



GLEN EIRA
CITY COUNCIL

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TRANSFORMING OUR NEIGHBOURHOODS TOGETHER
BENTLEIGH ONLINE FEEDBACK – RAW DATA

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

ONLINE FEEDBACK – RAW DATA

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BENTLEIGH RAW DATA

SURVEY

VISION – ARE THERE ANY PARTS YOU WOULD CHANGE
no
No I like the idea of keeping strict reasonable limits on height as otherwise Centre Road becomes a windy, shady canyon.
It just looks like an excuse to build even more apartments in our area. Some of the concept I think may be nice, but not at the risk of the destruction of the quality of life we have enjoyed.
I am anxious about traffic flow generally. it seems to be considered, but as it is already bad I fear it getting worse closing another road to the rear carparks (that currently exist) that are used for Coles and shops. As the one way currently in place at Godfrey St, i find getting in and out of these car spaces currently are already hard.
I like the open space area over the south side of the railway station. It should have been incorporated in the station redevelopment. Considerable cost to alter the paving and build over the railway will now be incurred to complete the works.
no
Great residential density in and around our train station. It just makes sense and it's how people live in modern activity centres. It's ok for there to be higher buildings on Centre road itself as this will encourage mobile and diverse workers coming to live in the area which increases vibrancy and allows the area to evolve. You don't want to be left behind and create a sleepy hollow ;)
I have concerns about making so many streets one-way for vehicles off Centre Rd.
<ol style="list-style-type: none"> 1) The proposed design solution lacks a strong and demonstrated connection to the original feedback provided through this process and the Planning Scheme Review process. 2) As this is the basis for the Bentleigh structure plan a community meeting to discuss would be far more informative, meaningful and valuable. This would also be greatly appreciated by community. 3) Further details are provided below, thanks for the opportunity to provide feedback. Trust that this constructive feedback is genuinely considered. 4) Not sure why the points below need to be ranked, e.g. a comprehensive Council report highlights a significant need for more open space and previous forums have highlighted the importance of height and built form controls. The Bentleigh vision should incorporate this previous Council research.
I think great care should be taken in restricting car traffic flow.
No
Top end shops will not be able to make a profit in Bentleigh. It is not like Camberwell or Malvern. It is lower down and should concentrate on good food outlets ie food shops and fruit shops. I think there are enough cafes.
More open space and better retail areas
The Methadone clinic must be moved out of Bentleigh. I have a 12yr old daughter who has the face of fear in her when she sees them walking towards us in centre rd I just cling to her and say it's ok honey I do not want these memories for my daughter anymore I've had enough so I am calling on the council to PLEASE have the clinic located anywhere other then Bentleigh.
The options require more open space.

Have a look at Stonnington are doing at Cato Square for a true vision. More retail activation, more green space, better innovation, wider footpaths for hospitality,
Recreational spaces and retail development
I think that the Hampton Street Structure summary is a great vision and Bentleigh's could be more meaningful. "Noted for its friendliness, community spirit and ambience, the Hampton Street Centre will provide a variety of community, commercial and residential uses to attract a diverse range of people. It will encourage lively interaction, entertainment and provide a community focal point. It will continue to support a conveniently located and reliable public transport system, which connects the community with major transport infrastructure. The connectivity will be complemented by enhanced movement networks for pedestrians and cyclists and result in overall improved traffic flows for all road users."
Build over the railway line and multi storey car parking Nicholson Street
Remove the all day parking zones in Campbell avho and Loranne st - if you want more people to visit plazas etc give them the space to park for a couple of hours. Loranne and Brewere rd remove roundabout and make it set of lights as well as making centre rd end one way
I would encourage more parking but not sure how having more green areas will encourage people to shop in the area if anything at night this would become a drug / alcohol area. You need to encourage shoppers and developments below the railway line ie from Nicholson st and back to Cambell street. You do this by having newer and more exciting shops. You do this by encouraging developments in these streets and therefore have a new and vibrant area concentrated -but all of the street (not half) ie campobell / mavho and loranne and nicholson streets. Have this quadrant as your development area bewteen Brewer and Centre Rd for housing and restrict in the other streets and you then maintain the character as well as adhering to government policy. Dont have halt attempts - think about it - you know it makes sense- minimise and localise the developments in only these streets fully and you gain - dont and you lose.
more emphasis at lower end of centre rd not just near Coles
It is currently not affordable, in terms of housing prices. I'm for one house per family/person in Metro area. That will allow more people to be able to own a house in the Metro area.
Parking - you want to have more parking then change all day parking to 2 hours for the local streets
No I love how family friendly Bentleigh is!
Nope all good
development and parking
dont need to block of streets & build bigger & bigger building & no overhead centre rd crossing it easy to get across the street
family friendly needs more people and shops to survive - do not mix up the two as it doesnt work
How many times have you left the area to go shopping or the movies at Southland hmmm ? You need people and people need housing ie flats and shops need people so flats =people = shops = \$
no focus for shop retailers - just pandering to greenies - we dont need more parks - we need paking fixed to attract people

Affordable - you dont have control over the market place. You want affordable then allow high density buildings and this will enoiurgae new blood into the area
you are not encouraging retailers - instead you are hidnering them and removeing or making it very difficult for them to get new trade
your plans are very vague - so I support but could change if have further details
More emphasis on the lower end of Bentleigh -anything below the station is not really being looked at - its all aboive the station - why ?
who will pay for this ? i dont want an increase in rates especially for a park i never use. i just want somewhere to shop and eat
Provided you do it correctly and dont go overboard with your rules and regulations
, with improved access for walkers and cyclists.
above all other rest of proposals to transform the neighbourhoods of bentleigh we strongly oppose the idea To Increase night-time activities being that the Bentleigh shopping strip and cafes alike are situatrd too close to the surrounding residences respectively..in which this part of the concept would create more unwanted night-time traffic and parking issues to the already congested parking issues situations as are presently. For these reasons we oppose extended hours to for cafes and shpos in centre rd Bentleigh,.
I like the concept of blocking off streets into Centre Road and having small hubs of space but I think these spaces should cater to more alfresco dining areas so that they are regularly maintained and while also being a meeting place for residence to eat, meet, socialise. I think if they are left without retail opportunities they can become a space that attracts young people just hanging out at night and possibly creating trouble zones.
Remove high rise buildings at the train station
No - I think it is a very good vision and should be implemented very soon.
I don't disagree with the concepts of affordable and family friendly, but it just doesn't sound like a VISION.
Bentleigh will have evenly distributed population density. No street will be overcrowded. This means, there will be no overcrowding of residential apartments, units in and around the railway stations. Population density of not more than 50 persons per hector be planned for 2031 vision plan All the streets in the current Residential Growth zone (within 500 mts. of rly station)will have car parking bays painted on the streets. There shall be no litter on the Nature strips, including supermarket abandoned trolleys. The Victorian Litter Act 1987, as amended be enforced in its true spirit
I am concerned with "a new plaza and commercial businesses to the south of Centre Road" due to the current shop vacancy rate in the Centre road shopping strip. but it may be good idea to have an office building
Delete redundant words "Into the future". Vision statement to commence with "Bentleigh will remain"
I would add after family friend focus ".....family friendly focus without compromising the integrity of the streetscapes with overdevelopment".
No
My main concern is the increased parking around new single-site/multiple-dwelling developments - there is an increased use of side streets as high volume parking utilising both sides of the road with a large number of bigger vehicles in the mix. There are times when I cannot imagine a fire truck or an ambulance having access to any given property...

<p>There is a lack of attention towards specific re-development and focus on specific stores. Current stores and 'culture' within the main strip is poor, with cheap 'two dollar' stores ruining the look and feel of the strip. Current stores do not reflect the changing demographic of Bentleigh, with zero focus on 'younger' restaurants and particularly bars. In most cases I am having to go to other suburbs to enjoy the nightlife as the appeal of Bentleigh to a younger demographic during night and day time is extremely limited.</p>
<p>Please no more \$2 shops and nail salons. I would really like to see more night time activity. The new Wolfe and Malone wine bar has been so good for the shopping strip. More wine bars and music would be ideal. We just need to "funk up" the area a bit. It is a great shopping strip and I have lived in Bentleigh East for almost 25 years and I just love it, but we need some new life into the area.</p>
<p>No</p>
<p>Strongly support plaza on south of Centre road at the station</p>
<p>No details provided and decision already made up by the Council</p>
<p>Provided its done with private input and moeny</p>
<p>You need to do something for Bentleigh its turining into a carpark for the local streets and small businesses are not getting any more people coming to them - if anything its less</p>
<p>Lots of talk but no action - you need to make Bentleigh live again dont go backwards - think modern forward as long as I can get out of my street and park my car</p>
<p>I don't like the multi level car parks - it would free up more space for other uses but they looking hulking and tend to dominate the streetscape and would cast more shade as well as bringing more vehicles to the area.</p>
<p>no</p>
<p>We moved to Bentleigh 5 years ago for EXACTLY the reason of 'family environment' . That is going to be killed with approval of all the blocks of apartments going up.</p>
<p>Include Bentleigh East</p>
<p>It is comfortable to use the car to go shopping because it is easy to find a car park. I would use the public transportation more if the public transportation would offer an alternative or driving with the care would be unpleasant. The train would be good but it is too expensive for two stations. I don't like to side outside if the cars are passing directly by. This could be minimise with restriction at main time and permitting for e.g rubbish collection. If you design the open space it would be good to consider the wind as well. The straight design in the proposal will not break the wind and it can be unpleasant to sit in a draughty place.</p>
<p>Given the continual high rise, high density developments Bentleigh will NOT remain affordable and local with a family focus. Glen Eira City Council need to veto against many of these developments and listen to the residents who are against the unsustainable growth.</p>
<p>I like it.</p>
<p>na</p>
<p>We will need many more parking spaces. This is due to increased high density apartment developments where an off-street allowance is made for only one car (most couples will have two and will need to continue with two because Melbourne's rail network does not make using public transport to reach many areas feasible, i.e. all lines radiate from the city centre). Multi-level parking is a good idea to open up green spaces, but it is imperative that we keep parking free as it is now. Because of increased density, large areas of a multi-level car park will need to be all day to meet the needs of commuters.</p>

<p>Improve traffic access to parking via Jasper Road (Sth of Centre) and Jasper/Horsley Street (Nth Centre) to reduce traffic on other streets.</p> <p>More green space is essential. Expansion of the Daly street Plaza (Acquiring adjacent properties?) and appropriate development of adjacent structures.</p>
<p>its all focused on vikery street</p>
<p>Not keen on multi level carpark. Two level the maximum. Not centralised as elderly people who drive may have difficulty walking from one end of Centre Road's shopping strip to the other. Need a few scattered carparks.</p>
<p>I do not support the closures of streets connecting to Centre Road as I believe it will create more road congestion on Centre Road.</p>
<p>Family friendly means having more families and people come to the area - but this is not being met by this vision</p>
<p>vibrant after 5 life with more restaurants and small bars with acoustic live music Would love cinemas back in bentleigh. I went to the original one such a pity it was demolished</p>
<p>Don't use the word 'affordable': Bentleigh will be a modern, local shopping hub with a family friendly focus.</p>
<p>No</p>
<p>No</p>
<p>The Bentleigh Plaza should be utilised as a priority before looking elsewhere to update /re-invent. Closing Vickery St and making a number of other streets one way to Centre Road will make it harder for visitors to access car parking. Already there are too many \$2 shops. A multi storey car car will allow for semi permanent car parking for the overflow of cars from the planned increase of units. Already there are permanently cars parked in the streets near the shops making access tricky, not even considering access for the rubbish, recycle and green waste trucks. The planned developments in Mitchell St have not jointly assessed the impact on local traffic and cars parked in the street or nearby car parks. Using the space over the south side of the railway at Centre rd is worthwhile. There is mention of improving access for cyclists, but nothing in the proposals that are directly related to cyclists. Creating more space and footpaths will actually detract from cyclists. Pedestrians will not have to consider cars nor cyclists adding more risk to the cyclists. In addition, it will take a cyclist longer to reach their destination. Look at including cycle lane access and suitable places to secure a bike.</p>
<p>Just plenty of talk and decisions already made</p>
<p>I would like to see all the options first before comitting to supporting anything and that includes proposed developments ie whats the point of having parking away from shop developments etc</p>
<p>depends on what all the reviews conducted come up with</p>
<p>you need to do something to help encourage more people / residents into Bentleigh and hence help the traders</p>
<p>does it cover all aspects ?</p>
<p>Not sure about all the road closures, Godfrey St has been half closed for years, and at times it is difficult for us to get to Centre Rd as we need to drive through the car park to Vickery St. otherwise do two right hand turns to get to Centre Road, into Jasper and then Centre Rd.. I think banning cyclists along the shopping strip would make things safer for pedestrians!</p>
<p>My partner and I are young (early 30s) and moved to Bentleigh for the variety of shops and the older style feel of the area. So many strip shops are becoming gentrified with hipster cafes and homewares shops at the expense of variety and history. With so few strips like Bentleigh remaining, I hope the emphasis on new business and night-time activity doesn't turn Centre Road in to another typical, inauthentic Melbourne strip.</p>

Maintain height limits to encourage a village atmosphere that encourages us all to spend time in and around the Centre Rd hub. Building towers of apartments over 4 stories high does nothing to achieve this, it simply makes it feel like a ghetto.
Closing off Vickery St (and future planning of one-way streets of other 4 streets) would most likely cause traffic congestion in alternative streets - especially with the many multi-level apartment blocks being developed in Vickery (and surrounding streets), remembering that Godfrey St is already a one-way entry from Centre Rd.
Please remove overhead power lines.
Park and train ride is still under-spaced; council fines people for parking at Bentleigh and travelling by train to city which makes a mockery of State/LGA declared polices. Need more 4+ h parking.
In the future Bentleigh will be for the floating population. The long time resident will be lost in the short sighted development.
Increasing the night time activity through more restaurants and bars will increase the appeal of the Centre Road strip to young people which is reflective of the trend we see occurring.
History is engrained in technological developments of the time. We should encourage diverse design and more energy efficient, greener new buildings. Emerging materials will shape the future of our built environment.
Entrance to Aldi car park one way from Oak Street and exit Bleazby St only. Making no standing on parts of Mavho, Lorraine and Campbell St. Residents parking only traffic officials to patrol around Aldi - Centre Rd regularly
Pedestrian and bike paths, facilities for childcare and early learning
Leave it the way it is
The plaza was eagerly ? by charities to set up but now no longer, so I don't see why people want more space.
The proposal to move the library to a more central location would mean that the \$\$ renovating the existing library, not that long ago have been wasted.
Green space
Maybe become included into the college at McKinnon

OBJECTIVES – IS THERE ANYTHING MISSING?

Sounds like a good beginning.

you gave me no choice with the options of height controls - only a number 2 came up. I don't want to live in a high rise suburb. We have an imposed (by you) significant heritage listing on our property which is of NO value with the current over development going on. I don't even feel that you will take my thoughts into any consideration.

5 - encourage and support small business I hope will be higher naturally from doing 1-4.

Transport improvement to Bentleigh, Patterson and Moorabbin by extending the East Brighton tram along Nepean Hwy median strip to Moorabbin junction.

Places with qualities encouraging local people to sit, relax and congregate. This is mentioned but maybe doesn't come through as a specific concept proposal.

Yes. More focus on open space, height controls and retail vibrancy. These have been highlighted extensively but are not giving the emphasis in the "design solution". Extended points below.

- 1) The design solution lacks a strong relationship to and emphasis on the key themes outlined in the community engagement summary. These were: Open Space and Amenity, Retail and Shopping, Community Services, Transport and Movement and Private Development. These priorities should be strongly reinforced throughout the process.
- 2) Open space has been diluted (reduced) to green space with an image showing a few trees and there is no real emphasis on retail vibrancy. There is very limited commentary on building height, design, relationships, etc. Building heights (and form), open space and a vibrant retail strip are the top priority items yet they are not addressed in an appropriate way.
- 3) There is no contemporary thinking or innovation incorporated into the design concepts. Some practical examples for ideas include: i) Bike trails and linkage pathways similar to those in Allnut Park. ii) The creation of a unique community meeting place, similar to The Grounds of Alexandria in Sydney. iii) The development of a vibrant hospitality component such as Eat Street in Parramatta. iv) A community garden similar to the one in St Kilda could be developed particularly with consideration to the level of high rise development in the area. v) A purpose built community market place that leverages off the strengths of the existing Bentleigh Sunday market (e.g. a simplified South Melbourne market).
- 4) The process has missed a step, that is the development of values (or principles) such as those incorporated into surrounding municipality structure plans (e.g. Hampton Street Structure Plan). These values provide a very strong framework and intent for the development of the design solution.
- 5) The outcome needs to be deliverable (i.e. pragmatic) so that the implementation is not constrained by "wish list" funding. For example, why propose to relocate the library into a community hub when there are far higher priorities and community did not highlight this an issue.
- 6) The background information needs to incorporate relevant broader Glen Eira strategic considerations such as the lack of open space. This would elevate the emphasis and importance of open space provision regionally. Consideration should also be given to the extensive community feedback provided through the Planning Scheme Review process.
- 7) A strong focus has been placed on car parking with the view of "repurposing" the "six" large council car parks. The "repurposing" predominately involves some form of hard structure building that isn't aligned with the community engagement feedback.
- 8) It is noted that the ownership status of the Aldi car park is to be determined, this is a very important issue as it serves a critical purpose at the moment (p 30 of One Mile Grid report). It seems very unusual that the ownership status is unknown. This should be clarified as a matter of the highest priority. It is also noted that multi-storey developments are seeking waivers on statutory car parking requirements and proposing this car park for overflow. What if its not there in the future?
- 9) There is no reference to change resulting from significant developments occurring and also associated

impacts (e.g. Bent Street, Bentleigh). The Bentleigh structure plan and precinct provides great opportunities to off set the future higher density population in the area.
10) Whilst this is a broader activity centre plan, there appears to be very little consideration to the surrounding streets and streetscape.
Would be great to have a presentation type workshop that was interactive so that questions could be asked and feedback provided. A great opportunity exists for community engagement (utilising IAP2 consultation principles) by Council, this would result result in strong ownership and buy in from residents.
The plaza has never been an inviting space. Perhaps some buildings could open onto the plaza to create cafes which would encourage people to use the space.
No
Too much clutter on shopping area footpaths.
Open space and better retail areas
I am such a proud Bentleigh resident and to see the plaza in that condition is seriously embarrassing to myself as a resident and to the outside friends I bring into centre rd for a coffee.
More open space and not enough demonstration of building height controls
More open space
yes lots of open space better retail improvements
Yes, additional values are also important. The Centre Road values could be the same as the values for Bayside (Including Hampton Street) has the following: <ul style="list-style-type: none"> - Open, communal and social spaces, featuring opportunities for public arts and culture and social interaction • The focussing of community service delivery within the centre • Local village atmosphere for our business and retail centres • Ease of accessibility and circulation • Low rise buildings which preserve our local heritage and urban character • An environmentally sustainable focus to local development and built form • Green, open public spaces • Maintaining vegetated ambience of streets and gardens • The ongoing provision of quality infrastructure • A mix of housing which caters for all members of the Bayside community throughout the stages of life • Local government autonomy and capacity to represent our community's local interests • Fostering economic development opportunities including quality office space
Parking fix the damn parking
security is missing and parking is still an issue
Parking and how will you encourage shoppers to come to shop ? You want more people but dont want high density
Decrease open space and have more parking More parking encorrages more people and hence more traffic for the shops Increase density in the local streets like Mavho and Loranne sts - have those streets as your prefrrd devlopment areas and therefore you restrict growth in other streets while minimising any impact but also making space for new people into the area.
New people means more shoppers
How you intend to support small business
Who is going to pay for this ?

<p>Vison and costings and why are you diregarding the Station and below the station ?</p> <p>Focus is on Coles area - why ?</p>
<p>what plans have you to enciorgae big business into the area ?</p> <p>what plans have you got for major private developments ?</p> <p>why do we need more and bigger parks when we dont use the ones we have ?</p> <p>council doesnt even plant trees or trim the ones they have in local streets now</p>
<p>How will you help retailers</p>
<p>substance of how this is to be completed and by whom ?</p> <p>impact of losing parking for parks - where will cars go onto to locals streets?</p>
<p>development and parking below the station to help everyone including the traders</p> <p>nothing is being done to encourage new people and pedestrains to this area.</p>
<p>streets are filled by train commuters so you cannot even park close to the shops or the station</p>
<p>why do you have to have so many rules and make building ridiculous - if something is built and people dont like it they wont pay for it - what about modernisation</p>
<p>What is the council doing to encourage new people into the area ?</p> <p>You need people to come into the area to maintain the shops.</p> <p>The quarter block is history now - we dont have enough land for people to live in and people dont want all the land anyway but you are not encouraging people to devlope.</p> <p>You could have twice the number of people if you allowed devlopments but instead you are driving people away</p>
<p>Make the area much more pedestrian and bike friendly, and restrict car access. Use a European model.</p>
<p>Bentleigh Plaza should be extended and fully developed to become a vibrant heart of the shopping centre not a dead zone. Retail in this space needs to be given opportunity to shine and create a space like Oakleigh with Eaton Mall. Having a few small hubs / open eating spaces would add a twist to the area. Where people can move through areas e.g. dine in one space and walk to another for after dinner coffee and dessert etc Having a green feel is important and having small business will help monitor and maintain areas keeping the neighbourhood safe. Buildings and new developments do need to be monitored however I think Bentleigh is a great suburb and we need to learn to share our spaces or we will lose more open space in our green belts and Victoria needs to be mindful of our urban sprawl. Lets act responsibly as global citizens not locally with our vision blurred. Local development saves wilderness being developed elsewhere.</p>
<p>Not really - the plan is excellent and includes great foresight by the city of Glen Eira. Perhaps consider reducing some parking along Centre Road to increase pedestrian and street trading space.</p>
<p>Options 1 & 2 will provide increased economic activity to support the remaining options.</p>
<p>Yes, stop the overdevelopment.</p>
<p>Rating the above 1-5 is difficult as in my view they are all equally important</p>
<p>Actual details and costs and who will pay and or develop</p>
<p>a broadervision - but no details on how many shops could be newly developed or how high</p>
<p>You can only help by developing the station which is in a central location and create a hub of acitivity there</p> <p>Do not make busy sections like Coles etc even busier as there is no gain for the small businessess</p> <p>Open up the street with the rotunda - that is wasted</p>
<p>Foresight and a plan -narrow minded vision focuing on a small part of the shops and supporting small vocal minority - who do not want change but still value the dollar</p>

rubbish bins and movie theatre
the actual reason we need more green open space - we have great parks but who and how many actually use them ?
lights and police
The library has just had a major upgrade so making a central library/community hub without incorporating the original building doesn't make sense.
decrease the number of apartment popping up everywhere!! I can understand do apartment blocks on the railway side but not into suburbs like around Coles! You are creating congestion and an ugly look for the area. It makes sense to do it where railway lines is as you'll hide it with apartments. Council is over doing it.
Where are the people mentioned? What is there that is for community and NOT for business?
Minimise development of apartment blocks!!
We need open space that is free of dogs, please, where we can walk, & humans can use as sports grounds without the risk of stepping in dogs' faeces. Please include Bentleigh East shopping strip.
1. You want to put a "big "green park but how will that help traders? 2. How will that encourage people to come to the shops? 3. How will you encourage people to shops below the station? 4. How will this fix the parking issues caused by the Council / engineers in the local streets?
who will pay for this and will it be a debacle like the parking
Better trees like in Balywn - our trees are atrocious and there is no pattern - i Live in Lorann st and you have 5 different types or bushes or nature strips without trees - its ridiculus Can you visit and look and standardise your trees
Encourage development of a Theatre? This will result in increased night-time activity, support small business esp. cafe/restaurants.
how will having a new park actually bring life into the strip? where will the people come from ? how many people do you think the people will bring into the strip ? will they be new people ? will it help traders ?
I would like to see the centre road shopping strip to become a destination for visitors and the local community with improved quality of retail options as well as dining/cafe culture.
Residential development hub
Yeah a Council that is not biased
How will you encourage more people to live in the area to make use of whatever you do?
cinemas like dandy brighton, Elsternwick showing a range on current and international films
In the past there was talk about the Bentleigh Village Concept, referring to among other things, its low-rise development. Has that terminology been replaced because the Council has decided that Centre Road should be high rise, and so the term village had to be dropped?
lighting and safety
no
No
Bike lanes, places to park and lock a bike. How to attract businesses that will bring the shopping strip to life, in effect also boosting opportunity to existing shop keepers.
Half or full basketball court in Bentleigh Hodgsons Reserve.
The reason Council is advising that parking issues are associated with new developments - when they know its not.
The parking issues were caused by Council / Traffic Engineers changing the parking signs to all day parking INSTEAD of increaseing the areas of 2 hour parking only.

It is incorrect to make this absurd claim.
Additionally why did Council insist on no changes to the car parking during the train station development - when they could have added more parking.
Costing
how will this impact on surrounding amenities and existing infrastructure
Are the key objects incorrect and should be more aligned with the current survey instead of this mix and match approach
a plan that shows everything in concept including Council's recommendations
Will there be more lights and more bins and toilets and what about security
what will be built and by whom
Location of where the Plaza is ? Never seen or heard of one - is it the Rotunda ?
a proactive council
Recently moved to Bentleigh but never use the parks - don't have a dog but surprised that shops below the station appear to dead to pedestrian traffic and not busy at all and nothing I have seen indicates anything Council willingness to help them
Why not implement underground parking option instead of multi-storey above ground parking option. Multi-storey parking option would be aesthetically displeasing and would also create traffic congestion by concentrating parking in one area of Bentleigh.
Public seating
Height controls are one thing; better to trade-off more height if new buildings are layered back from street level.
Investors in property will have an upper edge in Bentleigh in near future. Frequent relocating tenants will outnumber owner occupiers. Unless the tenants are well educated about their rights and responsibilities vis a vis the landlord, the ill informed tenant will be vulnerable to exploitation both economically and socially by their investor landlord. Eventually, tenants will contribute least to the development of community of Bentleigh & Glen Eira.
It's not just increasing the open space, it's making it useful. A wide open oval isn't very useful or appealing to families compared to a park with trees and a play area like Allnutt Park.
Material and design guidelines should encourage developers to build greener and more energy efficient buildings which will shape future character.
Mandatory height controls on north side of Centre Rd - Jasper Rd - limit 5 storeys. Centre Rd has no longer a village community feel. Make sure the area of Aok, Fitzroy St are looked at carefully before developments are permitted as this is a flood prone area (SBO Melbourne Water). Houses are already required to build a meter from the ground. No more than 2 storeys.
High density housing and business infrastructure will create a demand for night time activity and business - but has to be designed ecologically and visually well. I have no problem with medium to high density buildings.
Don't do it
Nope
A plan for North Road - needs more greenery, as does centre Rd
Changes in recent years to put in Daley St rotunda tried to do this but shoppers seem to be not greatly interested. It's up to the shops to increase night-time activity Too many 4 level developments in streets, especially containing heritage overlay Closing Centre Rd to traffic @ weekends??

Some sort of screen with directory of shops as per @ entrance to Chadstone shopping centre.

More public seating

Increase traffic flow rather than decrease

CONCEPT ONE
Slowing people down increases the amount of time they spend in an area and if it is inviting and relatively peaceful it could be a place to talk, eat your lunch and meet friends
Because your designs included significant extra apartments.
This is such dead space, totally outdated and wasted. such opportunity for shops. cafes, restaurants to flow out onto this space (in a newer greener version)
And the comment that all shops face centre rd is true and a shame
Open space is lacking. Rotunda is dated.
Current areas are old, and uninviting.
Some increased greenery can only help the aesthetic.
As stated above, we need places conducive to people sitting, relaxing and congregating. And one such place that is clearly the Bentleigh hub in terms of open, outdoor space.
One possible downside is the elimination of one side street north of Centre Rd from which one could turn right (westward) into Centre Rd. I live off Nicholson St, west of the railway line. While I often walk to the Bentleigh shops, on occasion I have my car with me. I usually park east of the railway line and north of Centre Rd, near Coles, where most of the parking spaces are located. It is already difficult sometimes to turn right (westward) into Centre Rd, which I need to do in order to drive home. I would not want the improvements to make it more difficult.
Refer below
The existing plaza is hardly used, so it does not seem a good idea to extend it, particularly by disrupting busy Centre Rd.
Providing the centre with an enhanced sense of place or identity
Not enough open space
It is in the Heart of centre rd and it's embarrassing, run down, and not usable.
Lack of open space
Very poor open space provision, Glen Eira has the lowest open space provision per capita in Vic. When consolidating car parks, why not convert to open space. Create pedestrian pathways.
we have enough unused space this will not encourage people to go to Bentleigh shops - it will be useless the same as the Rotunda debacle
i support concept 4 - its ripe for development - you need encourage shops and parking around the station ie similar to Box Hill
what is its value ? isnt parking a better option that encourages shoppers ?
doesn't help the shops near the post office
I encourage community spaces
Would spend more time at shops if it were there
It is a great idea, but I don't know where it should be.
This is small fix and will create a traffic bottle neck whilst removing valuable car spaces
why? plenty of parks, cafes, etc in the area
Does not fix the parking nor introduce how more people will come to the area and doesn't help the shops near the Post Office
lose of car spaces and will make it harder to get in and out of coles and with the Sunday Market it will be a nightmare

<p>this is not the heart of Bentlyigh its a supermarket where trying to find parking is a nightmare especially on the weekend</p>
<p>You should develop the station and cover the area over the railways</p>
<p>this doesnt help other retailers - you just encourage people to go Coles</p>
<p>car parking issues - will not support anything where more cars are parked in local streets all day i dont understand why you refuse to make streets 2 hour parking only ? shoppers and vsitors find that enough</p>
<p>emphasis needs to be the lower end of Bentlyigh the station and below</p>
<p>since when do you ever have public gatherings ? isnt that what our abundant parks are for ? and by the way why do we need a nother park ? we have an abudnace of wasted open space especially along the railways Nicholson st and Burgess st - why cant you make these parking and free up local streets for shoppers ie 2 hours</p>
<p>im 70 years old - my childrena dn grandchildren never use the parks - they want shops and movies and restaurants and places for coffess.</p>
<p>when i was younger we needed the parks but not now.</p>
<p>The area is sadly lacking usable green space.</p>
<p>we need more open retail spaces to further develop Bentlyigh as a social recreational vibrant place like Oakleigh has their open air mall.</p>
<p>I support this concept as Bentlyigh Plaza is currently outdated and very uninviting</p>
<p>I think that Bentlyigh needs more green open space, and a new community town square would create a much-needed 'heart' to Bentlyigh, which it currently lacks.</p>
<p>I like the idea of open spaces but the extension across Centre Rd sounds like it could further restrict the flow of traffic and Centre Rd is a major through road due to its good alignment between East Bentlyigh and Brighton.</p>
<p>Vickery street is a narrow strip and will not allow for and will not accommodate a public gathering of even 100 people.</p>
<p>Furthermore, extension of Bentlyigh plaza in Vickery street will compromise the residential liveliness of Vickery street residents. There will be noise and undue traffic which will affect the peace and serenity of Vickery street residents.</p>
<p>For a lot of young and elderly residents in the area, I think it would be a good thing to increase a space where one can sit down to rest, or a clean public toilet is not far from shops near Vickery st</p>
<p>Second-tier concern. Consider primary focus to be review of LPPF/MSS policy settings for use / development within Bentlyigh commercial area.</p>
<p>Not entirely sure where you mean when you say Bentlyigh Plaza</p>
<p>It seems to be keeping the better values of any community and bringing them into a more contemporary setting taking into account the current demographic requirements of the area.</p>
<p>Creates a much stronger vibe outside of the main strip. I am most excited about the opportunity to open up funky, youthful cafes and restaurants (as indicated in the concept design).</p>
<p>Support because Bentlyigh Plaza is uninviting and not widely used by the community</p>
<p>One sided vision to help a busy section already and nothing being done to help the other ends of the strip.</p>
<p>A Plaza should be away from a supermarket to allow small business to to expand and grow and provide people with a place to gather</p>

Best location is the station and below and even over Burgess street
development is focused in the wrong section - look at the station area on the station and over the railway lines and Nicholson street parking. Angle parking in Burgess street
there is enough open space in Bentleigh and the city of Glen Eira, what we need is people and thriving hub centres
I live in Vickery - i dont want more traffic people or cars put it somewhere else
i consider the plaza down near the post office under the dance studio
vickery street is a monster for cars going to and from coles - so why creat a bigger mess ?
please explain why vickery street and why people should go there ?
i thought the who epurpose was get a source of people for the local shops instead of taking them from exisiting shops
At the moment it's not used for anything but would be great with surrounding cafes/restaurants spilling out. This might change as there is bar/cafe going into the old State bank building.
dont like idea
We need more green space in the heart of Bentleigh, as long as it does not become a dogs-off leash park!
Green space will invite to stay there and not come only to by what you need. That makes the different between live and simple business.
Being so close to the train station this will be a hot spot for crime. Needs to be a safe and well lit area.
The green great a nice atmosphere and the tree will shade the area.
na
Bentleigh lacks character and has no hub apart from the bandstand area on Centre Rd which might be more useful as an area for open air dining with limited children's playground.
its a bad vision idea and in the wrong place
You will kill of the smaller shops below the railway station
Bentleigh plaza is currently a disaster. A green space attracts people and gives a pleasant environment for social activity
we have enough open space - what next an airport ? Council you need to consider what people need not what their xmas list is - parking and more people are needed for Bentleigh -you have not considered how to get this new supply of people
It will make it increasingly difficult for road users to enter Centre Road from the streets on the north side of Centre Road (if vehicle access to Centre Road from Vickery Street were removed). Removal of vehicle access for Vickery Street will reduce the number of streets where you can enter Centre Road from the north side of the road (between the railway station and Jasper Road) from 2 to 1 street.
the area is already busy you should look at making other parts of the strip busy as well or you will create a desert
Plaza is in wrong area and should actually be on the railway station. Green Park will impact on parking but not increase the numbers of people
activity first then open space. Keep the rotunda but use it better
Because it currently does not exist. You can go shopping up there but there is no open space to sit and enjoy the area. The current plaza is horrible.
Further reason to keep people staying in the zone and will encourage use of businesses

Redesign but not extend
Vickery Street provides easy access to the car parking at the rear of the shops. Bentleigh Plaza (Living here for year have never heard the Rotunda area referred to as Bentleigh Plaza) currently is much under utilised I'd prefer to see this more developed before spending time and money elsewhere
No central gathering space at present
Wrong decision - will make busy area even more congested
Plans for Vickery - based on Council ideas therefore the survey is skewed.
You should have asked for a growth / development plan - independant of the council to ensure that URBAN GROWTH is correct and not made suggestions to skewe it the way you want.
what is the reason for a new park ?
This would create more problems than its worth and is only tinkering with the over all issues
have no vision -its just Vickery and some Grass
doesnt help Benteligh
dont belive enough independant consultation has gone into the options
Still not sure where the plaza is and what has Vickery got to do with it - you cannot even more around there and is aprking area for Coles
this is not benefical to anyone except for dog lovers there are enough green spaces in Bentleigh and in Glen Eira
you might as well get rid of all the ouses if you thinking this way
I think your barking up the wrong tree here - its busy already so shouldnt you be diversifying and spreading out the business
Green spaces bring positive improvement in almost ever case where they are installed.
Increased pedestrian access.
Presently a windswept under-used eyesore.
Vickery street is already a congested street. Currently this street is used by commuters of rly, Bentleigh market during busy weekdays, weekend Sunday market shoppers, in addition to the additional car parking of the residents from Vickery and Bent street.
Extension of Bentleigh plaza in Vickery street will be disastrous.
I support this, but the plaza needs to be well designed to encourage use and participation. A big open space can end up empty and unused if it is not well designed. But squares with stalls, chairs from the cafes and restaurants on the square, places to sit, etc (like the European cities) are a good thing. The Centre Road area definitely lacks this currently. There is no logical focal point.
Bentleigh plaza Rotundas are dated. We need new inviting spaces that can be cost effectively updated in the future.
It will cause more traffic problems with only the entrance to Coles from Bent St and single lane at Godfrey St. Perhaps more trees should be planted in the existing fotpaths to green up area.
Tree's seating, walkways - all beneficial - children's play areas - essential. Good design. Trees for cool spaces, wifi.
Leave it alone
People come to shop and if they want to meet friends they do so at the many eateries. Any more restrictions on access will kill the shopping.

Previous implementation (Daley St rotunda and opposite, near Nandos) have not been greatly embraced by residents, nor have they been a raging success.
Good idea, need more green space
I think parks are really helpful
Would be nice as long as somehow designed not to be a wind tunnel.

CONCEPT TWO
Car parking is ugly and detracts from village concept and we are well served by public transport.
I imagine that this means a multi storey carpark which is hardly an attractive community space. Rather encourage more people to walk ride of public transport. Create a cafe/food/ meeeting space within the new train station plaza at the Train station
I think we need extra parking - but I also think we need longer parking in Centre rd
i walk most of the time and traffic flow generally I think is a weakness of centre rd
A multistorey 2 or 3 max could be built adjacent to the railway station on the east side. The ground level could be used for the Sunday market allowing all year adverse weather use and the structure would provide commuter parking during the week.
I would support as long as parking fees are not introduced
Makes sense. People need the parking options near the s
Refer below
I don't think that a green park is needed in this area. There are already perks behind the RSI and Allnut Park, as well as others nearby.
An increase in public car parking and new community facilities
I think we're very lucky to have as much car spaces as we have now I don't believe there is a shortage.
Why relocate the library, it was not highlighted. Why group all car parking together and develop other sites. What about some genuine open space.
Why propose to relocate the library, the commentary does not marry up with the concept with alternate library sites. This WAS NOT mentioned by community in fact community said the library was ok. It very much appears that Council wants to reclaim the library space for development!
more parking yes /new hubs near the station or on it yes ut no green space
Do this around the station but no more green parks only have limited use and will not encourage people to the shops
Create more public car parking within one centralised structure that includes a new community hub over the station
more parking yes but no green space that means less parking and more cars on the side streets. Green is only supported by thjose close to it
Getting around with carspaces is important
Because I have small children so park space plus community space or gathering is important.
Again great idea, but where I don't know.
Again with the green park - tell us where do you want the cars to park ? In the local streets which have become a shambles due to incorrect labelling as all day parking ? There are enough parks around the area tht are not used extra parks will be a waste of resources and not help encourages shoppers.
Shoppers want to come park shop /eat and leave
Make it on the station but no more parks - how many times will it be used
Community HUB should be at the station BUT no more green space at the lose of car spots - you will drive more cars into local streets and then make them all day parking like you stuffed up the streets near the Station
yes to car parking and one centrakised structure over the station not coles.
but stop with the green parks already we have so much space which is not utilised
a new hub near or on the new station would be good as it will encourage road traffic both sides of the

station
for more parking but not keen on green areas as they are never utilised and are at the cost of parking or public toilets
emphasis needs to be the lower end of Bentleigh the station and below we need more shops and more people in the area - not less which is what parks and looking after Coles is doing
support for car parking yes community hub well depends where - if its at the station above it sure why not large green park ?? are you for real - we have so many now we dont use them - why do we need more ?
what will we lose but more car parking so you have some grass which dogs will shit on and people throw bottles on
seriously have you counted how many people u see in a park ? daily ? about 10 and they would probably walk a dog
you have got to be kidding and what happens in winter noooooonnnnee will use them
parking is a very big issue which you can address now and with little cost - just change the signs and make benteligh and the streets off it 2 hours.
then create more parking near the stations like other councils do -ive spent enough time in the area and think what a waste of resouces
We don't need more parking, we need better access for walkers and cyclists which then decreases the need for more parking.
because would create more traffic/increased parking chaos to the residential streets as already congested.
Most local people are capable of walking. Develop one way streets so that car parking along one side enables good traffic flows.
I support the concept of creating more car parking as long as the car parks fit the height restrictions
I think a central community hub with a green park is a great idea, as Bentleigh needs more open space, and moving with a central library to Bentleigh it would be more central and accessible to everyone. A green park would also be a great addition. Not really fussed about increasing car parking.
Any multi-level carpark will need to be height restricted and designed to blend in well with the surrounding area.
New community hub can be planned for the 2031 vision, adequately size with ample parking.
Does community hub represent duplication of investment, given existing library facility? Could rooftop be better utilised (leased) for commercial (retail / restaurant / office) purposes with funds directed to other local projects?
There is no point talking about additional parking when councillors like Magee agree to reduced parking for commercial establishments like the one he supported at a recent council meeting.
I'm not sure this will fully alleviate the over-use of side street parking but am sure it will help.
Absolutely support this. Current parking congestion along Vickery and Bent St's needs to change. We need to make one side of Bent St as no-parking zone, as currently cars are parking on both dies of the road, which is creating unsafe and dangerous driving within a limited space.
Support additional carparking and multistory but priority is public transport and walking/bike access to shopping area.

<p>No green parks at the expense of parking - it will never be used. Create a hub on the station precident site ? Increase Burgess street parking and multi story car parking at Nicholson st and over the railway.</p>
<p>Make sre that Coles and Safeway if developed and you should encourage that - also provide under ground parking in addition to the parking owned by Council</p>
<p>provided no green park - you need more seats and bins ad some toilets but its an area that needs people and not grass</p>
<p>dvelopment is focused in the wrong section - look at the station area on the station and over the railway lines and Nicholson street parking. Angle parking in Burgess street But no more green space especially a large park - what a waste</p>
<p>you cannot have this and a park as well get your priorties right.</p>
<p>as long as the car park is away from residents cant you extend Nicholson st carpark AND make it muti storey ?</p>
<p>what about angle ? parking in Burgess street agaisnt the railway</p>
<p>I live in Daley street - its quiet but only bcause of the ropad clsure - i was never sure why you put that cover on it - noone ever uses it?</p>
<p>but dont support more parks but parking - even our street is getting impacted</p>
<p>anything that gives mor parking - but have you considered growing the Nicholson car park ? wouldnt affect residents but would take cars off the streets</p>
<p>I don't like the idea of a multi level car park as depicted in Concept 2. The structures look to dominate the streetscape and also overshadow any walk ways.</p>
<p>ok</p>
<p>What about a mix of car parking and enhanced public transport, and encourage bicycle riding, & walking.</p>
<p>Too many care park will not change the unreflecting use of cars. Many times it isn't necessary but it is easier</p>
<p>Car parking at the Bentleigh Station is ample.</p>
<p>there are sufficient number of car park around the area</p>
<p>Public car parking and fixing local parking issues should be a priority but what is point of green park - how will that help traders ? How will that fix parking ?</p>
<p>increase parking do not reduce it - if you want people build parking not parks</p>
<p>Im new to the area and find the parks ok just not ustisliesd alot by people -you should have barbeques and swings etc but with lighting at night and a camera for vandals.</p>
<p>But you seriously need to fix car parking -everyday Loranne street is filled by commuters parking all day.</p>
<p>I live in a new unit and its great I dont need parking but people who visit have to park at the other end of the street due to the all day parking - who decided on that ?</p>
<p>I prefer 2 hour parking so people can park close and also for the shoppers.</p>
<p>I see people pushing trolleys up the street and leaving them there becuase thats where they parked and its too far to return them</p>

Parking needs to be streamlined and traffic flow improved. I know of many people that avoid Benteigh because of the traffic!
where will the green park actually be and how many car spaces will we lose?
why is a community hub / parking linked to a green park - you can do without the green park
this is wrong and incorrect and misleading
I do not support multi-level car parking as it would ruin the local landscape of Benteigh.
Do not want a multi-level car Park!
Plaza is in wrong area and should actually be on the railway station. Green Park will impact on parking but not increase the numbers of people
A great idea as long as the design has some community consultation too. There needs to be a 'center' to the town and this would be perfect.
Same reason as above. Will encourage more people to visit
No need for more parking and taking up space for community hub
If this car parking is used to reduce the number of cars parked in the nearby streets everyday, its a benefit. With the number of unit developments being proposed in the streets just off Centre Rd, car congestion is only getting worse.
As per above
Prived no more green areas at expense of parking
No need for more green space - all you need to do is add more parking and change all day parking back to 2 hour parking
for new parking and expanding parking but not for green spaces - you will not get value out od thsi
Need a brand new HUB that meets all needs not just shoved in some corner - which will lead to the detriminet of the shops outside of the immediate circle
have no vision -its just Vickery and some Grass
doesnt help Benteigh
i support the general idea of a Hub and parking as they create business and car parking is required but a green park when you have so many defeats the purpose -it will not be used
definetly more car spots if you want to encourage mmore people - but what will you do with them ? give them a park to pitch tents on ?
U cannot be srious - people need to come to the area but they need car parking and residences
only with more parks as they reduce car parking and reduce people coming to Benteigh
How many people actually use the parks - can we have stats on that please
are you going to create a Hub in a park or a park in the Hub ? LOL you dont have the space for both - suggest you concentrate only a HUB -one that works but not where you proopse - it will be a white elepahnt
This simply makes so much sense - what is not to like about this idea?
1. Underground carpark/s should be considered as aboveground would be unattractive 2. Will cause traffic congestion in one concentrated area instead of dispersing traffic via multi-car park designated areas
Please maintain current 2-3 storey building heights.
Good for shop workers, workers, shoppers and commuters

<p>With a new centralised public car parking, council will be able to plan correctly and widely for the development for 2031 and beyond</p>
<p>I think this is an OK idea in general but do we want to be encouraging more cars on the streets of Bentleigh on streets that are already congested? Wouldn't it be better to encourage public transport access, park and ride, EV charging points, etc?</p> <p>In the next 5-10 years we are going to see a huge increase in autonomous vehicles and ride sharing and it is likely that demand for car parking will fall.</p>
<p>The area chosen to create more public car parking is ideally situated and will not overshadow the residential areas. A green park will compliment well.</p>
<p>Multi deck car park (low level) could be built over railway car park in Nicholson St or between Target and Coles. Night time events would need to be mindful of residents in adjoining streets and living over shops in Centre Rd.</p>
<p>Encouraging people to walk around is also essential - community spaces for recreation, music, meeting places, markets etc. also essential. Link to both the streets and carparks in a user friendly and attractive design.</p>
<p>As above</p>
<p>I don't have a car</p>
<p>Adequate parking</p>
<p>Would need to see more details</p> <p>I am not really in favour of a high rise parking facility. It would be unsightly, somewhat of a security risk and would delay shoppers entering/leaving the Centre Rd shops. They may not want to come if they cannot enter/leave parking area quickly.</p>
<p>Definitely need more car parking. Some concepts are appealing but very costly. People come to shop then leave.</p>
<p>Probably a good idea for shop employees as they are using side streets in front of houses. Less space now as new dual acc houses have 2 driveways instead of previous one.</p>

CONCEPT THREE
It is a wasted space at present crying out for a revamp. Link it to a food space within the old State Bank
It's difficult to get around Bentleigh as it is. We already have closed shops due to the railway works and lack of support, do we really need more shops. If the ones that are already here were cleaned up and the streetscape looked more inviting we wouldn't need more. I don't care much for the asphalt street surface. It was always going to get grotty really quickly. better to spend money fixing that up.
its a main arterial for cars and is more important than the shopping strip alone - it connects to brighton, bentleigh east and beyond. i like the idea of the raised pedestrian crossing to connect plaza and vickery
One way shared zones can lead to congestion. Vehicles can access the car park but may need to travel some distance to exit.
Safest for pedestrians
I have concerns about streets south of Centre Rd being made one-way in a northerly direction as it will make it hard to head southward from Centre Rd. Bear in mind there is no main or semi-main road south of Centre Rd from Jasper Road to Thomas St, so Bentleigh residents have to pass through these side streets to get to businesses on Nepean Highway and further afield, including Southland.
Refer below
i feel the disadvantage of disrupting traffic flow would not be outweighed by benefit.
Support creating pedestrianised, activated and widened laneways, both through upgrading existing and creating new connections to Centre Road. Do not support pedestrianising the commercial length of Campbell Street, Mavho Street, Lorraine Street and Robert Street. It will create traffic issues
It needs something with imagination
Needs more work, have a look at other activity areas and how they have done it
Could do a lot more with innovation.
not enough space to develop new shops and where will the traffic come in and out of the parking ????
from centre rd
this will become a hazard and doesnt help the other shops the area is already busy - concentrate towards the station and post office
where will pedestrians park ? where will they go ? you only have so much space and its not being utised now - you will create big vacant areas wilth minimal people.
Need more people to come to the area and live and shop -exiting infractructre and devlopments are not enough. You need a big influx of people into the area
will force cars onto sidestreets
It is already relatively pedestrian friendly.
I prefer to walk to centre road, driving down side streets is not as important as safe walking areas with small kids.
I like it the way it is. As cars on the other side, cars on the of Cole's take for ever to turn left or.right.Unless it is going to be fixed, It can be hard to get out. What wjen with the cars in the car park . And the market, on Sunday. It will make it a night mare and a bottle neck.

<p>Again with the green park - tell us where do you want the cars to park ? In the local streets which have become a shambles due to incorrect labelling as all day parking ? There are enough parks around the area tht are not used extra parks will be a waste of resources and not help encourages shoppers.</p>
<p>Shoppers want to come park shop /eat and leave dont need it</p>
<p>It seems a for gone coinclusion that Council and engineers have decided on Vickery street dsisater as its mentioned in two optins so why have this survey.</p>
<p>The same engineers made a disaster and wont fix the all day parking nor will they admit they made a mistake with the Rotundra and now you wont to make it a further white elephant</p>
<p>there are not enough people to warrant this - and you are not encouraging people to live in the area by restricting development. People cant shop because you you mismaneged parking by making streets all day parking instead of allowing people to park shop and leave</p>
<p>because thers is no thought into this nor explanation of how it will affect the car parking that exists or the traffioc congemntstion you will cause</p>
<p>focued on helping Coles unless you make coles a multi storey shopping centre - encourage a new hub to spread the road traffic around</p>
<p>you need to have lots of people for this to work - Benteleigh doesnt and that is the problem. The problem is Council doesnt want more people and younger coming into the area by not allowing mutli storey developmenst which young people want and are happy with.</p>
<p>redsign the Plaza what plaza ? Make the station the hub of activity - large shops like Coles and Safeway attract enough people</p>
<p>look after the samller shops that exist or could opne up if there was space for them - maybe on the station</p>
<p>benteleigh is friendly or used to be until you stuffed up the local street parking with no idea</p>
<p>stop having grand schemes get some outside people in to give you ideas</p>
<p>why did you chose Vickery street ? Coles is there and on Saturday or Sunday you cant walk or park because of the traffic and you want to make it worse ?</p>
<p>Ohh my god whatever possessed you to consider such a calamity</p>
<p>Benteleigh Centre is for too car dominated, making much less appealing a place ot spend time in.</p>
<p>because of an extension into vickery street creating further parking chaos and disturbances to residents in vickery street and to other direct neighbouring streets.</p>
<p>as previously explained</p>
<p>Needs updating</p>
<p>Making Benteleigh more pedestrian-friendly is very important, as it makes it more attractive to visitors and locals alike. Two-way shared zones and one-way conversion are my preferred options.</p>
<p>Traffic flow remains important. Centre Rd is a major through road and any restrictions on Centre Rd will transfer traffic to other roads in the area that are less suited to traffic.</p>

<p>Only, One side of the Vickery street may be Reserved for Parking up to the extended hours and other side be made one way Conversion (road), considering the future growth of activities in the Vickery street.</p> <p>As of now, it becomes extremely difficult to go two way shared road, due to narrow road and car parked on either side of the street during off peak hours</p>
<p>Agree that upgrade is required however cognisant that VicRoads influence may determine feasibility / degree of any changes.</p>
<p>I might be better saying not fussed although it seems to me having lived here for thirty years that emergency vehicles all too often seem to need to use Centre Road - so anything which hinders their doing so might be a bad idea...</p>
<p>Encourage community engagement with a useful and beautiful space, need to encourage pedestrian use around whole shopping strip.</p>
<p>Vickery street again - forget Vickery you will create a nightmare between Coles and a Hub. Your Hub should be away and developed so it attracts people and helps small business</p>
<p>Needs to be away from Vickery street - its too busy and will not help the other shops -you will make them less accessible and people will not go towards the post office shops at all - you will kill of the remaining shops</p>
<p>make the streets near the post office one way into Centre Rd but CARE Loranne has a bus going through it so it has to be able to accommodate a bus but one way into Centr Rd Put intersection lights at Brewer and Loranne streets</p>
<p>Developments on the station not near Vickery street if you serious about helping small business</p>
<p>except for the Vickery fiasco this has merits</p>
<p>a new hub that attracts people would be good but not Vickery -make it the Station you have a vacant site basically there to build to your hearts content</p>
<p>why was Vickery chosen ? its the least best available choice -i would have thought the Railway station ?</p>
<p>has anyone been bought off ?</p>
<p>im still not convinced on why Vickery is chosen How does that help the other shops ?</p>
<p>The two-way shared zone appeals as it would encourage bike use which might encourage people to ride rather than drive.</p>
<p>i would like the car access on centre rd.</p>
<p>Check out Dandenong city. Totally revamped . . . driving any 100m in any direction takes you 10 minutes.</p>
<p>I do not support 2-way shared zone, because we need to avoid crazy drivers (eg Bourke St Massacre). So, for the one-way conversion, we need to make sure that pedestrians are protected from potential crazy drivers.</p>
<p>The sub-text is the same as Concept 1...</p>
<p>na</p>
<p>Not sure what Bentleigh Plaza encompasses at present or even where it is.</p>
<p>It looks like the council and the same engineers who messed up our local streets - are at it again with Vickery Street.</p>
<p>It is in the wrong spot - - Council do you understand ? You need to decentralise -toencourage the other shops - make the station a new hub - its perfect you have space and you can go over the railway lines</p>

its centered on Vickery and doesnt take inot account other more important areas like the station
Make Loranne street one way only -too many cars enterting and they are not local
If you want pedestrain rfriently then also make it difficult for commuters to park all day - they can get to the station parking not our streetts
Redesign of access to parking is essential but the may be alternatives to these options. e.g. road redesign behind shops and closer of (some) roads between shops.
why Vickery st ? why not Burgess street, why the other end of the centre rd ?
we dont have the population to support these changes -if you had more people moving into the area that would be a different thing
But you are NOT encoraging people via medium - high density but actaully forcing people away
I would not want to see reduced vehicle access along Centre Road. Traffic has been flowing smoothly along Centre Road since the lowering of Bentleigh Station - this I have heard from many people in the area. There are lots and lots of people who need to travel by cars.
I support shared zones as long as it does not inhibit the ability of vehicles to access Centre Road from the streets. I do not mind if traffic is slowed, but I will not support any proposals to completely block/remove the ability for vehicles to enter or exit Centre Road.
There are NOT ENOUGH people in Bentleigh at the moment for these changes - you need more people before you consider this option Plaza is in wrong area and should actually be on the railway station. but it does not increase the numbers of people
Depending on a traffic review, i would strongly support either of the two-way shared zone or one-way conversion. Centre Road is currently congested and polluted. This would have to be done if there is a view to improve the open space. No one would want open space with the current traffic as it is at the moment.
Need access for all types of people
I think it works well currently and will encourage people to go elsewhere if hard to drive around area
I don't see how extending Bentleigh Plaza to Vickery Street creates a more useable community town square. The space will be long, thin, dis jointed with a street in the middle. Traffic flow through Centre Rd will be worse than it is now.
Coucnil is already decided on Vickery street This is wrong - the station is a better fix
see above comments re Vickery - survey is skewed towards this area - why ??
Why Vickery it doesnt make sense - it will not encourage grwoth in the other areas of Bentleigh
everyhting focused on Vickery street - biased and not reflective of the rest of the shopping centre
Helps Coles - is that what you want ?
What about the other traders in the strip - ohh yeah lets forget them Lets make a focuse behind the strip
Why is only this option being provided for - for Vickery - has it been decided Vickery is your option ?
have no vision -its just Vickery and some Grass
doesnt help Benteligh
Do you mean Bentleigh or Vickery Street and why Vickery street ? Why not other streets ?

<p>You are looking at making it a walk for coles - why ? you need more parking and being able to get in and out of the spots and have you visited on a Sunday ?</p>
<p>No way you can get in or park and you propose to make it busier ?</p>
<p>Public gatherings -in Vickery street with the aprking and Coles and Targets - you are joking arent you and through in the Sunday Trash Market and you have a disaster</p>
<p>you seem very focused on Vickery precint why ? you have better choices and what is the aim ? to increase bsuiness for shop traders or provide a park for dogs ?</p>
<p>If its for traders then do it on Centre Rd near on teh station to attract people</p>
<p>The constant flow of traffic does not encourage us to linger and shop along Centre Rd.</p>
<p>If Vickery St were to be closed off or given only one-way access for vehicles, it would cause more traffic congestion in this street and the surrounding streets (especially given all the multi-storey apartment blocks being built in this and surrounding streets as these are already steadily causing more traffic congestion in these streets).</p>
<p>Access is critical; what is the point of fixing railway crossing then to restrict roadway?</p>
<p>The living of the growing number of residents in the Vickery street will be compromised, as the number of residents in this street is going up due new deveopments as a fall out of re-zoning.</p>
<p>I think both options two-way or one-way would help reduce traffic and allow pedestrians to "reclaim the centre". The cobbled surfaces look nice. It would be great if we could make the whole of the Centre Road strip pedestrian only!</p>
<p>I don't fully understand how the options will work, one-way traffic should offer greater pedestrian safety?</p>
<p>Traffic movement already a huge problem and this proposal would make it worse. New lighting would be nice and give a more village appeal. People will onle come to the shopping strip if there is parking. Vehicle speed is 40 now and is adequate.</p>
<p>Vickery St being close to Centre Rd pedestrian crossing provides a safe entry into Centre rd either left or right. When part of Vickery St was paved cars would cross the road ignoring the fact it was a mall and not giving way. It is much safer now. During level crossing removal parking was restricted and when shoppers couldn't find a parking spot they would keep on driving. I don't think the shopping centre has fully recovered. Traffic great now.</p>
<p>I think either concept is a good idea – not sure on the repercussions to other nearby parallel streets – maybe increased volume traffic for them.</p>

CONCEPT FOUR
As mentioned previously encourage people to gather, a nice bar/cafe /restaurant would be attractive and encourage people to linger. Staying open later would be an asset to train travellers comin home.
Because it means building even more apartments. Everyone has complained about them - but you don't appear to be listening. The proposed design includes many multi (4-6) storied apartment buildings. People actually LIKE it as it is. That's why we moved here in the first place.
it just seems souls. even McKinnon has added some colour to the concrete wall with some graffiti art. and I hadn't appreciated the carpark didn't access the train station better - big opportunity or improvement and safety
Well lit at night with CCTV to reduce graffiti and other vandalism and anti-social behaviour
A railway station can define a suburb. This one could be improved then must be maintained.
Key to encouraging people to live in the area is access to quality transportation option and the new station should try to keep such standards up.
Railway stations and areas surrounding are commonly bland and unappealing. It would be nice for surrounding areas to look nice and offer some open space.
Refer below
This is a new,, open area that lends itself to interesting planning for community use. It could also be useful in uniting the shopping areas on the two sides of the railway line.
More information is required re: a new plaza and shops above sunken railway line (size, height limit, etc)
For our next generation
Why propose to build over south side of train-line, just convert existing car park spaces to open space.
new station and towards the post office is not being utilised to the best way - this is prime area for development of multi storey developments and new and vibrant areas. dont restrict the shops or houses in the streets loranne cmabell and mavho have all the streets 2 hour parking and allow developments all the way up the streets to brewer rd this will concentrate people in one area and lessen impact on the outer streets
increase the parking over the station and encompass the coles and the railway parking and make it multy storey
have shops over and near the statiun to make it vibrant
this is the ideal location as you can create parking over the station in nicholson and burgess st (between the trees) / a hub / and allow for high density in the local streets like mavho / loranne
encourige buildings here to increase the local population of young people who will eat and live in the area
build on and over the station - combine Nicholson st car park into it and make muilt storey
encorage devlopmentst full length of mavho and loranne streets to high desnity and then you have more people to support the shops
make streets 2 hour parking only and this also leads to safety
The train station now it's underground has already been a massive improvement
Support but don't often use it.
Not sure.
This is the place for a Hub and for more parking. You have space availability to grow the area and to create a new vibrant section of Bentleigh. This is where you will get more traffic -people will want o stop at Bentleigh station shop or eat and then get back on trains

<p>without parking issues. You can increase parking in Nicholson street with multi story parking and Burgess street with angle parking.</p> <p>The station is wasted as it is - you made a mistake in not having a say when it was developed and not fixing the car parking at the same time.</p>
<p>dont need it no-one uses these spaces</p>
<p>room for shops / over railway shops /cinemas/ parking across nicholson street the railway to coles</p> <p>encourage devleopment in the station corridor not discourage as what you are doing while other suburbs thrive</p>
<p>this is blank canvas - you can develop this to your hearst contnet and it is in the heart of Bentleigh and everyone benefits.</p> <p>Build more parking over Nicholosl st and angle parking in Burgess st and remove all day parking in loranne /mavho and cambell. BUT NO MORE PARKS this is not necessary you are trying to get more people in not less</p>
<p>this is the obvious choice think of it like Docklands you have a chance to make something new and exciting which will bring people into the area. you can resolve car parking and you can also increase the number of people in the area by high density along the railway corridor.</p>
<p>Best equitable option and you have a large area open for major private devlopment -shops and housing can be placed on it.</p> <p>- parking can be multi storeyed in Nicholson street and parking in Burgess street to encourgaed</p>
<p>Only fi done with multi storey housing developments in the local streets close to the station to allow the pedestrains to have a hub and somewhere to go this would make it a vibrant area. eg Loranne st / Mavho muti storey residential housing leads to more people who can the flock to a new multi development over the station and have a vibrant night life or shoppo or eateries</p>
<p>this is a better option as there would be an overflow of people going in both directions</p>
<p>you should have considered this when the station was being designed or built</p> <p>how can you build over it now ? how can you make it friendly ?</p> <p>Ormond is doing great -Bentleigh is a rubbish dump for second rate ideas by the council and engineers who want to make a name and profit and move on</p>
<p>feeling safe means having police and lights and thoise cameras where people can keep an eye on you will you do that ?</p>
<p>With the new grade separation, it is a great opportunity to enhance the station and adjoining facilities</p>
<p>there is much space here that could be transformed into an amazing place to recreate</p>
<p>I like the idea of more cafes/retail and shops but I don't like the proposed high rise buildings in centre rd.</p>
<p>Making the station area vibrant and safe is paramount, and I think the opportunities raised in the draft vision are the best ways to achieve this, especially following the sinking of the station.</p>
<p>The level crossing removal has created a lot of unused open space that can be put to good use as per the proposals.</p>

Any development in station precinct will add to the congestion at the train station.
The commuters not interested in a particular event/programme near the station precinct will be unnecessarily subjected to hardship due to ill conceived station precinct community centre
Due to the amount of business shutting down around the area, I don't think it's necessary to open up more space for small businesses.
Station precinct clearly requires attention given vacant tenancies and extensive hardscape.
It was well overdue
Great opportunity to use the space above train line, for commercial and residential. Need to manage car parking for complex and surrounding area.
This is the better option - more and newer shops and would at least help the other end of the strip provided you fix parking especially in the local streets to allow people to park for a couple of hours to go the new HUB and shops and not have to compete with commuters taking up the local street parking.
Why do you allow this ?
this will help the post office shops and the station site is available for development with no impact detrimental but the ability to boost the area - just don't need more parks.
provided done at the station 1. change parking to 2 hours in loranne /mavho / cambell 2. make burgess angle all day parking - will remove cars from disturbing the other streets and its near the railway 3. multi story parking on nicholson street and over the railway 4. make a new hub on the station - its the best option otherwise you lose the space 5. encourage high density in burgess /loranne/mavho that way people concentrated in a couple of streets
the best solution if you have the courage to do it properly
as per number 3 it can be developed into a great precinct - and its in the centre and its away from residences
new site - new ideas - new people - new shops
i think you should have designed something over or on the railway lines and on the new station - that was a lost opportunity Can you fix it now ? Can you get Westfield in to do something great for the area ?
I support a vibrant and safe train station precinct but not as depicted with the multi story buildings - I don't think that style of corporate building is very appealing - it would be better if you worked with what's there and maintain the original shop fronts to keep a more communal feel.
safety is paramount, more lighting.
We need to encourage public transport, & make the train station vibrant, & safer, especially at night.
Bentleigh station is a high crime area (have seen many people shop lift / steal from the shop precinct only to then jump on a train). Station and surrounding area (Coles carpark etc) need to be better lit and with more PSO / safety / security presence.
I like the idea that the tram could be extended to the train station.
safety always come first

<p>My fear - and it is already happening along the rail line - is that the new station precinct will become just another hub for graffiti scribblers to do their worst. What provision has been made for security cameras and is council/police actively trying to catch those who vandalise. Thinking positively, if we must have graffiti, who not create some attractive murals along the rail line with the support of local school art departments. I am always heartened when I see the lovely mosaics under the rail bridge in Patterson Rd.</p>
<p>Make this your new hub and even small traders can benefit - but we know the Council / engineers have already decided on Vickery that's why it's mentioned in most of the options So why have this lop sided survey. Are these the same people who suggested all day parking in the streets and have caused so many issues ? You have an empty space at the station and surrounds USE IT</p>
<p>perfect for development - can build shops and entertainment over it - and doesn't affect nearby residents</p>
<p>Will allow for overflow of shoppers to both ends of the street</p>
<p>it would be a great entertainment precinct and people would come because of the station being right under - reduces car traffic and would also help the traders - I see so many below the station are now closing</p>
<p>Stations are usually busy hubs which will get even busier as residential density increases. The removal of the level crossing has enabled the possibility of exciting developments and these should be planned for increasing local population.</p>
<p>this would be exciting place - lots people and entertainment lots of foot people would make my street nicer as well My friends also ask and I agree as won't be so scary at night - why don't we have angle parking in Burgess - at least it wouldn't be so scary then</p>
<p>best of the options provided - but very minimal details on how it will be achieved</p>
<p>I support a plaza above the rail line, particularly over the south side of the bridge. It will increase amenity and hopefully new businesses will flourish. As long as the plaza is not a large multi-level building (i.e. more than 2 level) - large multi-level building will ruin the landscape of Bentleigh.</p>
<p>This is your best chance to develop something big and strategic and you are focusing on Vickery st - you can do something wonderful here for the street but you choose a narrow small minded option like Vickery. Build up and over the railway</p>
<p>I put not fussed on the other choices but know you will change it to support your biased plans and forget about the traders at low end of the shopping strip like always</p>
<p>Make this your new plaza -design something that Bentleigh can be proud of -don't just tinker with Coles / Vickery street.</p>
<p>Make this your HUB - increase the shop numbers in the local streets and have a new vibrant centre</p>
<p>Utilising the space over the railway tracks is a great idea, especially if there is flexible office spaces for small businesses and well-designed cafes on the ground floor spilling out onto the side street.</p>
<p>Increasing reliance on public transport. It should encourage people to use the trains</p>
<p>Creating a more inviting space into the evenings around the station will make the area feel safer at night</p>
<p>New blank area -ripe for development and for a hub and parking</p>
<p>The only option - you can create in this area and encourage buildings and parking etc but instead you are choosing Vickery on the periphery - that's incorrect The station should be the new HUB</p>
<p>this would encourage growth and hence more people coming to the area and would encourage use of public transport instead of cars which park in local streets thanks to the Traffic Engineers and Council who refuse to reinstate 2 hour parking in the streets and blame everyone else</p>

Having a HUB here will make it the best place and allow people to get and see the other shops instead of them being disadvantaged.
I think a Box Hill Hub on the station would be a greates idea - you could have offices and resentsial as well as lots of cafes etc
of the above options this is your best - the rest have no vision -its just Vickery and some Gras doesnt help Benteligh
i like this but what can you do ? can u build on it or over it ? can you expand the car parking to multi storey -who will organise and pay for all this - i think a great idea but only if residents dont pay
here you can move around and build lots of things including parking and a happy useful HUB
do something here where there is no traffic foot or car and you can have gatherings etc not in busy areas like Vickery - receipoe for disster
this is the obvious choice - not sure why you are evn planning on Vickery - sounds like someone has been paid off
you have the abilkity top create something useful if you know what your doing
This is such a critical part of our area, and while the new station is fantastic, it would be even better with a more vibrant mixed-use feel.
Closing off the surrounding streets would create more traffic congestion in nearby residential streets by not giving these streets access to Centre Rd.
Commuters are entitled to feel safe when travelling home using public transport.
What is meant by this? Presently just LGA words.
New station precinct is the need of the hour for the growing population number for the bentleigh
This is another good idea - in particular I like the idea of linking the station to some of the other side streets and developing the streets to the south of Centre Road.
Pitty the station design wasn't similar to Ormond station
Do not support high rise apartments being built over railway. Shop frontage on Station side yes. CCTV should be introduced along Centre Rd ASAP from Wheatley Rd to Jasper Rd.
Train stations are, and should be increasingly a public and economic hub of an area. Night time lights and activity deters crime, increases mobility for the public. Good design. Free wifi.
Its fine as it is
Hope to have retail shops there, which helps reduce the need to go to big shopping complexes – can shop entirely local in Bentleigh.
What is needed is a safe place to drop off or pick up passengers from the train. Maybe incorporate in some open space.
To make it more pedestrian friendly/landscaped as it relates to the road/bridge/footpath
I like when train stations are safe, since I am very close to it.

DEVELOPMENT AND OTHER COMMENTS

PLEASE, please don't build more apartments. We moved here because this was a lovely heritage family area. Your plans are destroying that heritage.

the play area outside carnegie library could be something to refer to in the plaza.
active kids are healthy kids - better than cafe tables filled with kids on technology.
There is such an opportunity to connect better to the park/oval/reserve behind Woolworths. What a great facility. Maybe more could be done along Jasper Rd to offer cafes where families could grab a coffee and go to the park.

I like the libraries location, the parking is often full. so centralising it just means more parking needs.

To maintain the heritage properties that exist and to re develop in keeping with existing architecture. Modern structures can't always be avoided but please develop buildings that are timeless & do not require maintenance that never gets carried out. Eg use of timber that requires oiling should be avoided at all costs.

Don't be afraid of development provided council ensure it's tasteful.

Further comments:

A multideck parking facility has a lot of merit, as it could free up other space, but I have some concerns. Firstly, for the security of patrons leaving and returning to their vehicles, particularly at night. Secondly, over the possibility of the council using such a carpark as a revenue raising measure. I will never pay for short-term parking in my local shopping centre.

The proposal indicates pedestrian zones might be indicated by textured surfacing and one picture appears to show cobblestones. They might look nice but they are more dangerous, especially in wet weather. I hope council will consider the use of less slippery surfaces in pedestrian areas.

- 1) The design solution lacks a strong relationship to and emphasis on the key themes outlined in the community engagement summary. These were: Open Space and Amenity, Retail and Shopping, Community Services, Transport and Movement and Private Development. These priorities should be strongly reinforced throughout the process.
- 2) Open space has been diluted (reduced) to green space with an image showing a few trees and there is no real emphasis on retail vibrancy. There is very limited commentary on building height, design, relationships, etc. Building heights (and form), open space and a vibrant retail strip are the top priority items yet they are not addressed in an appropriate way.
- 3) There is no contemporary thinking or innovation incorporated into the design concepts. Some practical examples for ideas include: i) Bike trails and linkage pathways similar to those in Allnut Park. ii) The creation of a unique community meeting place, similar to The Grounds of Alexandria in Sydney. iii) The development of a vibrant hospitality component such as Eat Street in Parramatta. iv) A community garden similar to the one in St Kilda could be developed particularly with consideration to the level of high rise development in the area. v) A purpose built community market place that leverages off the strengths of the existing Bentleigh Sunday market (e.g. a simplified South Melbourne market).
- 4) The process has missed a step, that is the development of values (or principles) such as those incorporated into surrounding municipality structure plans (e.g. Hampton Street Structure Plan). These values provide a very strong framework and intent for the development of the design solution.
- 5) The outcome needs to be deliverable (i.e. pragmatic) so that the implementation is not constrained by "wish list" funding. For example, why propose to relocate the library into a community hub when there are far higher priorities and community did not highlight this an issue.
- 6) The background information needs to incorporate relevant broader Glen Eira strategic considerations such as the lack of open space. This would elevate the emphasis and importance of open space provision regionally. Consideration should also be given to the extensive community feedback provided through the Planning Scheme Review process.
- 7) A strong focus has been placed on car parking with the view of "repurposing" the "six" large council car parks. The "repurposing" predominately involves some form of hard structure building that isn't aligned with

<p>the community engagement feedback.</p> <p>8) It is noted that the ownership status of the Aldi car park is to be determined, this is a very important issue as it serves a critical purpose at the moment (p 30 of One Mile Grid report). It seems very unusual that the ownership status is unknown. This should be clarified as a matter of the highest priority. It is also noted that multi-storey developments are seeking waivers on statutory car parking requirements and proposing this car park for overflow. What if its not there in the future?</p> <p>9) There is no reference to change resulting from significant developments occurring and also associated impacts (e.g. Bent Street, Bentleigh). The Bentleigh structure plan and precinct provides great opportunities to off set the higher density population in the area.</p> <p>10) Whilst this is a broader activity centre plan, there appears to be very little consideration to the surrounding streets and streetscape.</p> <p>Would be great to have a presentation type workshop that was interactive so that questions could be asked and feedback provided. A great opportunity exists for community engagement (utilising IAP2 consultation principles) by Council, this would result result in strong ownership and buy in from residents.</p>
<p>Too much overdevelopment in the way of big apartment blocks. Bent Street and Vickery Street being two of the worst and looks like more of these apartments will be built in Centre Road. Pity the poor shop owners with all the disruptions. Where will all the cars go?</p>
<p>Disappointing as seems to just join car parks together and not do anything special</p>
<p>As I said earlier the Methadone clinic must go not just for the safety of our Children but what it brings to Bentleigh I am so proud of where I live but it is embarrassing to walk down the street and see this in our great suburb. I really believe centre rd needs a total revamp it is looking old and tired, especially around the plaza areas.</p>
<p>The concept requires a full redesign and does not marry up to the original community feedback. Open space and height controls are important not just some minor green space but serious open space. Why relocate the library when it is fine where it is.</p>
<p>Overall very poor concept and should be revisited.</p>
<p>Lacks open space, limited mention of height controls, create better retail areas, reclaim car parks for open space, no need to relocate the library.</p>
<p>Poor concept overall and quite underwhelming! Pro-development and lacking in open space provision, linkage pathways, poor utilisation of existing spaces, why relocate the library. What about the side streets, they are part of the activity centre. Have a look at what Stonnington are doing at Cato Square. They are creating green space by moving the car park underground!</p>
<p>you wont do anything except what you want</p>
<p>encourgae developments but restrict the areas not how to make them etc -you will end up with ghettos and a failed experiment.</p> <p>The development in Loranne street is a fantastic looking building - if you have 4 or 5 strorey developoments in this street and mavho both sides and all the way up - you will get the new yuppies and people who will want to eat and shop in the area and this will not impacat on the other local streets further away from the station.</p> <p>Make the streets 2 hour parking both sides and one way into centre rd</p>
<p>You are thinking small and not enouraging new poeple into the area - think lively and vibrant not old and village thinking. The strip will not survive you need high density and you need parking and this creates atmoosphere of people and they will shop and eat locally.</p> <p>Discourage people from living and or being able to park for 2 hours is the opposite of what you want to achive.</p> <p>Increase density in the railway precinct and the streets surrounding it - make that your hub</p>

<p>develope the station and make mavho and loranne high density area that leaves the other streets free and doesnt affect local character</p> <p>this will increase number of people into the area and help the local shops - its easy fix and responsible</p>
<p>Im an engineer by trade and work for a government department -I catch the train.</p> <p>I was very dissappointed that the council engineers created a parking debacle with their all day parking close to the station (outside of commuter parking) and then want to help traders this is not the way to do it.</p> <p>1. Make streets close to the station 2 hours only and ensure they are monitored - this will increase shopping patronnage</p> <p>2. Nominate the streets Burgess / Loranne and Mavho (full lengths but both sides not 1/2 or 1/4) as your preferred high density devlopments streets as this will assist with the Governmenst policy of developemnt along train lines. This will also miminise character disruption of the area by having it confined.</p> <p>3.Having the high density in one location also leads to better resourcing and also to increased foot traffic which will eat and shop locally as their car needs are reduced.</p> <p>4. You need to encourage people to shop and more people to live in the area all you have done is encourage more cars from commuteres who get on and off the trains. These people (I know from my work and studies) dont shop there they shop at their own local shops ona Friday or Saturday.</p> <p>Council and engineers admit you are wrong.</p> <p>You dont need more parks which you have an abudance off and which are not utilised anyway.</p> <p>You have Rotunda which is used by the pidgeons and some people drinking alcholol</p>
<p>Develope the station and parking and the all day parking to 2 hours.You dont need more parks but more shops and places for people to park for a couple of hours.</p> <p>You also need more people but by discouraging development int the station corridor and restricting it to half the streets is ridicouls - allow development along the corridor ie Burgess / Loraane street and you can then still main character but you will have more people whilst minimising disruption</p> <p>Its so easy -you have a devlopment area and stop it in other streets - its not rocket science</p>
<p>Stop with greening the area - we have enough. Its a shopping centre for crying out loud - you need more shops / more 2 hour parking - you need to enciurage people and lots more people to live and workk in the area</p> <p>You have no idea how to creat a vibrant living community - all you do is move issues around or create them with no Vision.</p> <p>Encourage devlopement along the railway lines in Burgess street and Loranne St.</p> <p>Make the station a hub that people want ie like BoxHill -people want shops and places to eat. And these retailers need lots of people hence high density.</p> <p>You will make a slum of Benteigh below the railway where no one will go if you cocnetrate near Coles and Vickery street</p>
<p>You need extra parking in Nicholson street -you need angle parking in Burgess street not more green parks // you need to encourgae Burgess / Loranne streets to become your high density residnetial hubs and this will ease pressure on the other streets furhter away from the station.</p> <p>You will then have more people coming to the area / reduced need for all day parking / shop retailers will have new lifeline of young people looking for places to eat and shop and you will still maintain the character of Benteigh by having a specific retail growth area ie the station and a specific residnetial growth hub Burgess and Loranne streets</p>

<p>Minimal impact on everyone - come on council consider this</p>
<p>Why are you using the same rhetoric for all the shopping centres and precincts - you are not really listening to trained engineers and developers from outside the council but listening to people inside who have not managed to fix but have caused issues in Bentleigh</p> <ol style="list-style-type: none"> 1. parking debacle recently and council refusing to fix 2. street closures and no benefit 3. security cameras not bought by council but you want more parks where more crimes can be committed etc etc
<p>Only if done with multi storey housing developments in the local streets close to the station to allow the pedestrians to have a hub and somewhere to go this would make it a vibrant area.</p> <p>eg Loranne st / Mavho multi storey residential housing leads to more people who can flock to a new multi development over the station and have a vibrant night life or shops or eateries</p>
<p>Stop looking after the high end shops like target coles and safeway. you need to look after the small shops and encourage new ideas and flavours - i live in Sunnyside and we are not affected but I think you should make the streets roads close to the station a development precinct ? encourage things there and you will reduce impacts elsewhere but you will gain everything including more people / more traders and people will be happy</p>
<p>build over and near the station / stop the nonsense about extra parks and concentrate on creating car parking and 2 hours parking</p> <p>concentrate on how to encourage buildings and therefore more people</p> <p>Shishhhh the Federal and State Governments see that we need to have development and this produces prosperity and this produces more people and a thriving country but here the council wants to bury their heads and go back to the stone age.</p> <p>Bentleigh cannot survive if you do not encourage development - restricted development is a half hearted attempt and is not good enough.</p> <p>If you are serious you will re think and encourage high density accommodation and new shops near the railway lines.</p> <p>Traders need people not some grass tufts growing</p>
<p>stop looking small and think grand vision.</p> <p>people and requirements have changed they want smaller houses or flats not land they want access to public transport and shops and restaurants and clubs etc</p> <p>encourage growth and you will get people and then the shops can survive</p>
<p>Im old but i can see what people want -you have blinkers on or just want to get relected</p>
<p>The area needs to follow the model of many European city centres where cars are greatly restricted and the focus is on people.</p>
<p>Add information to the project homepage to indicate how implementation will be pursued in a statutory sense after Council approval (e.g. planning scheme amendment, status of activity centre policy and structure plan as reference or incorporated document, Development Plan Overlay, other?)</p>
<p>Before you embark on this, suggest you develop a strategy for your precinct as per Councillor Tony's suggestion a couple of weeks ago.</p>

<p>The street trees used in Centre rd shops are woefully unsuited to the conditions. Carpinus and Aesulus, really? Who thought that was a good idea?</p>
<p>If current trends continue we might need more assistance for additional needy so perhaps appropriate centres or an upgrade to the community house might be in order - we have a very affluent component - best not to forget that they are not all we have</p>
<p>This is the better option - more and newer shops and would at least help the other end of the strip provided you fix parking especially in the local streets to allow people to park for a couple of hours to go the new HUB and shops and not have to compete with commuters taking up the local street parking.</p>
<p>Why do you allow this ?</p>
<p>people who support the parks are looking at it from the value of their houses and not from a business perspective - shops need people to visit and park in 2 hours and or to live locally hence encourage high density in the streets near the station and railway lines - everyone can benefit</p>
<p>stop concentrating on looking after big business and also encourage developments ie high density to get more people into Bentleigh - all you do is chase them away</p>
<p>you should nominate development areas ie the station site and surrounding streets for full development</p> <p>stopping tying peoples hands with red tape and building concepts - give architects and builders a chance to design something good - i like Loranne st and Mavho developments - if people didnt like them would they live there ?</p>
<p>Dont turn the Station into another Rotundra site - barren and useless except for pigeons and alcos</p>
<p>concentrate on doing some big and exciting not with ham stringing shop keepers / shoppers - these people provide your bread and butter - not commuters from other areas</p> <p>Go watch them get off the trains and get straight into their cars and no shopping or very little.</p> <p>Take these cars of local streets</p>
<p>allow flexibility we dont want all the same shops styles or houses or high density - we want variety</p>
<p>You need a big conglomerate to come in and design - you have limited knowledge and no forward thinking and can only think small scale</p>
<p>The area will die because of you</p>
<p>You can upgrade the area but don't destroy the good parts like the older style buildings/shops particularly along Centre Rd -it already gets a lot of shade on the North side and is freezing in Winter -multi story apartments or offices along there would be terrible. Multi stories (no higher than 3 levels though) are fine for the surrounding streets but need to be set back.</p>
<p>Where are the concepts... aside words? There is NOT enough space and with approval of infinite multi-apartment buildings it will only get worse . . . ALL FOR BUSINESS is the main concept. Where is the community support? More parks . . . WHERE? More parking? WHERE? So the whole questionnaire has only two questions. Should we provide MORE support to business OR should we provide MORE support to business. What a waste of time, ours and yours.</p>

<p>Like many Glen Eira residents I am scared by the number of high rise properties growing in the area. Given the growing population and demand for facilities (schools, transport, shops etc) I feel this is unfair for those who have grown up in Glen Eira and who's children now face uncertainty. These suburbs (Ormond, Bentleigh, McKinnon) were once a nice, charming neighbourhood but no longer have the charm that brought my family here 25 years ago. City of Glen Eira are getting greedy with their planning and permits. Shame on you.</p>
<p>Add sufficient place for bikes.</p>
<p>Yes its already decided by Council that you will stupidly make Vickery a disaster and not use the Station and surrounding areas to its best potential.</p>
<p>Why Council ? do the members own property there ?</p>
<p>Council think of thte traders - without the traders the area is nothing You cannot keep Bentleigh as a small little center anymore its cosmopolitan and needs to grow and mature</p> <p>You need devlopments and devlopment areas - the more you restrict and place rules on the worse your problems get</p>
<p>I love my new aptment and so do my neighouboiurs - i dont know why you dont have the whole street as apartments would make it easier on everyone and also have lots of people to shops locally.</p> <p>Make the Loranne and mavho as your preffered devlopment streets (the full lenght and this would minimise anxiety in other streets) and make parking 2 hours then you will have people galore that want o live and shop locally and help the traders.</p>
<p>Keep the palm trees and put cars in between them along Burgess and in Nicholson st</p> <p>make the station something exciting and vibrant</p>
<p>It appears that Vickery and a Green park is the common factor in most of your suggestions and this was a rong decision</p> <p>doesnt address how to support traders nor how new people are supposed to be attracted to live and work and shop in the strip</p>
<p>I strongly oppose multi-level buildings and I strongly oppose proposals to remove/block vehicle access to and from Centre Road.</p>
<p>To fit in with the State Government plans why dont you have a Docklands precinct for housing - high density in Mavho and Lorann streets all the way - this will give you tthe housing but you also restrict developments to these streets along the railway line</p> <p>Problem solved - and doesnt affect the character if a majority of Bentleigh</p>
<p>Nothing being done to support the traders like normal</p> <p>Easy fix re car parking issues is to dust of the 2 hour parking signs and put them in</p> <p>But oh no you need to discuss how you didnt "stuff up" parking - any excuse for a booze up.</p> <p>Just make the local streets all the way both sides 2 hour parking ITS NOT ROCKET SCIENCE</p>

<p>Melbourne City moved away from its old centre and has Fed Square so why cant Bentleigh have a new Plaza ?</p> <p>Melbourne has high rises then goes lower the further away from the city. Bentleigh can be the same - High Rises (high density) on and near the station -make (oh I dont know Lorraine / Mavho) your developments streets all the way so this contains development and you still meet your State Government committments</p>
<p>Regardless of these ideas, the density of surrounding developments is quite pertinent to the liveability. I'd like to see a statement "And each proposal will be enhanced by the Council's commitment to liveability and opposition to high rise development". Will the Council add this please?</p>
<p>Fantastic proposals. I just hope that all of them get support. Bentleigh currently looks 'daggy' and is in dire need of an uplift. Look to Malvern as an example of how this could be done.</p>
<p>None</p>
<p>The reason Council is advising that parking issues are associated with new developments - when they know its not.</p> <p>The parking issues were caused by Council / Traffic Engineers changing the parking signs to all day parking INSTEAD of increaseing the areas of 2 hour parking only.</p> <p>It is incorrect to make this abusrd claim.</p> <p>Additionally why did Council insist on no changes to the car parking during the train station development - when they could have added more parking.</p>
<p>Council admit you need to meet and encourgae growth but you dont know how to do it.</p> <p>Instead of tinkering with little growth areas and having some streets on the edges allowing development - you should nominate full streets close to the station and then encourage developments there -Burgess / Lorraine and Mavho are the suitable streets and this would allow for growth as well as combining with a Station HUB - you would have your grwoth areas to meet Government requirmentst and without impacting on the rest of Bentleigh</p>
<p>You know if you have HUB hidden like Vickery that the other shops on the Centre RD will lose business and it will be COUNCILS fault -hope you have insurnace to cover for the loss of business</p>
<p>Please please consider making the station and surronds your hub - make it a living breathing area insetad of forgetting about it</p> <p>It is already looking tired and grey</p>
<p>have no vision -its just Vickery and some Grass</p> <p>doesnt help Benteligh and its ability to survive and grow - in fact you will stifle growth and prevent expansion and then panic on how to fix the issues you will be creating</p>
<p>You need a central HUB not off centre and you cannot encourage development around Vickery Street - needs to be down town near the station and below and this would also help the local shop traders</p>
<p>dont make Vickery area another local disater</p>
<p>Leave Vickery alone - I live there I dont want more traffic or people</p>

I live in Loranne st and think its great -i love flat living and know so many people who would move here if you had more flats and then more cafes and retaurants it could rival Chapel street.
Why cant they have more flats in Loranne and Mavho - makes sense to me to have all the same in same streets not mix match
I would like to see different options proposed by Council where the streets are not closed off and that include underground car-parking options:)
Please remove overhead power lines to improve asthetics and functionality of precinct.
I am a business owner in Centre Rd, but I am not a retailer. Presently, the Council levies me extrra rates whether I agee or not, but gives me no say as to how Council monies are spent. For example, nobody from Council has ever contacted me. My only opportunity to make comment is by this survey - this is not good enough. Confiscaton without representation caused the American Revolution.
prevent destruction of open spaces in Bentleigh. stop shrinking of the backyards. stop overcrowding of residential areas, limit height of residential and commercial buildings.
Do not exceed population density of Bentleigh beyond 45 persons per hector
Heights of any new buildings need to take into account existing residential areas and their impact - heights - overshadowing. Flood prone areas - 2 storeys only.
Similar - green spaces, walkways Children catered for underneath the rail - skateparks, bike paths, playgrounds.
Love it!!
Nope
The level crossing removal showed how much people want access and parking. So many shops closed because of the restrictions.

HAVE YOUR SAY FORUM

It's so disappointing to see no provision for public artwork in the shopping strip. This is despite the Open Space Strategy saying that "future master plans for Municipal open space or highly visible open space such as public squares [are] to consider the integration of public art as a component of the design" and the Arts and Culture Strategic Plan saying that "people in Glen Eira should regularly encounter creativity, art and activity as they go about life in the municipality."
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FACEBOOK

Just leave it as it thank you because if you mess with it - it will be the same disastrous result as you giving carte blanche approval for developers to come in and trash our suburbs without a care for the existing residents.
Fill in the survey. There's a sectiin where you can rate the importance of height restrictions etc.
Can't agree with you more , the overcrowding of our area has led to narrow streets , lack of parking, when driving playing dodge the cars parked on both sides of the road and waiting to race past another on coming car !!
They could improve the Center rd precinct as they did the station but what would that entail ????
May I remind you the the government just spent approx \$150m removing the level crossing. Why did this

money get spent if you want to make it into a pedestrian mall. What a complete waste of money! Do you guys actually live in the real world to be proposing this?

Pathetic idea

"Appropriate development

There was mixed support for new residential development — some strongly opposed, others supported so long as height limits are controlled and buildings fit in with local character" I can't say I know a single person that actually lives in the area that thinks any of the development going on is appropriate. McKinnon Road has been essentially trashed with the amount of apartments going in and more on the way. Statements like that just show that it's pretty much a foregone conclusion that we have to put up with even more tiny poorly constructed units around the place being ruined in the name of some property developer making a quick buck