

BENTLEIGH DRAFT CONCEPT PLANS

JULY 2017 FOR CONSULTATION



GLEN EIRA
CITY COUNCIL



VISION

Bentleigh will be an accessible, local shopping destination with a vibrant cafe and restaurant culture.

It will maintain its community feel with open space, places for people to meet and gather and a broad range of local businesses, which meet the needs of a diverse community.

OBJECTIVES

PLACE-MAKING

- > Enhance Bentleigh's role as a premier destination for shopping and socialising
- > Support a network of 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

- > Celebrate Bentleigh's unique heritage precincts and local character
- > Manage the transition between housing densities
- > Manage growth in a way that responds to Bentleigh's suburban residential character
- > Encourage a diverse range of housing options

ECONOMY

- > Embrace Bentleigh's role as a regional shopping and services destination
- > Boost night-time activity and encourage various 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.

STATION PRECINCT

An improved transport hub with pedestrian and cycling connections.



SAFE CYCLING LINK



- > Create a safe cycling link across Centre Road, connecting Burgess Street to the shared path on Nicholson Street.
- > Provide a cycling connection to Caulfield Station.



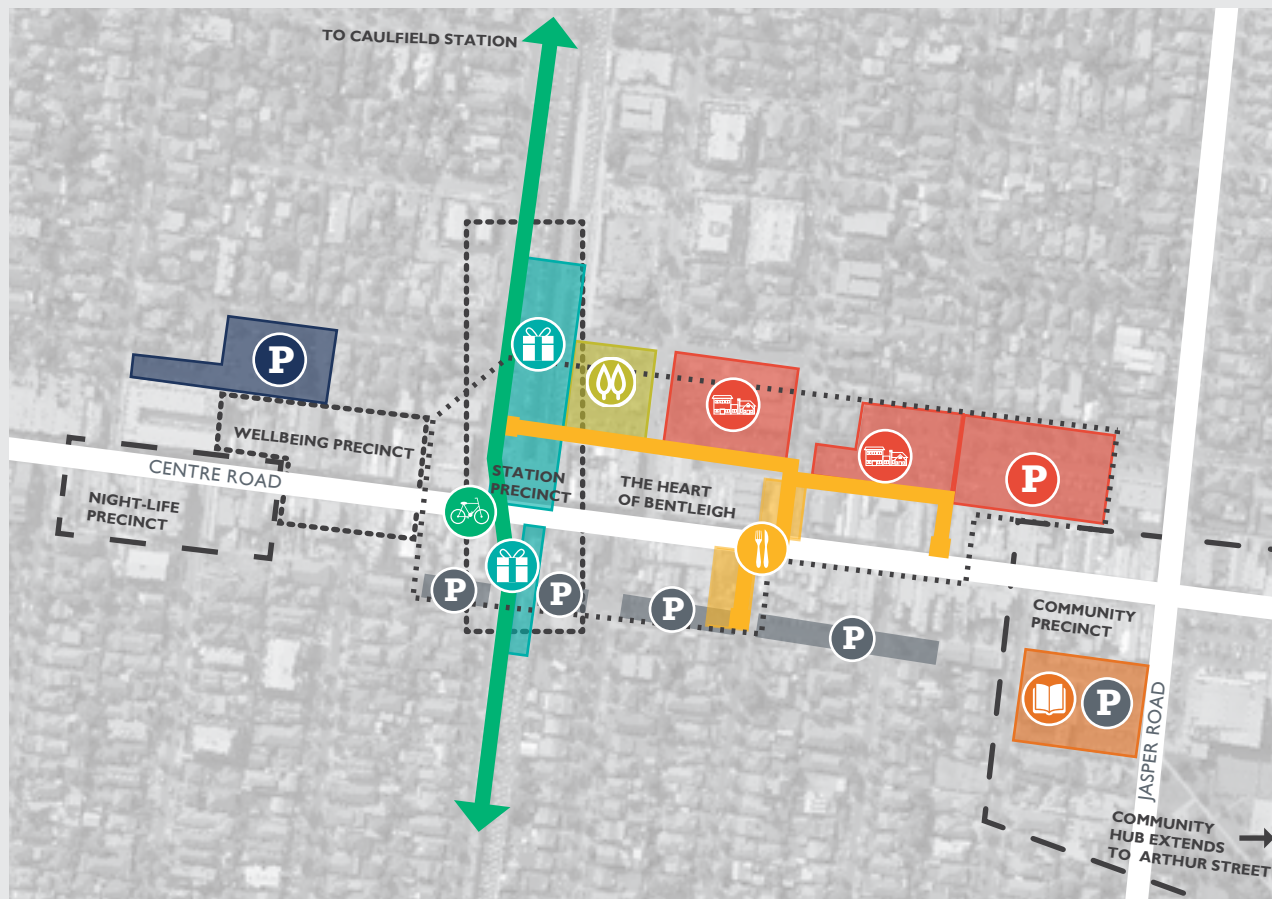
NEW PLAZA



- > Create a new plaza and shops above the railway platform to complement and connect the existing retail strip.

THE HEART OF BENTLEIGH

A network of open air laneways with a focus for restaurants, cafes and complementary retail.



TRANSPORT AND PARKING

- > A transport, movement and parking plan will be developed in the draft *Structure Plan* for Bentleigh, 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.



NEW RETAIL AND CAR PARKING



- > Explore opportunities for retail at ground floor, with three-to-four storeys of car parking above.



ADDITIONAL CAR PARKING



- > Explore opportunity for development of existing car park for additional parking.



CREATE NEW 'EAT STREET'



- > Pedestrian-only mall area with outdoor seating.
- > Activate laneway to rear of the Centre Road shopping strip, extends South along Vickery Street, and connects across Centre Road to the revamped rotunda area.



CREATE NEW GREEN SPACE



- > Convert Bent Street car park to a public green space and explore best locations for Sunday market and additional cultural events.
- > Advocate to the State Government for a connection across the railway.



EMPLOYMENT AND DIVERSE HOUSING



- > Provide office space and diverse housing options above retail and cafes at ground floor in place of the Vickery Street car park.
- > Provide destination shopping on ground floor.

COMMUNITY PRECINCT

A focus for community and civic services.



BENTLEIGH HUB



- > Explore expansion of the facility and introduction of new civic forecourts.
- > Explore a second pedestrian entry to Robert Street (west).

WELLBEING PRECINCT

A focus for health-specific retail, medical and complementary uses.

NIGHT-LIFE PRECINCT

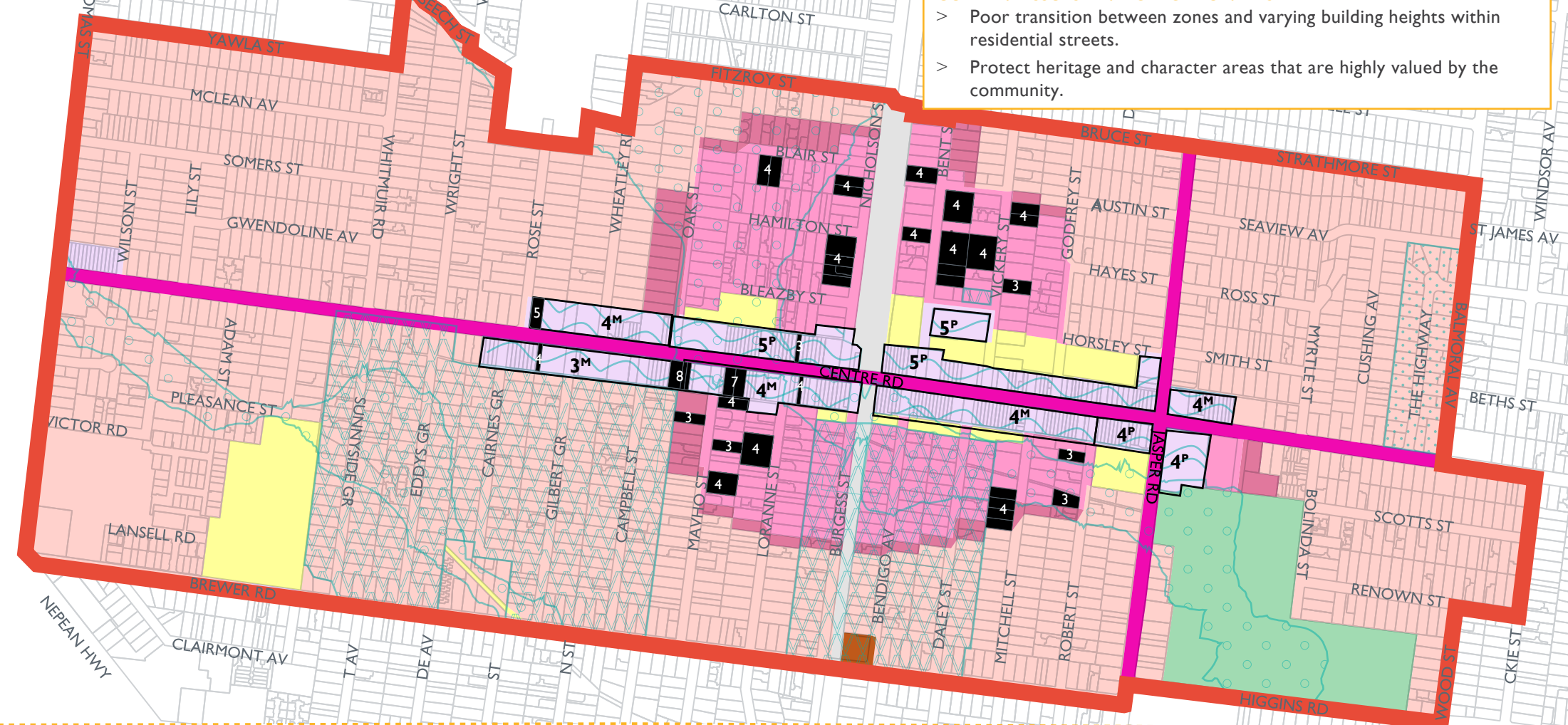
A focus for fine dining, cafes and bars.

THE RIGHT BUILDINGS IN THE RIGHT LOCATIONS

The following *Building Transition Plans* apply the proposed building types in our *Quality Design Principles* to the Bentleigh activity centre. The 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

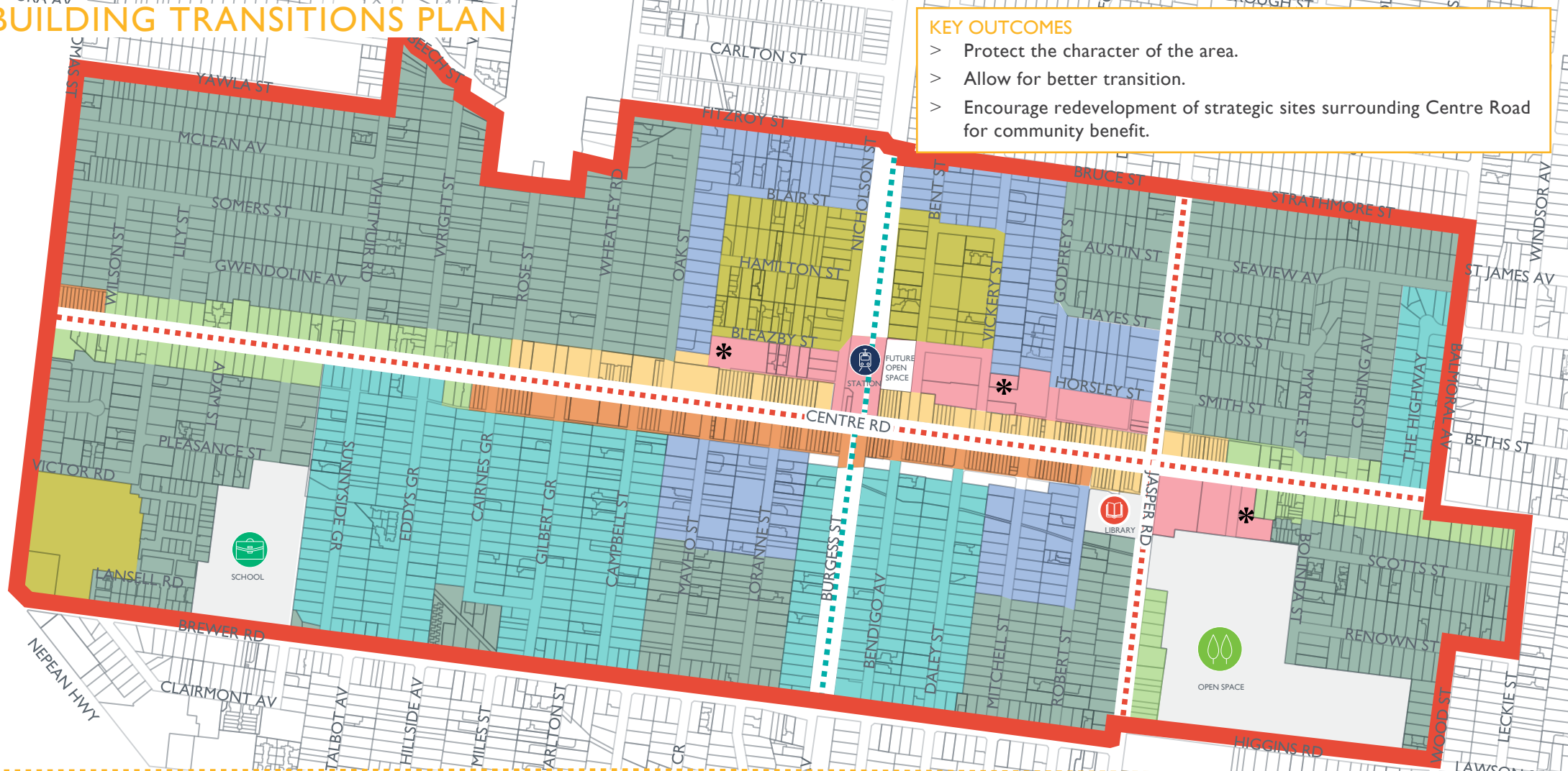
- > Poor transition between zones and varying building heights within residential streets.
- > Protect heritage and character areas that are highly valued by the community.

LEGEND		ZONES		Height (storeys)	ZONES		Height (storeys)	BUILT FORM OVERLAYS	
BOUNDARIES		Neighbourhood Residential Zone		2	Commercial 2 Zone		Unspecified	Heritage Overlay	
Property boundary		General Residential Zone (Schedule 1)		3	Public Use Zone		Unspecified	Neighbourhood Character Overlay	
Activity centre study area boundary		General Residential Zone (Schedule 2)		3	Public Park and Recreation Zone		Unspecified	Interim height control areas (expiring 31/12/17)	
EXISTING PERMITS		Residential Growth Zone		4	INTERIM HEIGHT CONTROLS			Special Building Overlay (flood management areas)	
3 Planning permits (3 or more storeys) Issued between 23/08/13 and 08/06/17 Number indicates height in storeys		Mixed Use Zone		Unspecified	3 ^M and 4 ^M Mandatory maximum height (storeys)				
		Commercial 1 Zone		Unspecified	4 ^P and 5 ^P Preferred maximum height (storeys)				

BUILDING TRANSITIONS PLAN

KEY OUTCOMES

- > Protect the character of the area.
- > Allow for better transition.
- > Encourage redevelopment of strategic sites surrounding Centre Road for community benefit.



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

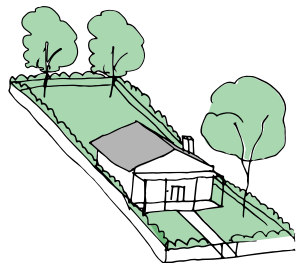
	Height (storeys)
Heritage/character shop top	3-4
Shop top	4-5
Strategic site (mixed use) + Providing community benefit	5-6 6-8

* Appropriate transition to be managed within site.

BUILDING TYPES EXPLAINED

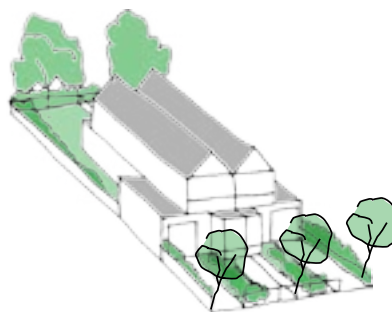
Heritage/character housing

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



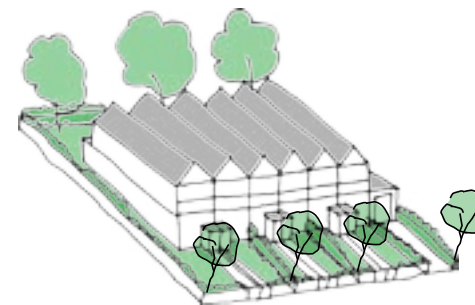
Side-by-side townhouse

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



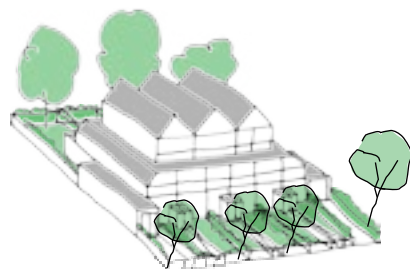
Terrace townhouse

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



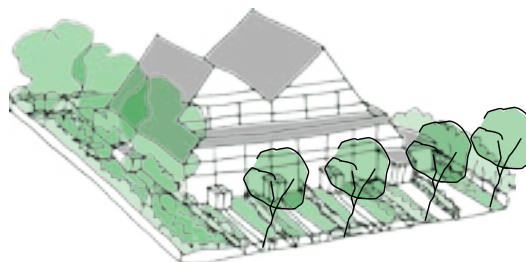
Terrace townhouse/apartment

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



Garden apartment

Apartment dwellings in a garden setting.



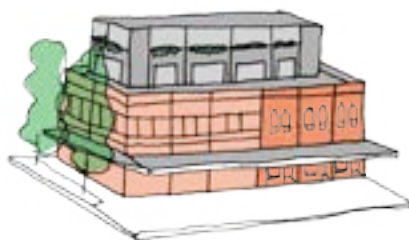
Heritage/character shop top

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.



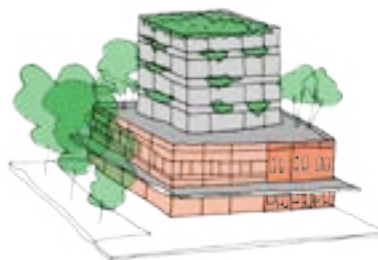
Shop top

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.



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 Benteigh 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 plans for Bentleigh. Further 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/bentleigh;
- > 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

CONTACT

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