



GLEN EIRA CITY COUNCIL

QUALITY DESIGN PRINCIPLES CONSULTATION RESPONSES

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

CONTENTS

SUMMARY	3
ONLINE SURVEY	5
TELL US WHAT YOU THINK OF THE RESIDENTIAL PRINCIPLES.....	5
TELL US WHAT YOU THINK OF THE RESIDENTIAL BUILDING TYPES.....	9
TELL US WHAT YOU THINK OF THE COMMERCIAL PRINCIPLES.....	13
TELL US WHAT YOU THINK OF THE COMMERCIAL BUILDING TYPES.....	16
IS THERE ANYTHING WE HAVE MISSED?	18
OTHER COMMENTS ABOUT THE QUALITY DESIGN PRINCIPLES	21
FACEBOOK COMMENTS.....	23
EMAIL SUBMISSIONS.....	24
SUBMISSION ONE.....	24
SUBMISSION TWO	25
SUBMISSION THREE.....	28
SUBMISSION FOUR	30
SUBMISSION FIVE.....	31
SUBMISSION SIX.....	32
SUBMISSION SEVEN	33
SUBMISSION EIGHT	40
SUBMISSION NINE.....	44
COMMUNITY FORUMS.....	45
BENTLEIGH	45
CARNEGIE.....	47
ELSTERNWICK.....	48

SUMMARY

CONSULTATION SNAPSHOT

82 participants in online forum

1,056 quality design principles document downloads

5 Facebook comments

9 email/mail/phone submissions

BACKGROUND

In 2016 council undertook a major Planning Scheme Review and identified the need for the introduction of structure plans for Bentleigh, Carnegie and Elsternwick Activity Centres. Since then three stages of consultation have been undertaken which have contributed to the development of these quality design principles; stage one: Tell us what you love about your shopping strip, stage two: Transformation concepts and stage three: Activity Centre, Housing and Local Economy Strategy and early structure planning .

METHODOLOGY

Stage four: Quality Design Principles and stage five: draft concept plans consultation was undertaken simultaneously. Consultation ran from 26 July to 3 September 2017. Residents in the study area for Bentleigh, Carnegie and Elsternwick were informed by mail while previous consultation participants for all centres were also emailed. The consultation was also promoted in various Council publications. Feedback was captured through an online forum, mail/email/telephone submissions, Facebook comments and meetings with stakeholders. Quality design principles were also discussed at community forums held for each of the structure plan areas. All feedback has been considered and analysed to identify key themes.

KEY THEMES

- **More information:** While many agreed that the quality design principles were a good start, more detail was required to better understand how the different building types would look.

Just access to the foyer but also to the residential unit

- **Ensuring implementation:** While the principles were seen as a positive step there was concern about how we can ensure that they are implemented and enforced.
- **Community benefit:** More detail was requested about community benefit including weighting and quantifying benefit and this would need to be very clear to developers. Some felt that community benefit should be external to the building and accessible to all. Some felt that community benefit does not make up for extra height.
- **Environmental design:** While the current principles were well supported there was also suggestion that there should be more of a focus on environmental design including energy reduction, noise reduction, emissions, solar power, water management etc.
- **Universal design:** Accessibility and diversity in housing to meet the needs of all community members was seen as important and should be a major focus.
- **Parking:** The inclusion of adequate parking provisions in both residential and commercial building principles was identified.
- **Building types:** Lower scale building types were most often preferred. Some questions were raised regarding terrace townhouses and whether they are achievable or desirable and the level of 'garden' required to be provided by garden apartments.

Just access to the foyer but also to the residential unit

ONLINE SURVEY

TELL US WHAT YOU THINK OF THE RESIDENTIAL PRINCIPLES
<p>These are a good initiative, but ultimately the guidelines should be enforceable. Some other comments:- Should be more on sustainability, and design for passive heating and cooling-residential and commercial buildings of a certain scale should be required to be designed by registered architect (not a developer and draftsman)-not sure why flat roofs are discouraged? Caulfield has many fine mid century houses with flat roofs that contribute to its character. Some newer houses are OK too. Design quality is more important than a particular form</p>
<p>While the design principles are a good start they don't go far enough on key issues especially overshadowing and height restrictions. Think the new complex going up on Koornang Rd south of Neerim at the end of the row of shops - I feel so sorry for those next door - it is a business but it is also a house -massive overshadowing. Also what about energy reduction, noise reduction, emissions, solar power, water management, green star ratings? This is a great opportunity to encourage or mandate solar through these principles. Especially large apartment blocks with roof space to accommodate powering at least common areas and carparks. I live in a relatively new larger apartment development and as a committee member we have issues related to waste management as the council will not pick up waste. We pay for it ourselves. This includes rubbish and Recycle but NOT green waste. You want these garden principles but green waste also needs to be addressed. Power and waste impacts body corporate costs so if you want to encourage higher density housing these help reduce Body corp fees and ongoing viability of living in such buildings. Ultimately they then need to be enforced or what is the point?!</p>
<p>I can't see any mention of sustainable development within the principles - can we have a greater focus on passive design principles to reduce energy use and emissions? Developments ideally need to take into account site orientation, thermal insulation - including continuous insulation, shading, ventilation, window design (including window insulation), solar panels, water management, including recycling capabilities. Rather than expressing a preference for side-by-side developments of standard blocks in res areas, we might ideally be encouraging northern orientation of both units where possible (as an example). Absorbent garden spaces with limited reliance on hard surfaces that re-route water could also be encouraged. None of the many pictures or sketches of housing in the consultation design principles doc include houses with solar panels. This is a real opportunity to encourage and support developments that have a reduced impact on our environment so I hope we can use it well. Numerous other design principles are managed well in the consultation doc.</p>
<p>The overall principles are fine, but there needs to be appropriate planning legislation in place to ensure they are implemented and enforceable so they cannot be challenged and over ruled at VCAT. There also needs to be definitive legislation in place that prohibits loopholes being exploited - such as the application for the 19 storey 'independent living units' / 'retirement village' = apartment tower on the Calvary Bethlehem site on Kooyong Road. The principles will be worthless unless there is some means, and a will by Council, to ensure they are implemented by residents and developers constructing residential dwellings in Glen Eira.</p>
<p>There needs to be a minimum floor area specified for apartments and rules to avoid detriment to balcony open space due to poor location of aircon. units and hotwater services.</p>
<p>There doesn't appear much to address environmentally sustainable design principles in buildings here, apart from 'Long lasting, integral materials' which might reflect materials that can be re-used. Like others commenting, I'd like to see reference to reducing impact on the environment through energy and water efficiency, and use of materials, and retaining shade trees with a useful life.</p>
<p>There needs to be 3m height restrictions on boundary trees to prevent shadowing onto neighbouring properties.</p>
<p>More detailed and clear requirements are needed for the landscaping and tree protections. A clear regulatory mechanism is needed to enforce these commitments on developer ensuring they can not provide one design to obtain a permit but then execute a different design that ultimately lacks community features including, greenery and landscaping on the street front. Minimum set backs should be enshrined into the law, to ensure increasing density is concentrated towards increasing building height and not filling every inch of the block. I</p>

Just access to the foyer but also to the residential unit

agree with other comments that energy efficiency (PV, insulation, window frontage direction, rain tanks etc) needs to be added. Finally, significant and established canopy trees need protection from developers, with financial penalties which actually present a deterrent to multi million dollar development. Green walls/roofs should be mandated on all new large apartment developments.
I think developers rule. No eaves, no double glazing. Use every bit of land reduce water table. Trees under stress due to more concrete and less land to absorb water. Cheap walls. Currently we don't have clear requirements or guidelines that can be enforced. Even if you do VCAT will simply overrule. Cheap cladding, cheap materials....the list of the squeeze on quality and the ensuing environmental impact to ensure profit margins is mind blowing. Developers need to pay a fee to improve the local environment. This is the main problem, not the occasional ugly house....
The report does not adequately address, or not at all, the following issues:1. The quality design principles have totally omitted energy efficiency.2. Service infrastructure necessary for different building types3. Impact of higher density on infrastructure4. Issues of mixed building types sharing the same infrastructure5. Processes and mechanism for compliance with design principles
Over all it is good. It consider a long term development with continuity for the character of the neighbourhoods. Good work. I like as well your encourage for long lasting, integral materials.
I Fully Support, Terrace 2/3 storeys max is much better than 4 story box type structures in the growth section of Loranne St Bentleigh and elsewhere
Support
Bentleigh must retain the sought after top suburb Place of principal Residence. In view of this Multi level building be discouraged and town houses throughout Bentleigh must be encouraged. This will avoid overcrowding near railway stations, compromising the living conditions of long term residents in the vicinity of Railway stations. Residential streets near railway stations should have car parking bays painted on them to prevent bumper to bumper parking in these streets.
Where is the principle of designing quality buildings under this current government??
Hi - I'm a resident of Carlyon Street in Ormond and I'm concerned about the increase in the height on new resident developments in the street to 3 stories. We live in a modest one story property and no doubt will be surrounded by 3 story properties which will block out all natural light and create issues around on street parking. Please confirm how I can go about objecting to this.
Extending 2-3 story terrace townhouses along centre rd West of rose street and east of Jasper road is aesthetically and practically unwarranted. The traffic pressure will be extreme and create an environment not unlike the slums around London. Height should be limited to 2 storey.
Lacking in detail, including detail about height and size of proposed buildings, how to ensure gardens are protected and trees replaced following development and any means of actual enforcement.
There are too many stories built on the one block, it removes residents' privacy
I do not agree with any buildings over 4 storeys on Centre Rd and in the residential streets I would like houses and apartment buildings to be 2 storeys only.
Agree and would put particular emphasis on managing overlooking. This has not happened in a build at rear of where I live and have huge window overlooking my entire living area. The 2 level build also block natural light and I have to have lights on particularly during mornings. Have had no success with Council nor Surveyor. Therefore any principles set should be well adhered to and Council must ensure all principles are met. No point leaving to surveyors - they close their eyes just to get things through.
OK
No obvious change from existing planning laws
This is improved plan but needs to consider points below.
This is a good document building a case for structured balance on where types of building and space should be located. It has the potential to become an influence of VTAC to approve projects in a way that supports

Just access to the foyer but also to the residential unit

<p>Glen Eira resident aspirations, in contrast to the threat of slum type wind tunnels.</p> <p>The boundary between the Strategic site and the Terrace townhouse areas along Horsely street and the Strategic site adjacent to the Bentleigh Reserve does not have this balance. First, the potential for eight story buildings next to 2 story buildings or open space is too stark for the feeling being generated elsewhere. Second the concentration of parking from the present flat area to a multi story building amidst eight story buildings alongside a shopping/ eating area will lead to adverse vehicular activity and loss of feel unless there is a significant proportion of open land. The design principle plan should detail the open space and the potential space to be dedicated to car parking so that it is clear how much of the space will be available to potential eight story buildings.</p>
<p>PRINCIPLE ONE — PROTECT CHARACTER OF STRIP</p> <p>I agree with this principle.</p> <p>> PRINCIPLE TWO — WELL DESIGNED BUILDINGS</p> <p>I agree in principle to this, but the building used in image 3 does not fit with the protection of the character of the strip. And if you were to allow the building in image 5 to be built next to my heritage overlay house I would be horrified.</p> <p>> PRINCIPLE THREE — QUALITY MATERIALS</p> <p>I agree with the use of quality materials</p> <p>> PRINCIPLE FOUR — COMMERCIAL PRIORITY</p> <p>I agree in principle to this, but again am cautious about the heights suggested in the photo examples. i am also cautious about exactly what you mean by "Trading during the day and night."</p> <p>> PRINCIPLE FIVE — PUBLIC SPACES</p> <p>I agree with this principle</p> <p>> PRINCIPLE SIX — ACCESS AND PARKING</p> <p>I agree with this principle</p> <p>> PRINCIPLE SEVEN — COMMUNITY BENEFIT</p> <p>I don't agree with this principle. I do not agree that Bentleigh needs taller buildings.</p>
<p>If these were upheld they may be reasonable but since the overdevelopment and shabby building is already mostly done this is too little too late.</p>
<p>Make sure all residential developments have enough onsite parking and they aren't relying on on street parking</p>
<p>The eight principles are well thought out and cover all the core requirements.</p> <p>However what enforcement is possible down the track when an approval requirement ie.opaque windows achieved by using a stick-on layer, is subsequently removed by new owners or tenants? This has been our experience for a property overlooking our back yard.</p>
<p>Completely abandoning bentleighs heritage. Houses with gardens are not being encouraged. The cure of terrace housing is not appropriate.</p>
<p>The draft looks great & inclusive. I suggest to add: "encourage environmentally-friendly houses with nice (outdoor) awnings that keeps the house cool in summer (rather than relying on air conditioners), in addition to trees. (Trees are already mentioned in the current draft).</p> <p>Avoid air-conditioners that face the neighbours' houses. Council to, please, inform all the parties (especially air conditioning installers), well before the installation of these noisy air-conditioners, that we all have to be considerate to the neighbours and abide by the EPA (& the council) noise rules.</p>
<p>They all seem sound. I'm not sure how realistically the overlooking can be managed and 1.7m screens avoided, especially with flood levels meaning some developments will have to be built higher up.</p>
<p>The principles given seem sound however when you explore what is being proposed the ideas seems incongruous. For example it mentions well designed buildings not being oversized or dominant when townhouses/apartments can be 2-4 storeys in height. Clearly this would be oversized & dominant! In addition multi level town houses & apartments will overlook single residences & will add to parking congestion on our streets.</p> <p>Moreover Bentleigh is an older suburb, with many diverse & characterful houses. It is a pity to take an open slather approach to this suburb & open it up to development that is not in keeping with the look & feel of the rest of the suburb. High density living is not the reason why people chose to live in this area.</p>

Just access to the foyer but also to the residential unit

<p>The age of the infrastructure in place is currently strained, sewers, drains, street parking, parks & schools are all bursting at the seams. These are not being upgraded in line with building development. Sewers that would have been designed to cope with say 10 families in 1 street now have to cope with 20 + residents. These sewers are not able to coping now. Streets are already clogged with cars. People are moving to the area to go to Mckinnon SC & it has almost 2000 kids. It is not the only school in the area dealing with inadequate resources & infrastructure. Many areas of Bentleigh have been flooded because of old drains & also because of increasingly fewer grass /garden areas to act as drainage. Large developments bring large areas of concrete with little absorption, small areas of token greenery are not be enough!</p> <p>Please take note of these concerns before it is too late.</p>
<p>They're good. Especially 3 & 4 which provide for more greenery; 6 which uses roof lines to help diffuse the visual impact of bulk; and 7 which addresses the much ignored loss of amenity due to overlooking.</p>
<p>Good principles. Two added suggestions. Need medium density housing options near shops that provide all living on one floor and no steps - including 2.5/3 bedroom options. Include more small community gardens and encourage use of nature strips as community gardens.</p>
<p>I think as Elsternwick is a very small suburb we do not need to have every type of residential home. We don't need to cater for every type of home/person. Melbourne is a huge city and many larger suburbs can offer that.</p>
<p>General and acceptable but are they enforceable? Principles don't mean much at VCAT.</p>
<p>I live in St James Pde and the Urban renewal concept along Nepean Hwy would put traffic along St James Pde when it is already busy for school times (pick up and drop off) and railway parking during the day. St James Pde would be the only way to get to Glenhuntly road. This impact would be through many years of construction and when it's built. This is dangerous to children, noisy at all hours and impacts the streetscape.</p>
<p>I think that by and large they are good and several recent developments in Elsternwick would contradict them, especially the greenery and building right to the edge of the property and overlooking. If they are actually applied and adhered to they could be very beneficial to Elsternwick. I am concerned that there is little emphasis on the importance of heritage.</p>
<p>All seems positive and well thought through.</p>
<p>I think it seems well thought through and positive.</p>
<p>Residential principles appear to be completely compromised and undervalued by this councils proposal to add 6-8-12 story apartment buildings to the Car Yard Precinct. Glen Eira show scant regard for its existing residents, rate payers and electorate.</p>
<p>All heritage/character housing must be protected - including those on the other side of the railway line. the west of the railway is being sacrificed for the east</p>
<p>It would appear the west of the railway line's amenity has been sacrificed for the East of the railway. Residential proposals don't keep with the historical streetscape</p>
<p>Theoretically the quality design principles are good. They are already in the current Victorian Planning Initiatives.</p>
<p>The principles are ok but there is no mention of overshadowing and making sure new developments don't impact current solar installations or the ability for existing dwellings to install solar panels. There is no guidelines on the level of renewal that should be allowed. The beauty of a suburb like Elsternwick is the lack of homogeneous housing as there are houses from all periods. There needs to be a limit the level of knock down and renewal per decade to stop developers transforming the suburb too quickly.</p>
<p>The principles as described are comprehensive and generally considerate of the impact of new builds on existing residences. Under "Access and Parking" there needs to be specific reference to the expectation that car parking will be provided within the block for all types of residences (including heritage/character housing, side-by-side townhouses and terrace townhouses). Housing opportunities seem restrictive. For instance, particularly what is considered appropriate for lone people - heritage/character housing and side-by-side townhouses are not identified as suitable. Canopy Trees and Greenery includes reference to encouraging native plantings. Whilst this may be</p>

Just access to the foyer but also to the residential unit

appropriate for new larger developments, heritage and character housing are more suited to the inclusion of non-native plants. In fact some non-native trees such as crepe myrtles, Japanese maples and ornamental pears have been used to very good effect in the landscaping of some new apartment complexes and should not be discouraged. Protection of significant trees can be controversial depending on the definition of 'significant' and who makes the decision. If it is preservation of remnant indigenous flora then this would be important, but generally speaking property owners should be able to decide on trees on their property.
Great Principle 5 is the most important to me. I am currently in an area where many high rise buildings are being built and residents of those flats do not park in their designated car parks but park on the street. It makes the streets very dangerous, cluttered, busy and inaccessible for visitors
Residences are disappearing at an alarming rate and instead of 2, 3, 4 or 5 town houses or small scale units, multi storey apartment blocks with no character or garden are replacing houses.
Mostly great on a whole, preserving the character of the suburb has mostly been catered for.
Would like to see higher apartments being built for residential growth zone 1 land.
transition zones are a joke. a transition of 2 storey (permissible) to 4 storey in the space of 3 houses is soul destroying. there is no gentle transition in this, it smacks you in the face. to say there are no parking problems caused - you've obviously never gone back to one of these developments and looked at the tradies parking!
In Neighbourhood residential zone currently developers are buying up multiple properties are the quality design principles taking this into account where currently carnegie is being cannibalized by lack of sunlight in properties, turnover of renters leaving piles of discarded property when they move on. lack of council planning for rubbish collection of these multiple properties in the initial permit application. and the list goes on
Hi-rise should be encouraged to reduce the spread of Melbourne
Nothing about minimum unit sizes - about the number of units per area Not much about car parking. Surely car parking can be forced into designs. Number of car parks required per 1, 2, 3, 4 bedroom residences Overlooking is good - nothing about over shadowing Nothing about energy efficiency Nothing about support (or non support) for student accommodation - and the single person looks 70 - not 30
Residential principles supported albeit too late as Council has allowed multiple mixed used development (more than 3 stories high) in Jersey Parade thus casting a shadow onto the street.
Yes I am quite happy with the ideas that people have at the moment for the Carnegie area as long as it keeps within the character of the area .
Yes I like the idea of having to accomodate more people within an area as long as it doesn't impact too much on a already developed place such as Carnegie.
Yes I like the idea of having to accomodate more people within an area as long as it doesn't impact too much on a already developed place such as Carnegie.
Basically okay at a high level
The #1 most important thing – stop cutting down old trees! Stonnington is gorgeous because of all the trees. East Bentleigh needs more tree lined streets – everywhere!
TELL US WHAT YOU THINK OF THE RESIDENTIAL BUILDING TYPES
there needs to be more levels added to residential growth zone land. as these are in activity centers and will provide ease of access for these residents into the carnegie central and transport area.
1. Does not address issue of neighbourhoods with mixed building types.2. Lack of cohesive town planning framework
The residential building types consider the different preference of the people. It has the possibility to protect the heritage building and offers space for new designs as well. I am missing at Preferred Building Style informative or recommendation for the car parking.
Fully Support-Much better to have Terrace townhouses/apartment style in the growth area of residential

Just access to the foyer but also to the residential unit

streets that out of character 4 story box type buildings. Bentleigh has great character with californian bungalow housing and we don't need our residential streets spoilt with 4 storey box building that stand out like a sore toe.
Support
Residential building should be Town houses and one level houses for comfortable and quality living.
New ones poorly designed with some car entrances too narrow for larger cars! Structures allowed that are not in keeping with heritage feel of Bentleigh and Ormond... Too high... This is suburbia, not docklands or southbank.
Hi - I'm a resident of Carlyon Street in Ormond and I'm concerned about the increase in the height on new residential developments in the street to 3 stories. We live in a modest one story property and no doubt will be surrounded by 3 story properties which will block out all natural light and create issues around on street parking. Please confirm how I can go about objecting to this.
Agree that we need to focus on aesthetics, but should limit development outside main shopping area to 2 storey and within shopping area to 4 storey.
As above - lacking in detail about height and size of buildings, where such building would be located and how aspirational planning designs can even be enforced given council acquiesce to developers and VCAT overruling powers. Still no certainty for residents as to what can happen to their neighbourhoods and neighbouring properties.
I am more concerned about the height of the buildings than the types. They should however provide ample parking for residents.
Agree with principles as set out
OK
Height limit should be set to maximum of 4 stories. Every house and apartment should have at least 2 off street parking spots to take pressure off street parking. Change streets off Centre Road to one way systems. They are not currently wide enough for 2 way traffic and this will only get worse.
I think they are a reasonable start, however as a resident, I have concerns about clashes between old heritage styles and the very modern new styles as outlined in your principles. There are already many new structures that do not comply with your principles. STRATEGIC SITE (MIXED USE) Building type three KEY ATTRIBUTES > Preferred height of five-to-six storeys, including three storey podiums. > Community benefit required for six-to-eight storeys. This is too high. I feel that 6 stories is more than adequate for this area. URBAN RENEWAL DEVELOPMENT Building type four: Preferred height of six-to-eight storeys, including three storey podiums. > Community benefit required for eight-to-12 storeys. This is too high, I would NOT like to live in an area with buildings this high. They are not needed.
Terraced housing? Why, why, why? Are council going to rewrite the entire planning scheme and rid it of amenity controls to accommodate them?
Too many high density blocks already and many more to come. To replace 3 homes with 30+ dog box sized apartments is crazy and not sustainable. Our kids have grown up here and can't afford to stay! 3-4 storeys should be the absolute limit!! Not 8/10
Five building types give scope for all. Where houses are attached to neighbouring properties the standard of sound-proofing in the walls should be very high.
Awful. We should encourage type 1 accept type 2. The rest are not in keeping with the area at all and will completely strain local public services.
This draft looks great. I suggest
They will be ok as long as the zoning is done correctly so we don't end up with e.g. terraced townhouses on

Just access to the foyer but also to the residential unit

a street with heritage character. It's all about the zoning.
The full length of Centre Rd west of Rose Stree until Thomas St has now been deisgnated as 2-3 storeys with Terrace Townhouse/Apartment. What developer is going to build a two storey complex when they can build three storeys? And furthermore, your own building type 4 shows boundary to boundary development. Therefore it would be expected that developers will build boundary to boundary according to your own guidelines, and futhermore if developers purchase multiple contiguous blocks there will be even grosser lack of separation. eventually Centre Rd west of Rose St will become a corridor of 3 storey apartments with no separation between them. What a disaster! How will Council police the lovely trees depicted in the drawings of Buliding type 4 ? Developers will only have to obey exosting setbacks, which are often quite minimal. This is fine for a single storey residence, but would be awful for a three storey complex.
I am concerned about townhouses & apartments. They will overshadow & dominate our streets. They will lead to further congestion due to the population of the area increasing rapidly. They will overstretch our infrastructure & schools. The streetscapes will change. There needs to be more natural greenery, larger grassed areas for water run off & to act as barriers between buildings. More green spaces are necessary for improving our air quality & to provide shade in & around residences over our hot summers. Token areas of greenery are not good enough.
There are heritage residential and commercial buildings which need to be protected in Bentleigh. Whilst areas in Ormond are protected, few houses/shops/streets in Bentleigh are protected from demolition. This needs to occur quickly. Heritage housing needs to be protected. In designated areas, side by side townhouses are appropriate. However, terrace townhouses and apartments are too close to the street and are too bulky for Bentleigh. Garden apartments are appropriate on larger roads, such as Centre road and close to Centre road, however they should be no higher than 3 storeys with sufficient garden areas in their grounds. They should be no larger than 2 standard sized blocks. New houses and side by side townhouses should have pitched roofs as this fits the housing in Bentleigh. Box style housing does not fit Bentleigh.
The drawings don't show or encourage design diversity. Top levels incorporated into sloped roof forms don't necessarily reduce the sense of building scale. The drawings depicting Terrace townhouse/apartments and Garden apartments seem to show roof forms that overly accentuate and increase building volume and height. These roof types would have a large roof area, much increased over a flat roof and if tiled would also have considerable thermal mass. What about placement of solar panels and air conditioning units? Roofs often suffer from poor attention to detail particularly with regard to flashing and guttering and largely exposed sloped roof forms can be ugly.
I strongly believe buildings above 4 storeys should not be used in Glen Eira. That aside, I think the garden element attached to each building type is good. The bulk and set backs involved in the residential building types appear to address some of the over-development that has occurred already, which is good. I like the requirement for mixed style accommodation, serving a much wider range of "family" groups.
Urban renewal development - fantastic idea to build closer to the Nepean Hwy end of Glenhuntly Rd. Doesn't impinge on residents homes close to the railway. Build 8 storeys there with some open space.
Good. Plus as above.
I very much want to keep the integrity of Elsternwick historical homes and buildings.
General and acceptable, but can scale and type be effectively 'defended' in any VCAT determinations, where Councils are regularly rolled in favour of developers. Local streetscapes and scale ARE the quality of Elsternwick and this should not be compromised. So, it is hard to determine what the aim of this whole exercise is - create a Fitzroy or a Box Hill or even a Prahran? Middle Brighton or Bay Street are better examples. It's just not clear what the 'end game' really is hidden amongst the quantity of 'planning' speak.
For the most part good, however I am concerned that there is nothing about cramming too many properties onto one block. I am also concerned about parking. I live in a street that has had a large development and the end result is that there is now absolutely no parking on the small street. The bigger developments need to be more responsible for traffic flow and parking that affects other residents.
All seem to be positive and reflects the need for greenery, light and space (by keeping heights down).
All seem to be positive and reflects the need for greenery, light and space (by keeping heights down).

Just access to the foyer but also to the residential unit

<p>I am completely, utterly devastated and could not be more disgusted with this council's proposal for the car yards along Napean Hwy. I agree totally with all the opinions above regarding this matter. I have just done a quick door knock in Denver Cres and it is atrocious that not one resident has heard about this development. That is not due diligence for public consultation Glen Eira!!! A strip of 6-8 to possibly 12 story apartment buildings is completely out of whack for this community and despite the justifications outlined for the proposal, I and my neighbours see this purely as a money grab by our council. You are elected to serve the community, not to make money at our expense. The significant height of these buildings will - - Majorly impact on the privacy of surrounding residents- Majorly impact on the shadowing of surrounding residents- Majorly impact the skyline views of neighbouring residents- Majorly decrease property values of the neighbouring residents- Majorly increase demand on already traffic heavy congested back streets. The notion that adding some extra parkland will compensate for this is a complete nonsense. I too first heard of this TODAY! The day before consultation closes. And only because my wife discovered a leaflet from a nearby resident warning of this impending disaster. I recently investigated the possibility of building a new front fence for my house on Denver Cres and was told it unlikely to be approved. A fence that would add character, privacy, security... A fence that would only be 1.68m tall... However the council see it appropriate to build a series of 12 story apartments. I hereby call on all neighbours affected by this stupidity to band together to fight this social intrusion. I personally intend to fight it as far as I can go. And I can promise you Glen Eira, that if you go ahead with it regardless of the wishes of the community you are elected to serve then I will certainly have all justification to seek compensation for the damage you will be doing to my property values and my welfare. Councils are supposed to block such ridiculous high rise impediments not fund them. And as for community consultation? Well I can only say that this stinks of cover up.</p>
No high rise - no mini City on the Elsternwick fringe
how can 10-12 levels high buildings be suitable to maintain a village feel
Inappropriate building in urban renewal zone. Zone should be no higher than 4 stories as per development on North/Nepean Hwy
Building types are ok.
<p>Too much high density housing too quickly. You need to develop the suburb with type 1,2 & 3 and then in 30 or 40 years time develop stage 4 & 5.</p> <p>Slow growth can be managed this is a plan for rapid growth which will cause significant resource impacts.</p>
<p>Heritage/character housing: It is often not possible to conceal new additions when viewed from the street. This is particularly the case with narrow or sub-standard blocks.</p> <p>Why are Garden Apartments not seen as suitable for families (other than one parent families)?</p> <p>Housing types 1-4 make no reference to parking on the site. All housing types should be required to provide car parking on the building/development site.</p>
Good
<p>Residences, units and townhouses need to be maintained and reminded of this when they look unkept and dowdy.</p> <p>The character of Carnegie is the quaint, wooden homes and a mix of older Edwardian and modern architecture.</p>
<p>To preserve the character of Carnegie please stop allowing the development of these massive apartment dwellings! Allowing 4 storey apartments is still just too tall. Let's not turn into Manhattan. We don't have roads or street parking capacity to deal with the rise in population in our suburb. Most apartments come with one designated parking space. But how many apartment 'households' have more than one car? I'd say lots.</p> <p>I live on Coorigil Road and it is a nightmare at any time to park in front of my own property. Cars are constantly parked on both sides of the street, buses hurl through at full speed, and every week there is a new car who has had their side mirror knocked off by a passing car.</p>
Like to see greater coverage to apartment buildings.
the building types are fine - in principle - it's where you allow them to be placed that is the problem!
<p>lack of daylight , overshadowing the underground carparks are a disincentive to using the carparks, rain flooding of poorly designed carparks, streets filled with cars that cant or wont use the carparks. Lack of design innovation Just look at Neerim Road between Koornang and Murrumbeena Roads And the permits</p>

Just access to the foyer but also to the residential unit

that Council has approved between along Glenhuntly road close to Grange Road i.e. Bloom
Too many buildings!!! Needs to stop.
No real opinion. Cannot envisage how it would fit into existing neighbourhoods
Categories of residential building types are supported.
I have lived at [REDACTED] Koornang rd Carnegie for 20 years, the position is extremely close to public transport , shops and is on the main road. The proposed 2 to 3 level building height restriction is far to low for this position in Koornang rd. At 178 - 180 Koornang rd there is a apartment building under construction at present with a 7 level height restriction. A four to 5 level height restriction is far more appropriate in Koornang rd from Nerrim rd to the north and to 191 koornang rd to the south bordering the lane way. The population growth in Carnegie is increasing dramatically and this will continue , you need to have the foresight to the future population and increase the building heights well over than what you have proposed. The state government is asking for higher density in these well positioned and well serviced locations.
I am happy with some of the building types suggested so far as long as it doesn't have too a bigger impact on the look of the area already.
I like the idea of changing the buildings around the area as long as they don't look out of place with the buildings already around the area.
I like the idea of changing the buildings around the area as long as they don't look out of place with the buildings already around the area.
Garden apartments should not allow "small commercial space" or ground floor home office. Poorly defined that might cause immediately after being implemented, let alone in 5 - 10 years. Style of development should recognise the design character of the area, such as Edwardian, Art Deco, Mid Century to retain the character and uniqueness of the area.
We currently live at [REDACTED] Jersey Parade and according to your concept plans our property will be rezoned to only allow terrace style townhouses of 2-3 stories. The precedence in the area is for 4 story apartment style developments that have either been built or are in the process of being built. We feel these restrictions will dramatically affect the appeal of our property and may limit the interest of buyers in the future. Isolating the properties in Elliot Avenue and Tranmere Avenue by restricting what development can occur, will limit the flow and continuity to the existing developments.
Love the mandate for quality! Enough of developers who cut corners, build cheaply and don't try to build with the existing streets character in mind.
TELL US WHAT YOU THINK OF THE COMMERCIAL PRINCIPLES
As a resident near Balaclava Junction I'm concerned about a recent planning application that would potentially allow a 24/7 commercial business to operate with access to a laneway that backs onto residential properties.
It would be great to include provision of public art in the public spaces section. This could be a way of activating public spaces and avoiding blank walls in commercial buildings.
It is ok.
I would recommend verandahs with an angle that the water will not stand on it. It will prevent fast rotting.
I agree with developments in commercial areas
Support
Commercial buildings must be high rise to accommodate more business activity and jobs for the local people.
As a family with young kids, we invested heavily in a quality home - chose not to live in a high built up area. Government should be transparent about their building plans. Accountable to all local residents. It makes sense to have densification but not in an unsustainable way that is now being proposed. Why built up not longways over railway lines? Have green gardens on top? Make melbourne the envy of all of Australia because of sustainable materials etc. That makes commercial sense.
Again, limit the number of storeys. It appears that the limit is 4 storeys until someone makes an application for higher and then you just agree to 6, 7 and 8 storeys. 8 storeys is much much too high on Centre and does not fit with the character of this lovely suburb.
Agree with principles set out

Just access to the foyer but also to the residential unit

Not convinced
Support need for more and improved commercial space.
Most of the shops in Centre road are closed or closing. Building more is a waste as nobody is opening anything other than nail salons and massage shops which are covers for brothels! We do not need a plaza and green space to make a 9 storey building palatable ! Spruce up the space already wasted ! Green the space up next to the old Medicare building!!
All buildings should have a maximum height limit of 4 floors no extra floors for any reasons eg community benefits
Principle seven - Community Benefit This principle is difficult to nail without some specific guidelines as to what "community benefit" actually means Principles look good and need to be fully supported to result in substantial positive impact
Commercial principles again sound ok in theory but in practise it appears to be different. The principles document states that commercial buildings will not be oversized & in keeping with the character of the area. The character of the Bentleigh shops is currently 2 storeys - a shop with 1 floor above which is either a residence or part of the shop/other business. How then does a 3-4 or 4-5 storey structure, which is what you are proposing, in keeping with the current character? Surely this is oversized & would dominate this area.
Commercial heritage buildings and shopping strips also need to be protected. Building on top of heritage shops is not suitable as these apartments usually look cheap, have flat roofs and completely detract from the heritage shops underneath. Commercial buildings and mixed use buildings should be no higher than 4 storeys.
Generally ok
Principle 7 "Community Benefit" will need a very clear and detailed definition of "Community Benefit" in order to prevent developers exploiting it to get approval for higher developments. In general the principles are good.
Good. As above.
Don't go higher than 6 stories in our suburb. Keep the old and not much new. Renovate the old building in the keeping of them.
There seems to be a naive belief, especially in Principle 4, that commercial priority is a good and necessary thing and that business success is a product of something other than good business people and sense. Given the amount of empty retail and commercial space on and around the Elsternwick strip already, why is further commercial space a priority? Better quality business not more business spaces will improve the strip. Living in a building with commercial tenants, it is not a happy relationship.
large building along Nepean Hwy don't create any value for me as a resident and only impact the existing services I have
The principles are good but one of your examples is one I am familiar with and while it isn't the worst of its kind it does loom and there is no attempt to have heritage continuity. I do especially like the public spaces principle.
The commercial principles need revision as there doesn't appear to be acknowledgement of the effect of higher commercial developments on neighbouring residential property in terms of light, overlooking, safety, set back distances, noise and access / parking for neighbouring residential properties. Community benefit is important, however this also needs to encompass the fair and reasonable needs of residents.
I have concerns about the commercial principles as it doesn't address the effect of higher commercial developments on smaller neighbouring residential property in terms of light, overlooking, safety, set back distances, noise and access / parking for neighbouring residential properties.
If council thinks it is a commercial principle to use ratepayer money to develop skyscrapers that devalue surrounding properties and turn a currently beautiful and historic neighbourhood into a ghetto..... god help us.
No high rise - no mini City on the Elsternwick fringe
No consideration for the proposed 2000 plus (20%) increase in residents need for services such as kindergarten, schools, libraries, transport (already can't get a seat at peak hour)
There is nothing wrong about commercial building types.

Just access to the foyer but also to the residential unit

<p>The "wrong" here is the zoning as a blanket. In other words nominating an area between Riddel Pde and Nepean Hwy, Rusden St and McMillan St as Urban Renewal Development (6-12 storey height) with no regard to the existing residential properties is not appropriate and will jeopardise all the existing residences quality of life, which is claimed to be the objective within the concept.</p> <p>It is claimed on the "well designed principles" that to avoid</p> <ul style="list-style-type: none"> - Oversized buildings that unreasonably impact neighbours. - Large blank walls. - Services located within street frontage, eg. substation, fire hose reel. - Overshadowing the opposite side of the street and public spaces, including public open space. <p>These are the controls already in place.</p> <p>However a recent "Notice of Decision" to a childcare application @ 31 Nepean Hwy Elsternwick is issued with little regard to adjacent townhouses comments. Residents have suggested provision of vertical landscaping on the blank wall facing the townhouses, they have suggested a green / landscaped roof instead of a large expanse of metal roof sheeting, they have advised to work around the existing mature gum tree housing large amount of bird life. Instead the conditions asks for relocation and retention of a couple of palm trees with no benefit to the environment.</p> <p>Nothing prevented that permit to be issued despite the lack of landscaping plan and external finishes of the building. I suspect that the council has already decided to go ahead with the new zoning; that had a bearing on the decision.</p> <p>What assurances do we have that this won't happen again with even higher buildings are nominated under this scheme?</p> <p>I hope that Glen Eira Council reviews what is being said and reconsiders the details of the new scheme.</p> <p>Not enough focus on the benefit to the existing community.</p> <p>No plan to significantly increase the amount of LARGE open space, it seems like the plan will promote lots of new very small open spaces.</p> <p>Principle four: Whilst a large parking footprint may not be desirable, this should not result in inadequate provision of parking by in order to maximise commercial benefits.</p> <p>Principle seven: What does 'short stay accommodation' mean? And how is this a 'community benefit'? And 'taller buildings' should also be required to provide on-site parking as a matter of course.</p> <p>Good</p> <p>When shops on Koonang Road change hands, the new leases owners or owns should be encouraged to update the appearance of the premises.</p> <p>I am concerned that this new document will give the go ahead for larger developments in Ormond. I live in Garfield ave, Ormond. To the rear of my property is residential housing on North Rd. There is also a car wash that is a commercial multi use site. Does this mean that rather than a height of 10m will be allowed for development (under the existing scheme) it will be higher?</p> <p>fine</p> <p>Apartment blocks that are zoned as commercial but are actual residential blocks is the ELEPHANT IN THE ROOM that no-one seems to discuss.</p> <p>Using 1240-1248 Glenhuntly Road and 1254-1258 Glenhuntly Road as an example of Commercial Zone used for Multiple Apartments and one shop 6 Storeys, 117 Dwellings waiving of shop carparking requirements gives lie to 117 dwellings being a commercial property !!! See GE/PP-27458/2014</p> <p>Denser residential areas close to the shops will provide more customers thus encourage commercial property to be upgraded</p> <p>As long as you don't reduce the FREE parking it is all fine. But the idea to locate parking on private land smells very fishy. That always comes with PAID parking. And the public transport is not really ever that good. Unless you are planning to have free public mini-buses circling through the precinct like Perth does. In Glenhuntly everything you have done so far has had terrible impact on vehicular traffic. Unnecessarily wide footpaths which mean one lane only at signalled cross roads - so if one car is turning right, the traffic banks</p>
--

Just access to the foyer but also to the residential unit

up all the way to Grange Rd. And please start lobbying the State Gvt to create a train overpass at Glenhuntly and.
<p>Building Transition Plan: Support concept of commercial principles north of Carnegie station with urban renewal development buildings and mixed use.</p> <p>Support mixed use building adjacent to the railway line.</p> <p>Do not support mixed use or urban development buildings adjacent to Koornang Road south of the railway line.</p> <p>Do not support tram line south of Dandenong Road ie specifically not in Koornang Road. Intense traffic congestion into Koornang Road at peak business hours. Same in Murrumbeena Road. To have a tram running across would be a nightmare.</p> <p>I enjoy my daily cup of coffee and a read of the newspaper on Koornang Road in peace and quiet and do not need a thundering tram ding-dinging down the road. Thank you.</p> <p>A tram line with overhead wires is against Council's principles of an authentic urban character and cultural identity for Carnegie. Stroll along Marysville or Healesville and you won't find a tram line thundering down its main street!</p> <p>Running a tram line through Koornang Road is not innovative. Going underground may be.</p>
Yes I definitely think that they are a great idea as long as it doesn't spoil the look of the area too much.
Yes there definitely needs to be a change to what is already around the area perhaps with some sort of entertainment for the younger people because there is not really anything for them to do especially on the weekends.
Yes there definitely needs to be a change to what is already around the area perhaps with some sort of entertainment for the younger people because there is not really anything for them to do especially on the weekends.
Basically okay at a high level
All residential/commercial buildings should have both a refuse chute and a recycling chute rather than individual bins put out on the street each week.
East Bentleigh shopping strip needs a facelift. If they have universal or standard signage design it would look so much less daggy.
TELL US WHAT YOU THINK OF THE COMMERCIAL BUILDING TYPES
Large 8/10 storey not suitable for Centre Road, East Bentleigh...no genuine Public Transport in this area, suitable for rail or tramline development, where large numbers of residents can be moved on Public Transport. Don't create more parking traffic movement problems
Its ok.
They suit the area.
Support
commercial buildings type must have the current building design , so that old heritage is not destroyed.
Again, no approval should be given for a building above 3-4 levels.
Agree with principles as set out and would emphasise minimal impact on neighbouring residentials
Not good
Limit to 4 stories.
12 Stories is way too high. Bentleigh is already becoming to congested. As a concession, 6 is high enough. I will not vote for 12 stories.
Too much, too high! Limit permits to more cafes and restaurants, not nail salons and massage parlours!
Four suggested building types give plenty of scope for location sensitive and suitable development

Just access to the foyer but also to the residential unit

7 Stratford ave
N/A
I think that buildings over 2 storeys are not in keeping with Bentleighs look & feel. They would be overbearing & change our open plan feel that we currently enjoy. It is interesting that tall buildings are thought to benefit the community employment wise as presumably there is the same space provided on the ground floor for businesses (whether there are 1,2 or 10 more storeys above) which does not really provide more employment other than actually building the structures. It is also interesting that you promote tall buildings as providing diverse housing for the aged – its hard to believe anyone would want to spend their final years in a congested, busy, noisy environment above a shop or business. Furthermore you mention student housing – how many Australian students could afford to live in Bentleigh with our inflated house/rent prices? In addition you mention short stay 17ermissible17n which I think means we will have a transient population of air bnb stayers. I don't see any of these tall building "benefits" actually being beneficial to our suburb or its current residents.
Up to 4 storeys of mixed use is appropriate. Car parking should be adequate for residents and staff in the building. There should not be any street parking.
Generally ok
I strongly believe buildings above 4 storeys should not be used in Glen Eira. That aside, I think it's good that the taller buildings are targeted to be in "urban renewal" areas only. The challenge will be ensuring that this approach is enforced. I also have concern about the interface between the commercial building types and neighbouring residential buildings. But in general, the building types seem good.
Good. As above.
Any change that needs to happen take it to the highway.
See above. It is usual for demand to create supply, so is this tantamount to touting for such development? Why? It seems a lazy, open slather approach as there is no real research behind this.
Large building along Nepean Hwy don't create any value for me as a resident and only impact the existing services I have
I am worried that apart from existing heritage shops none of the other types seem to have any indication of a need to be harmonious heritage styles.
Building types 3 and 4 appear to be too high and out of character with the surrounding buildings and feel of the local area. There is no mention of reasonable distances to neighbouring properties which will enable developers to build right up to fence-lines leaving neighbours without sunlight, privacy and surrounded by concrete.
I think building types 3 and 4 are too high and out of character with the surrounding buildings and feel of the local area. There is no mention of reasonable distances to neighbouring properties which will enable developers to build right up to fence-lines leaving neighbours without sunlight and privacy.
No high rises in the middle of the residential zones of Aok Avenue, Alexandra Avenue, Horne, Sherbrooke
Excessively high. We are not the buffer zone for East Elsternwick. Underground car parking near shopping strips such as Bay St Brighton Coles appropriate. Needs mix of green and commercial area.
Please see above.
Urban renewal developments with 6 to 8 storeys is excessive for the area, this is a height that is more suitable for areas just outside the CBD ie St Kilda Road. There is no clear definition of how the transition from existing single storey dwellings to urban renewal developments will be managed to prevent the existing residents from being overshadowed and overlooked.
Heritage character top shop: The historic facades of street level and second storey in Glenhuntly road must be retained by any development. Developers should not be permitted to demolish street level or second storey facades under any circumstances. Permitting this will destroy the historic integrity of the streetscape. Shop tops should also be required to provide basement parking. Building type 4 – Urban renewal development – unless a development is along Nepean Highway, 12 storeys is too high given the significant low level residential character of significant parts of this area. Across all commercial building types, the residential component does nothing to provide housing for families other than one parent families. Is this intentional?

Just access to the foyer but also to the residential unit

Good
Parking should be a priority to any new commercial buildings being erected.
The illustrations are ambiguous. They do not include heights and floors. Cannot comment on due to insufficient information.
fine
see above
Need upgrading seriously
Support commercial building types in principle.
Council has not indicated the character of the car park.
Yes as long as the developers don't make the buildings too high & it ends up spoiling the landscape of the area.
Yes maybe more variety in the shopping area of Carnegie like more clothing shops & shoe stores would be great.
Yes maybe more variety in the shopping area of Carnegie like more clothing shops & shoe stores would be great.
If you build a big apartment, development, encourage greenery or planter boxes on buildings. Developers should have to plant 100 trees in E.B.
IS THERE ANYTHING WE HAVE MISSED?
The current application for the re-development of the Calvary Bethlehem site on Kooyong Road in Caulfield South has emphasised the need for Council to have its planning system in order so it can defend and uphold neighbourhood character, preferred building types in designated areas, minimal change zones, housing diversity in appropriate activity zones and these quality design principles. Otherwise it will be just window dressing. These principles should be linked with other planning clauses to ensure they have some weight and power to be implemented for new development.
How do these Principles comply with the Better Apartment Guidelines?
1. Energy efficiency principles2. Town Planning framework to place design principles in context3. Service infrastructure to support higher density
No
An area of 500mts in radius from Bentleigh Railway station be monitored 24x7 by CCTV , to promote safety during late night travel.
Yes, please tell them that we are residents are forced to obey by council laws that include heritage overlay the rules . So where is their accountability? We will end up with 18ermissib towers such as the Ormond sky tower long after those clowns are pushed out of government. Why do they think we would dream if reelecting them with these dodgy tactics?
There is nothing here to reassure residents that council are listening to feedback and going to implement genuine environmentally sensitive planning.
Yes, you are not listening to the people. No one wants the level of development that you are allowing and it appears that the council is only interested in making money and will ruin the landscape no matter what the people say. This is very disheartening.
Nothing that comes to mind at this moment
Impact on schools, local sporting teams and infrastructure to support.
Parking.
Build over train line to take pressure off high rise dwellings.
Ensure there is adequate parking within commercial development sites. Our streets are clogged by cars parked for long periods of time suggesting office workers and others travelling outside the area are parking cars that should be the amenity of local users.
Listening. Those three highlighted principles show you haven't listened at all to concerns
The draft is quite inclusive, except for what follows:
Please have a look at the old houses and the new ones: (I can email a picture).

Just access to the foyer but also to the residential unit

· An old house is environmentally friendly. It has awnings and trees that shade and stop the heat from coming into the house. It has windows.

· The new building has no awnings and no trees, thus it gets the full strength of the sun. Instead, it comes with “sexy” air-conditioning that faces the neighbours’ bedroom, instead of facing the street. We have the same problem: Four cooling systems facing our house from all directions, except the street.

To my knowledge and based on my readings of EPA Victoria recommendation, we have the following factors:

1. Location:

EPA Victoria recommends the installation of cooling systems high in the roof and/or facing the street, as far as possible from the neighbours’ habitable rooms;

So, why the cooling companies and the neighbours ignore this recommendation, and install their cooling systems low and facing our bedroom, instead of facing the street?

Does the Council have any say in this matter?

To prevent any friction between neighbours, I thought that it would be better if our Council “encourages” (to say the least) the cooling companies and the residents to install their cooling systems away from the neighbours’ bedrooms? Otherwise, the neighbours will not be able to sleep, and the Council will be obliged to ask them to switch off these cooling systems at the prohibited times.

2. Awnings and Roof Insulation

Awnings prevent the sun rays to enter the house; otherwise the house gets too hot. Why the new houses do not have awnings?

Does the council encourage the installation of awnings and roof insulation?

We have roof insulation and awning. With ambient temp of 37 deg C, my thermometer inside the house indicated 25 degrees, even before switching on our evaporative cooler.

3. Ventilation

In our City, we get cool change, and most of the nights and early mornings are cool. Why some people (such as our neighbours) do not open their windows to get fresh air, especially when the ambient temperature drops to 18 degrees Celsius?! Instead they keep running their cooling system at full strength (and noise!). The house will cool faster, if they open the windows.

4. Service

Do people know that their cooling system needs to be serviced when it ages, otherwise it becomes less efficient and noisier?

We would appreciate if the Council takes a pro-active stance on the above issues to encourage win-win outcome between the neighbours, and our common home (planet).

- How about treatment of street trees on a resident’s nature strip? If a resident wanted to change their tree are there guidelines for the types of tree that could be used as a replacement?

- Are there any preferred styles of front garden?

- Are there guidelines for building out attics in the roof space (potentially with windows) as this gives residents access to far more storage possibilities.

Just access to the foyer but also to the residential unit

<p>Making pedestrian zone for Staniland and block it off it a brilliant idea. Remove carapace and library and making it a park with large trees also brilliant idea.</p>
<p>Make multi level carapace off Orrong road/St Stanley also brilliant idea.</p>
<p>The focus on residents is missing. Residents support the businesses. Access to safe, free parking supports businesses. Better quality businesses and mix of business brings in residents and visitors.</p>
<p>Where is the increased vales for existing residents? There will be more traffic, a less safe environment for my children, less free space in relation to the number of residents, impacts to parking and noise.</p>
<p>As is an ongoing theme in my answers I don't believe there is enough focus on the history of the area. Yes there are principles around preserving the existing heritage which is to be applauded but there is nothing about working to celebrate the history of the area in any new developments. There are several high quality heritage organisations in the area which the council should work with to ensure that the history, especially of the shopping strips, is integrated into any new developments.</p>
<p>Whilst development is welcomed, high-rises typically detract from the surrounding area and would make a great suburb overcrowded, less safe, less valuable and without character.</p>
<p>Whilst development is welcomed, high-rises typically detract from the surrounding area and would make a great suburb overcrowded, less safe, less valuable and without character.</p>
<p>Yes – you forgot to consult with residents impacted by the 12-storey rezone.</p>
<p>Where are these new residents going to school, using sporting fields, catching crowded trains</p>
<p>by combining so many suburbs/areas to be developed in a short time frame, u make it unduly complex for busy public,workers to be involved, leading to suspicion & mistrust that u r really wanting community consultation!</p>
<p>NOT ENOUGH LOW-COST PUBLIC HOUSING: it's all for the benefit of overseas investors! GRRR!</p>
<p>Please see above.</p>
<p>There is no discussion of what population growth in each area the council is looking to accommodate in each of the next 5, 10, 20 30 40 & 50 years and then how the developments that the Council is proposing will allow the population growth to occur in a steady controlled way. This looks like a plan for "Build it and they will come" proposal which the developers will jump on.</p>
<p>No</p>
<p>St Huberts Road is a narrow street joining Neerim Road and Glen Huntley Roads. There is parking on both sides of the road daily and only one car at a time can drive up or down the street yet in Mimosa Road, which is wide motorist are not permitted to enter Mimosa. It begs the question, why is a wide streets access limited and a narrow, frustrating street open to all traffic. Does a current or previous councillor live in Mimosa?</p>
<p>Detail</p>
<p>4 storey 20ermissible on neerim rd up to and beyond mimosa rd, creates an environment where housing in mimosa rd that is restricted to 2 storey can have 4 storey either side. Where is the good design sense and character in that?</p>
<p>Commercial Zoning is the ELEPHANT IN THE ROOM and there should be a classification for apartment blocks that have a tiny commercial element and are allowed to be zoned as commercial. Commercial Zones should be for for Office and Retail not 117 apartments and one shop!!</p>
<p>Support more car spaces. Refer to Kingsway plan layout in Glen Waverley.</p>
<p>No I cannot think of anything that you have missed.</p>
<p>No I can't think of anything.</p>
<p>No I can't think of anything.</p>
<p>We feel uniformed of these proposed changes and only stumbled across these documents in the library recently. We feel it would have been more appropriate for the council to directly inform residents who are going to be personally effected by these changes.</p>
<p>There is already too much inferior quality sheeting or siding to buildings and walls. This is cracking and is unsightly.</p>
<p>Trees and plants in all roundabouts. The roundabouts on Brady Road and Brosnan Road is hideous. Bayside or Stonnington Council would never build such a large cement circle devoid of vegetation.</p>

Just access to the foyer but also to the residential unit

OTHER COMMENTS ABOUT THE QUALITY DESIGN PRINCIPLES
Quality design principles should be compulsive.
The review is way overdue and I think the rezoning and development guidelines need to be adopted before any more damage is done by greedy developers ruining residential streets and areas with inappropriate dense developments.
The principals are much better than what is currently being implemented especially in residential streets. Please refer to my earlier comments and submissions
Bentleigh should have an option to have a same pattern houses and building for a given road/street, so that identical houses/ apartment/townhouses will be identity of new development over a period of time.
All we want is designs that adhere to the village feel of Ormond and Bentleigh. Products that are in keeping with the usual height restrictions. Why would anyone want to live in a 11-13 story sky tower as proposed in Ormond built on a flimsy platform? With no proposed car parks?. In a 21aximize with heritage overlay? In An area with old infrastructure (clay pipes). We, who pay \$2000+ rates/ year deserve quality design!!! Has no one learned a lesson from what is happening in the CBD and docklands with its many vacant poorly designed shoe boxes?
It is aspirational at best – pretty photos of what to hope for but nothing to actually improve oversight and enforce quality development in size and scope.
Please do not bow to greedy developers. Do not allow buildings above 4 storeys and do not increase the zone for new developments over time.
Ideally should be more open spaces but not at the cost of parking in key areas.
Only that whatever is decided is strictly adhered to
Stop building cheap ugly buildings that will look dreadful in 10 years time.
Please listen to your rate paying residents and stop the over/inappropriate development. Also if you want residents to support local business, make the parking on Centre rd 2 hr! We can't support cafes and local butchers and green grocers when forced to leave after 1 hour!!
Stricter controls on footpath trading to make sure it has enough room for pedestrians to use it and that they keep the area clean
This draft is great. I would appreciate if you add my above comments.
N/A
I consider the building types to be poorly considered. Drawings are pretty but very naive. Developers will 21aximize their yield and in the end Centre Rd will be boundary to boundary three storey terrace houses with no separation between them. Shame, Council, shame. How can you be so naive.
Mandatory height specifications are essential. Mandatory percentage of structure on the land is essential. Only 2 standard blocks per garden sized developments.
Happy with the lifestyle percent to be near the train station zone.
Quality does not equate with quantity. This whole exercise seems skewed towards development, not liveability and amenity. What does this do about turning around the run-down quality of many buildings on the existing strip? The 19 th century streetscape should be an asset, with better quality footpaths and less clutter.
The council should work closely with traders organisations, in the strip shops to develop an overall character for each strip. People need to want to come to the area, not just because they live close by.
For the quality design principles to be 'quality' they must exceed current guidelines for space, overlooking, sunlight, greenery, traffic, noise and safety. Otherwise they will worsen rather than improve the neighbourhood.
Quality design principles are not building parkland to compensate for the hideous monstrosities council are proposing for the Car Yard Precinct. This is a token gesture at best.
The consultation is woefully inadequate. Why are we 5 stages 1 to an 8 stage process and you haven't advised

Just access to the foyer but also to the residential unit

residents impacted by the high rise rezone.
Much uglier than the existing properties not considered of historical value in Alexandra Avenue and Oak Avenue.
Any real concern about 5 or 7 star eco opportunity to prove real positive contributions, leading (& following) examples set?
Please see above.
They seem appropriate.
No
Good design rarely dates, therefore, can the council please insist on new buildings, apart from being safe, enrich the area with gardens and excellent design features?
Overall I think these are great principles and designs. My only concern are the developments of more than 5 storeys. These feel really large and 'developed' for a suburb like Carnegie. We're not Richmond or Prahran and I like that. In addition the amenities required to support the increase in population are not available. Already Carnegie is congested – the biggest issue is parking. If you've ever tried to get to the Woolworths or just pop to Koornang Rd to grab a quick bite to eat at 19:30 on a weeknight – forget it. Unless you walk. The level crossing removal will be great for peak hour traffic but it doesn't solve the parking issue. I would worry about even more people moving into the area if these simple issues couldn't be resolved.
Do not support tram line south of Dandenong Road ie specifically not in Koornang Road. Intense traffic congestion into Koornang Road at peak business hours. Same in Murrumbeena Road. To have a tram running across would be a nightmare.
Furthermore, the benefit of the skyrail would diminish as more traffic will use Murrumbeena Road if you have a tram line on Koornang Road.
Apartments buildings should be quality in there appearance , the façade of the building is extremely important to a quality location like Carnegie.
Yes to make the changes but without spoiling the area too much & trying to make it a comfortable & stainable area to live in.
Yes definitely not to high.
Yes definitely not to high.
Clearly define community benefit and provide transparency in determining community benefit, value derived and how much additional height is to be allowed. Provision of offices, student and short-stay accommodation are normal commercial development opportunities and should not be considered as community benefits. Affordable housing and other community benefits need to be clearly defined to ensure clarity for the community, developers, council and its officers, and other stakeholders. Robust methodology is required for transparency and clarity, and have been developed in other jurisdictions.
Building principles should include 900mm doorways in apartments to ensure living for disabled and elderly.

Just access to the foyer but also to the residential unit

FACEBOOK COMMENTS

This design principles are so important for this fast changing area. let's keep some of our style.
We have faith in our style over 100 yrs
To late i say. Whole streets demolished - what a joke
They don't listen to or care about rate paying residents ! Just do their own thing. Destruction of our once beautiful suburb😞
The horse has already bolted,Glen Eira council has made a dogs dinner out of the area and more to come.They are as greedy as the developers .

Just access to the foyer but also to the residential unit

EMAIL SUBMISSIONS

SUBMISSION ONE

Tess,

It's great to see that Council is putting in the effort to address the ongoing concerns of the community on this issue.

In particular, my concerns are around the transitioning of redevelopment areas (usually located in commercial shopping strips) adjacent to existing residential housing.

Over the past decade, there has been great examples where the transitioning has occurred respecting the existing community and meeting the needs of the new development. However, there has also been some 'not so great' examples where it is obvious those making the decisions (usually approved by VCAT) that are of a very poor standard. I am aware of one example where the existence of a tree in the nature strip was considered sufficient to reduce the view of the new development from adjoining residences.

I believe, most of the issues can be better managed if Council were to implement 'Planning Scheme Overlays' to provide greater clarity to residents and developers on height limitations, boundary offsets and building form.

In addition, while difficult to achieve in some cases, Council needs to be more focussed when reviewing applications for development on a longer term perspective. The outcomes of short term focus is setting a poor precedence for the longer term issue in the area.

Happy to further discuss if necessary,

Regards



Just access to the foyer but also to the residential unit

SUBMISSION TWO



Dear Sir / Madam,

1 September 2017

Mr. Aidan Mullen
City Futures Department
Glen Eira City Council

Via Email:
cityfutures@gleneira.vic.gov.au

Submission to Glen Eira Quality Design Principles

[REDACTED] is a multi-disciplinary expert town planning and traffic engineering firm.

We refer to the draft Quality Design Principles (July 2017) which has been released for comment.

We understand that once finalised, the Quality Design Principles will form the basis of Quality Design Guidelines. We also understand that the building types defined in the Quality Design Principles underpin the built form guidelines in the Carnegie, Elsternwick and Bentleigh Draft Concept Plans.

Broadly speaking, we are supportive of Council's initiative to provide better guidance regarding the expectations for development throughout the municipality and striving for improved quality of design. Having said this, we do have a number of concerns and queries with the document in its current form as detailed below.

Avoid a 'one size fits all' approach

We understand the Residential Principles are intended to apply to all residential land.

We strongly caution Council against a universal approach to implementing the principles (and subsequent guidelines), as it may stifle / impede design outcomes that may otherwise be innovative or appropriate to the context. It may also neglect key influences of a sites development potential, such as its strategic context, its location and / or specific characteristics.

Building Typologies

Whilst it is useful to understand the Council's preferred building typologies in different locations, we are concerned they are overly prescriptive and may stifle innovative design, especially if they are not applied in a flexible manner in the decision-making process.



13953P_L002

1

Just access to the foyer but also to the residential unit

The typology of housing, such as townhouses versus apartments, should not necessarily be dictated by planning policy as it may fail to give recognition to important market / commercial realities.

We believe, rather, that the guidelines should focus on neighbourhood character objectives and other typical planning considerations. Put simply, if a building is designed to respond to its context and meets the requirements of the planning scheme, it is not material whether that building is made up of one type of housing to another. Take for example, a well-designed apartment building does not necessarily result in further amenity impacts or inferior character outcomes than a townhouse development.

We are conscious that there are many examples of buildings of a variety of forms can rightfully be described as quality design and that this is largely as a result of their response to the specific context of the site. We therefore consider that the application of these guidelines with a blanket approach throughout the City of Glen Eira does not allow for consideration of the nuanced elements that give specific neighbourhoods their character.

Impact on potential population density

Whilst we understand that Council are seeking to influence the built form outcomes throughout the municipality, we wish to highlight that the preferred heights and building typologies will largely determine the population densities that can be achieved throughout the municipality.

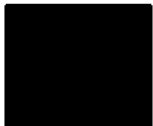
Given the state planning policy imperative to promote infill development within well-serviced areas (including Carnegie, Elsternwick, Bentleigh and other areas of Glen Eira)¹, we consider that any principles / guidelines which will have negative implications on housing growth and population density in these locations would be contrary to metropolitan policy and should be avoided.

From our review of the comparison mapping undertaken by Council showing the difference between existing and proposed building heights, we are concerned that Council are unnecessarily 'dialling down' the degree of change in some areas without strategic justification. We stress that land is a finite resource and opportunities for housing growth in good strategic locations should not be squandered unnecessarily. This would undermine key housing directives of SPPF and Plan Melbourne 2017-2050.

Imposing a 'community benefit' requirement

The principles outline Council's desire to ensure that new development is of benefit to the existing and future community. In certain locations, such as Strategic Sites and Urban Renewal Precincts, there is greater emphasis placed on 'community benefit' as a trade off for increased height.

¹ Most recently this is underscored by Plan Melbourne 2017-2050



At present, Clause 10 of the State Planning Policy Framework already requires the consideration of net community benefit as part of the assessment of a development application. It is a key tenet of all planning assessments.

Outside of the Melbourne CBD² we are not aware of any other Victorian municipalities which have a community benefit requirement to achieve a 'density bonus'. We therefore seek clarification as to the basis in which Glen Eira have taken this approach, and what strategic justification is given for such a requirement to be imposed.

Impact on Housing Diversity

The principles have the potential to stifle housing diversity by applying overly prescriptive design principles / guidelines.

The population demographics of Glen Eira are changing the demand for different types of housing to accommodate an ageing population, downsizers, empty-nesters and first home buyers. It is important that the planning system compliments, not competes, with the changing housing needs of the community.

Duplication of Existing Planning Provisions

The Glen Eira Planning Scheme already includes state wide provisions including a mandatory Garden Area Requires, and the Better Apartment Design Standards. The Principles should avoid replicating requirements which are already addressed elsewhere within the Planning Scheme. For example, communal space provisions and accessibility standards.

Should you have any queries, please contact the undersigned at

Yours sincerely,

² Where uplift requirements apply in Capital City Zone – per Amendment C270

Just access to the foyer but also to the residential unit

SUBMISSION THREE

From: [REDACTED]

Sent: Wednesday, 30 August 2017 1:08 PM

To: Glen Eira City Futures

Cc: Sophie Holdsworth; [REDACTED]

Subject: Quality Design Principles

Dear Sir/Madam,

Thank you for the opportunity to comment on the draft principles.

I wish to make a submission on behalf of the land owners of [REDACTED], Elsternwick. Please see attached document for your attention.



We wish to be kept abreast with Stage 2 of this project.

If you have any queries, please do not hesitate to contact me.

Kind regards

[REDACTED]

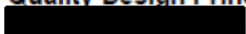
Just access to the foyer but also to the residential unit





29 August 2017

Ms. Sophie Holdsworth
City Futures Department
Glen Eira City Council
PO Box 42
CAULFIELD SOUTH VIC 3162

Dear Ms. Holdsworth,

Re: Quality Design Principles
 **Elsternwick**


 continues to act on behalf of the owner of the above property.

Our client has instructed us to prepare a submission in response to the draft Quality Design Principles which are currently open to community feedback.

Our client supports the principle of more specific and consistent built form guidelines across the municipality, to provide certainty and assistance in preparing for the efficient and effective redevelopment of land. Council is to be commended for progressing this important project.

We have reviewed the draft Quality Design Principles and observe that for the most part it is made up of general (high level) urban design principles. We understand that the draft Quality Design Principles forms the first stage in the preparation of more detailed strategies.

In progressing to the next stage of this project it is requested that design principles be developed around specific urban conditions, in particular interface issues. Of specific interest to our client is how to manage the relationship between new development in a neighbourhood centre and residential neighbours, as well as to heritage interfaces with consideration given to the benefit of a laneway separation.

We look forward to continuing to participate in this strategic project. If you require any additional information in relation to this submission, please do not hesitate to contact our office on .

Yours sincerely,



Just access to the foyer but also to the residential unit

SUBMISSION FOUR

After some thought, I would like to add to these comments.

Bentleigh as a community has a particular look and feel that is becoming more unique. People have chosen to move and to live here for a reason and that is because of this uniqueness this kind of community.

This uniqueness of community style should be valued and appreciated and encouraged.

New building styles and heights have their place in their own areas alongside other premises of similar design, just as more traditional styles that reflect the heritage of this area should.

I have no problem with the amazing and creative new designs available today and they look even better when all together in one place.
Just as I value the streets of Bentleigh and many other parts of GlenEira.

Can we please have more thought placed into preserving the over-all look of our much loved community.

Thank you.

[REDACTED]

Just access to the foyer but also to the residential unit

SUBMISSION FIVE

From: [REDACTED]
Sent: Sunday, 13 August 2017 3:45 PM
To: Glen Eira City Council
Subject: attn: submission - Futures Department

My name is [REDACTED], I have lived in the City of Glen Eira for over 40 years - I love my city and like most things that we love, we question change and if need be seek trade-offs that benefit our community.

With a health professional background, I am acutely aware of the various policy changes afoot; impact of population density on management of resources etc.

The demographics in Glen Eira with a high% of seniors (young olds and old olds), as we know the Australian government recognises that older Australians are enabled to live active and healthy lives (independence, wellness, better choices and access).

Whilst the focus of work advertised in GE News, Planning for the Future, was built environment intersecting with transport -PI consider the other program areas, such as community services (aged, children etc)

I support the broad GE strategy for of Quality Design Principles, Concept plans, Heritage Policy, integrated approach to transport and parking

How is this experienced as a resident? Is there a feedback loop? Is this a re-active /feel good measure with residents doing the chasing up and putting up with angst - certainly does not contribute to wellness)

Parking is an issue in many busy streets/roads; compound this with one or two building developments ! Also, the perennial of garages that are used for storage/rumpus rooms with cars parked on street. The situation that gets up my nose is parking at tram-stops - no standing sign in full view - and transport user expected to be seen by tram driver and/or stepping out in the road so as to be seen/ etc.

In addressing the issues of walkability and transport, one might ask to where? why? surely, it is about using existing GE 'spaces' e.g. senior citizens more effectively? can a U3A be replicated in Ormond? If individuals could walk a block or two to a fitness class, cooking or laughing club.

A few years ago State government had a policy public funded spaces were shared spaces e.g. schools is this still viable - would be beneficial at various levels.

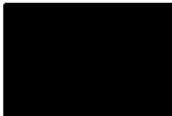
I do hope that this is of some value.

Regards, [REDACTED]

As a public transport user I note the frequent use of trams in particular - it is wonderful and quite inspiring.

Just access to the foyer but also to the residential unit

SUBMISSION SIX



3 August, 2017

To City of Glen Eira

Quality Design Principles – Consultation

I refer to the lift out in current issue of Council news, inviting comment about above.

Under the heading “Trees” – it is stated that council have heard it is important to “maintain and enhance the garden corridors of our residential streets, including protecting large canopy trees”.

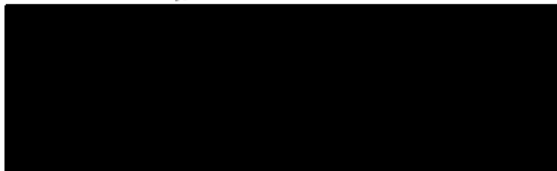
It is also important to maintain trees that have been growing on properties for many years, but which are demolished when developers demolish the building on site. I see this every week in my area (Dega Avenue, Bentleigh East). A quarter acre of dirt remains after the demolition. Plantings for the new property do not include trees that will encourage bird and insect life.

As part of approval/disapproval for developers/builders permits should include provision for retaining mature trees on site.

Earlier this year I attended an evening presentation about bee-keeping arranged by Council. Council also promote to residents the need to garden sustainably, as in the current issue (Malcolm and Elinor’s garden). On the same page we are urged to insulate our homes. Council also promotes the gardens, parks and open spaces for recreation and wellbeing.

There is clearly a significant mis-match between these initiatives and opportunities, and those outlined in my paragraph above, i.e. Council doing nothing to stop demolition of trees from properties to be developed.

Yours sincerely,



Just access to the foyer but also to the residential unit

SUBMISSION SEVEN

From: [REDACTED]
Sent: Tuesday, 12 September 2017 4:06 PM
To: Glen Eira City Futures; Sophie Holdsworth
Cc: [REDACTED]
Subject: [REDACTED] Ormond - QDP Submission

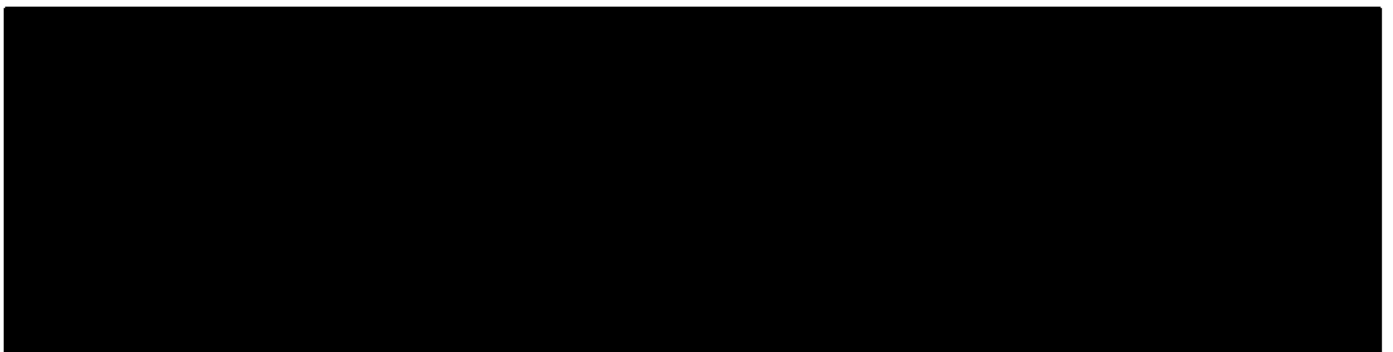
Hi Sophie,

Please find attached a submission in relation to the Quality Design Principles / Activity Centres Framework, particularly as they relate to [REDACTED]
[REDACTED]

We look forward to working with Council in the future regarding any future strategic work affecting the Site and the Quality Design Guidelines.

Should you have any queries, please do not hesitate to contact me.

Kind regards



Just access to the foyer but also to the residential unit

12 September 2017

Sophie Holdsworth
Coordinator Strategic Planning
Glen Eira City Council
PO Box 42
CAULFIELD SOUTH VIC 3162

via: sholdsworth@gleneira.vic.gov.au
cityfutures@gleneira.vic.gov.au

Dear Sophie

Submission to the Quality Design Principles and Activity Centre, Housing and Local Economy Strategy

We wish to thank Council in seeking feedback on the *Quality Design Principles* (QDP) and the *Activity Centre Housing and Local Economy Strategy* that were recently released for consultation.

We act on behalf of Momentum Developments, who are a leading privately owned property development and investment group in the South East of Melbourne, including within Glen Eira City Council. In particular, [REDACTED] Ormond (The Site).

We would like to commend Council's fresh approach to strategic planning throughout the municipality through the "Transforming our neighbourhoods together" campaign. In particular, we commend Council's strategic approach to creating a network of accessible and unique activity centres. Specifically, we draw attention to Council's treatment of building heights across the activity centres of the municipality.

This submission provides a review of the current planning context of the Site within the Ormond neighbourhood activity centre, the proposed treatment of neighbourhood activity centres contained within the July 2017 *Quality Design Principles* document, and we provide a discussion on the proposed amendment.

1.0 Ormond Neighbourhood Activity Centre – Policy Context

Clause 21.06 (Business) and Clause 22.07 (Housing Diversity Area Policy) identify the Site being located within the Ormond Neighbourhood Activity Centre.

Currently, the commercial precinct of the Ormond Neighbourhood Activity Centre extends along North Road approximately 400 metres to the east and west of Ormond Station, between Wheatley Road (west) and Jasper Road (east). [REDACTED] located at the western periphery of this commercial precinct and represents a gateway / landmark Site.

The activity centre includes land within the Commercial 1 Zone, the Mixed Use Zone and the General Residential Zone.

The land at [REDACTED] is located within commercially zoned land, which is assessed against the policy at Clause 22.07-3.1, which seeks the following in relation building height:

- Ensure that the density, mass and scale of development is appropriate to the scale, character and physical size of the neighbourhood centre.

Project: 0317-0371

Just access to the foyer but also to the residential unit

- 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 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.

The provisions of Clause 22.07-3.1 are performance based as opposed to prescriptive controls and permit the developer the ability to provide for innovative solutions to naturally complex building and siting issues.

Under the current controls, no maximum height is outlined as the impact of the building is assessed against performance based controls and the surrounding development context. Performance based controls place the onus of proving that a specific development provides for no material detriment to surrounding interfaces of the land and its context. This combined with the strong foundation of strategic direction in the SPPF and LPPF, and zoning of the land provide general guidance as to the typology of building to be achieved at certain locations.

In the case of [REDACTED] the current planning policing affecting the land provide guidance for a robust, mixed use building form that combines commercial space on the ground-floor and residential apartments on the above floors. The Site is notably one of the larger land parcels within the Ormond NAC. As such, it is reasonable to expect the Site to be developed with a more intensive use and building height than the existing conditions provided such a development demonstrates appropriate consistency with the relevant provisions of the Planning Scheme.

Importantly, we note that a number of 5-6 storeys buildings exist or have been recently approved along North Road within the Ormond NAC.

2.0 Activity Centre, Housing and Local Economy Strategy

The Activity Centre Framework contained within the Activity Centre, Housing and Local Economy Strategy (July 2016) does not seek to change the activity centre status of the Ormond Neighbourhood Activity Centre. The framework identifies the following opportunities for Neighbourhood Activity Centres (NAC):

- Medium focus for employment growth
- Moderate focus for housing growth opportunities
- Major focus on new family households.

Project: 0317-0371

Just access to the foyer but also to the residential unit



Figure 1 – Extract from Activity Centres Framework (Page 10 and 11)

3.0 The Quality Design Principles

Principle Seven – Community Benefit

We welcome the proposed design principles for commercial buildings. However, these principles if appropriately achieved in development should not restrict the height of the resultant building and should be used as a basis for developing performance based guidelines.

The seventh principle relating to the notion of 'community benefit' is subjective and does not provide quantifiable guidance to assess a 'community benefit'.

We note that all building types outlined in the QDP outline a preferred height limit within each building types key attributes. It is suggested by Principle 7 that greater heights may be achieved than what the key attributes provide for on the basis that they provide 'demonstrable community benefit'.

We strongly suggest the future Quality Design Guidelines include quantifiable criteria as to what defines 'community benefit'. Such criteria would minimise uncertainty surrounding this principle.

Preferred Commercial Building Typologies

The preferred building typologies provides for a marginal difference between each of the four building types. Of the differences, the most significant element is the height of the buildings and setbacks for upper-storeys.

Project: 0317-0371

Just access to the foyer but also to the residential unit



In practical terms, the ability for a development to deliver greater height and recessive setbacks to upper floors along with other key attributes such as delivering community benefit, diversity in commercial space, and basement car parking, will be dependent on the size of the respective lot and its surrounding context.

A "shop-top" (type two) building typology is preferred for the Site and surrounding commercial zoned land, based on the Site being located in a NAC, along a major arterial road and having great access to public transport (Ormond Station). We note that the "Strategic Site (mixed use)" typology could also apply to the Site. However, it is understood that a "community benefit" would need to be incorporated as no locations for strategic sites have been identified in the Ormond NAC.

We note that the preferred building typologies are not responsive to the actual context of each neighbourhood centre, nor do they permit site and context-responsive design. The preferred building typologies will introduce conflict with the design principles of the QDP which offer a greater degree of flexibility for great design, and provides a more performance based framework to assess design.

We believe that performance based guidelines should be able to be considered in regard to future building height as part of the "Quality Design Guidelines" (Round 2). These guidelines could ensure that the development potential of land suitable for shop-top housing (or other building typologies for that matter) is not unreasonably restricted. Importantly, building height should remain a discretionary, rather than a mandatory, control to allow for such possibilities.

Standardising building height in locations that are intended to accommodate the significant majority of the Council's population and employee growth would appear to create a missed infill and redevelopment opportunity. A visual massing analysis at a precinct/centre wide scale should be considered to better understand the capacity of building height, while also applying the quality design principles for commercial buildings.

We note that building heights do not differentiate between the variation in public transport access throughout activity centres (eg. arterial road bus network, tram routes or train stations). We expect that a greater density of dwellings would be able to be located in close proximity to train stations that provide "mass-transit", subject to performance based criteria.

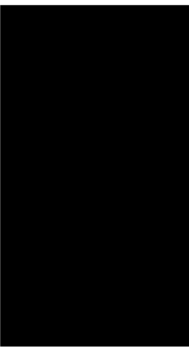
Capacity of the Site and surrounds

Lastly, we believe the Site displays excellent attributes to accommodate a robust mixed use, mid-rise building, based on the following:

- A number of 5-6 storey permits have issued in the NAC (some of which are constructed / under construction), including:
 - 548-552 North Road
 - 600-604 North Road
 - 437 North Road
 - 439 North Road
- Development >5-6 storeys envisaged adjacent Ormond Train Station, which is currently subject to a Planning Scheme Amendment
- A site area of approximately 1600 squares
- A frontage of approximately 39 metres to North Road

Project: 0317-0371


Just access to the foyer but also to the residential unit

- 
- The site's corner and gateway status of the Site within the Ormond NAC, which should be celebrated
 - A laneway adjoining the rear of the Site, with an approximate width of 3.6 metres.

In addition, we note that North Road has an expansive six lane carriageway and a road reserve width of approximately 35 metres. Higher buildings should be encouraged along such an expansive road corridor.

4.0 Closing statement

We trust that the above comments offer a constructive analysis of the proposed QDP documents. We understand that Council is still diligently working on the QDP and we look forward to seeing the results of your work in the second round of consultation for the Quality Design Guidelines.

Should you wish to discuss any part of this submission, please don't hesitate in contacting me or 

Yours Sincerely





SUBJECT PRECINCT :: 8,400 sqm :: 160m frontage



INTERFACE AREA

Just access to the foyer but also to the residential unit

SUBMISSION EIGHT

From: [REDACTED]
Sent: Friday, 1 September 2017 3:40 PM
To: Glen Eira City Council
Subject: Glen Eira City Council Quality Design Principles - submission

ATTN: Manager City Futures Department

Please find attached a submission prepared on behalf of our client to the Glen Eira City Council Quality Design Principles July 2017 for consultation.

Kind regards,

[REDACTED]

[REDACTED]

Just access to the foyer but also to the residential unit



01 September 2017

Mr Aidan Mullen
Manager City Futures
Glen Eira City Council
Corner Glen Eira and Hawthorn Roads
CAULFIELD VIC 3162

Dear Aidan,

GLEN EIRA CITY COUNCIL QUALITY DESIGN PRINCIPLES - JULY 2017 FOR CONSULTATION SUBMISSION

1. INTRODUCTION

Urbis continue to act on behalf of [REDACTED] (referred to as the [REDACTED] site from this point forward), Elsternwick and have been instructed to lodge a submission to the draft *Glen Eira City Council Quality Design Principles: July 2017 for consultation*.

Our client commends council on undertaking the task of preparing quality design principles and supports the [REDACTED] site being a strategic site (mixed use).

This submission discusses the various elements of the draft quality design principles and includes recommendations as appropriate.

2. SUBMISSION

The draft *Glen Eira City Council Quality Design Principles: July 2017 for consultation* contains information around:

- Residential principles and building types
- Commercial principles and building types
- Preferred building types

The design principles should be aspiring to enable significant intensification of housing and jobs where appropriate, being the strategic sites and urban renewal development areas.

The Selwyn Street site has been identified as a strategic site in documents under the draft Elsternwick Structure Plan. The draft preferred building types proposed do not adequately address the anticipated growth of the area, with the proposed building heights further limiting the growth than currently allowed.

MA10793 - lett006 - Design Guidelines Submission

Just access to the foyer but also to the residential unit



The proposed building heights of 6 storeys for strategic sites and urban renewal development sites are very low when considering their locations and role as well as the role activity centres play. The additional height afforded if community benefit is delivered should be above what is the reasonable development potential of a site as an offset for the cost of providing community benefit. There is no apparent relationship between the expectations for community benefit and the additional height.

Developments are assessed on their individual merits. The proposed building types apply a blanket cover and do not take into consideration individual site considerations. Individual site characteristics are imperative to the design of a proposal. The design of a proposal should not be hindered by a blanket cover when a superior (built form or otherwise) outcome could be achieved.

With regard to the Elsternwick Structure Plan area the existing development in the area and permit approvals allow for building heights up to 12 storeys. This is appropriate for the area, especially the strategic sites and those sites more central to Glen Huntly Road and in close proximity to the train station. 12 storeys (exclusive of community benefit) should be the baseline for building height on strategic sites and along Glen Huntly Road. A base height of 12 storeys is a reasonable compromise given the unlimited height currently allowed under the Commercial 1 Zone and the Mixed Use Zone.

The preferred building types should be reviewed taking into consideration the anticipated growth for the municipality, the height currently allowed under the planning controls and the opportunities presented by strategic sites and urban renewal areas.

3. RECOMMENDATIONS

The following recommendations are made with respect to the *Glen Eira City Council Quality Design Principles: July 2017 for consultation*:

- Further advice be sought from an independent firm regarding the preferred building types and their appropriateness to meet anticipated future growth demands.
- Council revise the building height of building types 'strategic site (mixed use)' and 'urban renewal development' to have a height of 12 storeys plus additional height commensurate to the community benefit contributions.

4. CONCLUSION

Our client commends council on taking the initiative to prepare the draft *Glen Eira City Council Quality Design Principles: July 2017 for consultation*.

With respect to the preferred building types put forward it is considered that the proposed building heights are not aspirational in encouraging and accommodating the future population growth that the various activity centres and other areas will need to support.

Should you have any queries or wish to discuss any of the above please don't hesitate to contact the undersigned on [REDACTED]

Yours sincerely,



Just access to the foyer but also to the residential unit

SUBMISSION NINE

Stage 4 – Quality Design Principles

There has been a real effort to look at good design, for which congratulations are needed. May I say that this will need to be backed up with controls which take account of factors such as architectural character, orientation, setbacks, overshadowing and overlooking.

There are really good points made about roof types and overlooking.

As to the residential proposals, I think that two storeys is really the limit that should be permitted other than in those areas where there is going to be widespread new development and the geography suits a higher development. An example is that area west of the railway line where the housing stock is not of the highest standard and where the gradient of the land falls away and a higher development can be justified because it will not dominate the horizon. In such cases, the developer must be forced to provide the appropriate parking and not be permitted to make an in lieu contribution.

As to the commercial building types, I would say that once the heritage elements are damaged, it is impossible to recreate it, so great care needs to be taken when approving developments near these areas of Elsternwick. For this reason, I think that the proposal that would allow shop top developments to be up to four storeys in height is too great. They will dominate the heritage shopping centres. Some of these are extremely attractive. Look for example at 357-371 Glenhuntly Road where one finds an intact group of lovely looking facades at the first floor level. What they are though is shabby looking. Imagine how great they would be with some maintenance and a lick of paint!

Another problem is that the developers will seek to make a payment in lieu of providing carparking. This causes problems for residents and shoppers. In shoptop accommodation near us, the tenants have been given resident parking permits for their **four** commercial vans and trucks, which irritate long term residents and damage the appearance of the street. A local fruiterer regularly parks his truck in Staniland Grove, taking up two car spaces.

Just access to the foyer but also to the residential unit

COMMUNITY FORUMS

BENTLEIGH

BUILDING TYPES AND QUALITY DESIGN PRINCIPLES	
Design guidelines	<ul style="list-style-type: none"> • Overlooking/overshadowing <ul style="list-style-type: none"> ○ Solar panels ○ Impact on pool ○ Private open space • Appropriate setbacks • How do we better enforce desired building types? <ul style="list-style-type: none"> ○ Terrace townhouse needs 3+ blocks sold at once ○ Enforce adherence to Clause 55 guidelines? • Please no permanent barriers/structures associated with outside • Bad quality materials • Design doesn't match the character of streets – eg. circular windows • Vegetation/canopy trees soften development <ul style="list-style-type: none"> ○ Frontage vegetation is important • Public open space in front (to boundary) reduced options for vegetation and high fences • Design guidelines → consultation questions need to be more relevant to the topic/strategy • Appearance of balconies and what is stored on them <ul style="list-style-type: none"> ○ Frosted glass to screen people's 'stuff' (eg. facing the street) • Outlook to sky is important • More frosting is needed on main roads • Appropriate unit development, no dog boxes • Shop verandas on new developments are important □ truck collisions • Limit car stackers
Developer contributions/community benefit	<ul style="list-style-type: none"> • Developer contribution to infrastructure – right contribution delivered in the right places • Why can developers build from boundary to boundary and not contribute to green space and residential developments can't? • Concern about community benefit • Conversation around community benefit → to negotiate around heights, overshadowing of this • Council land sold to developers should include a % of social/affordable housing
Building types	<ul style="list-style-type: none"> • No affordable housing on Council land • Better design for high rise living • Size <ul style="list-style-type: none"> ○ Minimum size of apartments – 2 bedrooms ○ 3 and 4 bedroom apartments • Consolidated lots increase density too much • Should only be side by sides in 'terrace areas' • Consolidation of sites will increase density – is this the right approach? • How to deliver affordable housing • Diversity of housing • No more apartments • Limit the number of side by side and terrace townhouses in any one street • Building type's vs population density?

Just access to the foyer but also to the residential unit

Enforcement	<ul style="list-style-type: none"> • Enforcement – how can Council dictate/enforce building types? • Terrace town house type – how will this be implemented • Garden requirements - how can that be enforced in garden apartments?
Other comments	<ul style="list-style-type: none"> • Wind tunnel testing • Cost of buildings • Are we prepared to put in free housing?

Just access to the foyer but also to the residential unit

CARNEGIE

BUILDING TYPES AND QUALITY DESIGN PRINCIPLES	
Design principles	<ul style="list-style-type: none"> • Quality of building materials in apartment developments needs improvement • Size of apartments is too small – need to encourage healthy mix of demographics • Encourage long term residents • Try to make larger/taller buildings appear lower in scale
Developer contributions/community benefit	<ul style="list-style-type: none"> • Developer contributions should back into the area its paid • What does the community get from apartment developments that have already been approved/built and have caused a loss of community with increased population, traffic, loss of privacy, green space and no commitment to environmental principals, eg. solar, water, permeability • Could we require solar farms/green walls in larger developments? • Quantify community benefits and provide greater detail of what these could be to residents • Community benefit should apply to all developments • Should provide something that can't be paid for – get them to increase public amenity <ul style="list-style-type: none"> ○ Benefit should not be contained within the building envelope ○ Stagger the benefit, the greater the benefit, the higher the developer can go
Building types	<ul style="list-style-type: none"> • Need to be better explained – how do they apply to Carnegie vs Glen Eira • Provision of housing for aged people – where will they go? • Area between Toolambool Road and Mimosa R should be terrace townhouse, along Neerim road also to preserve character of corner church and gallery • Maintain shop facades – do not demolish • Garden apartment needs to provide more than 1 tree <ul style="list-style-type: none"> ○ Why are garden apartments proposed on Neerim road intersection backing onto housing when they are shallow blocks (36m)? • Would like to see something drawn to scale- garden apartment doesn't look like its 4 storeys <ul style="list-style-type: none"> ○ Would like to see what building types look like all in a row
Enforcement	<ul style="list-style-type: none"> • Need to enforce quality design <ul style="list-style-type: none"> ○ Garbage collection, smells, parking • Can we mandate green walls/roofs/garden space? <ul style="list-style-type: none"> ○ Does garden area include decking?

Just access to the foyer but also to the residential unit

ELSTERNWICK

QUALITY DESIGN PRINCIPLES	
Diverse/ affordable housing	<ul style="list-style-type: none"> • Enough houses for ageing and students • Need diverse options so that there is a diverse range of people catered for • Affordable housing – Nepean Hwy • What is affordable housing? • Aged care – no justification (spin and bull) • Diversity – we have our own style now – seems people choose to live here if they can afford it – it's a sacrifice • Affordable housing – Government subsidised? • Diversity of housing desirable • Would like to see affordable housing • Enough houses for ageing and students • Need diverse options so that there is a diverse range of people catered for • More detail needed for what employment and diverse housing would entail i.e. Would Council still own the land?
Quality design	<ul style="list-style-type: none"> • Design should not detract from local area • Want to retain suburban feel • Developers are building residences not homes • Prefer single driveway access providing better street rhythm
Building types	<ul style="list-style-type: none"> • Garden apartment type within the backstreets side by side that are not heritage or NCO <ul style="list-style-type: none"> ◦ To take the pressure off strategic area near Nepean Hwy • Heritage/character shop top building types is considered satisfactory. So is shop top building types. • Concern about garden apartments – lack of green space/gardens • Other Council's do not want split properties right down the centre, side by side town houses • Interested in 3 BR downsizer accommodation • Lower scale/single storey units with ground floor backyards
Heritage	<ul style="list-style-type: none"> • Heritage area proposed is missing significant heritage housing on streets such as Allison and Seymour Rd. Fix it • Protect all heritage buildings (even if they are not in an overlay) <ul style="list-style-type: none"> ◦ Even between railway line and Nepean • This was the first area settled in Elsternwick • Review the urban renewal area for heritage overlay • Heritage <ul style="list-style-type: none"> ◦ Additional areas? ◦ Incorporate into typology • Renewal – heritage interfacing, rezoning outside? • Look at urban renewal area in terms of heritage (site specific) • Appropriate transitions and set back where next to heritage houses. • Alison + Seymour – heritage • Additional and alterations to heritage guidelines – doesn't seem to require extension to respect the original house • Addition to heritage should be architecturally sympathetic and should blend into the street and original house. Should not be easy to tell between the extension and the original house.

Just access to the foyer but also to the residential unit

	<ul style="list-style-type: none"> • Second storey extensions may be visible from the street (on small/narrow block) IF it blends in with the original house • Good base idea however the night has been full of question dodging, overlooking of the truth and hypocrisy. You claim to accept and reject applications based on the heritage of the area. The fact that you can't walk down an Elsternwick street without seeing a great 1920's house being ripped down to make way for ugly high rise apartments proves this to be false. • Preserve the heritage overlay (St Georges Rd #1) • St Clements Church, 10th Jewish Scout Hall (community value)
--	--

Just access to the foyer but also to the residential unit