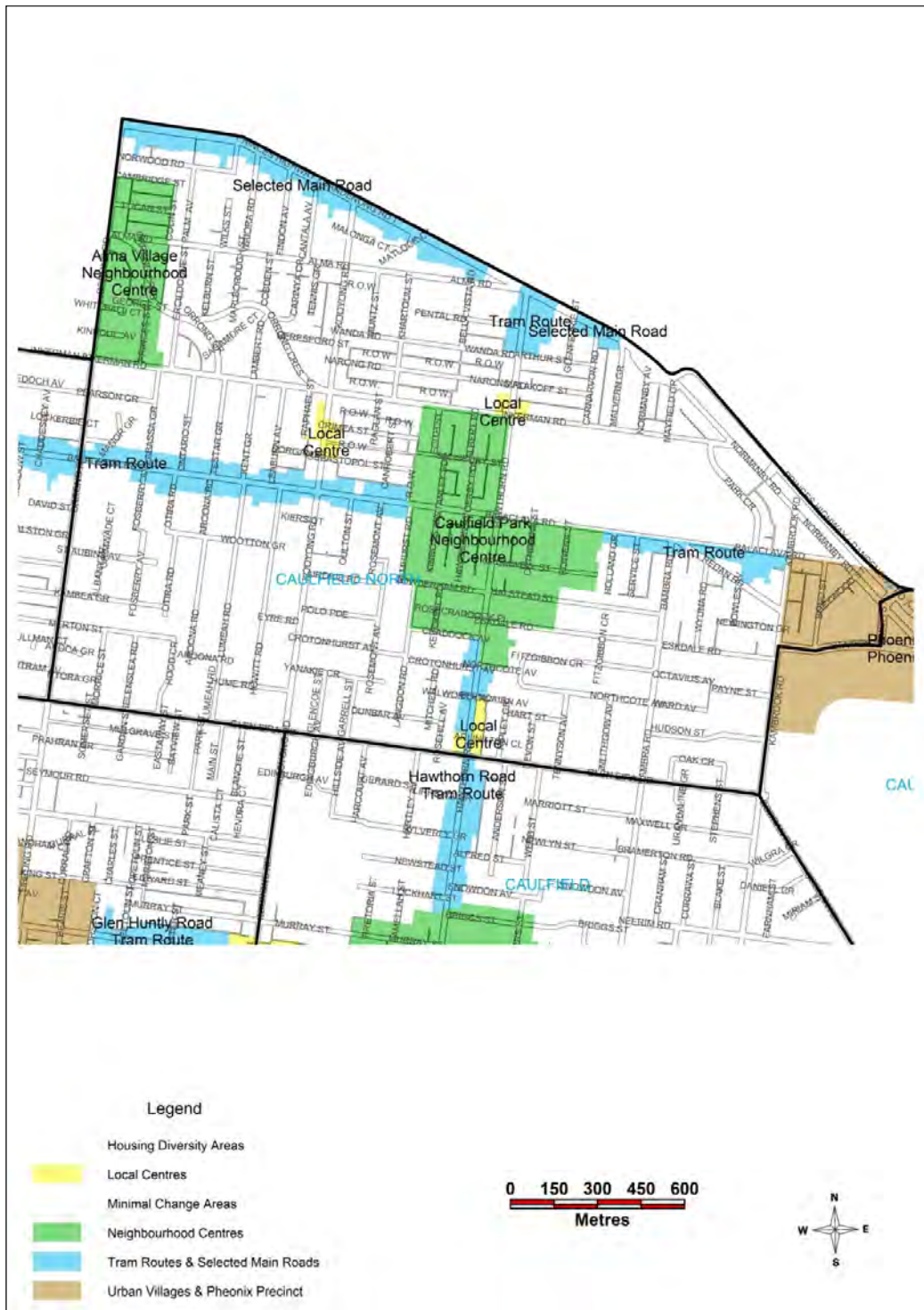
MAP 4 - CAULFIELD FRAMEWORK PLAN



MAP 5 - CAULFIELD EAST FRAMEWORK PLAN



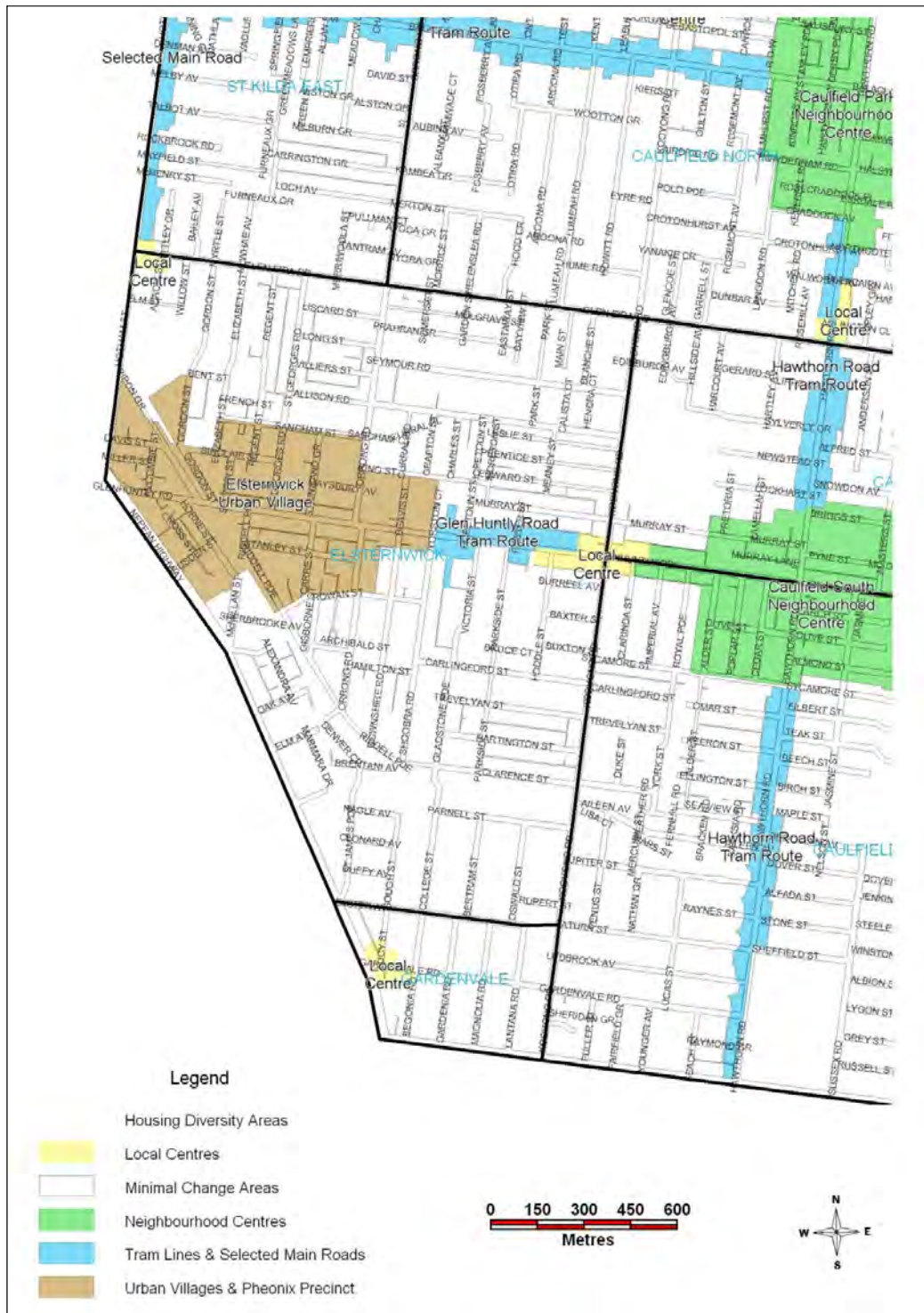
MAP 6 - CAULFIELD NORTH FRAMEWORK PLAN



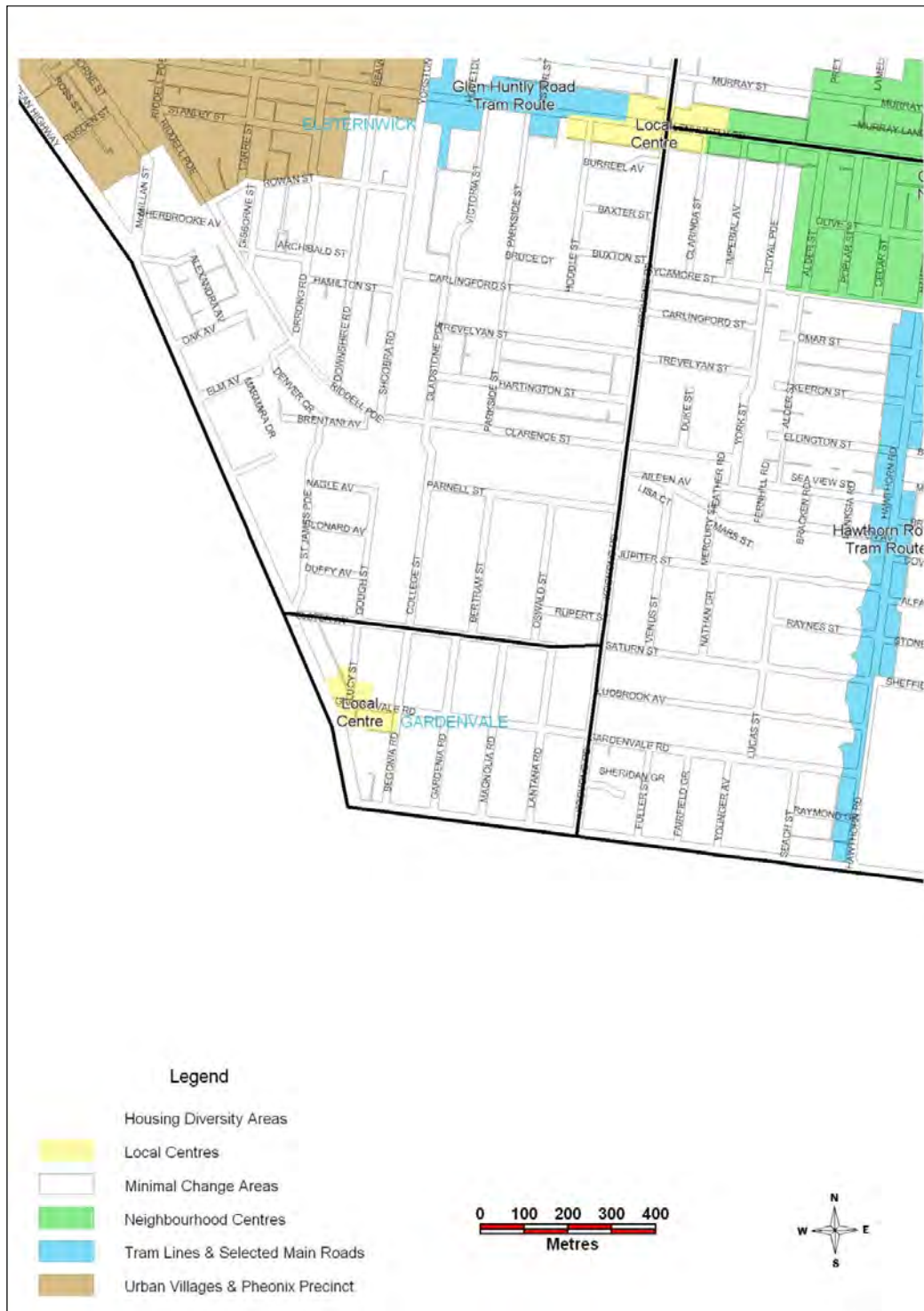
MAP 7 - CAULFIELD SOUTH FRAMEWORK PLAN



MAP 8 - ELSTERNWICK FRAMEWORK PLAN



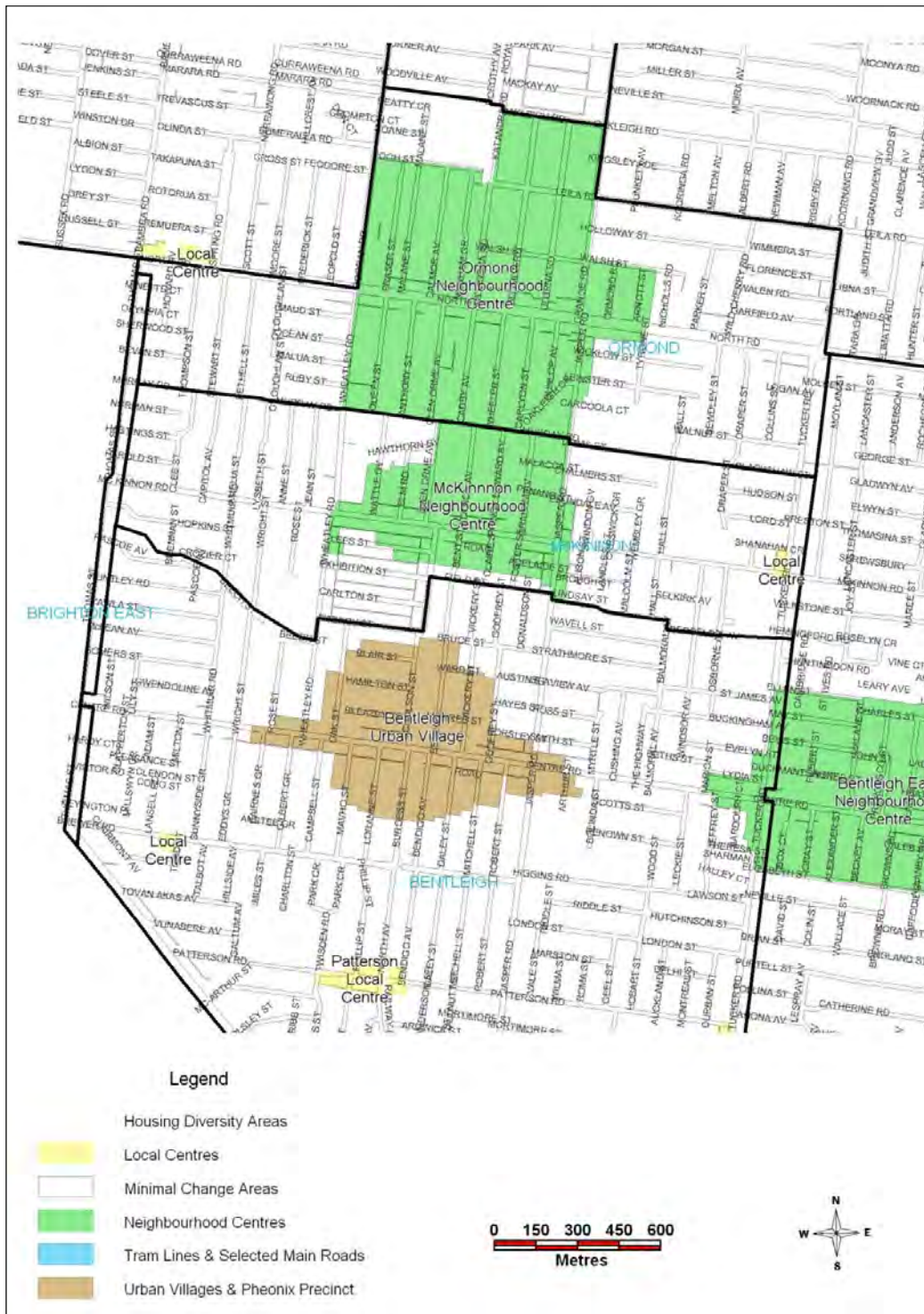
MAP 9 - GARDENVALE FRAMEWORK PLAN



MAP 10 - GLEN HUNTLY FRAMEWORK PLAN



MAP 11 - MCKINNON FRAMEWORK PLAN



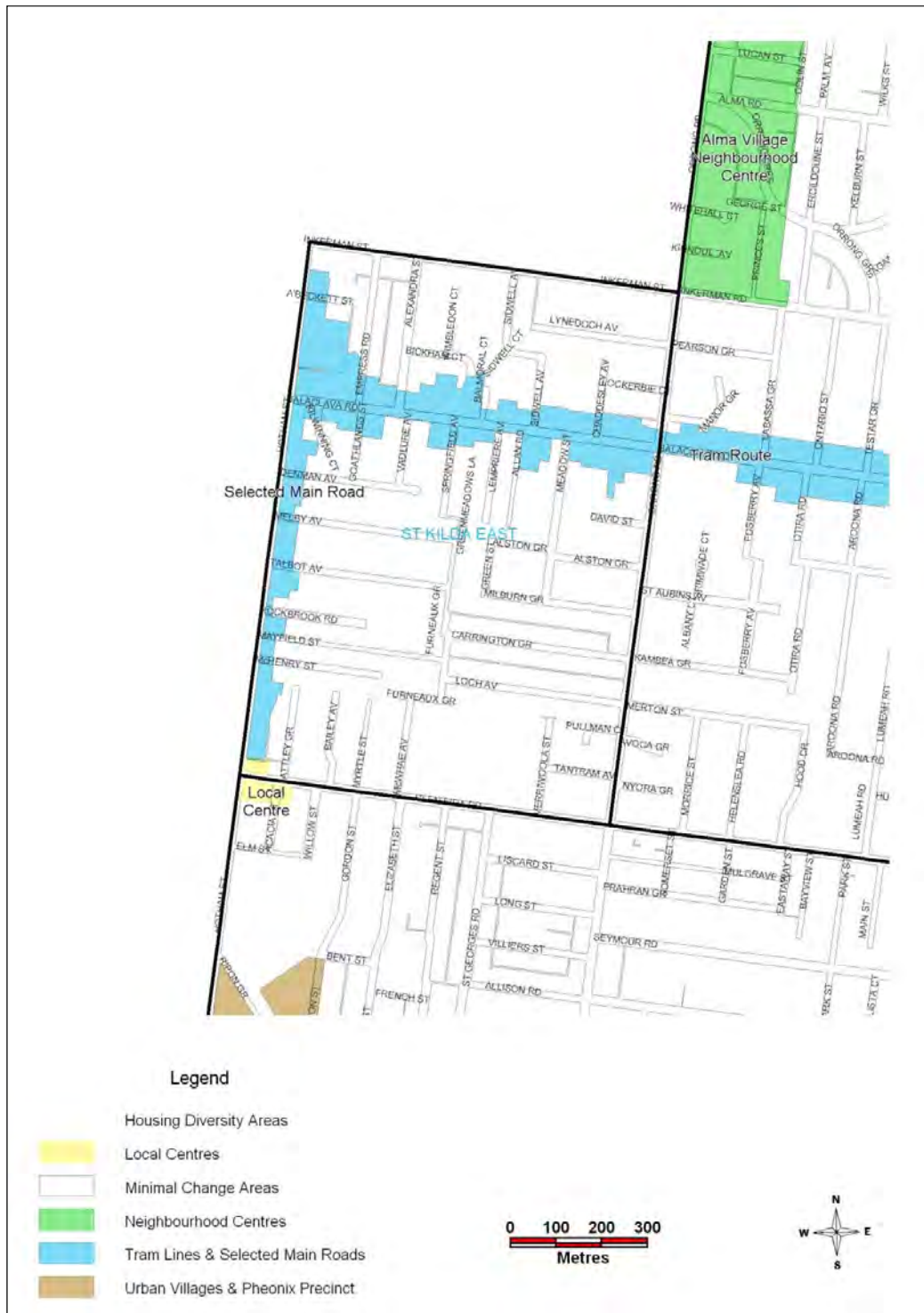
MAP 12 - MURRUMBEENA FRAMEWORK PLAN



MAP 13 - ORMOND FRAMEWORK PLAN



MAP 14 - ST KILDA EAST FRAMEWORK PLAN



22.07-1 Policy basis

19/01/2006
VC37

The policy identifies, through the Suburb Framework Plans, the areas where housing diversity will be encouraged (housing diversity areas). The policy is based on the principles of the Glen Eira Housing and Residential Development Strategy (2002) and is informed by the Glen Eira Urban Character Study (1996). The policy is also guided by the Municipal Strategic Statement - Housing and Residential Development (Clause

21.04) and the State Planning Policy Framework (SPPF) provisions relating to Metropolitan Development (Clause 14.02) and Medium Density Housing (Clause 16.02).

A range of housing types is encouraged in housing diversity areas, including multi-unit development. The character of housing diversity areas will continue to evolve over time as new single houses, two dwelling developments and multi-unit developments are constructed. However, being in a housing diversity area does not guarantee approval of a development and all developments in these areas should be of the highest design quality.

Housing diversity areas include:

- Urban villages at Elsternwick, Carnegie and Bentleigh.
- Phoenix Precinct (around the Caulfield Station, Caulfield Racecourse and Monash University).
- Neighbourhood centres (10 smaller centres throughout the City which include the commercial areas and a residential area around them).
- Local centres (the commercial areas of these centres).
- Along tram lines (properties directly abutting tramlines).
- Along selected main roads (properties directly abutting Dandenong Road and Hotham Street).

For each housing diversity area, a different density, mass and scale of development is sought and different issues should be taken into account. The different outcomes sought for each housing diversity area are outlined in this policy.

The policy recognises that some locations in housing diversity areas may be constrained by their heritage significance or local flooding and that this could reduce their development potential.

22.07-2 Objectives

19/01/2006
VC37

- To encourage housing diversity in preferred strategic locations that have good access to public transport, commercial, community, educational and recreational facilities.
- To promote a range of housing types, comprising of a mix of single dwellings, two dwelling developments and other forms of multi-unit development.
- To promote a diversity of dwelling layouts and sizes.
- To ensure that the density, mass and scale of residential development is appropriate to the location, role and neighbourhood character of the specific housing diversity area.
- To ensure that key development sites contribute to the provision of housing diversity in Glen Eira.
- To ensure that key development sites that are located in close proximity to fixed public transport or commercial areas are developed for multi-unit development.
- To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites.
- To ensure that the design of new residential development is sensitive to and respectful of the scale of existing residential development on adjoining sites.

22.07-3 Policy

29/03/2018
C180

22.07-3.1 Housing diversity areas

29/03/2018
C180

a) Neighbourhood centres

Application

These policies apply to neighbourhood centres.

It is policy to:

- Recognise neighbourhood centres as locations which provide significant opportunities for housing diversity, but at a lesser scale and density than developments in urban villages and the Phoenix Precinct.
- Recognise that different development outcomes are sought in the commercial and residential areas of neighbourhood centres.

Commercial areas

Application

These policies apply to commercially zoned land in neighbourhood centres.

It is policy to:

- Encourage residential uses (such as shop top housing and apartment style developments) at first floor level and above.
- Ensure that the density, mass and scale of development is appropriate to the scale, character and physical size of the neighbourhood centre.
- Ensure that new residential developments provide a recognisable and accessible pedestrian access point from the principal street frontage to the residential component of the building, except where the development involves a contributory shopfront in a Heritage Overlay area and the heritage significance of the building would be adversely affected by complying with this policy.
- Ensure that the retail function and active frontage of centres is retained on the ground floor.
- Ensure that any new residential development is designed and sited to minimise its adverse impacts on adjoining existing residential properties by way of building bulk, overlooking and overshadowing.
- Ensure that residential buildings are encouraged to step down at the rear to achieve a transition to residential areas.
- Ensure that the rear boundaries of residential buildings incorporate a landscaped buffer (except where the premises adjoin a publicly owned car park or laneway) to ensure a sensitive interface to the residential area behind.
- Ensure that building heights are compatible with their site context and the wider neighbourhood centre.
- Ensure that where the new building is greater in height than the prevailing building height or where significant changes in building height are proposed for residential buildings:
 - There is a graduated transition in building height between the proposed building and adjoining buildings.
 - The resulting height, mass and scale of the building does not dominate or visually intrude on the streetscape and takes account of views from the wider neighbourhood and at a distance.
 - The upper storeys are recessive so that the visibility of upper storeys is reduced when viewed from the footpath opposite or residential properties to the rear.

- Provision be made for the establishment of new landmark buildings on strategic redevelopment sites that are made available through the removal of a level crossing.
- Ensure that car parking does not dominate the frontage of residential developments.
- Ensure that noise attenuation measures are included in the design of residential developments that adjoin other dwellings or commercial activities.
- Discourage inappropriate uses with undesirable off-site amenity impacts (eg sexually explicit adult entertainment venues) from locating in areas where residential uses and community facilities are encouraged.

Residential areas

Application

These policies apply to residentially zoned land in neighbourhood centres.

It is policy to:

- Encourage a mix of dwelling types and layouts.
- Recognise that these areas offer opportunities for multi-unit development, but at a lower scale and density than development in the commercial and mixed use areas of neighbourhood centres.
- Ensure that the density, mass and scale of residential development is appropriate to that of the neighbourhood centre.
- Ensure that residential development is sited and designed so that it does not dominate the streetscape.
- Encourage the consolidation of sites to promote development opportunities.
- Encourage a decrease in the density of residential development as the proximity to the commercial area of the neighbourhood centre decreases.
- Ensure that the siting and design of residential development responds positively to its interface with existing residential development in minimal change areas.

b) Tram routes and selected main roads

Application

These policies apply to properties directly abutting the tram routes and selected main roads in the Suburb Framework Plans, including Hotham Street and Dandenong Road (between Orrong Road and Murrumbeena Road).

It is policy to:

- Encourage a mix of dwelling types and layouts.
- Recognise that these properties offer opportunities for multi-unit development but at a lower scale and density than development in the commercial areas and mixed use areas of neighbourhood centres.
- Ensure that the density, mass and scale of development is appropriate to the scale and character of the surrounding properties and the wider neighbourhood.
- Ensure that any residential development is designed and sited to minimise its adverse impacts on adjoining existing residential properties by way of building bulk, overlooking and overshadowing.
- Encourage gradual changes in building heights between existing buildings and new developments.
- Ensure that where building heights are above the prevailing height of the surrounding properties and wider neighbourhood, the building design reduces the visibility of the additional storey(s) by either:

- Incorporating the additional storey(s) into the roof space (attic style).

Limiting the additional storey(s) to an envelope that is significantly less than the floor immediately below and is significantly set back from the front and rear of the site to limit visibility from the street in front or the properties to the rear.

c) Local centres

Application

These policies apply to commercially zoned land in local centres which are identified on the Suburb Framework Plans.

It is policy to:

- Encourage shop top housing.
- Recognise the minor role that local centres will play in providing for housing diversity by encouraging development limited to low density shop top housing.
- Encourage the refurbishment and renovation of existing shop top housing.
- Ensure that residential development (except in Patterson and Gardenvale local centres) does not exceed two storeys in height.
- Ensure that residential buildings are encouraged to step down at the rear to achieve a transition to abutting residential areas.
- Ensure that the rear boundaries of residential buildings incorporate a landscaped buffer (except where the premises adjoin a publicly owned car park or a laneway) to ensure a sensitive interface to the residential area behind.
- Consider ground floor mixed use/residential development where the site is located at the periphery of the centre.
- Ensure that any residential development is designed and sited to minimise its adverse impacts on adjoining existing residential properties by way of building bulk, overlooking and overshadowing.
- Ensure that noise attenuation measures are included in the design of residential developments that adjoin other dwellings or commercial activities.
- Recognise that more intense forms of mixed use/residential development (including shop top housing) may be appropriate in the commercial areas of the Patterson and Gardenvale local centres compared to other local centres.
- Encourage gradual changes in building heights between existing buildings and new developments in the commercial areas of the Patterson and Gardenvale local centres.
- Ensure that where building heights are above the prevailing height of the Patterson and Gardenvale local centres, the building design reduces the visibility of the additional storey(s) by either:
 - Incorporating the additional storey(s) into roof space (attic style).
 - Limiting the additional storey(s) to an envelope that is significantly less than the floor immediately below and is significantly set back from the front and rear of the site to limit visibility from the street in front or the properties to the rear.
- Discourage inappropriate uses with undesirable off-site amenity impacts (eg sexually explicit adult entertainment venues) from locating in areas where residential uses and community facilities are encouraged.

22.07-3.2 Sites also affected by an Overlay

19/01/2006
VC37

a) Heritage Overlay

Application

These policies apply to housing diversity areas affected by the Heritage Overlay.

It is policy to:

- Recognise that these areas may have a limited capacity for multi-unit development.
- Ensure that residential development respects the scale, form and setbacks of buildings on properties affected by the Heritage Overlay and does not compromise heritage values.
- Encourage residential development to retain contributory buildings on properties affected by the Heritage Overlay and incorporate these buildings into the overall development.

Special Building Overlay

Application

These policies apply to housing diversity areas affected by the Special Building Overlay.

It is policy to:

- Recognise that these areas may have a limited capacity for multi-unit development as they are liable to inundation from overland flows from the urban drainage system.
- Encourage applicants to consider character and amenity impacts when designing dwellings where the floor levels must be raised as a result of the Special Building Overlay.

22.07-4 Policy references

19/01/2006
VC37

Housing and Residential Development Strategy, Glen Eira City Council, 2002
Urban Character Study, Anne Cunningham & Anne Keddie, 1996

22.08

21/12/2017
C454
Proposed
C184

MINIMAL CHANGE AREA POLICY**Where does this policy apply?**

This policy applies to all residential development requiring a planning permit on land in a Neighbourhood Residential Zone ~~which is located in the minimal change areas identified in the Policy Framework Plan below and the Suburb Framework Plans included in Clause 22.07.~~

This policy should be read in conjunction with the Housing Diversity Area Policy in Clause 22.07.



22.08-1

31/01/2013
 C87
 Proposed
 C184glen

Policy basis

Council's Housing and Residential Development Strategy identifies the areas where housing diversity should be encouraged (housing diversity areas) and areas where the existing low intensity, low-rise character should be protected and enhanced (minimal change areas).

Development outcomes that contribute positively to local neighbourhood character while minimising adverse impacts on neighbouring properties are fundamental objectives for residential development.

Neighbourhood character

The Glen Eira community, along with Council's Urban Character Study (1996) and Neighbourhood Character Review (2011) have identified the key elements that make up the municipality's residential character.

Glen Eira's residential neighbourhoods are mostly 'garden suburban' character types, with the exception of a small area of an 'inner urban' character type.

Garden Suburban Neighbourhood Character Type

Glen Eira's garden suburban neighbourhoods were laid out from the Late Victoria era to the 1970s. They are based on grid subdivision patterns and generally have spacious streets with detached dwellings and well landscaped gardens.

The key common character elements of Glen Eira's garden suburban neighbourhoods are:

- A green and leafy appearance and an open and spacious feel created by the typically low site coverage, space around buildings and planting of substantial vegetation.
- Consistent front setbacks that are typically generous with dwellings usually set back from one or both side boundaries. Planting in rear gardens can also be viewed from the street.
- Dwellings are usually clearly visible from the street.
- The majority of dwellings single or double storey in scale with a strong horizontal emphasis and dominant roof forms.
- Predominantly brick construction with pitched tiled roof forms. In the older parts of the municipality, a greater number of timber buildings are sometimes evident.
- One vehicular crossing per property with carports and garages often located to the side or rear of the dwelling.
- Occasional distortion of the grid based subdivision pattern which creates pockets of highly distinctive street layouts.
- Allotment sizes in the areas established from the interwar era onwards often approximate to standard dimensions of 15m x 35-40m.
- Wide nature strips and regular planting of street trees, with some areas having substantial avenue trees.

Inner Urban Neighbourhood Character Type

A small area within Elsternwick displays an inner urban character type. Typically, inner urban areas were developed during the C19th and comprise dense, low rise residential and mixed use development serviced by strip shopping centres and transport routes.

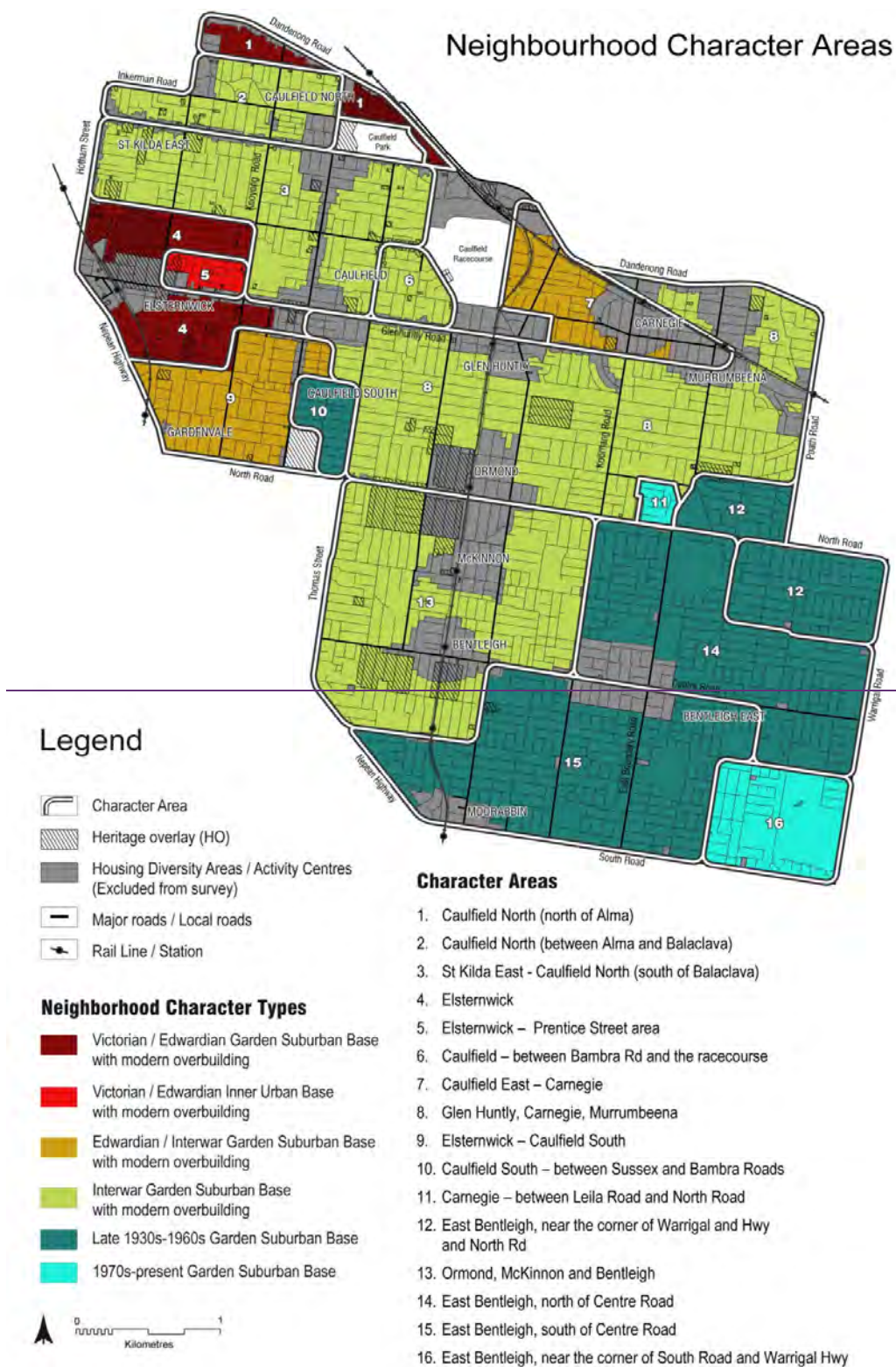
The key common character elements of Glen Eira's inner urban neighbourhood are:

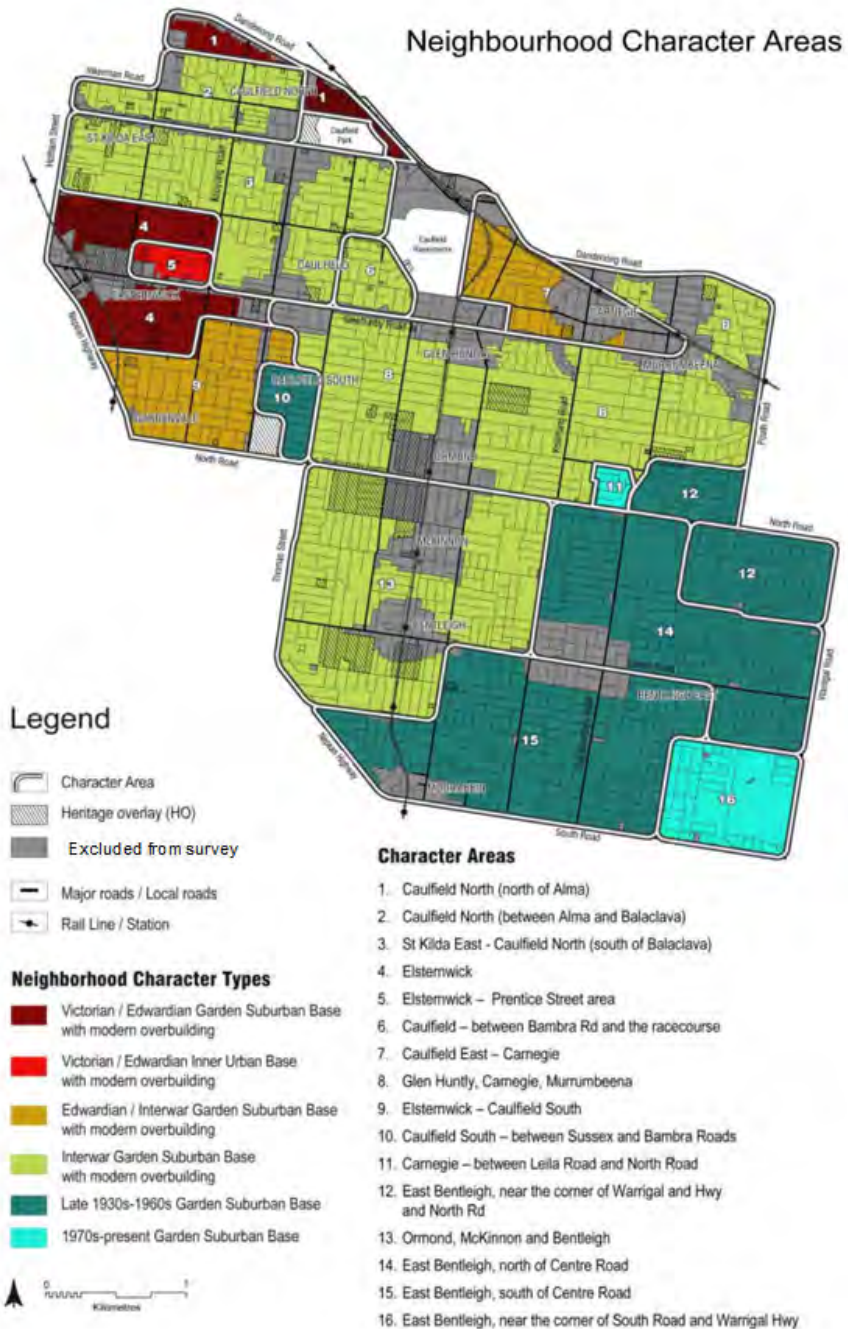
- Highly urban character with buildings dominating the street scene.
- Smaller lot sizes with narrow frontages.
- Small front setbacks and zero or small side setbacks that create unbroken 'walls' of built form along the street.

- Minimal planting within front or rear gardens that allow space for only small scale vegetation.
- Front property boundary typically expressed by a fence.
- Fine grain, well connected street and laneway pattern that is highly conducive to walking and cycling.
- Narrow footpaths often without nature strips, allowing space for occasional small-medium scale street trees.

The prevailing character types and character areas within Glen Eira are shown on the following Neighbourhood Character Areas Plan. Sixteen broad neighbourhood character areas have been identified and the main elements of each character area are listed.

Neighbourhood Character Areas





Character Area 1: Caulfield North (north of Alma)

Character Type: Victorian / Edwardian garden suburban base with modern overbuilding (infill development)

- This area has a Victorian and Edwardian base, with many buildings of this era still present. There is also a large amount of interwar development.
- A lot of post 1960s over-building has occurred, including multistorey walk up flats, and the area has a mixed character as a result. Apartment buildings particularly evident around Hotham Street.

- Cantala Avenue, Findon Avenue and Waiora Road have a number of Moderne style flats.
- There is a range of lot sizes throughout. Some streets are distinguished by an ‘inner urban’ character type comprising smaller lots, tighter street spaces and compact dwelling types of cottages, terraces or flats.
- Elsewhere, buildings are detached dwellings with front and side setbacks.
- Buildings are often constructed of brick, however timber buildings are also evident.
- Pitched tiled roofs predominate.
- The area generally has a leafy quality with well established gardens (despite small areas for planting in some) and regular planting of street trees. Some private gardens include substantial trees and several streets are defined by their avenue planting.

Character Area 2: Caulfield North (between Alma and Balaclava)

Character Type: Interwar garden suburban with modern overbuilding (infill development)

- In this area a range of development eras are represented. It has a predominantly interwar base with a variety of subsequent development types creating a mixed character.
- Interwar development includes Californian bungalows and other interwar styles such as Spanish Mission or Arts and Crafts. There are also isolated buildings from the Victorian and Edwardian era.
- There is a mixture of allotment sizes and widths.
- There is a range of dwelling forms and types – from single storey detached dwellings to 3 storey walk up flats.
- The curvilinear layout of Orrong Crescent and Orrong Grove provide a distinct contrast to the dominant grid subdivision layout.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.

Character Area 3: St Kilda East - Caulfield North (south of Balaclava)

Character Type: Interwar garden suburban with modern overbuilding (infill development)

- This area has a mixed character with a range of development eras represented - from interwar to contemporary, mostly dating from the 1960s onwards.
- There is a distinct presence of architect designed detached dwellings of the 1960s and 1970s.
- Also, a distinct style of recent architect designed dwellings is evident. These buildings generally have flat roofs, a box-like shape and employ a range of materials, particularly brick, concrete, blockwork or render. Often frontages have high solid fences.
- There is a range of dwelling forms and types – from single storey detached dwellings to 3 storey walk up flats.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.

Character Area 4: Elsternwick

Character Type: Victorian / Edwardian garden suburban base with modern overbuilding (infill development)

- This area has a Victorian and Edwardian base with infill development ranging from the interwar era to contemporary development.
- It includes several Heritage Overlay areas that are intact representations of the area's original development.
- Seymour Road is distinct for its avenue planting and consistent sense of space around dwellings which has allowed a strong garden character to emerge. Typically low fences allow views to buildings and gardens.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.

Character Area 5: Elsternwick – Prentice Street area

Character Type: Victorian / Edwardian inner urban base with modern overbuilding (infill development)

- This area has a Victorian and Edwardian base with a limited amount of modern infill.
- The tight street pattern and small lot sizes, which were developed alongside the shopping and transport spine of Glen Huntly Road, are distinct.
- As an 'inner urban' character type, there is minimal front and side setbacks and limited vegetation in private gardens or street planting. The buildings form the edge of the street and define its character.

Character Area 6: Caulfield – between Bambra Rd and the racecourse

Character Type: Interwar garden suburban with modern overbuilding (infill development)

- This area has an interwar garden suburban base, with modern overbuilding (infill development) creating a mixed character.
- There is a high number of interwar buildings still present, many of the Spanish Mission style.
- The distorted grid layout near the racecourse is also a distinct characteristic.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and street trees add to the garden character of the area.

Character Area 7: Caulfield East – Carnegie

Character Type: Edwardian / interwar garden suburban base with modern overbuilding (infill development)

- The area between the racecourse and the railway line is characterised by a range of development, however its Victorian and Edwardian era base is strongly evident.

Character Area 8: Glen Huntly, Carnegie, Murrumbeena

Character Type: Interwar garden suburban with modern overbuilding (infill development)

- This area has an interwar garden suburban base, with modern overbuilding creating a mixed character.
- Pockets of original timber or brick Californian bungalow and other interwar dwellings survive, a number of which are included within the Heritage Overlay. These are highly intact and indicative of the original development pattern of the area.

- Elsewhere, there is a variety of overbuilding from different postwar eras. Mostly this comprises brick construction with pitched tiled roofing.
- Parts of this area have concentrations of villa unit developments and/or walk up flats. This includes: the area east of Royal Avenue and north of Oakleigh Road; the streets bounded by Koornang, Woornack, Murrumbeena and Gnarwyn Road; and the streets south of the Carnegie Urban Village.
- In Murrumbeena, the area around the Rosstown Railway linear reserves (Boyd Park) have a distinct landscape quality. The streets are also distinct for their undulating topography.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and several streets are defined by their avenue planting.

Character Area 9: Elsternwick – Caulfield South

Character Type: Edwardian / interwar garden suburban base with modern overbuilding (infill development)

- This area has an Edwardian and interwar base, with a range of modern overbuilding that creates a mixed character.
- Many of the original buildings are constructed of timber.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and several streets are defined by their avenue planting.
- It includes the areas of significant neighbourhood character around St James and Riddell Parades, which is valued for its intact Victorian, Edwardian and Interwar streetscapes and the strong vegetation quality.

Character Area 10: Caulfield South – between Sussex and Bambra Roads

Character Type: 1940s garden suburban

- This is a typical garden suburban estate developed in the 1940s, with many remaining original buildings .
- Many buildings are the original single storey dwellings and constructed of yellow and clinker brick with dominant pitched tiled roofs.
- Front and side setbacks are consistent, leaving regular spacing around dwellings in each street.
- Gardens are well established with low to medium scale planting, however the area does not have a strong leafy character. Front fences are generally low, allowing views to buildings and gardens from the street.
- There are no 1940s era areas currently protected in Glen Eira. Several buildings in these streets are exemplary of this era of development and potentially unique in the context of the municipality.

Character Area 11: Carnegie – between Leila Road and North Road

Character Type: 1970s-1990s garden suburban

- This is a pocket of modern development, constructed in the 1970s-1990s.
- Between Hunter and Boake Streets, buildings are single or double storey, detached brown brick dwellings dating from the 1970s.
- Development east of Boake Street, around Winston Way, is a recent infill housing estate comprising mostly double storey townhouse style dwellings on relatively small allotments. Most are constructed of concrete slab with flat or pitched tiled roofs.

Character Area 12: East Bentleigh, near the corner of Warrigal and Hwy and North Road

Character Type: Late 1930s-1940s garden suburban with modern overbuilding (infill development)

- This area has a late 1930s-1940s base with a range of contemporary overbuilding that creates a mixed character.
- Buildings are generally single storey.
- Gardens are well established with low to medium scale planting. Front fences are generally low, allowing views to buildings and gardens from the street.
- Many original dwellings remain and these are generally cream or yellow brick with pitched tiled roofs. There is occasional timber construction.

Character Area 13: Ormond, McKinnon and Bentleigh

Character Type: Interwar garden suburban with modern overbuilding (infill development)

- This area has an interwar garden suburban base, with modern overbuilding creating a mixed character.
- Pockets of original timber or brick Californian bungalow and other interwar dwellings survive. These are highly intact and indicative of the original development pattern of the area.
- Elsewhere, there is a variety of infill development from different postwar eras. Mostly this comprises brick construction with pitched tiled roofing.
- The area generally has well established gardens with low to medium scale vegetation and regular planting of street trees. Occasionally private gardens include substantial trees and several streets are defined by their avenue planting.
- Front fences are generally low, allowing views to buildings and gardens from the street.

Character Area 14: East Bentleigh, north of Centre Road

Character Type: 1950s garden suburban with modern overbuilding (infill development)

- This area has a 1950s base with a range of contemporary overbuilding creating a mixed character.
- Buildings are generally single storey.
- Many original dwellings remain and these are generally cream brick with pitched tiled roofs.
- Gardens are well established with low to medium scale planting. Front fences are generally low, allowing views to buildings and gardens from the street.
- The grid layout and flat topography is quite distinct in this area due to wide, open streets and lack of heavy vegetation cover.

Character Area 15: East Bentleigh, south of Centre Road

Character Type: 1940s garden suburban with modern overbuilding (infill development)

- This area has a 1940s base with a range of modern infill creating a mixed character.
- Buildings are generally single storey.
- Many original dwellings remain and these are generally cream brick with pitched tiled roofs.
- Gardens are well established with low to medium scale planting. Front fences are generally low, allowing views to buildings and gardens from the street.

- The grid layout and flat topography is quite distinct in this area due to wide, open streets and lack of heavy vegetation cover.

Character Area 16: East Bentleigh, near the corner of South Road and Warrigal Hwy

Character Type: 1970s garden suburban with modern overbuilding (infill development)

- This area has a 1970s base with most buildings of this era remaining.
- Buildings are single and double storey and constructed of pink or brown brick with pitched tiled roofs.
- Gardens are generally well vegetated.

Development pressure

Development pressures have caused concern in the community about the adverse impacts of development on the amenity of surrounding residents and the erosion of neighbourhood character. Residential development in minimal change areas can affect neighbourhood character through:

- The loss of mature trees and gardens.
- New development that does not provide adequate garden space for the planting of new vegetation, particularly canopy trees.
- The loss of the open character, especially in backyards.
- Inappropriate high, solid front fences that inhibit views to buildings or vegetation in private gardens and reduce the sense of openness of a street.
- Additional or widened crossovers that result in increased hard paving and loss of nature strip planting.
- Hard paving areas for car parking within frontage setbacks that are in excess of a standard driveway width and result in the loss of garden space and permeable ground for water run-off.
- Garages that dominate the street presentation of a dwelling due to their location within the frontage setback or their excessive width.
- Inappropriate siting of garages and carports.
- Excessive visual building bulk causing buildings to dominate the street and neighbouring properties.
- Buildings projecting into front yards interrupting consistent setbacks (eg the dwelling or garage).
- Reduced side setbacks where the established rhythm of space between buildings in the street is not reflected.
- Reduced rear setbacks and loss of available garden space, in areas where partial views to rear gardens may be otherwise visible from the street.
- Roof forms that differ markedly to other roof forms in the street where this is a predominant characteristic.
- New buildings that do not respect the predominant colour or materials selection, where this is particularly consistent in a streetscape.
- Buildings without eaves, where this is the typical pattern of a streetscape.
- Buildings that do not reflect the pattern of asymmetrical building forms, where this is dominant in the streetscape.
- In areas of significant character due to the presence of heritage/period dwellings, second storey additions that visually dominate the original building and are out of character with the streetscape.

- Reproduction heritage styles, particularly when stylistically incorrect or out of context.

The policy identifies desirable character outcomes including preserving front setbacks, ensuring a high standard of landscaping and minimising building bulk and scale.

The policy also provides further detail on prevailing neighbourhood character at a suburb level. While many of Glen Eira's suburbs have some common characteristics, an aim of the policy is to recognise the differences between them. The intention is to achieve development outcomes that contribute positively to neighbourhood character, having particular regard to the valued character elements of that suburb.

This Minimal Change Area Policy is based on the principles of the Glen Eira Housing and Residential Development Strategy (2002) and informed by the Glen Eira Urban Character Study (1996) and more recently the Glen Eira Neighbourhood Character Review (2011 Update), Final Report. The policy is also guided by the Municipal Strategic Statement - Housing and Residential Development (Clause 21.04) and the State Planning Policy Framework (SPPF) provisions relating to Settlement (Clause 11) and Built Environment and heritage (Clause 15).

22.08-2 Objectives

19/01/2006
VC37

22.08-2.1 General objectives

19/01/2006
VC37

- To protect the low density, vegetated character of minimal change areas.
- To promote predominantly single dwellings and two dwelling developments.
- To maintain the predominant housing type of single dwellings with some increases in the number of multi dwelling developments over time.
- To promote a diversity of dwelling layouts and sizes.
- To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites.
- To ensure that the design of new residential development is sensitive to and respectful of the scale of existing residential development on adjoining sites.

22.08-2.2 Specific objectives

19/01/2006
VC37

Site coverage

- To ensure that site coverage reflects the differences in character between housing diversity areas and minimal change areas.
- To ensure that ground space around dwellings is maintained.

Side and rear setbacks

- To provide separation between buildings, reflecting the differences in character between housing diversity areas and minimal change areas.

Private open space

- To enhance local character by designing private open space to reflect the character of housing diversity areas and minimal change areas.

Two storey or multiple storey dwellings

- To minimise the effects of two storey or multiple storey dwellings on neighbourhood character and adjoining properties.

Building bulk and scale

- To ensure that the building bulk and scale of residential development is respectful of neighbourhood character.

Street setbacks

- To maintain the open landscaped front yard which is a strong characteristic of Glen Eira.

Landscaping

- To provide opportunities for planting to complement the garden character of Glen Eira
- To ensure landscaping and trees remain a major element in the appearance and character of Glen Eira's residential areas.

Preferred neighbourhood character

- To protect and enhance the distinctive character of GE's suburbs, particularly those elements that contribute to a sense of place, community and identity.
- To encourage development that is responsive to its site and its context, integrates with and enhances the prevailing neighbourhood character.

22.08-3

21/12/2017
C154

Policy

22.08-3.1

21/12/2017
C154

Minimal change areas

Application

These policies apply to minimal change areas.

It is policy to:

- Enable new residential development whilst protecting existing neighbourhood character.
- Encourage the development of new single dwellings, extensions to existing dwellings and primarily allow only two dwelling developments on conventional sized lots.
- Consider developments of more than two dwellings provided it is clearly demonstrated that the standards for site coverage, rear setback and private open space in the Schedule to the Neighbourhood Residential Zone have been met. Circumstances where more than two dwellings may be achieved could include any of the following:
 - Where the site is in an area characterised by larger than conventional lots.
 - Where the site is significantly larger than the majority of properties immediately abutting the title boundary and the properties directly opposite.
 - Where the prevailing development in the street and neighbouring streets is predominantly characterised by multi-unit development.
- Ensure that the existing neighbourhood character and subdivision pattern are maintained by discouraging the consolidation of sites.
- Recognise that key pre-existing development sites over 2000m², including transitional sites (eg sites once used for industry or other redundant uses) and existing residential sites, may be rezoned and developed in minimal change areas:

- With a higher development yield than would normally apply in minimal change areas.
- Incorporating a range of multi-unit developments.
- Ensuring that any multi-unit residential development is consistent with the prevailing streetscape scale, especially along the perimeter of sites.

22.08-3.2 Sites also affected by an overlay

31/01/2013
C87

Heritage Overlay

Application

These policies apply to properties in minimal change areas affected by the Heritage Overlay.

It is policy to:

- Ensure that residential development respects the scale, form and setbacks of buildings on properties affected by the Heritage Overlay and does not compromise heritage values.
- Encourage residential development to retain contributory buildings on properties affected by the Heritage Overlay.

Special Building Overlay

Application

These policies apply to minimal change areas affected by the Special Building Overlay.

It is policy to:

- Encourage applicants to consider character and amenity impacts when designing dwellings where the floor levels must be raised as a result of the Special Building Overlay.

Neighbourhood Character Overlay

Application

These policies apply to minimal change areas affected by the Neighbourhood Character Overlay.

It is policy to:

- Encourage applicants to consider character impacts when designing new development to ensure that the prevailing neighbourhood character is respected as a result of the Neighbourhood Character Overlay.

Design and Development Overlay

Application

These policies apply to minimal change areas affected by the Design and Development Overlay Schedule 2, 3 and 4.

It is policy to:

- Encourage applicants to consider character and amenity impacts when designing front fences to dwellings to ensure that the prevailing fencing style and design is respected as a result of the Design and Development Overlay.

22.08-3.3 Character elements19/01/2006
VC37**Street setbacks**

It is policy to:

- Ensure that the setbacks of dwellings on the long side of corners provide a transition by stepping the building back between the two immediately adjoining dwellings on the same side of the street.
- Ensure that car spaces, carports and garages are not located within the front setback or project forward of a dwelling with street frontage. (This policy does not apply to tandem car spaces located in front of a garage or carport.)
- Ensure that where there are vacant sites on either side of a proposed residential development, the prevailing setbacks of the street are taken into account in determining the front setback of the development.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the site is on a corner.
- Whether the front setbacks in the street are consistent.
- Whether garages, car ports and car spaces dominate the street frontage.

Two storey or multiple storey dwellings

It is policy to:

- Discourage the siting of two storey or multiple storey dwellings at the rear of sites.
- Ensure that changes in heights in buildings from adjoining properties are graduated both across the site and along the length of the site.
- Ensure that the siting and design of two storey or multiple storey dwellings is respectful of adjoining buildings and neighbouring secluded open space.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the site is a corner lot and appropriate setbacks to neighbouring properties can be achieved.
- Whether adjoining properties have buildings such as garages located at the rear.
- The prevailing number of storeys on dwellings adjoining the site and within the immediate neighbourhood.

Building bulk and scale

It is policy to:

- Ensure that the scale and bulk of buildings respects the prevailing mass and scale of adjacent properties and wider neighbourhood.
- Ensure that overall building bulk is minimised by providing articulation, selecting appropriate roof forms, pitches and building materials.
- Ensure that elevations are well articulated and graduated to avoid “box like” multi-storey designs and associated visual bulk.
- Ensure that buildings have adequate horizontal articulation where this is the prevailing character of the street.

- Ensure that where dwellings are attached across a site and each dwelling has its own street frontage, the cumulative bulk of the development is considered.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Whether the building is articulated from a horizontal and/or vertical perspective.
- Whether the floor area of the upper floor is less than the floor area of the lower floor of the building.
- The presence of commercial buildings in the immediate vicinity which provide a context for the development.
- Whether the impact of building bulk is minimised through significant existing or proposed vegetation.
- Whether the impact of building bulk is minimised through significant setback.
- A variation in materials, colours and finishes between ground and upper floors which may provide alternative means of articulation.

Site coverage

It is policy to:

- Ensure that site coverage is low to reflect the garden character of Glen Eira's residential areas.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The practicality of achieving site coverage requirements due to the size and shape of the site, particularly on lots of less than 300 square metres.

Landscaping

It is policy to:

- Ensure the garden character of Glen Eira is maintained by providing front yard garden space which can support canopy tree planting.
- Ensure that new developments are designed to retain healthy and valued vegetation and street trees.
- Ensure that the design and siting of residential developments do not cause adverse effects on the trees of neighbouring properties.
- Ensure that where significant trees have been removed in the 12 months prior to the application being made, that trees advanced in growth that will mature to a similar size are planted in a similar location.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Safety issues resulting from retaining trees.
- Whether adequate sized open space and setbacks are provided for the growth of trees.
- Measures to protect trees during construction.
- An arborist's report, if required.

Side and rear setbacks

It is policy to:

- Ensure that side setbacks reflect the surrounding streetscape character by ensuring that space is preserved between buildings reflecting the rhythm of dwellings in the street.
- Provide adequate rear setbacks in minimal change areas that allow for the planting of substantial vegetation, provide adequate separation between neighbouring dwellings and preserve the sense of “openness” in the rear of properties.
- Ensure that the design and siting of duplex style or side by side development creates the appearance of spaces between the buildings by ensuring that where walls adjoin boundaries they are set further back on the lot than the main façade of the dwelling.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The practicality of achieving side and rear setback requirements due to the size and shape of the site, particularly on lots of less than 300 square metre or on a corner lot.
- Whether setback reductions impact on any existing trees or the ability to plant mature canopy trees where these make an important contribution to the character of the surrounding neighbourhood.
- Whether adjoining properties have buildings such as garages along or within close proximity to the boundary.
- Whether the proposal respects the prevailing rhythm of buildings and the space between them.

Private open space

It is policy to:

- Ensure that the amount, location and width of private open space provided at ground level reflects the open space and garden character of Glen Eira’s residential areas.
- Ensure the provision of private open space areas are of a sufficient size and width to enable the retention of existing significant trees and other vegetation and allow for the planting of new canopy trees.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The ability of private open space to accommodate mature canopy trees consistent with the surrounding neighbourhood.
- Whether the private open space is a suitable size and shape to protect the open character of minimal change areas.
- Whether a reduction in private open space will be in keeping with the character of the surrounding neighbourhood.

22.08-3.4 Preferred neighbourhood character

31/01/2013
C87

It is policy to:

- Ensure that all developments respect and enhance the prevailing character elements identified for each character area.

22.08-4 Policy references

28/05/2015
C107

Glen Eira Neighbourhood Character Review 2006 (2014 Update) Final Report November 2014, Planisphere.

Housing and Residential Development Strategy, Glen Eira City Council, 2002

Urban Character Study, Anne Cunningham and Anne Keddie, 1996

22.13

—/—/20—
Proposed
C184

FLOOR AREA UPLIFT AND DELIVERY OF SIGNIFICANT COMMUNITY BENEFIT

This policy applies to applications for buildings and works that seek to exceed preferred building height under Schedule 9 to Clause 43.02 Design and Development Overlay - Carnegie Activity Centre.

22.13-1

—/—/20—
Proposed
C184

Policy Basis

The State Planning Policy Framework sets out objectives to ensure that planning in Victoria is fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Objectives

To ensure that a development delivers a Significant Community Benefit when 'Floor Area Uplift' is sought to exceed the nominated preferred building height.

Policy

When a Floor Area Uplift requires the delivery of a Significant Community Benefit, it is policy:

- To ensure the appropriateness and value of the Significant Community Benefit(s).
- To ensure the Significant Community Benefit(s) to be provided meets the objectives of the relevant adopted structure plan.
- To ensure the management and maintenance of the Significant Community Benefit(s).
- To ensure the complete and timely delivery of the Significant Community Benefit(s).
- To ensure appropriate agreements and arrangements are made to secure Significant Community Benefits for the longer term.

Decision Guidelines

In considering any Floor Area Uplift as set out in this policy, the responsible authority in consultation with the receiving agency of the proposed Significant Community Benefit(s) must assess whether the Floor Area Uplift is appropriately matched by the Significant Community Benefit(s) to be provided, by considering the following:

- whether the Significant Community Benefit(s) is consistent with state and local policy, strategic initiatives, the *Carnegie Structure Plan 2018-2031* and the *How to Calculate Floor Area Uplifts and Significant Community Benefits for Carnegie Activity Centre* Guideline.
- whether the quantity and value of the Floor Area Uplift has been appropriately calculated and the proposed Significant Community Benefit(s) is of a matching value.
- whether the proposed Significant Community Benefit(s) can be realistically delivered and secured by a suitable legal agreement.

- whether the proposed Significant Community Benefit is supported by the proposed receiving agency and can be maintained for a reasonable period of time.

Definition

Floor Area Uplift means the part of the building(s) containing the uppermost floor area of the building, without which the building(s) would not exceed the preferred height as set out in the Design and Development Overlay Schedule 9.

Policy Reference Document

How to Calculate Floor Area Uplifts and Significant Community Benefits (Glen Eira City Council, 2018 (as amended from time to time))

DMM/YYYY
C184glen**SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**Shown on the planning scheme map as **RGZ3**.**GARDEN APARTMENT AREAS IN ACTIVITY CENTRES****1.0 Design objectives**DD/MM/YYYY
C184glen

To ensure development positively responds to and enhances the existing local streetscape character through built form that presents as a three storey street interface, with the uppermost floor recessed.

To ensure development provides contemporary interpretations of traditional elements of the existing streetscape including siting, design, roof form, fencing height, materials and colours.

To reinforce the existing garden setting and soften built form by providing well landscaped garden corridors across both the front and rear of properties.

To ensure development prioritises the orientation of apartments and living areas towards the front or rear of the site, and avoids balconies and upper level living areas facing side boundaries.

To ensure overlooking, outlook and privacy is managed through setbacks and building design rather than screening.

2.0 Requirements of Clause 54 and Clause 55DD/MM/YYYY
C184glen

	Standard	Requirement
Minimum street setback	A3 and B6	<p><i>Primary Frontage:</i></p> <ul style="list-style-type: none"> Up to a height of 3 storeys: minimum 7 metre setback. At the fourth storey: minimum 10 metre setback. <p><i>Secondary frontage (corner sites):</i></p> <ul style="list-style-type: none"> Up to a height 3 storeys: minimum 3 metre setback. At the fourth storey: minimum 5 metre setback.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	A minimum of one advanced canopy tree for every 8 metres of boundary at the front and rear; and 1 tree per ground floor dwelling. The advanced canopy tree requirement under the boundary length calculation can include the 1 tree per ground floor dwelling requirement. If the result is not a whole number, round up to the nearest whole number.
Side and rear setbacks	A10 and B17	<p>Side setbacks to be in accordance with Standards A10 and B17, except for:</p> <ul style="list-style-type: none"> A minimum of 6 metres for primary living areas or secluded private open space at upper floors facing the side boundary. <p>Rear setbacks to be:</p> <ul style="list-style-type: none"> Up to a height of 3 storeys: minimum 5 metre setback. At the fourth storey: minimum 8 metre setback. A minimum of 6 metres for primary living areas or secluded private open space at upper floors facing the rear boundary.

	Standard	Requirement
Walls on boundaries	A11 and B18	Length of walls on boundary should accord with Standard B18, except to be provided along one side boundary only.
Private open space	A17	None specified
	B28	Private open space to be in accordance with Standard B28, except each ground floor dwelling to provide a secluded private open space area of a minimum of 25 square metres that is located on the ground floor, with a minimum dimension of 4 metres and convenient access to a living room.
Front fence height	A20 and B32	A maximum fence height of 1.2 metres, except along Neerim Road, Carnegie, which is to have a maximum fence height of 1.8 metres with at least 25% visual transparency above 1.2 metres.

3.0DD/MM/YYYY
C184glen**Maximum building height requirement for a dwelling or residential building**

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 14.5 metres.

4.0DD/MM/YYYY
C184glen**Application requirements**

An application to use land or to construct a building or construct or carry out works must be accompanied by the following information:

- A report which demonstrates how the proposal has responded to the *Quality Design Guidelines – Residential Areas (Glen Eira City Council, December 2018)*.

5.0DD/MM/YYYY
C184glen**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Design guidelines

- Whether the development has responded appropriately to the *Quality Design Guidelines – Residential Areas, (Glen Eira City Council, December 2018)*.

Design of the development

- Whether the design of the development and the building design, siting and form:
 - Provides for a medium density character comprising apartment development in a garden setting that contributes to a three storey street interface, with the uppermost floor recessed.
 - Minimises overshadowing impacts on existing residential sites, as well as existing and identified future open spaces.
 - Is sympathetic to the scale, amenity and character of any adjoining sensitive interface, such as heritage or lower scale residential sites, including an appropriate transition in building height.
 - Avoids boundary to boundary development.
- Whether the design of the development and the design of the facades, material and entries:

- Combines high quality contemporary architecture and design with quality and integral materials that reflect a residential palette and integrate elements of the existing streetscape.
 - Provides a unique sense of identity for each building.
 - Addresses front, oblique and side views.
- Whether the design of the development and the design of the roof:
 - Positively responds to and enhances the residential streetscape.
 - Incorporates contemporary architectural interpretations of traditional roof forms to assist with streetscape integration.
- Whether the design of the development and the design of front fencing:
 - Integrates with elements of the existing streetscape and the design of the building, with quality and integral materials that reflect a residential palette.
- Whether the design of the development and safety, security and passive surveillance is addressed through design that:
 - Provides wide building entries that are clearly visible, legible and welcoming from the street.
 - Ensures ground floor dwellings with a street frontage have an entry facing the street.
 - Addresses public spaces, and encourages interaction and passive surveillance of the street and public open space, with windows, balustrades, fencing and landscaping that provide a level of permeability.
- Whether the design of the development and outlook and overlooking is addressed through design that:
 - Ensures active living areas (such as balconies, courtyards, terraces, lounges, kitchens and dining areas) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents without the need for excessive screening.
 - Prioritises the orientation of apartments and living areas towards the front or rear of the site, and avoids balconies and upper level living areas facing side boundaries.
- Whether the design of the development and the design of private open space and landscape areas:
 - Provides for an open and landscaped garden corridor at the front and the rear of the site that includes canopy trees and permeable surfaces.
 - Ensures the planting location of the canopy trees is site responsive.
 - Minimises basement footprints within the front and rear setbacks to provide for deep planted canopy trees.
- Whether the the design of the development and the design of parking and access:
 - Ensures that accessways and car parking structures are visually recessive and do not compromise landscaping opportunities.
 - Minimises the number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.
 - Prioritises vehicle access from side streets or rear lanes. Where unavoidable on a primary street frontage, whether the development provides for a high level of landscaping and accessways and carparking structures do not dominate the front setback.
- Whether the the design of the development and the design of building services and waste management:

- Ensures that building services including domestic services, utilities and waste management facilities are well-placed, concealed and integrated into building design.

Site consolidation

- Whether site consolidation has occurred in an appropriate manner:
 - To minimise vehicle access points, allow for landscaping, and allow for amenity and visual impacts of the development to be managed within the site.
 - To contribute to an efficient and orderly lot size distribution, avoiding the retention of narrow unconsolidated lots which cannot achieve desired built form outcomes.
 - To facilitate development on consolidated lots that can continue to respond to the rhythm and pattern of development on the street.
 - To facilitate new laneways being created on larger consolidated lots, as appropriate.

DD/MM/YYYY
C184glen**SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**Shown on the planning scheme map as **RGZ4**.**URBAN APARTMENT AREAS IN ACTIVITY CENTRES****1.0 Design objectives**DD/MM/YYYY
C184glen

To support development intensification within appropriate areas in activity centres, which benefit from proximity to commercial and mixed use land.

To provide for a consistent urban streetscape character with a human scale, with a three storey podium with interactive edges, and recessed upper floor.

To encourage high quality, uniquely designed, contemporary development that reinforces a dense urban character.

To provide for an urban landscaped character, with a green landscape buffer along street frontages to soften the built form.

To ensure development prioritises the orientation of apartments and living areas towards the front or rear of the site, and avoids balconies and upper level living areas facing side boundaries.

2.0 Requirements of Clause 54 and Clause 55DD/MM/YYYY
C184glen

	Standard	Requirement
Minimum street setback	A3 and B6	Up to a height of 3 storeys: minimum 3 metre setback. At the fourth storey: minimum 9 metre setback.
Site coverage	A5 and B8	90%
Permeability	A6 and B9	5%
Landscaping	B13	A minimum of one advanced canopy tree for every 8 metres of boundary at the front; and 1 tree per ground floor dwelling. The advanced canopy tree requirement under the boundary length calculation can include the 1 tree per ground floor dwelling requirement. If the result is not a whole number, round up to the nearest whole number.
Side and rear setbacks	A10 and B17	Where the site abuts a Neighbourhood Residential Zone, a General Residential Zone or a Residential Growth Zone Schedule 3, minimum side and rear setbacks to be in accordance with Standards A10 and B17, except for: <ul style="list-style-type: none"> A minimum of 6 metres for primary living areas or secluded private open space at upper floors facing the boundary. Where the site abuts any other zone, the minimum side and rear setbacks are: <ul style="list-style-type: none"> Up to a height of 3 storeys: 0 metre setback. At the fourth storey: 6 metre setback. A minimum of 6 metres for primary living areas or secluded private open space at upper floors facing the boundary.
Walls on boundaries	A11 and B18	Length of walls on the boundary can be 100%, except where the boundary adjoins land zoned Neighbourhood Residential Zone or General Residential Zone where it should accord with Standard A11 or Standard B18, as appropriate.

	Standard	Requirement
Private open space	A17	None specified
	B28	Private open space to be in accordance with Standard B28, except each ground floor dwelling to provide a secluded private open space area of a minimum of 15 square metres that is located on the ground floor, with a minimum dimension of 3 metres and convenient access to a living room.
Front fence height	A20 and B32	Maximum fence height of 1.5 metres with at least 25% visual transparency above 1.2 metres, except along Dandenong Road, Carnegie a maximum fence height of 1.8m, with at least 25% visual transparency above 1.2 metres.

3.0DD/MM/YYYY
C184glen**Maximum building height requirement for a dwelling or residential building**

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 14.5 metres.

4.0DD/MM/YYYY
C184glen**Application requirements**

An application to use land or to construct a building or construct or carry out works must be accompanied by the following information:

- A report which demonstrates how the proposal has responded to the *Quality Design Guidelines – Residential Areas (Glen Eira City Council, December 2018)*.

5.0DD/MM/YYYY
C184glen**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Design guidelines

Whether the use and development has responded appropriately to the *Quality Design Guidelines – Residential Areas, Glen Eira City Council, December 2018*.

Design of the development

- Whether the design of the development and the building design, siting and form:
 - Contributes to an urban streetscape character with a human scale, by providing a three storey podium with interactive edges and a recessed uppermost level.
 - Provides boundary to boundary development towards the street frontage to reinforce a dense urban built form character.
 - Minimises overshadowing impacts on existing and identified future open spaces, existing and identified future public spaces, commercial footpath-trading areas and existing residential sites.
 - Provides raised ceilings, adaptable layout and design at ground floor to accommodate re-use as a home office or small commercial space in the future, as appropriate.
 - Is sympathetic to the scale and amenity of any adjoining sensitive interface, such as heritage or lower scale residential sites, including an appropriate transition in building height.
- Whether the design of the development and the design of facades, material and entries:

- Combines high quality contemporary architecture and design with quality and integral materials that reflect an urban residential palette and integrate elements of the existing streetscape.
 - Is designed to address front, oblique and side views.
 - Provides a unique sense of identity for each building.
- Whether the the design of the development and the design of the roof:
 - Provides an integrated flat roof that maximises use for open space, greening and other environmentally sustainable measures.
 - Balustrade for upper level terraces is integrated within the parapet and roof design.
- Whether the the design of the development and the design of front fencing:
 - Integrates with elements of the existing streetscape and the design of the building, with quality and integral materials that reflect a residential palette.
- Whether the design of the development and the safety, security and passive surveillance is addressed through design that:
 - Provides wide building entries that are clearly visible, legible and welcoming from the street.
 - Ensures ground floor dwellings with a street frontage have an entry facing the street.
 - Addresses public spaces, and encourages interaction and passive surveillance of the street and public open space, with windows, balustrades, fencing and landscaping that provide a level of permeability.
- Whether the design of the development and outlook and overshadowing is addressed through design that:
 - Ensures active living areas (such as balconies, courtyards, terraces, lounges, kitchens and dining areas) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents without the need for excessive screening.
 - Prioritises the orientation of apartments and living areas towards the front or rear of the site, and avoids balconies and upper level living areas facing side boundaries.
- Whether the design of the development and the design of private open space and landscape areas:
 - Supports an urban landscape setting, where a landscape buffer is provided within front setbacks and through landscape greenery within courtyards and balconies fronting the street.
 - Ensures the planting location of the canopy trees is site responsive.
 - Minimises basement footprints within the front setback to provide for deep planted canopy trees and permeable surfaces, and within rear setbacks where practical.
- Whether the design of the development and the design of parking and access:
 - Prioritises high quality streetscapes through considered parking and access design that minimises visual and physical impacts.
 - Focuses on maintaining active land uses at street level by locating parking structures underground in basements or towards the rear of the building if above ground.
 - Prioritises vehicle access from side streets or rear laneways if available and appropriate.
 - Minimises access and crossover widths as much as practical.

- Ensures that bicycle parking is secure, convenient and readily accessible.
- Separate resident and visitor entries from commercial entries, service areas, vehicle accessways and loading zones.
- Whether the design of the development and the design of building services and waste management:
 - Ensures that building services including domestic services, utilities and waste management facilities are well-placed, concealed and integrated into building design.

Site consolidation

- Whether site consolidation has occurred in an appropriate manner:
 - To minimise vehicle access points, allow for landscaping, and allow for amenity and visual impacts of the development to be managed within the site.
 - To contribute to an efficient and orderly lot size distribution, avoiding the retention of narrow unconsolidated lots which cannot achieve desired built form outcomes.
 - To facilitate development on consolidated lots that can continue to respond to the rhythm and pattern of development on the street.
 - To facilitate new laneways being created on larger consolidated lots, as appropriate.

DD/MM/YYYY
C184glen**SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ5****GARDEN TOWNHOUSE AREAS IN ACTIVITY CENTRES****1.0 Neighbourhood character objectives**DD/MM/YYYY
C184glen

To ensure development positively responds to and enhances the existing local streetscape character through townhouse built form that presents as a two storey street interface, with the uppermost floor recessed.

To ensure development provides contemporary interpretations of traditional elements of the existing streetscape including siting, design, roof form, fencing height, materials and colours.

To encourage town house development that provides primary areas of secluded private open space on the ground floor.

To reinforce the existing garden setting and soften built form by providing well landscaped garden corridors across both the front and rear of properties.

To ensure overlooking, outlook and privacy is managed through building design rather than screening.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirementDD/MM/YYYY
C184glen

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lotDD/MM/YYYY
C184glen

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Requirements of Clause 54 and Clause 55DD/MM/YYYY
C184glen

	Standard	Requirement
Minimum street setback	A3 and B6	<p><i>Primary Frontage:</i></p> <ul style="list-style-type: none"> Up to a height of 2 storeys: minimum 7 metre setback At the third storey: minimum 11 metre setback <p><i>Secondary frontage (corner sites):</i></p> <ul style="list-style-type: none"> Up to a height of 2 storeys: minimum 3 metre setback Above 2 storeys in height: minimum 5 metre setback
Site coverage	A5 and B8	None specified

	Standard	Requirement
Permeability	A6 and B9	None specified
Landscaping	B13	A minimum of one advanced canopy tree for every 8 metres of boundary at the front and rear; and 1 tree per ground floor dwelling. The advanced canopy tree requirement under the boundary length calculation can include the 1 tree per ground floor dwelling requirement. If the result is not a whole number, round up to the nearest whole number.
Side and rear setbacks	A10 and B17	Side setbacks to be in accordance with Standards A10 and B17, except for: <ul style="list-style-type: none"> A minimum of 6 metres for primary living areas or secluded private open space at upper floors facing the side boundary. Rear setbacks to be: <ul style="list-style-type: none"> Up to a height of 2 storeys: minimum 5 metre setback. At the third storey: minimum 11 metre setback. A minimum of 6 metres for primary living areas or secluded private open space at upper floors facing the rear boundary.
Walls on boundaries	A11 and B18	Length of walls on boundary should accord with Standard B18, except to be provided along one side boundary only.
Private open space	A17	None specified
	B28	Each dwelling to be provided with at least one secluded private open space area of a minimum of 25 square metres that is located on the ground floor, with a minimum dimension of 4 metres and convenient access to a living room.
Front fence height	A20 and B32	A maximum fence height of 1.2 metres, except along the following roads to be a maximum fence height of 1.8m with at least 25% visual transparency above 1.2 metres: <ul style="list-style-type: none"> Neerim Road, Carnegie Jasper Road, Bentleigh

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
C184glen

None specified

6.0 Application requirements

DD/MM/YYYY
C184glen

An application to use land or to construct a building or construct or carry out works must be accompanied by the following information:

- A report which demonstrates how the proposal has responded to the *Quality Design Guidelines – Residential Areas (Glen Eira City Council, December 2018)*.

7.0 Decision guidelines

DD/MM/YYYY
C184glen

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Design guidelines

- Whether the development has responded appropriately to the design principles and preferred built form outcomes within the *Quality Design Guidelines – Residential Areas (Glen Eira City Council, December 2018)*.

Design of the development

- Whether the design of the development and the building design, siting and form:
 - Provides for low scale built form in a garden setting with a two storey streetscape character, with the uppermost floor recessed.
 - Minimises overshadowing impacts on existing residential sites, as well as existing and identified future open spaces.
 - Is sympathetic to the scale, amenity and character of any adjoining sensitive interface, such as heritage or lower scale residential sites, including an appropriate transition in building height.
 - Avoids boundary to boundary development.
- Whether the design of the development and the design of facades, material and entries:
 - Combines high quality contemporary architecture and design with quality and integral materials that reflect a residential palette and integrate elements of the existing streetscape.
 - Provides a unique sense of identity for each building.
 - Addresses front, oblique and side views.
- Whether the design of the development and the design of the roof:
 - Positively responds to and enhances the residential streetscape.
 - Incorporates contemporary architectural interpretations of traditional roof forms to assist with streetscape integration.
- Whether the design of the development and the design of front fencing:
 - Integrates with elements of the existing streetscape and the design of the building, with quality and integral materials that reflect a residential palette
- Whether the design of the development and the safety, security and passive surveillance is addressed through design that:
 - Provides wide building entries that are clearly visible, legible and welcoming from the street.
 - Ensures ground floor dwellings with a street frontage have an entry facing the street.
 - Addresses public spaces, and encourages interaction and passive surveillance of the street and public open space, with windows, balustrades, fencing and landscaping that provide a level of permeability.
- Whether the design of the development and outlook and overshadowing is addressed through design that:
 - Ensures active living areas (such as courtyards, terraces, lounges, kitchens and dining areas) are located at ground level, and maximise views, outlook, natural daylight and ventilation., while managing overlooking and visual privacy for residents without the need for excessive screening.
 - Prioritises the orientation of dwellings and living areas towards the front or rear of the site, avoiding upper level living areas and balconies facing side boundaries.
- Whether the design of the development and the design of private open space and landscape areas:

- Provides for all primary areas of secluded private open space and living areas at ground level.
- Provides for an open and landscaped garden corridor at the front and the rear of the site that includes canopy trees and permeable surfaces.
- Ensures planting location of the canopy trees is site responsive.
- Minimises basement footprints within the front and rear setbacks to provide for deep planted canopy trees.
- Whether the design of the development and the design of parking and access:
 - Ensures that accessways and car parking structures are visually recessive and do not compromise landscaping opportunities.
 - Minimises the number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.
 - Prioritises vehicle access from side streets and suitable laneways. Where unavoidable on a primary street whether accessways and carparking structures can be visually recessive through design responses such as siting along a side boundary and appropriate landscaping.
- Whether the design of the development and the design of building services and waste management:
 - Ensures that building services including domestic services, utilities and waste management facilities are well-placed, concealed and integrated into building design.

Site consolidation

- Whether site consolidation has occurred in an appropriate manner:
 - To minimise vehicle access points, allow for landscaping, and allow for amenity and visual impacts of the development to be managed within the site.
 - To contribute to an efficient and orderly lot size distribution, avoiding the retention of narrow unconsolidated lots which cannot achieve desired built form outcomes.
 - To facilitate development on consolidated lots that can continue to respond to the rhythm and pattern of development on the street.
 - To facilitate new laneways being created on larger consolidated lots, as appropriate.

99 Brewer Road, Bentleigh

- Whether the design of the development at 99 Brewer Road, Bentleigh:
 - Provides an appropriate low-scale street and side boundary interface to the adjoining heritage property to the north, and maintains the garden setting of the existing streetscape.

DD/MM/YYYY
C184glen**SCHEDULE 6 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**Shown on the planning scheme map as **GRZ6**.**TOWNHOUSE AND APARTMENT MIX AREAS IN ACTIVITY CENTRES****1.0 Neighbourhood character objectives**DD/MM/YYYY
C184glen

To ensure development positively responds to and enhances the existing local streetscape character through townhouse and townhouse/apartment mix built form that presents as a two storey street interface, with the uppermost floor recessed.

To ensure development provides contemporary interpretations of traditional elements of the existing streetscape including siting, design, roof form, fencing height, materials and colours.

To reinforce the existing garden setting and soften built form by providing well landscaped garden corridors across both the front and rear of properties.

To ensure development prioritises the orientation of living areas of townhouses and apartments towards the front or rear of the site, and avoids balconies and upper level living areas facing side boundaries.

To ensure overlooking, outlook and privacy is managed through setbacks and building design rather than screening.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirementDD/MM/YYYY
C184glen

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lotDD/MM/YYYY
C184glen

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?

No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?

No

4.0 Requirements of Clause 54 and Clause 55DD/MM/YYYY
C184glen

	Standard	Requirement
Minimum street setback	A3 and B6	<i>Primary Frontage:</i> <ul style="list-style-type: none"> Up to a height of 2 storeys: minimum 7 metre setback. At the third storey: minimum 11 metre setback. <i>Secondary frontage (corner sites):</i> <ul style="list-style-type: none"> Up to a height of 2 storeys: minimum 3 metre setback. At the third storey: minimum 5 metre setback.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified

	Standard	Requirement
Landscaping	B13	A minimum of one advanced canopy tree for every 8 metres of boundary at the front and rear; and 1 tree per ground floor dwelling. The advanced canopy tree requirement under the boundary length calculation can include the 1 tree per ground floor dwelling requirement. If the result is not a whole number, round up to the nearest whole number.
Side and rear setbacks	A10 and B17	Side setbacks to be in accordance with Standards A10 and B17, except for: <ul style="list-style-type: none"> A minimum of 6 metres for primary living areas or secluded private open space at upper floors facing the boundary. Rear setbacks to be: <ul style="list-style-type: none"> Up to a height of 2 storeys: minimum 5 metre setback. At the third storey: minimum 11 metre setback. A minimum of 6 metres for primary living areas or secluded private open space at upper floors facing the rear boundary.
Walls on boundaries	A11 and B18	Length of walls on the boundary should accord with Standard B18, except to be provided along one side boundary only.
Private open space	A17	None specified
	B28	Private open space to be in accordance with Standard B28, except each ground floor dwelling to provide a secluded private open space area of a minimum of 25 square metres that is located on the ground floor, with a minimum dimension of 4 metres and convenient access to a living room.
Front fence height	A20 and B32	A maximum fence height of 1.2 metres, except along the following roads to be a maximum fence height of 1.8m with at least 25% visual transparency above 1.2 metres: <ul style="list-style-type: none"> Neerim Road and Truganini Road, Carnegie Centre Road, Bentleigh

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
C184glen

None specified

6.0 Application requirements

DD/MM/YYYY
C184glen

An application to use land or to construct a building or construct or carry out works must be accompanied by the following information:

- A report which demonstrates how the proposal has responded to the *Quality Design Guidelines – Residential Areas (Glen Eira City Council, December 2018)*.

7.0 Decision guidelines

DD/MM/YYYY
C184glen

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Design guidelines

- Whether the development has responded appropriately to the *Quality Design Guidelines – Residential Areas (Glen Eira City Council, December 2018)*.

Design of the development

- Whether the design of the development and the building design, siting and form:
 - Provides for a consolidated building form in a garden setting, which manages transition on existing streets by contributing to a low scale (two storey) streetscape character, with the uppermost floor recessed.
 - Minimises overshadowing impacts on existing residential sites, as well as identified future open spaces.
 - Is sympathetic to the scale, amenity and character of any adjoining sensitive interface, such as heritage or lower scale residential sites, including an appropriate transition in building height.
 - Avoids boundary to boundary development.
- Whether the design of the development and the design of facades, material and entries:
 - Combines high quality contemporary architecture and design with quality and integral materials that reflect a residential palette and integrate elements of the existing streetscape.
 - Provides a unique sense of identity for each building.
 - Addresses front, oblique and side views.
- Whether the design of the development and the roof design:
 - Positively responds to and enhances the residential streetscape.
 - Incorporates contemporary architectural interpretations of traditional roof forms to assist with streetscape integration.
- Whether the design of the development and the front fencing:
 - Integrates with elements of the existing streetscape and the design of the building, with quality and integral materials that reflect a residential palette.
- Whether the design of the development and the safety, security and passive surveillance is addressed through design that:
 - Provides wide building entries that are clearly visible, legible and welcoming from the street.
 - Ensures ground floor dwellings with a street frontage have an entry facing the street.
 - Addresses public spaces, and encourages interaction and passive surveillance of the street and public open space, with windows, balustrades, fencing and landscaping that provide a level of permeability
- Whether the design of the development and the outlook and overlooking are addressed through design that:
 - Ensures active living areas (such as balconies, courtyards, terraces, lounges, kitchens and dining areas) maximise views, outlook, natural daylight and ventilation while managing overlooking and visual privacy for residents without the need for excessive screening.
 - Prioritises the orientation of dwellings and living areas towards the front or rear of the site, and avoids balconies and upper level living areas facing side boundaries.
- Whether the design of the development and the design of private open space and landscaping areas:
 - Provides for primary areas of secluded private open space and living areas at ground level for townhouse development.

- Provides for an open and landscaped garden corridor at the front and the rear of the site that includes canopy trees and permeable surfaces.
- Ensures the planting location of the canopy trees is site responsive.
- Minimises basement footprints within the front and rear setbacks to provide for deep planted canopy trees.
- Whether the design of the development and the design of parking and access:
 - Ensures that accessways and car parking structures are visually recessive and do not compromise landscaping opportunities.
 - Minimises the number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.
 - Prioritises vehicle access from side streets, service laneways or shared laneways. Where unavoidable on a primary street frontage, whether the development provides for a high level of landscaping and the accessways and carparking structures do not dominate the front setback.
- Whether the design of the development and the building services and waste management:
 - Ensures that building services including domestic services, utilities and waste management facilities are well-placed, concealed and integrated into building design.

Site consolidation

- Whether site consolidation has occurred in an appropriate manner:
 - To minimise vehicle access points, allow for landscaping, and allow for amenity and visual impacts of the development to be managed within the site.
 - To contribute to an efficient and orderly lot size distribution, avoiding the retention of narrow unconsolidated lots which cannot achieve desired built form outcomes.
 - To facilitate development on consolidated lots that can continue to respond to the rhythm and pattern of development on the street.
 - To facilitate new laneways being created on larger consolidated lots, as appropriate.

DD/MM/YYYY
C184**SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**Shown on the planning scheme map as **NRZ2**.**MINIMAL CHANGE RESIDENTIAL AREAS IN ACTIVITY CENTRES****1.0 Neighbourhood character objectives**DD/MM/YYYY
C184

To ensure dwellings integrate with the existing local streetscape through low scale (maximum two storey) and detached built form and siting, design, materials and colours that respond to, interpret and enhance the local residential context.

To encourage contemporary architectural interpretations of traditional angled roof forms which responds to the residential streetscape.

To reinforce the existing garden setting and soften built form by providing well landscaped garden corridors across both the front and rear of properties.

To ensure front fencing along local streets contributes to the low-scale, open character of local residential streets.

To ensure overlooking, outlook and privacy is managed through setbacks and building design rather than screening.

2.0 Minimum subdivision areaDD/MM/YYYY
C184

None specified.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lotDD/MM/YYYY
C184

Requirement	
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55DD/MM/YYYY
C184

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	50%
Permeability	A6 and B9	25%
Landscaping	B13	A minimum two trees per dwelling and one advanced canopy tree for every 8 metres of boundary at the front and rear. The advanced canopy tree requirement under the boundary length calculation can include the 2 trees per dwelling requirement. If the result is not a whole number, round up to the nearest whole number.

	Standard	Requirement
Side and rear setbacks	A10 and B17	Side setbacks to be in accordance with Standards A10 and B17, except for: <ul style="list-style-type: none"> A minimum of 6 metres for primary living areas or secluded private open space at upper floors facing the boundary. Rear setbacks to be: <ul style="list-style-type: none"> At the ground floor: minimum 5 metre setback. At the second storey: minimum 9 metre setback. A minimum of 6 metres for primary living areas or secluded private open space at upper floors facing the boundary.
Walls on boundaries	A11 and B18	None specified
Private open space	A17 and B28	Each dwelling to have a minimum area of 60 square metres at ground level, with one part of the private open space to consist of secluded private open space at ground level at the rear or side of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room.
Front fence height	A20 and B32	Maximum fence height of 1.2 metres, except the following roads to be a maximum fence height of 1.8 metres with at least 25% visual transparency above 1.2 metres: <ul style="list-style-type: none"> Centre Road and Jasper Road, Bentleigh Neerim Road, Carnegie

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
C184

None specified

6.0 Application requirements

DD/MM/YYYY
C184

None specified

7.0 Decision guidelines

DD/MM/YYYY
C184

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Design guidelines

- Whether the development has responded appropriately to the *Quality Design Guidelines – Residential Areas (Glen Eira City Council, December 2018)*.

Design of the development

- Whether the design of the development and the building design, siting and form:
 - Maintains a low scale (maximum two storey) and detached built form and integrates with existing streetscape character.
 - Minimises the visual impact of the built form on the streetscape and adjoining sites.
 - Provides for rear setbacks at ground level and upper floors that are responsive to and are respectful of adjoining buildings and secluded open space.

- Provides for an appropriate transition to neighbouring properties where the site is a corner lot.
- Minimises overshadowing impacts on existing residential sites, as well as existing and identified future open spaces.
- Avoids boundary to boundary development.
- Prioritises ground floor living areas to assist in accommodating people of all ages and abilities.
- Whether the design of the development and the design of facades, material and entries:
 - Combines high quality contemporary architecture and design with quality and integral materials that reflect a residential palette and integrate elements of the existing streetscape.
- Whether the design of the development and the design of the roof:
 - Positively responds to and will enhance the residential streetscape.
 - Incorporates contemporary architectural interpretations of traditional angles roof forms to assist with streetscape integration.
- Whether the design of the development and the design of front fencing:
 - Facilitates a low-scale, open character of local residential streets.
 - Integrates with elements of the existing streetscape and the design of the building, with quality and integral materials that reflect a residential palette.
- Whether the design of the development and safety, security and passive surveillance is addressed through design that:
 - Provides wide building entries that are clearly visible, legible and welcoming from the street.
 - Ensures dwellings with a street frontage have an entry facing the street.
 - Addresses public spaces, and encourages interaction and passive surveillance of the street and public open space, with windows, balustrades, fencing and landscaping that provide a level of permeability.
- Whether the design of the development and outlook and overlooking is addressed through design that:
 - Manages overlooking, outlook and privacy for residents through setbacks and considered building design, without the need for excessive screening.
 - Prioritises the orientation of dwellings and living areas towards the front or rear of the site, avoiding upper level living areas and balconies facing side boundaries.
 - Ensures active living areas (such as courtyards, terraces, lounges, kitchens and dining areas) are located at ground level, and maximise views, outlook, natural daylight and ventilation.
- Whether the design of the development and the design of private open space and landscape areas:
 - Provides for primary areas of secluded private open space and living areas to be located at ground level, preferably to the rear.
 - Provides for a substantial garden corridor at the front and the rear of the site and maintains a garden setting, which includes canopy trees and permeable surfaces.
 - Ensures planting location of the canopy trees is site responsive.
 - Minimises basement footprints within the front and rear setbacks to provide for deep planted canopy trees.

- Whether the design of the development and the design of parking and access:
 - Ensures that accessways and car parking structures are visually recessive and do not compromise landscaping opportunities.
 - Minimises the number and width of vehicle crossings and driveways, and conceal or recess garage and basement entries.
 - Prioritises vehicle access from side streets and suitable laneways. Where unavoidable on a primary street whether accessways and carparking structures can be visually recessive through design responses such as siting along a side boundary and appropriate landscaping.
- Whether the design of the development and the design of building services and waste management:
 - Ensures that building services including domestic services, utilities and waste management facilities are well-placed, concealed and integrated into building design.

11/10/2018
[C149 Proposed](#)
[C184glen](#)

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

11/10/2018
 C149

None specified.

2.0 Heritage places

11/10/2018
[C149 Proposed](#)
[C184glen](#)

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO147	317-319 Alma Road, Caulfield North	No	No	No	No	No	No	No
HO1	359 Alma Road, Caulfield North	No	No	No	No	No	No	No
HO2	389 – 393 Alma Road, Caulfield North	No	No	No	No	No	No	No
HO3	"Myoora" 405-411 Alma Road, Caulfield North	-	-	-	-	Yes Ref No H490	Yes	No
HO68	Bailey Avenue and Myrtle Street environs, East St Kilda	No	No	No	No	No	No	No
HO148	Grand Union Tramway Junction, Balaclava and Hawthorn Roads intersection, Caulfield North	-	-	-	-	Yes Ref No H227	No	No
HO4	Caulfield Park, west of pathway which is located to the west of the Caulfield Cricket Ground pavilion, Balaclava Road, Hawthorn Road, Inkerman Road, Caulfield North	No	No	Yes, only to the: Prunus ilicifolia (Holly-leaved Cherry Tree), Cussonia spicata (Cabbage Tree), Coriaria leptopetala (Brown Myrtle or Ironwood Box),	No	No	No	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
				Cryptocarpa Triplinervis (Brown Laural Tree) and Syncarpia glomulifera (Turpentine Tree)				
HO5	Tram Verandah Shelter, Corner Balaclava & Orrong Roads, Caulfield North	-	-	-	-	Yes Ref No H174	No	No
HO149	6 Balaclava Road, Caulfield North	No	No	No	No	No	No	No
HO6	House, 45 Balaclava Road, Caulfield North	Yes	Yes	No	No	No	No	No
HO87	58 Balaclava Road, Caulfield North	No	No	No	No	No	No	No
HO88	60 Balaclava Road, Caulfield North	No	No	No	No	No	No	No
HO7	"Nettalie" 67 Balaclava Road, Caulfield North	No	No	No	No	No	No	No
HO89	80 Balaclava Road, Caulfield North	No	No	No	No	No	No	No
HO8	St Stephen's Church, 158 Balaclava Road, Caulfield North	Yes	Yes	No	No	No	No	No
HO77	St. Aloysius Church, 233 Balaclava Road, Caulfield North	Yes	Yes	No	No	No	No	No
HO90	330-338 Balaclava Road, Caulfield North	No	No	No	No	No	No	No
HO91	22, 24, 24A and 24B Kambrook Road, Caulfield North	No	No	No	No	No	No	No
HO9	5 Bamba Road, Caulfield North	No	No	No	No	No	No	No
HO10	"Halstead" 23 Bamba Road, Caulfield	-	-	-	-	Yes Ref No H450	Yes	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	North							
HO11	"Kynaston" 70 Bambra Road, Caulfield North	Yes	No	Yes	No	No	Yes	No
HO12	Beauville Estate and Environs, Murrumbeena	No	No	No	No	No	No	No
HO69	Bentleigh Environs	No	No	No	No	No	No	No
HO92	19 Blanche Street, Elsternwick	No	No	No	No	No	No	No
HO93	1 Bond Street, Caulfield North	No	Yes – limited to the stables	No	Yes	No	No	No
HO94	"Lord Lodge" 30 Booran Road, Caulfield East	-	-	-	-	Yes Ref No H71	No	No
HO95	32 Booran Road, Caulfield East	No	No	Yes	No	No	No	No
HO96	St Agnes Anglican Church and Vicarage, 114-116 Booran Road, Glen Huntly	No	Yes, limited to the nave of the church and entry, west of the apsidal eastern end	No	No	No	No	No
HO97	22 Brady Road, Bentleigh East	No	No	No	No	No	No	No
HO86	Bruce Court and Environs, Elsternwick	No	No	No	Yes	No	No	No
HO13	"Burreel" 10 Burreel Avenue, Elsternwick	Yes	Yes	Yes	Yes	No	No	No
HO14	Caulfield North Estate and Environs, Caulfield North	No	No	No	No	No	No	No
HO165	Grand View Estate Shops, 165-189/189A Centre Road, Bentleigh Statement of Significance: Grand View Estate Shops	No	No	No	No	No	No	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO98	Former State Savings Bank, 438 and 438B Centre Road, Bentleigh Statement of Significance: Former State Savings Bank, 438-438B Centre Road	No-Yes	No	No	No	No	No	No
HO160	Bentleigh Retail Precinct, 354-494 Centre Road, Bentleigh (even numbers only) Statement of Significance: Bentleigh Retail Precinct	No	No	No	No	No	No	No
HO162	Centre Arcade and Neon Sign, 325 Centre Road, Bentleigh Statement of Significance: Centre Arcade and Neon Sign	No	Yes	No	No	No	No	No
HO163	Shops, 369-377 Centre Road, Bentleigh Statement of Significance: Shops, 369-377 Centre Road	Yes	No	No	No	No	No	No
HO161	Former ES&A Bank, 385 Centre Road, Bentleigh Statement of Significance: Former ES&A Bank	Yes	No	No	No	No	No	No
HO164	Former Brighton Gas Company Showrooms, 411 Centre Road, Bentleigh Statement of Significance: Former Brighton Gas Company Showrooms	Yes	No	No	No	No	No	No
HO99	675 Centre Road, Bentleigh East	No	Yes	No	No	No	No	No
HO15	33 Clarence Street, Elsternwick	No	No	No	No	No	No	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO17	Crompton Court, Caulfield South	No	No	No	No	No	No	No
HO18	Ornamental Tramway Overhead Poles, Dandenong Road, Caulfield North	-	-	-	-	Yes Ref No H1023	No	No
HO19	Tram Shelter, Dandenong Road corner Alma Road, Caulfield North	-	-	-	-	Yes Ref No H230	No	No
HO20	514 Dandenong Road, Caulfield North	No	No	No	No	No	No	No
HO100	372 Dandenong Road, Caulfield North	No	No	No	No	No	No	No
HO157	Rosstown Hotel, 1084 Dandenong Road, Carnegie Statement of Significance: Rosstown Hotel	Yes	No	No	No	No	No	No
HO102	20 Denman Avenue, East St Kilda	No	No	No	No	No	No	No
HO71	Derby Road and environs, Caulfield North	No	No	No	No	No	No	No
HO21	2 – 24 Edward Street, Elsternwick	No	No	No	No	No	No	No
HO103	10 Elm Avenue, Elsternwick	No	No	No	No	No	No	No
HO104	21 Elm Avenue, Elsternwick	No	No	No	No	No	No	No
HO72	Elsternwick Estate and environs	No	No	No	No	No	No	No
HO22	Gladstone Parade, Elsternwick	No	No	No	No	No	No	No
HO73	Glen Eira Road and environs	No	No	No	No	No	No	No
HO106	Glen Eira Town Hall, 420 Glen Eira Road, Caulfield	Yes	Yes, limited to the entry hall and staircase, main hall, foyer and Council Chamber	Yes, limited to Harpephyllum caffrum (Caffir Plum) Tree, north-west corner of Caulfield Town	No	No	No	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
				Hall building, Glen Eira Road, near Hartley Avenue, Caulfield South				
HO24	Former E K Motors 258 Glen Eira Road, Elsternwick	Yes	No	No	No	No	No	No
HO25	St Mary's Anglican Church & Quercus suber (Cork Oak) Tree, 281 Glen Eira Road, Caulfield North	Yes	Yes	Yes Only to the Quercus suber (Cork Oak) tree located to the east of the school building	No	No	No	No
HO26	356 Glen Eira Road, Elsternwick	No	No	No	No	No	No	No
HO27	"Anselm" 4 Glenferrie Street, Caulfield North	-	-	-	-	Yes Ref No H1795	No	No
HO28	Glenhuntly Park Estate and Environs, Glenhuntly	No	No	No	No	No	No	No
HO70	Glenhuntly Tram Depot and Glen Huntly Road environs	No	No	No	No	No	No	No
HO107	216-218 Glenhuntly Road, Elsternwick	No	No	No	No	No	No	No
HO108	220-222 Glenhuntly Road, Elsternwick	No	No	No	No	No	No	No
HO109	224-226 Glenhuntly Road, Elsternwick	No	No	No	No	No	No	No
HO29	Former Elsternwick Post Office, 296 - 298 Glenhuntly Road, 1A and 1B Riddell Parade, Elsternwick	-	-	-	-	Yes Ref No H640	Yes	No
HO110	563-567 Glenhuntly Road, Elsternwick	No	Yes	No	No	No	No	No
HO30	Caulfield Primary School No. 773, 724 Glenhuntly Road, Caulfield South	-	-	-	-	Yes Ref No H1708	Yes	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO111	1027 Glenhuntly Road, Caulfield	No	No	No	No	No	No	No
HO112	Glenhuntly Railway Station, Glenhuntly Road, Glenhuntly	Yes	No	No	No	No	No	No
HO113	122 Grange Road, Carnegie	No	No	No	No	No	No	No
HO84	Greek Orthodox Church, 152 Grange Road, Glenhuntly	Yes	No	No	No	No	No	No
HO114	466 Hawthorn Road, 2A and 2B Sea View Street, Caulfield South	No	No	No	No	No	No	No
HO31	504 Hawthorn Road, Caulfield	No	No	No	No	No	No	No
HO32	Hillcrest Avenue and Environs, Caulfield South	No	No	No	No	No	No	No
HO33	Murrumbeena Primary School, 20 Hobart Road, Murrumbeena	No	No	No	No	No	No	No
HO34	St Mary's Jubilee School, 281 Glen Eira Road, Caulfield North (NE corner Hood Crescent & Glen Eira Road)	No	No	No	No	No	No	No
HO115	"Helenslea" 3 Hood Crescent, Caulfield North	No	Yes – limited to front door entrance and internal staircase	No	No	No	No	No
HO35	Hopetoun Private Hospital, Part of 2-6 Hopetoun Street, Elsternwick	No	No	No	No	No	No	No
HO116	Hotham Street Road Overbridge, Elsternwick	No	No	No	No	No	No	No
HO36	"Ripponlea" 192 Hotham Street, Elsternwick	-	-	-	-	Yes Ref No H614	Yes	No
HO150	Ernest Fooks House, 32 Howitt Road,	-	-	-	-	Yes Ref No H2191	Yes	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Caulfield North							
HO117	32-46 Huntley Road, Bentleigh , fountain and pediment	No	No	No	No	No	No	No
HO37	"Glenfern" 417 Inkerman Road and 76 Hotham Street, St Kilda East	-	-	-	-	Yes Ref No H136	Yes	No
HO118	113 Jasper Road, Bentleigh, the Convent of Our Lady of the Sacred Heart	No	No	No	No	No	No	No
HO119	118 Jasper Road, Bentleigh	No	No	No	No	No	No	No
HO120	122 Jasper Road, Bentleigh, St. Paul's Church and school	No	No	No	No	No	No	No
HO121	16 Kambrook Road, Caulfield North	No	No	No	No	No	No	No
HO122	196 Kambrook Road, Caulfield	No	No	No	No	No	No	No
HO16	"Rosecraddock" 2-8 Keverell Road and 4-10 Craddock Avenue, Caulfield North	-	-	-	-	Yes Ref No H589	Yes	No
HO158	Carnegie Retail Precinct Statement of Significance: Carnegie Retail Precinct	No	No	No	No	No	No	No
HO123	Carnegie Railway Station Reserve , Koornang Road, Carnegie Statement of Significance: Carnegie Railway Station Reserve	No Yes	No	Yes	No	No	No	No
HO159	Glenhuntly Tram Terminus Estate Shops , 231-251 Koornang Road, Carnegie Statement of Significance: Glenhuntly Tram Terminus Estate Shops	Yes	No	No	No	No	No	No
HO124	112 Kooyong Road, Caulfield North	No	No	No	No	No	No	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO38	283 Kooyong Road, Elsternwick	No	No	No	No	No	No	No
HO154	Former Red Cross Rest House, 294 Kooyong Road, Caulfield	-	-	-	-	Yes Ref No H2360	Yes	No
HO126	20 Labassa Grove, Caulfield North	No	No	No	No	No	No	No
HO74	Lempriere Avenue, Greenmeadows Gardens and environs	No	No	No	No	No	No	No
HO39	Tarquana and Stables, 1-3 Lirrewa Grove, Caulfield South	Yes	Yes	No	No	No	No	No
HO40	<p>"Craigellachie" 2B and 2C Lynedoch Avenue, Balacava</p> <p>Incorporated plan:</p> <p>Site & Building Plan "Craigellachie" 2B Lynedoch Avenue, East St Kilda (Aug 99)– Internal alteration control to specified areas of the Building and Tree Controls.</p>	Yes	Yes	Yes	No	No	No	No
HO41	<p>"Linlithgow" 4 Linlithgow Avenue, Caulfield North (part only as shown shaded on the Site Plan in the Incorporated Document)</p> <p>Incorporated plan:</p> <p>Site Plan, 4 Linlithgow Avenue, Caulfield North (Aug 99) – land affected by Heritage Overlay.</p>	No	No	No	No	No	No	No
HO129	162 McKinnon Road, McKinnon	No	No	No	No	No	No	No
HO42	"Labassa" 2/2A Manor Grove, Caulfield North	-	-	-	-	Yes Ref No H135	Yes	No
HO43	House, former Labassa Stables, 5-9 Manor Grove, Caulfield North	No	No	No	No	No	No	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO44	House, former Labassa Conservatory, 21 Manor Grove, Caulfield North	-	-	-	-	Yes Ref No H2005	No	No
HO130	32 Murray Street, Elsternwick	No	No	No	No	No	No	No
HO131	63 Murray Street, Caulfield	No	No	No	No	No	No	No
HO132	Murrumbeena Railway Station, Murrumbeena Road, Murrumbeena	Yes	No	Yes	No	No	No	No
HO133	Springthorpe Reserve Gates, Neerim Road, Murrumbeena	Yes	No	No	No	No	No	No
HO45	"Edenkillie" 37 Neerim Road, Caulfield	No	No	No	No	No	No	No
HO46	"Heatherbrae" 73 Neerim Road, Caulfield	No	No	No	No	No	No	No
HO47	Former Uniting Church 254 Neerim Road, 1 and 1A Toolambool Road, Carnegie	No	No	No	No	No	No	No
HO48	31 Nepean Highway, Elsternwick	No	No	No	No	No	No	No
HO79	Brighton General Cemetery, North Road, Caulfield South	No	No	No	No	No	No	No
HO49	225 North Road, Caulfield South	Yes	No	No	No	No	No	No
HO134	705 North Road, Carnegie	No	No	No	No	No	No	No
HO75	Ormond Precinct environs	No	No	No	No	No	No	No
HO50	House, 84 Orrong Crescent, Caulfield North	No	No	No	No	No	No	No
HO51	10 Orrong Road, Elsternwick	No	No	No	No	No	No	No
HO52	"Lisbon House" 70 Orrong Road, Elsternwick	Yes	Yes	No	No	No	Yes	No
HO53	Former Union Church, 84-86 Orrong	-	-	-	-	Yes Ref No H704	Yes	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Road, Elsternwick							
HO54	Grimwade House (Melbourne Grammar Junior School) former 'Harleston' stables, outbuilding, garden, gate and Picconia excelsa tree, 67 Balaclava Road, Caulfield North	No	Yes	Yes Only to the Picconia excelsa tree located near the site's Orrong Road frontage to the south of Balaclava Road	Yes	No	No	No
HO55	Park Crescent and Environs, Caulfield North	No	No	No	No	No	No	No
HO135	8 Park Crescent Stables, Caulfield North	No	Yes	No	Yes	No	No	No
HO136	13 Poath Road, Murrumbeena	No	No	No	No	No	No	No
HO80	"Athole" 18 Poplar Grove, Carnegie	No	Yes	No	No	No	No	No
HO56	57 Prentice Street, Elsternwick	No	No	No	No	No	No	No
HO137	32 Queens Avenue, Caulfield East	No	No	No	No	No	No	No
HO57	"Alnwick" 11 Railway Avenue, Murrumbeena	No	No	No	No	No	No	No
HO138	12 Ripon Grove, Elsternwick	No	No	No	No	No	No	No
HO58	Former Elsternwick Tram Substation 6-8 Rusden Street, Elsternwick	-	-	-	-	Yes Ref No H2322	yes	No
HO59	"Glenmoore" 1 St Georges Road, Elsternwick	No	Yes	No	No	No	No	No
HO60	Stanmere/ Elsternwick Club, 19 Sandham Street, Elsternwick	Yes	No	No	No	No	No	No
HO61	Presentation Convent, 28 Sandham Street, Elsternwick	No	Yes – limited to the entrance hall, stairwell and principal room	No	No	No	No	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
			directly off the hall on its east side with glazed ceramic fireplace surround.					
HO81	Former Elsternwick Fire Station, 2-4 Selwyn Street, Elsternwick	-	-	-	-	Yes Ref No H2372	yes	No
HO62	"Bellecourt" 85 Seymour Road, Elsternwick	No	No	No	Yes	No	No	No
HO63	88 Shoobra Road, Elsternwick	No	No	No	No	No	No	No
HO64	6 Sidwell Avenue, Elsternwick	No	No	No	No	No	No	No
HO82	8 Sidwell Avenue, Elsternwick	No	No	No	No	No	No	No
HO65	Sir John Monash Drive, Caulfield East, Monash University Building D (part), former Caulfield Technical School	No	No	No	No	No	No	No
HO78	Caulfield Railway Station Complex, 1 Sir John Monash Drive, Caulfield East	-	-	-	-	Yes Ref No H1665	No	No
HO85	Caulfield Railway Station Canary Island Pines, Sir John Monash Drive, Caulfield East	No	No	Yes	No	No	No	No
HO101	Cnr Sir John Monash Drive & Dandenong Road, Caulfield East Monash University Buildings D (part) & E, former Art & Applied Science Wing	No	No	No	No	No	No	No
HO139	40 Snowdon Avenue, Caulfield	No	No	Yes, only the palm tree in the front yard	No	No	No	No
HO66	Caulfield South Shopping Centre and Environs, South Caulfield	No	No	No	No	No	No	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO140	18 Stanley Street, Elsternwick	No	No	No	No	No	No	No
HO67	51 Truganini Road, Carnegie (Carnegie Primary School)	No	No	No	No	No	No	No
HO76	Vadlure Avenue and Balacava Road, East St Kilda	No	No	No	No	No	No	No
HO142	9 Vickery Street and 1 Morres Street, Bentleigh	No	No	No	No	No	No	No
HO143	4 Wahroonga Crescent, Murrumbeena	No	No	No	No	No	No	No
HO145	Yarra Yarra Golf Clubhouse and immediate surrounds, 567 Warrigal Road, Bentleigh East. (Heritage Place is defined as the clubhouse building and surrounds extending to the south-west, north-west and north-east walls of the clubhouse and the southern side of the main driveway to the south.)	No	Yes, limited to the entry foyer, staircase and dining room.	No	No	No	No	No
HO83	17 Wyuna Road, Caulfield North	No	No	No	No	No	No	No
HO151	4 Urandaline Grove, Caulfield	No	No	No	No	No	No	No
HO152	1-15 Kambrook Road, Caulfield North and 53-89 Normanby Road, Caulfield North (Normanby Road and Environs Precinct).	No	No	No	No	No	No	No
HO153	20 Kambrook Road, Caulfield	No	No	No	Yes the bluestone base course to a former corner shop in the front setback of the dwelling is in situ.	No	No	No

GLEN EIRA PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO155	450 Dandenong Road, Caulfield North	Yes	Yes	No	No	No	No	No

16/08/2018
Proposed
C184glen

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

BENTLEIGH ACTIVITY CENTRE

1.0

Design objectives

16/08/2018
Proposed
C184glen

- To encourage a modest scale of development in the Centre Road retail core and local centres which complements and preserves the existing low scale, fine grain and heritage elements of the streetscape.
- To create opportunities for growth focussed on strategic sites that support the housing, economic and place making needs of the activity centre.
- To strengthen the existing precinct streetscape with development that is high quality and well-designed that appropriately responds to its streetscape context and the preferred precinct character.
- To strengthen the retail and employment function of the activity centre through building design that supports employment uses or facilitates future conversion to employment uses.
- To provide an attractive, functional and connected public spaces through building design, defined street edges, active frontages, visual interest design elements, quality public open space and public spaces and an expanded laneway network.

2.0

Buildings and works

16/08/2018
Proposed
C184glen

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

2.1

Buildings and works for which no permit is required

A permit is not required to construct a building or construct or carry out works for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- Extension of a single dwelling on a lot or buildings and works ancillary to a single dwelling on a lot.

2.2

Definitions

For the purpose of this schedule:

Laneway means an existing or potential future laneway identified in Map 3 to this schedule.

Pedestrian laneway means an existing or proposed laneway with active frontages that supports a high level of pedestrian activity (no vehicle access or loading facilities).

Primary outlook means the primary view angle from the main internal living area and secluded private open space (SPOS). Where there are multiple living areas and SPOS, the primary outlook is associated with the primary living area. Where a primary living area or SPOS faces multiple boundaries, the primary outlook is the main direction where indoor

and outdoor living areas are connected (such as the primary living area and a balcony). For the purpose of this clause, each dwelling is considered to have only one primary outlook.

Service laneway means an existing or proposed laneway that generally serves as vehicular access to the side or rear of buildings to support parking, loading facilities, services and utilities. Service laneways generally do not have active frontages and include any laneway that is not nominated as a Shared laneway or Pedestrian laneway.

Shared laneway means an existing or proposed laneway with active frontages that supports a high level of pedestrian activity and is shared with vehicle access or loading facilities where practical.

Street wall means that part of a building constructed within 0.3 metre of an existing or proposed street, laneway or public open space. The street wall is otherwise known as the 'podium' element of a taller building.

Street wall height means a height measured from the footpath or natural ground level at the centre of the relevant site frontage to the top of the street wall. It includes parapets.

Upper levels mean the part of the building above the prescribed street wall. The upper levels are otherwise known as the 'tower' element of a taller building.

2.3 Preferred precinct character

Buildings and works within each precinct identified in Map 1 to this schedule should contribute to the relevant preferred precinct character outlined in Column 3 of Table 1 to this schedule.

Table 1 - Preferred precinct character

Column 1 Precinct reference	Column 2 Precinct name	Column 3 Preferred precinct character
A	Shoptop A	<p>Located on the south side of Centre Road at the western end of the retail core. It abuts a residential heritage precinct. The precinct has an established 1-2 storey built form character with a residential interface.</p> <p>New built form will provide a low scale built form response, with a maximum building height of 3 storeys. Development will provide active frontages, respond to and minimise building bulk and overshadowing impacts to surrounding residential land. New built form at upper levels will be subservient to the established 1-2 storey street wall character.</p>
B	Shoptop B	<p>This precinct consists of three parts, forming part of the Centre Road retail core both north and south (western end) and local commercial centre of heritage significance to the west of the retail core, at the corner of Centre Road and Thomas Street. The three parts of the precinct have an established 1-2 storey built form character with a residential interface.</p> <p>New built form will provide a modest scale built form response, with a maximum building height of 4 storeys. Development will provide active frontages and respond to and minimise building bulk and overshadowing impacts to surrounding residential land. New built form at upper levels will be subservient to the established 1-2 storey street wall character.</p>
C	Shoptop C	<p>Located within the retail core along the southern side of Centre Road, both east and west of the railway line and is of heritage significance. The precinct has an established 1-2 storey built form character with a residential interface, including sections of heritage significance.</p> <p>New built form will provide a modest-scale built form response, with a maximum building height of 4 storeys. New built form at upper levels will be subservient to the established 1-2 storey</p>

Column 1 Precinct reference	Column 2 Precinct name	Column 3 Preferred precinct character
		street wall character and respect and protect heritage elements of buildings within this precinct. Development will provide active frontages and respond to and minimise building bulk and overshadowing impacts to surrounding residential land.
D	Shoptop D	<p>Located within the retail core along the northern side of Centre Road, both east and west of the railway line and extends past Jasper Road. The precinct is generally unconstrained by sensitive abutments or precinct-wide heritage protection. Some buildings within the precinct are of individual heritage significance. The precinct has an established 1-2 storey built form character with a mix of residential and commercial interfaces.</p> <p>New development will provide a modest-scale built form, with maximum building height of 5 storeys. Development will respond to and minimise building bulk and overshadowing impacts to surrounding residential land, where applicable. New built form at upper levels will be subservient to the established 1-2 storey street wall character and respect and protect heritage elements of buildings. New development will provide active frontages and contribute to a network of active laneways and public spaces.</p>
E	Strategic Sites	<p>Strategic sites adjoining the main retail core will provide opportunities for additional housing and employment growth and sense of place and community needs, while respecting the preferred character of the main street, residential surrounds and identified open spaces.</p> <p>New built form will establish a modest scale built form response, with a maximum building height of 5 storeys, a contemporary character and a two storey built to boundary street wall. Development should minimise visual dominance and manage transition to sensitive interfaces, as appropriate. New development should occur on consolidated sites, provide active frontages, contribute to an expanded network of active laneways and public spaces and improve the vibrancy and walkability of the activity centre.</p>

Note: The precinct references in Column 1 of Table 1 are the areas shown on Map 1 forming part of this Schedule.

2.4 Building height and number of storeys

A building must not exceed the maximum building height and the number of storeys specified in Column 3 of Table 2 to this schedule. This requirement cannot be varied with a permit.

The maximum building height does not apply to:

- Any increase in height required to accommodate any increase to minimum finished floor levels determined by the relevant drainage authority or floodplain management authority.
- Alterations to or extension of a lawfully existing building if all of the following requirements are met:
 - The existing building has a building height of more than that specified in Column 3 of Table 2 to this schedule.
 - The maximum building height of the existing building is not exceeded.
 - The footprint of the upper storey, existing at the approval date, is not increased by more than 10 per cent.
- Roof top services that do not exceed 10 per cent of the gross floor area of the top storey of the building. Roof top services includes but is not limited to plant

rooms, air conditioning, lift overruns, roof top gardens, decks and communal outdoor spaces and their ancillary facilities.

- Architectural features that do not exceed the maximum building height limit by more than 2 metres.

Table 2 – Building height requirements

Column 1 Precinct reference	Column 2 Precinct name	Column 3 Maximum building height and number of storeys
A	Shoptop A	12 metres, comprising up to 3 storeys
B	Shoptop B	15 metres, comprising up to 4 storeys
C	Shoptop C	15 metres, comprising up to 4 storeys
D	Shoptop D	19 metres, comprising up to 5 storeys
E	Strategic Sites	19 metres, comprising up to 5 storeys

Notes:

In Table 2:

- The precinct references in Column 1 are the areas shown on Map 1 forming part of this Schedule.
- References to storeys do not include a basement.

2.5 Street wall height

Buildings should not exceed the preferred street wall height of 9 metres, comprising up to 2 storeys, except where additional height is required to maintain consistency with traditional street wall heights (including parapets) on adjoining buildings and within the streetscape.

2.6 Setbacks

Building setbacks should:

- Be no less than the setbacks illustrated in Diagram 1 to this schedule, in accordance with the interface type applicable to the site, as outlined in Map 2 to this schedule. A greater setback may be required to meet the requirements of this schedule for primary outlook requirements as detailed in 2.12.
- Provide an appropriate response to sensitive interfaces, public open space and key public space as identified on Maps 2, 3 and 4 to this schedule.
- Support the function of designated active and service laneways, as identified in Map 3 to this schedule, and facilitate new and widened laneways and pedestrian connections between buildings to improve permeability where possible. Rear setbacks abutting laneways should facilitate widened accessways of minimum 6 metres width as illustrated in Diagram 1 to this schedule.
- Contribute to a consistent street wall that reinforces traditional parapet heights and reduces visual prominence of upper floors.
- Provide clear visual separation between the street wall and upper levels to reinforce a distinct, human-scale street environment with visually recessive upper floors.
- Respond to the role, function and character of side streets, where the site is on a corner.
- Provide an appropriate transition to sensitive interfaces, including heritage sites.

- Establish a continuous built to boundary street edge, except where providing new or extended laneways and pedestrian connections.
- For heritage sites:
 - Ensure that heritage facades remain the visually prominent feature within the streetscape when viewed from ground level.
 - Minimise the visibility of upper levels when viewed from standing eye level (1.6 metres) at the street frontage directly across the street.
- Provide separation between a low-scale podium and upper levels to assist in integration with traditional low-scale streetscapes and in mitigating building bulk.

2.7 Building design (general)

Building design should:

- Be of high quality urban design and architecture that contributes positively to local character.
- Incorporate high quality materials, textures and colours that respond to the residential or commercial characteristics of the streetscape, as appropriate.
- Be designed to address front, oblique and side views and make a positive contribution to the streetscape both at street level and when viewed from a distance.
- Provide wide entries that are clearly visible, legible and welcoming from the street. For mixed use development, ground level entries to residential uses should be easily distinguished from commercial uses.
- Provide a unique sense of identity for each building.
- Consolidate and conceal building services (including domestic services, utilities, waste management facilities and substations) within sites and within buildings, and ensure any externally accessible services or substations are integrated into the façade design. Building services along interfaces with active frontages, active laneways and key public spaces as identified in Map 3 to this schedule should be concealed as much as practical.
- Encourage interaction and passive surveillance of the street and public spaces, with windows, balustrades and design features that provide a level of permeability.
- Use a two storey podium with detailing emphasised at ground floor to achieve a human scale with an attractive and active street level experience.
- Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
- Reinforce a fine grain development pattern within the street wall levels of buildings. Support the use vertical and horizontal architectural elements and spacings in the podium that match the fine grain development pattern and character of the surrounding buildings in the street.
- Manage building bulk towards sensitive residential interfaces and heritage sites, including a transition in scale from larger buildings to adjacent areas of smaller scale.
- Prioritise the retention of existing street frontages, including restoration or reconstruction of original heritage features, as appropriate.

2.8 Building design to support employment uses

Within the street wall podium of a building, where a non-retail or non-commercial use is proposed, building design should provide for future conversion to support employment uses incorporating:

- Minimum floor to floor heights of at least 4 metres at ground level and 3.8 metres for the second storey (except where heritage considerations make this impractical).
- Floor plan layouts which allow for future consolidation of dwellings or small tenancies into larger tenancies.
- Minimal load bearing walls in opportune locations to facilitate future consolidation and adaptable reuse of buildings.
- Generous foyer, wide building entries and wide hallways appropriate for future commercial uses.

2.9 Active frontages and laneways

Development should:

- Provide active frontages at ground floor, with façade detailing in the street wall including windows, entrances, doorways and fenestration that provide street level interest, promote activity at ground level and facilitate passive surveillance of the public space.
- Provide direct pedestrian access to ground floor uses. Ground floor design of buildings should facilitate through-site pedestrian connectivity between streets, shared laneways, pedestrian laneways or public spaces identified in Map 3 to this schedule.
- Avoid blank facades.
- Where abutting a Key Public Space identified in Map 3 to this schedule, provide an inset into the building to facilitate active uses with a strong connection between the building and the outdoors (such as outdoor seating for food and drink premises).
- For Active Frontage Type 1A identified in Map 3 to this schedule:
 - Provide weather protection (fixed cantilevered verandahs) over the footpath on all streets.
 - Provide at least 80% of the building façade at ground level as an entry or window with clear glazing.
 - Avoid vehicle access and crossovers.
- For Active Frontage Type 1B identified in Map 3 to this schedule:
 - Provide weather protection (fixed cantilevered verandahs) over the footpath on all streets.
 - Provide at least 65% of the building façade at ground level as an entry or window with clear glazing. Minimise vehicle access and crossover widths as much as practical.
 - Minimise vehicle access and crossover widths as much as practical.
- For Active Frontage Type 2 identified in Map 3 to this schedule:
 - Provide at least 50% of the building façade at ground level as an entry or window with clear glazing.
 - Minimise vehicle access and crossover widths as much as practical.

2.10 Access and parking

Development should:

- Prioritise high quality streetscapes through considered parking and access design that minimises visual and physical impacts.
- Focus on maintaining active land uses at street level by locating parking structures underground in basements or towards the rear of the building if above ground.
- Avoid vehicle access from primary street frontages. The preferred location for vehicle access is from (in order of priority):
 - Service laneways or shared laneways, as identified in Map 3 to this schedule.
 - Secondary site frontages where the site is on a corner and there is no service laneway or shared laneway for the site nominated on Map 3 to this schedule.
- Minimise access and crossover widths as much as practical.
- Ensure that bicycle parking is secure, convenient and readily accessible.
- Provide resident and visitor entries that are clearly separated from commercial entries, service areas, vehicle accessways and loading zones.

2.11 Overshadowing public open space and public spaces

Buildings must not cast any additional shadow past the shadows cast by existing buildings or hypothetical buildings built to a 9 metre maximum street wall height on an existing or new public open spaces or footpaths shown in Map 4 to this schedule for the hours and dates specified in Table 3 to this schedule.

Where existing buildings cast a larger shadow, new buildings must not exceed the existing shadow extent.

These requirements do not apply to buildings and works constructed within the open space.

Table 3 – Overshadowing requirements

Area on Map 4	Hours and dates
A	11:00am to 2:00pm on 21 June
B	10:00am to 3:00pm on 22 September
C	12:00pm (midday) on 21 June

2.12 Privacy, outlook and overlooking

Development should:

- Notwithstanding the building setbacks outlined in Diagram 1 and Map 2 to this schedule, ensure building design facilitates the primary outlook of all dwellings to be set back no less than 6 metres. In circumstances where the outlook is to an existing development that is unlikely to be redeveloped in the foreseeable future an alternative design response can be applied that addresses privacy and overlooking.
- Prioritise the primary outlook of dwellings to face the front or rear of the development site. Primary outlooks towards side boundaries should be avoided (except for side street or laneway boundaries).

- Avoid views into secluded private open spaces and habitable room windows of dwellings on adjacent land.
- Achieve dwelling privacy through considered building design and separation rather than screening.
- Deliver high quality amenity within buildings having regard to outlook and overlooking.
- Offset direct views between existing or future buildings within the same site or adjoining sites.

2.13 Site consolidation

- Sites should be consolidated where appropriate to deliver an efficient built form and to ensure the visual and amenity impact of larger developments can be managed within the site.
- Site consolidation should contribute to an efficient and orderly lot size distribution, avoiding the retention of narrow unconsolidated lots which cannot achieve desired built form outcomes.
- Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.
- New laneways should be created on larger consolidated sites where appropriate.

3.0 Subdivision

16/08/2018
C157

None specified.

4.0 Advertising signs

16/08/2018
C157

None specified.

5.0 Application requirements

DD/MM/YYYY
Proposed
C184glen

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An urban design context report which demonstrates how the proposal has responded to:
 - The design objectives and requirements of this schedule.
 - The *Bentleigh Structure Plan (Glen Eira City Council, December 2018)*.
 - The *Quality Design Guidelines – Commercial and Mixed Areas (Glen Eira City Council, December 2018)*.
- Three dimensional drawings or photomontages taken from eye level (1.6m), at various locations in the surrounding activity centre that shows the proposed development in context with its surrounds.

6.0 Decision guidelines

16/08/2018
Proposed
C184glen

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development responds to the design objectives and requirements of this schedule.
- Whether the development responds to the *Bentleigh Structure Plan 2018-2031 (Glen Eira City Council, December 2018)*.

- Whether development appropriately responds to the *Quality Design Guidelines - Commercial and Mixed Areas (Glen Eira City Council, December 2018)*.
- The extent to which proposed buildings respect the preferred scale and form of development, particularly when viewed from the pedestrian network.
- Whether the design and form of buildings supports the economic, housing and place making needs of the Bentleigh Activity Centre.
- Whether the proposal responds to its streetscape context and preferred precinct character.
- Whether building design supports employment uses or facilitates future conversion to employment uses.
- Whether the development demonstrates a high level of architectural quality and makes a positive contribution to public spaces.
- Whether proposed buildings on sites that are in the vicinity of a heritage place are respectful of that heritage place.
- Whether privacy, outlook and overlooking are appropriately managed through setbacks and considered building design, rather than screening.
- The impact of overshadowing to residential areas and public spaces, including that part of the southern footpath of Centre Road as identified in Map 4 to this schedule.
- Whether the development has provided an appropriate response to active frontages and laneways.
- Whether access and parking is safe and prioritises high quality streetscapes.
- Whether site consolidation has occurred in a coordinated manner to deliver efficient built form and lot size outcomes.

Map 1 - Precinct Plan



Map 2 - Interface types for building setbacks



Map 3 – Active frontages and laneways



Map 4 – Open space and other areas requiring shadow protection



Diagram 1 - Preferred setbacks for interface types shown in Map 2

Setback interfaces for Shoptop Precincts (Precincts A to C)	
Map 2 Ref.	Interface Diagrams
Interface Type 1 <i>Primary frontages</i>	
Interface Type 2A and 2B <i>Secondary /other frontages identified</i>	<div style="display: flex; justify-content: space-around;"> <div> </div> <div> </div> </div>
Interface Type 3A and 3B <i>Sensitive interfaces</i>	<div style="display: flex; justify-content: space-around;"> <div> </div> <div> </div> </div>
Interface Type 4 <i>All side or rear interfaces within Shoptop Precincts and not listed as Interface Type 1, 2 or 3.</i>	<div style="display: flex; justify-content: space-between;"> <div> </div> <div> <p>NOTE: For all Interface Types, additional setbacks will be required to address:</p> <ul style="list-style-type: none"> • Overshadowing Requirements • Primary Outlook Setback Requirements </div> </div>

16/08/2018
Proposed
C184glen

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

CARNEGIE ACTIVITY CENTRE

1.0

16/08/2018
Proposed
C184glen

Design objectives

- To encourage a modest scale of development in Koornang Road retail core, Neerim Road and the local centres which complements and preserves the existing low scale, fine grain and heritage elements of the streetscape.
- To encourage higher scale and density development in identified urban renewal precincts and strategic sites which supports revitalisation of the activity centre through employment, housing and place making opportunities.
- To strengthen the existing precinct streetscape with development that is high quality and well-designed that appropriately responds to its streetscape context and the preferred precinct character.
- To strengthen the retail and employment function of the activity centre with building design that supports employment uses or facilitates future conversion to employment uses.
- To provide attractive, functional and connected public spaces through building design, defined street edges, active frontages, visual interest design elements, quality public open space and public spaces and an expanded laneway network.

2.0

16/08/2018
Proposed
C184glen

Buildings and works

The following buildings and works requirements apply to an application to construct a building or construct or carry out works.

2.1

Buildings and works for which no permit is required

A permit is not required to construct a building or construct or carry out works for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- Extension of a single dwelling on a lot or buildings and works ancillary to a single dwelling on a lot.

2.2

Definitions

For the purpose of this schedule:

Laneway means an existing or potential future laneway identified in Map 3 to this schedule.

Pedestrian laneway means an existing or proposed laneway with active frontages that supports a high level of pedestrian activity (no vehicle access or loading facilities).

Primary outlook means the primary view angle from the main internal living area and secluded private open space (SPOS) of a dwelling. Where there are multiple living areas

and SPOS, the primary outlook is associated with the primary living area. Where a primary living area or SPOS faces multiple boundaries, the primary outlook is the main direction where indoor and outdoor living areas are connected (such as the primary living area and a balcony). For the purpose of this clause, each dwelling is considered to have only one primary outlook.

Service laneway means an existing or proposed laneway that generally serves as vehicular access to the side or rear of buildings to support parking, loading facilities, services and utilities. Service laneways generally do not have active frontages and include any laneway that is not nominated as a Shared laneway or Pedestrian laneway.

Shared laneway means an existing or proposed laneway with active frontages that supports a high level of pedestrian activity and is shared with vehicle access or loading facilities where practical.

Street wall means that part of a building constructed within 0.3 metre of an existing or proposed street, laneway or public open space. The street wall is otherwise known as the 'podium' element of a taller building.

Street wall height means a height measured from the footpath or natural ground level at the centre of the relevant site frontage to the top of the street wall. It includes parapets.

Upper levels means the part of the building above the prescribed street wall. The upper levels are otherwise known as the 'tower' element of a taller building.

2.3 Preferred precinct character

Buildings and works within each precinct identified in Map 1 to this schedule should contribute to the relevant preferred precinct character outlined in Column 3 of Table 1 to this schedule.

Table 1 - Preferred precinct character

Column 1 Precinct reference	Column 2 Precinct name	Column 3 Preferred precinct character
A	Shoptop A	Local centres outside of the retail core at Truganini Road and Hewitts Road are detached from the core commercial area. New built form will incorporate design elements that emphasise the established 1-2 storey fine grain street wall character. New built form will respect lower scale surrounding residential areas and heritage elements of buildings. The rear service laneways for the local centres will be extended.
B	Shoptop B	This precinct includes the Koornang Road retail core and part of the local centre at Truganini Road. The Koornang Road retail core is one of Glen Eira's premium historic commercial streets. The local centre at Truganini Road is also of heritage significance. Development will respect and protect heritage and fine grain elements of buildings and retain the open streetscape character. New built form at upper levels will emphasise the established 1-2 storey street wall character. Rear shared and service laneway interfaces will be extended and the Koornang Road retail core shared laneways will also be improved and activated.
C	Shoptop C	Commercial areas at the Koornang and Neerim Road intersection, and in Koornang Road north of the railway line serve as a gateway to the historic retail core. Development will have more of a mixed character than the retail core. New built form will emphasise the established 1-2 storey street wall character and heritage elements, where relevant. Rear shared and service laneway interfaces will be extended and the shared laneways also improved and activated.
D	Strategic	Strategic sites adjoining the main retail core and train station will provide opportunities for additional employment and housing

Column 1 Precinct reference	Column 2 Precinct name	Column 3 Preferred precinct character
	Sites	growth, while respecting the modest scale main street and identified public open spaces and key public spaces. New built form will establish a 6 storey building height and a contemporary three storey built to boundary street wall. Building design will make a positive contribution at street level and from all angles at upper levels when viewed from a distance. New development will occur on consolidated or larger sites, provide active frontages, and contribute to an expanded network of laneways and public spaces that support vibrancy and walkability of the activity centre.
E	Urban Renewal 1	Urban Renewal Areas provide opportunities for significant employment and housing growth in the tallest part of the Activity Centre. In Urban Renewal 1 precinct, new built form will establish a 6 storey building height with a contemporary urban character, active street-level experience and a new network of shared and pedestrian laneways. Building design will make a positive contribution at street level and from all angles at upper levels when viewed from a distance. At podium level, design will complement the fine grain form of the wider activity centre. Building height and setbacks will play a transitional role that mitigates overshadowing of sensitive interfaces, including residential areas, public open spaces and key public spaces. Development will occur on consolidated sites or in a coordinated manner, make a positive contribution to public spaces, improve the vibrancy and walkability of the activity centre and contribute to sustainable transport and parking outcomes for the precinct.
F	Urban Renewal 2	Urban Renewal Areas provide opportunities for significant employment and housing growth in the tallest part of the Activity Centre. In Urban Renewal 2 precinct, new built form will establish an 8 storey building height with a contemporary urban character, active street-level experience and a new network of shared and pedestrian laneways that direct pedestrian movements towards public spaces to the south rather than Dandenong Road. Building design will make a positive contribution at street level and from all angles at upper levels when viewed from a distance. At podium level, design will complement the fine grain form of the wider activity centre. The tallest built form will be positioned towards the northern part of the precinct, fronting Dandenong Road, with separation provided from the modest scale Koornang Road retail core and surrounding residential areas. Development will occur on consolidated sites or in a coordinated manner, achieve high quality urban design outcomes, make a positive contribution to public spaces, improve the vibrancy and walkability of the activity centre and contribute to sustainable transport and parking outcomes for the precinct.

Note: The precinct references in Column 1 of Table 1 are the areas shown on Map 1 forming part of this Schedule.

2.4 Building height and number of storeys

A building must not exceed the maximum building height and the number of storeys specified in Column 4 of Table 2 to this schedule. This requirement cannot be varied with a permit.

Any application for a building in Precincts D, E or F shown on Map 1 to this schedule that exceeds the preferred building height in Column 3 of Table 2 to this schedule must demonstrate the following to the satisfaction of the responsible authority:

- That the uplift in additional height is appropriately matched by the significant community benefit(s) to be provided.
- That the development does not create unreasonable impacts on the amenity of sensitive interfaces as a result of additional height.
- That the increased height and form of the building provides an exemplar design outcome and contributes positively to the skyline and the activity centre.

Table 2 – Building height requirements

Column 1 Precinct reference	Column 2 Precinct name	Column 3 Preferred building height	Column 4 Maximum building height and number of storeys
A	Shoptop A	n/a	15 metres, comprising up to 4 storeys
B	Shoptop B	n/a	15 metres, comprising up to 4 storeys
C	Shoptop C	n/a	19 metres, comprising up to 5 storeys
D	Strategic Sites	23 metres, comprising up to 6 storeys	30 metres, comprising up to 8 storeys
E	Urban Renewal 1	23 metres, comprising up to 6 storeys	30 metres, comprising up to 8 storeys
F	Urban Renewal 2	30 metres, comprising up to 8 storeys	44 metres, comprising up to 12 storeys

Notes:

In Table 2:

- The precinct references in Column 1 of Table 2 are the areas shown on Map 1 forming part of this Schedule.
- References to storeys do not include a basement.

The preferred and maximum building height requirements do not specifically apply to:

- Any increase in height required to accommodate any increase to minimum finished floor levels determined by the relevant drainage authority or floodplain management authority.
- Alterations to or extension of a lawfully existing building if all of the following requirements are met:
 - The existing building has a building height of more than that specified in Table 2 to this schedule.
 - The maximum building height of the existing building is not exceeded.
 - The footprint of the upper storey, existing at the approval date, is not increased by more than 10 per cent.
- Roof top services that do not exceed 10 per cent of the gross floor area of the top storey of the building. Roof top services includes but is not limited to plant rooms, air conditioning, lift overruns, roof top gardens, decks and communal outdoor spaces and their ancillary facilities.

- Architectural features that do not exceed the building's height by more than 2 metres.

2.5 Street wall height

Buildings should not exceed the preferred street wall height and the number of storeys specified in Column 3 of Table 3 to this schedule, except where additional height is required to maintain consistency with existing street wall heights (including parapets) on adjoining buildings.

Table 3 – Preferred street wall heights

Column 1 Precinct reference	Column 2 Precinct name	Column 3 Preferred street wall height and number of storeys
A	Shoptop A	9 metres, comprising up to 2 storeys
B	Shoptop B	9 metres, comprising up to 2 storeys
C	Shoptop C	9 metres, comprising up to 2 storeys
D	Strategic Sites	13 metres, comprising up to 3 storeys
E	Urban Renewal 1	13 metres, comprising up to 3 storeys
F	Urban Renewal 2	Dandenong Road: 17 metres, comprising up to 4 storeys All other roads: 13 metres, comprising up to 3 storeys

Note: The precinct references in Column 1 of Table 3 are the areas shown on Map 1 forming part of this Schedule.

2.6 Setbacks

2.6-1 Setbacks - all precincts

Building setbacks should:

- Be no less than the setbacks illustrated in Diagram 1 to this schedule, in accordance with the interface type applicable to the site, as outlined in Map 2 to this schedule. A greater setback may be required to meet the requirements of this schedule for primary outlook requirements as detailed in 2.11.
- Provide an appropriate response to sensitive interfaces, public open space and key public spaces as shown on Maps 2, 3 and 4 to this schedule.
- Support the function of designated laneways, as identified in Map 3 to this schedule, and facilitate new and widened laneways and pedestrian connections between buildings to improve permeability where possible. Rear setbacks abutting laneways should facilitate widened accessways of minimum 6 metres width, as illustrated in Map 2 and Diagram 1 to this schedule.

2.6-2 Setbacks – Precincts A, B and C

In Precincts A, B and C shown on Map 1 to this schedule, building setbacks should:

- Contribute to a consistent two storey street wall that reinforces traditional parapet heights and reduces visual prominence of upper floors.
- Provide clear visual separation between the streetwall and upper levels to reinforce a distinct, human-scale street environment with visually recessive upper floors.

- Respond to the role, function and character of side streets, where the site is on a corner.
- Provide an appropriate transition to sensitive interfaces.
- In Precinct B:
 - Ensure that heritage facades and fine grain built form remain the visually prominent feature within the streetscape when viewed from ground level.
 - Minimise the visibility of upper levels when viewed from standing eye level (1.6 metres) at the street frontage directly across the street.

2.6-3 Setbacks – Precincts D , E and F

In Precincts D, E and F shown on Map 1 to this schedule, building setbacks should:

- At streetwall (podium) level:
 - Contribute to a contemporary urban character with a consistent street edge and street wall height (four storeys on Dandenong Road and three storeys along all other roads).
 - On Dandenong Road, provide a transitional street wall height adjacent to the Rosstown Hotel site that respects the scale and character of the heritage building.
 - Establish a continuous built-to-boundary street edge, except where providing new or extended laneways and pedestrian connections.
- At upper levels (towers):
 - Provide clear visual distinction to the streetwall (podium) level.
 - Provide adequate separation between towers to:
 - Facilitate a high level of internal amenity for existing and future occupants of the development and adjacent towers.
 - Achieve privacy by setbacks and building design, rather than screening.
 - Allow for views to the sky and ensure tall buildings do not appear as a continuous wall when viewed from the street level.
 - Contribute to a varied and architecturally interesting skyline.
 - Provide significant separation of tower forms from sensitive interfaces including heritage sites, minimising visual bulk and avoiding overshadowing and overlooking.

2.7 Building design (general)

Building design should:

- Be of high quality urban design and architecture that contributes positively to local character.
- Incorporate high quality materials, textures, and colours, with design features that respond to the existing characteristics of the streetscape, as appropriate.
- Be designed to address front, oblique and side views and provide visual interest at short and long range. In taller buildings, contribute to a varied and visually interesting skyline.
- Provide wide building entries that are clearly visible, legible and welcoming from the street. For mixed use development, ground level entries to residential uses should be easily distinguished from commercial uses.
- Provide a unique sense of identity for each building.
- Consolidate and conceal building services (including domestic services, utilities, waste management facilities, and substations) within sites and within buildings,

and ensure any externally accessible services or substations are integrated into the façade design. Building services along interfaces with active frontages, active laneways and key public spaces as identified in Map 3 to this schedule should be concealed as much as practical.

- Encourage interaction and passive surveillance of the street and public spaces, with windows, balustrades and design features that provide a level of permeability.
- Incorporate a podium and tower form with detailing emphasised at ground floor to achieve a human scale with an active street level experience.
- Consolidate upper setbacks to avoid a visible tiered form.
- Where the street proportions and character are strongly defined, respond to those key features (such as setbacks, parapets, cornices, awnings or colonnade heights).
- Manage building bulk towards sensitive residential interfaces and heritage sites, including a transition in scale from larger buildings to adjacent areas of smaller scale.
- Reinforce a fine grain development pattern within the street wall levels of buildings. Support the use of vertical and horizontal architectural elements and spacings in the podium that match the fine grain development pattern and character of the surrounding buildings in the street.
- In Precincts A, B and C shown on Map 1 to this schedule, prioritise the retention of existing street frontages, including restoration or reconstruction of original heritage features, as appropriate.
- In Precincts D, E and F shown on Map 1 to this schedule:
 - Support a range of employment, residential and community spaces.
 - Demonstrate a positive contribution to public spaces
 - Provide an appropriate design response to the preferred built form outcomes identified for the site in the *Carnegie Structure Plan, Glen Eira City Council, December 2018*.
- In Precincts E and F shown on Map 1 to this schedule, contribute to an integrated urban renewal precinct that accommodates employment and housing growth and contributes to high quality public spaces and walkability.

2.8 Building design to support employment uses

Within the street wall podium of a building, where a non-retail or non-commercial use is proposed, building design should provide for future conversion to support employment uses incorporating:

- Minimum floor to floor heights of at least 4 metres at ground level, and at least 3.8 metres for all other levels within the preferred street wall height for the precinct as outlined in Table 3 to this schedule (except where heritage considerations make this impractical).
- Floor plan layouts allowing for future consolidation of dwellings or small tenancies into larger tenancies.
- Minimal load bearing walls in opportune locations to facilitate future consolidation and adaptable reuse of buildings.
- Wide building entries, generous foyers and wide hallways appropriate for future commercial uses.

2.9 Active frontages and laneways

Development should:

- Provide active frontages at ground floor, with façade detailing in the street wall including windows, entrances, doorways and fenestration that provide street level interest, lighting, promote activity at ground level and facilitate passive surveillance of public spaces.
- Provide direct pedestrian access to ground floor uses. Ground floor design of buildings should facilitate through-site pedestrian connectivity between streets, shared laneways, pedestrian laneways and public spaces identified in Map 3 to this schedule.
- Avoid blank facades.
- Where abutting a Key Public Space identified in Map 3 to this schedule, provide an inset to facilitate active uses with a strong connection between the building and the outdoors (such as outdoor seating for food and drink premises).
- For Active Frontage Type 1A identified in Map 3 to this schedule:
 - Provide weather protection (fixed cantilevered verandahs) over the footpath on all streets.
 - Provide at least 80% of the building façade at ground level as an entry or window with clear glazing.
 - Avoid vehicle access and crossovers.
- For Active Frontage Type 1B identified in Map 3 to this schedule:
 - Provide weather protection (fixed cantilevered verandahs) over the footpath on all streets.
 - Provide at least 65% of the building façade at ground level as an entry or window with clear glazing.
 - Minimise vehicle access and crossover widths as much as practical.
- For Active Frontage Type 2 identified in Map 3 to this schedule:
 - Provide at least 50% of the building façade at ground level as an entry or window with clear glazing.
 - Minimise vehicle access and crossover widths as much as practical.

2.10 Access and parking

Development should:

- Prioritise high quality streetscapes through considered parking and access design that minimises visual and physical impacts.
- Focus on maintaining active land uses at street level by locating parking structures underground in basements or towards the rear of the building if above ground.
- Avoid vehicle access from primary street frontages. The preferred location for vehicle access is from (in order of priority):
 - Service laneways or shared laneways, as identified in Map 3 to this schedule.
 - Secondary site frontages where the site is on a corner and there is no service laneway or shared laneway for the site nominated on Map 3 to this schedule.
- Minimise access and crossover widths as much as practical.
- Ensure that bicycle parking is secure, convenient and readily accessible.
- Provide resident and visitor entries that are clearly separated from service areas, vehicle accessways and loading zones.

2.11 Overshadowing

2.11-1 Overshadowing public open space and public spaces

Buildings must not cast any additional shadow past the shadows cast by existing buildings or hypothetical buildings built to the maximum street wall height permitted in the precinct (as identified in Table 3 and Map 1 to this schedule) over existing or new public open spaces shown as Areas A and B on Map 4 to this schedule for the hours and dates specified in Table 4 to this schedule.

In determining the shadow cast by the maximum street wall height, each storey permitted to be built at the street boundary specified in Table 3 to this schedule shall be calculated as 4 metres in height. Where existing buildings cast a larger shadow, new buildings must not exceed the existing shadow extent.

These requirements do not apply to buildings and work constructed within the open space.

2.11-2 Overshadowing residential areas

Buildings must not overshadow residential areas on the areas shown as Area C on Map 4 to this schedule, above the shadows cast by existing development and structures, for the hours and days specified in Table 4 to this schedule.

Table 4 – Overshadowing requirements

Area on Map 4	Hours and dates
A	11:00am to 2:00pm on 21 June
B	10:00am to 3:00pm on 22 September
C	9:00am to 3:00pm on 22 September

2.12 Privacy, outlook and overlooking

Development should:

- Notwithstanding the building setbacks outlined in Diagram 1 and Map 2 to this schedule, ensure building design facilitates the primary outlook of all dwellings to be set back from the side or rear boundary to be no less than 6 metres. In circumstances where the outlook is to an existing development that is unlikely to be redeveloped in the foreseeable future an alternative design response can be applied that addresses privacy and overlooking.
- Prioritise the primary outlook of dwellings to face the front or rear of the development site. Primary outlooks towards side boundaries should be avoided (except for side street or laneway boundaries).
- Avoid views into secluded private open spaces and habitable room windows of dwellings on adjacent land.

- Achieve dwelling privacy through considered building design and separation rather than screening.
- Deliver high quality amenity within buildings having regard to outlook and overlooking.
- Offset direct views between existing or future buildings within the same site or adjoining sites.

2.13 Site consolidation

- Sites should be consolidated where appropriate to deliver an efficient built form and to ensure the visual and amenity impact of larger developments can be managed within the site.
- Site consolidation should contribute to an efficient and orderly lot size distribution, avoiding the retention of narrow unconsolidated lots which cannot achieve desired built form outcomes, including the setbacks requirements specified in 2.6.
- Building design on consolidated sites should continue to respond to the rhythm and pattern of development on the street.
- New laneways should be created on larger consolidated sites where appropriate.

3.0 Subdivision

16/08/2018
C157

None specified

4.0 Advertising signs

16/08/2018
C157

None specified.

5.0 Application requirements

DD/MM/YYYY
Proposed
C184glen

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An urban design context report that demonstrates how the proposal has responded to:
 - The design objectives and requirements of this schedule.
 - The *Carnegie Structure Plan (Glen Eira City Council, December 2018)*.
 - The *Quality Design Guidelines, Commercial and Mixed Areas (Glen Eira City Council, December 2018)*.
- Three dimensional drawings or photomontages taken from eye level (1.6m), at various locations in the surrounding activity centre that shows the proposed development in context with its surrounds.

6.0 Decision guidelines

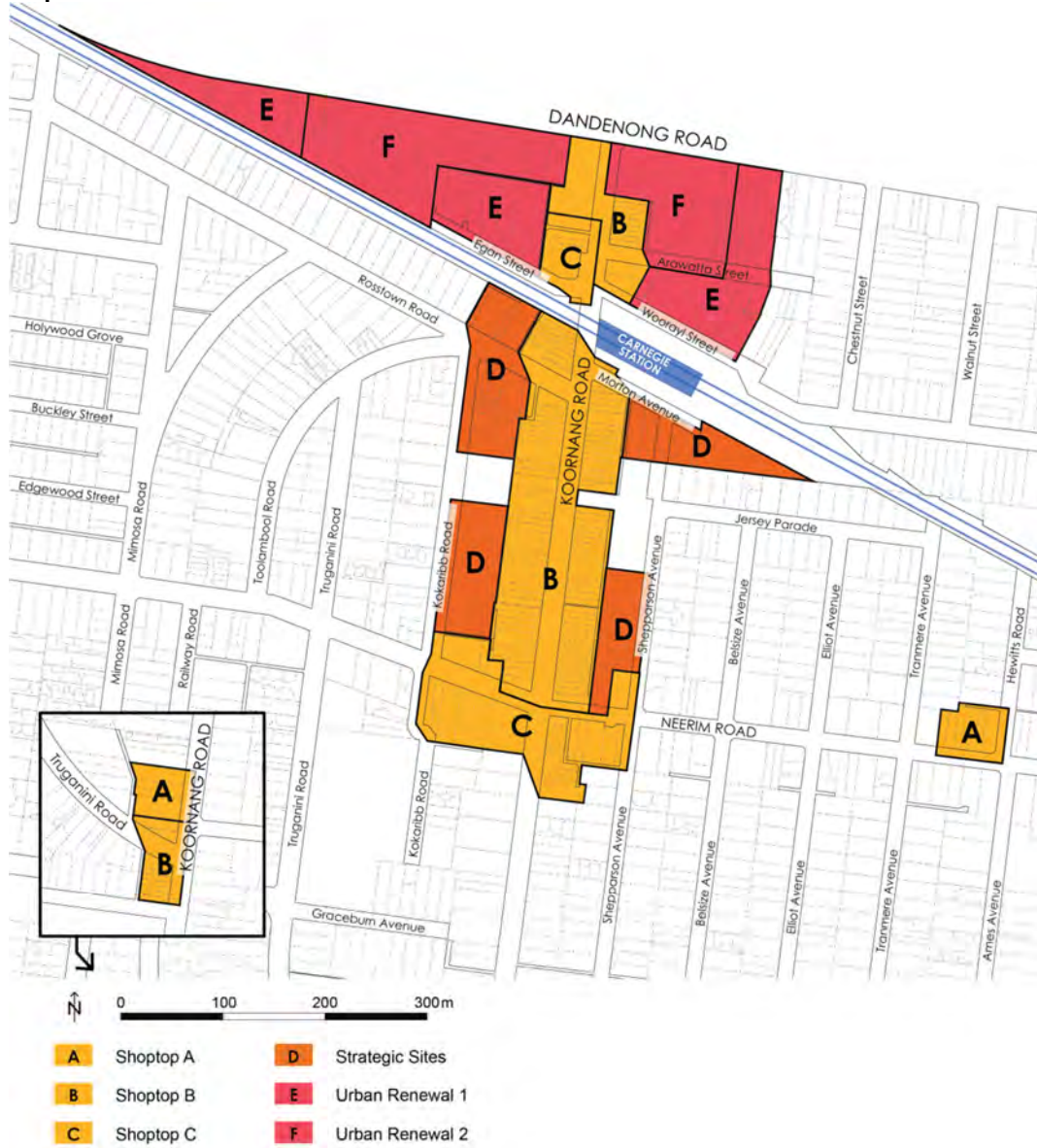
16/08/2018
Proposed
C184glen

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

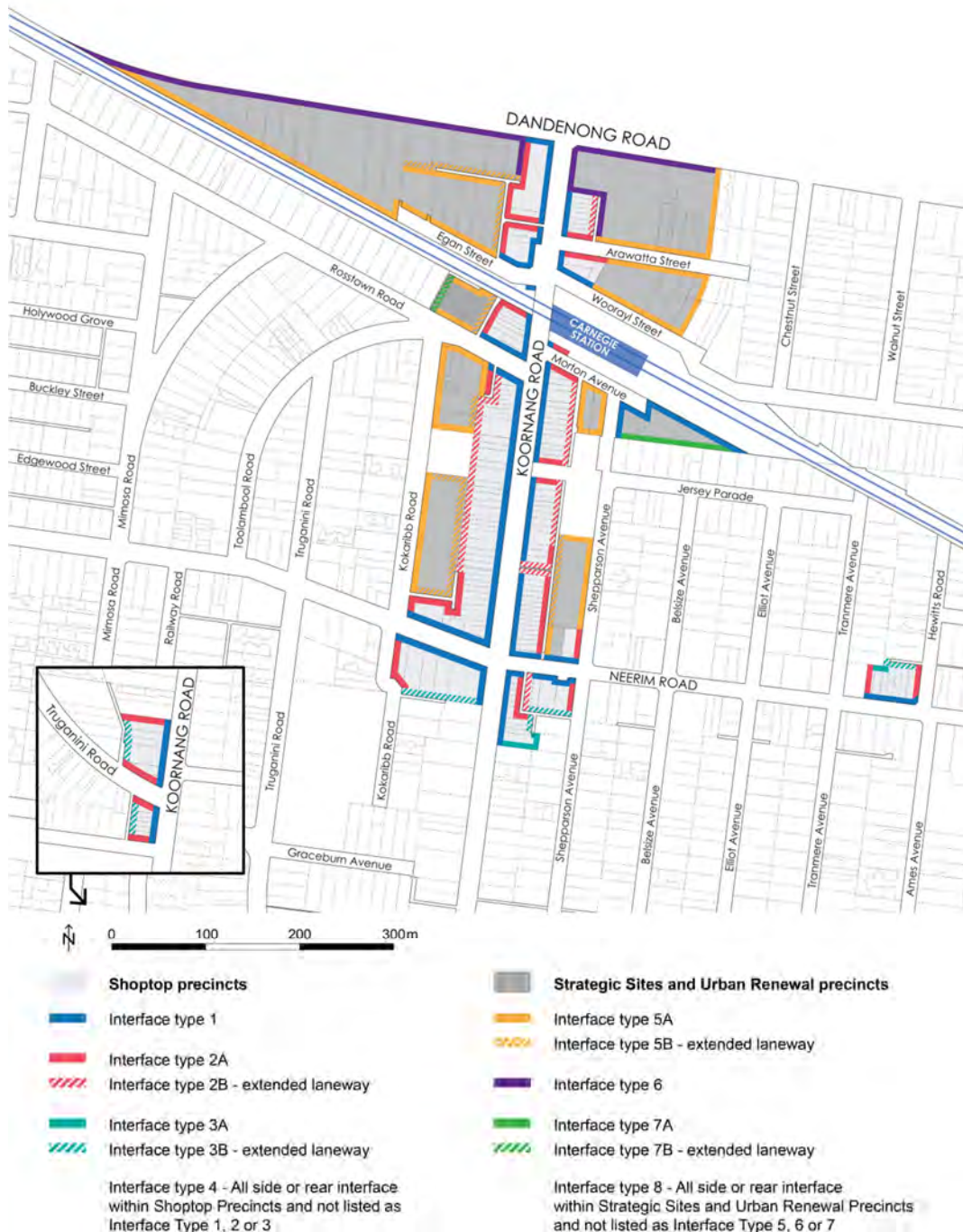
- Whether the development responds to the design objectives and requirements of this schedule.
- Whether the development appropriately responds to the *Carnegie Structure Plan 2018-2031 (Glen Eira City Council, December 2018)*.
- Whether development appropriately responds to the *Quality Design Guidelines - Commercial and Mixed Areas (Glen Eira City Council, December 2018)*.

- The extent to which proposed buildings respect the preferred scale and form of development, particularly when viewed from the pedestrian network.
- Whether the design and form of buildings supports the economic, housing and place making needs of the Carnegie Activity Centre.
- Whether the proposal responds to its streetscape context and preferred precinct character.
- Whether building design supports employment uses or facilitates future conversion to employment uses.
- Whether development demonstrates a high level of architectural quality and makes a positive contribution to active frontages and public spaces.
- Whether taller buildings are designed to provide architectural interest from all angles, avoiding blank walls.
- Whether proposed buildings on sites that are in the vicinity of a heritage place are respectful of that heritage place.
- Whether privacy, outlook and overlooking are appropriately managed through setbacks and considered building design, rather than screening.
- The impact of overshadowing to residential areas and public spaces.
- Whether the development has facilitated delivery of new or widened laneways, as appropriate.
- Whether access and parking is safe and prioritises high quality streetscapes.
- Whether site consolidation has occurred in a coordinated manner to deliver efficient built form and lot size outcomes.
- Whether any development in Precinct D, E or F, that exceeds the preferred building height:
 - Demonstrates that the overall development includes the provision of significant community benefit.
 - Does not create unreasonable impacts on the amenity of sensitive interfaces as a result of additional height.
 - Demonstrates architectural design excellence and supports an appropriate built form for the Carnegie Activity Centre from short and long distance views.

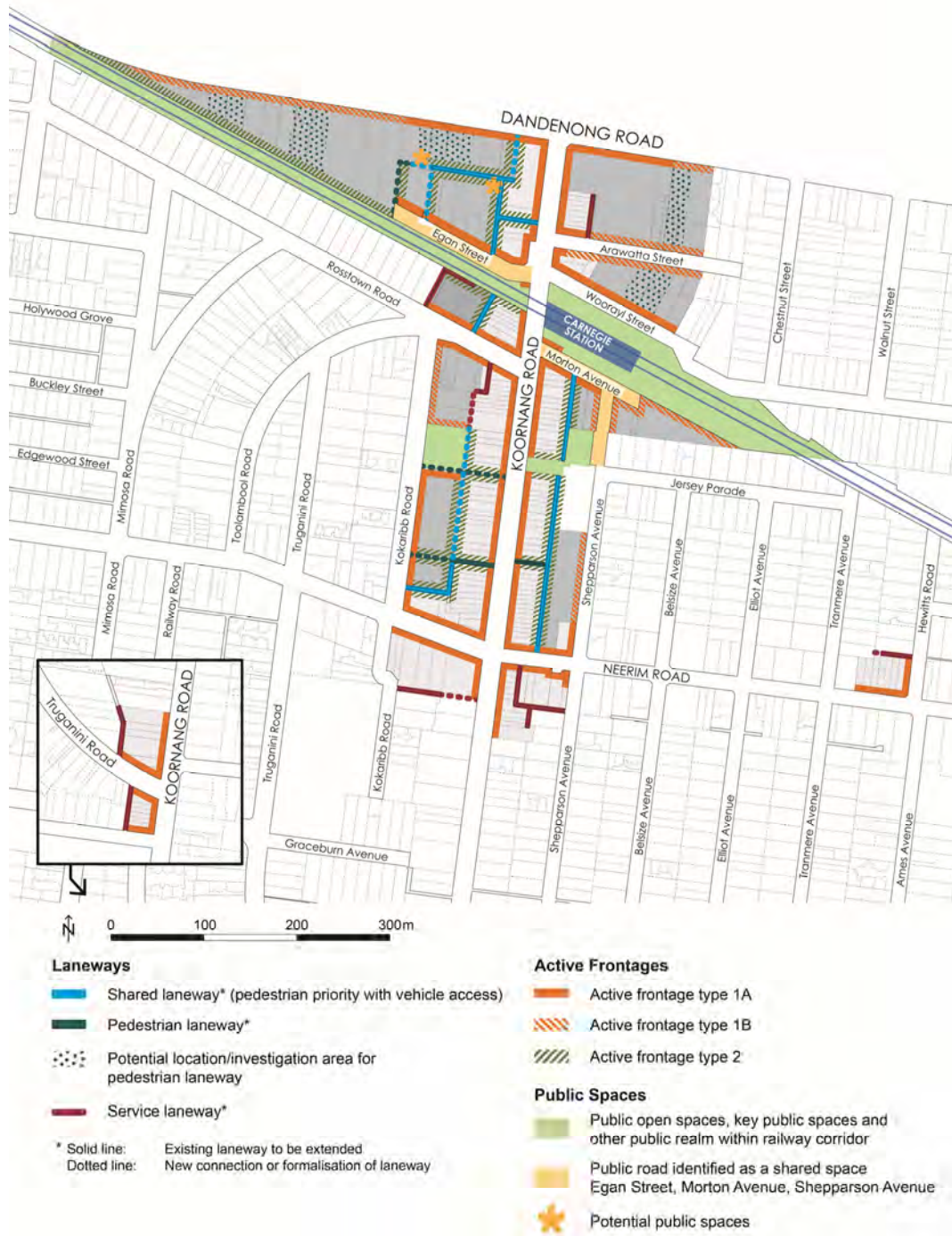
Map 1 - Precinct Plan



Map 2 - Interface types for building setbacks



Map 3 - Active frontages and laneways

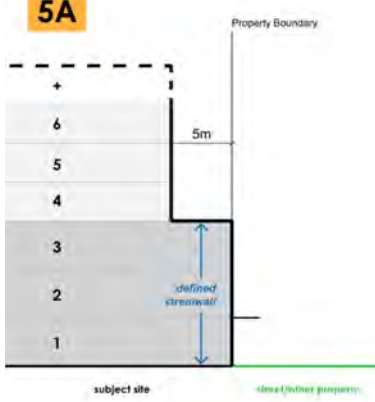
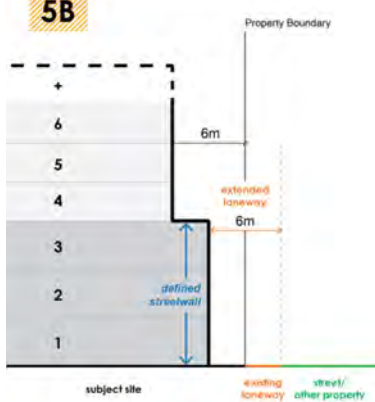
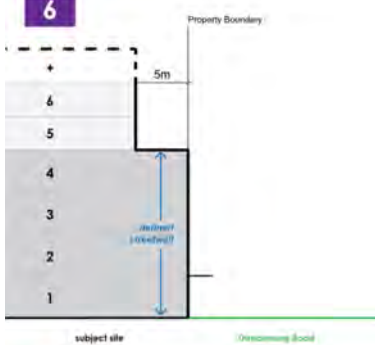
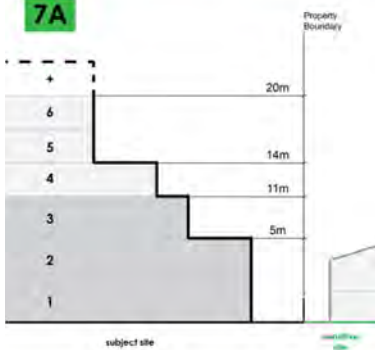
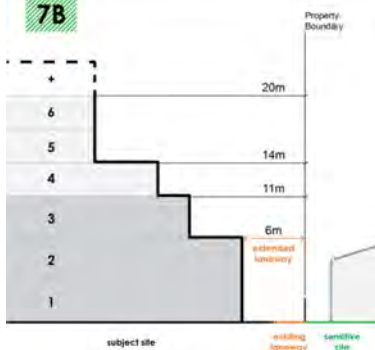
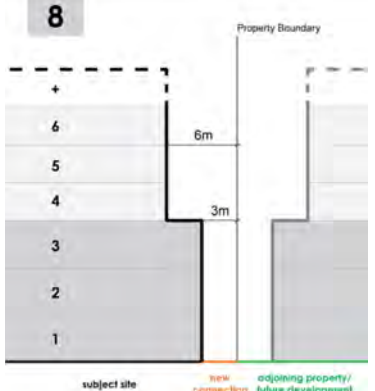


Map 4 - Open Space and other areas requiring shadow protection



Diagram 1 - Preferred setbacks for interface types shown in Map 2

Setback interfaces for Shoptop Precincts (Precincts A to C)	
Map 2 Ref.	Interface Diagrams
Interface Type 1 <i>Primary frontages</i>	
Interface Type 2A and 2B <i>Secondary /other frontages identified</i>	<div style="display: flex; justify-content: space-around;"> <div> </div> <div> </div> </div> <p style="text-align: center;"><i>Extended Laneway</i></p>
Interface Type 3A and 3B <i>Sensitive interfaces</i>	<div style="display: flex; justify-content: space-around;"> <div> </div> <div> </div> </div> <p style="text-align: center;"><i>Extended Laneway</i></p>
Interface Type 4 <i>All side or rear interfaces within Shoptop Precincts and not listed as Interface Type 1, 2 or 3.</i>	<div style="margin-top: 20px;"> <p>NOTE: For all Interface Types, additional setbacks may be required to address:</p> <ul style="list-style-type: none"> • Overshadowing Requirements. • Primary Outlook Setback Requirements. </div>

Setback interfaces for Strategic Sites and Urban Renewal Precincts (Precincts D to F)		
Map 2 Ref.	Interface Diagrams	
Interface Type 5 <i>Frontages except Dandenong Road</i>	5A 	5B 
	<i>Extended Laneway</i>	
Interface Type 6 <i>Dandenong Road frontage</i>	6 	
Interface Type 7 <i>Sensitive interfaces</i>	7A 	7B 
	<i>Extended Laneway</i>	
Interface Type 8	8 	<p>NOTE: For all Interface Types, additional setbacks may be required to address:</p> <ul style="list-style-type: none"> Overshadowing Requirements. Primary Outlook Setback Requirements.

11/10/2018
GC96 Proposed
C184glen

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

Incorporated documents

11/10/2018
GC96 Proposed
C184glen

Name of document	Introduced by:
Balcome Road, Mentone Level Crossing Removal Project Incorporated Document, April 2018	GC83
Bentleigh Retail Precinct Statement of Significance (2018)	C184glen
Carnegie Station Railway Reserve Statement of Significance (2018)	C184glen
Carnegie Retail Precinct Statement of Significance (2018)	C184glen
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Caulfield Mixed Use Area Incorporated Plan February 2014	C119
Caulfield Racecourse Signage Part Site Plan 01 (0313/A22) dated 28 July 2004	C38
Caulfield Racecourse Signage Part Site Plan 02 (0313/A23 Rev A) dated 15 March 2005	C38
Caulfield Racecourse Signage Site Plan (0313/A00 Rev A) dated 15 March 2005	C38
Centre Arcade and Neon Sign Statement of Significance (2018)	C184glen
Consent Notice No. 1 - 1068 - 1074 Dandenong Road, Carnegie August 1999	NPS1
Consent Notice No. 2 - 167 North Road, Gardenvale August 1999	NPS1
Consent Notice No. 3 - 8-8a Bent Street, Bentleigh	C12
Consent Notice No. 4 - 1 - 3 Lewis Street, Ormond , August 1999	NPS1
Control of Erosion on Construction Sites, Soil Conservation Authority	C3
Former Brighton Gas Company Showrooms Statement of Significance (2018)	C184glen
Former ES&A Bank Statement of Significance (2018)	C184glen
Former State Savings Bank 438-438B Centre Road Statement of Significance (2018)	C184glen
Grand View Estate Shops Statement of Significance (2018)	C184glen
Glenhuntly Tram Terminus Estate Shops Statement of Significance (2018)	C184glen
Level Crossing Removal Project – Centre Road, Bentleigh and McKinnon Road, McKinnon Incorporated Document, September 2015	C141
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
North Road, Ormond, Comprehensive Development Plan (March 2018)	C180
North Road Ormond Level Crossing Removal Project, Incorporated Document July 2015	GC30
Restriction Notice No. 1 – 14 Ripon Grove, Elsternwick	C66
Rosstown Hotel Statement of Significance (2018)	C184glen
Shops, 369-377 Centre Road Statement of Significance (2018)	C184glen
Site and Building Plan: "Craigellachie" 2B Lynedoch Avenue, East St	NPS1

Name of document	Introduced by:
Kilda (refer to text in Schedule 43.01)	
Site Plan: 4 Linlithgow Avenue, Caulfield North (refer to text in Schedule 43.01)	NPS1

31/07/2018
VC148
C184glen

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

Background documents

31/07/2018
VC148
C184glen

Name of background document	Amendment number - clause reference
<u>Bentleigh Structure Plan 2018-2031 (Glen Eira City Council, December 2018)</u>	<u>C184glen</u> <u>Clause 22.05</u> <u>Clause 43.02</u> <u>(schedule 8)</u>
<u>Carnegie Structure Plan 2018-2031 (Glen Eira City Council, December 2018)</u>	<u>C184glen</u> <u>Clause 22.05</u> <u>Clause 22.13</u> <u>Clause 43.02</u> <u>(schedule 9)</u>
<u>Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018 (RBA Architects and Conservation Consultants, 2018)</u>	<u>C184glen</u> <u>Clause 43.01</u>
<u>How to Calculate Significant Community Benefits for development in Carnegie Activity Centre (Glen Eira City Council, December 2018)</u>	<u>C184</u> <u>Clause 22.13</u>
<u>Quality Design Guidelines - Commercial and Mixed Use Areas (Glen Eira City Council, December 2018)</u>	<u>C184glen</u> <u>Clause 43.02</u> <u>(schedules 8 and 9)</u>
<u>Quality Design Guidelines - Residential Areas (Glen Eira City Council, December 2018)</u>	<u>C184glen</u> <u>Clause 32.07</u> <u>(schedules 3 and 4)</u> <u>Clause 32.08</u> <u>(schedules 5 and 6)</u> <u>Clause 32.09</u> <u>(schedule 2)</u>
<u>Urban Form Analysis - Bentleigh (Glen Eira City Council, 2018)</u>	<u>C184glen</u> <u>Clause 22.05</u> <u>Clause 32.07</u> <u>(schedules 3 and 4)</u> <u>Clause 32.08</u> <u>(schedules 5 and 6)</u> <u>Clause 32.09</u> <u>(schedule 2)</u>
<u>Urban Form Analysis - Carnegie (Glen Eira City Council, 2018)</u>	<u>C184glen</u> <u>Clauses 22.05</u> <u>Clause 32.07</u> <u>(schedules 3 and 4)</u> <u>Clause 32.08</u> <u>(schedules 5 and 6)</u> <u>Clause 32.09</u> <u>(schedule 2)</u>

Statement of Significance: Bentleigh Retail Precinct (2018)

Address: 354-494 Centre Road, Bentleigh (south side only)	Name: -
Place Type: Commercial	Grading: Significant
PS ref no: HO160	Constructed: 1923 to circa 1960



What is significant?

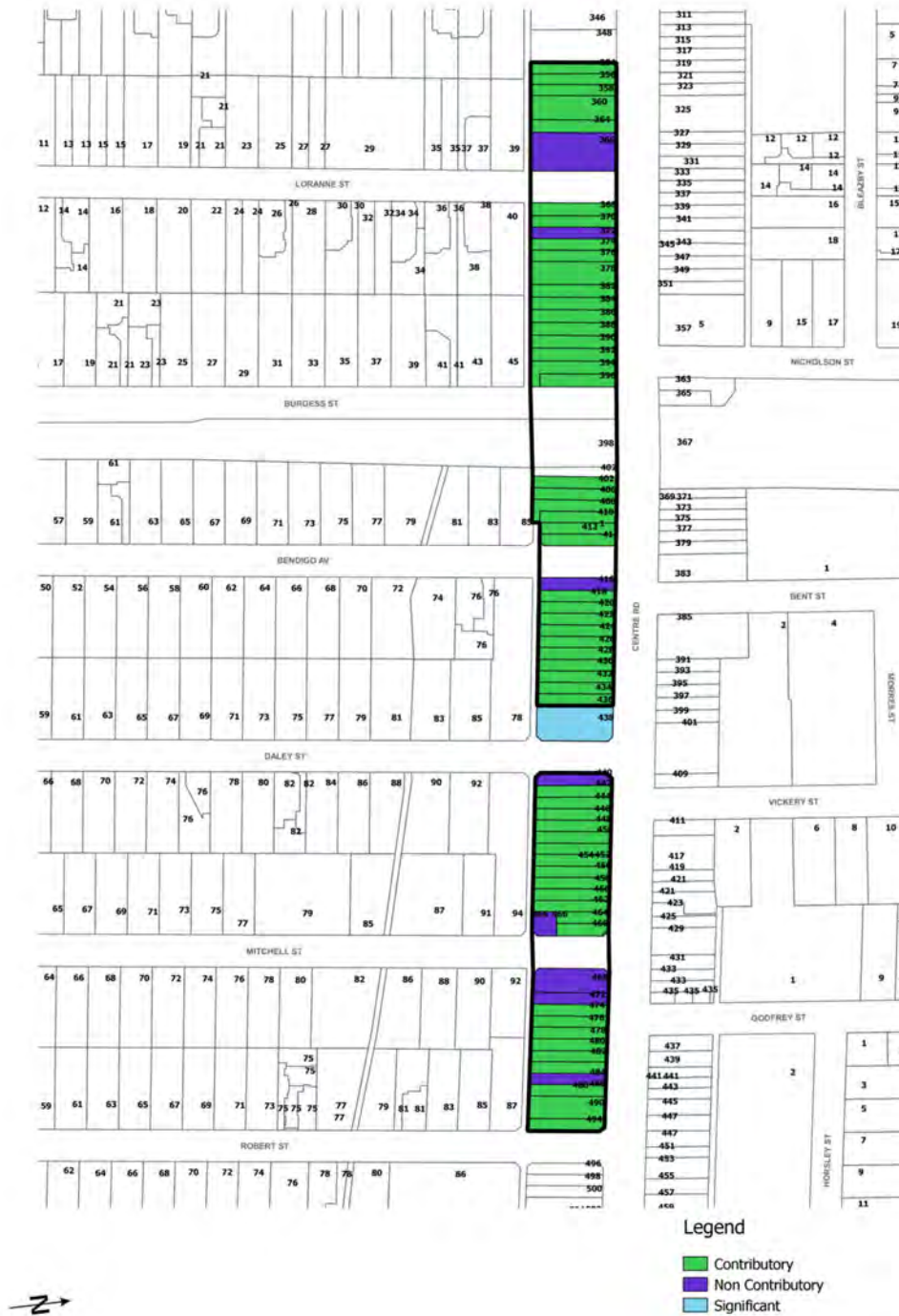
The following features contribute to the significance of the Bentleigh Retail Precinct:

- Intact buildings, both single and two storey, dating to the Interwar and Post WWII periods.
- Intact parapets to single storey buildings.
- Intact first floors and parapets to two storey buildings.
- Original detailing including brickwork and/or render (render and roughcast); timber (especially box-framed) or steel-framed windows; tile clad, visible/expressed roofs.
- Intact shopfronts to the Interwar and Post WWII periods with recessed entries (often with pressed metal ceiling), metal framing (such as bronze or chrome finish), original glass to highlights (e.g. decorative, textured, ribbed), tiling to entry floor and/or stallboards, and timber-framed doors.
- Pressed metal soffits to cantilevered canopies.

Contributory places: 354-358, 360-364, 368-370, 374-380, 382, 384, 386-394, 396, 400-404, 408-414, 418-420, 422, 424, 426-436, 438, 442-444, 446-454, 456-462, 464-466, 474, 476-484, 488-494

Non-contributory places: nos 366, 372, 416, 440, 466A, 466B, 468-470, 472, 486.

Map 1: Bentleigh Retail Precinct Contributory and Non Contributory places.



How is it significant?

The Bentleigh Retail Precinct is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

Historically, the Bentleigh Retail Precinct is significant as being representative of the intense retail development that occurred close to Bentleigh Railway Station during the Interwar period, especially during the mid-late 1920s following the electrification of the railway line in 1922. The precinct also demonstrates the importance of local shopping areas in the daily life of suburban communities. Post WWII, the precinct enjoyed huge popularity as a shopping destination in the south eastern suburbs of Melbourne. Some redevelopment of sites occurred during the Post WWII period, which reflects another major phase evident more broadly throughout Bentleigh. (Criterion A)

The Bentleigh Retail Precinct is aesthetically significant for the high proportion of largely intact, contributory commercial buildings dating to the Interwar period and, to a lesser extent, from the Post WWII period, providing a remarkably consistent streetscape. Many of the premises are part of larger buildings. Typical of the early Interwar period (1920s) buildings, an Arts and Crafts aesthetic is evident in the combination of brick (red and clinker) and render (smooth and/or roughcast), though many are overpainted, as well as timber-framed windows. The late Interwar period (1930s) buildings are usually indicative of the Moderne style in either brick (not red) or render (smooth) with a horizontal emphasis, including to the steel-framed windows. Post WWII buildings are more austere, reflecting the influence of Modernism. A few original/early shopfronts survive (notably no. 384 and 482) as well as pressed metal soffits to the canopies, which enhances the significance of the precinct. Whilst many of the buildings are good examples, the most distinctive buildings are nos 354-358, 396, 408-414, 426-436, and 442-444. (Criterion E)

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018 (RBA Architects and Conservation Consultants)

Statement of Significance: Carnegie Railway Station Reserve (2018)

Address:	1-41 Woorayl Street and 11 Morton Avenue, Carnegie	Name:	-
Place Type:	Railway Reserve	Grading:	Significant
PS ref no:	HO123	Constructed:	-



The Canary Island Date Palm



The central group of River Red Gums



Rosie', the larger specimen to the east



River Red Gums to the south

What is significant?

The significant trees in the Carnegie Railway Station Reserve include the following:

- A 19 metre high, River Red Gum ('Rosie') near the intersection of Woorayl, Chestnut and Blackwood streets,
- A group of approximately seven River Red Gums (*Eucalyptus camaldulensis*) opposite 24-32 Woorayl Street,
- A smaller group of River Red Gums adjacent to 9 Morton Avenue,
- A Canary Island Date Palm (*Phoenix canariensis*) at the south-east corner of Koornang Road and Woorayl Street.

Map 1: Extent of Heritage Overlay



Recommended extent of Heritage Overlay (solid red lines). The existing extent of HO123 (dashed yellow line)
(Source: Neamap 19 October 2018)

How is it significant?

The Carnegie Railway Station Reserve is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Carnegie Railway Station Reserve is historically significant as a signifier of the earlier station now lost. For over a century, the Reserve has been an entry and departure point and was associated with the development of Carnegie since the opening of the railway in 1879 and particularly since the electrification of the line in 1922. The reserve is also historically significant for retaining some remnant indigenous vegetation, of which one key specimen dates to well before colonisation (pre-contact) and at least one specimen, from the early 20th century garden phase. (Criterion A)

The Carnegie Railway Station Reserve is aesthetically significant as a surviving suburban railway garden reserve, which notably includes a large remnant River Red Gum, 'Rosie', a number of likely remnant River Red Gums that date to the late 19th century or earlier, and a Canary Island Date Palm which dates from circa 1920s, and is indicative of the type of planting that was employed in railway reserves during the early 20th century (Criterion E).

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018 (RBA Architects and Conservation Consultants)

Statement of Significance: Carnegie Retail Precinct

Date of Statement: November 2018

Address:	Carnegie, inclusive of the following sites: <ul style="list-style-type: none"> • Koornang Road: nos 22 to 166 (east side) and nos 41 to 145, the latter also including 288 Neerim Road (west side) • Morton Avenue: no. 1-1B (south side), 18 (north side) • Rosstown Road: no. 73 (north side) and no. 66 (south side) • Woorayl Street: nos 2A-8 (north side). 	Name:	-
Place Type:	Commercial	Grading:	Significant
PS ref no:	HO158	Constructed:	Circa 1905 to mid-1950s



What is significant?

The following features contribute to the significance of the Carnegie Retail Precinct:

- Intact buildings, both single and two storey, dating to the Late Federation, Interwar and Post WWII periods.
- Intact parapets to single storey buildings.
- Intact first floors and parapets to two storey buildings.

- Original detailing including brickwork and/or render (smooth and/or roughcast); timber (especially box-framed) or steel-framed windows; tile clad, visible/expressed roofs.
- Intact shopfronts to the Late Federation, Interwar and Post WWII periods with recessed entries (often with pressed metal ceiling), metal framing (such as bronze or chrome finish), original glass to highlights (e.g. decorative, textured, ribbed), tiling to entry floor and/or stallboards, and timber-framed doors.
- Original pressed metal soffits to cantilevered canopies.

Contributory places (as shown in Map 1):

- East Side - Koornang Road: nos 22A-28, 32-38, 42, 46-48, 50, 52, 54, 56, 56A, 60, 62-66, 68, 74, 76-78, 80-80A, 88-90, 92-94, 96, 98-100, 102, 104, 106-108, 110-112, 118, 120, 122, 124, 126, 128, 130-142, 144, 146-148, 150-152, 154, 156, 158-160, 162-166; 2A-8 Woorayl St; 1 1B Morton Ave
- West Side - Koornang Road: nos 41-49, 51, 63, 65-67, 69-71, 73-75, 75A, 77-79, 83, 85, 89, 91, 93-99, 99A-101A, 113-115, 117, 121-123, 127, 129-131, 133, 135, 139-145
288 Neerim; 66 73 Rosstown Road

Non-Contributory places (as shown in Map 1):

- East Side - Koornang Road: nos 30, 40, 44, 82-84, 86; 18 Morton Ave
- West Side - Koornang Road: nos 53, 57-59, 61, 81, 103-105, 107-109, 119, 125, 135A, 139

Map 1: Carnegie Retail Precinct: Contributory and Non Contributory Places



How is it significant?

The Carnegie Retail Precinct is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Carnegie Retail Precinct is historically significant for the development that occurred primarily during the late Federation and Interwar periods as this section of Koornang Road, and the adjacent streets were rapidly transformed into a progressive retail precinct. This change demonstrates the demand for well-served, local shopping areas in the daily life of suburban communities during the early 20th century. Initially the precinct included a combination of residential and commercial development, but by the 1920s the earlier houses and some shops were being replaced with more substantial, two storey commercial buildings, many of which survive, as the land became more valuable for that purpose. The ongoing development and renewal in the precinct that continued during the 1930s (late Interwar period) and the Post WWII period reflects that experienced generally across the suburb. (Criterion A)

The Carnegie Retail Precinct is aesthetically significant for the many largely intact (more so the east side), contributory commercial buildings dating from the late Federation Period through the Interwar period and, to a lesser extent, from the Post WWII period. There is mix of individual premises and larger buildings with multiple premises. The late Federation (1910s) and early Interwar period (1920s) buildings typically display an Arts and Crafts aesthetic in the combination of brick (red and clinker) and render (smooth and/or roughcast), though often overpainted, as well as timber-framed windows. The late Interwar period (1930s) buildings are usually indicative of the Moderne style in smooth render with a horizontal emphasis, including to the steel-framed windows. Some buildings originally included recessed balconies (e.g. no. 128) but these have often been subsequently enclosed. Post WWII buildings are more austere, reflecting the influence of Modernism. A few original/early shopfronts survive (notably the 2A-8 Woorayl Street and 66 Rosstown Road) as well as pressed metal soffits to the canopies, which enhances the significance of the precinct. Whilst many of the buildings are good examples, several are notable such as nos 60, 75A, 80-80A, 106-108, 121-123, 139-145, 154, 156, and 158-160 Koornang Road. (Criterion E)

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018 (RBA Architects and Conservation Consultants)

Statement of Significance: Centre Arcade and Neon Sign (2018)

Address:	325 Centre Road, Bentleigh	Name:	Centre Arcade
Place Type:	Commercial	Grading:	Significant
PS ref no:	HO162	Constructed:	1959



What is significant?

The two storey shopping arcade and Star Dance Studio neon sign at 325 Centre Road, Bentleigh. Notable detailing to the upper level of the facade includes the main aluminium-framed panelling (bands of glazing and alternating yellow and mauve coloured panels) and the timber bricks to the side walls. Significant elements include the intact interiors to the common areas of the building, ground and first floors, including the granolithic floors, balustrade, light fittings, and the shopfronts (tiling, frames, highlight windows, and doors).

How is it significant?

The Centre Arcade and Neon Sign are of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Centre Arcade & Neon Sign is historically significant as a Post WWII period arcade in the Bentleigh shopping centre with its original signage. The well-resolved, progressive design utilised demonstrates the substantial commercial development that was occurring in Bentleigh at this time. It also demonstrates the importance of shopping areas in the daily life of communities in suburban Melbourne. In addition, the Star Dance Studio has occupied the first floor continuously since the early 1960s. (Criterion A)

This document is an incorporated document in the Glen Eira Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

The Centre Arcade, built in 1959 is aesthetically significant as a remarkably intact and relatively uncommon example of a suburban mid-20th century shopping arcade in the International style. Designed by the architects Forsyth & Dyson, it is notable for the prismatic configuration of its upper level facade and the original neon sign installed in the early 1960s. (Criterion E).

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018, (RBA Architects and Conservation Consultants)

Statement of Significance: Former Brighton Gas Company Showrooms (2018)

Address:	411 Centre Road, Bentleigh	Name:	Former Brighton Gas Company Showrooms
Place Type:	Commercial	Grading:	Significant
PS ref no:	HO164	Constructed:	1937



What is significant?

The extant two storey, Moderne style, former showrooms at the corner of Vickery and Centre Road, Bentleigh, primarily the upper level. Significant elements include the expressed, tile clad hip roof, parapet sections, and original windows.

As the rendered walls of the building are painted, it is appropriate to have paint controls so that a complementary colour scheme is applied to the building.

How is it significant?

The Former Brighton Gas Company Showrooms are of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Former Brighton Gas Company Showrooms are historically significant as a prominent commercial building in the Bentleigh shopping area. The construction of the showrooms in 1937 on a corner site in the Bentleigh shopping centre reflects the ongoing strength of commercial development in Centre Road, which had commenced during the 1920s/early Interwar period, and the expansion of the Brighton Gas Company. (Criterion A)

The Former Brighton Gas Company Showrooms are aesthetically significant as a largely intact two storey Interwar period showroom designed in the Moderne style. Although altered at ground floor, the intact upper level to the facade employs a horizontal emphasis and vertical elements characteristic of the Streamlined Moderne style that unusually extends along the length of the site. This is likely to be one of the principal examples of the Moderne style in the municipality. (Criterion E)

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018 (RBA Architects and Conservation Consultants).

Statement of Significance: Former ES&A Bank (2018)

Address:	385 Centre Road, Bentleigh	Name:	Former ES&A Bank
Place Type:	Commercial	Grading:	Significant
PS ref no:	HO161	Constructed:	1926



What is significant?

The two storey, Interwar period, former ES&A Bank building at 385 Centre Road. Primarily the two-storey section of the building is significant and to a limited extent, the attached single storey section (middle part). The northern/rear single storey section is not contributory.

The Centre Road and Bent Street rendered facades of the two-storey section and partial return to the rear retain their original classically inspired detailing to the first floor and partly to the ground floor.

As the rendered walls of the building are painted, it is appropriate to have paint controls so that a complementary colour scheme is applied to the building.

How is it significant?

The former ES&A Bank at 385 Centre Road is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

Constructed in 1926, the former ES&A Bank at 385 Centre Road is historically significant as an early commercial building in the Bentleigh shopping precinct. The grandeur and prominence of the two-storey building illustrates the commercial growth of Bentleigh during the Interwar period. As the population of smaller suburbs such as Bentleigh increased, bank buildings and other administration/financial buildings became more substantial in scale. (Criterion A)

The former bank is aesthetically significant as a two storey Interwar building designed in the Free Classical mode. The facades employ classical devices in a relatively conservative manner though the building has a well composed and balanced facade. The classical style was considered an appropriate idiom for financial institutions such as banks as it reflected stability and permanence. Despite modifications at ground level, it remains a prominent building on its corner site. (Criterion E)

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018 (RBA Architects and Conservation Consultants)

Statement of Significance: Former State Savings Bank, 438-438B Centre Road (November 2018)

Address:	438-438B Centre Road, Bentleigh	Name:	Former State Savings Bank
Place Type:	Commercial	Grading:	Significant
PS ref no:	HO98	Constructed:	1928



Photo: November 2018

What is significant?

The imposing, two storey former bank and dwelling at 438-438B Centre Road, Bentleigh.

Significant detailing to the building includes: the Tuscan Order, pilastered facade, upper level loggia and frieze with "The State Bank of Victoria" in stuccoed Roman letters. Steel framed lower level windows adopting superimposed Greek and St Andrews Cross motifs and the facade treatment return along the Daley Street elevation for a single bay and the porch giving access to the former residential entrance.

As the rendered walls of the building are painted, it is appropriate to have paint controls so that a complementary colour scheme is applied to the building.

How is it significant?

The Former State Savings Bank of Victoria is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

The Former State Savings Bank of Victoria is historically significant as an early commercial building within the Bentleigh shopping precinct. It is the most imposing commercial building of the Interwar period within the shopping precinct. The corner location enhances its impact and imparts identity to the centre. As the population of smaller suburbs such as Bentleigh increased, bank buildings and other administration/financial buildings became more substantial in scale. (Criterion A)

The former bank is aesthetically significant as a two storey Interwar building designed in the Egyptian Revival mode. The classical style was considered an appropriate idiom for financial institutions such as banks as it reflected stability and permanence. While the building has been partly modified at ground level, it is a visual landmark on the prominent corner site. (Criterion E)

Primary source

Heritage Citation: State Savings Bank and dwelling, 438 Centre Road, Bentleigh, Glen Eira Heritage Management Plan 1996

Statement of Significance: Grand View Estate Shops (2018)

Address:	165-189/189A Centre Road, Bentleigh	Name:	Grand View Estate Shops
Place Type:	Commercial	Grading:	Significant
PS ref no:	HO165	Constructed:	Circa 1931-1956



What is significant?

The thirteen shops on the north side of Centre Road, Bentleigh between Thomas Street (west) and Wilson Street (east) which were part of the Grand View Estate. The first two shops (nos 165-167) were erected almost eight years after the subdivision of the Estate which was initially slow to be developed. The remaining eleven shops were constructed over a five year period commencing some 25 years later by which time the residential part of the Grand View Estate had been fully developed.

All buildings are contributory: 165-167, 169-171, 173-181, 183-187 and 189/189A.

The following features contribute to the significance of the Grand View Estate Shops:

- Intact buildings, mainly two storey, dating to the Interwar and Post WWII periods.
- Intact parapets to single storey buildings.
- Intact first floors and parapets to two storey buildings.
- Original detailing: primarily bi-chrome brickwork - red and clinker (with limited use of render) during the Interwar period; cream and brown during the Post WWII period - and timber-framed windows.
- Intact shopfronts to the Interwar and Post WWII periods with recessed entries (often with pressed metal ceiling), metal framing (such as bronze or chrome finish), original glass to highlights (e.g. textured or ribbed), tiling to entry floor and/or stallboards (often over painted), and timber-framed doors.

How is it significant?

The Grand View Estate Shops precinct is of local historical and representative significance to the City of Glen Eira.

Why is it significant?

The Grand View Estate Shops precinct is historically significant as a row of shops that were constructed to service the nearby residential areas which began to be subdivided during Interwar Period and had been mostly developed by the mid-1950s. Small groups of local shops were common in the Interwar and Post WWII periods when much shopping was undertaken in close proximity to home. (Criterion A)

The Grand View Estate Shops are of representative significance as this group of buildings are highly intact and reflective of the periods during which they were constructed. The first shops to be erected were the circa 1931 pair at nos 165-167 which have characteristics of the Arts and Crafts aesthetic being constructed largely of red brick and having clinker brick detailing. The Post WWII shops are reflective of a functionalist aesthetic with decoration being largely eschewed and differentiation being limited to horizontal and vertical elements. (Criterion D)

The most distinctive and intact building is the single storey shop at the east end (no. 189/189A), which was the last to be constructed in the precinct. Advantage has been taken of the corner location to emphasise its skillion roof form and to employ feature slate clad walls, both elements indicative of high quality design of the mid-1950s. (Criterion E)

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018 (RBA Architects and Conservation Consultants)

Statement of Significance: Glenhuntly Tram Terminus Estate Shops (2018)

Address:	231-251 Koornang Road, Carnegie	Name:	Glenhuntly Tram Terminus Estate Shops
Place Type:	Commercial	Grading:	Significant
PS ref no:	HO159	Constructed:	Circa 1928-1938



What is significant?

The Glenhuntly Tram Terminus Estate Shops at 231-251 Koornang Road. The buildings are contributory (nos 231-237, 241-251) except for no. 239, which has been extensively modified.

The two groups of contributory two storey shops are largely intact and were built within about a 10 year span during the mid to late Interwar period. Features that contribute to the significance of the precinct include original rendered details and timber windows to the upper level along with the Roman tiles to nos 241, 245-247 and 251. Original walls, including chamfered corners at the intersection of Truganini Road, remain to the side streets and the original hipped roof form is readily apparent to no. 231. The original shopfront to no. 247 with recessed entry and glazed highlights is also of significance as are sections of original tiling to no. 245.

As the rendered walls of the various buildings are painted, it is appropriate to have paint controls so that a complementary colour scheme is applied to them.

How is it significant?

The Glenhuntly Tram Terminus Estate Shops is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

Historically, the Glenhuntly Tram Terminus Estate Shops are significant as a local row of shops that demonstrate the growth that occurred in the Carnegie area during the Interwar period. Constructed from the late 1920s, they were erected at a time when the surrounding land began to be filled by residential development and when there was considerable growth in the broader Carnegie area. The subject allotments had been part of the late Victorian Centre Park subdivision, though little development occurred in the area until the Interwar period. It was during the mid-1920s that the Glenhuntly Road tram was extended along Truganini Road to Koornang Road and the subject lots were again advertised for sale, this time as part of the Glenhuntly Tram Terminus Estate. By the time the tram line was finished, many of the residential lots on the adjacent Centre Park estate had been built on. (Criterion A)

The Glenhuntly Tram Terminus Estate Shops is aesthetically significant as a continuous row of Interwar period shops that were constructed in popular styles of the Interwar period and have a consistent two storey form with decorative parapets to Koornang Road. The design of the northern building is relatively elaborate in a suburban context and indicative of the Free Classical style, that was commonly employed in the 1920s. The Spanish Mission style adopted for the southern building was less commonly used in commercial architecture and is a relatively early example of this style. This building is a good example of its type, incorporating decorative details such as barley twist columns with floriated capitals and projecting intermediate bays capped by curved parapet.

The intact recessed shopfront to no. 247, which included pressed metal to the soffit and original floor tiles to the recessed entry, as well as original wall tiles and glass highlights, are typical of shopfronts constructed during the Interwar period. (Criterion E)

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial)
2018 (RBA Architects and Conservation Consultants)

Statement of Significance: Rosstown Hotel (2018)

Address:	1084 Dandenong Road, Carnegie	Name:	Rosstown Hotel
Place Type:	Commercial	Grading:	Significant
PS ref no:	HO157	Constructed:	1926-27



What is significant?

The Interwar period Rosstown Hotel at the corner of Dandenong and Koornang roads, primarily the original two storey section with bellcast roof and the adjoining original single storey section with hipped roof section to Koornang Road. Of particular significance are the principal elevations to Dandenong and Koornang roads, including the parapets, tile clad roofs, the wide eaves and coved soffits of the bellcast roof, configuration of the original openings, French doors and fanlights to the balconies, balconies and their balustrades, and the tiled dado.

The later, single storey sections to the south and west of the main building are not significant.

As the rendered walls of the building are painted, it is appropriate to have paint controls so that a complementary colour scheme is applied to the building, especially in light of the original dado tiling.

How is it significant?

The Rosstown Hotel is of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

Historically, the Rosstown Hotel is significant as a prominent Interwar period hotel built along the main, historic route from Melbourne to Gippsland, that replaced earlier buildings, the first having been established by 1878. The construction of a new hotel in place of an earlier Victorian one illustrates the rapid development and renewal which was occurring in Carnegie at this time. (Criterion A)

Built in 1926-27, the Rosstown Hotel is aesthetically significant as an intact Interwar period hotel constructed in a prominent position at the entrance to the Carnegie village from Dandenong Road. The resolved and contemporary design in the Georgian Revival style by Joy & McIntyre reflects a key growth phase in Carnegie and the desire for commercial buildings to reflect progressive tastes and trends. Of note are the bellcast roof with coved soffits and general level of intactness including pattern of openings and the dado tiles. (Criterion E)

Primary source

Glen Eira Heritage Review of Bentleigh and Carnegie Structure Plan Areas (Commercial) 2018 (RBA Architects and Conservation Consultants)

Statement of Significance: Shops, 369-377 Centre Road (2018)

Address: 369-377 Centre Road, Bentleigh	Name: -
Place Type: Commercial	Grading: Significant
PS ref no: HO163	Constructed: 1928



Nos 369-373



Nos 375-377

What is significant?

The two storey, Interwar period brick building consisting of five shops at 369-377 Centre Road. The original street facades of nos 369-375 remain intact to the first floor including balconies with original timber doors and toplights. Other significant elements are the original render finishes (though overpainted to nos 369-371), a combination of rough and smooth areas, the cornice, and parapet with Art Deco detailing.

The upper level facade of no. 377 has been altered but it is likely the original detailing is (largely) intact though currently concealed. Despite these changes the original first floor opening and balcony remain though the original timber windows have been replaced.

The shopfronts at nos 373, 375 and 377 retain remnants of mid to late 20th century fabric such as tiling and the low stallboards.

Optimally the paint would be removed from nos 369-371. In the interim however, paint controls are appropriate to these two shops in the group.

How is it significant?

The group of five shops at 369-377 Centre Road, Bentleigh are of local historical and aesthetic significance to the City of Glen Eira.

Why is it significant?

Built in 1928, the group of five shops at 369-377 Centre Road are historically significant as they represent the rapid phase of commercial development that occurred in the Bentlyigh shopping centre during the Interwar period, especially the late 1920s. (Criterion A)

The group of five shops at 369-377 Centre Road are aesthetically significant as a distinctive example of an Interwar period commercial building, largely reflective of the Art Deco style, which are distinguished by expressed balconies. The facades are mostly intact (except for no. 377), especially nos 373-375 which retain their original cement rendered finish. The low relief motif to the central parapet with loosely Greco-Egyptian detailing and the original timber framed openings are also notable elements. (Criterion E)

Primary source

Glen Eira Heritage Review of Bentlyigh and Carnegie Structure Plan Areas (Commercial)
2018 (RBA Architects and Conservation Consultants)