

GLEN EIRA CITY COUNCIL

CARNEGIE

DRAFT STRUCTURE PLAN

- CONSULTATION OVERVIEW



TABLE OF CONTENTS

INTRODUCTION.....	3
STAGE ONE	4
STAGE TWO.....	4
STAGE THREE.....	6
STAGE FOUR	9
STAGE FIVE	11
STAGE SIX.....	13

INTRODUCTION

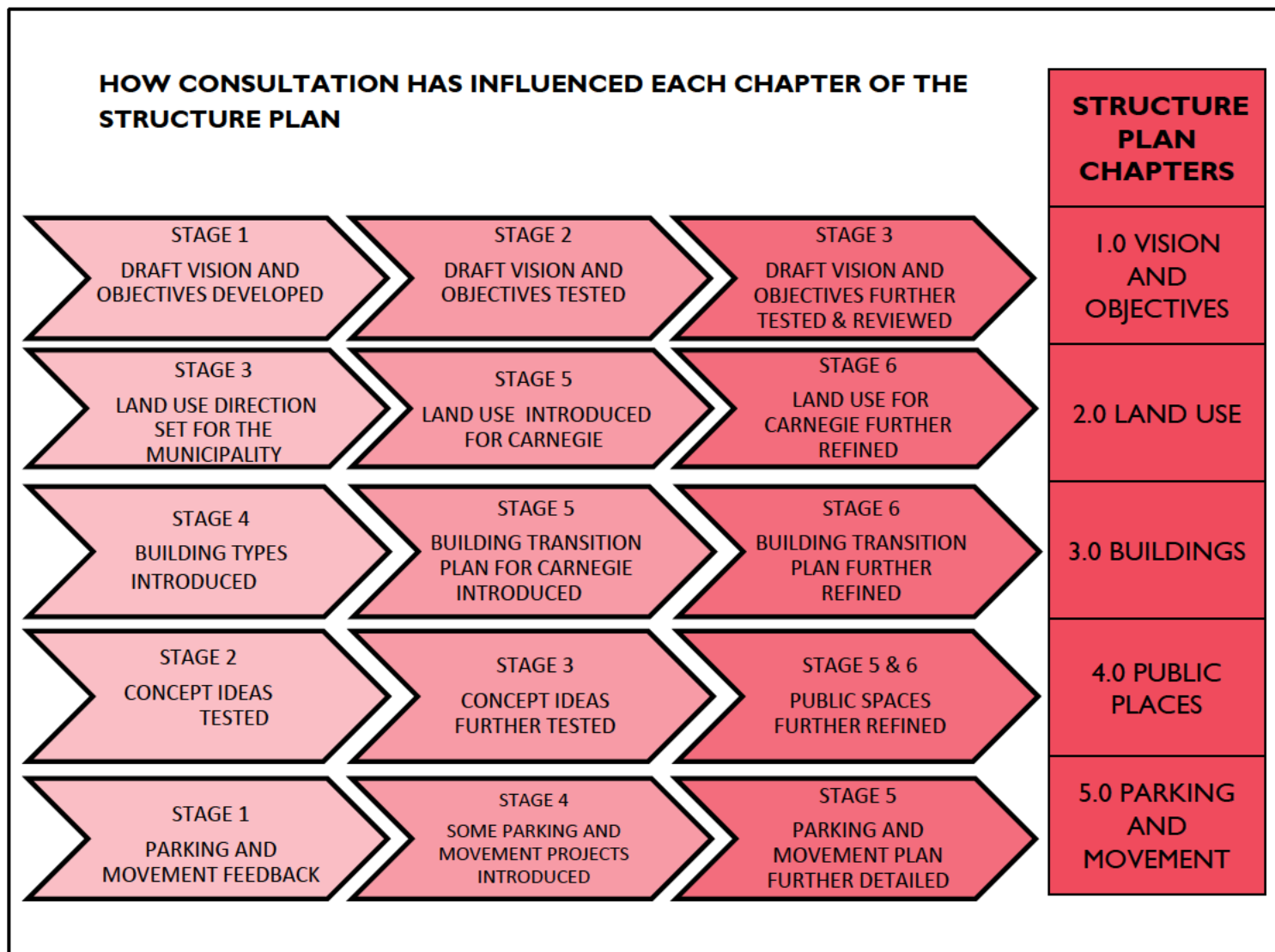


It is evident that Glen Eira is undergoing an exciting time of transition and now is a golden opportunity to set a new direction for our municipality. This period of change is driven by multiple external factors including the Melbourne-wide housing boom, multiple level crossing removals and a transition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

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

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

Through six stages of community engagement, a range of engagement methods have been used including surveys, community forums and drop-in sessions. A total of 782 surveys, forum or Facebook posts, email, mail or telephone submissions were received for Carnegie, 225 people participated in community forums and drop-in sessions.



STAGE ONE

TELL US WHAT YOU LOVE ABOUT YOUR SHOPPING STRIP

28 NOVEMBER 2016 TO 19 FEBRUARY 2017

METHODOLOGY

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

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

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

KEY THEMES

IN THE FUTURE The survey identified that into the future, people would like to maintain the current village feel and community connections. Residents are excited about the predicted easing of congestion with the removal of the level crossing, however are concerned about the impact of an elevated rail and the growing density of the surrounding area.

OPEN SPACE AND AMENITY The desire for more greenery and amenity, including seating, shade and bicycle facilities were consistently raised across the strip. In particular, the public space outside the local library with opportunity for more amenities such as seating, greenery, shading and play areas.

COMMUNITY SERVICES Participants were concerned that with the increase of new development, community connection needed to be fostered with new and existing residents. Thirty three percent mentioned the need for a vibrant community hub.

PRIVATE DEVELOPMENT There was a strong opposition from participants to new development with concern expressed over the potential impact on parking, building heights and a perceived lack of respect to design and materials of local character.

SHOPS AND RETAIL The majority of community feedback received related to the mix of businesses and diversity in restaurants and cafes with 50% wanting to see more support for local businesses and 22% wanting to see a greater diversity in types of cafes and restaurants.

MOVEMENT The majority of survey participants get to Carnegie get by walking (47%). The Level Crossing Removal was frequently mentioned as a positive improvement to reduce traffic congestion. Participants were concerned about the impact of new residential developments on parking.

CONSULTATION SNAPSHOT

Surveys: 367

Facebook comments: 15

OUTCOMES OF STAGE ONE COMMUNITY CONSULTATION

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

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

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

DRAFT VISION

Carnegie will be a vibrant, safe and attractive centre that is welcoming to all and supports the growing population.

DRAFT OBJECTIVES

- Increase car parking.
- Promote cycling, walking and public transport access.
- Maintain current village feel.
- Increase night-time activation.
- Increase greenery and amenity (seating, shade, bicycle facilities).
- Improve maintenance and cleaning of streets.
- Promote diversity of shops and restaurants.
- Create a community hub.

DRAFT CONCEPT IDEAS

1. Create a new green space and additional car parking

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

2. Transition Carnegie to a pedestrian friendly centre

Create a pedestrian-friendly street and laneway network.

3. Improve public transport connections

Advocate for improvements to the current tram network within the Carnegie centre.

WHAT HAPPENED NEXT

The draft vision and objectives were incorporated into the *Activity Centre, Housing and Local Economy Strategy*. There was further opportunity for community feedback during stage three.

The draft concept ideas were further refined and re-visited during stage five as part of the draft *Concept Plans*.

STAGE TWO

TRANSFORMING OUR NEIGHBOURHOODS TOGETHER

10 MARCH TO 9 APRIL 2017

CONSULTATION SNAPSHOT

Surveys: 122

Drop-in sessions: 52

Email/mail submissions: 1

Facebook comments: 15

METHODOLOGY

Stage two of consultation — *Transforming our neighbourhoods together* — sought to test with the community a draft vision, objectives and four concept ideas which were developed based on the feedback received in the first stage of consultation. Details of how to provide feedback were mailed to Carnegie residents and emailed to those who completed the stage one survey as well as being promoted in various Council publications.

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

KEY THEMES

VISION Participants indicated a high level of support (90%) for the draft vision however comments in this section generally referred to the concept ideas rather than wording of the vision. There were some suggestions around ensuring accessibility, greenery and ensuring the community is the focus.

OBJECTIVES The top three most important objectives selected by respondents were maintain village feel, increase greenery and amenity, seating, shade and bicycle amenities and promote diversity of shops and restaurants.

CONCEPT ONE 'CREATE A NEW GREEN SPACE WITH ADDITIONAL CAR PARKING' 88.8% SUPPORT Most participants agreed that parking was an issue that would only get worse. The highest level of support was for the eastern car park, although most people supported the concept in general so would support either option. Reasons for supporting the eastern car park included its bigger size, its close proximity to the library and other community facilities and it was seen as being easier to conceal. Others thought the western car park area needed upgrading anyway and would have less of an effect on the village feel and current amenities.

CONCEPT TWO 'TRANSITION CARNEGIE TO A PEDESTRIAN FRIENDLY CENTRE' 84.8% SUPPORT Increasing pedestrian safety and having more of a focus on pedestrians rather than cars was seen by the community as a benefit for the area and would make Morton Avenue accessible for all. Each option (one-way treatment, shared zone treatment or full closure) had mixed support. The main concern was the impact that changes to Morton Avenue would have on traffic. A shared zone was generally seen as an acceptable compromise, providing the greatest mix of amenity while still allowing essential access by car for those who need it. However, some were concerned that shared zones can be dangerous and would end up being car dominated anyway.

CONCEPT THREE 'IMPROVE PUBLIC TRANSPORT CONNECTIONS' 66.4% SUPPORT The concept of extending the tram line was well supported by participants. Many participants felt that it would help moderate traffic and encourage a greater use of public transport. However, some were concerned about the potential congestion on Koornang Road and the reduction in space for extended footpaths, parking and greenery in Koornang Road.

DEVELOPMENT Many respondents felt development should be controlled with calls for a cap in heights between 3 and 7 storeys. Medium/high density housing was seen to limit the village feel and reduce livability. Respondents felt that any future development should be good quality, fit in with the character of the area and benefit the community. Some felt that development should consider safety and only be approved with allowances for parking. There were also some suggestions to encourage commercial development along Dandenong Road and encourage residential development within the centre to stop it spreading out into residential areas.

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

OUTCOMES OF STAGE TWO COMMUNITY CONSULTATION

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

UPDATED VISION

No changes were made to the draft vision.

HOW PROJECTS WERE PROGRESSED

1. Create a new green space and additional car parking

The projects will be progressed with the creation of new green spaces either side of the library. To the south, the new park will be created between the library and redeveloped carpark. To the north, a larger open space could be created by relocating the existing childcare facility and associated parking to the rooftop of the multi-deck car park.

Council would continue to advocate for protection of the open space along Woorayl Street and the creation of Egan Street as a shared space to provide open space and pedestrian amenity for new urban renewal area to the north.

The concept of developing a multi-storey car park on the Shepparson Avenue Council-owned car park site, with a ground floor market (managed by Council), co-working office, and green rooftop with community facility was progressed.

Exploration of redeveloping the Kokaribb Road car park to the north of Woolworths was progressed as a concept. This included creating an underground car park with a green park space at ground level, to be undertaken in conjunction with any future Woolworths redevelopment that may occur.

2. Transition Carnegie to a pedestrian friendly centre

The draft *Concept Plan* (stage five) proposed extended footpaths on the southern side of Morton Avenue and creating a slow-moving shared space with one-way eastbound traffic only. Koornang Road would be upgraded with new large canopy street trees, pedestrian lighting, pedestrian crossings and replacing existing brick walls with attractive seating. Pedestrianising the centre would include upgrade of existing and creation of new pedestrian laneways connecting the library, new parking and market facility and train station with Koornang Road. Activating the rear laneway to allow commercial premises to face the new market would form part of this concept to be progressed.

3. Improve public transport connections

The concept of advocating for the tram extension from both directions and better bus connections with the Carnegie centre was progressed. A bicycle path along Shepparson Avenue, connecting Carnegie railway station to Neerim Road and under the elevated rail formed part of this concept.

WHAT HAPPENED NEXT?

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

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

STAGE THREE

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

24 MAY TO 13 JUNE

METHODOLOGY

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

CONSULTATION SNAPSHOT

Online feedback forms: 38

Email submissions: 26

Carnegie forum attendees: 35

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

KEY THEMES

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

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

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

CARNEGIE VISION Participants in the forum wanted the word vibrant removed as it doesn’t have a clear meaning. They thought the vision should be expanded to reflect the people and meeting community needs rather than just being functional and about the place.

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

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

OUTCOMES OF STAGE THREE COMMUNITY CONSULTATION

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

REVISED VISION

Carnegie will be a safe, connected and welcoming centre that embraces its authentic urban character and cultural identity. The centre will be a destination for night-life, shopping and employment, supporting a range of businesses and interconnected community spaces that meet the needs of the local community.

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

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

WHAT HAPPENED NEXT?

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

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

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

STAGE FOUR

QUALITY DESIGN PRINCIPLES

26 JULY 2017 TO 3 SEPTEMBER 2017

METHODOLOGY

Stage four: *Quality Design Principles* and stage five: draft *Concept Plans* consultation was undertaken simultaneously (see below for stage five).

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

CONSULTATION SNAPSHOT

Online forum participants: 82

Quality design principles document
downloads: 1,056

Facebook comment: 5

Email/mail/phone submissions: 9

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

KEY THEMES

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

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

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

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

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

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

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

OUTCOMES OF STAGE FOUR COMMUNITY CONSULTATION

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

WHAT HAPPENED NEXT?

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

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

STAGE FIVE CARNEGIE DRAFT CONCEPT PLAN

26 JULY 2017 TO 3 SEPTEMBER 2017

METHODOLOGY

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

CONSULTATION SNAPSHOT

Online surveys: 44

Forum comments: 4

Concept plan document downloads: 445

Facebook comments: 17

Email/mail/phone submissions: 56

Community forum attendees: 78

KEY THEMES

CONCEPT PLANS General support/agreement was provided that the concept plan is a step in the right direction and welcome forward planning. However many respondents felt that it should have been done earlier and doesn't do enough to address overdevelopment. Some residents remain dubious of Council's intent, level of influence with developers and power against VCAT. Some questions were raised at the community forum about the boundary/study area, particularly the expansion into the minimal change area.

URBAN RENEWAL Many felt that the urban renewal was in the right location. Concern was raised over the transition of building scale – particularly backing onto Chestnut Street. Some felt that 12 storeys is too high and will impact on neighbours, put strain on narrow streets and further worsen traffic and parking.

CHESTNUT STREET The majority of submissions received related to the proximity of urban renewal area to Chestnut Street. Mixed views were evident, with many residents of Chestnut and surrounding streets wanting to remove the heritage overlay and incorporate the western side of Chestnut Street into the urban renewal area, but some submissions requested to retain the Neighbourhood Character Overlay.

OVER-DEVELOPMENT AND LOSS OF CHARACTER Concerns were raised that overdevelopment is changing the character of Carnegie and that the suburb is losing its sense of community. There was also concern about loss of amenity with further apartments and high-rise. Some participants felt that there was too much high-rise and that this will push people out of the area. There was a belief expressed that Carnegie is already providing enough dwellings. Others felt that there was a good balance of density but need to ensure greater stock of three or more bedroom homes.

TRANSFORMATION PROJECTS Feedback showed there was a high level of general support for the transformation projects. Open space was seen as vital due to the increasing density of the suburb and should be further addressed in the plan. Mixed support was provided for increasing the tram line, with traffic congestion being the biggest concern. Activating the laneways was well received with safety the only concern identified. General support was shown for the market, however, there was some concern expressed about the impact on neighbouring residents. The feedback suggested that all projects should consider residents abutting the projects and ensure access is maintained.

PARKING AND MOVEMENT Through the feedback, car parking initiatives were seen as essential. There was a view that any multi-deck parking should be easily accessible, attractive and safe. There was also a view expressed that innovative ways should be sought to manage/review traffic and on-street parking, and restrictions should be better enforced.

IMPROVING WALKABILITY Respondents expressed support for making Shepparson Avenue more pedestrian friendly, as well as calling for Koornang Road to be more pedestrian friendly. There were also some calls for pedestrian accessways from Rosstown Road through to the linear park under the railway.

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

OUTCOMES OF STAGE FIVE COMMUNITY CONSULTATION

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

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

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

- Provide two options for Chestnut Street and the urban renewal area for further community feedback:
 - Option 1 – protect existing Neighbourhood Character Overlay area (Chestnut Street), located east of the urban renewal area.
 - Option 2 – remove Neighbourhood Character Overlay and extend urban renewal area to the east.
- Propose destination parking and provide a net increase of appropriately 100 spaces for the centre, focused at the Kokaribb Road site.
- Create pedestrian laneways and shared spaces, and improving walkability and crossings.
- Provide opportunity for townhouses to be developed.
- Protect low scale heritage character of Koornang Road with a maximum height of three to four storeys.
- Provide a community plaza with open space around the library forecourt.
- Remove advocacy for tram extension through the Koornang Road shopping strip.

WHAT HAPPENED NEXT?

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

STAGE SIX CARNEGIE DRAFT STRUCTURE PLAN/QUALITY DESIGN GUIDELINES

29 OCTOBER 2017 TO 11 DECEMBER 2017

METHODOLOGY

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

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

The *Plan* and *Guidelines* were also promoted by Facebook posts and ads, in the *Leader* newspapers, four page lift-out in Glen Eira News, message on hold, service centre television screen and tables in the libraries and service centre.

KEY THEMES

URBAN RENEWAL A higher level of community support was shown for option one (retaining the Neighbourhood Character Overlay in Chestnut Street), with influencing factors being the retention of remaining heritage, better built form transition and less impact on existing residents. Some support was also shown by participants for option two (removing the overlay) which reflected a view that the neighbourhood is already starting to transition to a new character. The benefit of the additional connection through to Arawatta Street and a better financial outcome for existing residents were key factors in this view.

HERITAGE Some respondents felt that the *Plan* did not reflect and protect existing heritage and character. It was suggested by participants that greater efforts are required to maintain heritage across the centre.

TRAFFIC AND PARKING Concern was raised by respondents about the existing level of traffic and parking issues in Carnegie, particularly in residential streets, and the further impact of increased development and closing off or limiting traffic to cars on the activity centre in the future.

SHOPPING STRIP There were calls from respondents for more diversity and controls around the types of shops in the shopping strip; and for improving the streetscape with trees, seating, outdoor dining and a general clean-up.

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

CONSULTATION SNAPSHOT

Email submissions: 66

Surveys: 59

Online forum comments: 9

Facebook comments: 5

Carnegie forum attendees: 51

Carnegie drop-in sessions: 60

Quality Design Guidelines
submissions: 46

NEXT STEPS

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

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

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

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

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

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