

GLEN EIRA PLANNING SCHEME

AMENDMENT C155

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Glen Eira City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Glen Eira City Council.

Land affected by the Amendment

The Amendment applies to the land described within the *East Village Comprehensive Development Plan, October 2018* (the CDP), shown in Map 1 below and known as East Village. The CDP affects approximately 25 hectares of predominately industrial/commercial land, bounded by North Road (north), East Boundary Road (west), Virginia Park (south) and existing residential development (east), in Bentleigh East. Seven residential-zoned properties are included within the CDP.

Map 1 – Amendment area



What the amendment does

The Amendment makes changes to the Glen Eira Planning Scheme (the Scheme) to facilitate the use and development of land within the East Village CDP area for commercial, retail, residential, and a mix of other purposes.

Specifically the Amendment:

- Amends the Municipal Strategic Statement (MSS) at Clause 21.01 and 21.03 to remove reference to Virginia Park Industrial Estate and Virginia Park Business Centre as forming the base of industry in Glen Eira and being the municipality's largest industrial area.
- Amends the Local Planning Policy Framework at Clause 21.06 – Business and 21.07 – Industry to remove reference to Virginia Park Industrial Estate and Virginia Park Business Centre, removes reference to rezoning land to Commercial 1 Zone, Business 2 Zone, Business 3 Zone and Industrial 1 Zone, inserts reference to East Village and includes the East Village Structure Plan 2018-2030 as a Reference Document.
- Incorporates two new documents into the Planning Scheme by listing the documents in the Schedule to Clause 72.04 as:
 - *East Village Comprehensive Development Plan, October 2018*
 - *East Village Development Contributions Plan, October 2018*
- Inserts Schedule 2 to Clause 37.02 Comprehensive Development Zone (CDZ2) into the Scheme
- Inserts Map 4CDZ and rezones the land to CDZ2.
- Inserts Clause 45.06 – Development Contributions Plan Overlay (DCPO) into the Scheme.
- Inserts Schedule 1 to Clause 45.06 into the Scheme
- Inserts Map 4DCPO and applies the Development Contributions Plan Overlay –Schedule 1 (DCPO1) to the land within the CDP area.
- Amends Map 4EAO to apply the Environmental Audit Overlay (EAO) to land within the CDP area previously zoned Industrial 1 Zone (IN1Z).
- Deletes Map 4DPO (Development Plan Overlay) from the planning scheme maps.
- Updates the schedule to Clause 53.01 to require subdivision within the Commercial North sub precinct, Commercial west sub precinct and Commercial north (subject to drainage control) sub-precinct to provide a contribution of 5.7%. All other land within the precinct will be required to provide a contribution of 11.4%.
- Updates the schedule to Clause 72.03 to reflect mapping changes.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment intends to enable the use and development of the land in line with State policy which seeks to deliver new employment and housing at strategic redevelopment sites across metropolitan Melbourne. By rezoning the land to CDZ2, the amendment will facilitate development in a manner that properly considers the CDP (which will be an incorporated document listed in the schedule to Clause 72.04).

The Amendment will result in a good planning outcome, and a net community benefit through the delivery of a planning framework for a mixed-use neighbourhood that offers a high level of amenity for

future residents, workers and the surrounding local community. In this regard, the Amendment is a specific response to *Action 16 of Plan Melbourne 2017-2050* which calls for a pipeline of urban renewal projects across Melbourne that deliver high amenity, mixed-use neighbourhoods.

A DCP is required in order to fairly distribute the cost of new infrastructure between the varying sized landholdings in the amendment area.

An EAO is required on part of the land to prevent establishment of new sensitive uses on the land until such time as residual land contamination from historical industrial practices is remediated.

The DPO is removed from the land because the incorporated CDP becomes the relevant plan to guide the development of the land.

The Amendment is supported by a range of technical reports addressing issues including traffic, drainage and environmental site assessment.

The CDZ2 details the uses permitted within the precinct, along with the statutory requirements for planning permits and permit applications to assist in implementing the CDP.

A planning scheme amendment is the most appropriate method for managing the transition in land use and associated development, as the matters relate to land use and development outcomes.

The Amendment does not duplicate any management provisions for land use and development in other acts or regulations.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the objectives of planning in Victoria by:

- Facilitating a mix of uses and a higher density of development that is more economic and sustainable with regard to the land's location in an existing urban area.
- Facilitating the orderly arrangement of land use and development that integrates with the surrounding area.
- Encouraging the development of a pleasant, efficient and safe living environment through new local parks, public open spaces and well-connected streets within the amendment area.
- Balancing the present and future interests of all Victorians by providing additional employment and housing opportunities (including affordable housing) within an existing urban area.
- Appropriately managing the passage and treatment of stormwater through the amendment area.
- Equally apportioning development contributions across the amendment area.

How does the Amendment address any environmental, social and economic effects?

The Amendment is likely to have a positive effect on air, land and water quality in the area through the transition of the land from predominately industrial use to a range of uses with lower potential for adverse amenity, including but not limited to residential, retail, office and education. The quality of land and water is likely to be improved through the remediation of contaminated former industrial land as a requirement of the EAO audit process. An environmental site assessment application requirement has been included within the CDZ2 for land in the Commercial North sub-precinct to ensure applications for non-sensitive uses that will not be triggered by the EAO, respond to potential contamination issues.

The Amendment is likely to have a positive impact on community amenity through a reduction in the number of uses that require buffers as a consequence of the transition in land use. An application requirement has been included in the CDZ2 requiring an application for a building on land with a direct interface to the electrical substation shown in the CDP to be accompanied by an acoustic assessment. The assessment should provide recommendations on design responses to ensure future occupants of the building enjoy appropriate acoustic amenity. Applications to construct a building associated with a sensitive use will be required to provide an amenity assessment including recommendations on suitable design measures to mitigate potential amenity impacts (including noise, fumes, odour, light spillage) from surrounding non-sensitive uses. The application of the requirements of Clause 55 and Clause 58 will ensure future apartment buildings address noise impacts at the planning permit stage.

The Amendment is likely to improve the health of ecological systems and biodiversity by introducing requirements for new open spaces, landscaping and water sensitive urban design within East Village. Drainage and water treatment on the site will be in line with the requirements of Melbourne Water. The application of an EAO onto land previously zoned IN1Z will ensure land is appropriately remediated prior to redevelopment for sensitive uses. The overlay requires a certificate or statement of environmental audit to be issued before sensitive uses can commence, or before construction of a building/carrying out of works associated with a sensitive use can commence. Sustainable development practices are encouraged through requirements for a sustainability management plan to be submitted with an application for an office or apartment development.

The Amendment is likely to have a positive economic and social effect on the community through the rezoning of the land to encourage the more employment intensive development of the site driven largely by office and retail development. This will have a positive effect on public and private sector investment in services and facilities to cater for the additional population. The proposed mix of employment generating uses will provide job opportunities for residents of the existing, surrounding areas along with new residents within East Village.

The inclusion of a greater mix of uses and more pedestrian friendly streetscapes within East Village is likely to improve opportunities for social interaction and change travel patterns for work, shopping and other activities, bringing more people out of cars and onto the footpath when travelling within the site.

The Amendment is likely to result in a reduction in the amount of industrial activity on the land as the transition towards other uses occurs. Based on the background report '*Assessment of Retail Potential*' (Macroplan Dimasi, January 2018), the quantum of retail within East Village is expected to have some trading impacts on existing retail centres. The estimated impacts are not considered to threaten the viability of any centre in the region.

The Amendment will result in an impact on transport movement on the land and in the surrounding area. The change in land use mix across the site will result in an increase in private vehicle movement, which in turn will result in a need for five new intersection projects. The development of the land as proposed under the CDP will likely lead to an increase in demand for public transport which will be accommodated by bus services on East Boundary Road.

Does the Amendment address relevant bushfire risk?

The land is not within a designated bushfire prone area, subject to a Bushfire Management Overlay or proposed to be used or developed in a manner that may create a bushfire hazard.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment has been prepared to comply with the requirements of the **Ministerial Direction on the Form and Content of Planning Schemes** at section 7(5) of the Act.

Direction No. 1 Potentially Contaminated Land

As the land has been intensively used for industry and is proposed for a mix of uses including sensitive uses, the amendment applies the EAO to land in the northern portion of the precinct which does not yet have a Certificate or Statement of Environmental Audit under the Environment Protection Act 1970. The overlay requires a Certificate or Statement of Environmental Audit to be issued before sensitive uses can commence or before commencing buildings/works associated with a sensitive use.

Direction No. 9 Metropolitan Strategy

The Amendment has been prepared with regard to *Plan Melbourne 2017-2050* and in particular implements Plan Melbourne directions in the categories Housing Choice and affordability and Liveable communities and neighbourhoods. The amendment is a specific response to *Action 16 of Plan Melbourne 2017-2050* which calls for a pipeline of urban renewal projects across Melbourne that deliver high amenity, mixed-use neighbourhoods.

Direction No. 11 Strategic Assessment of Amendments

This explanatory report fulfils the requirements of this direction.

Preparation and Content and Reporting Requirements for Development Contributions Plans

The Amendment includes a development contributions plan that has been prepared in accordance with this direction. The development contributions plan limits the collection of a levy to the works, services, facilities and land listed in the direction. A development contributions plan is the most appropriate funding mechanism as the land is not in a scheduled development setting under the Preparation and Content and Reporting Requirements for Infrastructure Contributions Plans Ministerial Direction, meaning an infrastructure contributions plan is not an available mechanism for securing contributions.

Direction No. 18 Victorian Planning Authority advice on planning scheme amendments

The Victoria Planning Authority has been approved by the Minister to provide advice on projects such as East Village. The VPA and Glen Eira City Council have worked together in partnership to prepare documentation for the amendment.

The VPA have assisted Council by;

- Engaging a number of consultants providing technical reports on issues such as drainage, urban design, traffic, contamination etc.
- Attending and participating in community forums and community reference group meetings.
- Drafting a Comprehensive Development Plan, the schedule to the Comprehensive Development Zone and amendment documents.
- Making information available to the public about the amendment on their website.

The information and documentation produced by the VPA forms part of the amendment.

Direction No. 18 requires Council to assess how the amendment addresses the following matters:

- Whether any advice was provided by the Victorian Planning Authority.
- The planning authority's response to that advice.
- How the provisions give effect to the intended outcomes sought by the Victorian Planning Authority or any superseded Authority.

The VPA has provided Council advice throughout the preparation of the planning scheme amendment. Council supports this advice and the provisions are consistent with the overall intended outcomes sought by the VPA which include planning for a sustainable mixed-use precinct with a focus on innovative employment and education opportunities, diverse housing, sustainability, and high quality greenspaces, public places, transport and retail.

There are some matters however, in which Council has not supported the advice of the VPA, these include;

- 1. The application of a Public Acquisition Overlay on 960 North Road, East Bentleigh in order to ensure that the intersection can be delivered at the point in time where it is deemed necessary to maintain operationally acceptable traffic flows on the surrounding network.**

Council considers that this issue is addressed by;

- Including in the schedule to the CDZ, an application requirement for buildings and works in which the applicant must submit a traffic, parking and access impact report which;

Assesses the likely traffic impacts associated with the proposed development, including the ability of the Cobar Street / North Road / Crosbie Road to function effectively without signalisation. This is to include an assessment of the precinct's existing and the proposed development traffic generation

during peak AM and PM period. Where the traffic generation is expected to exceed 2,000 vehicles accessing the site in the PM peak, the Cobar Street site access intersection should be implemented.

- Including in the CDZ Schedule for “use of land” applications, an application requirement and decision guidelines to address this issue.

Application Requirement

- *The likely effects of the use on the local and regional traffic network, which requires consideration of the works and services required to cater for those effects, proposed method of funding and any necessary upgrades to those networks.*

Decision Guideline

- *The effect of traffic to be generated by the use on the capacity of the local and regional traffic network, particularly in relation to the ability of the Cobar Street / North Road / Crosbie Road to function effectively without signalisation.*

- Including in the Schedule of the CDZ under Subdivision;

Decision Guideline

- *How any proposed public roads integrate with the surrounding road network.*

2. The inclusion of the East Village Structure Plan as a Reference Document into the Planning Scheme.

- Council considers that the Structure Plan is a Council document that encapsulates the community's aspirations for the precinct and provides a more detailed planning and management framework to guide development in the precinct.

3. Accommodation section 1 use – Condition

Council has included as a condition requirement for Accommodation Section 1 use to state the following;

That if accommodation is proposed in a mixed use or retail within the precinct, it must be;

- *with any frontage at ground floor level not exceeding 4 metres, rather than 2 metres.*
- *must be located on the second floor or above.*

This is proposed in order to avoid residential uses taking over ground floor envelopes in a mixed use or retail precincts where the aim is to have commercial/mixed uses.

4. Overshadowing controls for the public open space areas.

Council has included additional overshadowing controls in the Schedule to the CDZ and CDP to protect the public open space areas within and adjoining the precinct from overshadowing.

Due to the heights of buildings proposed, Council has introduced winter shadow controls to ensure that proposed and existing open space will receive an adequate amount of sunlight during winter and therefore making them useable. Council's controls include;

- *Development must not cast any shadow on more than 75% of the area of any public open space described in Plan 2 of the incorporated CDP between 11am and 2pm on 21 June the winter solstice.*
- *For any building or works above 5 storeys or 18 metres, adjoining west and north of the central park and town square must not cast additional shadow onto the park between 11am and 2pm on 21 June beyond any shadow cast by existing buildings and works.*
- *Development should not cast any unreasonable shadows over other public parks and gardens, pedestrian routes including streets and lanes and privately owned but publically accessible spaces.*

Council has also varied the VPA'S overshadowing controls during the September equinox to include the following;

- *Development must not cast a shadow over any part of Central Park as identified in the incorporated CDP between 10am and 3pm on 22 September.*
- *Development must not cast a shadow beyond the southern kerb-line of North Drive and South Drive as identified in the incorporated CDP between 10am and 3pm on 22 September.*
- *Development must not cast a shadow over at least 80% of the Town Square as identified in the incorporated CDP between 10am and 3pm on 22 September.*
- *Development should not cast a shadow over any part of Virginia Park and the Marlborough Street Reserve for at least 5 hours on 22 September*

5. Additional application requirements requested by Council.

The following additional application requirements have been included in the Schedule to the CDZ by Council;

- *A feature survey and site reestablishment plan.*
- *A staging plan showing staging of the development/road construction/service provision/land release to ensure that it would be developed in an orderly way.*
- *Shadow diagrams at 9am, 12pm midday and 3pm at September equinox and winter solstice.*
- *A site remediation strategy prepared by a suitably qualified professional that:*

Demonstrates the proposed staging of development to accommodate any required remediation works and how any contamination is being managed to prevent any detrimental effect on the use and development of the subject land or adjoining land or on buildings and works;

6. Standard of open space on transfer to municipal council

An additional point has been added by Council in the Schedule to the CDZ to address the following;

All public open space which is to be provided to the Glen Eira City Council must be finished to a standard that satisfies the reasonable requirements of the Glen Eira City Council prior to the provision of the public open space, including:

- *Landscaped and or improved in accordance with the incorporated CDP.*

7. Construction of roads

Council has included a section in the CDZ Schedule on the construction of roads to ensure that the roads are constructed to the standards and cross-sections in the CDP.

- *Roads must be constructed in accordance with the incorporated CDP to the standards and cross-sections set out in the incorporated CDP.*
- *A shared road must be constructed to the north and west of the public open space known as Central Park as identified in the incorporated CDP prior to the development of the Central Park.*

8. Responding to the land in terms of Aboriginal Cultural Heritage Sensitivity.

Council has included the following in the Schedule to the CDZ to flag to prospective developers that the land is identified as land of Aboriginal Cultural Heritage Sensitivity.

The land is within a mapped area of Cultural Heritage Sensitivity. Before the granting of a permit for buildings and works, a Cultural Heritage Management Plan must be submitted to the Responsible Authority, unless demonstrated to the Responsible Authority that there has been significant ground disturbance under the meaning of that term in the Cultural Heritage Regulations 2018

9. Inclusion of the S.173 Agreement in the Schedule to the CDZ.

The Schedule to the CDZ has been amended by Council to include prior to the commencement of buildings and works the land owner must enter into a S.173 Agreement with Council for the provision at the owner's cost;

- Affordable housing

- Public open space
- Environmental sustainability controls
- Connector Roads
- Intersection delivery

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The Amendment supports and gives effect to the following State policies:

16.01-3R Housing diversity – Metropolitan Melbourne and 16.01-4S Housing affordability

The Amendment supports the policy objective of providing a range of housing types to meet diverse needs. The East Village precinct will accommodate a combination of apartment and townhouse development close to employment opportunities. The Amendment, via the CDZ2, will facilitate the delivery of affordable housing through a requirement for an agreement to deliver 150 affordable dwellings within the precinct.

13.04-1S – Use of contaminated and potentially contaminated land

The Amendment is consistent with the objective of this policy as it will require developers to demonstrate that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely. This will be achieved through the application of the EAO to all land previously zoned IN1Z within the Amendment area. Furthermore, an environmental site assessment application requirement (for land within the Commercial North sub-precinct and Commercial North (subject to drainage controls) has been included within the CDZ2 to address the potential impacts of contamination on land uses that are not captured by the requirements of the EAO.

13.05 – Noise and 13.06 – Air Quality

The future urban structure of the CDP has been planned to generally direct commercial/office areas along East Boundary Road and North Road and retail areas along North Drive, which will function as the main street dissecting East Village. This arrangement of land uses will provide for a separation of non-residential land uses from the existing residential properties to the east of the Amendment area.

The Amendment will likely facilitate a reduction in noise and air emissions as the land use on the site transitions from industrial to a broader mix of uses.

In addition to the requirements of Clause 55 and Clause 58 for apartment developments, specific application requirements have been included within the CDZ2 to ensure planning applications for development associated with a sensitive use includes an amenity assessment that addresses acoustic and other amenity issues.

15.01-1R Urban design – Metropolitan Melbourne

The Amendment has been drafted to encourage architectural and urban design outcomes (addressing street and built form design) that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties through appropriate built form and siting.

15.01-4R Healthy neighbourhood s- Metropolitan Melbourne

The Amendment will facilitate the creation of a mixed-use neighbourhood with a range of housing types and densities that will offer more choice in housing for Bentleigh East. The Amendment will also rezone land to allow a wider range of opportunities for local businesses and jobs, in turn delivering better access to services and facilities for future residents of East Village in line with the 20 minute neighbourhood strategy.

16.01 – Residential development

The Amendment will increase the supply of housing in an existing urban area by facilitating increased housing yield on currently under-utilised urban land.

17.01-1S Diversified economy

The Amendment will increase the availability of as-of-right office space on the land, supporting State policy to ensure for adequate commercial land across Melbourne. In addition, the Amendment will facilitate a broad mix of employment generating uses, improving access to jobs for future residents of East Village and the surrounding community.

17.01-2S – Innovation and research

The land use framework proposed under this amendment has the potential to help people to be innovative and creative, learn new skills and start new businesses by streamlining the planning process to introduce a range of as-of-right uses such as Research centre and Research and development centre that can be established on parts of the land without a planning permit.

19.02-2S – Education facilities

The Amendment supports this policy by nominating part of the site for a future government school, second campus of McKinnon Secondary College, thereby assisting the integration of education facilities within the community. Designs for the new campus and details on how McKinnon Secondary College will operate across both campuses will be determined once the site has been secured. It is expected the new campus will create an additional capacity for between 650 and 1100 students.

19.03 – Development infrastructure

The Amendment is consistent with State policy for development infrastructure. The land use framework has been developed to ensure the required development infrastructure (including stormwater, roads, paths etc.) has been planned for and is feasible to be delivered. The Amendment includes a CDP nominating the infrastructure required to facilitate the development of the land and also includes a DCP to enable financial contributions to be collected to enable the delivery of the infrastructure.

The amendment implements **Plan Melbourne 2017-2050** by:

Providing for the mixed-use redevelopment of an industrial precinct in a location well suited to employment, residential and a mix of other uses by virtue of its proximity to open space, community facilities and the transport network.

Streamlining approval processes by including plans with a resolved general layout for the area including primary land uses, critical street networks and required infrastructure and construction standards.

Facilitating a diversity of housing products to suit a range of household configurations and income levels.

Requiring high standards in relation to the treatment of stormwater and environmental building standards. The amendment reflects the planning authority's endeavour to integrate the range of policies relevant to the issues and balance conflicting objectives in favour of net community benefit and sustainable development, for the benefit of present and future generations.

The amendment addressed the range of relevant policy consideration throughout the State Planning Policy Framework as outlined throughout this explanatory report, the amendment itself and the amendment background report published with the amendment.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment is consistent with the Key Land Use Visions of the MSS at Clause 21.03 as it:

- Allows for sustainable redevelopment of an underutilised site which balances the needs of current and future populations.
- Ensures a greater diversity of housing to meet future housing needs of a wider range of people in the Bentleigh East area.
- Promotes environmental, social and economic sustainability through a requirement to carry out testing on potentially contaminated land via the application of the EAO, improved stormwater management, the provision of community and educational facilities and the facilitation of a wider range of employment opportunities.

- Improves access to housing for residents with special housing needs through the provision of 150 affordable housing dwellings (i.e. 5% of the 3000 dwellings) within East Village.
- Protects and enhances the natural environment through the addition of public open space on previously industrial land, improved stormwater management and a requirement to carry out testing on potentially contaminated land via the application of the EAO.
- Facilitates the development of a mixed use centre comprising significantly greater commercial floorspace than currently on the land.
- Stimulates and improves the vitality of Glen Eira's commercial centres through the provision of a wider range of uses, including residential development to ensure pedestrian activity occurs outside traditional business hours.
- Create safe environments for residents, workers and visitors by providing a well planned future urban structure.

Clause 21.11 – Infrastructure. The Amendment envisages the upgrade and provision of drainage and road/path infrastructure required as a result of the proposed changes in land use. Drainage requirements have been included within the CDZ2 to ensure a Drainage Strategy for the Precinct is prepared, to the satisfaction of Council and Melbourne Water, prior to any development occurring within the Precinct.

Clause 21.12 – Transport. The Amendment supports this clause by establishing a safe and efficient road and path network throughout the site and improving the local road network where required as a result of the CDP. The Amendment contemplates an increase in public transport patronage on the land and provides bus capable streets to improve accessibility for future residents, visitors and employees.

Clause 21.13 – Open Space. The Amendment supports this clause through the provision of additional, well planned and easily accessible open space.

The Open Space Strategy, together with the City of Glen Eira Open Space Strategy: Public Open Space Contributions Program Paper 1 July 2014, sets a flat rate for open space contributions for all applicable subdivisions of 5.7% at Clause 53.01 of the planning scheme. The Amendment will update the schedule to Clause 53.01 to require subdivision within the Commercial North sub precinct, Commercial west sub precinct and Commercial north (subject to drainage control), to provide a contribution of 5.7%, consistent with the Open Space Strategy. All other land within the precinct will have a contribution rate of 11.4% to achieve an average rate across the precinct of 10%.

The Amendment is inconsistent with the MSS insofar as Clause 21.01-1, 21.01-6 and 21.03-5 reference Virginia Park Industrial Estate as being the municipality's largest industrial area, and forming the base of industry in Glen Eira. There is also an inconsistency with Clause 21.06 – Business and 21.07 – Industry, which do not envisage residential or other sensitive land uses locating within Virginia Park (i.e. the proposed East Village precinct), and make specific reference to rezoning land to Business 1 and 2 zones. In response, the Amendment proposes minor updates to the MSS to remove these inconsistencies.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment uses standard provisions from the Victoria Planning Provisions in the manner set out the Act and the relevant ministerial directions.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies have been sought through the preparation of the Amendment and have been incorporated into the documentation.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

Glen Eira City Council, acting under the Planning and Environment Act 1987, is an 'interface body' under the Transport Integration Act 2010 (TIA).

The TIA requires a planning authority to have regard to a set of transport system objectives and decision making principles where a planning scheme amendment is likely to have a 'significant impact on the transport system'.

The proposed additions and changes to the existing transport system in and adjacent to the precinct will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the precinct and hence facilitating investment in housing and local retail services in the area.
- Enabling efficient access to existing and planned employment and services in and around East Village, and the broader region, through direct connections to the arterial road network and bus and train services.
- Providing locally based employment, recreational, community and retail facilities to reduce the need for extended travel.
- Designing roads that are of a suitable scale, are compatible with the expected travel demand.
- Providing for the efficient construction of infrastructure items concurrent with works associated with subdivision development.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The planning provisions will have limited additional impact on the resource and administrative costs of the responsible authority. No intervening plans are required before permit applications can be considered, which will reduce the administrative burden on Council. The Amendment implements a resolved CDP and DCP for the area, along with a streamlined CDZ2 that makes many uses as-of-right depending on their location. In most cases this will obviate the need for further notification of individual permit applications but require more intensive scrutiny of each application.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

City of Glen Eira

Customer Service Centre

Ground Floor

Municipal Offices

Cnr Glen Eira and Hawthorn Roads

Caulfield South 3162

Council's website on www.gleneira.vic.gov.au

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment must be received by [insert submissions due date].

A submission must be sent to:

City of Glen Eira

PO Box 42 Caulfield South 3162

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this Amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]