

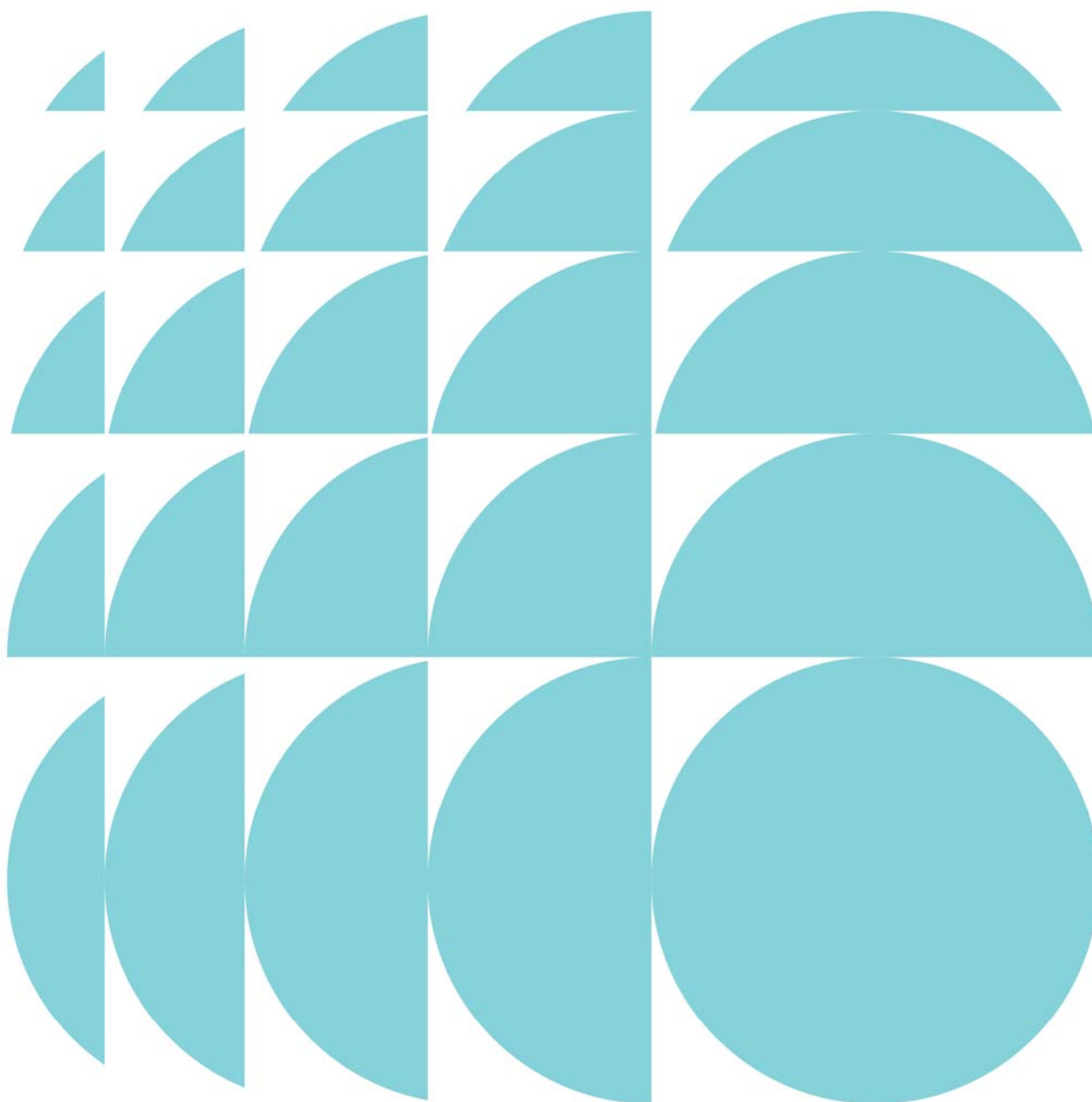
Expert Evidence

Glen Eira Planning Scheme
Amendment C155

Panel Hearing

Maddocks on behalf of
Glen Eira City Council

21 November 2019 | 3190457



CONTACT

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This document has been prepared by:



James Reid

21 November 2019

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1.0 Introduction

1.1 Name and address

1. My name is James Stuart Reid (formerly Larmour-Reid) and I am a Planning Director at Ethos Urban, a development consultancy located at Level 8, 30 Collins Street, Melbourne.

1.2 Qualifications and experience

2. My qualifications are as follows, both attained at the University of Melbourne:
 - Bachelor of Planning and Design
 - Bachelor of Town and Regional Planning.
3. I am a qualified town planner with 30 years' experience in a variety of planning and management roles, including:
 - Ten years' experience in local government as a statutory and strategic planner, culminating in a management position; at the Cities of Melbourne and Devonport, Surf Coast Shire and the City of Bayside.
 - Four and a half years' experience as a senior planning consultant and manager undertaking both statutory and strategic planning projects at Hansen Partnership and Earth Tech.
 - Four and a half years' experience in senior management positions, which included strategic and statutory planning portfolios; at the National Capital Authority and Shire of Yarra Ranges.
 - Ten years as a Director of Planisphere Pty Ltd, now Ethos Urban Pty Ltd.
4. I am a Fellow of the Planning Institute of Australia (PIA), Registered Planner, and former President of the Victorian Committee.
5. I am a Member of the Victorian Planning and Environmental Law Association.

1.3 Area of expertise

6. I have substantial experience in strategic and statutory planning, including the preparation and implementation of strategic plans and planning scheme amendments, and the preparation and assessment of planning permit applications.
7. A copy of my curriculum vitae is provided at [Appendix A](#).

1.4 Other contributors

8. I was assisted in the preparation of this statement by Henry Wallis, Senior Urbanist of Ethos Urban. Henry is a qualified urban planner.

1.5 Instructions

9. On 30 October 2019 I received instruction from Maddocks to prepare an expert witness statement for the purposes of the Glen Eira Amendment C155 Panel Hearing.
10. Specifically, I was asked to:
 - review the background documents as relevant to my area of expertise (see Part 1.6 below);

- consider submissions which raise issues relating to my area of expertise; and
- provide an opinion on the Amendment, including Council's preferred version of the CDZ2, CDP and DCP.

1.6 Facts, matters and assumptions

11. In preparing this statement I made reference to and relied upon:

- *Analysis of Shadow Controls, Dwelling Capacity and Employment Capacity, Dec 2018* (**Shadow & Capacity Analysis**)
- *East Bentleigh Village Employment Assessment*, JLL, October 2017 (**Employment Assessment**)
- *East Village Bentleigh East Access and Movement Report*, GTA Consultants, 19 October 2018 (**Access and Movement Report**).
- *East Village Bentleigh East, Assessment of retail potential, MacroPlan Dimasi*, January 2018 (**Retail Assessment**)
- *East Village Comprehensive Development Plan 2018* (as modified by Council resolution dated 23 October 2019) (**Modified CDP**)
- *East Village Comprehensive Development Plan 2018* (**CDP**)
- *East Village Development Contributions Plan 2018* (**DCP**)
- *East Village Structure Plan*, Glen Eira City Council (**East Village Structure Plan**)
- *East Village Urban Design Peer Review*, AECOM, 3 July 2018 (**Urban Design Peer Review**)
- *East Village Urban Design Report*, MGS Architects, December 2017 (**Urban Design Report**)
- *East Village Utility Servicing Assessment Report*, Wood and Grieve Engineers, August 2018 (**Utility Servicing Assessment**)
- *Glen Eira City Council Agenda and Minutes, 23 October 2019* (**Council Resolution**)
- *Glen Eira Housing and Local Economy Growth Assessment (2018)*, SGS (**Growth Assessment**).
- *Glen Eira Planning Scheme*
- *Glen Eira Planning Scheme Amendment C155* (**Amendment C155**)
- *Ministerial Direction No. 18: Victorian Planning Authority (VPA) Advice on Planning Scheme Amendments* (**Direction 18**).
- *Planning Practice Note 59: The Role of Mandatory Provisions in Planning Schemes* (**Practice Note 59**).
- *Planning Practice Note 60: Height and setback controls for activity centres* (**Practice Note 60**).
- *Plan Melbourne 2017-50* (**Plan Melbourne**)
- *Strategic Assessment Report C155* (**Strategic Assessment Report**)

12. I visited the site and surrounding precinct on Saturday, 17 November 2019.

1.7 Declaration

13. I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

2.0 Summary of opinion

2.1 Strategic justification

14. The vision for East Village is for the creation of a true mixed-use precinct combining a range of employment, education, civic, residential and recreational uses. The site is complex, with a range of existing land uses and buildings that will impact and be impacted by the gradual transformation of the area.
15. In my opinion the amendment strongly supports the strategic directions set out by relevant State policy, which seek to deliver new employment and housing at strategic redevelopment sites across metropolitan Melbourne.
16. The amendment will transform a former industrial/commercial site into a mixed-use precinct that will deliver a range of employment, residential, community infrastructure and recreational activities within the context of a well-established residential area.
17. The amendment is informed by the **East Village Structure Plan** and **Urban Design Report** and, as such, will provide high quality urban design outcomes for the precinct. The amendment includes mechanisms to ensure open space, affordable housing and infrastructure upgrades are appropriately delivered.

2.2 Application of planning controls

18. The transformation of the precinct is anticipated to occur over a period of 20 years. It is a large, complex precinct with multiple landowners, substantial buildings that will need to be demolished or repurposed, and interfaces with both industrial and residential uses that will need to be carefully managed.
19. In addition, the precinct is anticipated to accommodate up to 3,000 dwellings, necessitating investment in physical and social infrastructure to meet the needs of both residents and businesses.
20. In light of the complexity, scale and longevity of the renewal project, I consider the choice of planning controls to be appropriate and fit for purpose.

2.3 Building heights

21. The site presents an important strategic redevelopment opportunity that can support a significantly taller built form than the surrounding residential context.
22. Nevertheless, the overall scale and intensity of development needs to be tempered somewhat given the relative distance of the site from the fixed rail network combined with the capacity limitations of the surrounding road network. In addition, built form should be stepped down to provide a transition in scale and impact when experienced from the surrounding low-scale residential area.
23. In response to this context, it is my opinion the Comprehensive Development Plan sets out a well-considered built form framework for the site. I agree with Council's position that the proposed height controls, which provide for development up to eight storeys, should be mandatory.
24. The strategic foundation for the current amendment supports the application of mandatory height controls for the following reasons:

- The built form framework for the precinct has been carefully considered through various strategic lenses, including the **East Village Structure Plan**, **Urban Design Report**, **Urban Design Peer Review** and **Shadow & Capacity Analysis**;
- The framework has been the subject of extensive community and stakeholder engagement;
- The framework has not only been tested against urban design criteria, but also in terms of its capacity to support the transformative retail, commercial and housing objectives set in the **East Village Structure Plan**;
- The transformative nature of the project will involve long-term change and complex coordination, particularly with respect to the funding and delivery of development contributions and open space;
- The surrounding residential context is at a consistently low scale, one that itself is reinforced by mandatory two-storey height controls;
- The Precinct, while strategically significant, is isolated from the fixed rail network and has identified road capacity constraints – in a metropolitan context it is therefore not a typical location where high-rise development would be planned or expected.

25. In my opinion the above considerations support the application of mandatory controls on the grounds of certainty, orderly development of the precinct, and in recognition of the status of the locality within both the metropolitan and local activity centre frameworks.

26. I recommend the following additional changes to the proposed controls:

- Include **Modified CDP** Table 1 in the **CDZ2** Schedule itself – this would reinforce the proposed mandatory nature of these controls and afford them the same status as the proposed overshadowing provisions, which are already included in the Schedule;
- Add a height in metres for the podium level in the 'Mixed Use & Retail Centre' Precinct. I recommend that this height be set at 12 metres to provide for a degree of flexibility given the mixed-use nature of the precinct.

2.4 Number of dwellings

27. The **Council resolution** of 23 October 2019 recommends modifying the table of uses in CDZ2 to apply a mandatory cap of 3,000 dwellings within the precinct by applying this number as a condition in Section 2.

28. In my opinion the careful monitoring of dwelling numbers is warranted more than other land uses because of the potential for residential development to outcompete other land uses and raise amenity expectations that may compromise existing businesses.

29. For the reasons I expressed in relation to mandatory height controls, I also support a modification to the CDZ2 to place a mandatory cap on dwelling numbers. The **Growth Assessment** suggests that such a provision is highly unlikely to inhibit supply within the life of the CDP.

2.5 Overshadowing controls

30. The amendment proposes more onerous overshadowing controls than recommended by the Victorian Planning Authority. The VPA in its submission raises concern that the proposed controls will effectively result in mandatory height controls, thereby restricting Council's ability to consider permit applications that are found to have merit.

31. In my opinion the proposed overshadowing controls should be supported, subject to some minor refinements aimed at reducing ambiguity. My suggested changes are outlined and explained in the table below.

Exhibited CDZ2 overshadowing provisions	Recommendation
Development must not cast a shadow over any part of Central Park as identified in the East Village Comprehensive Development Plan, December 2018 between 10am and 3pm on 22 September.	No change recommended.
Development must not cast a shadow over more than 20% of the Town Square as identified in the East Village Comprehensive Development Plan, December 2018 between 10am and 3pm on 22 September.	No change recommended
Development must not cast any additional shadow <u>than that</u> cast by a hypothetical <u>15 metre tall</u> building <u>podium</u> built to <u>the property</u> boundary at a height of 15 metres on land immediately west and or north of Central Park and Town Square as identified in the East Village Comprehensive Development Plan, December 2018 <u>between</u> for the hours 11am to 2pm on 21 June. [Diagram included]	Restrict this provision to Central Park because of its status as the primary new open space; and to avoid ambiguity. Refine the wording for consistency with other provisions.
Development must not cast a shadow beyond the southern kerb-line of North Drive and South Drive as identified in East Village Comprehensive Development Plan, December 2018 between 10am and 3pm on 22 September.	No change recommended
Development must not cast a shadow over any part of Virginia Park or and the Marlborough Street Reserve as identified in the East Village Comprehensive Development Plan, December 2018 <u>between</u> <u>10am and 3pm</u> for at least 5 hours on 22 September.	Modify to reflect other provisions and avoid ambiguity.
Development must not cast any shadow on more than 25% of the area of <u>Town Square, Virginia Park or Marlborough Street Reserve</u> as identified in any public open space described in Plan 2 of the East Village Comprehensive Development Plan, December 2018 between 11am and 2pm on 21 June.	Modify to apply only to Town Square, Virginia Park and Marlborough Street given that Central Park is addressed separately.
Development should not cast any unreasonable shadows over other public parks and gardens, pedestrian routes including streets and lanes and privately owned by publically accessible spaces.	Delete this provision as it is too subjective.

2.6 Limitations on residential uses in the mixed use and retail areas

32. The CDZ2 Table of Uses Section 1 includes a condition relating to the use of land for Accommodation in the mixed use and retail sub-precincts that (apart from a frontage of 4 metres at ground level) such uses must be located on the second floor or above. This contrasts with the standard provisions of other zones, including the C1Z, that restrict Accommodation to the first floor and above.

33. In my opinion the proposed provision will support the vision for the centre by encouraging development that prioritises retail and commercial activities at the lower two levels. The discretionary nature of the provision means that there is capacity to consider applications on merits in the event that a concern arises in future about the delivery of dwelling yield in the precinct.

2.7 Conclusion

34. In my opinion Amendment C155 is strategically sound and appropriately implements the East Village Comprehensive Development Plan.
35. Having reviewed all of the materials accompanying the amendment and the key issues raised in submissions, it is my view that the amendment should be supported subject to a number of minor refinements as outlined in this statement.

3.0 Structure of this statement

36. This evidence comprises:

- **Part 4** – an **overview** of the amendment that identifies the elements that are the subject of this evidence;
- **Part 5** – an assessment of the **strategic merits** of the amendment;
- **Part 6** – an analysis of the **key planning issues** raised by the amendment and Council’s resolution of 23 October 2019;
- **Part 7** - A high level response to **submissions** that are relevant to my area of expertise.

4.0 Amendment overview

4.1 The site and surrounding context

37. Amendment C155 affects land defined in the *East Village Comprehensive Development Plan, 2018* (the **CDP**), located at the corner of North Road and East Boundary Road, Bentleigh East. The land is roughly rectangular in shape and comprises multiple titles with a total area of approximately 24 hectares.

38. The northern portion of the land (approximately half) is included in the Industrial 1 Zone (**IN1Z**), except for six residential properties located at the north-eastern corner of the precinct, which are included in the Neighbourhood Residential Zone, Schedule 1 (**NRZ1**). No overlays apply to this area.

39. The southern portion of the land is primarily zoned Commercial 2 Zone (**C2Z**), except for a core area that is zoned Commercial 1 (**C1Z**). This southern portion, known as the Virginia Park Estate, is also affected by a Development Plan Overlay, Schedule 2 (**DPO2**).

40. The use and development of the precinct may be conveniently divided into four precincts:

- Fronting North Road, a portion of East Boundary Road, Murra, Carey and Cobar Streets, and Griffith Avenue to the south – numerous relatively small service industry tenancies and an electrical substation;
- Fronting North Road and the east side of Cobar Street – six residential properties;
- Fronting East Boundary Road and bounded to the north by Griffith Avenue – the former Chassis Brakes factory, now used for a range of purposes that are subject to the INZ1; and
- Fronting East Boundary Road, North and South Drives, and First, Second and Third Avenues – the Virginia Park Estate, formerly the Virginia Slims cigarette factory, now used for a range of commercial purposes that are subject to the C2Z and C1Z.

41. The surrounding area is dominated by low-scale residential development. On the opposite side of North Road is the Duncan McKinnon Reserve, which contains a variety of active and passive recreation opportunities; and a strip of light and service industrial activities.

42. On the opposite side of East Boundary Road (to the west) and abutting the precinct to the east and south are predominantly residential areas.

43. A linear open space reserve, known as Virginia Park, extends along the southern boundary of the site. The Marlborough Street Reserve abuts a portion of the eastern boundary.

44. North and East Boundary Roads are both arterial roads included in the Road Zone, Category 1 (**RDZ1**). North Road is divided to the west of Cobar Street. East Boundary Road is divided along the entire frontage of the subject site.

4.2 East Village Comprehensive Development Plan

45. The Vision outlined in the **CDP** is to transform the former industrial area into a *'mixed use precinct with a focus on innovative employment and education opportunities.'* (p. 3)
46. Building upon the existing internal street network, the Future Urban Structure (p. 6) identifies several distinct precincts:
- **Town centre** (either side of North Drive) – town square, public open space ('Central Park'), retail and community facility. Building heights up to eight storeys, including a three storey podium;
 - **Mixed use precinct** (surrounding town centre) – employment generating activities at ground and first floor levels, with dwellings above. Building heights up to eight storeys, including a three storey podium;
 - **Residential east and south sub-precincts** (abutting existing residential to the east and Virginia Park to the south) – town house development to the east and apartment development to the south, a proposed Government school to the south-east, and an extension to Marlborough Street Reserve to the east. Dwellings to be a maximum of three storeys, setback 3 metres from the street frontage and with substantial setbacks from residential properties where they abut;
 - **Commercial west sub-precinct** (fronting East Boundary Road) – offices with larger commercial spaces. Building heights up to four storeys;
 - **Commercial north sub-precincts** (fronting North Road) – transition of existing businesses over time to accommodate larger commercial floor spaces. Building heights up to four storeys generally and up to six storeys for a gateway site.

4.3 Amendment C155

47. I understand that the amendment was instigated by the landowners and progressed by Glen Eira City Council with the support of the Victorian Planning Authority (**VPA**). Council is the Planning Authority for the Amendment.
48. The overriding purpose of the Amendment is to facilitate the renewal of the precinct in accordance with the East Village Comprehensive Development Plan (the **CDP**).
49. The Amendment seeks to:
- Rezone the area described above, known as 'East Village' to Comprehensive Development Zone (**CDZ2**);
 - Insert Comprehensive Development Zone, Schedule 2 (CDZ2) into the Scheme;
 - Amend the Municipal Strategic Statement (MSS) to remove reference to Virginia Park Industrial Estate and Virginia Park Business Centre as forming the base of industry in Glen Eira and being the municipality's largest industrial area;
 - Amend the Local Planning Policy Framework to remove reference to Virginia Park Industrial Estate and Virginia Park Business Centre and insert reference to East Village;
 - Incorporate two new documents into the *Glen Eira Planning Scheme* (**Planning Scheme**):

- *East Village Comprehensive Development Plan, December 2018 (CDP)*;
- *East Village Development Contributions Plan, October 2018 (DCP)*.
- Insert the Development Contributions Plan Overlay (**DCPO**) into the Scheme;
- Apply the Environmental Audit Overlay (**EAO**) to land within the CDP area previously zoned Industrial 1 Zone (**IN1Z**);
- Delete **DPO2** as it applies to the former Virginia Park land;
- Update the schedule to Clause 53.01 to require subdivision within the Commercial North sub precinct, Commercial west sub precinct and Commercial north (subject to drainage control) sub-precinct to provide a contribution towards open space of 5.7%. All other land within the precinct will be required to provide a contribution of 11.4%;
- Update the Background Documents Schedule to include *East Village Structure Plan 2018-2031 (East Village Structure Plan)* as a background document to Amendment C155;
- Make relevant mapping changes.

5.0 Strategic merits

5.1 State planning framework

50. The following clauses of the State Planning Policy Framework (SPPF) are relevant to the amendment:

- Clause 11 Settlement:
 - Clause 11.02-1S Supply of Urban Land.
- Clause 13 Risks and Amenity:
 - Clause 13.04-1S Contaminated and potentially contaminated land;
 - Clause 13.05-1S Noise abatement; and
 - Clause 13.07-1S Land use compatibly.
- Clause 15 Built Environment and Heritage:
 - Clause 15.01-1S Urban Design;
 - Clause 15.01-1R Urban Design – Metropolitan Melbourne;
 - Clause 15.01-2S Building Design;
 - Clause 15.01-4S Healthy Neighbourhoods;
 - Clause 15.01-4R Healthy Neighbourhoods - Metropolitan Melbourne;
 - Clause 15.01-5S Neighbourhood Character;
 - Clause 15.02 Sustainable Development.
- Clause 16 Housing:
 - Clause 16.01-1S Integrated Housing;
 - Clause 16.01-1R Integrated Housing – Metropolitan Melbourne;
 - Clause 16.01-2S Location of Residential Development;
 - Clause 16.01-2R Housing Opportunities – Metropolitan Melbourne;
 - Clause 16.01-3S Housing Diversity;

- Clause 16.01-3S Housing Diversity – Metropolitan Melbourne; and
- Clause 16.01-4S Housing Affordability.
- Clause 17 Economic Development:
 - Clause 17.01-1S Diversified Economy;
 - Clause 17.01-1R Diversified Economy – Metropolitan Melbourne; and
 - Clause 17.02-1S Business.
- Clause 18 Transport:
 - Clause 18.01-1S Land Use and Transport Planning;
 - Clause 18.02-1S Sustainable Personal Transport;
 - Clause 18.02-1R Sustainable Personal Transport – Metropolitan Melbourne;
 - Clause 18.02-2S Public Transport;
 - Clause 18.02-2R Principal Public Transport Network;
 - Clause 18.02-3S Road System; and
 - Clause 18.02-4S Car Parking.
- Clause 19 Infrastructure, including:
 - Clause 19.02-2S Education Facilities;
 - Clause 19.02-6S Open Space;
 - Clause 19.02-6R Open Space – Metropolitan Melbourne;
 - Clause 19.03-1s Development and Infrastructure Contribution Plans;
 - Clause 19.03-2S Infrastructure Design and Provision;
 - Clause 19.03-3S Integrated Water Management; and
 - Clause 19.03-4R Telecommunication – Metropolitan Melbourne.

51. In order to assess the strategic merits of the amendment I have read the documents listed in Section 1.6 above. The **Strategic Assessment Report** (Mecone, 2018) and the Explanatory Report that accompanies the amendment address in detail the alignment between the amendment and both the State and Local Planning Frameworks.

5.2 Local planning framework

52. The following clauses of the Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) are the most relevant to the amendment:

- Clause 21.03 Vision;
- Clause 21.04 Housing;
- Clause 21.06 Business;
- Clause 21.11 Infrastructure;
- Clause 21.12 Transport;
- Clause 21.13 Open Space; and
- Clause 22.12 Public Open Space Contribution Policy.

5.3 Ministerial Directions

53. The amendment has been prepared in accordance with relevant Ministerial Directions.

54. In accordance with *Ministerial Direction No. 18: Victorian Planning Authority Advice on Planning Scheme Amendments (Direction 18)*, the explanatory report prepared by Council as part of the amendment process outlines how the amendment has addressed the advice provided by the **VPA**.
55. The **VPA** has made a submission to Amendment C155 dated 6 October 2019 identifying a number of issues upon which the Amendment differs from its advice, namely with respect to the inclusion of:
- Mandatory height controls;
 - Mandatory shadow controls for the public realm;
 - Additional conditions to the Section 1 use of Accommodation; and
 - Additional application requirements.
56. Council's resolution of 23 October 2019 outlines several further changes to the amendment that it proposes to advocate to the Panel. Some of these changes relate to the matters listed above.
57. I address the points of difference with the VPA arising from both the amendment and Council's resolution in Section 6.0 below.

5.4 Proposed planning controls

58. The amendment proposes to implement the **CDP** by introducing the following zone and overlay provisions.
59. Application of the Comprehensive Development Zone, Schedule 2 (**CDZ2**) across the entire precinct. The purpose of the zone includes:
- To provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in this scheme.
60. The *Glen Eira Planning Scheme* already includes a Schedule 1 to the CDZ, which applies to the Ormond Railway Station precinct.
61. Application of a Development Contributions Plan Overlay, Schedule 1 (**DCPO1**) across the entire precinct. The purpose of the overlay includes:
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.
62. Application of an Environmental Audit Overlay (**EAO**) to portion of the precinct that is currently zoned **INZ1**. The purpose of the zone includes:
- To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

5.5 Assessment

63. In my opinion the amendment strongly supports the strategic directions set out by relevant State policy, which seek to deliver new employment and housing at strategic redevelopment sites across metropolitan Melbourne.
64. The amendment will transform a former industrial/commercial site into a mixed-use precinct that will deliver a range of employment, residential, community infrastructure and recreational activities within the context of a well-established residential area.

65. The amendment responds to the Principle 8 of *Plan Melbourne 2017-2050* (**Plan Melbourne**) which seeks a pipeline of urban renewal projects across Melbourne that deliver high amenity mixed-use neighbourhoods.
66. The amendment will also deliver on Principle 5 of **Plan Melbourne** for new 20-minute neighbourhoods in Melbourne's existing suburbs by providing parks, a school, shopping and dining, jobs and access to public transport.
67. The amendment is consistent with the MSS and LPPF of the **Planning Scheme** in providing sustainable redevelopment which balances the needs of current and future populations.
68. The precinct will deliver housing and jobs in line with Council's *Activity Centre, Housing and Local Economy Growth Assessment* (**Growth Assessment**).
69. The amendment is informed by the **East Village Structure Plan** and **Urban Design Report** and, as such, will provide high quality urban design outcomes for the precinct. The amendment includes mechanisms to ensure open space, affordable housing and infrastructure upgrades are appropriately delivered.

6.0 Key planning issues

6.1 Are the proposed planning controls appropriate?

70. The transformation of the precinct is anticipated to occur over a period of 20 years. It is a large, complex precinct with multiple landowners, substantial buildings that will need to be demolished or repurposed, and interfaces with both industrial and residential uses that will need to be carefully managed.
71. In addition, the precinct is anticipated to accommodate up to 3,000 dwellings, necessitating investment in physical and social infrastructure to meet the needs of both residents and businesses.
72. In light of the complexity, scale and longevity of the renewal project, I consider the choice of planning controls to be appropriate and fit for purpose.

6.2 Are the proposed building heights appropriate?

73. The East Village precinct is located within an existing urban area generally characterised by residential development of one or two storeys in height. The surrounding residential land in all directions is zoned Neighbourhood Residential Zone, Schedule 1 (**NRZ1**) 'Minimal Change Areas'. A mandatory maximum height of 9 metres (2 storeys) applies to this zone.
74. Aside from the surrounding residential area, there are small pockets of C1Z and MUZ1 that apply adjacent to the intersection of North and East Boundary Roads; and a strip of IN3Z that applies on the opposite side of North Road, to the east of Duncan McKinnon Reserve. No height controls apply to these zones, although I did not observe any buildings in excess of approximately 2-3 storeys in the immediate area.
75. The subject site contains a variety of building typologies, including small scale service industries, substantial industrial/warehouse buildings, commercial buildings, and other uses, such as child care facilities. The majority of buildings are scaled between one and three storeys, up to a maximum of approximately five storeys close to the eastern boundary.

- 76. DPO2 'Virginia Park Business Centre' currently applies to the southern portion of the subject site. Subject to the preparation of a Development Plan, it provides for development up to a discretionary maximum height of 10 storeys at the core of the precinct.
- 77. No height control provisions apply to the northern portion of the site, currently zoned IN1Z.
- 78. The East Village CDP proposes the following building heights (changes proposed by the **modified CDP** are underlined):

Sub-precinct	Maximum height
Commercial North	<u>16 metres</u> (4 storeys) 6 storeys for a Gateway Site
Commercial West	<u>23 metres</u> (4 storeys)
Mixed Use and Retail Core	<u>29 metres</u> (8 storeys) (with 3 storey podium) Buildings height should gradually transition from the lower scale residential east and residential south areas towards the centre.
Residential East and Residential South	<u>11 metres</u> (3 storeys)

- 79. *Planning Practice Note 60: Height and Setback Controls for Activity Centres (Practice Note 60)* provides guidance on the department's preferred approach to the application of height and setback controls for activity centres. Consistent with the Practice Note, the building heights included in the Amendment have been informed by the **East Village Structure Plan**.
- 80. Also consistent with the Practice Note, the maximum building heights set out in the Amendment have undergone comprehensive analysis. The *Analysis of Shadow Controls, Dwelling Capacity and Employment Capacity, Dec 2018 (Shadow & Capacity Assessment)* demonstrates that the expected dwelling yield of 3,000 dwellings, and the minimum demand for 60,000m² to 80,000m² of commercial and 9,000m² of retail floor area identified in the **Retail Assessment**, can be met within the building envelopes outlined in the Structure Plan.
- 81. The Structure Plan and subsequent amendment have been the subject of significant public consultation. They set out a vision for the precinct that responds to its built form and urban context. The inclusion of maximum building heights is an appropriate method to ensure the development of the precinct delivers the desired employment and residential outcomes without resulting in detrimental impacts on the surrounding area.
- 82. My view is that the site presents an important strategic redevelopment opportunity that can support a significantly taller built form than the surrounding residential context.
- 83. Nevertheless, the overall scale and intensity of development needs to be tempered somewhat given the relative distance of the site from the fixed rail network combined with the capacity limitations of the surrounding road network. In addition, built form should be stepped down to provide a transition in scale and impact when experienced from the surrounding low-scale residential area.
- 84. In my opinion the **Modified CDP** sets out a well-considered built form framework for the site, namely:
 - A maximum of three storeys at the most sensitive interfaces, the residential area to the east and Virginia Park to the south – this will support a transition in height and serve to partially screen taller built form at the core of the centre;

- Four storey development along both North and East Bentleigh Roads, up to six storeys for a 'Gateway site' on North Road - both of these arterial roads present a robust urban environment that can accommodate greater height than the surrounding residential areas;
- Eight storey development set upon a three storey podium at the core of the precinct – a consistent height of eight storeys throughout the core of the centre will represent transformational change within the precinct and accommodate the ambitious long-term objectives for office, commercial and dwelling floorspace.

85. Council's resolution of 23 October 2019 proposes to strengthen and add certainty to the built form controls by making them mandatory and adding heights in metres to the table (see underlining above). The methodology used to calculate the proposed heights is outlined in the report. I support the inclusion of heights in metres in the control on the basis that this is best practice and supports certainty.

86. I recommend the following additional changes to the proposed controls:

- Include **Modified CDP** Table 1 in the **CDZ2** Schedule itself – this would reinforce the proposed mandatory nature of these controls and afford them the same status as the proposed overshadowing provisions, which are already included in the Schedule;
- Add a height in metres for the podium level in the 'Mixed Use & Retail Centre' Precinct. I recommend that this height be set at 12 metres to provide for a degree of flexibility given the mixed-use nature of the precinct.

6.3 Is the application of mandatory height controls in the CDZ justified?

87. The Council resolution of 23 October 2019 proposes to modify the CDZ Schedule and CDP to make the proposed height controls mandatory.

88. *Planning Practice Note 59: The Role of Mandatory Provisions in Planning Schemes (Practice Note 59)* - sets out criteria that are to be used to determine whether mandatory provisions may be appropriate in planning schemes:

- *Is the mandatory provision strategically supported?*
- *Is the mandatory provision appropriate to the majority of proposals?*
- *Does the mandatory provision provide for the preferred outcome?*
- *Will the majority of proposals not in accordance with the mandatory provision be clearly unacceptable?*
- *Will the mandatory provision reduce administrative costs?*

89. In the previous section I have explained why I believe the proposed building heights outlined in the **CDP** are strategically supported. The question here is whether that strategic support extends to the application of mandatory controls. The Victorian planning system favours discretionary over mandatory controls in order to (among other things) support innovation and avoid unintended consequences.

90. In my opinion, the strategic foundation for the current amendment supports the application of mandatory controls for the following reasons:

- The built form framework for the precinct has been carefully considered through various strategic lenses, including the **East Village Structure Plan, Urban Design Report, Urban Design Peer Review** and **Shadow & Capacity Analysis**;
- The framework has been the subject of extensive community and stakeholder engagement;
- The framework has not only been tested against urban design criteria, but also in terms of its capacity to support the transformative retail, commercial and housing objectives set in the Structure Plan;
- The transformative nature of the project will involve long-term change and complex coordination, particularly with respect to the funding and implementation of development contributions and open space;

- The surrounding residential context is at a consistently low scale, one that itself is reinforced by mandatory two-storey height controls;
- The Precinct, while strategically significant, is isolated from the fixed rail network and has identified road capacity constraints – in a metropolitan context it is therefore not a typical location where high-rise development would be planned or expected.

91. In my opinion the above considerations support the application of mandatory controls on the grounds of certainty, orderly development of the precinct, and in recognition of the status of the locality within both the metropolitan and local activity centre frameworks.
92. In terms of certainty, it is worth recognising that the CDZ will facilitate substantial and transformative change in this locality yet be subject to extensive exemptions from public notice and appeal rights. The application of mandatory height controls in this circumstance assists in reinforcing trust in the planning system, particularly in circumstances where there has been an extensive program of community engagement.
93. That trust should also extend to landowners within the precinct, who will make investment decisions based on their understanding of the planning controls that apply; and who will also make substantial development contributions to facilitate infrastructure upgrades that will benefit the entire precinct.
94. The proposed mandatory controls support the urban design vision for the precinct. They:
- Provide enough capacity to achieve the floor space and dwelling yields proposed;
 - Represent transformative, possibly aspirational, change relative to the surrounding urban context;
 - Accommodate a transition in height to the surrounding residential area, thereby moderating the visual and amenity impacts on surrounding dwellings and public open space.
95. On this basis, it is my view that the controls describe and support the preferred outcome for the precinct and will be appropriate to the majority of proposals.
96. Conversely, it is my view that proposals that are taller than the proposed heights will not only be out of context from an urban design perspective but will potentially skew the assumptions the underpin the development strategy for the precinct.
97. In my opinion the application of mandatory height controls is warranted and that the wording of the CDZ Schedule should be amended accordingly.

6.4 Is it appropriate to place a cap on the number of dwellings?

98. The Council resolution of 23 October 2019 recommends modifying the table of uses in CDZ2 to apply a mandatory cap of 3,000 dwellings within the precinct by applying this number as a condition in Section 2.
99. The CDZ, Development Contributions Plan, and analysis documentation are all founded upon the following development assumptions:
- 3,000 dwelling units
 - 12,000m² retail floorspace (Gross Leasable Floor Area)
 - 80,000m² commercial floor space (GLFA).

100. The proposed modification to CDZ2 would therefore place a mandatory cap on the number of dwellings permitted in the precinct, with retail and commercial floor space remaining discretionary.
101. The **Growth Assessment** applies these assumptions in its analysis of the East Village centre. It categorises East Village as an '*emerging health, education and innovation precinct*' (p. 13) within the Glen Eira Activity Centre hierarchy.
102. The **Growth Assessment** examines the demand and capacity of each centre in relation to residential dwellings, and retail and commercial floor space. In relation to East Village it projects that there will be demand for only 786 (26%) of the proposed 3,000 dwellings by 2036 (p. 36). In contrast, it projects that there will be a demand for 57,560sqm of floor space as opportunities elsewhere are exhausted (p. 43); and that demand for retail will exceed the expected floor space (19,100sqm, p. 49).
103. The vision for East Village is for the creation of a true mixed-use precinct combining a range of employment, education, civic, residential and recreational uses. The site is complex, with a range of existing land uses and buildings that will impact and be impacted by the gradual transformation of the area.
104. Council's proposal to place a mandatory cap on the projected number of dwellings is primarily aimed at providing certainty to surrounding residents, who have raised concerns about overdevelopment of the site.
105. The strategic rationale for such a mandatory control is similar to that which I have described above in relation to building heights. That is, such a control would support certainty for residents and landowners; as well as reinforce the assumptions underlying the proposed infrastructure improvements and development contributions plans.
106. In my opinion the careful monitoring of dwelling numbers is warranted more than for other land uses because of the potential for residential development to outcompete other land uses and raise amenity expectations that may compromise existing businesses.
107. For the reasons I expressed in relation to mandatory height controls, I also support a modification to the CDZ2 to place a mandatory cap on dwelling numbers. The **Growth Assessment** suggests that such a provision is highly unlikely to inhibit supply within the life of the CDP.

6.5 Are the overshadowing controls reasonable?

108. The amendment proposes more onerous overshadowing controls than recommended by the VPA. The VPA in its submission raises concern that the more onerous controls will effectively result in mandatory height controls, thereby restricting Council's ability to consider permit applications that are found to have merit. I have previously addressed the issue of mandatory controls above.
109. The following table compares the original controls with the exhibited version which is preferred by Council. I have changed the order of the provisions in the second column to allow for an accurate comparison. The numbering of each provision reflects the sequence in each version.

CDZ2 overshadowing provisions referred to in Ministerial Authorisation	Exhibited CDZ2 overshadowing provisions (changes underlined)	Comment
<p>1. Development must not cast a shadow over any part of Central Park as identified in the incorporated CDP between 10am and 3pm on 22 September.</p>	<p>1. Development must not cast a shadow over any part of Central Park as identified in the East Village Comprehensive Development Plan, December 2018 incorporated CDP between 10am and 3pm on 22 September.</p>	<p>This is a mandatory control that seeks to prevent overshadowing of Central Park during the middle of the day at the equinox.</p> <p>The changes do not alter the effect of the control.</p>
<p>2. Development must not cast a shadow beyond the southern kerb-line of North Drive and South Drive as identified in the incorporated CDP between 10am and 3pm on 22 September.</p>	<p>4. Development must not cast a shadow beyond the southern kerb-line of North Drive and South Drive as identified in East Village Comprehensive Development Plan, December 2018 incorporated CDP between 10am and 3pm on 22 September.</p>	<p>This is a mandatory control that seeks to prevent overshadowing of the main east-west internal streets during the middle of the day at the equinox.</p> <p>The changes do not alter the effect of the control.</p>
<p>3. Development must not cast a shadow over at least 80% of the Town Square as identified in the incorporated CDP between 10am and 3pm on 22 September.</p>	<p>2. Development must not cast a shadow over <u>more than 20%</u> at least 80% of the Town Square as identified in the East Village Comprehensive Development Plan, December 2018 incorporated CDP between 10am and 3pm on 22 September.</p>	<p>This is a mandatory control that seeks to prevent the overshadowing of the Town Square at the equinox.</p> <p>The change clarifies the intent of the control without altering its effect.</p>
<p>4. Development should not cast a shadow over any part of Virginia Park and the Marlborough Street Reserve for at least 5 hours on 22 September.</p>	<p>5. Development must should not cast a shadow over any part of Virginia Park and the Marlborough Street Reserve <u>as identified in the East Village Comprehensive Development Plan, December 2018</u> for at least 5 hours on 22 September.</p>	<p>This control seeks to avoid unreasonable overshadowing of Virginia Park and the Marlborough Street Reserve at the equinox.</p> <p>The changes transform a discretionary control into a mandatory one.</p>
<p>6. Development must not cast a shadow on more than 75% of the area of any public open space described in Plan 2 of the incorporated DPP between 11am and 2pm on 21 June the winter solstice.</p>	<p>6. Development must not cast <u>any</u> shadow on more than <u>25%</u> 75% of the area of any public open space described in Plan 2 of the East Village Comprehensive Development Plan, December 2018 incorporated CDP between 11am and 2pm on 21 June the winter solstice.</p>	<p>This control seeks to avoid unreasonable overshadowing of any of the public open spaces during the middle of the day at the winter solstice.</p> <p>The changes make the control more onerous than originally proposed.</p>

CDZ2 overshadowing provisions referred to in Ministerial Authorisation	Exhibited CDZ2 overshadowing provisions (changes underlined)	Comment
<p>7. For any building or works above 5 storeys or 8 metres, adjoining west and north of the central park and town square must not cast additional shown onto the park between 11am and 2pm on 21 June beyond any shadow cast by existing buildings and works.</p> <p>[Diagram included]</p>	<p>3. <u>Development must not cast any additional shadow cast by a hypothetical building built to boundary at a height of 15 metres on land immediately</u> For any building or works above 5 storeys or 8 metres, adjoining west and north of <u>Central Park and Town Square</u> the central park and town square as identified in the <u>East Village Comprehensive Development Plan, December 2018 for the hours</u> must not cast additional shown onto the park between 11am to and 2pm on 21 June beyond any shadow cast by existing buildings and works.</p> <p>[Diagram included]</p>	<p>This control seeks to protect Central Park and Town Square from excessive overshadowing at the winter solstice.</p> <p>The changes transform a discretionary control into a mandatory one and apply a more onerous standard that relates to a hypothetical built form as opposed to existing conditions.</p>
<p>8. Development should not cast any unreasonable shadows over other public parks and gardens, pedestrian routes including streets and lanes and privately owned by publically accessible spaces.</p>	<p>8. Development should not cast any unreasonable shadows over other public parks and gardens, pedestrian routes including streets and lanes and privately owned by publically accessible spaces.</p>	<p>This control provides for general discretion aimed at avoiding unreasonable shadowing of public places.</p> <p>The two versions are identical.</p>

- 110. Glen Eira City Council prepared a **Shadow & Capacity Analysis** in response to concerns raised in the Ministerial Authorisation about the proposed overshadowing provisions and the restriction on residential uses in mixed use areas (see discussion below regarding the latter).
- 111. The analysis explains the rationale for the proposed sunlight controls, emphasising the importance of sunlight access in public spaces. It advocates for allowing sunlight into public spaces for a minimum 3 hour window at the winter solstice (p. 14), in addition to the well-established provisions that apply elsewhere in the VPPs in relation to the equinox.
- 112. The capacity analysis examines the impact of the proposed controls on the capacity assumptions of the CDP. With respect to the shadowing provisions it utilises Council’s preferred suite, as outlined in Column 2 of the table above. It also assists in understanding the impact of height controls as it also assumes that these are mandatory.
- 113. The **Shadow & Capacity Analysis** contains several assumptions regarding built form and land use mix which appear reasonable on face value. It does, however, include two implicit assumptions that are unstated. Firstly, it excludes car parking from the calculation of above ground building volume, therefore implicitly assuming that all car parking will be provided underground. Secondly, it relies on most sites being developed to their full development potential, i.e. the underdevelopment of sites is avoided.

114. Those assumptions aside, I accept the conclusion of the Capacity Analysis that the proposed overshadowing controls will not have an unreasonable impact on projected dwelling numbers or retail and commercial area floor space.
115. In my opinion the proposed overshadowing controls should be supported, subject to some minor refinements aimed at reducing ambiguity and increasing flexibility. My suggested changes are outlined and explained in the table below.

Exhibited CDZ2 overshadowing provisions	Recommendation
Development must not cast a shadow over any part of Central Park as identified in the East Village Comprehensive Development Plan, December 2018 between 10am and 3pm on 22 September.	No change recommended.
Development must not cast a shadow over more than 20% of the Town Square as identified in the East Village Comprehensive Development Plan, December 2018 between 10am and 3pm on 22 September.	No change recommended
Development must not cast any additional shadow than that cast by a hypothetical <u>15 metre tall</u> building <u>podium</u> built to <u>the property</u> boundary at a height of 15 metres on land immediately west and or north of Central Park and Town Square as identified in the East Village Comprehensive Development Plan, December 2018 <u>between</u> for the hours 11am to 2pm on 21 June. [Diagram included]	Restrict this provision to Central Park because of its status as the primary new open space; and to avoid ambiguity. Refine the wording for consistency with other provisions.
Development must not cast a shadow beyond the southern kerb-line of North Drive and South Drive as identified in East Village Comprehensive Development Plan, December 2018 between 10am and 3pm on 22 September.	No change recommended
Development must not cast a shadow over any part of Virginia Park or and the Marlborough Street Reserve as identified in the East Village Comprehensive Development Plan, December 2018 <u>between</u> <u>10am and 3pm</u> for at least 5 hours on 22 September.	Modify to reflect other provisions and avoid ambiguity.
Development must not cast any shadow on more than 25% of the area of <u>Town Square, Virginia Park or Marlborough Street Reserve</u> as identified in any public open space described in Plan 2 of the East Village Comprehensive Development Plan, December 2018 between 11am and 2pm on 21 June.	Modify to apply only to Town Square, Virginia Park and Marlborough Street given that Central Park is addressed separately.
Development should not cast any unreasonable shadows over other public parks and gardens, pedestrian routes including streets and lanes and privately owned by publically accessible spaces.	Delete this provision as it is too subjective.

6.6 Are the limitations on residential uses in mixed use and retail areas warranted?

116. The CDZ2 Table of Uses Section 1 includes a condition relating to the use of land for Accommodation in the mixed use and retail sub-precincts that (apart from a frontage of 4 metres at ground level) such uses must be located on the second floor or above. This contrasts with the standard provisions of other zones, including the C1Z, that restrict Accommodation to the first floor and above.
117. I understand the intent of this provision is to implement the **CDP** vision for these precincts by *‘supporting a range of small creative businesses and industries at the ground and lower levels and, integrating new dwellings in medium rise buildings at upper floors.’* (p. 3)

118. The **Growth Assessment** identifies East Village as an emerging health, education and innovation precinct. The vision for the precinct is that it will be a sustainable mixed-use precinct with a focus on innovative employment and education opportunities. The Activity Centre Framework included in the assessment sets out the East Village precinct is intended to provide greater than a 1:1 new jobs to new housing ratio.
119. The **Growth Assessment** states that there is an expected dwelling demand for the East Village precinct of 786 dwellings by 2036. The analysis shows that there is a net dwelling capacity of 44,993 additional dwellings for the Glen Eira area. This capacity can be met with a cap of 3,000 dwellings applied to the East Village precinct.
120. The **Shadow & Capacity Analysis** demonstrates that the expected dwelling yield of 3,000 dwellings can be met when no dwellings are provided at ground or first floor level within mixed use areas. The analysis confirms that this scenario will allow the minimum demand for 60,000m² to 80,000m² of commercial and 9,000m² of retail floor area identified in the **Retail Assessment** to be met.
121. In discouraging dwellings at ground and first floor, uses that will provide employment are prioritised. This is consistent with the vision for East Village as an area with a focus on innovative employment and education opportunities.
122. The restriction on dwellings at ground and first floor are not mandatory and dwellings can be permitted at these levels if the desired outcomes are not being facilitated as the precinct undergoes redevelopment.
123. In my opinion the proposed provision will support the vision for the centre by encouraging development that prioritises retail and commercial activities at the lower two levels. The discretionary nature of the provision means that there is capacity to consider applications on merits in the event that a concern arises in future about the delivery of dwelling yield in the precinct.

7.0 Other key issues raised in submissions

7.1 Traffic

124. Submitters raised concerns relating to the capacity of the existing road network and the impact of the traffic generated by future development in contributing to further congestion. In the development of the **CDP** and the accompanying planning controls, the traffic impacts have been considered in the Traffic Access and Movement Report (**Access & Movement Report**) prepared by GTA Consultants.
125. The report makes recommendations for road mitigation works and additional signalised intersections to ensure the surrounding work network can appropriately accommodate the likely future development. These works have been included in the **CDP** and **DCP** as appropriate.

7.2 Car parking

126. Submitters raised concern with the supply of car parking associated with the additional demand created by the likely future development. The provision of car parking throughout the precinct will be based on the rates set out in the **Planning Scheme** at Clause 52.06.
127. The specific provision of car parking for each application will be assessed at the time the application is made. This is an appropriate process that reflects that standard approach to car parking provision and assessment.

7.3 Over development

128. Submitters raised concerns that the amendment will result in overcrowding of the area and represent an overdevelopment of the precinct. A number of submissions raised concerns that the proposed building heights were too tall and that maximum building heights should be limited to 4 storeys.
129. The dwelling capacity of the precinct has been informed by the **Access & Movement Report** which confirms the surrounding road network can accommodate the traffic expected from the develop of the precinct in accordance with the CDP.
130. The building heights within the precinct have been informed by the expert **Urban Design Report** prepared by MGS Architects. This report has gone through a robust **Urban Design Peer Review** process undertaken by AECOM. I have expressed my views about the proposed heights in [Section 6.2](#) and support them, subject to the application of mandatory height controls.
131. In response to the concerns raised by submitters Council has proposed an amended the CDZ2 schedule to include firmer controls which are intended to provide certainty to Council, residents and developers. These include a condition to the Section 2 use of Accommodation, limiting the number of dwellings in the present to 3,000 and including a requirement that applications for buildings and works be generally in accordance with the **Modified CDP**.
132. I am satisfied that the **Modified CDP** represents an appropriate and well-considered level of development for a strategically important site.

7.4 Infrastructure capacity

133. Submitters raised concerns that the future development with the East Village precinct will result in increased pressure of existing infrastructure. As part of the preparation of the Amendment, the East Village Utility Servicing Assessment Report (**Utility Servicing Assessment**) was prepared by Wood and Grieve Engineers.
134. The report concludes that there is sufficient capacity in the sewer, water, gas, electrical and telecommunication services to cater for the future redevelopment of the precinct.
135. The amendment also includes the introduction of a Development Contributions Plan (**DCP**) to address the delivery of future infrastructure. Projects provided for in the East Village DCP include:
- Roads and intersections;
 - Community buildings;
 - Sporting reserves;
 - Open space improvements; and
 - Drainage.
136. The DCP is the appropriate mechanism to provide for future infrastructure within the precinct.

7.5 Public open space

137. Submitters raised concerns that the Amendment will provide insufficient open space with the precinct. Council has noted that Glen Eira has the smallest amount of open space *per capita* of any municipality in Victoria. Further, it has noted that although East Bentleigh is well served with existing parks these are well utilised with limited capacity to service an increase in users.

138. The East Village Social Infrastructure Assessment (**Social Infrastructure Assessment**) has been prepared by ASR Research as part of the preparation of the Amendment. The report supports the proposed provision of public open space throughout the precinct and highlights that the proposed public open space contribution rate (11.4%) significantly exceeds the provision of public open space in the wider Glen Eira municipality.
139. The amendment proposes the East Village **DCP** which requires contributions for the purpose of Sporting Reserve Projects and Open Space Improvements as well as the amendment to Clause 53.01 setting out the public open space contribution required across the precinct.
140. Having reviewed the **East Village Structure Plan, Urban Design Report** and **Social Infrastructure Assessment** it is my view that the provision of attractive and functional public open spaces has been an important consideration in the development of the **CDP**. The plan will not only provide for substantial new open and civic spaces, it also provides for the extension and enhancement of Marlborough Street Reserve, which will be of direct benefit to the existing community.

7.6 Social housing provision

141. Various submitters raised concerns relating to the provision of social housing while others raised concerns with the inadequacy of social housing to be provided. The provision of social housing is supported by State and local planning policy at Clauses 16 and 21.04, it is appropriate that mechanisms for the provision of social and affordable housing be included in the Amendment.
142. The amendment includes a Section 173 agreements that has been negotiated with the East Village landowners that sets out how affordable housing is to be provided or contributions are to be made to contribute to affordable housing within the precinct.

8.0 Conclusion and recommendations

143. In my opinion Amendment C155 is strategically sound and appropriately implements the East Village **CPD**.
144. Having reviewed all the materials accompanying the amendment and the key issues raised in submissions, it is my view that the amendment should be supported subject to a number of minor refinements as outlined in this statement.
145. I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Tribunal.



James Reid, BPD, BTRP, FPIA, MVPELA
Director, Planning
Ethos Urban

Appendix A. *Curricula vitae*

James Reid

Regional Director, VIC — BTRP, BPD, FPIA, MVPELA



James is Ethos Urban's Regional Director in Victoria. He has over 25 years experience as a strategic and statutory planner, working on a diversity of projects in both urban and regional contexts. Throughout his career he has demonstrated a commitment to achieving planning and urban design outcomes that enhance sense of place, liveability, resilience and equity. He views planning as playing a crucial role in predicting, shaping and communicating about change.

Adopting an inquisitive, consultative and creative approach to all of his projects, he seeks to develop visions that inspire, processes that involve the right people, and strategies that are effective and achievable.

At Ethos Urban, James is responsible for a wide variety of strategic and statutory planning projects, many of which include a community engagement focus. In doing so, he draws on a breadth of experience gained both as a consultant and as a senior manager in local government. He leads multi-disciplinary teams on a diverse range of projects including structure plans, development plans, urban design frameworks, planning scheme reviews, planning applications, policy preparation, regional planning, community and economic development, and community engagement.

James has a strong reputation for professional leadership and advocacy. He plays a prominent role in the profession as the Planning Institute

of Australia's immediate past President in Victoria; and is a regular speaker and commentator on planning issues. Throughout his career he has been involved in a variety of community and civic organisations, including serving as a board member of the Victorian Local Governance Association.

James' main areas of expertise include strategic planning and policy development, development applications, advocacy and expert witness statements at planning tribunals and panels, management of complex strategic planning projects, economic and community development, community engagement and facilitation.

Some of James's recent projects include:

- **Monbulk Structure Plan** – Preparation of a plan to integrate growth opportunities with wastewater infrastructure upgrades in the township of Monbulk.
- **Casterton Structure Plan** – Preparation of a structure plan to guide growth, development and civic improvements in Casterton on behalf of Glenelg Shire Council.
- **Yarra River Corridor Strategy** – Led the final stages of the strategy, which resulted in the introduction of detailed development controls over the middle and lower Yarra River corridor.