

Bentleigh Structure Plan Community Forum

3 May 2017 6.30pm-8.30pm

Bentleigh Senior Citizens Centre

Attendees: 39

Draft vision – *‘Bentleigh will maintain its village feel with a family friendly focus and a range of hospitality and retail businesses that cater for a diverse community’.*

Table 1	<p><u>Vision</u></p> <ul style="list-style-type: none"> - Add open space, green and plaza style. - Environmentally friendly, encouraging healthy activities (eg. cycling) - Community feel, accessible, well designed, quality facilities and housing, community facilities, health and wellbeing, connected, liveable, ‘local’ encourage social interaction, ‘enhance’, vibrant night life. - “Bentleigh will maintain its village feel, with a range of retail and service businesses, with a major focus on open space and environmentally friendly and aesthetically pleasing housing quality and design (height restrictions) <p><u>Priorities and actions</u></p> <ol style="list-style-type: none"> 1. Open space → use in different ways, in relation to population growth 2. Design → higher quality building materials and heights, environmentally sustainable, not so high 3. Traffic → cyclist and pedestrian friendly, improve flow, active transport
Table 2	<p><u>Vision</u></p> <ul style="list-style-type: none"> - Need a better phrase than ‘village feel’- eg. Community - Walk to shops, family focus, diverse community (ages, cultures), strong sense of community, social, connectedness, people connecting, people say ‘hello’, exchanges with shop keepers - Change family focus to diverse community – ages, cultures - What does a village mean? Strip shopping, diverse, local, small business <p><u>Priorities and actions</u></p> <ol style="list-style-type: none"> 1. Height restrictions → limit of 5 (commercial), 3 (residential) 2. Traffic congestion in residential streets → limit / regulate on street parking, consider one way streets 3. Provision of open and green space on/adjacent to Centre Road → remove rotunda and create a better walkway to green space, maximum 3 level multi storey carpark. Multi storey car park could create additional parking
Table 3	<p><u>Vision</u></p> <ul style="list-style-type: none"> - Remove ‘village feel’ from statement, accessibility is a key concern, focus on quality, lighting along walkways, pedestrianization, car parking management, open spaces, vibrancy, activity, nightlife, higher density closer to station, housing diversity - “Bentleigh will maintain its commercial vibrancy and importance, with improved accessibility, range of hospitality and retail businesses that cater for a changing demographic” <p><u>Priorities and actions</u></p> <ol style="list-style-type: none"> 1. Building design/quality → larger apartments, quality externally, height, on-site car parking

	<p>2. Height restrictions → clear and concise, higher density closer to station</p> <p>3. Open space and increased greenery → provide quality, increase developer contributions, innovative solutions, green space pathways to connect parks</p>
Table 4	<p><u>Vision</u></p> <ul style="list-style-type: none"> - Get rid of 'village', add community, more multipurpose housing, environmental concerns (urban heat island, increasing need for energy consumption in apartments, solar hot water/water tank requirements - Side by side townhouses as opposed to flats, lift to become norm plus staircase so that townhouses can be used by people of all ages - "Bentleigh will maintain its community feel with a family friendly focus and range of hospitality and retail businesses that cater for an ageing, multicultural and diverse community" <p><u>Priorities and actions</u></p> <ol style="list-style-type: none"> 1. Density, heights and mandatory height limits → black and white rules for all developers 2. Traffic and parking → No car stackers, apartments don't get parking permits, no matter how old the developments, town houses over flats 3. Environment/ open space/ sustainability → units to pay levy for open space 4. Multipurpose housing → Side by house as opposed to flats, lifts to become standard plus staircase so that town houses can be used by the aged and youth.
Table 5	<p><u>Vision</u></p> <ul style="list-style-type: none"> - Lone households may be excluded from the vision, not crowded/ over developed, reference to open space, control density and population - Affordable at the time - Nicholson Street – more car parking could be accommodated? - Multi deck car park will not result in a 'village feel' - Walkability - Loss of Medicare/HBA etc in Bentleigh - Expand rotunda area into carpark - Apartments in Bentleigh should be 2-3 bedrooms - Retain Bentleigh market – adds to 'village feel' <p><u>Priorities and actions</u></p> <ol style="list-style-type: none"> 1. Population control → keep it lower in Bentleigh compared to other centres in Glen Eira, if population continues to increase we will lose the feel of Bentleigh 2. Height restrictions and control → number and size of units per development and development preference for townhouses over apartments 3. Allowing more greenspace through consolidating of parking → reduce car parking?
Table 6	<p><u>Vision</u></p> <ul style="list-style-type: none"> - Don't support the vision - Bentleigh doesn't have a family feel, demographics have changed, Bent street is filled with units, housing stock doesn't cater for families (1 & 2 BR apartments), village feel (Council words not residents) lost in all of the development occurring (heights, apartments), would like to see diversity in housing stock, people are concerned that the suburb is being ruined by over development through new zones, heights and Plan Melbourne - Boundaries should be drawn now and for the structure plan, want the vision to include measures to protect family type dwellings, vision should

	<p>include housing affordability, should mention traffic flow and increasing green space</p> <ul style="list-style-type: none"> - Should include essential services that council is willing to provide - What is the capacity for population growth, infrastructure costs for an increased population, who will pay? - Maintain facades of shopfronts to maintain village feel - Would like more detail in the vision - Difficult to call a high density area 'village feel' <p><u>Priorities an actions</u></p> <ol style="list-style-type: none"> 1. Mandatory heights for commercial and mixed use areas → how will council introduce mandatory height controls in these areas 2. Transport → traffic management, car parking, pedestrian/cyclist movement, more car parking (multi storey), improve traffic movement on Centre road, remove or minimise cars on Centre road, don't move car parking in the surrounding area 3. Protect heritage facades → protection of neighbourhood character and building design, protect shop front facades to protect character of the area 4. Diversity in housing → Neighbourhood character statements for each area, schedules in zones, MSS revised
Table 7	<p><u>Vision</u></p> <ul style="list-style-type: none"> - Quality (amenity, housing) - Diversity (options, housing) - Open space (wellbeing, health, social) - Liveability (entertainment, local movement) - Retain premium character - Measures! <p><u>Priorities and actions</u></p> <ul style="list-style-type: none"> - Quality → amenity, housing – better quality larger apartments (implement quota/minimum size for apartments, no exemptions on statutory car parking) - Diversity in housing → consider what Bentleigh will look like in 4 years with already approved applications, quality standards, encourage California bungalows, build for future residents - Open space → provide quality, increase developer contributions, innovative solutions (car park underneath, green space on top), green space pathways to connect the parks, minimum green space per dwelling, urban parks/meeting places - Liveability → entertainment, local, movement
Table 8	<p><u>Vision</u></p> <ul style="list-style-type: none"> - Not clear – need more detail - Bars, groovy, nightlife, hub feel, railway centre, community development - Family friendly focus - "Bentleigh will maintain and enhance its village feel with open green spaces, a family friendly focus and a variety of hospitality and retail businesses that promote a diverse community" <p><u>Priorities and actions</u></p> <ol style="list-style-type: none"> 1. Open space → rotunda area to green space 2. Height controls and good urban design → Setbacks, mandatory heights throughout commercial areas, heritage facades, neighbourhood character/building design, affordability, dwellings that cater for families 3. Traffic management → Parking overlay, traffic movement (cycling/pedestrians)

	4. Community hub
Other comments	<ul style="list-style-type: none"> - Would like to see more detail in the vision, nothing definite regarding interim heights. No mention of increased traffic, how increased development is dealt with, handling of pedestrians and cyclists - Need more information before making educated decisions → Who is coming? What are their needs? - Community feel rather than village feel - Transition Bent street to a pedestrian area - Increase density around station precinct - Make the station a hub - Bentleigh cannot survive without development from traders We need more homes but we need height restrictions – diverse housing - Retirement village - Reads like it is only targeted at the shopping strip area - Oakleigh rotunda = good - Need to tell people we are potentially looking at residential zones, objectives, schedules - More information should be sent to residents about what a structure plan is