

CARNEGIE DRAFT CONCEPT PLANS

JULY 2017 FOR CONSULTATION



GLEN EIRA
CITY COUNCIL

Segafredo
ZANETTI



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.

OBJECTIVES

PLACE-MAKING

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

HOUSING

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

ECONOMY

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

TRANSPORT

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

TRANSFORMING OUR COMMUNITY FOR FUTURE GENERATIONS

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

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

P TRANSPORT AND PARKING

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



CREATE NEW GREEN SPACES



- > Immediately north and south of Carnegie Library and Community Centre.
- > Relocate Kokaribb Road car park underground and create new green space at ground level.
- > Ensure that the new linear park beneath the elevated rail serves the needs of the community.



MARKET HUB AND CAR PARKING

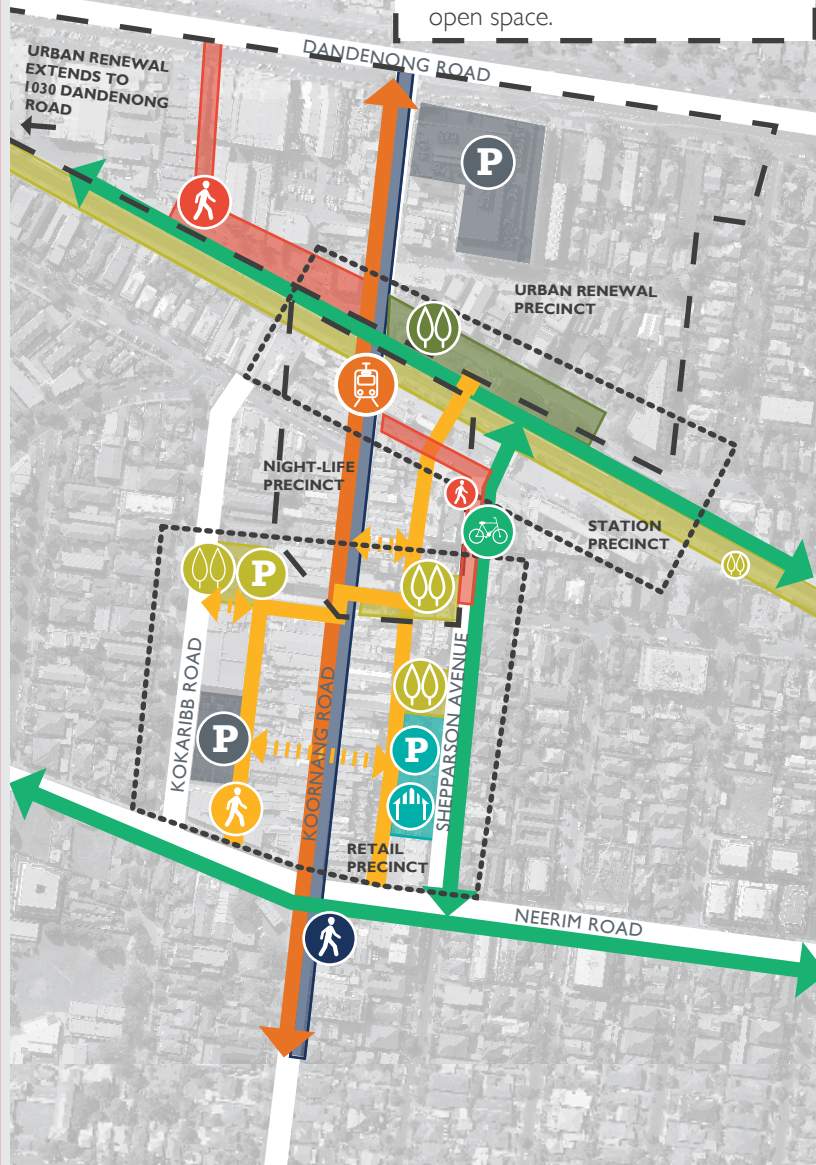


- > Explore the opportunity to create a market at ground floor with office spaces, multi-level car parking, a community facility and a green rooftop above.

URBAN RENEWAL PRECINCT

A focus for employment, housing and infrastructure.

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



STATION PRECINCT

An improved transport hub with pedestrian and cycling connections.



IMPROVED PUBLIC TRANSPORT



- > Advocate to the State Government for a tram extension to Carnegie Station.
- > Advocate to the State Government for better bus connections within the centre of Carnegie.



SAFE CYCLING LINK



- > Create a bicycle path along Shepperson Avenue, connecting Carnegie railway station to Neerim Road and under the elevated rail.



PROTECT EXISTING GREEN SPACE



- > Advocate to the State Government for protection of open space along Wooralyl Street, north of the railway station.



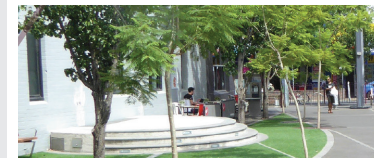
IMPROVE PEDESTRIAN AMENITY



- > Create a pedestrian link to Dandenong Road.
- > Create a shared space on Egan Street to provide open space and pedestrian amenity for urban renewal area to the north.
- > Improve pedestrian amenity in Morton Avenue.

NIGHT-LIFE PRECINCT

A focus for fine dining, cafes and bars.



IMPROVE KOORNANG ROAD STREETSCAPE



- > Increase pedestrian amenity by improving street lighting, pedestrian crossings and seating.
- > Introduce new street trees with large canopies.

RETAIL PRECINCT

A focus for retail and specialty shopping.



CREATE LANEWAY NETWORK



- > Create new pedestrian laneways to improve connectivity.
- > Activate existing rear laneways.

THE RIGHT BUILDINGS IN THE RIGHT LOCATIONS

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

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

EXISTING CONDITIONS PLAN

CURRENT ISSUES AND OPPORTUNITIES

- > Transition between multiple zones and irregular zone boundaries are an issue along Neerim Road.
- > Current zoning doesn't account for the area's unique character.
- > Land north of the railway line is in an ideal position for redevelopment with connections to services and transport.

LEGEND

BOUNDARIES

- Property boundary
- Activity centre study area boundary

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

EXISTING PERMITS

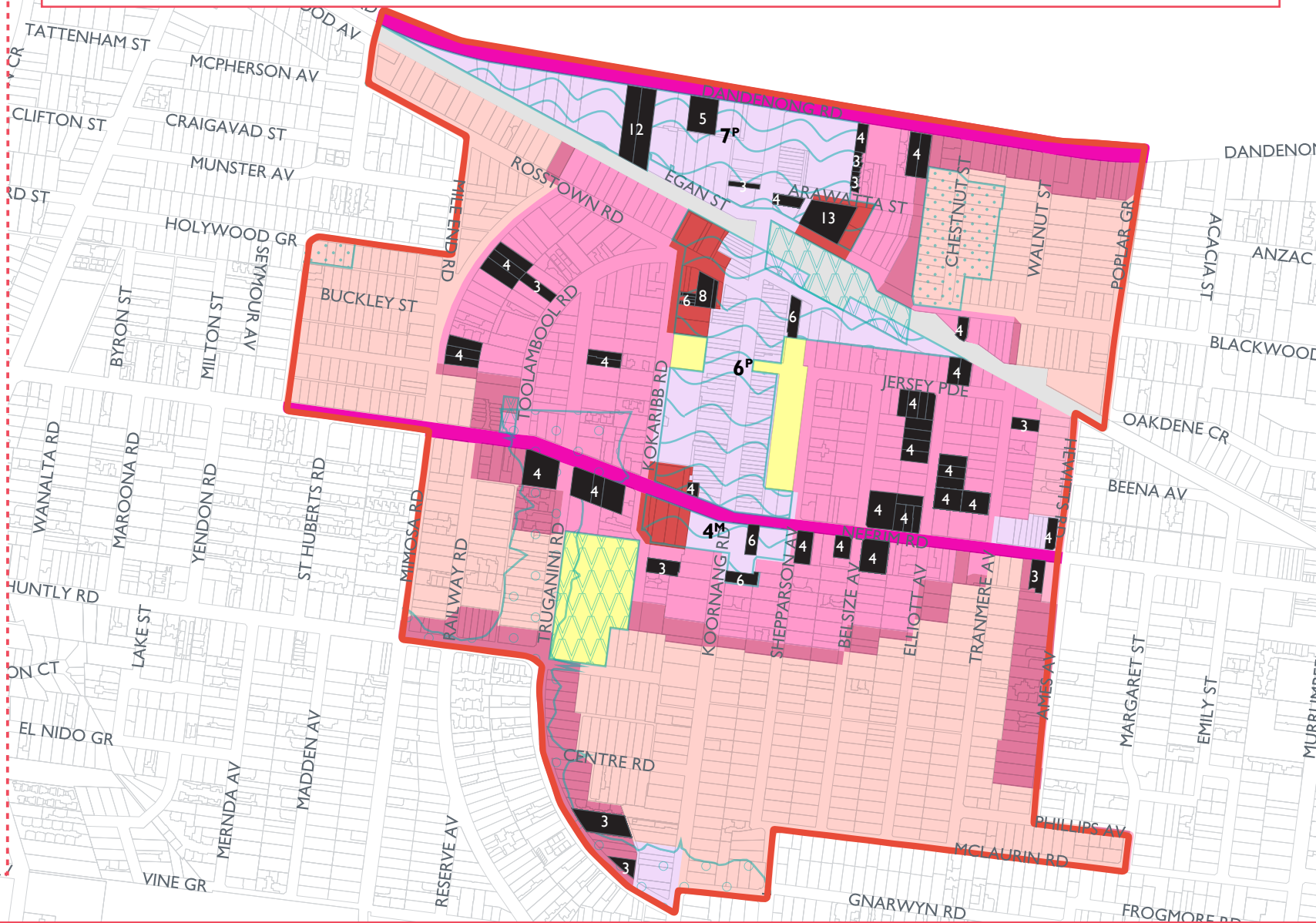
- 3 Planning permits (3 or more storeys)
Issued between 23/08/13 and 08/06/17
Number indicates height in storeys

BUILT FORM OVERLAYS

- Heritage Overlay
- Neighbourhood Character Overlay
- Interim height control areas (expiring 31/12/17)
- Special Building Overlay
(flood management areas)

INTERIM HEIGHT CONTROLS

- 4^m Mandatory maximum height (storeys)
- 6^p and 7^p Preferred maximum height (storeys)



BUILDING TRANSITIONS PLAN

KEY OUTCOMES

- > Protect the character of the area.
- > Encourage higher density buildings along key transport corridors.
- > Allow for better transition along Koornang Road.
- > Encourage redevelopment of strategic sites surrounding Koornang Road for community benefit.
- > Encourage increased housing and employment opportunities between the railway line and Dandenong Road.

LEGEND

BOUNDARIES

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

PREFERRED BUILDING TYPES

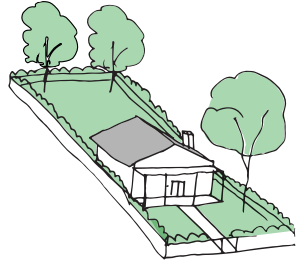
Residential areas	Height (storeys)
Heritage/character housing	1–2 (site-specific)
Side-by-side townhouse	1–2
Terrace townhouse	2–3
Terrace townhouse/apartment	2–3
Garden apartment	3–4
Commercial/mixed areas	Height (storeys)
Heritage/character shop top	3–4
Shop top	4–5
Strategic site (mixed use) + Providing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



BUILDING TYPES EXPLAINED

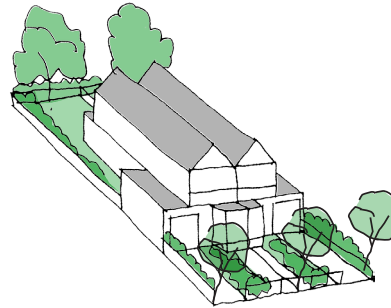
Heritage/character housing

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



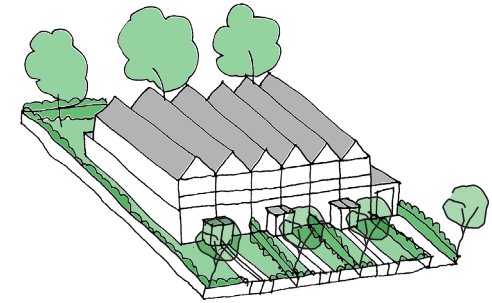
Side-by-side townhouse

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



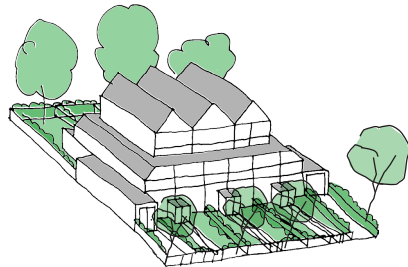
Terrace townhouse

Townhouses built in a row that are attached on both sides.



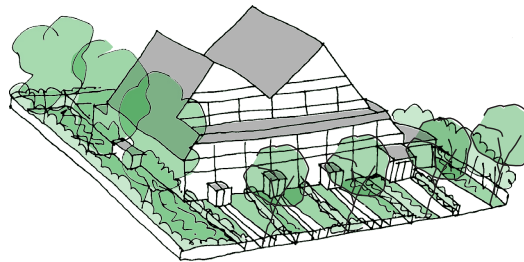
Terrace townhouse/apartment

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



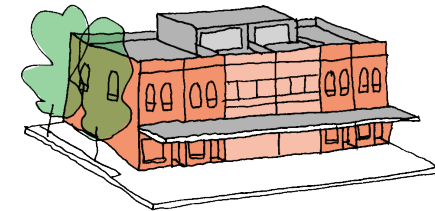
Garden apartment

Apartment dwellings in a garden setting.



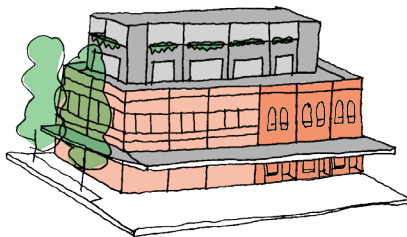
Heritage/character shop top

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



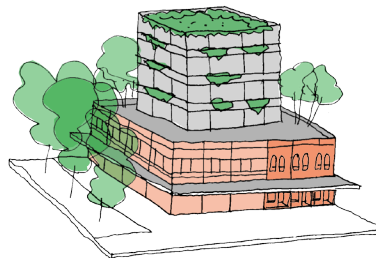
Shop top

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



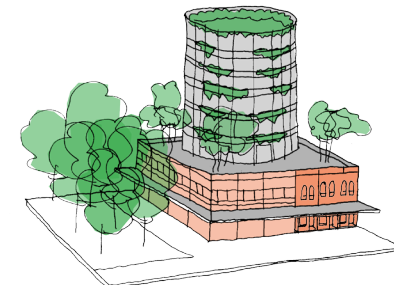
Strategic site (mixed use)

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



Urban renewal development

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



TRANSPORT AND PARKING

Dealing with transport and parking issues is a high priority.

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

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

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

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

NEXT STEPS

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

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

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

HOW TO PROVIDE FEEDBACK

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

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

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

FURTHER INFORMATION

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

