



GLEN EIRA CITY COUNCIL

BENTLEIGH DRAFT STRUCTURE PLAN
RAW FEEDBACK
STAGE 6 - OCTOBER – DECEMBER 2017

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

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BENTLEIGH DRAFT STRUCTURE PLAN FEEDBACK SUMMARY

CONSULTATION

This was stage 6 of consultation in the development of the draft structure plan for Bentleigh. Feedback was sought between 30 October and 11 December 2017.

Feedback was sought and recorded through:

- An online survey and forum on *HaveYourSay*;
- Community forum;
- Four drop in sessions held at Bentleigh library from 3-7pm
- By phone and at the planning counter

Letters were sent to all owners and residents within the structure plan study area and also to residents in the surrounding areas likely to be most affected. This included residents in neighbouring Councils.

The plans were also promoted by Facebook posts and ads, in the Leader newspaper 4 page lift out, message on hold, service centre TV screen, table in the libraries and service centre.

FEEDBACK RECEIVED

Community forum attendees: 42
Submissions: 29
Surveys: 42
Online forum submissions: 5
Facebook comments: 10
Drop-in sessions: 60

EMAIL SUBMISSIONS

SUBMISSION 1 – 31 OCTOBER 2017

From: [REDACTED]
Sent: Tuesday, 31 October 2017 6:58 PM
To: Glen Eira City Futures
Cc: Tess Angarane; [REDACTED]
Subject: Quality design Guidelines & Draft Structure plans Feed back

Hello,

Regarding the updated Plans for Bentleigh, we are happy to see that the Bentleigh Sunday Market is to be retained in its current location. (In future updates of the plan, can you please label it as "Bentleigh Sunday Market"?)

I see from the table on page 47, that there is zero loss of parking spaces in the Bent Street car park. (It states 136 spaces, but in fact actually 139 bays are numbered there)

On page 39, there is a diagram of the carpark showing a thin connecting plaza running along the garages of the shops. I know it is a rough diagram and not 100% to scale, but it looks like that thin plaza is overlapping at least the first 15 car bays.

Can you please explain how the plaza would not affect the first row of parking bays?

Regards,

[REDACTED]

SUBMISSION 2 – 31 OCTOBER 2017

From: [REDACTED]

Sent: Tuesday, 31 October 2017 1:08 PM

To: Glen Eira City Futures

Subject: Feedback on the Structure Pla

Dear Sir/Madam,

Of great concern is the reduction of available car parking spaces in the *Proposed Activity Centre Zoning*.

The park proposed for the Godfrey St. car park will remove the possibility of parking near shops and reduce parking spaces close to Coles.

No parking places = no customers for the shopping strip. Businesses will suffer.

Instead, provide green landscapes by creating vertical gardens in public buildings and on any available wall, rooftop and street pole. Stop covering roundabouts with synthetic grass. Every roundabout can be a little colourful oasis, as they were years ago, when this wonderful idea of covering roundabouts in plastic grass was implemented.

Sincerely

[REDACTED]

SUBMISSION 3 – 13 NOVEMBER 2017

From: [REDACTED]

Sent: Monday, 13 November 2017 4:05 PM

To: Glen Eira City Futures

Subject: planning for the future

I am concerned that the plan will remove the car parking behind the shops on Centre Rd from Coles till about Benn's Book store in order to create some green space.

I believe that this green space will get little use, but shoppers will be seriously inconvenienced by removal of the parking. The green space at this position is likely to become a seldom used space like the rotunda area.

Regards,

[REDACTED]

SUBMISSION 4 – 20 NOVEMBER 2017

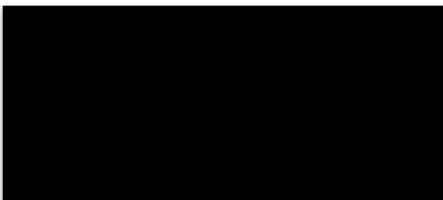
From: [REDACTED]
Sent: Monday, November 20, 2017 11:29 AM
To: Aidan Mullen
Cc: [REDACTED]
Subject: Draft Structure Plan Feedback

Hi Aidan,

Thanks again for meeting up with [REDACTED] and I last week and congratulation on your work on the Draft Structure Plan. FYI, I have summarised the major points below a formal feedback on the Draft Structure Plan:

- It is understood that the heights proposed in the Structure Plan will be mandatory.
- A current gap exists in the discretionary heights on the north side of Centre Road allowing for unacceptably high development approvals (i.e. 7 storeys plus). Given Council's stated objection to this type of development, it is assumed that Council will put in a request for interim mandatory controls to provide appropriate protection whilst the Structure Plan is being formalised.
- Strategic site image (page 17) on the Draft Structure Plan is to be modified to represent max 5 storeys maximum.
- It is understood that the entrance to the Council car park off Oak Street will be ground level only (i.e. not zoned to multiple storeys).
- It is understood that the casual/pedestrian spaces between Bent Street, Vickery Street and Godfrey Street will only be at ground level (i.e. not rezoned for multiple storeys) and that consistent with this, p20 and 21 of the Draft Structure Plan will be refined to reflect this (rather than 5 storeys as could be interpreted in the draft).
- It is proposed that the Activity Centre will be expanded to include the western section of Centre Road. This would appear to be very inappropriate for the following reasons: a) Glen Eira's new dwelling numbers will exceed 9,000 by 2031. b) This area borders the north of the heritage areas and incorporates numerous Californian Bungalows and it is also important in terms of precinct character. c) The type of dwellings proposed as part of the draft Structure Plan may or may not eventuate potentially exposing the area to additional inappropriate apartment developments. d) A major objective of the process was to retain character and introducing an alternate housing style will further deteriorate precinct character (particularly if more Californian Bungalows are lost).

Trust that this detail is clear, kind regards,



SUBMISSION 5 – 26 NOVEMBER 2017



[REDACTED]

27 November 2017

Glen Eira City Futures Department.



Dear Sir / Madam,

Please receive this letter regarding the Structure Plan outlined in your recent futures information mail out.

I strongly support these measures and forward my reasons in brief below:

1. These changes provide increased density of housing and will subsequently generate increased rate income to the Council who will in turn be able to provide better provision of services to rate payers and those living in Bentleigh.
 2. Increased density of housing in areas close to shopping facilities will likely see increase in retail shopping patronage and further strengthening of the Centre Road shopping strip.
 3. Provision of increased housing availability in close proximity to public transport (bus, train) for those people who rely upon public transport.
 4. Increased structure height close to the shopping facility (Centre Road, Bentleigh shops), providing formation of a visual framework, further encouraging patronage.
- [REDACTED]

SUBMISSION 6 – 29 NOVEMBER 2017

From: [REDACTED]
Sent: Wednesday, 29 November 2017 4:58 PM
To: Glen Eira City Futures
Subject: Bentleigh Structure Plan - Comments

Thank you for the opportunity to provide comments regarding the Bentleigh Structure Plan.

I have lived in [REDACTED] Jasper Rd [REDACTED] for more than 20 years and I believe that I do know Bentleigh very well.

After studying the Bentleigh Structure Plan and after conversation with the council representative in Bentleigh library and conversations with my neighbours I would like to provide the summary of my comments:

1. The proposed height (5 stories) of the building on the corner of Jasper Rd and Horsley St, adjacent to the proposed car park structure.

Proposed height of the building would cause a huge privacy issue to all of us living across the road and I have to say that is unacceptable to all of us.

I believe that it would be quite reasonable to reduce proposed height of that building from 5 to 3 stories and provide us with reasonable privacy in our houses and back yards .

2. The proposed traffic flow increase through intersection of Jasper Rd and Horsley St

During the previous **two** years, on **two occasions** cars from the intersection of Jasper Rd and Horsley Street run from the street to our front yard, both times destroying our fence and front garden.

It was a miracle that none of the pedestrians was injured.

Will proposed increased of traffic flow lead to more similar accidents which may have more severe consequences?

Does your proposal include a better regulated intersection?

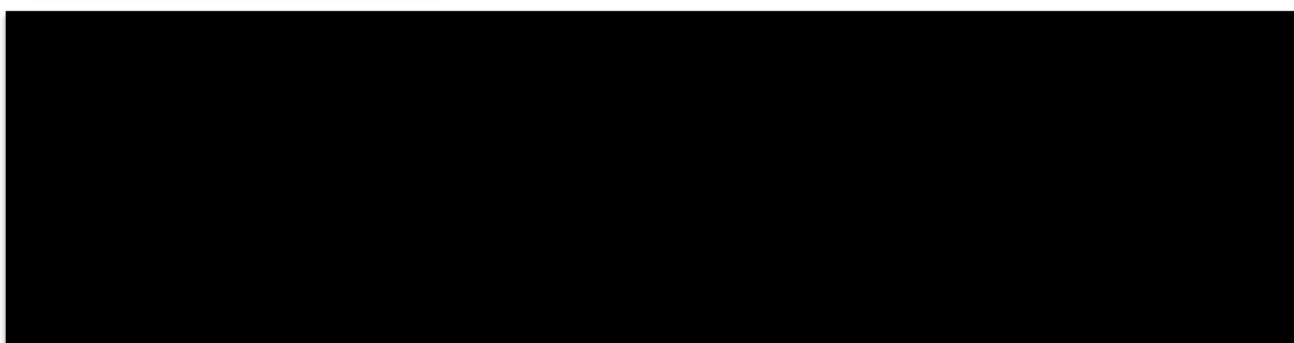
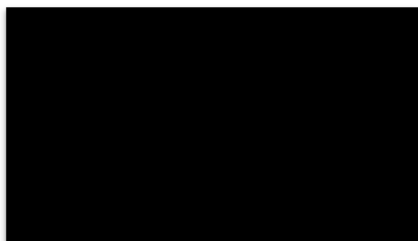
3. The proposed height (5 stories) of the carpark

The problems which proposed car park will introduce to the residents of Horsley Street are:

- Privacy issue (5 stories structure of proposed car park basically removes privacy from the back yards across the road)
- Increased traffic flow
- Security issues (Should we expect a security guard in the carpark after hours?)

I believe that it would be quite reasonable to reduce proposed above the ground height of proposed carpark from 5 to 3 stories and in addition, introduce two underground car park levels.

Kind Regards,



SUBMISSION 7 – 26 NOVEMBER 2017

From: [REDACTED]
Sent: Sunday, 26 November 2017 5:35 PM
To: Glen Eira City Futures
Subject: Bentleigh draft structure plan feedback

Hello,

I would like to provide feedback in relation to the draft structure plan for Bentleigh.

I do not agree that you have sufficiently heard the residents in relation to the height restrictions on Centre Road and in Bentleigh as a whole.

Whilst 7 to 8 story buildings are completely ludicrous and not in scope with the amenities and feel of the area, 5 storey buildings are not the solution either. As a resident who lives only 2 doors down from the commercial area of Centre road, these 4 to 5 story buildings are just as problematic located next to normal residential housing. Restrict the buildings to 3-4 storeys and I would almost be in agreeance. There is no empathy for current residents who are located this close to Centre road where it is considered a residential area but is directly adjacent to the commercial zone.

Kind regards,
[REDACTED]

SUBMISSION 8 – 9 DECEMBER 2017

Bentleigh Draft Structure Response

CONSULTATION SNAPSHOT 68 online surveys completed 3 forum comments 569 concept plan document downloads 28 Facebook comments 31 email/mail/phone submissions 58 community forum attendees: take out the 569 concept plan downloads as they have not provided any feedback. Leaves 188 actual comments which in turn means that 0.00126% percent of the residents of Glen Eira actually commented on the Planning Scheme Review. This is an appealing figure and shows either an alarming level of apathy in the community and the councils inability to have the community to engage with it. I would have thought that the council would be embarrassed to put these figures forward but then again it has consulted box ticked.

In regards to what the council heard: Development in residential areas is excessive. So what do we do but increase the areas in which development can take place. Yes that is listening.

The removal of a large number of car parks on the northern side of centre road to be replaced primarily with a multi storey car park of Horsley Street. The current car parks feed into 4 streets and will be replaced by one multi storey car park feeding into one possibly 2 streets. What modelling has been done to see if this is feasible and what sort of traffic chaos will it create.

What is the likelihood of the open spaces actually occurring, can the rezoning of the residential areas take place without the open space actually being developed. Whilst they appear in the draft structure to be unequivocally linked is this actually the case.

What consideration is being given to those residents now living in or adjacent to these development areas who have already had to put up with 2 years of disruption and if these plans go ahead at least a further 3 to 5 years of disruption would appear to be very likely. Also what guarantees are there that the council will effectively manage this process given its dismal history to date.

What modelling has been done to show that the local infrastructure will be able to cope with the increase demands particularly in regards to traffic which is already a nightmare.

It is noted that the draft plans for buildings allows for 1-2, 2-3, 3-4, 4-5 and 5 story's to be built, clearly a developer will build to the maximum height allowance and as such by putting in that it may be 2 rather than 3 story's is in my mind just a cynical attempt to disguise what will actually occur.

Clearly the council got it wrong when it last introduced planning changes and this attempt at sugar-coating further development in the Bentleigh area is purely just wrong.



SUBMISSION 9 – 8 DECEMBER 2017

From: [REDACTED]

Sent: Friday, 8 December 2017 5:18 PM

To: Glen Eira City Futures

Subject: Feedback after meeting re 409 Centre Road & future plans

Dear Sara and Sophie and City Futures team,

Thanks for the meeting yesterday. Your explanations were informative. Below are our main understandings and concerns:

1) As owners of [REDACTED] Centre Road, we understand that the vision for the carpark currently used by Coles customers (and customers for shops nearby), as an open pedestrian mall is very much dependant on Coles's response to the plans.

At present we are in negotiations with a national tenant for a long term lease. They are now holding back committing to this pending outcome of city futures plans. Their concerns, and ours, are parking and access to vehicle deliveries to our property. As mentioned at the meeting yesterday this is our main objection and concern of creating a dual walkway/vehicle access to the rear of the shop (and 8 or 9 other shops including Target next door) in the area on the plan.

We see this as a potential danger to the public as well as consequential traffic congestion in laneways, side streets and main roads leading to this proposed multi use area.

We also believe that because of these issues, attracting tenants to our property will be compromised. One may argue the opposite. A cafe or restaurant, (as in the concept drawings), may benefit from the proposed changes, but many other businesses would not.

We naturally want to appeal to the broadest possible market.

2) As customers and regular users of Centre Road for more than 20 years we enjoy the ease of parking outside Coles, doing our shopping, going to the fruit shop, bank etc as well as meeting friends for lunch.

In terms of open public space, though attractive in principal, we do not believe it works in Centre Road. An example of this is the Rotunda area which is easily accessed from the footpath. Agreed it is not the most attractive, but it does offer shade, a place to sit, away from any cars or shared laneways. As shown on the attached photos below, on a given day it is not used broadly. Compared with the Carpark, taken at several similar times of day, the carpark gets much more use and one that the general public take advantage of at all times day or night.

Other general concerns we have are:

- If there are underground carparks for a future Coles, this will reduce foot traffic to our property and those near us. An example is when we shop at Coles in Bay Street Brighton, we only go there. Drive in and drive out. We rarely go to other shops in Bay Street. Our

property and many others feed off Coles foot traffic and we believe this will be hindered by the proposed plans.

- Even though Acland Street is tourist destination, we believe Acland Street has suffered as a result of changes there. We visit Acland street on a regular basis and agree with the article below:

<http://mojonews.com.au/it-is-a-dead-zone-business-owners-fume-over-acland-st-upgrade/>

- There is so much construction noise in the area, more will make it less used and attractive to tenants and shoppers. We see this as a major source of concern, not just as consumers but as landlords in terms of loss of potential income.
- We are happy with the green spaces available in the area. There are excellent parklands in the nearby such as Allnutt Park, Wattle Grove Reserve and Bentleigh Reserve.

We are not resistant to change per se, but we do see major problems in the current plan and which to strongly voice our concerns.

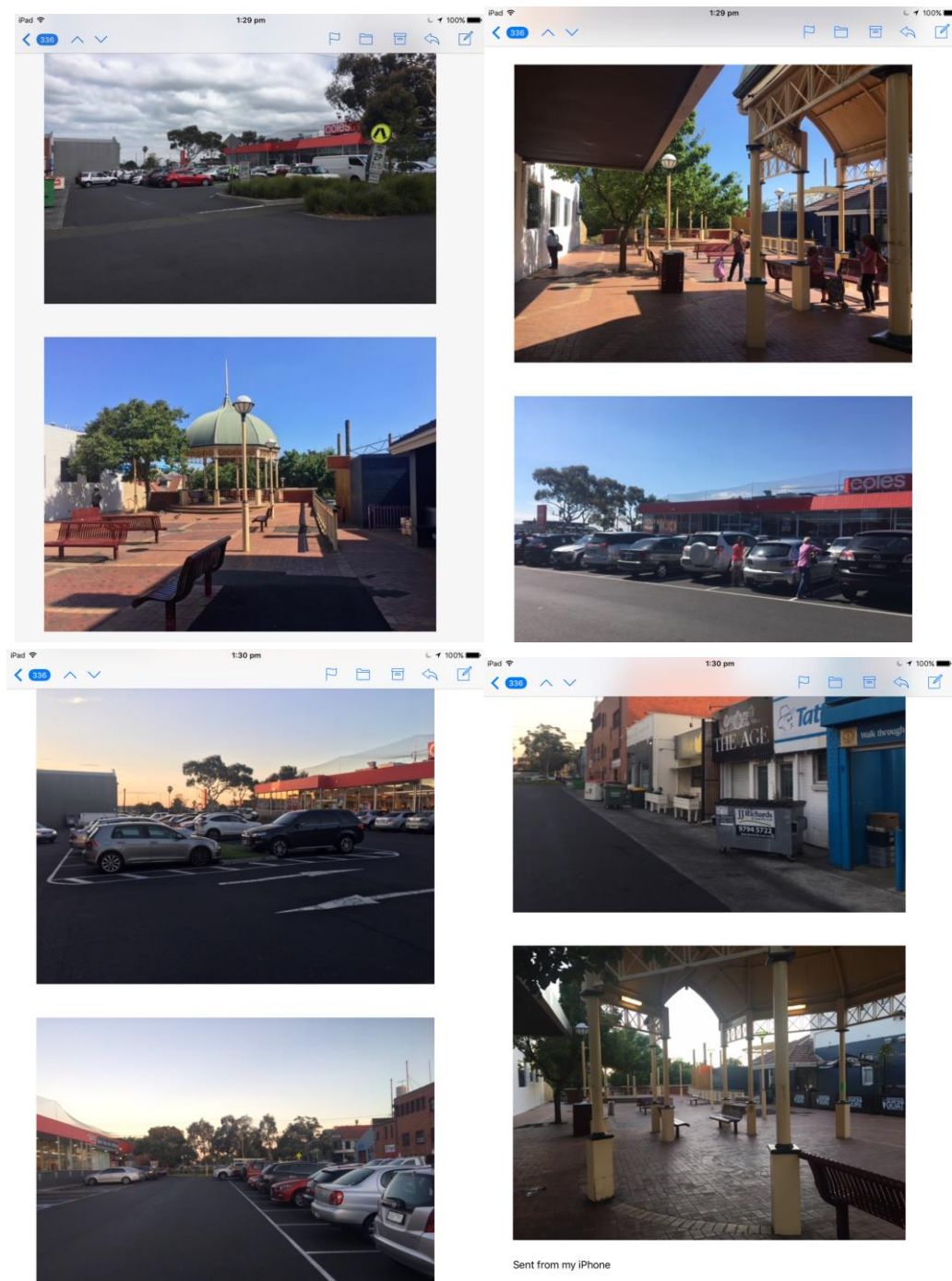
Kind regards,

A black rectangular box redacting the signature of the person.

Brighton East, 3187

Photos were taken with my phone at different times Morning, afternoon and evening on Wednesday 6 December. It was a very warm day.

They are stamped 1.29 and 1.30 as I screen shot them in my i pad the next day at that time to bring to the meeting for Thursday 7 December.



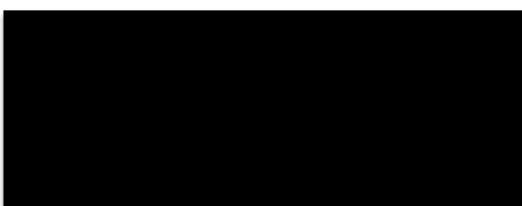
Sent from my iPhone

SUBMISSION 10 – 10 DECEMBER 2017

From: [REDACTED]
Sent: Sunday, 10 December 2017 10:23 PM
To: Glen Eira City Futures
Subject: Bentleigh Structure Plan

To Whom It May Concern,
Please find attached our feedback comments regarding the above plan.
Thank you,
[REDACTED]

Sent from [Outlook](#)



Re: Bentleigh Structure Plan

Before I comment directly on the proposed plan, I would like to express my deep concern at the inevitability of the concept of continued population growth in Bentleigh in particular and the Melbourne urban area in general. It is important that the liveability of our suburbs is not undermined by continued population growth. Population projections for Melbourne in the next few decades are frankly disturbing and clearly unsustainable. While such growth might suit the agendas of politicians and business and bring in increased amounts of revenue for local councils, it adds nothing to the liveability of our communities. I don't need to spell out here the burden placed on infrastructure and open space that results from such growth. As planners you should be well aware of this.

I think it is the responsibility of the entire community to question the direction of this population explosion and to influence government policy. Local councils, State Governments and inevitably the Federal Government have all important roles in bringing the issue into public discussion. To accept rapid and continued population growth as a fait accompli will change the nature of our urban areas in mostly negative ways and is frankly, undemocratic. Clearly, people are entitled to have input into what should be a more sustainable population for not just Melbourne but the nation as a whole. If our Council considers that this is entirely outside their area of influence or interest, I would be very disappointed.

Council projections of population growth of 22,000 for the entire Glen Eira area seem to be an underestimate considering the rapid changes already taking place. If growth continues, what is Council's position when the pressure for further expansion of population forces local and State governments to squeeze even more people into the area. What is the limit of capacity?

As a resident of Bentleigh for the past 37 years I have witnessed quite rapid change within only a few recent years. Some of this change is positive adding a certain vibrancy and energy to the shopping precinct in particular, but some of it is increasingly negative:

- huge increases in parking in streets near the shopping strip and railway station due to increased train use resulting in the frequent abuse of 2 hour parking restrictions
- increased parking in streets by residents living in apartment blocks and not parking in their allocated spaces making through access by car more difficult
- the design and construction of some multi-storey apartment blocks which, in some examples, will look degraded in the future

- the overbearance of multi storey apartments blocks on street scapes containing single level houses

Furthermore, I am sceptical about Council's ability to control types of development and number of storeys in high rise developments when VCAT often overrules Council objections or allows developers to proceed outside Council guidelines. Thus far, there is a strong perception in communities in Melbourne that developers can circumvent community expectations and that VCAT makes too many decisions in favour of developers.

Comments related to the Plan

I commend Glen Eira council for trying to achieve a balanced approach to the issue of planning for the future and for providing some certainty to residents for the protection of heritage areas in particular.

I applaud the protection of 'heritage and character housing', in streets which demand it.

5 storeys along the shopping strip is too many and should be reduced a maximum of 3; if expansion of this type is allowed it would inevitably result in unsightly corridors of high rise dwellings along and adjacent to the centre Road Shopping strip.

Thank you for giving residents the opportunity to provide feedback. Hopefully, that feedback will be taken into account and not ignored as 'noise' when decisions regarding Bentleigh's future development have already been made.

Yours faithfully,



SUBMISSION 11 – 10 DECEMBER 2017

From: [REDACTED]

Sent: Sunday, 10 December 2017 10:34 PM

To: Glen Eira City Futures

Subject: Bentleigh feedback

My feedback focuses on the proposed relocation of Vickery and Godfrey St parking to Horsley St Carpark, (inclusive of the proposed closure of Vickery St at Centre Rd). I am extremely concerned about the extra volume of traffic that this will cause in our street:

* Entrance to the new Horsley St Carpark can only be made by **3 roads**: Horsley St, Godfrey St (from Centre Road), Godfrey St (from McKinnon Road). This is **in comparison to 7** roads that currently provide entrance, which is the 3 entrances above plus Bent St (North & South Bound) & Vickery St (North & South Bound)

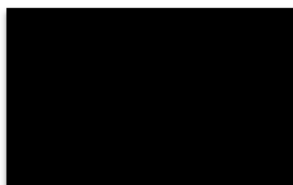
* Exit from the new Carpark can only be made by **2 roads**: Horsley & Godfrey St (North bound) [NB: Godfrey is 1 way from Centre Rd]. This is **in comparison to 6** roads that currently allow exiting, which is the 2 entrances above plus Bent St (North & South Bound) & Vickery St (North & South Bound)

Relocation will also disadvantage Coles shoppers who will have to push their trolley quite a distance. In adverse weather conditions, this may cause safety issues.

I live in Godfrey St and I am extremely concerned about the extra traffic that the Horsley st carpark will generate in our street. Godfrey St is comprised of 3 "dog-leg" road sections between Horsley and Bruce st, with a giveway sign on Godfrey St at intersections with Austin St and Hayes St. Currently traffic does not flow well, and with cars parked on the road, traffic is often limited to one car. Having only 2 exits from the car park will exasperate the traffic issues in our street.

Whilst the idea of a park is great, it should not be at the detriment of the extra road traffic that this will cause for Godfrey St.

Thanks



SUBMISSION 12 – 11 DECEMBER 2017

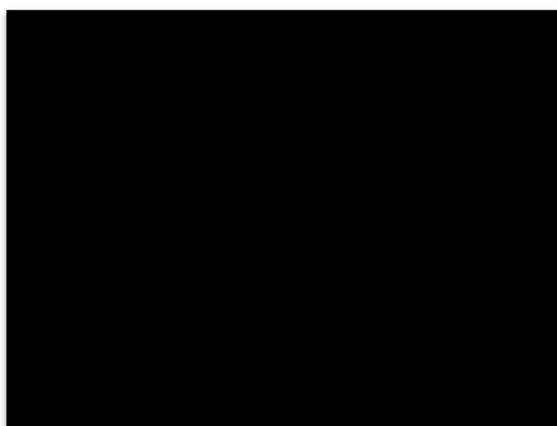
Dear Sir/ Madam,

We act on behalf of the owners of properties at [REDACTED] Centre Road, Bentleigh, in relation to Draft Bentleigh Structure Plan.

Details of our clients' submissions are contained in the attached cover letter.

If you have further queries in relation to the cover letter, please do not hesitate to contact us on [REDACTED]

Regards,




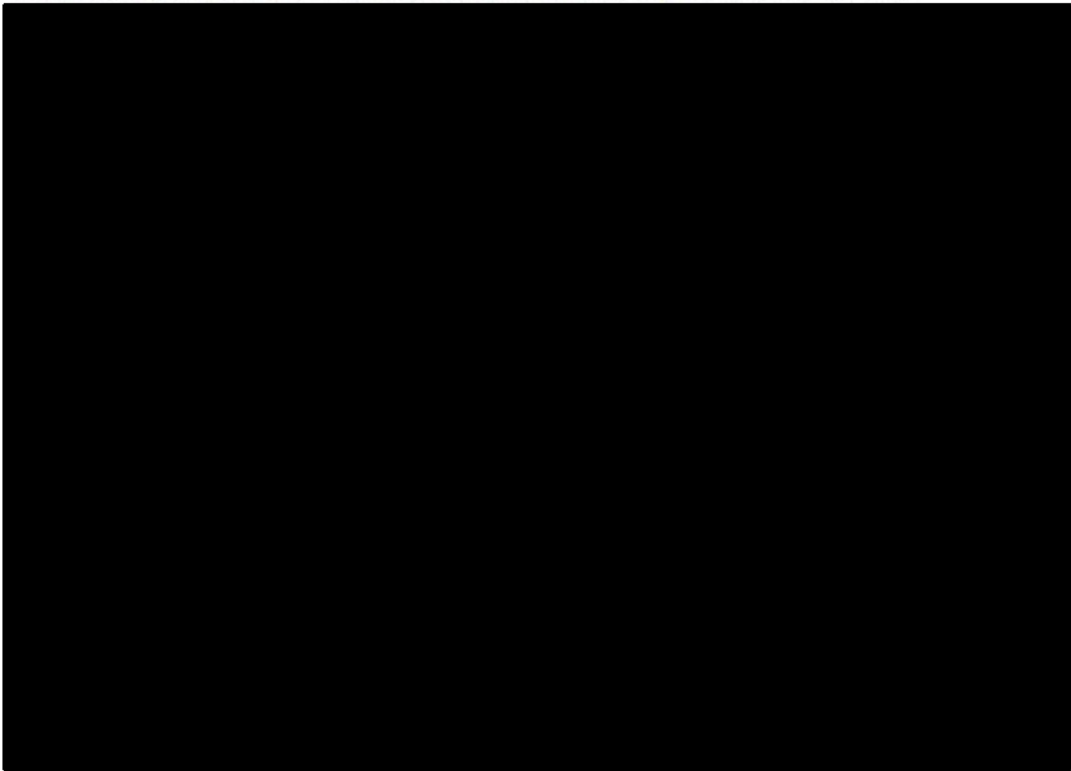


City Futures Department
Glen Eira City Council
PO BOX 42
CAULFIELD SOUTH VIC 3162

11 December 2017

Submission on behalf of land owners
Draft Bentleigh Structure Plan

We act on behalf of the owners of the properties at 
Road, Bentleigh, which lie within the study area of the Draft Bentleigh Structure Plan (DBSP).



Our clients were recently made aware of the DBSP by Council and have asked  to prepare submissions on their behalf in response to the future vision for the Bentleigh Urban Village set out in the document.

1 / 5



Our clients support in principle the encouragement of employment and housing growth and diversity within the centre, which is notionally promoted by the DBSP. Initiatives regarding the increased provision of public parking and the creation of additional public open space are also broadly supported. However, concerns are raised in relation to the removal of at grade parking to the north of Centre Road and the treatment and future function of the 'public plaza' and the impact this will have on Centre Road retail trade.

Our clients are also concerned that the proposed built form outcomes do not reflect the capacity of the centre to accommodate future growth and positive change, and in doing so undermine its ability to meet the aspirations for high order activity centres expressed in both State and local planning policy.

Existing Planning Controls and Policies

Each of our clients' properties are currently within the Commercial 1 Zone (C1Z) and are affected by Design and Development Overlay – Schedule 8 (DDO8) and Parking Overlay – Schedule 2 (PO2).

We note that DDO8 imposes a maximum preferred building height of 17 metres (up to 5 storeys) for properties at nos. [REDACTED] Centre Road, a preferred maximum building height of 14m (4 storeys) for [REDACTED] Centre Road and a mandatory maximum height limit of 14 metres (4 storeys) for [REDACTED] Centre Road. DDO8 is an interim control due to expire on 31 December 2017.

Pursuant to local policy at Clause 22.05 each of the properties are identified as being within the Retail Hub of the Bentleigh Urban Village. The policy identifies Urban Villages as the 'preferred locations for the municipality's highest densities of residential development', and encourages 'densities of development which increase as proximity to the preferred strategic location increases and which decline as proximity declines (i.e. a higher density would be encouraged for shop top housing within a commercial centre than would be encouraged in a conventional residential street immediately surrounding the centre)'.

This local policy is consistent with the directions of State Planning Policy at Clause 11 (Settlement) and Plan Melbourne, which promote increased density in high order activity centre settings to foster employment and housing growth in locations with convenient access to jobs, services, public transport and community infrastructure.

Draft Bentleigh Structure Plan Proposals

The DBSP contemplates built form with a maximum preferred street wall height of 2 storeys and a preferred overall maximum building height of 4-5 storeys for each of our clients' properties, except for no. [REDACTED] where the preferred overall maximum building height is 3-4 storeys.

It also outlines a proposal to provide an additional 264 public car parking to the north of Centre Road, by consolidating the at grade car park area between Bent and Godfrey Streets into a single location on the south-eastern corner of Horsley Street and Godfrey Street. The existing at grade parking would be replaced by a pedestrian plaza and public open space linking Nicholson and Godfrey Streets to the north of Centre Road properties. Most of our clients' land would have an interface with the proposed public open space.

As for nos. [REDACTED] the existing at grade parking to the south of both properties would be maintained under the DBSP proposals.

It is noted that the DBSP encourages investigation of a developer contribution model to fund the projects.



Submissions in Relation to DBSP Proposals

Public Parking and Open Space

Our clients generally support the proposal expressed in the DBSP to increase the public parking supply within the centre, as they consider convenient access to parking is critical to the survival and success of retail trade along Centre Road, and the function of the centre more broadly. To this end, the suggested loss of existing at-grade parking immediately to the rear of our clients' land at [REDACTED]

Whilst the potential benefits of consolidating parking resources to 'free up' land for a pedestrian link and public plaza are understood as an urban design concept, it is a plan which requires careful consideration and execution, in our clients' view, if it is to result in a net benefit to the centre and its traders. To this end the following comments and suggestions are offered in relation to this aspect of the DBSP:

- There will be an ongoing requirement for Centre Road properties to utilise the rear laneway for service functions, including in redevelopment scenarios. This will undermine the capacity for ground level activation of the proposed plaza space in line with the vision expressed in the DBSP.
- Council should consider the provision of buildings and active day and night uses within the plaza space (particularly the wider sections) to encourage movement and activity. This would help to create an inviting and safe space that has the potential to make a positive contribution to the centre. As presently proposed, the likely utilisation, vitality and safety of the space is questioned.
- Upgrades to the pedestrian environment along Centre Road should also be considered to ensure that foot traffic to existing and future retail premises is promoted.

Furthermore, it is submitted that the sequencing of the parking and open space projects is critical to the health of the centre. It is important, in our clients' view, that the Horsley Street Car Park project be delivered prior to decommissioning of any existing public parking, to ensure that the centre is not left with a deficit of parking resources, even as a temporary situation. In our clients' experience, this scenario has the potential to create a sufficiently negative image of the centre amongst visitors and customers so as to cause long term damage to its image and vitality.

Whilst it is understood that details of a funding model for those projects is yet to be considered in any detail, our clients submit that the preferred mechanism should be carefully selected to ensure that it is transparent, fair and equitable and is not prohibitive to the realisation of future development and change within the centre.

Built Form

It is our clients' submission that the built form outcomes expressed in the DBSP fail to adequately recognise the impetus of designations in Plan Melbourne, State Planning Policy and Council's own local policy at Clause 22.05 to deliver growth and change in this established major activity centre setting.

Included in the built form strategies of the DBSP is to:

Preserve the low scale character of the Centre Road shopping strip by keeping development in tune with existing character, through appropriate proportion, alignment and design features.

Our clients consider that this objective, as a starting point for the consideration of the future built form for the centre, is at odds with the established planning framework governing development in major activity centres.

Our clients say that the nominated maximum building heights to the north (4-5 storeys) and south (predominantly 3-4 storeys) of Centre Road are inadequate for the following reasons:

- The Bentleigh Urban Village is served by two supermarkets (Coles and Aldi), a department store (Target), the Bentleigh Railway Station, nearby public open space (Bentleigh Reserve) and other community infrastructure, all of which identify it as a centre with the capacity for substantial growth and change as directed by the Planning Scheme.
- There are limited heritage constraints within the centre.
- Clause 22.05 encourages greater density of development in the commercial areas (Retail Hub) of the Bentleigh Urban Village than in residential areas within the centre. Residential land either side of Centre Road is within the Residential Growth Zone (RGZ), which allows for development of up to 4 storeys. A number of 4 storey apartment developments have been delivered in these areas (refer to Figure 12 in the DBSP Background Report). The nomination of building heights in the Retail Hub of the centre which are akin to those allowed and being realised in the surrounding residential area undermines the clear growth hierarchy articulated in the policy, and indicate a capacity for greater building height on our client's land.
- A number of approved and proposed developments up to 7-8 storeys exist along Centre Road. The approvals have been the subject of rigorous merits assessment and provide evidence of the centre's capacity to accommodate taller built form than proposed by the DBSP. This includes the assessment of the overshadowing of residential properties to the south of Centre Road (refer to the amended permit issued in February 2017 for a 7 storeys development at 342-344 Centre Road, which adjoins a 4 storey residential development at 40 Mahvo Street).
- Further east along Centre Road, developments of 4-6 storeys have been approved within the Bentleigh East Neighbourhood Centre, which is a lower order centre as identified in Council's local planning policies. The Housing Diversity Area Policy at Clause 22.07 seeks to *recognise neighbourhood centres as locations which provide significant opportunities for housing diversity, but at a lesser scale and density than developments in urban villages*. This adds further weight to our clients' submission that 4-5 storeys is an inadequate designation for future development of their properties.

In consideration of the above, it is our clients' submission that the approved and proposed 7-8 storey developments along Centre Road are a more accurate reflection of the centre's capacity for growth and change. The preferred maximum building heights within the DBSP should be amended accordingly, to better respond to State and local policy imperatives.

With regard to the 2 storey wall heights to the street and rear of the properties, as nominated in the DBSP, our clients submit that:

- The absence of heritage controls along Centre Road (except for 438 Centre Road) dictates that the corridor is capable of accommodating greater street wall heights.
- The Centre Road road reserve is in the order of 17m wide. It is a widely accepted urban design principle that, within activity centre areas, street wall heights equal to the width of the adjacent street are capable of delivering comfortable pedestrian environments. On this basis, Centre Road properties are capable of accommodating street walls of at least 4 storeys in height. The proposed designations within the DBSP should be revised accordingly.
- Our clients' land on the north side of Centre Road interface with existing car parking and the 2 storeys height is unnecessary. Even if the public open space ambitions of the DBSP were to be realised in this location, an interface height in the order of 4 storeys would promote an entirely appropriate sense of place for pedestrians.

4 / 5



- The at grade car parks to the rear of both nos [REDACTED] provides a buffer between this property and the properties beyond. Our client submits that the designation of a street wall expectation under these circumstances is unnecessary and unreasonable.

For the reasons expressed above, it is submitted that the built form suggestions promoted in the DBSP undervalue the capacity of the centre to accommodate growth and change. In doing so the proposals undermine State and local policies governing the role of high order activity centres to 'take the load', so as to ensure that limited change is required in low scale residential areas where established scale and character is understandably more highly valued.

Furthermore, maximum building and street wall heights in the DBSP (and associated planning controls) should retain discretion in the hands of planning decisions makers and should not be applied as mandatory.

Conclusion

In summary, our clients provide their in principle support for the overarching objective to increase the diversity of future employment and housing within the centre, and to increase the provision for public open space and parking resources.

However, it is submitted that land within the commercial areas of the centre is capable of accommodating greater building height and scale that proposed by the DBSP, for the reasons outlined in the body of this submission.

Our clients thank Council for the opportunity to provide their feedback in relation to this project and respectfully request that they be kept informed of Council's progress and be invited to provide further feedback at the appropriate junctures in the process.

Should you have any queries in relation to the above, please do not hesitate to contact us on [REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

SUBMISSION 13 – 11 DECEMBER 2017



11 December 2017

Glen Eira City Council
City Futures Department
PO Box 42
Caulfield South 3162

Sent: cityfutures@gleneira.vic.gov.au

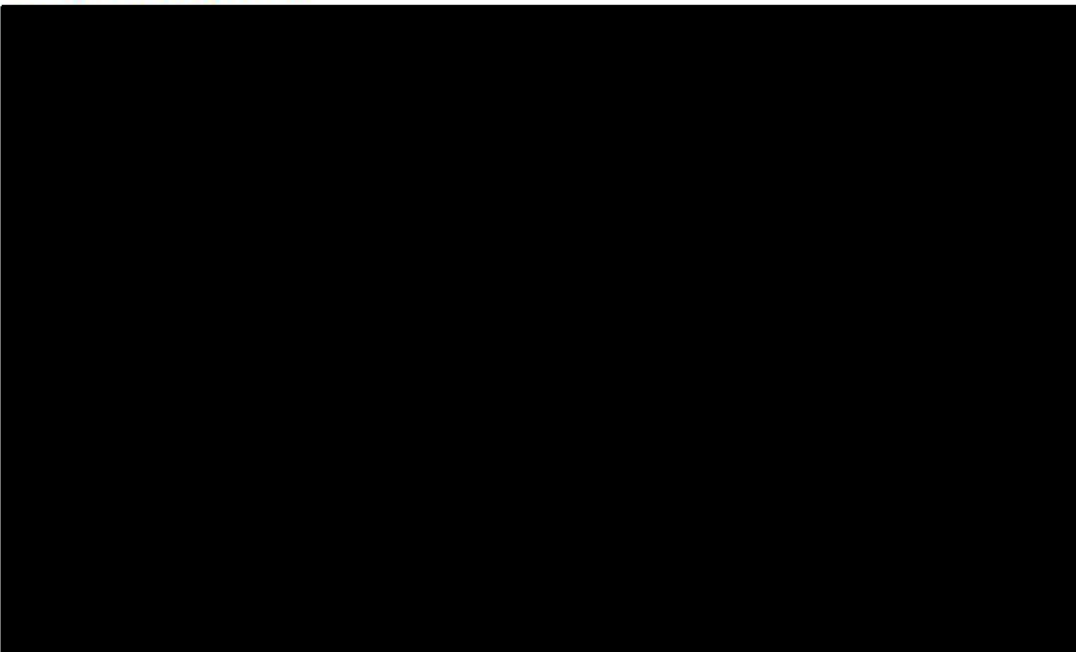
Dear Sir/Madam,

Bentleigh draft Structure Plan Submission

We are the owners of the land at [REDACTED] Bentleigh and reference is made to the Bentleigh draft Structure Plan which is currently on public exhibition. We provide the following submission in relation to the draft Structure Plan.

The Subject Site is located north of Centre Road and is bound by [REDACTED]
[REDACTED] The site is regular in shape and comprises an overall site area of approximately 3,300 sqm.

Currently occupying the land is the [REDACTED] in the western portion of the land.



We have undertaken a review of the Bentleigh draft Structure Plan and generally support the broad ambitions for the site and precinct including the subject site's designation within the 'Heart of Bentleigh' and its nomination as a strategic site.

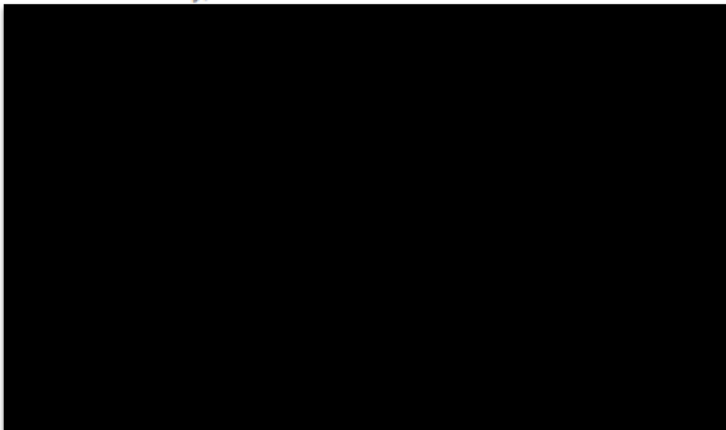
However, we object to the following aspects of the draft Structure Plan:

- The proposed 'closing off' of Vickery Street.
- The relocation of the existing 58 car parking spaces to the immediate south of the subject site. We agree with the need to accommodate additional car parking spaces within the wider precinct, however do not agree with the removal of car parking adjoining the Subject Site for which we have provided financial contribution to as part of Councils 'special rate' scheme.
- The proposed 2 storey street wall and 5 storey height limit, which is overly conservative having regard to the strategic importance of the site.
- The requirement for any future development on the site to protect direct sunlight access to the proposed new plaza. Redevelopment of the Subject Site in a manner that responds to its strategic importance will inevitably result in some overshadowing of the proposed plaza space.

The future development potential of the land and any preferred building height should have regard to the proximity of the site to the Bentleigh Railway Station (approximately 60 metres to the west), the size of the land and its capability of accommodating future population growth and the nomination of the land as a strategic development site within State Planning Policy.

We thank Council for the opportunity to participate in this process. Naturally, should you have any queries in relation to the submission, please do not hesitate to contact the undersigned

Yours sincerely,



Bentleigh Draft Structure Plan Submission
11 December 2017

Page: 2 of 2

SUBMISSION 14 – 11 DECEMBER 2017

11 December 2017

Ron Torres
Director of Planning and Place
City Strategy and Place Planning
Glen Eira City Council
PO Box 42
Caulfield South VIC 3162

via email: cityfutures@gleneira.vic.gov.au

Dear Mr Torres,

RE: Bentleigh Structure Plan Draft October 2017 and Draft Quality Design Guidelines 2017

We continue act on behalf of [REDACTED] the applicant for a planning permit application at [REDACTED]

This letter is to reconfirm our client's interest in the future of their site, and also their broader interest in the future of the Bentleigh Urban Village in response to Council's *Bentleigh Structure Plan Draft October 2017* and *Draft Quality Design Guidelines 2017*. Our client is an active developer within the Glen Eira Municipality, in particular within the Bentleigh Urban Village and is committed to working with Council throughout the development of the Bentleigh Structure Plans.

We appreciate the background research and resources that have underpinned Council development of these draft documents and thank Council for the opportunity to provide feedback. Our client wishes to comment on the following:

- Over 80% of the Glen Eira Municipality is zoned Neighbourhood Residential Zone, which severely curtails development of additional housing. The Bentleigh Major Activity Centre is one of the few areas with zoning that can support the anticipated additional growth Glen Eira expects in the next 15 years. This is an extremely well-serviced area and planning today should seek to ensure 'under development' is avoided in the medium to long term as the Melbourne Metropolitan area continues to grow. This is consistent with the Directions in *Plan Melbourne 2017-2050* and in Council's local planning policies.
- With respect to Section 3.0 Buildings within the *Bentleigh Structure Plan Draft October 2017*, we note that the proposed heights and building typologies appear inconsistent with the current zoning of the land. In addition to urban design and neighbourhood character, the Structure Plans should consider the purposes of the zones as well as the need for additional housing in areas with good access to public transportation and services.
- Discretionary, rather than mandatory built form controls should be explored within the Structure Plans and in their statutory implementation. As above, opportunities for development of additional housing in Glen Eira is limited, and assessment of applications within the entire Activity Centre should be merits-based to allow for flexibility where appropriate. Mandatory controls would result in the underutilisation of land, particularly where opportunities for consolidation of lots exist.
- A diversity of housing options should be supported within Activity Centres to support a diverse population, including an aging population and a range of lifestyles. While Figure 15 of the *Bentleigh Structure Plan Draft October 2017* describes the extent of the Activity Centre Boundary as extending some several hundred metres from the Bentleigh Station, the Structure Plan focusses housing opportunities to a fraction of this area. Ultimately, any planning guidance should support a flexible, performance based approach to allow development to respond to future resident needs and ongoing demographic changes.

In principle, our client welcomes the development of Structure Plans that offer greater certainty in the planning process. However, these Structure Plans should give weight not only to built form and neighbourhood character but also planning principles relating to the need for increased housing opportunities in activity centres.

Our client is keen to remain involved throughout the preparation of planning strategies for the Bentleigh Urban Village and respectfully requests to be informed of any updates through this office.

Our client wishes to retain the opportunity to make a submission to any independent panel that we understand will be scheduled in early 2018.

Should you have any queries in relation to this submission, please contact me directly on [REDACTED]

Yours faithfully,

[REDACTED]

SUBMISSION 15 – 11 DECEMBER 2017

[REDACTED]

11 December 2017

Ms Rebecca McKenzie
CEO Glen Eira City Council

Dear Ms McKenzie

FUTURE PLANS FOR BENTLEIGH

I thank you for your letter of 30 October 2017 informing of the above.

Firstly, let me say that I generally support the principles outlined in the draft strategy and summarised under Building Transitions on page 18 of the draft. I am pro development.

However, I am concerned that land south of Fitzroy Street has been proposed with a 2-3 storey height limit, whilst land north of Fitzroy Street has been left outside the structure plan area and has a two storey height limit.

I propose that all that land north of Fitzroy Street also be given a 2-3 storey height limit, as it lies half way between two stations, Bentleigh and McKinnon and is well located for medium density development.

I suggest that as a first step that the row of dwellings immediately abutting the north of Fitzroy Street be included in the Structure Plan area and be allocated a height limit of 2-3 storeys.

Thank you for providing this opportunity to respond.

Yours sincerely

[REDACTED]

SUBMISSION 16 – 11 DECEMBER 2017

From: [REDACTED]

Sent: Tuesday, 12 December 2017 2:40 AM

To: Glen Eira City Futures

Subject: Bentleigh Structure Plan Draft

I was present at several meetings and information sessions on the Bentleigh Structure Plan Draft and the messages that came through very strongly were to stop the overdevelopment in the suburb and to increase parking in the shopping area. The Council incorporated Open Space in the plan.

I like the plan for development. It reduces the maximum heights and zones the area for the different types of development. It is a well constructed plan and my main concern is that the regulations are enforced.

The Council seems obsessed with Open Space and wants to remove 109 parking spaces from the hub of the shopping centre to create Open Space. If people want Open Space there are plenty of parks they can visit. Shoppers want to be able to park near the shops, particularly near the supermarket. The point of entry and exit for the tiered parking is at the furthest point from the supermarket so customers have to walk almost three blocks to the store, fill up their trolleys and push them back to the parking lot, up the ramp to reach their cars. And then there is Melbourne weather - blistering hot one day and freezing cold and wet the next. How will the disabled, elderly and young families cope with this situation - they will all go elsewhere where they can park near the supermarket. Coles plays a very important role in attracting many people to the shopping strip. How are the shopkeepers going to receive their deliveries with this open space?

VICKERY STREET

This is the main entry and exit to the parking from Centre Road. The Council wants to make it a plaza with restaurants and bars.

Sussan has been in Bentleigh over sixty years and has recently moved a few doors to be on the corner of Vickery Street and Centre Road. I am sure they will have a long secure lease, so there will not be any food or drink served there. On the opposite corner there is the Variety store which has been there for about ten years. I do not know their future but they seem to do quite well and as of this moment that will not be an eatery. There are already many food shops along Centre Road and side streets.

If Vickery Street is closed the only exit is Bent Street to Centre Road. There is a huge volume of pedestrian traffic between the railway station and the bus stop and extremely difficult to exit at any time. When the railway pedestrian lights stop the traffic in Centre Road there is usually only room for one or maybe two cars to turn right and turning left is not easy if a bus is parked there obscuring vision. The situation at Vickery Street is different in that it is on the other side of the pedestrian crossing and a bit further away from it and the pedestrian lights last longer. This gives cars more distance and time so that up to five cars can turn right and three cars turn left. It is much safer and easier to turn into Centre Road and most times there is a pedestrian waiting to cross and has pressed button to stop traffic. Council acknowledges the problem of exiting from Horsley Street into Jasper Road. If the tiered parking is built there the result will be chaos.

With visitors to the Sunday market and Church services in Vickery Street, taking up much of the parking, the shops suffer. If this plan is implemented and the visitors find they have to park in the tiered parking which is so far away, they will stop coming and lead to the demise of the market. This would be so sad as we want the market to stay and it has raised so much money to help those in need.

ROBERT STREET

From a safety point of view, it is best to segregate traffic from pedestrians. Robert Street is a busy street and who has right of way?

I can just see a couple of friends happen to meet in the middle of the road and stay there having a chat. I always worry when I see young children as they are so unpredictable and likely to dash off in any direction. For the cost involved, I think it should be left alone.

The Council is obsessed with Open Space and Community meet and gather. People meet on the pathways or in shops. If people wish to have a coffee or snack there is an abundance of eating places. For a place to meet, Council should work on the Rotunda and see what works there. Maybe some tables and chairs and benches. When I was in Elsternwick one day, there were flower boxes with brightly coloured flowers which really livened the street and they did not take up much room.

The Council coffers must be overflowing with all the money developers pay to Council in lieu of Open Space. That money should be reserved for acquiring Open Space and Parking. Covering over the railway is a great idea but the cost is exorbitant. How many blocks of land could Council buy for the same cost. When was the last time Council bought land for parking? If Council does not act immediately, the shops will be completely surrounded by highrise buildings. I think one of the reasons the south-west shopping does not do very well is because there is no off-street parking.

During construction of the railway crossing removal, parking was very restricted, a number of businesses closed and there have been more since. I know of some businesses that are not renewing their leases. Not all were caused by the crossing removal, but for those businesses that were struggling, it was the final nail in the coffin lid. The point I am trying to make is the importance of sufficient parking where it is needed.

Council has acknowledged that Glen Eira has the least amount of Open Space of all the councils. The people of Bentleigh came to meetings and information sessions wanting the best outcome for Bentleigh and the shopping strip. I think most people would be reasonably happy with the Development Plan but people cannot believe the parking arrangements in the Draft Plan. I now feel that all time, effort and money spent on the Plan, meetings etc. has been wasted. The Council has followed its own agenda of increasing Open Space, much to the detriment of the Shopping Strip and ignoring what the local people wanted.

I am very disillusioned and disappointed. If the Draft Plan is approved and put in place as it now stands, I and many others will be shopping where I can park close to the shops we want to visit.

[REDACTED]

SUBMISSION 17 – 7 DECEMBER 2017

WE, [REDACTED] are the owners of 3 shops at [REDACTED] Centre Rd, Bentleigh

We **very strongly object** to the proposal, for the following reasons:

- Reducing the rear access use.
- Reducing foot traffic.
- Construction noise and disruption.
- Acland Street vacancies following a similar project.
- Example: In Prahran they are removing the carpark but building an underground car park, why not the same in Bentleigh?
- The property feeds of Coles foot traffic and this will be hindered.

Thanks

[REDACTED]

SUBMISSION 18 – 7 DECEMBER 2017

From: [REDACTED]
Sent: Thursday, 7 December 2017 11:34 AM
To: Tess Angarane
Subject: Re: Future plans for Bentleigh

Hi Tess,

Thank you for your prompt and detailed response.

My remarks to your comments:

* "The process of having it approved by the Minister for Planning is not a fast process and not one that we can speed up as it follows statutory requirements and is dependent on State Government assessment."

I acknowledge the problem but you may want to seek preliminary feedback to the proposed scheme from the minister. Based on such information you will be in a better position to move forward.

* "In the interim, Council will be seeking an extension of the current interim height controls that were put in place in May 2017."

What are the mentioned controls and are they enforceable? What happens if they are challenged at VCAT, does VCAT follow those controls or do they keep on making their rulings based on the current approved scheme?

Future plans for Bentleigh

I have written a detailed submission back at the start of the process. I have referred at the time mainly to the excessive heights permitted by the current zoning scheme, as well as to other problems such as high density, congestion, safety and the loss of the "Village character" of Bentleigh. All of these concerns kept on coming up at the forums and there is not need to revisit them.

I would like to commend the planning team for addressing most of the issues and it is well reflected in the Proposed Bentleigh Activity Centre zoning, heights and overlays.

I had recently an opportunity to discuss with Albert from your department the latest version of the future plans for Bentleigh. My general comment was that I am personally quite satisfied with your response and the proposed changes. It seems to me though that more work is needed in regard to the car parking problem (Multi storey parking) as well as to the new open spaces, but this can happen further down the track.

The main concerns are the permissible heights and building types and I believe that this aspect has been adequately addressed.

The disappointing aspect is the prolonged timeline.

It has been put to us previously that the proposed plans will be submitted for the council's approval by the end of 2017 (This year) and forwarded for the minister's approval thereafter. We have been given the impression that the whole process will be completed by mid 2018.

On your latest information brochure you are talking of yet another review in OCT-DEC 2018 and an application to the minister to be lodged in "2019 AND ONWARDS"! This is an open ended statement, so we may be looking at a probable adaptation of the proposed plans in 2019-2020... (That's what I read into the expression "ONWARDS"). This is obviously UNACCEPTABLE. The process is far too long, as by the time it is due to be completed "The horses may have already bolted", read: far too late for reversing facts on the ground!

What will stop developers from rushing into lodging applications based of the current BAD Zoning scheme? Even if the GE council will in the intrim reject future applications VCAT will overturn the council's decision, as it always does, based on the CURRENT APPROVED SCHEME.

IN SUMMERY:

I AM APPEALING TO YOU TO FULFIL YOUR COMMITMENT TO COMPLETE THE PROCESS ASAP, AS PROMISED, IN MID 2018. Further delays will deem the whole process a costly academic exercise with no real prospect of a correction of the current bad scheme. The community has been adequately consulted and now is the time to move forward and complete the job without further delays.

Thank you.



SUBMISSION 19 – 3 DECEMBER 2017

From: [REDACTED]

Sent: Sunday, 3 December 2017 12:22 AM

To: Glen Eira City Futures

Subject: Draft Structure Plan Feedback

Dear Rebecca

Please find attached a letter outlining my concerns with the proposed draft Structure Plan for Bentleigh. The position of my property is directly impacted by these plans. I would be happy to discuss this further in the interests of clarification and evaluation. I can be contacted on [REDACTED]

I await your studied response.

[REDACTED]

[REDACTED]

Ms Rebecca McKenzie
Chief Executive Officer
Glen Eira City Council
PO Box 42
Caulfield South VIC 3162

Dear Rebecca,

RE: Future Plans for Bentleigh


I am one of the owners of the properties [REDACTED] Mavho Street, Bentleigh. As per your letter dated 21 November 2017 and upon review of the draft Structure Plan proposed for Bentleigh as seen at www.gleneira.vic.gov.au/bentleigh, I have the following concerns:

- Why is there an inconsistency in the proposed overlays in different streets? To be fair the overlays should be consistent in all streets along Centre Road. This inconsistency is illustrated in that only Mavho and Loranne Streets have been classified as garden townhouses allowing for 3-storey developments for more than half the street, whereas Burgess, Bendigo and Davey Streets that are on either side of the railway station and in fact closer to these amenities have been classified as heritage and character housing.
- Why also has Mavho and Loranne Street been singled out from the rest of the residential streets in Bentleigh with denser housing proposed? Of concern is that 18 Mavho Street which in your current draft of your Structure Plan has a minimal overlay but the properties around it have a garden townhouse overlay clearly creating a full shadow on my property if these development overlays are taken up. This could seriously impact our property value with reduced natural light and overlooking into our property.
- While a long-term vision is important and growth benefits all, the current traffic congestion and parking can only be termed as bad, just drive down these streets now (especially Mavho and Loranne Streets) and see the chaos and lack of parking already present. Intuitively if you increase the amount of developments as proposed in the current draft, this situation would become even worse. Serious consideration needs to be made now to reducing traffic and increasing available parking. One way could be by not implementing these proposed changes with the increased development overlay and implementing a consistent minimal change overlay in these streets.
- Our concern is also the preservation and protection of the neighbourhood character. Already the level of development in Mavho Street has impacted the heritage and character of this street. Further development and more 3-storey garden townhouses will only exacerbate this so that they are unrecognisable to the beautiful California bungalow, post-war era housing with significant front and rear open space for family enjoyment currently in place. Maintaining only 2-storey developments or minimal change overlay would better preserve the neighbourhood character as a minimal change overlay would complement the existing heritage and character.
- We need to take a stand and take this opportunity to rectify past planning inconsistencies to maintain the beautiful heritage and character that makes Bentleigh a highly sought-after neighbourhood by reducing development in residential streets, not increasing it.
- While we can understand and support the necessity of increased density overlays on Centre Road itself, increasing shops, employment and housing, this should not overflow beyond Centre Road so that we can maintain the heritage and character of the neighbourhood, keeping it a quiet residential area for families who want open space and outdoor living and reducing traffic congestion in residential streets.

I am a concerned property owner and the position of my property is directly affected by these draft Structure Plans and hence I would like to know how the council will address these issues. It is great

to be asked for feedback, but I would like to know that my concerns have been properly analysed and evaluated. To that end I would like a personal response addressing these issues.

Regards,

A solid black rectangular box used to redact the signature of the sender.

SUBMISSION 20 – 3 DECEMBER 2017

From: [REDACTED]
Sent: Sunday, 3 December 2017 1:07 AM
To: Glen Eira City Futures
Subject: Draft Structure Feedback

Dear Rebecca,

Please find attached my letter regarding the proposed plans for Bentleigh. As a current resident and property owner directly impacted by the plans, I would appreciate a personal response to my concerns.

Please feel free to contact me direct on the mobile number below

--

kind regards,

[REDACTED]

[REDACTED]
Bentleigh VIC 3204
2 December 2017
Ms Rebecca McKenzie
Chief Executive Officer
Glen Eira City Council
PO Box 42
Caulfield South VIC 3162

Dear Rebecca,

RE: Future Plans for Bentleigh

As a current resident of [REDACTED] Eddys Grove, Bentleigh and a property owner of [REDACTED] Mavho Street, I have had the opportunity to review the Bentleigh Draft Structure Plan as requested and wish to put forward my thoughts, concerns and objections.

The Council have put forward points and guidelines to preserve and protect the neighbourhood character, Bentleigh homes consist of heritage, Californian bungalow period and post war homes with open garden space for family enjoyment. Maintaining a maximum height of two storeys ie 'minimal change' would preserve the existing heritage and character of housing that is Bentleigh for the future and consistent with the majority of Bentleigh homes. The suburb of Bentleigh has always been in huge demand because of the inviting beauty of the area and much sought after family homes. I do not see this being upheld in the proposed plans.

Living in Bentleigh for more than 30 years I am seeing the rapid change in developments and I am very disappointed and concerned with the future of Bentleigh. I am challenged daily, driving in and out of Mavho Street as well as trying to park to go to the shops. The vehicle congestion is ridiculous, TRAFFIC AND PARKING IS ALREADY STRIFE. If councillors have ever driven down Mavho Street with the already developed large apartment blocks in a narrow suburban street, exacerbating the traffic situation, this will become apparent. My concern here is how are council going to address the current and any proposed traffic and parking congestion?

Personally and more importantly, my objection with the proposed plan is that my property is being directly impacted. Why does my property at [REDACTED] Mavho St in the proposed plan, have both the north and east boundaries surrounded by the proposed 'Garden Townhouses of 2-3 Storeys' and my property being left at 'proposed minimal change 1-2 storey', this is inconsistent with all your other planning street boundaries, for example Mitchell and Robert Street have development of the same height, back to back, that line up, so why has my property at Mavho Street been singled out and inconsistent?

The proposed plan is robbing me of my northern sun and eastern sun and my property is boxed in from the southern and northern boundary at Loranne Street and to the northern boundary on Mavho Street. As a result of this proposed plan, I have the very real possibility of being totally affected concerning both the natural sunlight, and negative visual appearance of the bulkiness of the three storey developments. This detrimentally impacts the value of my property compared to the surrounding northern and eastern properties. Again where is the fairness in the considerations in this proposed plan?

I do appreciate that council needs to plan for future growth but my opinion is that multi-level developments should be left to the major road, being Centre Road, and not spilled out into the connecting streets. If the council wants a more consistent approach then they

need to look at total street design, if the consensus is to include 'Garden Townhouses' as the answer to increase housing, then the whole street should be designed to accommodate this design accordingly. This would at least be a more consistent streetscape.

Finally as my property is so closely impacted by these draft proposed plans, I would like to think that my concerns have been listened to and addressed. To this end I would appreciate a considered reply from the council on these issues.

Regards,

A solid black rectangular box used to redact the signature of the person writing the letter.

SUBMISSION 21 – 8 DECEMBER 2017

From [REDACTED]

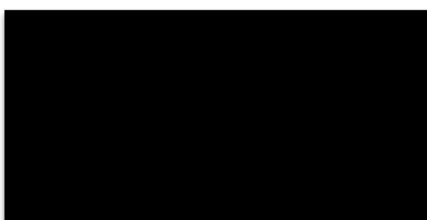
Date: 8 December 2017 at 8:52:38 am AEDT

Subject: Letter from a Resident

Dear Tony, please find a letter from a resident attached.

Aidan, can you please include into feedback on the Structure Plan process also.

Thanks and regards,



8th December 2017



Dear Mr Mayor (Tony),

Congratulations on your appointment as the Mayor, an exciting year ahead. An independent and new perspective should be invaluable for confronting our key challenges. And yes, Glen Eira has some significant challenges as further highlighted by the latest ABS building permit approval numbers which show 1,324 building approvals in Glen Eira from July to end of October with 1,233 apartments and only 91 houses (This compares to an average of 541 building approvals and 443 apartments for neighbouring local government areas). These figures again reiterate the reasonable community concern that Glen Eira is growing at a very disturbing and unsustainable rate.

I understand that you have inherited this excessive and unplanned growth however unless it is more effectively controlled it will totally destroy the municipality that we have grown to love. We already have exceptionally high population density, rapid development rates and very low open space provision and hence have been very strongly pulling our weight in terms of Melbourne's overall population growth. I have attached the relevant graphs (following) which highlight these points while also comparing the Glen Eira situation to other local government areas. I am not in any way anti-development (I have several children that will want to live in a home somewhere) but am seeking a balance to ensure liveability, long term sustainability and the right legacy.

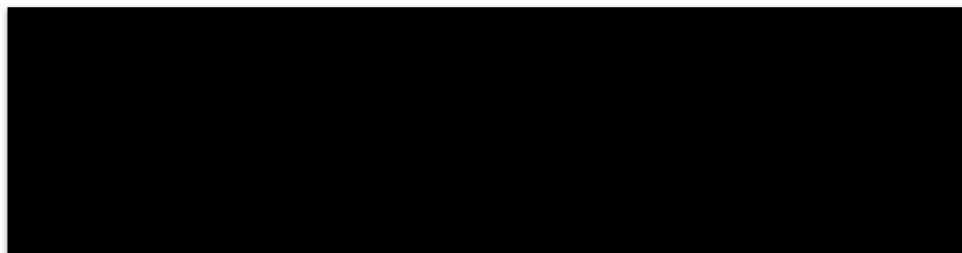
Respectfully, what's required is a counter-balance to address the weaknesses of the past. Firstly, a genuine acknowledgement of the current situation is fundamental to the move forward situation. Unfortunately, the most recent ABS building approvals, which are tracking to be significantly higher than last years, have not been highlighted in any of the research and reporting undertaken as part of the structure planning process. The projection of 9,000 new dwellings over 15 years is well and truly understated (unless controlled) and this is further confirmed by the ABS building approval figures. I have requested on numerous occasions that Council project new dwellings numbers forward, including East Village, Caulfield Village, VC110 etc. but this has not been done. The Housing ID analysis, which is a research basis for Glen Eira planning, didn't undertake this fundamental assessment. In summary, we need some real honesty, transparency and analysis, a good fair dinkum look in the mirror. Let the community know that you know this is a serious issue, this is a message that hasn't been delivered previously.

Secondly, Glen Eira needs to implement appropriate controls and quickly. I understand and greatly respect that Council officers are working very hard on the structure planning process but it is counter-productive if Activity Centres are expanded, heights are discretionary, heights are excessive, public land is sold (or used) for further development and interim controls are weak. We are at a critical juncture where a counter-balance is required to offset the legacy. We need to get our planners to seriously assess the controls that are required to achieve fair and reasonable outcomes. Develop a clear and public action plan that demonstrates a strong commitment to this objective.

Thirdly the community needs strong advocacy and representation on this issue. All too often the justification has been about state government policy. I understand state government policy but the beauty (?) of Australia is that we have three tiers of government all of which has the power to play a role. I am not interested in the politics of this situation, as has been introduced by others, but a pragmatic and evidenced based approach. The evidence is clear that strong advocacy is justifiable and required and now is the last opportunity. In talking and listening to fellow residents, I believe that this situation is a very major issue in Glen Eira that is effecting people's lives on a daily basis. It is also an opportunity to actively address the issues that we confront.

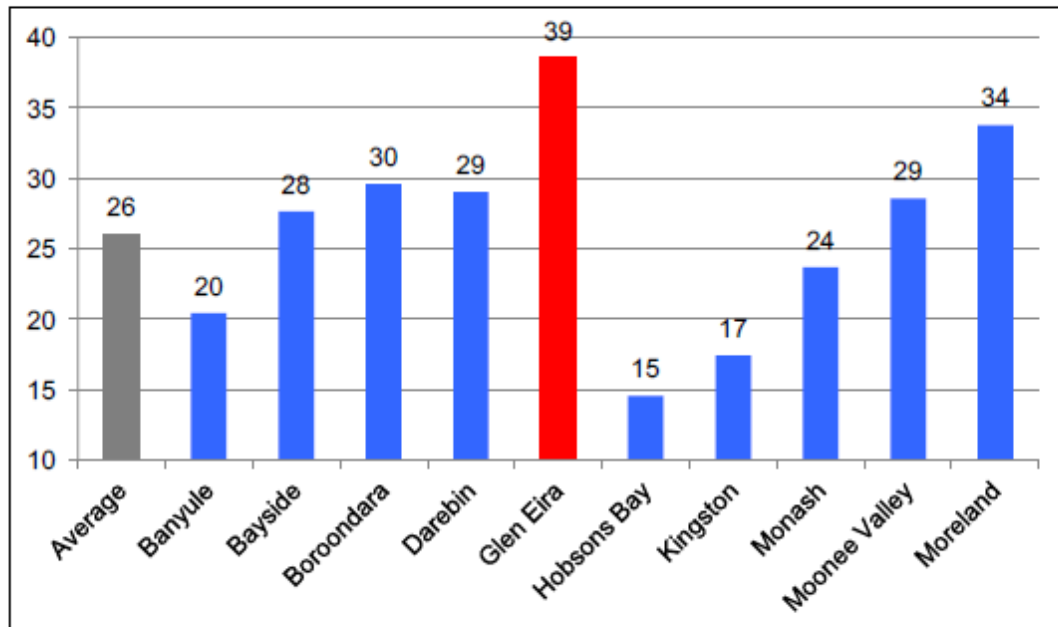
I have been fortunate to meet you on several occasions and believe that you are a person of exceptional integrity with a focus on community representation and advocacy. I appreciate that Rome wasn't built in a day but implore you, in your role as a custodian, to actively address the culture and practices associated with development in Glen Eira and to do this with resolve, dedication and strong leadership. If you need any assistance to achieve the outcomes you can call on the people to support you. It is through the third space - the people (a term used by William Ury in Getting to Yes) that substantial and meaningful change can occur.

With great respect and kind regards,

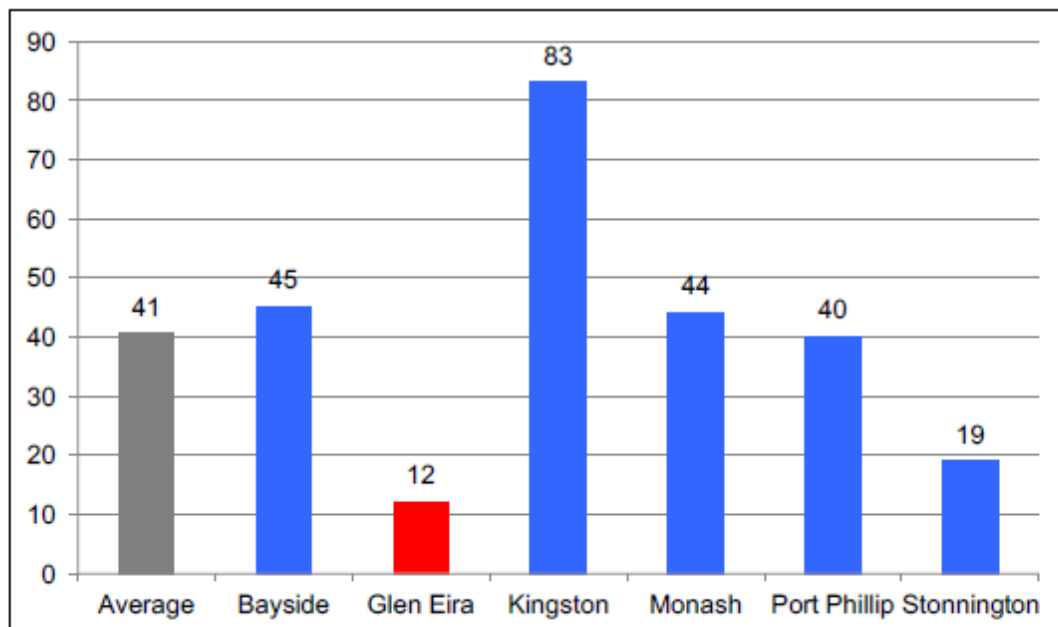


Glen Eira Situation

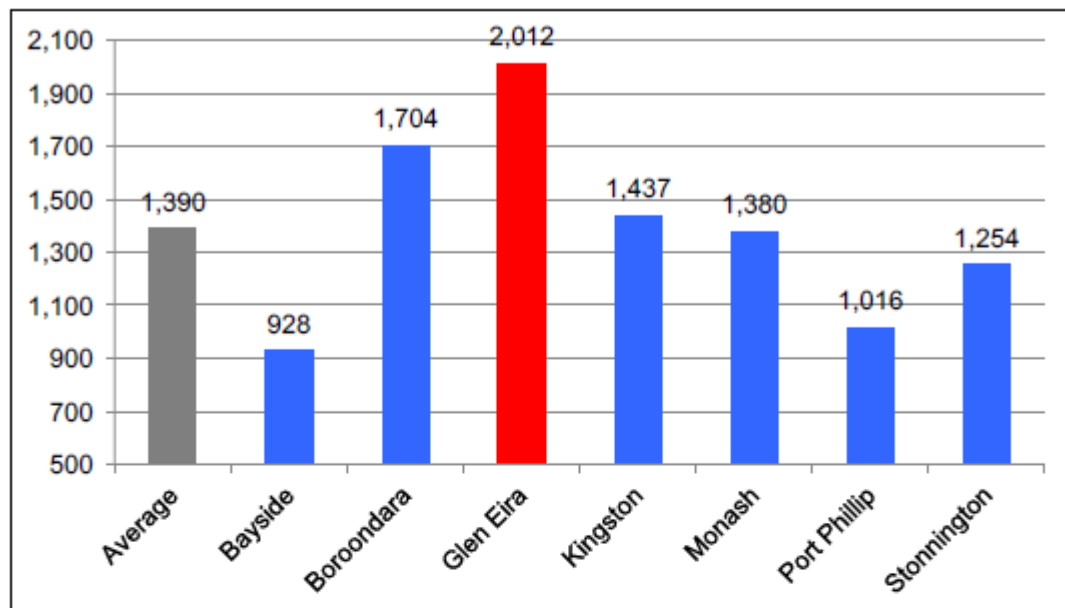
1. Population Density - persons per hectare (2016 Census)



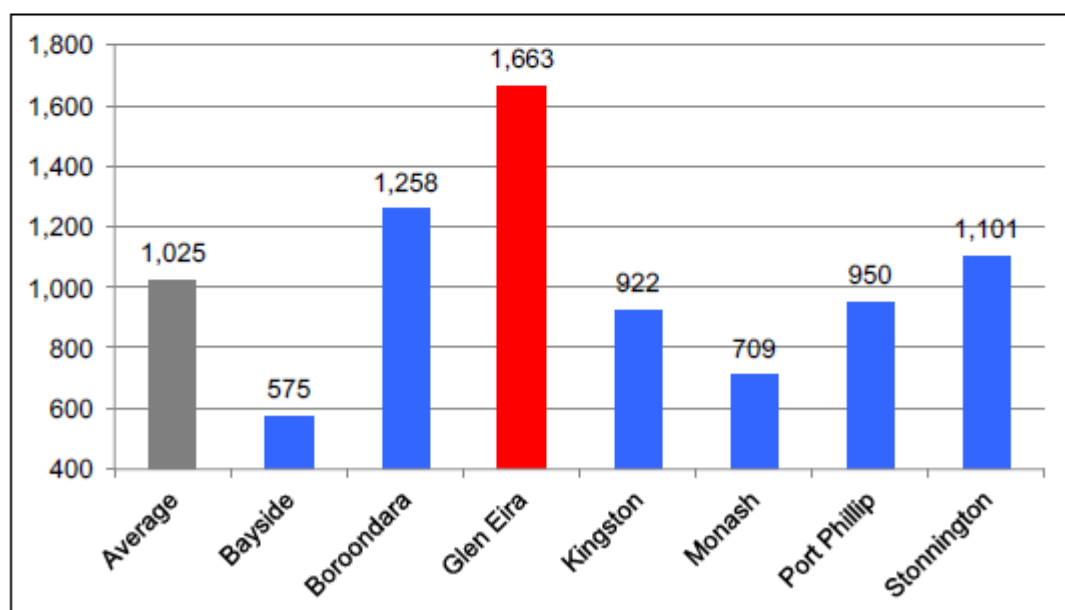
2. Open Space Provision – sqm per person (2014)



3. Building Approvals – all 2016/17



4. Building Approvals – multi-unit 2016/17



5. Estimated Unoccupied Dwellings

It's been reported that currently Glen Eira has in excess of 1,300 dwellings. This is the 3rd highest in the state.

SUBMISSION 22 – 28 NOVEMBER 2017

-----Original Message-----

From: [REDACTED]

Sent: 11/28/2017 5:59:23 PM

To: [REDACTED]

Subject: RE:

Since I've moved to the area the time taken to cross Nepean highway has increased. The traffic around Riddel st and Orrong rd /Glenhuntly road intersection has increased also. It may seem like normal increase in population to the area but apartment building around the train station and Coles have dramatically increased the population and amount of cars coming from these building especially around peak periods. I ask that some planning be used to limit anymore high rise and move new developments deeper into the suburb. The road infrastructure on Glenhuntly road Elsternwick does not cater for more local residents. Also I noticed on the feedback board that residents feel they informed about certain apartment plans. At this time I think a reminder and support such as mail out advice must be given to help residents and council workers deal with issues regarding any illegal activities used to get permits, by helping to access advice through council, police or local MP.

There are no allowances for building work trucks to wait for their job to progress, so they park in the side streets. This morning there was a double trailer in Carre street, engine running, across an apartment block driveway and laneway. Please give them a place to park on the main roads. building permitting around the hub intersections not only contributes to traffic problems but blocks traffic for years during the building process.

I had a fine also for stopping for 10 seconds to pick someone up from Coles. Not supplying short term parking and then booking cars from a distance, when there nowhere else to park or drop off or pick up the shopping is not fair among other stuff. There's not enough car parking around essential service zones. So council cannot keep issuing apartment permits without providing infrastructure. At this point you need experienced planners to come in, as the permitting is not going well in this area. Glenhuntly rd Elsternwick is at over capacity. 2 or 5 minutes parking zone facilities at shopping and transport hubs for dropping off younger or older relatives, say to the train station is a safety requirement. Please be fair and provide drop off zones which are plentiful in other areas of Melbourne.

Thanks
[REDACTED]

SUBMISSION 23 – 7 DECEMBER 2017

From: [REDACTED]
Sent: Wednesday, 6 December 2017 4:30 PM
To: Glen Eira City Council
Subject: future plan for bentleigh

to whom it may concern

I'm just writing to you as the business owner of [REDACTED]
[REDACTED] centre rd bentleigh vic 3204

,i have some comments about the future plan for bentleigh which will affect us in many ways as its gonna be less parking and our local customers are going yo look for somewhere got a close parking they not gonna park on jasper rd and come for a long way to our shop so we are going to lose customers as we are already losing business from last plan in the railway station its going tp be terrible for us and maybe closing the business and thats what all our customers have thought about it

i hope its not gonna happen because its gonna affect all the small businesses on centre rd
best regards
[REDACTED]

PLANNING FOR THE FUTURE OF BENTLEIGH – HAVE YOUR SAY!

I would like to have my say regarding the draft Structure plans.

I am [REDACTED] and I reside at [REDACTED] Bentleigh Vic. 3204. Tel. [REDACTED]
This is a new submission. I did not make previous submissions on this Structure Plan.

I support most of the previous suggestions, except for number [REDACTED] which is not relevant to me at my age.

As I am not on-line, the most satisfactory way of making my submission is to attend the Bentleigh Library drop-in session.

I would be keen to have feed-back but don't have an e-mail address.

MY SUBMISSION.

~ While I note the proposed plans call for REDUCED HEIGHT of Maximum 5 storeys for buildings in the Commercial area, I feel it would be PRUDENT to SPECIFY a METRE HEIGHT MAXIMUM to prevent people designing and constructing buildings with each floor an extreme height, thus possibly making a 5 storey building as high as a 10 storey building. (The equivalent of this actually happened in Redcliffe, Qld.).

~ I believe that consideration should be given to the number of cars that are being parked in some of our narrower side-streets.
I note that on many of the yellow boards displayed outside properties where building activity is proposed, the number of car spaces required is waived or words to that effect.
I suggest that if there are rules about how many parking spaces are required, then there are REASONS for those rules and every time one of them is waived it means that there is the possibility that AT LEAST ONE if not MORE cars will be parked on the street.
I believe there should be at least one car space for EVERY BEDROOM in EVERY BUILDING.
I am aware of the given reason being that the building is near public transport, thus not so many cars are needed.
PLEASE NOTE! I live near the railway line AND on a bus route BUT I still have and use a car for when I need to go to a DESTINATION away from Public transport AND when I need to transport an object or more that is larger than a suitcase.
MANY people need a vehicle to get to and from work and to transport what they need for work.

~ Recently I have become aware that some of the sewerage drains are of insufficient size and are in danger of blocking up. Each time a development is arranged, the pipes need to be considered regarding sewerage, water and etcetera.

I trust my submission will be considered and I wish you well in your endeavours.

[REDACTED]
Recently, a SE Water maintenance man, clearing a blockage in the sewer next door, indicated that the sewer pipes behind our property is smaller than the normal size. A neighbour on the west side indicated he'd had a blockage also. (Sewerage will need to be upgraded if more dense housing in our area.)

SUBMISSION 25 – 15 DECEMBER 2017

From: [REDACTED]
Sent: Friday, 15 December 2017 10:50 AM
To: Glen Eira City Council
Cc: [REDACTED]
Subject: FW: Letter to Glen Eira City

Dear City of Glen Eira Council

I am writing to you in regards to the recent Structure Plan included as part of your recent futures information mail out.

As both a business owner, and local resident, I support the initiatives included in the Structure Plan to increase the density near the corner of Centre & Jasper Roads.

As a business owner, I believe an increase in the density of local residents in the area is likely to improve customer flow to the local shops - including my own business. An increase in customers will lead to an increase the vibrancy of the area and help promote economic development for the area. In turn, this will mean more employment opportunities and a better developed local economy.

As a resident, and with children of my own, I understand that an increase in density is required to improve housing affordability in the area. The City of Glen Eira is a well developed local government area, with great schools, a good shopping district, and easy access to amenities. By increasing the housing density in the area more families and individuals will be able to have access to the great services on offer in the local area - which will also compound with the economic development in the area (i.e. more housing growth will equal better amenities on offer because the business case is better).

Increasing the housing density will mean that more people have better access to high-quality services. If we do not develop the local area this will mean access to the excellent amenities on offer by the City of Glen Eira will continue to be out of reach for a majority of people. Further, by increasing the number of rate payers in the area the quality of services on offer will be increased - leading to better overall services for local residents.

I am happy to discuss anything contained in this letter with you further if you would like to contact me.

Kind regards

[REDACTED]

SUBMISSION 26 – 2 November 2017

City Futures Department,
City of Glen Eira,
P. O. Box 42,
Caulfield South, Vic., 3162.



02 November 2017.



Dear Futures Department,

PLANNING FOR THE FUTURE OF BENTLEIGH

Thank you for the lift-out in Glen Eira News, no.232, November 2017. My comments relate to Bentleigh only, and are about ease of vehicle access to shops and services. Specifically, the four illustrations.

1. Rail line south of Centre Road – plaza and shops above.

My concern is protecting the only vehicle access to Burgess Street, from Centre Road. There is no access from Brewer Road. And Bendigo Avenue has to be left alone because Daley Street is blocked.

2. Pedestrian-only areas on side streets. [pedestrianising is a horrible non-word]

Blocking off consecutive streets is bad. This was done when the speed humps were put in, and was most inconvenient. From the rail line towards Nepean Highway:

Burgess Street – only vehicle access is from Centre Road.

Loranne Street – need close vehicle parking for access to Australia Post Office and the only electorate office of the Federal Member of Parliament. They are on the Centre Road corners and are two major services in Centre Road. Centre Road will not provide enough parking on its own.

Mavho and Campbell Streets – need close parking access to shops and restaurants, especially those in the complex that includes Aldi – parking at the rear is very chaotic and dangerous when it's busy, which is most of the time. And there are only two disabled parking spaces.

From the rail line towards Jasper Road:

Vickery Street – is one of two major vehicle entry/exit access to the Council's car park at Coles Supermarket. The other is from Bent Street. Plus two more on Morres Street – one of which is primarily for deliveries. If Vickery Street is blocked off, the only vehicle access to Coles will be from Bent Street – cars, trucks, maintenance and service vehicles, huge delivery vans. Not just for Coles. Also rear access for deliveries to the shops and restaurants on Centre Road between the two streets. Both Bent and Vickery Street access is busy enough now, and caution essential. If Vickery Street is blocked off, I predict there will be chaos. And accidents – the Centre Road area from Burgess Street to Vickery Street will be very full. The pedestrians will have to keep their eyes open, not on their 'phones.

For the next three years Coles Bentleigh will be busier than ever because of the demolition and rebuilding of the Coles Elsternwick store. I'm told Coles predict an extra 5% in customers at Bentleigh. Elsternwick shut 3rd October 2017, and Bentleigh is already busier. Over the three years the 5% will be increased by the residents of the apartments and sub-divisions in progress and being built in most of the side streets in this area – especially south of Centre Road. More people, more cars, more vehicle chaos around the Bentleigh rail station area of Centre Road if Vickery Street is blocked off at Centre Road.

Robert Street – provides vehicle entry/exit access to Council's Library and the Laundromat. An alternative to the very busy Jasper Road, where the crossovers are close to the Centre Road major intersection traffic signals. A safety measure to retain access.

3. Bent Street – pedestrian links to new spaces.

Pedestrian-only areas where? New spaces where? No. See no.2 above.

4. Godfrey Street – parking replaced by park.

No. See no.2 above. All the car parks are busy most of the time. Try shopping in Bentleigh between 10 a.m. and 4 p.m. on a weekday. Many shops on Centre Road have rear access from the car park. Horsley Street multi-deck – where? Access where? Exit where? How many levels? Stairs? Lift? Without a lift it discriminates against the disabled. And where do people park when attending any of the excellent activities at Council's Community House – next to the Godfrey Street car park.

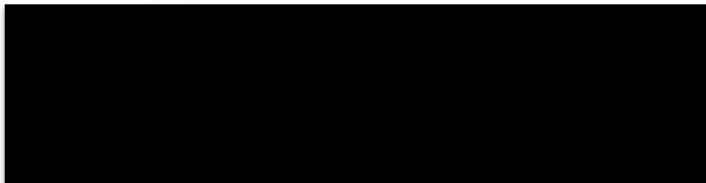
In conclusion

Why is vehicle access so important? Staff - where is the parking for the hundreds of people who work in Centre Road premises? Many on shift work. May not be on Frankston line. Deliveries – if they can't park on the side streets the vans will be on Centre Road. Shoppers such as me – no access, no shop. I'm disabled, use a mobility aid, walking any distance is painful, and stairs are a problem.

I shop off-peak. I see a lot of people like me. Old, disabled, mobility aid. Some with Council staff helping them. Check with Council's Domestic Assistance Department for the number of such customers they have in the three areas. And the various retirement communities, especially those with shopping vans.

A pedestrian-only area already exists. Daley Street was blocked at Centre Road a long time ago, and the Pagoda built. Since then this area has been, and still is, dead. Years ago we were promised it would be made to work. A coffee shop was mentioned. Make this area work before repeating the mistake. Put the workable ideas into practice there, in the centre of Centre Road shopping. If Council can make "The Pagoda" work, then, and only then, try a second one south of the rail line.

Yours faithfully,



SUBMISSION 27 – 18 NOVEMBER 2017

Date: 18/12/2017

City of Glen Eira
City Futures Department
PO Box 42
Caulfield South VIC 3162

By email, cityfutures@gleneira.vic.gov.au

To whom it may concern,

[REDACTED]

[REDACTED] thanks the City of Glen Eira for the opportunity to participate in the submission process for the Bentleigh Structure Plan Draft.

In summary, the key issues raised within this submission are as follows:

- The contribution of [REDACTED] to the local community;
- The failure of the proposed relocated car parking spaces to supplement the demand for parking and activity within a key location of the retail precinct;
- Concern surrounding the closure of Vickery Street and the impact that this will have on traffic flows and safety; and
- Support for keeping the Centre Road retail precinct as a vibrant and accessible local shopping destination for all residents.

[REDACTED] believes the issues outlined in this submission are significant and require attention.

Should the Council have any questions regarding the issues raised in this submission, please contact [REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED]

██████████ one of Australia's largest retailers, providing fresh food, groceries, general merchandise, financial services, liquor and fuel. ██████████ facilitates more than 21 million customer transactions, on average, each week through our national store network and online platforms. ██████████ has more than 106,000 team members and operates 2,475 retail outlets nationally.

Our team members are passionate about making a difference within their local communities, and with our national community partners. Together, with our customers ██████████ has raised and donated a total of \$51.7 million for our national charity partners and local charities during the last financial year. ██████████ is committed to keeping our customers at the heart of everything we do. We strive to offer real value to our customers by lowering the price of the weekly shopping basket, improving quality through fresher produce and delivering an easier, better shopping experience every day of the week.

██████████ Bentleigh, at a site that is opposite the Bentleigh train station and behind Bentleigh's Centre Road 'High Street' retail precinct. This precinct is described by Glen Eira City Council as the "Heart of Bentleigh" due to activity and centrality of the location.

██████████ is proud of its long-standing association with the Bentleigh community at its location in the "Heart of Bentleigh". The ██████████ in Bentleigh first opened in 1967, demonstrating the 50-year commitment that ██████████ has had to the area. Over this time, ██████████ is pleased to have consistently delivered value and quality to our customers as well as thousands of jobs for the members of the local community. In addition to our in-store operations, ██████████ has contributed to and supported a variety of local community groups over many years. ██████████ prides itself on community support through financial contributions, fundraising and food donations. Sales from ██████████ Bentleigh contribute towards raising funds for national cancer charity Redkite, who support children and young people with cancer. ██████████ Bentleigh supports 'SecondBite' through the donation of surplus fresh produce and bakery items. SecondBite is a national program which donates surplus fresh, nutritious produce to community food programs supporting disadvantaged Australians. This food is redistributed through more than 1,200 community programs supporting single parents, low income families and individuals, people who find themselves homeless, refugees and asylum seekers, and Aboriginals and Torres Strait Islanders. ██████████ believes the current location of ██████████ Bentleigh underpins the viability and vitality of the Centre Road 'High Street' retail precinct and the "Heart of Bentleigh". Supermarkets are the 'anchor' for local activity centres due to their non-discretionary service, which prompts a high volume of customers and transactions to occur at the store location. ██████████ has successfully worked in concert with the other land uses and broader configuration of the Bentleigh retail precinct for many years. This has resulted in pedestrian flows that are of central import to the vitality of the main street, whilst consumers are also drawn to ancillary retailers along Centre

Road, thus [REDACTED] plays a significant role in maintaining the commercial viability of the precinct. [REDACTED]

Car Parking

[REDACTED] Bentleigh is serviced by car parking that is both on title and on the adjoining Glen Eira Council land, which has historically been devoted to car parking spaces. The Bentleigh Structure Plan, in its current form, proposes to remove the Council owned car parking area that services the [REDACTED] Supermarket and other Centre Road retailers.

A consistent message received by [REDACTED] customers is that there is a lack of car parking available and that the car park is regularly congested. [REDACTED] believes that the availability of car parking spaces is a major contributor to a customer's overall shopping experience. An adequate number of good quality car spaces will increase the number of visitors to Centre Road and enhance the commercial viability of the precinct.

[REDACTED] acknowledges and welcomes the work of Glen Eira Council to consult with the local community and address the community's desire for more car parking spaces. However [REDACTED] is concerned that the location of the new spaces within the Bentleigh precinct are concentrated at the Horsely and Bleazby Street sites. These two sites are located at the east and west edge of the retail precinct. The removal of the existing car-parking that services [REDACTED] Bentleigh combined with the location of the relocated parking, would require Coles' customers to walk up to 400 meters and cross two side streets to reach their vehicle at either the Horsely or Bleazby Street sites. While [REDACTED] will benefit from foot-traffic from the Bentleigh train station, many of our customers rely on a motor vehicle and these customers are either not able or willing to traverse a busy retail precinct with a trolley. Generally, patrons are unwilling to walk more than a radius of 200 meters from their car parking location.

The scenario created by the car parking proposal in the Bentleigh Structure Plan is not welcomed by [REDACTED] for several reasons. The added distance and complexity of reaching the relocated car spaces will pose safety concerns to Coles' customers and other patrons. This will also hinder the convenience of shopping at Coles and has the potential to negatively affect the amenity of Centre Road precinct.

[REDACTED] does not support the removal of all car parking spaces at the Vickery Street and Godfrey Street sites. This is due to the belief that the relocated car parking spaces will not supplement the loss of parking at a critical location, which provides an important service to the Bentleigh retail precinct, its retailers and its numerous customers each and every day.

Access

Safe and reliable access is a key consideration for all [REDACTED]. Moreover, the relationship between car-parking spaces and a successful [REDACTED] is also contingent upon suitable access to the key location [REDACTED] is benefitted from several access points for both pedestrians and vehicles that are not in direct competition with the activity of a major road such as Centre Road, Bentleigh.

The Bentleigh Structure Plan proposes the creation of “active laneways” and a pedestrian-only mall area” which will be achieved by the closure of Vickery Street, between Centre Road and the new east-west plaza.

[REDACTED] cautious of the impact that the closure of Vickery Street will have on pedestrians, traffic flows and vehicle activity within this precinct. [REDACTED] notes that all Supermarket traffic from Centre Road to the Supermarket must be directed down Bent Street. This is of concern to [REDACTED] as high vehicle activity will coincide with growing volumes of foot traffic either entering or exiting the Bentleigh Train Station. Moreover, both Bent Street and Vickery Street currently facilitate the delivery of goods to and from the [REDACTED] Bentleigh site, more specifically the loading dock area. The proposed closure of Vickery Street is of concern to [REDACTED] as the alternative routes that will need to be considered for the delivery goods to the store will likely have to navigate residential roads, in areas that are proposed to increase in population density and foot traffic over the foreseeable future. The safety of our team members, customers and the local community is of the utmost importance to [REDACTED] therefore [REDACTED] wishes to place on the record its concerns surrounding any constrained road or pedestrian access to the site, particularly areas with high pedestrian and vehicle activity.

Land use, Design & Public Spaces.

[REDACTED] supportive of the City of Glen Eira’s intention to create vibrant and successful centers, which enhance and protect the character of the local area. In light of the proposed changes, [REDACTED] welcomes the consideration that the City of Glen Eira has given to “redevelopment of the strategic site (supermarket) to the north, incorporating an active frontage to the plaza” [REDACTED] acknowledges the shared interest that they have with the City of Glen Eira in wanting to “enhance Bentleigh’s role as a premier destination for shopping and socialising”, whilst also supporting “safe, accessible and friendly streets”.

The positions put forward by [REDACTED] to keep the Centre Road retail precinct as an accessible, local shopping destination for all residents.

SUBMISSION 28 – 8 JANUARY 2018

Dear Sir/Madam

My name is [REDACTED]. My wife and I own and live in a house at [REDACTED] Jasper Rd, Bentleigh.

Thank you for consulting with residents in relation to the Bentleigh Structure Plan Draft. We have reviewed the draft, and are generally supportive of several proposals. However, we do have a high level of concern in relation to the proposed new **multi-level car park**.

We focus our comments below on three primary safety and related concerns about the proposal at the Horsley Street site:

1. **Traffic flow and safety:**

- Figure 11.0 of the draft document shows three carpark entrances/exits, all of which appear certain to result in heavily increased traffic flow into Horsley Street and its intersection with Jasper Road. This raises real safety concerns.
- The current Horsley Street/Jasper Road intersection is already a source of problems; in the past month there have already been two accidents involving cars crashing into fences on Jasper Road when turning into or out of Horsley Street (specifically, one accident at 181 Jasper Road in early December, and one accident at 183 Jasper Road in late December). We also know of two prior incidents. It is fortunate no-one has been seriously injured to date, but property and car damage has occurred not infrequently.
- Jasper Road is extremely busy most hours of the day, and cars attempting to turn onto Jasper Road or from Jasper Road into Horsley Street often do so at speed, to cut through small gaps in the traffic flow or avoid being caught at the lights at the main Jasper/Centre Road intersection. We can foresee that the proposal would exacerbate this, with longer queues of cars waiting to turn into and out of Horsley Street. Any substantial increase in traffic flow and 'traffic jams' at this intersection can only heighten safety risks for pedestrians.
- In this context, we would like to know how the safety and traffic flow issue would be appropriately mitigated if the proposal was implemented?

2. **Security in and around the carpark:**

- Multi-level carparks can often be dimly lit and are associated by many in the public with safety and security concerns – particularly at night-time for the elderly and women. Concern will be heightened by having a multi-level carpark adjoining shops that currently include a liquor store and a chemist that operates services such as a methadone program.
- In this context, we would like to know what steps would be taken to ensure public safety and peace of mind if the proposal was implemented? For example, if the proposal was implemented, would there be a guarantee that security personnel would be stationed at the carpark every evening, and regular patrols during daylight hours?

3. **Carpark height:**

- We understand there has been suggestions the multi-level carpark could be 5 or even more stories. This is wholly inappropriate for the area.
- We understand that the idea is to effectively replace car parking from the existing Godfrey Street and Vickery Street car parks, but clearly the volume of car spaces sought is too great in terms of its impact on the nature and aesthetics of the surrounding residential area if it would require anything like 5 levels.

- The draft document notes that a consideration for the project includes the need for any multi-level car park to have an “[a]ppropriately built form to respond to the surrounding residential areas”, and it is difficult to see how this could be achieved with more than 2-3 levels given almost all of the houses on Horsley Street that would face the carpark are single storey.
- In this context, we would like to know what number of levels are currently in focus for the proposal, and if more than 2-3, on what basis the City of Glen Eira can form the view that this is appropriate (taking into account the nature and form of the surrounding area and the security concerns referenced in sections 1 and 2 of this email)?

Given the issues raised above, it is difficult to understand why the land adjoining Bentleigh station would not be considered a more appropriate site for any new car parking levels, particularly given the popularity of the supermarket in the vicinity and the abundance of land (particularly on the west side of the train tracks) and the unsuitability of that land for other development purposes. We would be interested to hear why the Horsley Street site was considered a more fitting site than the land adjoining Bentleigh station?

Once again, we are appreciative of the efforts the City of Glen Eira are making to consult on the various proposals referenced in the draft document, and the focus on ensuring changes are in the interests of the local community.

We note that page 4 of the draft document refers to “support[ing] safe, accessible and friendly streets” as one of the key objectives of the proposals. The issues/concerns we mention above call into question whether the multi-level car park proposal for Horsley Street would meet this key objective, and accordingly we look forward to your response.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

SUBMISSION 29 – 9 FEBRUARY 2018

From: [REDACTED]
Sent: Friday, 9 February 2018 10:05 AM
To: Cr. Jamie Hyams
Subject: [REDACTED]

Cr Hyams,

Thank you for taking the time to review this email and our submission towards the Bentleigh Structure Plan.

We submitted the proposal attached for [REDACTED] Bentleigh Vic 3204 on the 14th of December, 2017 as part of the new Structure Plan process. We met with Sarah Lane & Sophie Holdsworth from the City of Glen Eira's Strategic Planning Department on the 1st of December 2017 who recommended we meet with locals to discuss their concerns and present these findings in this proposal.

We support Council's approach to the re-structure and we remain committed to working in with the local Community which is why we door knocked the residents along Bendigo Avenue to discuss the proposed development. Undoubtedly we received an overwhelming level of support for the proposal (12 signed resident letters attached), for a number of reasons including the industrial zone and use in a residentially built up area and in particular because of the existing building being problematic with graffiti. Attached are elevation photos of the site and a Leader Newspaper article regarding the graffiti.

We have attempted to highlight in the proposal that the highest and best use for the site would be the 'garden terrace townhouse'. This is mainly due to the commercial viability of the site which would require a third level to achieve our desired outcome being a row of three storey owner occupied townhouses. Unfortunately we haven't been successful in obtaining an indication from the Strategic Planning Department as to what the new zoning will be although it has been indicated that the new zoning across [REDACTED], Bentleigh will likely fall back to NRZ1 being 'minimal change'.

As you will know, the new regulations regarding the minimum garden area including private open space requirements has impacted our initial site analysis and feasibility because this was a change made after we agreed to purchase the site. Our overall concern is that if the zoning under the new plan does equate to minimal change then the development viability will be lost and the site may not be developed for a number of years to come.

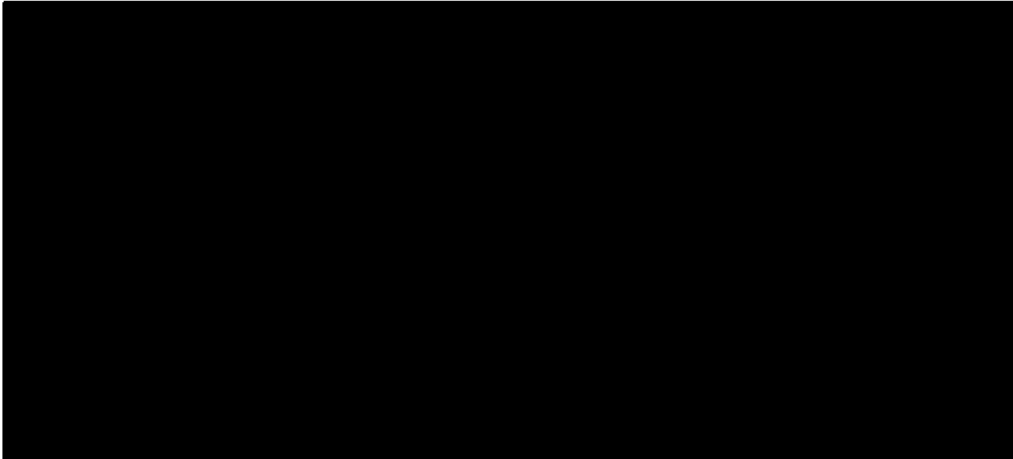
The site is located within 400m of two Train Stations hence higher density should be encouraged. Also the site is located on the southern end of the block and no overshadowing will affect any residents. The proposed design incorporates a transition in respect to the northern neighbour.

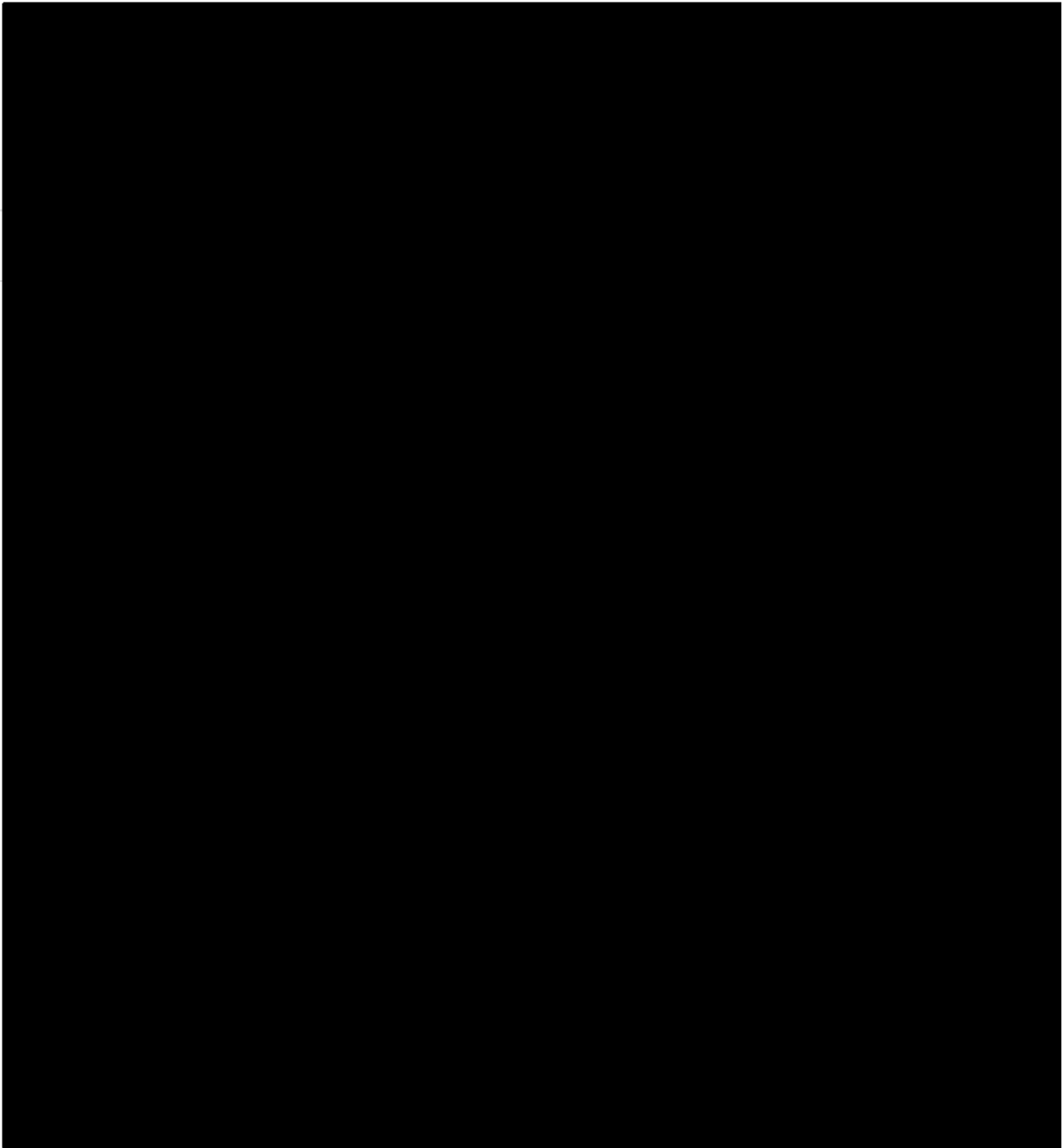
The overwhelming feedback we received about overdevelopment was directed at developments like those in Mitchell street and not towards designs like [REDACTED] that have genuine transitions and respectable building heights.

We ask that you look at the proposal and support the development as we believe this townhouse site will encourage housing diversity for more young families to move into the area. The location of the site is a perfect location for a highly sustainable development.

We would appreciate any opportunity to present our findings further and discuss the proposed development.

Thanks,





SITE SPECIFICS

Size: 1600m² – 40m x 40m

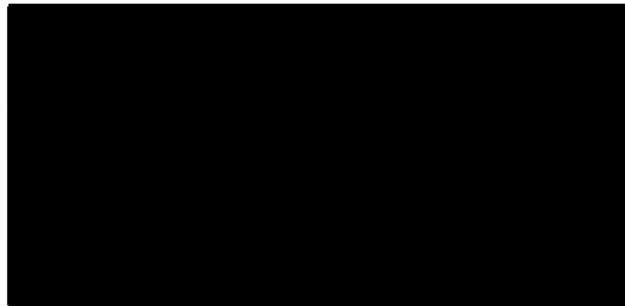
Land zone: Industrial Zone 3

Planning overlays: Heritage Overlay (HO69)

Easements: Sewer Easements

We do not believe that the proposed development and zoning contravenes the State Planning Framework Heritage Overlay Policy as stated.

The site is not listed on the Victorian Heritage Register, nor is any other address on Bendigo Avenue.



State Planning Framework Heritage Overlay Policy

Purpose

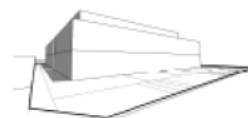
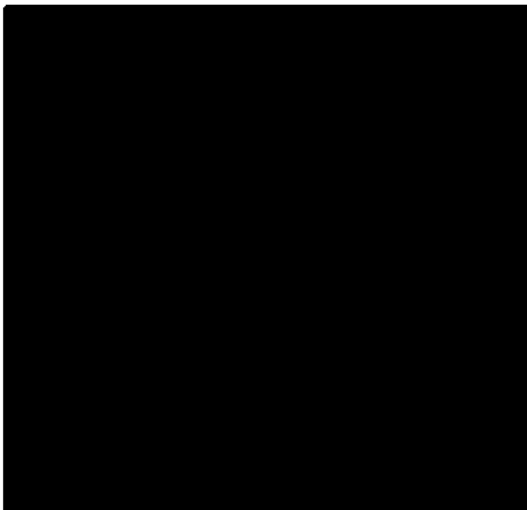
To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To conserve and enhance heritage places of natural or cultural significance. To conserve and enhance those elements which contribute to the significance of heritage places.

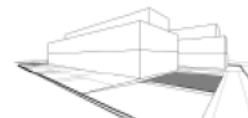
To ensure that development does not adversely affect the significance of heritage places.

To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

PROPOSED DEVELOPMENT



2 VIEW FROM SE CORNER



3 VIEW FROM NE CORNER



OPTION 1

Size: 1600m² – 40m x 40m

Setbacks – 7 metre setback from Bendigo Avenue

Parking – Underground carparking

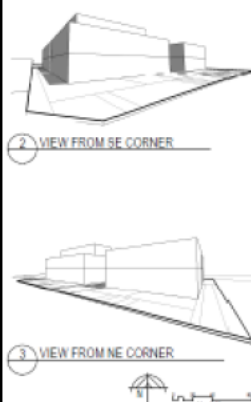
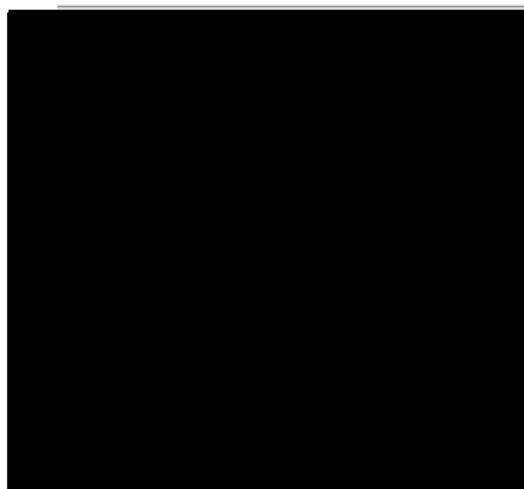
Residences – 10-12 townhouses

Levels – 3rd level set back so not visible from the street

Transition – Ramp to basement to transition from north interface

Overshadowing – None

PROPOSED DEVELOPMENT



OPTION 2

Size: 1600m² – 40m x 40m

Setbacks – 7 metre setback from Bendigo Avenue

Parking – Underground carparking

Residences – 10-12 townhouses

Levels – 3rd level set back so not visible from the street

Transition – 2 level townhouse to transition from north interface

Overshadowing - None

Planning overlays: Heritage Overlay (HO69)

Furthermore, the proposed development is not restricted by the decision guidelines with appropriate architecture and the existing Heritage Overlay Schedule.

There are no covenants that restricts its developments.

P5 Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Caulfield North								
HO9	5 Bamba Road, Caulfield North	no	no	no	no	no	no	no	no
HO10	"Hastead" 23 Bamba Road, Caulfield North	-	-	-	-	Yes Ref No HO10	yes		no
HO11	"Kynaston" 70 Bamba Road, Caulfield North	yes	no	yes	no	no	yes	no	no
HO12	Beauville Estate and Environs, Murrumbidgee	no	no	no	no	no	no	no	no
HO00	Bendigh Environs	no	no	no	no	no	no	no	no

OTHER SITES – 79-83 Mitchell St

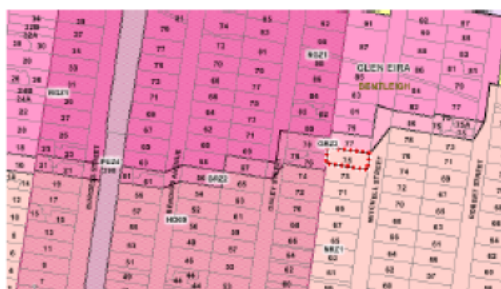
79-83 Mitchell Street, Bentleigh

4 Level Apartment developments abutting residential houses(California Bungalows). These developments are what locals are upset about and not townhouses.



75 Mitchell Street, Bentleigh

This aspect shows the over-development of 4 levels with the first 3 levels hard up against a residential house. The developer has since bought 77 Mitchell Street and there was no transition in the design even though this was on edge of the growth zone and the Heritage Overlay.



85 Mitchell Street, Bentleigh

This aspect shows the over-development of 4 levels with the first 3 levels hard up against a residential house. A city tower crane is erected to build adjacent to a neighbourhood residential & heritage overlay area.

FINAL COMMENTS & OWNERS LETTERS OF SUPPORT

LETTERS OF SUPPORT

We have obtained 10 letters of support from residents along Bendigo Avenue and from the neighbour on the opposite corner at [REDACTED]

The general consensus was favourable to the development.



FINAL COMMENTS

We have been very active in discussing the proposal with the residents along Bendigo Avenue and have had a very positive response.

The residents main concerns are those apartment developments in other streets for example Mitchell Street. They have been shown the proposed development plan Option 1 and were supportive of the development. Option2 gives further consideration to the transition and the 3rd level set back would only be visible from the train line and the Bridge over the rail line.

We believe it is possible with further consultation between the residents, council town planning and ourselves that we can propose a development that improves the amenity and housing affordability for young families to move into the area. This aligns with the State Policy framework for housing diversification.

It is also a great opportunity to provide more residences close to the train stations without overdevelopment.



To the Planning Department at Glen Eira Council,

I am a local resident in Bentleigh and I have met with a key stakeholder of [REDACTED] Bentleigh.

We have discussed the possibilities at [REDACTED] and I would like to support the removal of the existing vandalised & Graffiteed warehouse. In replacement I endorse the Garden Townhouse illustration on Page 17 of the Bentleigh Structure Plan Draft which we do not consider is an overdevelopment.

Regards,



To the Planning Department at Glen Eira Council,

I am a local resident in Bentleigh and I have met with a key stakeholder of [REDACTED] Bentleigh.

We have discussed the possibilities at [REDACTED] and I would like to support the removal of the existing vandalised & Graffiteed warehouse. In replacement I endorse the Garden Townhouse illustration on Page 17 of the Bentleigh Structure Plan Draft which we do not consider is an overdevelopment.

Regards

[REDACTED]

To the Planning Department at Glen Eira Council,

I am a local resident in Bentleigh and I have met with a key stakeholder of [REDACTED] Bentleigh.

We have discussed the possibilities at [REDACTED] and I would like to support the removal of the existing vandalised & Graffiteed warehouse. In replacement I endorse the Garden Townhouse illustration on Page 17 of the Bentleigh Structure Plan Draft which we do not consider is an overdevelopment.

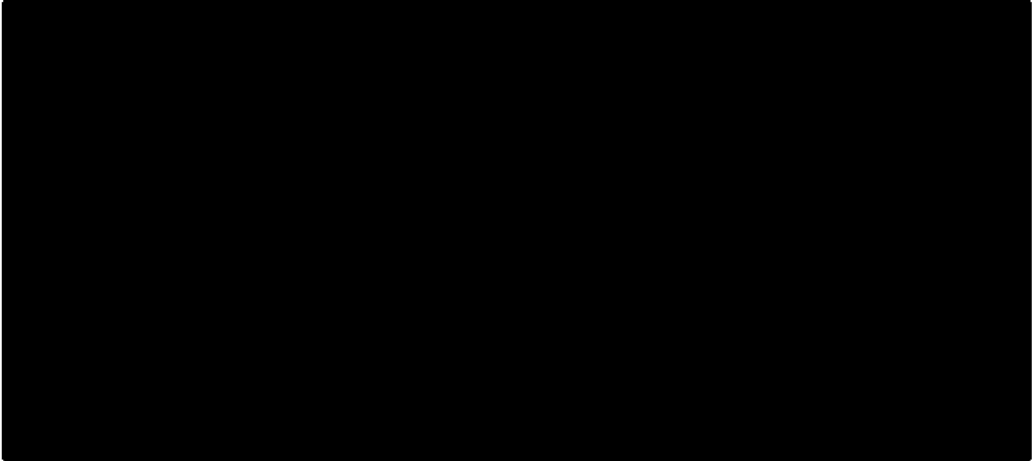
Regards



To the Planning Department at Glen Eira Council,

I am a local resident in Bentleigh and I have met with a key stakeholder of [REDACTED] Bentleigh.

We have discussed the possibilities at [REDACTED] and I would like to support the removal of the existing vandalised & Graffitied warehouse. In replacement I endorse the Garden Townhouse illustration on Page 17 of the Bentleigh Structure Plan Draft which we do not consider is an overdevelopment.



To the Planning Department at Glen Eira Council,

I am a local resident in Bentlyigh and I have met with a key stakeholder of [REDACTED] Bentlyigh.

We have discussed the possibilities at [REDACTED] and I would like to support the removal of the existing vandalised & Graffiteed warehouse. In replacement I endorse the Garden Townhouse illustration on Page 17 of the Bentlyigh Structure Plan Draft which we do not consider is an overdevelopment.

Regards

[REDACTED]

To the Planning Department at Glen Eira Council,

I am a local resident in Bentleigh and I have met with a key stakeholder of [REDACTED] Bentleigh.

We have discussed the possibilities at [REDACTED] and I would like to support the removal of the existing vandalised & Graffiteed warehouse. In replacement I endorse the Garden Townhouse illustration on Page 17 of the Bentleigh Structure Plan Draft which we do not consider is an overdevelopment.

Regards



To the Planning Department at Glen Eira Council,

I am a local resident in Bentleigh and I have met with a key stakeholder of [REDACTED] Bentleigh.

We have discussed the possibilities at [REDACTED] and I would like to support the removal of the existing vandalised & Graffitied warehouse. In replacement I endorse the Garden Townhouse illustration on Page 17 of the Bentleigh Structure Plan Draft which we do not consider is an overdevelopment.

Regards

[REDACTED]

To the Planning Department at Glen Eira Council,

I am a local resident in Bentleigh and I have met with a key stakeholder of [REDACTED] Bentleigh.

We have discussed the possibilities at [REDACTED] and I would like to support the removal of the existing vandalised & Graffitied warehouse. In replacement I endorse the Garden Townhouse illustration on Page 17 of the Bentleigh Structure Plan Draft which we do not consider is an overdevelopment.

Regards

[REDACTED]

BENTLEIGH

Call for CCTV to defeat graffiti

Liberal candidate points to success of cameras in Nillumbik

Lucy Callander

GRAFFITI has become a hot election issue, more than a year out from the state poll.

Liberal Bentleigh candidate Asher Judah has called for CCTV monitoring in a bid to wipe out Bentleigh's "urban scrawl".

Mr Judah, who toured the area with Liberal Party Leader Matthew Guy, said he wanted cameras installed at stations including Bentleigh, McKinnon and Moorabbin.

The candidate stopped short of promising to fund cameras if elected but urged Glen Eira Council to do so.

"I'll be writing to Glen Eira Council about it. The City of Nillumbik has funded the exact approach I am proposing. They've had great success," Mr Judah said.

GRAFFITI HOT SPOTS

- Brewer Rd and Bendigo Ave (between Patterson and Bentleigh stations)
- Bentleigh and McKinnon stations surrounds
- Moorabbin station and neighbouring apartments.

Nillumbik has placed covert cameras in graffiti hot spots which are fed to private contractors who monitor the feed, collect evidence and remove the graffiti.

"We need a zero tolerance approach," Mr Judah said.

Bentleigh Labor MP Nick Staikos said graffiti had always been an issue in the area and there were a number of ways to tackle it including by the creation of community murals, "just like we've done at the new Bent-

leigh, McKinnon and Ormond railway stations."

He said government grants to fund CCTV cameras were available to councils.

In 2014, the council had \$150,000 worth of grants to install CCTV in Bentleigh, but reallocated the money to safety programs. The cost of maintenance and rows over who should monitor the cameras stopped the installation.

Grffiti cost Glen Eira ratepayers \$220,000 in clean-up bills in 2015/16. Earlier this year, Mayor Mary Delahunty proposed a project where artists, students and residents paint original works on signal boxes to prevent tagging.

Is graffiti an issue for you?
Email moorabbin@leadernewspapers.com.au



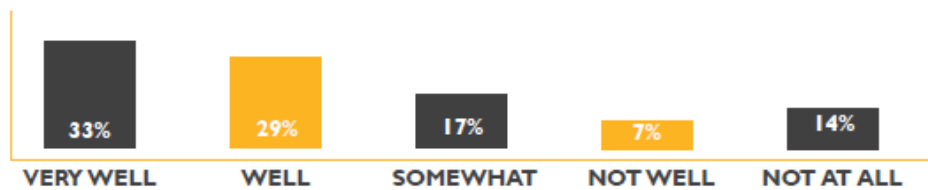
Richard Burge spoke to Matthew Guy about the scourge of graffiti in the area. Picture: WAYNE TAYLOR

SURVEYS

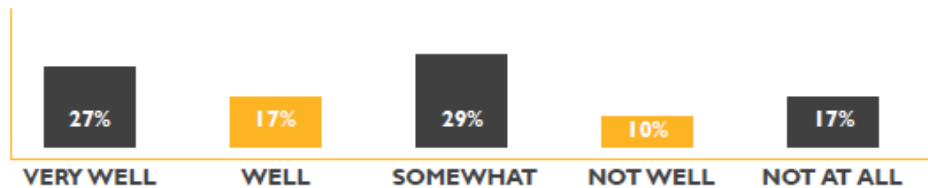
A total of 42 surveys were completed either online or at the community forum. Participants were asked to what extent they thought the proposed actions in the plan address the top 10 following community concerns raised during consultation. A summary of responses is provided below.

BENTLEIGH TOP 10 RANKINGS

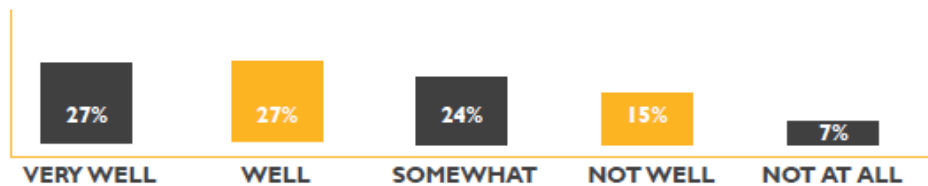
1. Eight storeys is too high for the commercial area of Bentleigh



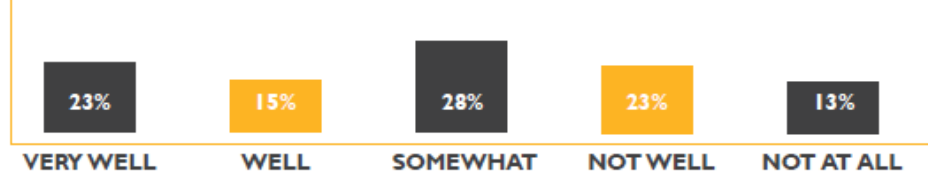
2. Development in residential areas is excessive



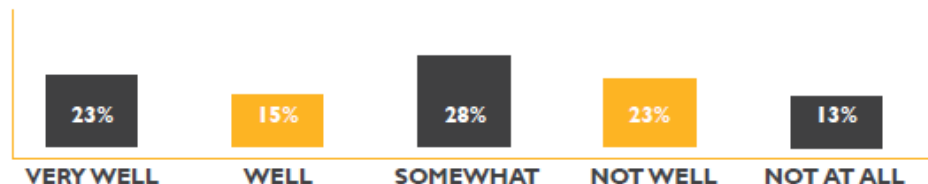
3. Keep building heights low in the shopping strip



4. More parking is needed

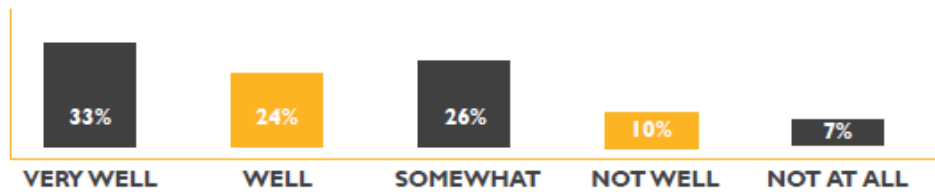


5. Protect and preserve the heritage and character of our neighbourhoods

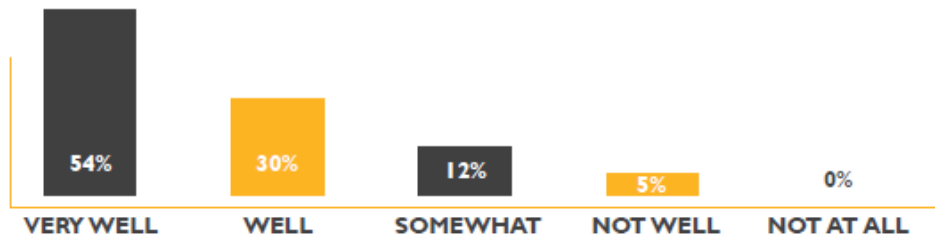


BENTLEIGH TOP 10 RANKINGS

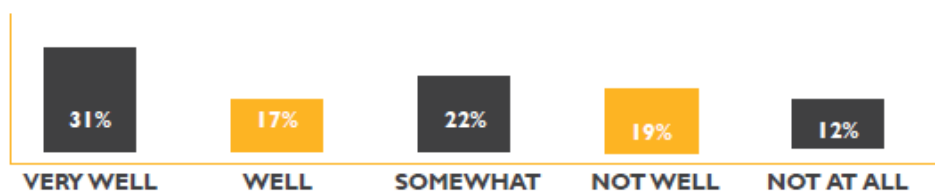
6. More green and outdoor areas are needed



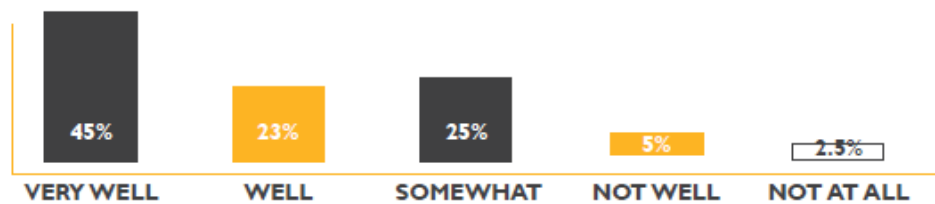
7. The Bentleigh market should remain in its current location



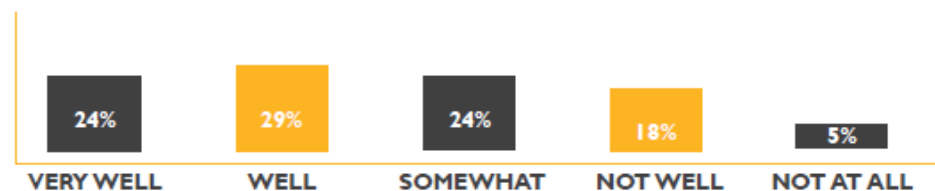
8. Provide more housing for families



9. More night-time activity is needed with safe places for people to gather



10. Extension of zoning boundaries south of Centre Road is concerning



SURVEY I

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Somewhat

Development in residential areas is excessive.: Somewhat

Keep building heights low in the shopping strip.: Somewhat

More parking is needed.: Not well

Protect and preserve the heritage and character of our neighbourhoods.: This must be done well

More green outdoor areas are needed.: Well

The Bentleigh market should remain in its current location.: Very well

Provide more housing for families.: Well

More night-time activity is needed with safe places for people to gather.: Well

Extension of zoning boundaries south of Centre Road is concerning. : Not sure

Please provide any comments about the proposed actions.

The pedestrian and mall proposals can only go ahead if Coles moves towards Jasper Road from its current site. Parking must remain around Coles (the centre of Bentleigh) as people don't want to walk large distances with groceries. Traffic needs access onto Centre road, blocking off Vickery Street would cause congestion. The system at present on the northern side of Centre Road works well.

Please list any further feedback that you would like to include in your submission.

There is opportunity on the south side to re-vamp the rotunda and put grass there. Parking on the north side of Centre Road is good. High rise parking sites are not good as they will be eye-sores. The library and community centre on Robert Street are great places and should be used as centre points for Bentleigh. Building heights must be strictly set. Four storeys is adequate for both sides of Centre Road. Heritage shops must be protected with no setback development above them. Activity Centre should not be enlarged.

Garden apartments in designated areas (see p21 of draft plan) should be no more than 2 storeys with the third set back. Town houses should be 2 storeys. Apartments 3 storeys.

These should only be allowed as specified on p21 of the Structure Draft Plan.

A mix of these residences is too complicated – only 2 blocks should be allowed per development.

That is, a development such as in Adelaide St McKinnon with 34 townhouses on 5 blocks should not be allowed. The scale is too big.

Heritage and character housing must be carefully monitored. More houses need to be heritage over-layed.

The size of the Activity Centre for Bentleigh and other areas of McKinnon and Ormond should not be increased.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

DONALDSON ST

SURVEY 2

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well
Development in residential areas is excessive.: Very well
Keep building heights low in the shopping strip.: Somewhat
More parking is needed.: Not well
Protect and preserve the heritage and character of our neighbourhoods.: Very well
More green outdoor areas are needed.: Very well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Very well

Please provide any comments about the proposed actions.

I'm happy with the options, they are sensible. I don't believe we need more parking

Please list any further feedback that you would like to include in your submission.

I would like a skate park. I believe it will bring more people.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

SOMERS ST

SURVEY 3

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Not at all

Development in residential areas is excessive.: Not at all

Keep building heights low in the shopping strip.: Not at all

More parking is needed.: Not at all

Protect and preserve the heritage and character of our neighbourhoods.: Not at all

More green outdoor areas are needed.: Not at all

The Bentleigh market should remain in its current location.: Somewhat

Provide more housing for families.: Not at all

More night-time activity is needed with safe places for people to gather.: Very well

Extension of zoning boundaries south of Centre Road is concerning. : Not at all

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

SURVEY 4

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Not at all
Development in residential areas is excessive.: Not at all
Keep building heights low in the shopping strip.: Not at all
More parking is needed.: Not at all
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat
More green outdoor areas are needed.: Not at all
The Bentleigh market should remain in its current location.: Somewhat
Provide more housing for families.: Not at all
More night-time activity is needed with safe places for people to gather.: Somewhat
Extension of zoning boundaries south of Centre Road is concerning. : Not well

Please provide any comments about the proposed actions.

One way pedestrianizing street will make huge issues for all other Heritage Overlay neighbouring streets. You have not addressed empty shops and the very large number of very poor quality shops – women's clothing and discount shops are not what average owner wants.

Please list any further feedback that you would like to include in your submission.

More night-time activity was not and does not mean venues for consumption of alcohol into late night, early morning hours disturbing residents who cannot afford to eat/drink etc. at high end market places bringing excessive noise and additional parking issues that are already excessive and not been addressed.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

CAMPBELL ST

SURVEY 5

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Somewhat

Development in residential areas is excessive.: Somewhat

Keep building heights low in the shopping strip.: Well

More parking is needed.: Very well

Protect and preserve the heritage and character of our neighbourhoods.: Very well

More green outdoor areas are needed.: Very well

The Bentleigh market should remain in its current location.: Very well

Provide more housing for families.: Somewhat

More night-time activity is needed with safe places for people to gather.: Very well

Extension of zoning boundaries south of Centre Road is concerning. : Not well

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

SURVEY 6

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Not at all
Development in residential areas is excessive.: No more than 2-3 storeys
Keep building heights low in the shopping strip.:
More parking is needed.: No more parking at Horsley St
Protect and preserve the heritage and character of our neighbourhoods.: Very well
More green outdoor areas are needed.: Very well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Somewhat

Please provide any comments about the proposed actions.

When we bought our house in Horsley Street, we had houses opposite us – now we have a parking strip – now you are proposing multi-storey parking area opposite us. I used to tell my friends and family what a great Council you are – now you appear to be trying to take over!!! People who need to use Bentleigh shops and trains should use public transport to arrive at these destinations and not put stress on needing more parking sites in Bentleigh. Also, our property values will drop enormously. If I was a much younger person, I would consider moving from here, but I have a convenient position near shops, doctors, dentists and transport. I am not happy with this Council.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

HORSLEY ST

SURVEY 7

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Well
Keep building heights low in the shopping strip.: Well
More parking is needed.: Well
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat
More green outdoor areas are needed.: Well
The Bentleigh market should remain in its current location.: Well
Provide more housing for families.: Somewhat
More night-time activity is needed with safe places for people to gather.: Well
Extension of zoning boundaries south of Centre Road is concerning. : Somewhat

Please provide any comments about the proposed actions.

Better quality, style and construction of buildings. Car parking for shops and residents needs to be increased for each dwelling. What style is the Bentleigh look. Most dwellings are originally art deco and 30's and 40's style.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

NEPEAN HWY

SURVEY 8

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Well
Keep building heights low in the shopping strip.: Well
More parking is needed.: Well
Protect and preserve the heritage and character of our neighbourhoods.: Well
More green outdoor areas are needed.: Well
The Bentleigh market should remain in its current location.: Well
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Very well

Please provide any comments about the proposed actions.

The pedestrian only mall is a great idea. Please think about how to protect it from graffiti and vandalism.
Preserving heritage is very important. You have moved in the right direction but I think the heritage areas need to be expanded.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

NEPEAN HWY

SURVEY 9

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Not at all

Development in residential areas is excessive.: Not at all

Keep building heights low in the shopping strip.: Somewhat

More parking is needed.: Very well

Protect and preserve the heritage and character of our neighbourhoods.: Very well

More green outdoor areas are needed.: Very well

The Bentleigh market should remain in its current location.: Very well

Provide more housing for families.: Very well

More night-time activity is needed with safe places for people to gather.: Very well

Extension of zoning boundaries south of Centre Road is concerning. : Not at all

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

SURVEY 10

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Not well
Development in residential areas is excessive.: Somewhat
Keep building heights low in the shopping strip.: Not well
More parking is needed.: Not at all
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat
More green outdoor areas are needed.: Very well
The Bentleigh market should remain in its current location.: Well
Provide more housing for families.: Not well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Not well

Please provide any comments about the proposed actions.

Disagree that 8 storeys is too high. Sunlight to footpaths/roads important, so set-back height limits should be included. Perhaps measure as visible building roofline angle from street level?
Of current 3&4 storey layout around Bentleigh station, inside 1/3 radius should be 5 storey.
Permit taller buildings in heritage areas pending architectural style matching and preserve façade of multi-storey buildings.
Permit 4 storey residential only on main roads ie. Centre Rd for whole length.
Improve Centre Rd bus so no need for extra carparking.
Larger multi-bedroom apartments for families – essentially stacked house layouts? 1/8 acre

Please list any further feedback that you would like to include in your submission.

Need to advocate for improved bus services ie. 703 every 10 minutes 6am-10pm every day; and every 20 minutes overnight.
There is no reference to busses in the plan! Jasper Rd bus? Shift 701 bus to extend along Brewer Rd or to Patterson Station?
Car parking on top of Coles? Agree shifting supermarket to corner Jasper/Centr. Current site additional residential should be up to 8 storeys in centre of structure – less outside.
Should Bentleigh have a cinema or other medium-scale attraction.
Trees n plaza mean Bentleigh >> Oakleigh!

Please list your suburb

BENTLEIGH EAST, VIC

Please list your street name

GOWRIE ST

SURVEY II

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Somewhat
Keep building heights low in the shopping strip.: Well
More parking is needed.: Well
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat
More green outdoor areas are needed.: Somewhat
The Bentleigh market should remain in its current location.: Well
Provide more housing for families.: Somewhat
More night-time activity is needed with safe places for people to gather.: Somewhat
Extension of zoning boundaries south of Centre Road is concerning. : Well

Please provide any comments about the proposed actions.

Resolve the conflict between heritage overlay (one-storey) with proposed 4 storey apartments.
Traffic and parking is an issue with respect to proposed multi-level carpark. Closing off Vickery St is a problem. Relocation of Coles supermarket is an issue as it acts as a hub for the entire shopping centre.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

MCLEAN AVENUE

SURVEY 12

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well
Development in residential areas is excessive.: Very well
Keep building heights low in the shopping strip.: Very well
More parking is needed.: Very well
Protect and preserve the heritage and character of our neighbourhoods.: Very well
More green outdoor areas are needed.: Very well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Not well

Please provide any comments about the proposed actions.

Well-presented and clear

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

CAMPBELL ST

SURVEY 13

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well
Development in residential areas is excessive.: Very well
Keep building heights low in the shopping strip.: Very well
More parking is needed.: Very well
Protect and preserve the heritage and character of our neighbourhoods.: Very well
More green outdoor areas are needed.: Very well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Very well

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Agree with Campbell St one-way.
Place green area at end of street with seating and more trees.
Work to eliminate overhead power lines.
All other height restrictions and additional green areas is good.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

CAMPBELL ST

SURVEY 14

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well
Development in residential areas is excessive.: Not well – residential should be 2 storeys
Keep building heights low in the shopping strip.: Very well
More parking is needed.: Somewhat
Protect and preserve the heritage and character of our neighbourhoods.: Very well
More green outdoor areas are needed.: Very well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Well

Please provide any comments about the proposed actions.

I believe residential streets to remain 'neighbourhood character' should be no more than 2 storeys as it is currently NRZI zone. Does not fit with 'streetscape' and just too large. I.e. How can Blair St (a dead end street) and residential street be zoned RGZ & GRZ – high density – I feel so sorry for the residents with the development in their street.

Please list any further feedback that you would like to include in your submission.

The new proposed higher plan – our street – Fitzroy St south side proposing 3 storeys, north side of street is 2 – that would be ridiculous.
North side are smaller blocks and looking at huge residential townhouses/homes on other side of street certainly does fit 'neighbourhood character'.
Congratulations on the efforts to date with the structure plan – very exciting. Nice to see some 'decent' retailers move in i.e. Sportsgirl/Sonder Bar to Centre Rd.

Please list your suburb

MCKINNON, VIC

Please list your street name

FITZROY ST

SURVEY 15

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Not at all
Keep building heights low in the shopping strip.: Somewhat
More parking is needed.: Not well
Protect and preserve the heritage and character of our neighbourhoods.: Very well
More green outdoor areas are needed.: Well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Well

Please provide any comments about the proposed actions.

Very positive, hopefully State Gov comes on board.

Please list any further feedback that you would like to include in your submission.

Traders parking permit.
Facilities for electric cars.

Please list your suburb

MCKINNON, VIC

Please list your street name

FITZROY ST

SURVEY 16

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Not at all
Development in residential areas is excessive.: Not well
Keep building heights low in the shopping strip.: Not well
More parking is needed.: Not well
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat
More green outdoor areas are needed.: Somewhat
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Somewhat
More night-time activity is needed with safe places for people to gather.: Don't care
Extension of zoning boundaries south of Centre Road is concerning. :

Please provide any comments about the proposed actions.

No costing yet – will rates increase and when

Please list any further feedback that you would like to include in your submission.

Greedy Council. What about public toilets in East Bentleigh. Infrastructure – how will it cope.

One street – Centre Rd so busy.

Do families want to live in apartments with 3 kids.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

SURVEY 17

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Somewhat (exemptions)

Development in residential areas is excessive.: Well

Keep building heights low in the shopping strip.: Not well (exemptions)

More parking is needed.: Somewhat (mandatory parking exemptions)

Protect and preserve the heritage and character of our neighbourhoods.: Very well

More green outdoor areas are needed.: Very well

The Bentleigh market should remain in its current location.: Well

Provide more housing for families.: Very well

More night-time activity is needed with safe places for people to gather.: Very well

Extension of zoning boundaries south of Centre Road is concerning. : Very well

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

SURVEY 18

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Very well
Keep building heights low in the shopping strip.: Well
More parking is needed.: Somewhat
Protect and preserve the heritage and character of our neighbourhoods.: Not at all
More green outdoor areas are needed.: Well
The Bentleigh market should remain in its current location.: no idea if this is the best location for the market
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: As long as this doesn't increase number of bottleshops and fuel alcohol induced violence.
Extension of zoning boundaries south of Centre Road is concerning. :

Please provide any comments about the proposed actions.

In new 'outdoor areas' what safety and security is there for residents/families to use them day and night?
Need for improved lighting and cameras
Yes a larger better spot for Coles, custom built with underground parking (see Bay Street Brighton Coles).

Please list any further feedback that you would like to include in your submission.

Need more car parking.
A mix of short and long term parking.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

BRUCE ST

SURVEY 19

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well
Development in residential areas is excessive.: Not well
Keep building heights low in the shopping strip.: Very well
More parking is needed.: Somewhat
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat
More green outdoor areas are needed.: Somewhat
The Bentleigh market should remain in its current location.: Not well
Provide more housing for families.: Not well
More night-time activity is needed with safe places for people to gather.: Somewhat
Extension of zoning boundaries south of Centre Road is concerning. : Somewhat

Please provide any comments about the proposed actions.

If you're encouraging use of Godfrey St site as park you need to consider how existing shops will be utilized. Currently, they will use space for rubbish etc. How will this be affected? Are you encourage cafes to face the area? This involves private investment and needs careful thought. Also need to consider night-time security in park.

How will you encourage appropriate night-time activity? We don't want to see more drunks on the street.

How will methadone dispensary at corner Jasper/Cantre Rd work with changes to environment? (safety)

Why not do a land swap with Coles to have it relocate to make plans for park and parking work better?

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

BRUCE ST

SURVEY 20

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well
Development in residential areas is excessive.: Very well
Keep building heights low in the shopping strip.: Very well
More parking is needed.:
Protect and preserve the heritage and character of our neighbourhoods.: Well
More green outdoor areas are needed.: Well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: Well
Extension of zoning boundaries south of Centre Road is concerning. : Well

Please provide any comments about the proposed actions.

Great work has been done. I think the idea of the parkland is great, however people want to be close to Coles. They don't want to walk 1-2 blocks to get to the multi-storey car park, especially the elderly and mothers.
Blocking off streets will be adverse to traffic flow.
More work needed at the rotunda with regard to open areas.
Traffic flow.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

DONALDSON ST

SURVEY 21

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well
Development in residential areas is excessive.: Well
Keep building heights low in the shopping strip.: Very well
More parking is needed.: Somewhat
Protect and preserve the heritage and character of our neighbourhoods.: Very well
More green outdoor areas are needed.: Somewhat
The Bentleigh market should remain in its current location.: Somewhat
Provide more housing for families.: Somewhat
More night-time activity is needed with safe places for people to gather.: Somewhat
Extension of zoning boundaries south of Centre Road is concerning. : Somewhat

Please provide any comments about the proposed actions.

More parking
Support new shopping strip
Seems like redevelopment is lop-sided – should create more opportunity on East side of Centre Road strip

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

SURVEY 22

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Not at all

Development in residential areas is excessive.: Not at all

Keep building heights low in the shopping strip.: Well

More parking is needed.: Well

Protect and preserve the heritage and character of our neighbourhoods.: Well

More green outdoor areas are needed.: Somewhat

The Bentleigh market should remain in its current location.: Well

Provide more housing for families.: Not well

More night-time activity is needed with safe places for people to gather.: Well

Extension of zoning boundaries south of Centre Road is concerning. : Not well

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

SURVEY 23

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Well
Keep building heights low in the shopping strip.: Somewhat
More parking is needed.: Somewhat
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat
More green outdoor areas are needed.: Somewhat
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Well
More night-time activity is needed with safe places for people to gather.: Well
Extension of zoning boundaries south of Centre Road is concerning. : Well

Please provide any comments about the proposed actions.

Do we really need an extra green park space? We have many in Bentleigh already. Keep the Godfrey St car park as a car park.
Closure of Vickery St car park will put strain on Bent St parking for Coles customers – clash with Sunday market on Sundays

Please list any further feedback that you would like to include in your submission.

Can you build car park over the railway corridor? Ie. Conect Nicholson St to Bent St car park.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

SMITH ST

SURVEY 25

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh. Not well
Development in residential areas is excessive. Somewhat
Keep building heights low in the shopping strip. Not at all
More parking is needed. Well
Protect and preserve the heritage and character of our neighbourhoods. Well
More green outdoor areas are needed. Not well
The Bentleigh market should remain in its current location. Very well
Provide more housing for families. Well
More night-time activity is needed with safe places for people to gather. Well
Extension of zoning boundaries south of Centre Road is concerning. Well

Please provide any comments about the proposed actions.

Building heights need to be lower in the shopping strip; 2-3 stories maximum. Any higher will mean a very dark and unpleasant shopping strip. The ambiance and sunshine is Centre Road's best asset. No street or cafe is pleasant to be on when it is crowded either side and you can barely see the sky. It would be claustrophobic. The parking suggestion for Horsley street is a good idea, including designated all-day parking for employees of the area would engender a lot of goodwill to the council and the area and would encourage people to remain employed in the area, increase trading hours, and work longer shifts. If the "garden area/park" is built above the existing Godfrey street car park, then it is a good idea.

Do not compromise shopping parking available for park/garden space. The shopping area is for shopping! There is a lovely park around the corner on Jasper Road next to Woolworths that is close enough and large enough to suit requirements. If garden space is absolutely required, make it part of the 'pedestrian mall' above the station complex. Townhouses instead of apartments will retain the character and demographic of Bentleigh. Building bigger apartments that actually have livable space and proper kitchens would also retain families in the area. Council could regulate larger minimum sqm apartment sizes so that developers build accommodation suitable for more than just young singles and renters (and I'm a young person saying this!).

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

■ CENTRE RD

SURVEY 26

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Not well
Development in residential areas is excessive.: Not at all
Keep building heights low in the shopping strip.: Not well
More parking is needed.: Not at all
Protect and preserve the heritage and character of our neighbourhoods.: Not well
More green outdoor areas are needed.: Not well
The Bentleigh market should remain in its current location.: Well
Provide more housing for families.: Not well
More night-time activity is needed with safe places for people to gather.: Somewhat
Extension of zoning boundaries south of Centre Road is concerning. : Somewhat

Please provide any comments about the proposed actions.

I strongly oppose the proposal to change the residential zone between Hayes Street and Horsley Street to Garden Townhouse of 2-3 storeys. Leave this residential zone as-is.

Please list any further feedback that you would like to include in your submission.

You have failed to explain how you will adequately address traffic congestion in the streets you propose will support residential buildings of 3-4 storeys. Today, for example, Hayes Street BENTLEIGH has cars parked bumper to bumper on BOTH sides of the street ALL DAY, making it extremely difficult and dangerous for property owners/occupiers to exit/enter their driveways. Increasing the housing density (and unfortunately you propose to do this in Hayes Street BENTLEIGH) is going to make today's problem go from bad to far worse.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

HAYES ST

SURVEY 27

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Somewhat

Development in residential areas is excessive.: Not at all

Keep building heights low in the shopping strip.: Not well

More parking is needed.: Not well

Protect and preserve the heritage and character of our neighbourhoods.: Not at all

More green outdoor areas are needed.: Not at all

The Bentleigh market should remain in its current location.: Somewhat

Provide more housing for families.: Not at all

More night-time activity is needed with safe places for people to gather.: Not well

Extension of zoning boundaries south of Centre Road is concerning. : Not well

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

BRUCE ST

SURVEY 28

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Somewhat
Keep building heights low in the shopping strip.: Somewhat
More parking is needed.: Very well
Protect and preserve the heritage and character of our neighbourhoods.: Well
More green outdoor areas are needed.: Very well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Very well

Please provide any comments about the proposed actions.

Overall this plan seems excellent. Make the area both beautiful and liveable, and people will be happy. Don't forget to put importance on making developments well designed stylish, not cheap looking and garish. Bentleigh and surrounds has too much of this already. Provide some class please!

Please list any further feedback that you would like to include in your submission.

We live in Fitzroy St, which divides the suburbs of McKinnon and Bentleigh on either side of the street. Currently the street has a pleasant low development footprint, with only a few double story homes. The Bentleigh draft Structure Plan sees the Bentleigh side of Fitzroy St being able to accommodate developments of up to 3 storeys, while the McKinnon side of Fitzroy St will remain at only 1-2 story developments. If developments of 3 storeys should occur on the Bentleigh side of Fitzroy St, the street is going to lose its charm and worse, potentially look lopsided and incongruous with too many mixed styles and heights. To my knowledge, this is the only street that is at risk of developing this 'split personality'. With our suburb also part of Glen Eira, I think the Council should push to protect this pretty McKinnon street by retaining the low rise look on both sides of the street!

Please list your suburb

MCKINNON, VIC

Please list your street name

FITZROY ST

SURVEY 29

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well
Development in residential areas is excessive.: Very well
Keep building heights low in the shopping strip.: Very well
More parking is needed.: Very well
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat
More green outdoor areas are needed.: Very well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. :

Please provide any comments about the proposed actions.

I have been a resident of Bentleigh since [REDACTED] and I think it very important to keep the character of Bentleigh as it is – keep the height to a maximum of 4 storeys in commercial areas; no higher than 3 storeys in residential areas; reduce the amount of 4 storey apartment areas and increase the opportunity for townhouses

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

LORANNE ST

SURVEY 30

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well
Development in residential areas is excessive.: Very well
Keep building heights low in the shopping strip.: Well
More parking is needed.: Very well
Protect and preserve the heritage and character of our neighbourhoods.: Very well
More green outdoor areas are needed.: Very well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Very well

Please provide any comments about the proposed actions.

Garden townhouses may stand the test of time more so than the townhouse/ apartment mix category. Residents that may want to own a pet will be better able to manage their care if a garden is provided. Heights in the strategic site (B) will overlook and shadow, existing one storey units with gardens. Consider lowering heights of buildings in this commercial zone from five storeys to three storeys. The idea of a green space located near Coles and behind Target would mean less dodging of cars by pedestrians. Do not remove the car parking near Godfrey St on both sides. This carpark is well patronised during business times. Where will employees park that work in Bentleigh? Where has the new Nicholson St car park gone on the plan? Parking times outside businesses are mainly one hour only and do not include consideration for an ageing population that may need access to banks, doctors clinics, allied health services and solicitors. Consider more strategically placed disabled car parking spaces. Small streets (length-wise) included in the General residential zone need to be exempt from three storey apartment block developments. The alternative would be garden townhouses that are more in keeping with the heritage character of these residential streets and remain a choice for families.

Please list any further feedback that you would like to include in your submission.

Please do not place five storey apartment blocks close to one storey units.

Please list your suburb

MCKINNON, VIC

Please list your street name

MALACCA ST

SURVEY 3 I

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Somewhat
Development in residential areas is excessive.: Somewhat
Keep building heights low in the shopping strip.: Somewhat
More parking is needed.: Not well
Protect and preserve the heritage and character of our neighbourhoods.: Well
More green outdoor areas are needed.: Well
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Very well
More night-time activity is needed with safe places for people to gather.: Very well
Extension of zoning boundaries south of Centre Road is concerning. : Very well

Please provide any comments about the proposed actions.

There should be a balance between addressing the pressure for more housing and services, and impacting upon the liveability and sociability of Bentleigh. The plan maintains significant residential areas as subject to minimal change, which is positive. The extent to which townhouses and apartments should increase is an issue. I am not aware of the competing contentions but I note that the proposed apartments could be considered a modest increase given current apartments being constructed in Bentleigh and surrounds and future demand.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

JASPER RD

SURVEY 32

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Well
Keep building heights low in the shopping strip.: Well
More parking is needed.: Well
Protect and preserve the heritage and character of our neighbourhoods.: Well
More green outdoor areas are needed.: Somewhat
The Bentleigh market should remain in its current location.: Very well
Provide more housing for families.: Well
More night-time activity is needed with safe places for people to gather.: Well
Extension of zoning boundaries south of Centre Road is concerning. : Well

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

CENTRE RD

SURVEY 33

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Somewhat
Keep building heights low in the shopping strip.: Well
More parking is needed.: Not well
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat
More green outdoor areas are needed.: Somewhat
The Bentleigh market should remain in its current location.: Well
Provide more housing for families.: Not at all
More night-time activity is needed with safe places for people to gather.: Somewhat
Extension of zoning boundaries south of Centre Road is concerning. : Well

Please provide any comments about the proposed actions.

Do not sacrifice carpark spaces; those of us that live at some distance need to be able to drive and park for our shopping.
Carparks at the back of Aldi, Target, Coles and all the way to Jasper are a fundamental feature that allows the shopping to thrive. Weekly/monthly shopping is not feasible without a car where to put all the shopping. If parking is not available, we, customers will move to another more shopper friendly suburb.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

MCLEAN AVE

SURVEY 34

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Somewhat
Keep building heights low in the shopping strip.: Somewhat
More parking is needed.: Not well
Protect and preserve the heritage and character of our neighbourhoods.: Not well
More green outdoor areas are needed.: Not well
The Bentleigh market should remain in its current location.: Not well
Provide more housing for families.: Somewhat
More night-time activity is needed with safe places for people to gather.: Somewhat
Extension of zoning boundaries south of Centre Road is concerning. : Not well

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

BREWER RD

SURVEY 35

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well

Development in residential areas is excessive.: Very well

Keep building heights low in the shopping strip.: Very well

More parking is needed.: Somewhat

Protect and preserve the heritage and character of our neighbourhoods.: Well

More green outdoor areas are needed.: Well

The Bentleigh market should remain in its current location.: Well

Provide more housing for families.: Not well

More night-time activity is needed with safe places for people to gather.: Somewhat

Extension of zoning boundaries south of Centre Road is concerning. : Well

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

WHEATLEY RD

SURVEY 36

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well
Development in residential areas is excessive.: Somewhat
Keep building heights low in the shopping strip.: Not well
More parking is needed.: Somewhat
Protect and preserve the heritage and character of our neighbourhoods.: Not at all
More green outdoor areas are needed.: Somewhat
The Bentleigh market should remain in its current location.: Well
Provide more housing for families.: Well
More night-time activity is needed with safe places for people to gather.: Somewhat
Extension of zoning boundaries south of Centre Road is concerning. : Somewhat

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

CAIRNES GROVE

SURVEY 37

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Somewhat,
Development in residential areas is excessive.: Somewhat,
Keep building heights low in the shopping strip. : Well,
More parking is needed.: Somewhat,
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat,
More green outdoor areas are needed.: Well,
The Bentleigh market should remain in its current location.: Well,
Provide more housing for families.: Somewhat,
More night-time activity is needed with safe places for people to gather.: Well,
Extension of zoning boundaries south of Centre Road is concerning. : Somewhat

Please provide any comments about the proposed actions.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

CAMPBELL ST

SURVEY 38

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Well,
Development in residential areas is excessive.: Well,
Keep building heights low in the shopping strip. : Well,
More parking is needed.: Not well,
Protect and preserve the heritage and character of our neighbourhoods.: Somewhat,
More green outdoor areas are needed.: Somewhat,
The Bentleigh market should remain in its current location.: Very well,
Provide more housing for families.: Not well,
More night-time activity is needed with safe places for people to gather.: Somewhat,
Extension of zoning boundaries south of Centre Road is concerning. : Somewhat

Please provide any comments about the proposed actions.

The whole issue of parking, or lack of is not going to be solved with 200 car spaces, short or long term. Council has failed yet again to address the issues of car parking and traffic movement in the Bentleigh area, in fact in the city of Glen Eira as a whole.

Please list any further feedback that you would like to include in your submission.

Please list your suburb

BENTLEIGH EAST, VIC

Please list your street name

MALANE

SURVEY 39

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well,
Development in residential areas is excessive.: Very well,
Keep building heights low in the shopping strip. : Very well,
More parking is needed.: Somewhat,
Protect and preserve the heritage and character of our neighbourhoods.: Very well,
More green outdoor areas are needed.: Well,
The Bentleigh market should remain in its current location.: Very well,
Provide more housing for families.: Somewhat,
More night-time activity is needed with safe places for people to gather.: Well,
Extension of zoning boundaries south of Centre Road is concerning. : Well

Please provide any comments about the proposed actions.

Eight storeys: 5 storeys for now but community concerns are not forward-looking enough. Eight stories will probably be needed around transport hubs to handle increased population. Need benchmarking against peer suburbs interstate & overseas.

Development excessive: true, except for special-case around Transport Hubs eg Ormond Tower is appropriate & protesters are mis-informed.

More housing for families: 3-4 bedroom sounds good until you look at sq.m footprint per room - most are too small.

More night-time activity: Consider bringing back a Bentleigh cinema - see <https://www.danielbowen.com/2010/05/03/bentleigh-had-a-cinema/>

Strategic Cycling Corridor (SCC) in documents - please provide a definition of this term.

Encourage all Bentleigh Stakeholders especially funded & supported bodies (eg Bentleigh Traders Association, Community Health & Neighbourhood houses) to verify that the content of their individual strategic plan documents mesh with Council's.

Please list any further feedback that you would like to include in your submission.

Public Transport: Bus frequencies must be increased to cater for and encourage active transport to the revitalised Bentleigh precinct. Yes, the trains are now every 10min but the bus frequencies need to be upgraded to match.

Please list your suburb

BENTLEIGH EAST, VIC

Please list your street name

GOWRIE ST

SURVEY 40

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well,
Development in residential areas is excessive.: Very well,
Keep building heights low in the shopping strip. : Very well,
More parking is needed.: Very well,
Protect and preserve the heritage and character of our neighbourhoods.: Very well,
More green outdoor areas are needed.: Very well,
The Bentleigh market should remain in its current location.: Very well,
Provide more housing for families.: Not at all,
More night-time activity is needed with safe places for people to gather.: Very well,
Extension of zoning boundaries south of Centre Road is concerning. : Well

Please provide any comments about the proposed actions.

Housing for families is needed but tiny two-bedroom townhouses will not fix the problem. I'd rather have spacious three bedroom apartment buildings than tiny townhouses that will not accommodate families.

Please list any further feedback that you would like to include in your submission.

The council should not allow 4-5 constructions happening at the same time in the same or very close block. Bent Street had 5 constructions at the same time, a massive amount of noise and air pollution, lack of car parking due to the number of workers car parked, both side path walks blocked at the same time, traffic blocked on two ends of the street. It was a nightmare! It shouldn't happen.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

Bent Street

SURVEY 41

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Somewhat,
Development in residential areas is excessive.: Somewhat,
Keep building heights low in the shopping strip. : Somewhat,
More parking is needed.: Not at all,
Protect and preserve the heritage and character of our neighbourhoods.: Not well,
More green outdoor areas are needed.: Not well,
The Bentleigh market should remain in its current location.: Not well,
Provide more housing for families.: Not well,
More night-time activity is needed with safe places for people to gather.: Not at all,
Extension of zoning boundaries south of Centre Road is concerning. : Somewhat

Please provide any comments about the proposed actions.

Coles needs to be kept where it is. All the parking at ground level needs to be kept behind the shops on the northern side of Centre Road and around Coles. This area is the shopping heart of Bentleigh. People will not come from other suburbs to shop in Bentleigh if they have to park in a multilevel carpark. If they only have the choice of a multilevel carpark, they will go to Southland instead of Bentleigh. Vickery St should NOT be closed - this is the shopping heart of Bentleigh and to close it off will be a disaster for traders. More cafés is not the way to lure more shoppers into the precinct. Creating a mall in the carpark to the south of where Coles is now cannot be compared to Oakleigh which has a strong gradual history of a Greek presence. Bentleigh has enough cafes - they are not full - people are not sitting in cafes all day - they are working more and more. The development of a so-called 'mall' in the current carparks close to where Coles is now will kill the heart of Bentleigh. This is a precious area that people love - why kill an area that is used well and loved? The Bentleigh Market carpark in Bent St could be changed to 2 or 3 hour parking to allow people to go shopping in Bentleigh - rather than having so many all day parks for commuters. All day parking should be removed from that carpark. Please strive to keep Coles where it is. It is perfect and brings shoppers to the rest of Bentleigh. It is close to the train as well as having at-grade parking - both being attractive to people outside of the area to come and shop. Please have more trees and more grass and more shrubs rather than extra paved areas. Please don't kill Bentleigh shopping with the development of apartments where Coles is currently situated. Please don't develop a useless mall. The loss of at-grade parking around Coles and behind the shops on the northern side of Centre Rd will make the Bentleigh Market less attractive to visitors as it will be too hard to access. The proposed multilevel carpark will be too far away from the Bent St site of the market and not be inviting. The market will lose its patronage very quickly. People do not just 'hang out' in malls where there are cafes. Bentleigh lacks cinemas which are a drawcard for e.g. Elsternwick, Camberwell and Brighton. Please note that those suburbs have their cafes and restaurants operating on busy roads - that is where people feel safe - not in backwater 'malls' such as is proposed for Bentleigh. The current cafes in Bentleigh would stay open if people wanted to be out at night in Bentleigh. I can see the proposed 'mall' quickly becoming a very nasty place at night. Please keep Vickery St open to Centre Road. The proposed park at Godfrey St could be lovely if it doesn't have too many paved areas and has indigenous plantings.

Please list any further feedback that you would like to include in your submission.

Please don't wreck the heart of Bentleigh! Please don't move Coles - this is the drawcard for much of Bentleigh. Please don't put apartments where Coles is now.

Please list your suburb

BENTLEIGH, VIC

Please list your street name

Bent St [REDACTED]

SURVEY 42

To what extent do you think the proposed actions (listed in the above table) address the following community concerns raised during consultation?

Eight storeys is too high for the commercial area of Bentleigh.: Very well
Development in residential areas is excessive.: Very well
Keep building heights low in the shopping strip.: Somewhat
More parking is needed.: Somewhat
Protect and preserve the heritage and character of our neighbourhoods.: Very well
More green outdoor areas are needed.: Somewhat
The Bentleigh market should remain in its current location.: Somewhat
Provide more housing for families.: Somewhat
More night-time activity is needed with safe places for people to gather.: Not well
Extension of zoning boundaries south of Centre Road is concerning. : Very well

Please provide any comments about the proposed actions.

The draft structure plan looks to be a major rezoning exercise that will basically turn the suburb over to developers, and probably also allow Council to then rezone McKinnon and other areas. This is a disgrace, particularly as Glen Eira already has scope for significant redevelopment at Caulfield racecourse carpark and East Village area. We don't need side-by-side row houses on Fitzroy St, or more massive apartments in Oak St. [REDACTED]

Please list any further feedback that you would like to include in your submission.

Please list your suburb


MCKINNON, VIC

Please list your street name


CARLTON ST

ONLINE FORUM


SUBMISSION 1 – 22 NOVEMBER 2017

	<p>I have a few comments on the parking proposals put forward as part of the council's plans. Firstly, I am surprised that the plans for two new multi-level car parks seem to have been put forward with no thought on the effects of increased traffic on already extremely congested small roads. For example, Bleazby Street is effectively a dead-end street with a narrow access through to Oak Street which is already choked on busy days. Secondly, I see that the 'Parking Analysis' survey was undertaken on just 2 days - 1 a weekday and the second on a Saturday, both in mid-winter. That is a ridiculous way to undertake a representative survey. The samples need to be taken over a longer period of time to assess the true nature of the car park usage. Or perhaps the council could talk to the locals about their views. Why has there been no attempt to count the current through traffic in affected streets? Thirdly, how do the council plan to build a multi-level carpark in Bleazby Street when there are existing above first and second level apartments on the Centre Road side of the existing car park with balconies facing south? The existing car parks are currently treed and landscaped. I assume that a new car park would see the removal of these. In recent years the clearing of existing blocks in the Benthleigh area has seen the wholesale loss of green space as new apartment blocks arise. It is a shame to see the council now joining in this vandalism of what few trees remain. It is also strange that on one hand, council wants to promote the use of public transport and walking while also advocating increasing car parking spaces.</p>
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SUBMISSION 2 – 9 NOVEMBER 2017

	<p>Does the council have a counter for current population and what each planned and underway development will add to the area? Why not put that on your website with zones of council areas?</p>
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SUBMISSION 3 – 9 NOVEMBER 2017

	<p>As parking becomes more of an issue is the council going to create a multi series of multi level carparks to service commuters and shoppers in the area? And as we live in a flood plain area as highlighted by level crossing removal works with excavations having to avoid interrupting underground water movement and creating dams do your experts expect problems in underground carparks and with deep foundations required by larger housing developments? Finally are the area's schools going to be totally redeveloped to cope with expected catchment pupil increases or does planning mean they just bus to spaces in other areas or is McKinnon zone still the catch cry for developers regardless of class size capacities?</p>
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SUBMISSION 4 – 5 NOVEMBER 2017

	<p>I am pleased to see the Glen Eira response, "What we are proposing" to the 10 things that the community has provided as feedback in Benthleigh. I am opposed to High Density development and 3 storeys outside of the Commercial space or Railway line. I am ok with a mix of 2 storey medium and low density. I understand that the Victorian Government is forcing Councils to make room for a growing population however I don't agree that making more room within the current city</p>
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	<p>boundaries is the answer and why Bentleigh needs to take on an inappropriate share of the burdern. Victorian Government should be looking to expand other Victorian towns, eg. Geelong, Bendigo, Shepparton, Ballarat and many others as centres for work and residential growth. Why should Victoria only have one main city in the whole State. Why should it be the only centre for nearly all employment? That seems so short sighted... I don't agree with the excuse that infrastructure (new public transport, water and electricity lines) are too expensive. Employers should be offered significant grants to place their businesses in new hubs. Bentleigh: My view is that we should restrict the higher density developments to low amenity areas such as the rail line, and shopping areas. Increase car parking around shops and railway stations and preserve our green spaces. I was incensed by the first submssion of the Draft Structure Plan and I provided my feedback. How did the development in Mitchell St get approved??... It is one of the most inapporpriate developments in Bentleigh.. not near enough to be part of the commercial centre, and not on the railway line !!</p>
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SUBMISSION 5 – 2 NOVEMBER 2017


	<p>I realise parking and building heights are largely out of council's hands, but I do think Glen Eira needs to band together with other councils and demand of the State Government that it look closely and quickly at the chaos its lax planning laws are creating in once delightful suburban areas. Unlike many large cities, our train system is a series of lines emanating from the city centre with no connecting lines between them to prevent the necessity of returning to the city to change direction. Largely because of this, it is difficult for anyone to work or move about outside the city centre without access to a car. As I understand it, only one car space per unit is allocated in most apartment complexes with the result that at least one car of a couple must be parked in the street. Already residents are finding that many streets are becoming single lane due to the impossibility of passing between a solid line of cars parked on both sides of the road. Think about it, for 50-unit complexes such as in Bent St, each has the capacity to add an additional 50 cars requiring parking in the street. A side issue is the difficulty residents are now finding in obtaining short-term parking in the shopping centres and in supermarket car parks. I used to think it funny that a Berlin friend kept a motorised scooter in the boot of his car so he could ride home after he eventually found a parking spot often several kilometres from his home. Likewise in Beijing I became aware that because little parking provision had been made in high-rise apartment blocks, residents found it necessary to park on the outskirts of the city. As a result, car owners were limited in their ability to use their car. Do we really need to make the mistakes that have made life difficult in other cities, most of which have the saving grace of vastly superior public transport to that in Melbourne? Good planning now will keep our city/suburbs liveable. It is extremely depressing to see the often poorly designed and constructed apartments rising in once attractive suburbs, including our own Bentleigh and McKinnon. I would be interested in council's view on this and to know what it plans to do about it</p>
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FACEBOOK SUBMISSIONS


FACEBOOK 1 – 8 NOVEMBER 2017

	No more appartments buildings would be good!!!	8 November
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SUBMISSION 2 – 9 NOVEMBER 2017

	Leave the railway car park and fix the rotunda. No more apartment blocks either.	9 November
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SUBMISSION 3 – 12 NOVEMBER 2017

	We already have empty shops which aren't being rented,and they want to build more apartments,so they will be empty.lets hope that the people of Benteleigh say No to the future plans for here.	12 November
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SUBMISSION 4 – 12 NOVEMBER 2017

	I am not for or against and agree re empty shops but doesnt more appartments mean more people which means more customers?	12 November
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SUBMISSION 5 – 8 NOVEMBER 2017

	Does your long term vision for Benteleigh include representing the views of the people who elected you, to halt inappropriate development? If not, are you concerned that you will not be re-elected?	17 November
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SUBMISSION 6 – 8 NOVEMBER 2017

	Enough with the construction work. I work in mckinnon and am struggling to find parking that isnt 2 hours. When i work from 8am to 2pm and cant leave work to move my car.	17 November
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SUBMISSION 7 – 22 NOVEMBER

	Give incentives to premium retailers and restaurants to open in the area.	22 November
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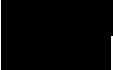
SUBMISSION 8 – 22 NOVEMBER 2017

	The open space area in Vickery st with cafes and restaurants looks great. Eaton mall in Oakleigh is a great example of something like this done right. If you can get approval for this and make it happen it will be a fantastic boost for the area.	22 November
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SUBMISSION 9 – 3 DECEMBER 2017

	Apartments, providing they are quality, is a good thing. People are just too short sighted to see it	3 December
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SUBMISSION 10 – 7 DECEMBER 2017

	Apartments are great but what about enough parking spaces for all the extra people who come and visit, or who live in that street and can't park near their house or as where finding out now .can't get into their own driveway as people have parked over the driveway	7 December
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