GLEN EIRA CITY PLAN

ACTIVITY CENTRE, HOUSING AND
LOCAL ECONOMY STRATEGY

FEBRUARY 2020

City of
GLEN
EIRA

GLEN EIRA
CITY COUNCIL

CONTENTS

Version history		
Date	Council decision	Summary of key changes
July 2017	Adopted: *Activity Centre, Housing and Local Economy Strategy*	
February 2020		> Document retitled to reflect its broader policy context to inform the *Glen Eira Planning Scheme*. > Updated statistics and policy context. > New City Strategic Framework Plan included to provide overarching strategic planning framework. > Updated activity centre network to align with *Plan Melbourne*. > Updated housing section, including new housing change areas to respond to new State Government requirements, including Planning Practice Notes 90 and 91.

Please note:
This *City Plan*, including individual maps, may need to be updated from time to time, as a result of future Planning Scheme Amendments or structure planning processes, in response to changing State Government policy or other local policy context. To view the latest electronic version, visit Council's website at www.gleneira.vic.gov.au Alternatively, contact Council's City Futures Department on 9524 3333.

Like most municipalities in metropolitan Melbourne, Glen Eira City Council has the challenging task of accommodating growth and new development. The City Plan seeks to respond to community feedback and State Government objectives to establish a revised strategic plan that best manages change within our municipality over the next two decades to benefit the whole community.

Glen Eira is recognised as a municipality with wonderful amenity, a diverse community with a high number of well connected neighbourhoods and activity centres.

Council holds the responsibility of implementing the vision of the community, as well as the objectives of State Government. This raises questions such as: How is our community changing? Where will we accommodate growth? How will we ensure jobs and services are provided close to where people live? How will we ensure amenity and character are protected?

Over the last Australian Bureau of Statistics (ABS) period (2011–2016), Glen Eira has experienced significant change with a population increase of 11,233 and 4,300 new dwellings constructed. Importantly, the past five years is likely to be the biggest number and rate of population growth we will experience (1.6 per cent average annual change for population). The future rate of growth is expected to reduce between 2016 and 2036 to approximately 1.2 per cent average annual change for population.

Glen Eira's population is growing and changing. Like most Victorian municipalities, our population is ageing, living in smaller households and responding to changing employment and housing trends. This impacts on housing, jobs and lifestyle options for all households. It also results in changing community needs as the population diversifies and new households move in.

Within our neighbourhoods, we have a good network of activity centres and public transport opportunities that support our community. Activity centres provide a focus for housing, commercial, retail, community, employment, sustainable transport, leisure, open space and entertainment activities and are places where people shop, work, meet, relax and live. Each activity centre has its own character and function, and has different capacity to accommodate growth.

To strengthen the liveability of our local communities, it is important that local housing growth is also matched by appropriate housing and local job growth.

This *City Plan* provides a strategic framework to manage growth and change in both housing and employment over the next two decades. It seeks to direct the majority of new growth into a network of vibrant activity centres in a balanced and sustainable manner, that is guided by an understanding of local character, context and the capacity for change of all our activity centres and residential neighbourhoods.

GLEN EIRA COUNCIL AND COMMUNITY PLAN

Our *Glen Eira Council and Community Plan* aims to reflect the community's priorities and directions for Glen Eira for the next four years. The themes of the *Glen Eira Council and Community Plan* have been integrated into this *City Plan* to ensure the community's aspirations are considered as part of our future plan.

Council is required to prepare a long-term (10-year) Community Vision for Glen Eira. This *City Plan* will inform and support this vision statement to further reinforce the community's role in setting clear directions and priorities for its municipality into the future.

PLAN MELBOURNE 2017–2050

Plan Melbourne 2017–2050 is the State Government's metropolitan planning strategy, which provides strategic direction for a sustainable future for our population by ensuring a better distribution of business activity, jobs, housing, services, infrastructure and transport connections closer to where people live and work, particularly within activity centres.

All planning decisions made by councils must align with the directions contained in *Plan Melbourne 2017-2051.*

GREATER MELBOURNE

POPULATION
+2.2 MILLION

DWELLINGS
+940,000

INNER SOUTH EAST REGION

BOROONDARA, STONNINGTON, GLEN EIRA AND BAYSIDE

POPULATION
+130,000

DWELLINGS
+70,000

GLEN EIRA

POPULATION
+40,000

DWELLINGS
+18,000

Figure 1: Projected growth from 2016 to 2036
Source: *Victoria in Future 2019* (figures rounded)

CITY PLAN: ACTIVITY CENTRE, HOUSING AND LOCAL ECONOMY STRATEGY

The success of Glen Eira's continued ability to be a great place to live is dependent on setting a clear direction that outlines holistic principles and specifies detailed actions to guide policy and decision-making for the future.

This *City Plan* seeks to celebrate what makes Glen Eira a great place to live, while planning for the future needs of our municipality.

By establishing a long-term city strategic framework for activity centres, housing and the local economy, we can ensure growth and change occurs in the right location to continue to meet the community's needs — while ensuring our valued amenity and local character is maintained and respected.

This *City Plan* includes the following components:

1. City Strategic Framework Plan

The overarching framework that facilitates an integrated approach to implementing place-making, local economy and housing outcomes across the municipality.

2. Activity Centres Network

An activity centre network that identifies the role of each activity centre within a broader hierarchy, consistent with State Government objectives contained within P*lan Melbourne 2017–2050.* It provides the foundation for assessing growth expectations for each activity centre, and facilitates a vision that relies on directing appropriate levels of change into the right locations to meet community needs across the municipality.

3. Place-making

Setting a new integrated framework to plan for areas of change and activity centres. Fundamental to this is the principle of strengthening the uniqueness of all of our neighbourhoods by setting shared visions for each activity centre, to identify and celebrate their distinctive character and identity.

4. Local economy

Outlining a new framework for the creation of more local jobs for our future community.

5. Housing

Outlining a strategic framework for planning for our community's future housing needs, based on the level of housing growth and change expected across the municipality.

This *City Plan* sets out themes, objectives and outcomes for place-making, local economy and housing, which are further elaborated within each respective section.

Glen Eira is forecast to grow by up to 40,000 people, 18,000 dwellings and more than 22,000[1] jobs over the 2016 to 2036 period. This *City Plan* aims to set a new long-term City-wide strategic planning framework for the future of Glen Eira.

This *City Plan* is intended to:

> provide the strategic context to update the local planning framework in the *Glen Eira Planning Scheme,* and inform the new Municipal Planning Strategy;
> provide a planning policy link between the *Glen Eira Council and Community Plan 2017–21* and the State's *Plan Melbourne 2017–50* objectives;
> inform the preparation of a new Community Vision to be prepared by Council;
> provide the strategic context and inform upcoming structure plans;
> provide clear policy direction for all activity centres currently without an adopted *Structure Plan*;
> provide a community-owned plan that balances the achievement of State Government housing and job growth expectations with community needs and aspirations; and
> provides strategic, place-based direction for future Council strategies and strategy updates.

The purpose of this *City Plan*, is to articulate Glen Eira's strategic planning framework for its activity centres, housing and local economy. It is an important integrated plan that provides the essential link between the State Government's metropolitan strategy *Plan Melbourne 2017–2050*, the *Glen Eira Council and Community Plan 2017–2021* and other key Council strategies.

PLAN MELBOURNE   COMMUNITY
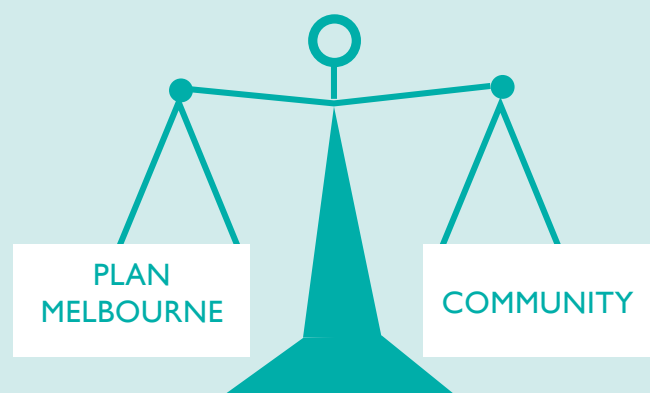
Council has the role of seeking to balance the needs of the community for now and into the future, while achieving State Government policy and growth expectations.

The State Government estimates there will be 18,000 new dwellings in Glen Eira from 2016-2036.

Glen Eira has the capacity to deliver this additional housing over this timeframe.

A key purpose of this City Plan is to provide direction on how and where we want this growth to be.

[1]Victoria in Future 2019 (DELWP, 2019)
Figures compiled by SGS Economics and Planning

HOW DID WE GET HERE?

This *City Plan* has been informed by extensive community feedback including more than 60 submissions on the draft version of this document, expert analysis, as well as a review of trends occurring across metropolitan Melbourne.

We have incorporated feedback received through the:
> *Planning Scheme Review 2016*;
> *Tell us what you love about your shopping strip Survey*;
> *Transforming our neighbourhoods Survey*; and
> *Glen Eira Council and Community Plan* consultation.

This *City Plan* is informed by various State Government and Council policy documents, and a number of background reports. Where appropriate, the relevant content of these documents have been incorporated into this *City Plan*:

> *2016 ABS census data*
> *Plan Melbourne 2017–2050 (DELWP, 2017)*
> Planning Practice Notes 90 and 91 (DELWP 2019)
> *Glen Eira Planning Scheme*

Background reports:
> Glen Eira Draft Economic Analysis 2017, Blair Warman Economic Consultants
> *Glen Eira Draft Housing Opportunity Analysis 2017*, Housing id.
> *Glen Eira Housing and Local Economy Growth Assessment*, Dec 2018, SGS Economics and Planning

Council strategies:
> *Council and Community Plan, 2017–2021*, Glen Eira City Council, 2017
> *Integrated Transport Strategy 2018–2031*, Glen Eira City Council, 2018)
> *Quality Design Guidelines* (Commercial and Mixed Use Areas, and Residential Areas), Glen Eira City Council, 2018
> *Social and Affordable Housing Strategy 2019–2023*, Glen Eira City Council, 2019
> *Structure Plans* for Bentleigh, Carnegie, Elsternwick and East Village

GLEN EIRA COUNCIL AND COMM

KEY PRIORITY AREAS

1. Liveable and well designed

2. Accessible and well connected

3. Safe, healthy and inclusive

1.1 Create prosperous, accessible and vibrant urban places.
1.2 Encourage development that benefits the community.

1.3 Proactively plan fo within our urban p
1.4 Invest sustainably i and community as

ECONOMIC AND HOUSING EXPERT ANALYSIS

COMMUNITY CONSULTATION

GLEN EIRA PLANNING SCHEME REVIEW 2016:

> 247 community engagement meeting attendees
> 122 submissions
> 68 online forum participants

TELL US WHAT YOU LOVE ABOUT YOUR SHOPPING STRIP:

> 2,100 online surveys completed
> 850 Facebook comments

TRANSFORMING OUR NEIGHBOURHOOD TOGETHER:
> 1,000 online surveys completed
> 150 attendees at drop-in sessions
> 50 submissions

DRAFT ACTIVITY CENTRE, HOUSING AND LOCAL ECONOMY STRATEGY:
> More than 60 submissions

COMMU
OWN
SHARED V

4. Clean and
sustainable

5. Informed and
engaged

r and manage change
places.
n our infrastructure
sets.

PLAN MELBOURNE

GLEN EIRA
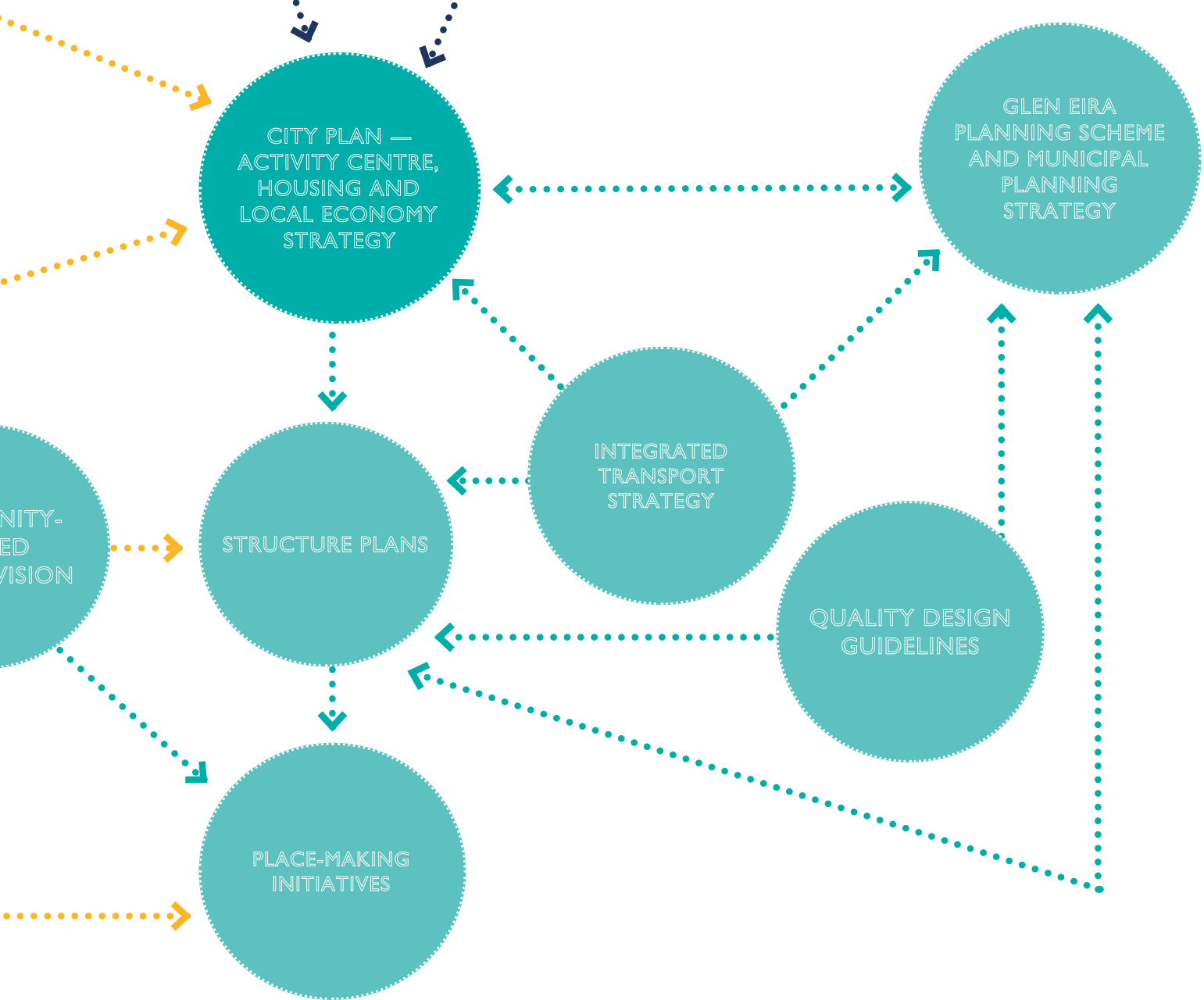PLANNING SCHEME
AND MUNICIPAL
PLANNING
STRATEGY

CITY PLAN —
ACTIVITY CENTRE,
HOUSING AND
LOCAL ECONOMY
STRATEGY

INTEGRATED
TRANSPORT
STRATEGY

STRUCTURE PLANS

NITY-
ED
VISION

QUALITY DESIGN
GUIDELINES

PLACE-MAKING
INITIATIVES

Figure 2: Informing the City Plan

WHAT IS THE PURPOSE OF THIS CITY PLAN?

WHY HAS THIS CITY PLAN BEEN AMENDED?

Since the adoption of the first version of the *Activity Centre, Housing and Local Economy Strategy* in 2017, a number of factors have required updates to the document, in order for it to remain contemporary and relevant to guide Council's strategic planning activities. These include:

> Updated statistics for 2016 census have been released by the ABS, providing valuable updated population, housing, employment and other socio-economic statistics of the Glen Eira community.
> Further economic and housing assessment undertaken by SGS Economics and Planning in 2018 to inform the *Strategy.*
> Release of the State Government's updated population projections, Victoria in Future, 2019 (DELWP, 2019).
> Release of Planning Practice Notes 90 (Planning for Housing) and 91 (Using the residential zones) by DELWP, providing information and guidance on State Government expectations on how councils should plan for housing growth, manage residential development and apply residential zones and overlays through its planning scheme.

> Council adoption of a number of relevant strategies and structure plans that inform and support the directions contained within this *City Plan*, including:
>> *Integrated Transport Strategy 2018–2031*
>> *Social and Affordable Housing Strategy 2019–2023*
>> *Bentleigh Structure Plan 2018–2031*
>> *Carnegie Structure Plan 2018–2031*
>> *Elsternwick Structure Plan 2018–2031*
>> *East Village Structure Plan 2018–2031*

This *City Plan* should be regarded as a 'living document' which will be updated by Council as required in response to changing context and Government policy. The most up-to-date version of this document will be available on Council's website at www.gleneira.vic.gov.au or by contacting City Futures Department on 9524 3333.
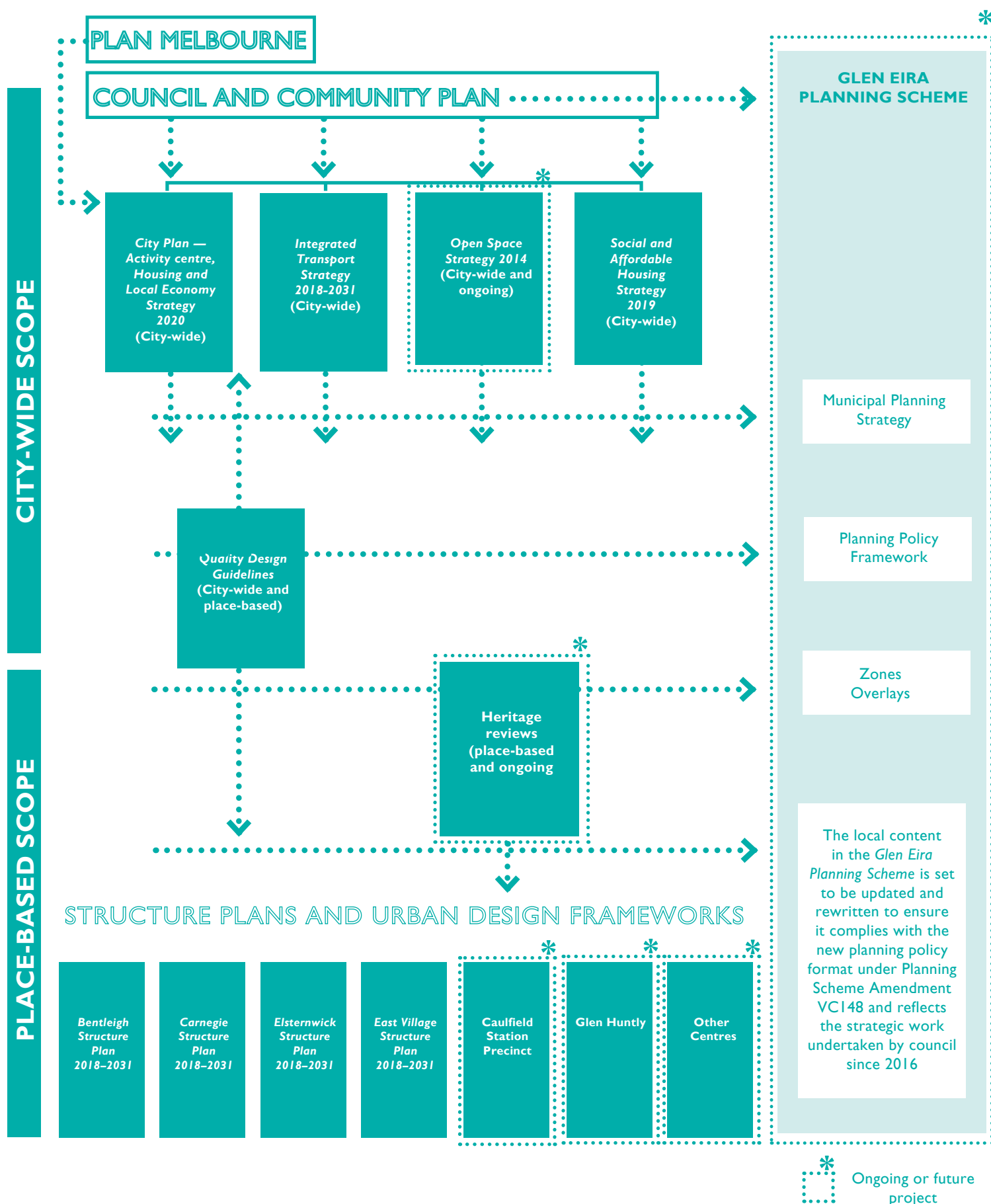
PLAN MELBOURNE

COUNCIL AND COMMUNITY PLAN

GLEN EIRA PLANNING SCHEME

CITY-WIDE SCOPE

City Plan — Activity centre, Housing and Local Economy Strategy 2020 (City-wide)

Integrated Transport Strategy 2018-2031 (City-wide)

Open Space Strategy 2014 (City-wide and ongoing)

Social and Affordable Housing Strategy 2019 (City-wide)

Quality Design Guidelines (City-wide and place-based)

Heritage reviews (place-based and ongoing

Municipal Planning Strategy

Planning Policy Framework

Zones Overlays

The local content in the *Glen Eira Planning Scheme* is set to be updated and rewritten to ensure it complies with the new planning policy format under Planning Scheme Amendment VC148 and reflects the strategic work undertaken by council since 2016

PLACE-BASED SCOPE

STRUCTURE PLANS AND URBAN DESIGN FRAMEWORKS

Bentleigh Structure Plan 2018–2031

Carnegie Structure Plan 2018–2031

Elsternwick Structure Plan 2018–2031

East Village Structure Plan 2018–2031

Caulfield Station Precinct

Glen Huntly

Other Centres

* Ongoing or future project

Figure 3: Integration between Council strategies, *Structure Plans* and other relevant documents

PART ONE
CITY STRATEGIC FRAMEWORK

CITY STRATEGIC FRAMEWORK

Glen Eira will be a City of walkable neighbourhoods that are centred on a network of vibrant, socially inclusive and well designed activity centres, providing for the needs of and reflecting the character of their communities.

ACTIVITY CENTRE NETWORK

The activity centre network, as shown in Map 1, outlines the locations and hierarchy of Glen Eira's activity centres. Figure 4 and Table 1 further detail the expected function, broad directions and level of focus for employment and housing growth for each level in the hierarchy. The hierarchy is consistent with *Plan Melbourne 2017–2050*, and will be used as a foundation in assessing expectations and capacity for each centre to accommodate growth in the form of new housing, employment, commercial floorspace, transport, open space and community uses.

Local context and character of each centre will also inform specific growth capacity assessments, however the starting point for this will be an understanding of the role of each centre within the overall activity centre hierarchy.

There are some places that do not form part of the formal activity centre hierarchy, but still contribute to the City's local economy, jobs and housing outcomes, so these have been included in Table 1 for this reason. These areas include local centres (small groups of shops that do not have neighbourhood activity centre status), local health and education areas, transport corridors and employment only areas.

For further detail on the function, directions and expected level of focus for employment and housing growth for each level within the activity centre hierarchy, and other places within Glen Eira, refer to Table 1 on page 18.

Education and innovation precinct with urban renewal

Caulfield Station Precinct (also a major activity centre)
East Village

Major activity centre with urban renewal

Carnegie
Elsternwick
Moorabbin Junction

Major activity centre

Bentleigh
Glen Huntly

Neighbourhood activity centres

Alma Village
Bentleigh East
Caulfield Park
Caulfield South
Gardenvale
Hughesdale
McKinnon
Murrumbeena
Ormond
Patterson
Ripponlea

Local centre

Employment area*

Transport corridor*

Suburban residential areas*

Train lines and stations

Tram corridors

*Not displayed on Activity Centre Network Map

Figure 4: Activity centres — housing and employment focus

Map 1: Activity Centre Network

BOROONDARA

STONNINGTON

PORT PHILLIP

BAYSIDE

KINGSTON

MONASH

Legend (Figure 4):

EMPLOYMENT FOCUS

MAJOR
HIGH
MODERATE
LOW

HOUSING FOCUS

MINIMAL   INCREMENTAL   SUBSTANTIAL

Scale: 0   0.5   1   1.5   2 km

N

CITY STRATEGIC FRAMEWORK PLAN

The City Strategic Framework Plan provides a strategic land use framework that underpins the local economic, housing and place making directions contained within this *City Plan* document.

It identifies activity centres and their boundaries, along with other key land use areas and transport routes, which will be the key focus for growth and change in housing and employment over the next two decades.

The City Strategic Framework Plan will support the key strategic directions to form part of the new Municipal Planning Strategy in the *Glen Eira Planning Scheme.*

The Housing Strategy (Table 3 on pages 42 to 43 and Map 7 on page 41) provides further strategic directions specifically in relation to expected levels of housing change across the City, aligned with State Government policy. A separate housing plan is required to satisfy the State Government's expectations for local council housing strategies that support the implementation of residential zones through the *Glen Eira Planning Scheme.*

Please note: the City Strategic Framework Plan may need to be updated from time to time, as a result of future Planning Scheme Amendments or structure planning processes, or in response to changing State Government policy or other local policy context.

To view the latest electronic version, visit Council's website at: www.gleneira.vic.gov.au Alternatively, contact Council's City Futures Department on 9524 3333.

STONNINGTON

BOROONDARA

PORT PHILLIP

BAYSIDE

MONASH

KINGSTON
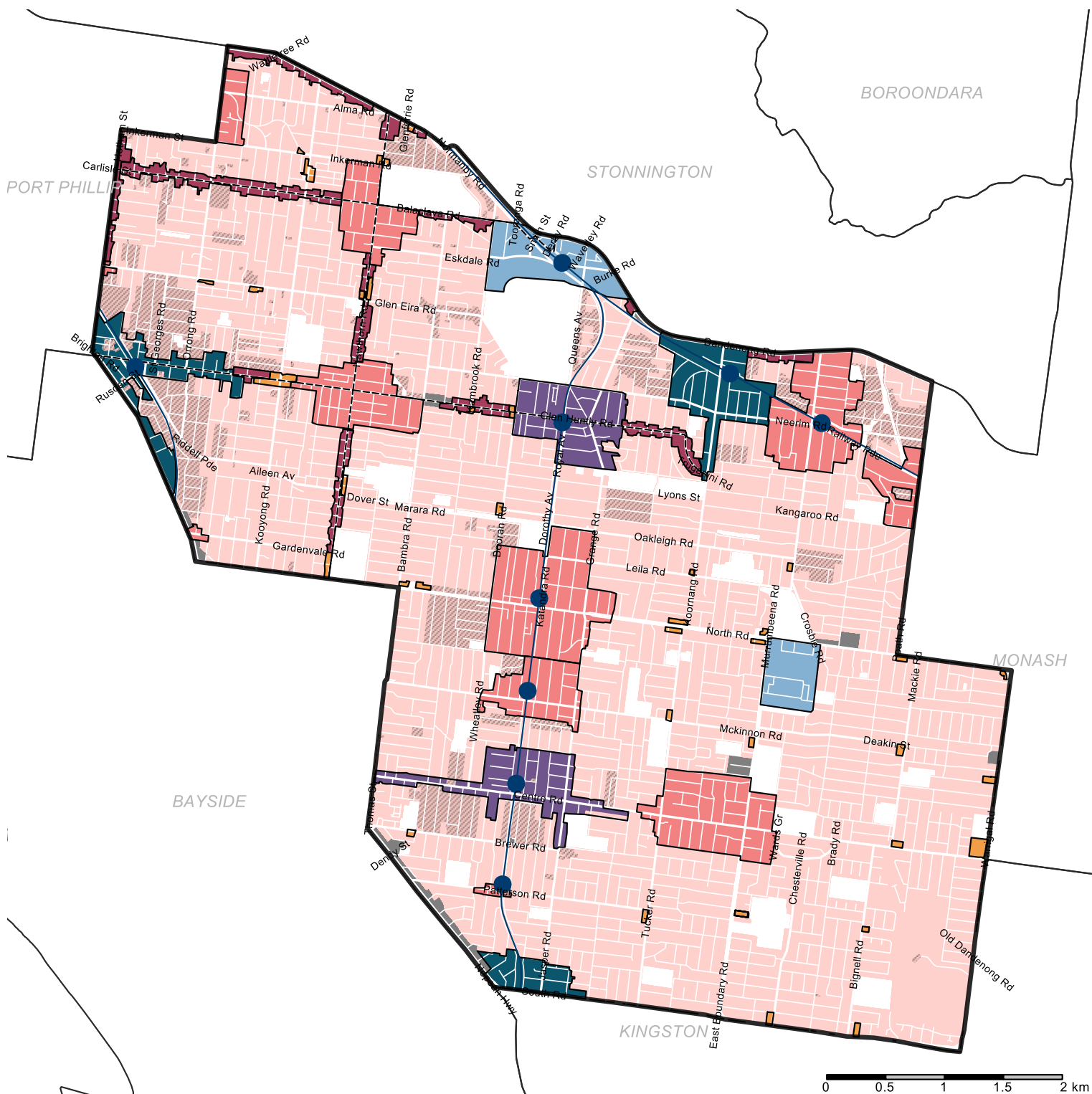
Activity Centres

- Education and Innovation Precinct
- Major Activity Centre with Urban Renewal
- Major Activity Centre
- Neighbourhood Activity Centre

Out of Centre

- Local Centre*
- Employment Areas
- Transport Corridor

* Commercial 1 Zone and Mixed Use Zone

Suburban Residential Areas

- Incremental Change Area
- Minimal Change Area

0   0.5   1   1.5   2 km

Map 2: City Strategic Framework Plan (Date: February 2020)

N

TRANSPORT ACCESSIBILITY

A key aspect of this *City Plan* is encouraging housing and employment growth in activity centres. The *Integrated Transport Strategy 2018–2031* sets a target of achieving a 50:50 mode share of car and non-car trips by 2031. Encouraging more transit-oriented development, such as apartment style developments close to train stations will increase public transport usage as residents in these locations are more likely to take public transport to work or for other uses.

The *Integrated Transport Strategy* looks at our City in relation to walking distances to public transport and made a clear distinction of four precincts by level of access, which are in order of decreasing transport accessibility:
> train and tram;
> train;
> tram and
> bus precincts.

Precincts that are best placed to transition to higher public transport usage are those within the train and tram precinct and train precinct. These precincts include our major activity centres.

Figure 5: Housing growth in activity centres from 2016 to 2036
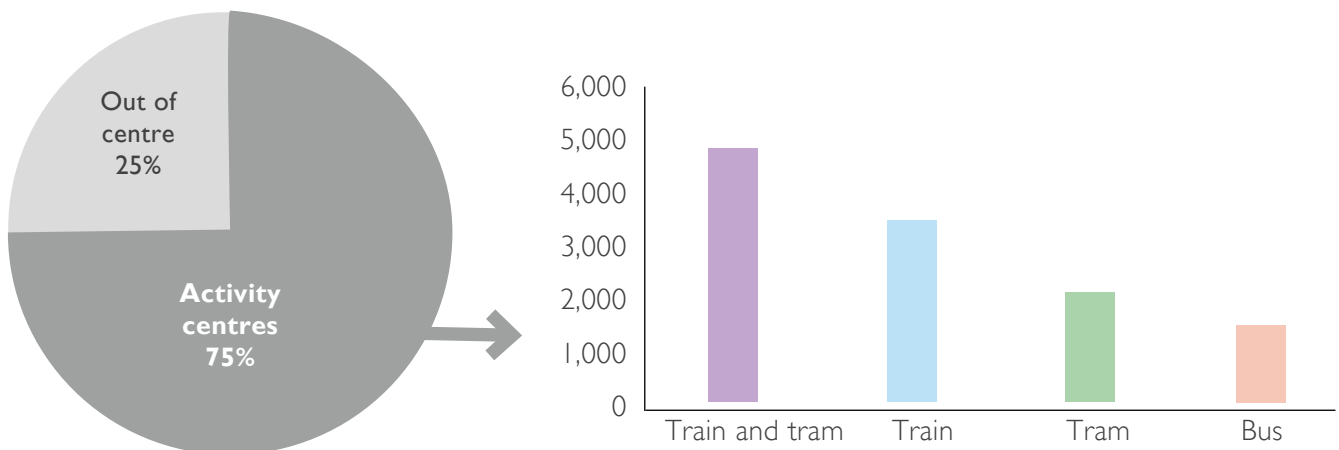
Figure 6: Employment floor space growth in activity centres from 2016 to 2036

Map 3: Transport Accessibility
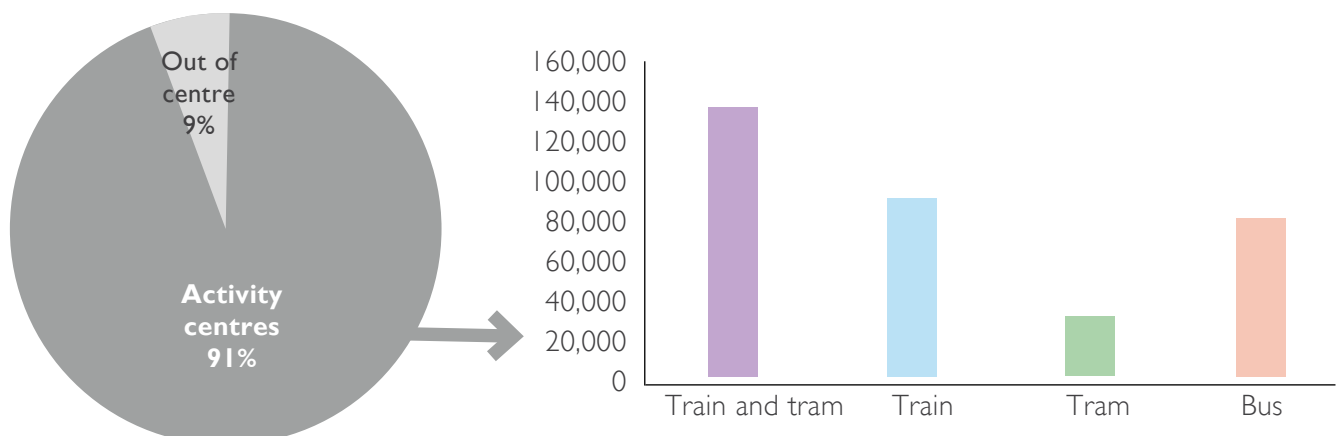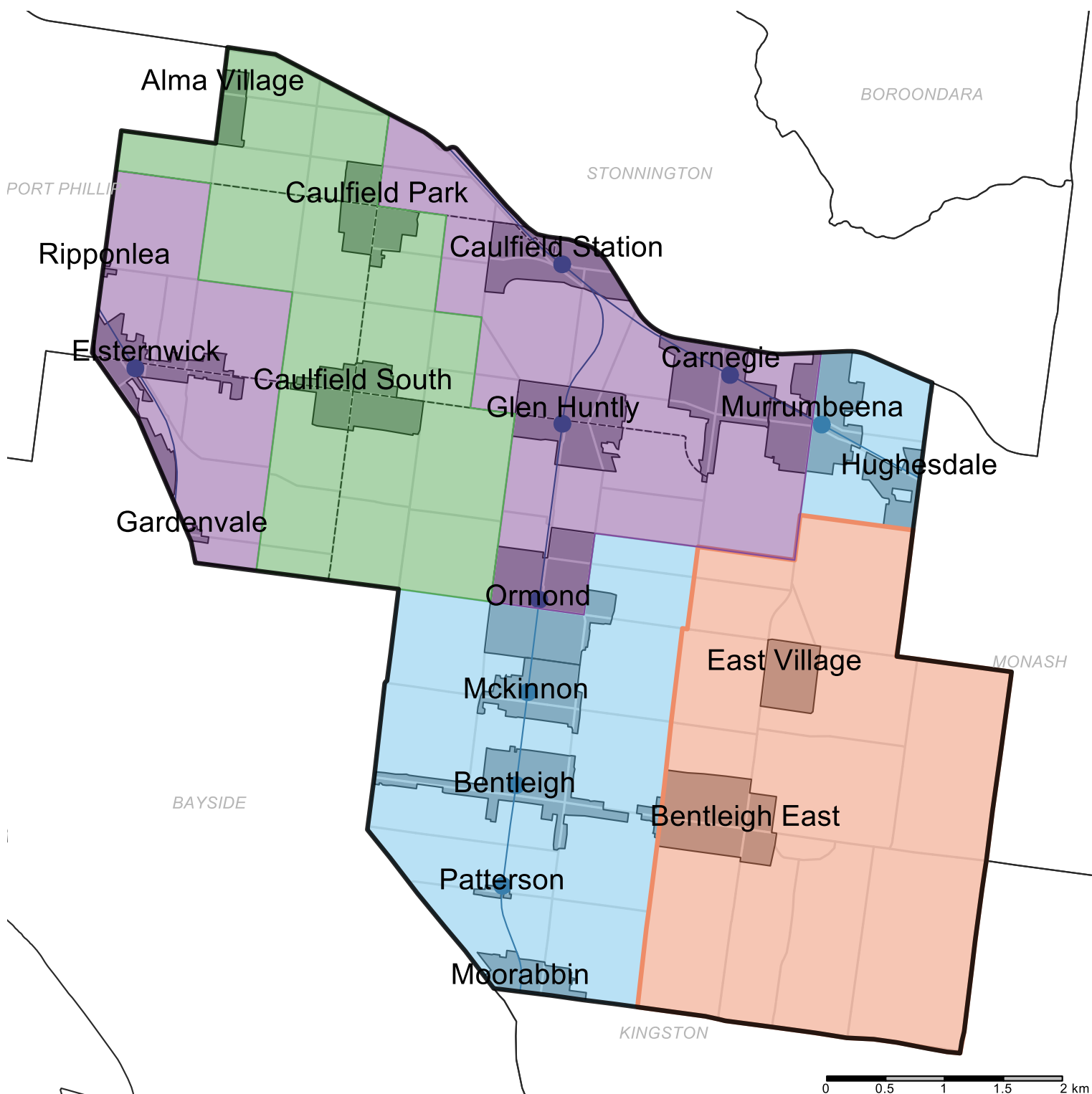
Transport Access Precincts

- Train and tram precinct
- Train precinct
- Tram precinct
- Bus precinct

Context

- Activity Centres
- Train lines and stations
- Tram lines

Labels on map:

Alma Village, Caulfield Park, Caulfield Station, Ripponlea, Elsternwick, Caulfield South, Glen Huntly, Carnegie, Murrumbeena, Hughesdale, Gardenvale, Ormond, Mckinnon, East Village, Bentleigh, Bentleigh East, Patterson, Moorabbin

Context labels: BOROONDARA, STONNINGTON, PORT PHILLIP, BAYSIDE, MONASH, KINGSTON

N

CITY STRATEGIC FRAMEWORK

Places of change:

- Major
- Minor

	FUNCTION	LOCAL ECONOMY	
		EMPLOYMENT	ECONOMY/ RETAIL
EDUCATION AND/ OR INNOVATION PRECINCT (WITH URBAN RENEWAL OPPORTUNITIES) ■	> Specialised centres that support education and/or innovation services with opportunity for clustering of like businesses. > Includes urban renewal sites in strategic locations that provide opportunity to take advantage of underutilised land close to jobs, services, public transport and infrastructure, to provide new housing, jobs and services.	> Major focus for professional employment growth opportunities that complement the specialised function of the centre. > Greater than 1:1 new jobs to new housing ratio.	Specialised economic functions should be reinforced and they should provide major opportunity for ancillary health and education services, o growth within the innovation and knowledge industry. Retail should provide for the weekly needs of an approximate 800 met to two kilometre residential catchment. Typically this may include: > a minimum of (or demonstrated capacity to accommodate) approximately one supermarket or similar fresh food market; > business services; > specialty retailing; > hospitality; and > entertainment.
MAJOR ACTIVITY CENTRE (WITH URBAN RENEWAL OPPORTUNITIES) ⬡	> Centres that provide access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities. > Includes urban renewal areas in strategic locations that provide opportunity to take advantage of underutilised land close to jobs, services and public transport. infrastructure, to provide new housing, jobs and services.	> Major focus for employment growth opportunities, particularly professional employment, retail and hospitality to a lesser degree. > 1:1 new jobs to new housing ratio.	Retail should provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment. Typically this may include: > a minimum of (or demonstrated capacity to accommodate) approximately two supermarkets or similar fresh food market; > business services; > specialty retailing; > hospitality; and > entertainment.
MAJOR ACTIVITY CENTRE ▲	Centres that provide access to a wide range of goods, services and activities, including commercial, retail, entertainment and community facilities with suitable residential development opportunity that responds to their urban context in and around the centre.	High focus for employment growth.	Retail should provide for the weekly needs of an approximate 800 metre to two kilometre residential catchment, including: > a minimum of (or demonstrated capacity to accommodate) approximately two supermarkets or similar fresh food market; > specialty retailing; > hospitality; and > entertainment.
NEIGHBOURHOOD CENTRE ★	Neighbourhood centres that provide access to local goods, services and employment opportunities that serve the needs of the surrounding local neighbourhood, with suitable residential development opportunities that respond to its urban context in and around the centre.	Medium focus for employment growth.	Retail should provide for the weekly needs of an approximate 400 metre residential catchment, typically this may include: > a maximum of one small community supermarket to serve local neighbourhood only; > convenience retailing; and > hospitality.
LOCAL HEALTH AND EDUCATION AREA ✚	Specialised local centres that support health, education and/or innovation services with opportunity for clustering of like businesses.	Moderate focus for employment growth opportunities, by clustering like health and education uses.	Specialised economic functions should be reinforced and provide moderate opportunity for ancillary health and education services, or growth within the innovation and knowledge industry.
LOCAL CENTRE ●	Small groups of shops with reasonable convenience retailing, specialist retailing or commercial services role with small catchments covering the immediate residential area.	Low opportunity for employment.	Convenience retail that services the daily retail needs of the immediat residential area or suit short-term vehicle access.
EMPLOYMENT AREA 💼	Land best used for solely employment uses, often with some amenity concerns or require larger landholdings that mean these employment types are not suited to be clustered within activity centres.	High opportunity for employment.	Convenience retail that suit the needs of the local employee catchment.
TRANSPORT CORRIDOR 🚌	Highly accessible areas of housing and employment diversity along tram routes and selected main roads.	Low opportunity for employment.	Low opportunity for retail and services.
SUBURBAN RESIDENTIAL AREAS △	Residential areas located outside activity centres, where neighbourhood character should be preserved with a focus for low scale residential development.	Low opportunity for employment.	Low opportunity for retail and services.

	HOUSING	ACTIVITY CENTRES			
	HOUSING	TRANSPORT	OPEN SPACE	LIVEABILITY	LOCATION
or re	> Major focus for housing growth opportunities. > Major focus on new single, aged care and affordable households.	> Centre should be well serviced by public transport. > Opportunity to create new street networks to ensure a high level of walkability and accessibility. > Due to broader catchment, driving to the centre is required, however aim for majority of visits to be accessible by public transport, foot or bike.	Major focus for implementation of new open space preferably with walking and bicycle linkages.	> A major focus for universities, high schools, hospitals or professional employment, centres should also provide services that complement these services. > Actively explore opportunities for shared use of facilities.	> Caulfield Station Precinct > East Village
	> Major focus for housing growth opportunities. > Major focus on new family, single, aged care and affordable households.	> Centre should be well serviced by public transport, particularly fixed transport. > Opportunity to create new street networks to ensure a high level of walkability and accessibility. > Due to broader catchment, driving to the centre is required, however aim for majority of visits by public transport, foot or bike.	Major focus for implementation of new open space preferably with walking and bicycle linkages.	Typically, centres should provide services for the wider community, including a range of the following: > a library; > a community hub; > an entertainment complex; > maternal child health care services; > child care; > a senior citizens centre; > medical centres; and > a chemist.	> Carnegie > Elsternwick > Moorabbin
	> High focus for housing growth opportunities. > Major focus on new family households.	> Centre should be well serviced by public transport, particularly fixed transport with opportunity for active transport options. > Due to broader catchment, driving to the centre is required, however aim for majority of visits to be accessible by public transport, foot or bike.	High level of focus for implementation of new open space or developer contribution.	Typically, centres should provide services for the wider community, including a range of the following: > a library; > a community hub; > an entertainment complex; > maternal child health care services; > child care; > a senior citizens centre; > medical centres; and > a chemist.	> Bentleigh > Glen Huntly
	> Moderate focus for housing growth opportunities. > Major focus on new family households.	> Centre should provide good access to public transport with opportunity for active transport options. > Aim for the large majority of visits to be accessible by foot or bike, from local neighbourhood.	Moderate level of focus for implementation of new open space or developer contribution.	Typically, centres should provide services for the local community, such as: > a community space/hall; > maternal child health care services; > child care; > a senior citizens centre; > medical centres; and > a chemist.	> Bentleigh East > Caulfield South > Alma Village > Caulfield Park > Gardenvale > Hughesdale > McKinnon > Murrumbeena > Ormond > Patterson > Ripponlea
	Low opportunity for housing growth.	> Centre should provide good access to public transport with opportunity for active transport options. > Due to broader catchment, driving to the centre is required, however aim for majority of visits to be accessible by public transport, foot or bike.	Focus for implementation of open space or developer contribution dependent on gap needs.	Low focus for community services.	Local health facilities and schools.
te	Low opportunity for housing growth.	> Short-term vehicle access. > Some visits by foot or bike, from local neighbourhood.	Focus for implementation of open space or developer contribution dependent on gap needs.	Low focus for community services.	Small groups of shops with a total size of less than 4,000 square metres of retail and commercial development.
	Not applicable.	A high proportion of both freight and private vehicle movement required.	Focus for implementation of open space or developer contribution dependent on gap needs.	Low focus for community services.	Industrial and commercial two zoned land away from public transport.
	Moderate focus for housing growth opportunities.	Areas along arterial roads that are also highly accessible by tram or train.	Focus for implementation of open space or developer contribution dependent on gap needs.	Low focus for community services.	Tram routes and selected main roads in tram precinct.
	Low opportunity for housing growth.	Accessible via local streets and some bus and tram routes.	Focus for implementation of open space or developer contribution dependent on gap needs.	Low focus for community services.	Residential areas outside activity centres.

PART TWO
THEMES — PLACE-MAKING, LOCAL ECONOM

MY AND HOUSING

WELL CONNECTED AND DISTINCTIVE NEIGHBOURHOODS

Glen Eira is made up of a number of distinct neighbourhoods that each have their own unique identity. The individuality of each place is a contribution of many factors, including the buildings, public spaces, community services, people and culture of the area.

As our centres become more affected by globalised and mobilised markets, it is even more important to create community rich experiences within these places that cannot be bought online.

Accessibility of our places is also a high priority to ensure services and experiences are easily available to the community, particularly by foot and bicycle.

Developing a clear identity will reinforce the community bond and improve social wellbeing and inclusiveness. This will result in a strong, supported local economy that reflects the needs of the community.

Our places that support the most people for activity, learning, working and visiting and which have integrated transport options are the key locations for placemaking. These are principally our activity centres.

What we heard through our community engagement:
> Create places for people that are vibrant and have a greater focus on family and vibrancy within our centres.
> Cleaner, greener and better connected centres that are easily accessible for all members of the community.
> The identity of each of Glen Eira's neighbourhoods needs to be strengthened and a greater emphasis placed on making these centres family friendly.
> Improve car parking conditions and decrease traffic congestion in activity centres.

ALMA VILLAGE

CAULFIELD PARK

CAULFIELD STATION PRECINCT

RIPPONLEA

CARNEGIE

ELSTERNWICK

CAULFIELD SOUTH

GLEN HUNTLY

MURRUMBEENA

HUGHESDALE

GARDENVALE

ORMOND

EAST VILLAGE

MCKINNON

BENTLEIGH

BENTLEIGH EAST

PATTERSON

MOORABBIN JUNCTION

BOROONDARA

STONNINGTON

PORT PHILLIP

BAYSIDE

MONASH

KINGSTON

Legend:
- Activity Centre
- Train Lines and Stations
- Tram Lines
- Main Road

0   0.5   1   1.5   2 km

N

Map 4: Glen Eira's neighbourhoods

20-MINUTE NEIGHBOURHOOD

The 20-minute neighbourhood concept, which forms part of the *Glen Eira Council and Community Plan 2017–2021* and *Plan Melbourne 2017–2050*, is all about living locally — giving people the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home. Features of the 20-minute neighbourhood are illustrated in Figure 8.

The aspiration of Glen Eira City Council and its community is for a City that is liveable, accessible, safe, sustainable and engaged. Council and the community have committed to aspiring to create 20-minute neighbourhoods and a City that is easy to move around and full of safe travel options and walkable neighbourhoods.

The 20-minute journey represents an 800m walk from home to a destination and back again, or a maximum of 10 minutes walk to your destination and 10 minutes back home. Map 5 applies the 20-minute neighbourhood concept to Glen Eira. This shows that a high proportion of our City is within walking distance of an activity centre, although there are gaps. These gaps can be addressed through improved pedestrian, cycling and public transport access to all our activity centres across the City, and recognising the role of local centres (small groups of shops) in also supporting Glen Eira's 20-minute city aspirations. The recent introduction of East Village as a mixed use precinct will now provide that area with an activity centre in a walkable distance where previously there was a gap.
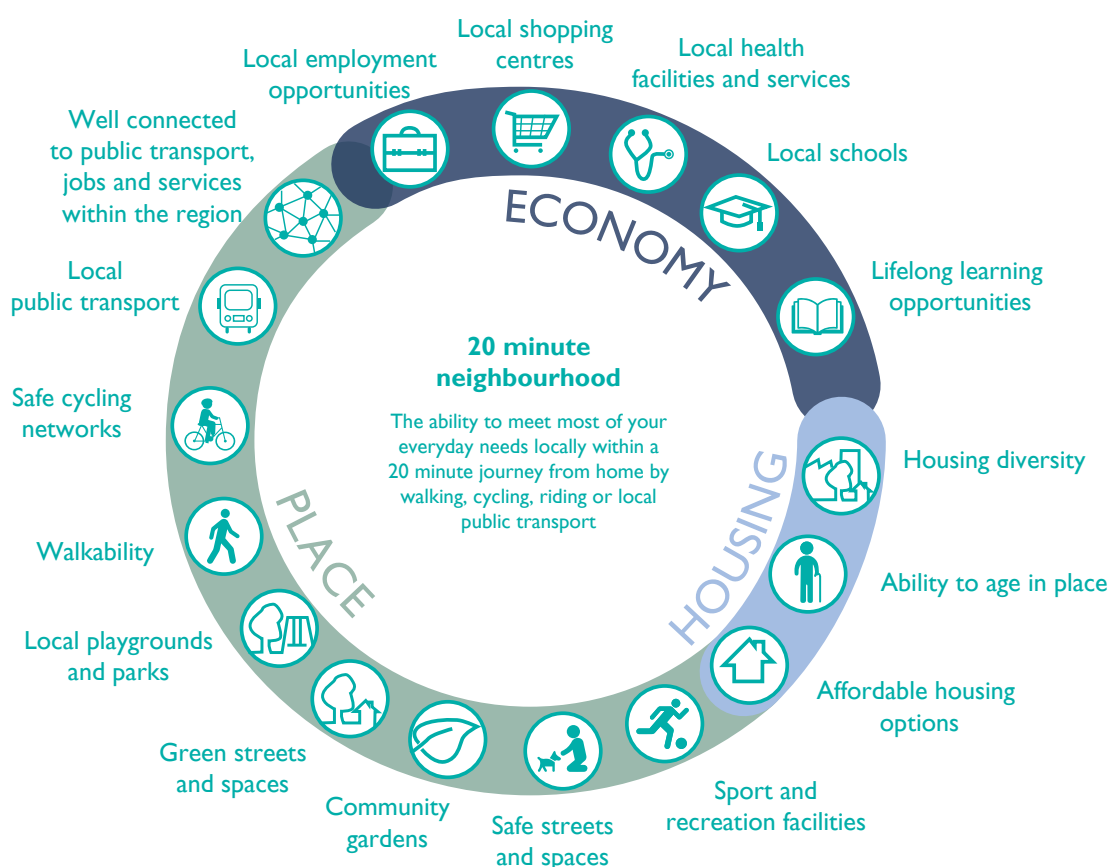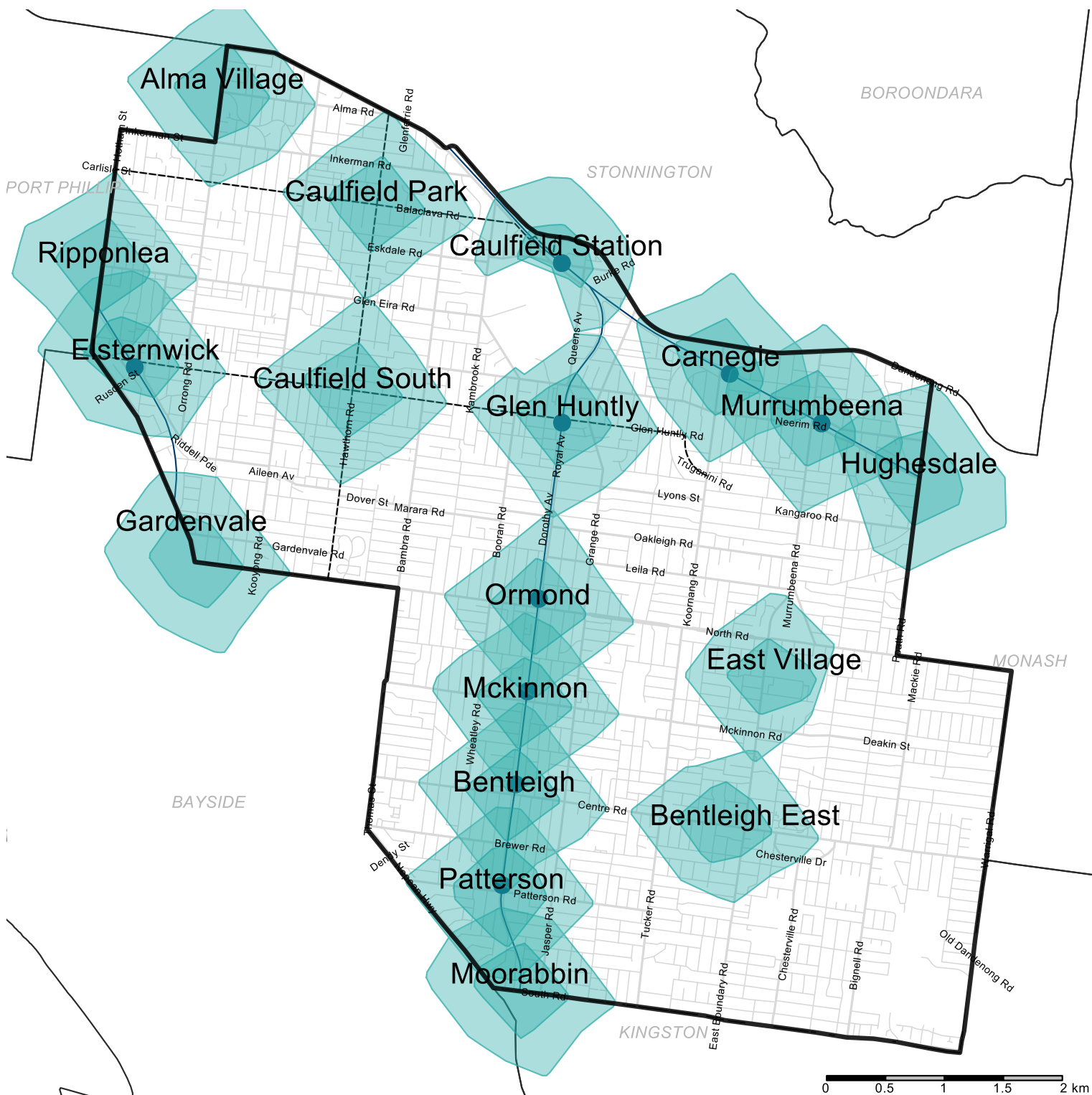

Figure 7: 20-minute neighbourhood
Source: *Plan Melbourne, 2017–2050: Metropolitan Planning Strategy* (DELWP, 2017)

Alma Village

BOROONDARA

Alma Rd

Glenferrie Rd

Inkerman Rd

STONNINGTON

Carlisle St

Caulfield Park

Balaclava Rd

PORT PHILLIP

Eskdale Rd

Caulfield Station

Ripponlea

Burke Rd

Glen Eira Rd

Queens Av

Elsternwick

Carnegie

Orrong Rd

Kambrook Rd

Caulfield South

Murrumbeena

Dandenong Rd

Neerim Rd

Rusden St

Glen Huntly

Royal Av

Glen Huntly Rd

Riddell Pde

Hughesdale

Aileen Av

Trugaini Rd

Lyons St

Dover St

Marara Rd

Kangaroo Rd

Gardenvale

Booran Rd

Dorothy Av

Oakleigh Rd

Murrumbeena Rd

Gardenvale Rd

Bambra Rd

Grange Rd

Leila Rd

Koornang Rd

Ormond

North Rd

East Village

MONASH

Kooyong Rd

Mckinnon

Mackie Rd

Wheatley Rd

Mckinnon Rd

Deakin St

BAYSIDE

Bentleigh

Centre Rd

Bentleigh East

Chesterville Dr

Brewer Rd

Patterson

Patterson Rd

Tucker Rd

Chesterville Rd

Bignell Rd

Old Dandenong Rd

Denny St

Jasper Rd

Moorabbin

South Rd

East Boundary Rd

KINGSTON

| 0 | 0.5 | 1 | 1.5 | 2 km |

N

Map 5: 20-minute neighbourhoods

SHARED VISION STATEMENTS

These shared vision statements have been formed based on the feedback we received from two rounds of community co
These statements will form a 15 year guide for decision-making for both private development and public realm works.

CAULFIELD STATION PRECINCT

Caulfield Station Precinct will be a regional destination for education, employment, and events.

Anchored by the university, this *Plan Melbourne* identified precinct, will be a vibrant, accessible and integrated centre that supports a diverse local residential population that values the active night-life, public transport options and pedestrian friendly streetscapes.

ELSTERNWICK

Elsternwick will be a safe, accessible and liveable centre that embraces its historic character and strong cultural and village feel.

The centre will be a destination for its longstanding cultural and entertainment offerings, business and employment opportunities, and a range of quality local retail outlets and community spaces.

CARNEGIE

Carnegie will be a safe, connected and welcoming centre that embraces its authentic urban character and cultural identity.

The centre will be a destination for night-life, shopping and employment, supporting a range of businesses and interconnected spaces that meet the needs of the local community.

EAST VILLAGE

East Village will be a sustainable mixed use precinct with a focus on innovative employment and education opportunities.

Enhanced by green spaces and places for people, it will be supported by a diverse range of high quality housing and retail that caters for all.

BENTLEIGH EAST

Bentleigh East will be a welcoming and connected centre that caters for all.

The centre will be enhanced by a range of retail and dining options to meet the everyday needs of its local community.

CAULFIELD SOUTH

Caulfield South will be a convenient, diverse and attractive shopping strip that is vibrant both during the day and at night.

Enhanced pedestrian and cycling amenity and greenery will foster an active, safe and friendly environment.

HUGHESDALE

Hughesdale will be a rejuvenated and inviting centre with a mix of small local businesses, cafes and restaurants boosted by strong transport connections.

The family-friendly centre will have a cohesive community feel enhanced by consistent urban treatments, including green spaces and opportunities for social interaction.

MCKINNON

McKinnon will be an accessible centre with a strong village feel, which recognises and celebrates its heritage and local history.

With a unique offering of retail and hospitality options, the centre will cater for the local community while retaining its charm.

MURRUMBEENA

Murrumbeena will be a leafy and green local centre with a strong community and environment focus.

With a mix of local businesses to meet residents' daily needs, the accessible, pedestrian-friendly centre will maintain a safe village feel and embrace its local history.

MOORABBIN JUNCTION

Moorabbin Junction will be a vibrant, accessible and safe centre with a strong focus on arts, nightlife and community connections.

As an emerging growth hub, the centre will support a diverse range of housing and commercial activity with dining and entertainment options available during the day and into the night.

BENTLEIGH

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

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

GLEN HUNTLY

Glen Huntly will use Booran Reserve and the emerging cultural offerings to become a new, exciting destination that acts as a focal point for the local community with a diverse range of retail and hospitality experiences.

The centre will be attractive, clean and safe, and support pedestrian and cycling access.

CAULFIELD PARK

Caulfield Park will be a local hub, which embraces its strong culture and heritage.

A transport junction anchored by green open space, the centre will maintain a strong sense of community and connected village feel.

ALMA VILLAGE

Alma Village will be a charming and accessible local centre with quality shopping and eating options that cater for residents' everyday needs.

GARDENVALE

Gardenvale will be a friendly neighbourhood centre with tree lined streets and public amenity, which supports social interaction.

The centre will provide for residents' everyday needs and encourage strong connections between the community and traders.

ORMOND

Ormond will maintain a local feel with a strong sense of community connection, which is enhanced by greenery and landscaping.

Embracing its local character and heritage, the centre will be an accessible and well-connected destination for urban retail and dining.

PATTERSON

Patterson will be a connected and vibrant creative hub embracing local art and music.

The centre will be enhanced by a leafy green streetscape and lively cafes and restaurants which strengthen the close-knit village atmosphere.

RIPPONLEA

Ripponlea will be an intimate and unique centre, which embraces its culture and heritage charm.

The centre will provide a mix of retail and dining offerings creating a vibrant street life and community feel, which is consistent throughout the centre.

VIBRANT ACTIVITY CENTRES WITH A THRIVING LOCAL ECONOMY

Glen Eira's network of activity centres should provide the community with daily and weekly shopping needs as well as employment opportunities within a short distance of their homes. As outlined on pages 26 and 27, the principle for the 20-minute neighbourhood aims to create accessible, safe and attractive local areas where people can reach employment, services and infrastructure within a 20-minute walk, cycle or local public transport trip.

A recent economic analysis of our municipality indicated that one third of Glen Eira's working residents are professional white collar workers with the largest employment sector (professional, scientific and technical services) set to grow further over the coming years. Despite this fact, only 9.6 per cent of local jobs service this sector with the large majority of our residents required to commute to the CBD or elsewhere for work. Approximately 40 per cent of people employed in Glen Eira are residents of the municipality (Figure 9), suggesting that when suitable jobs are available there is a high local uptake.

The number of local job opportunities within Glen Eira is low when compared with other municipalities. Only 22 per cent of working residents are employed within the municipality, making Glen Eira the fourth lowest council across Melbourne to locally employ its own residents. Neighbouring councils such as Bayside and Kingston, have rates in the range of 26 and 30 per cent. These statistics suggest that employment options for jobs, particularly within professional employment sectors, are limited within Glen Eira compared to its neighbours.
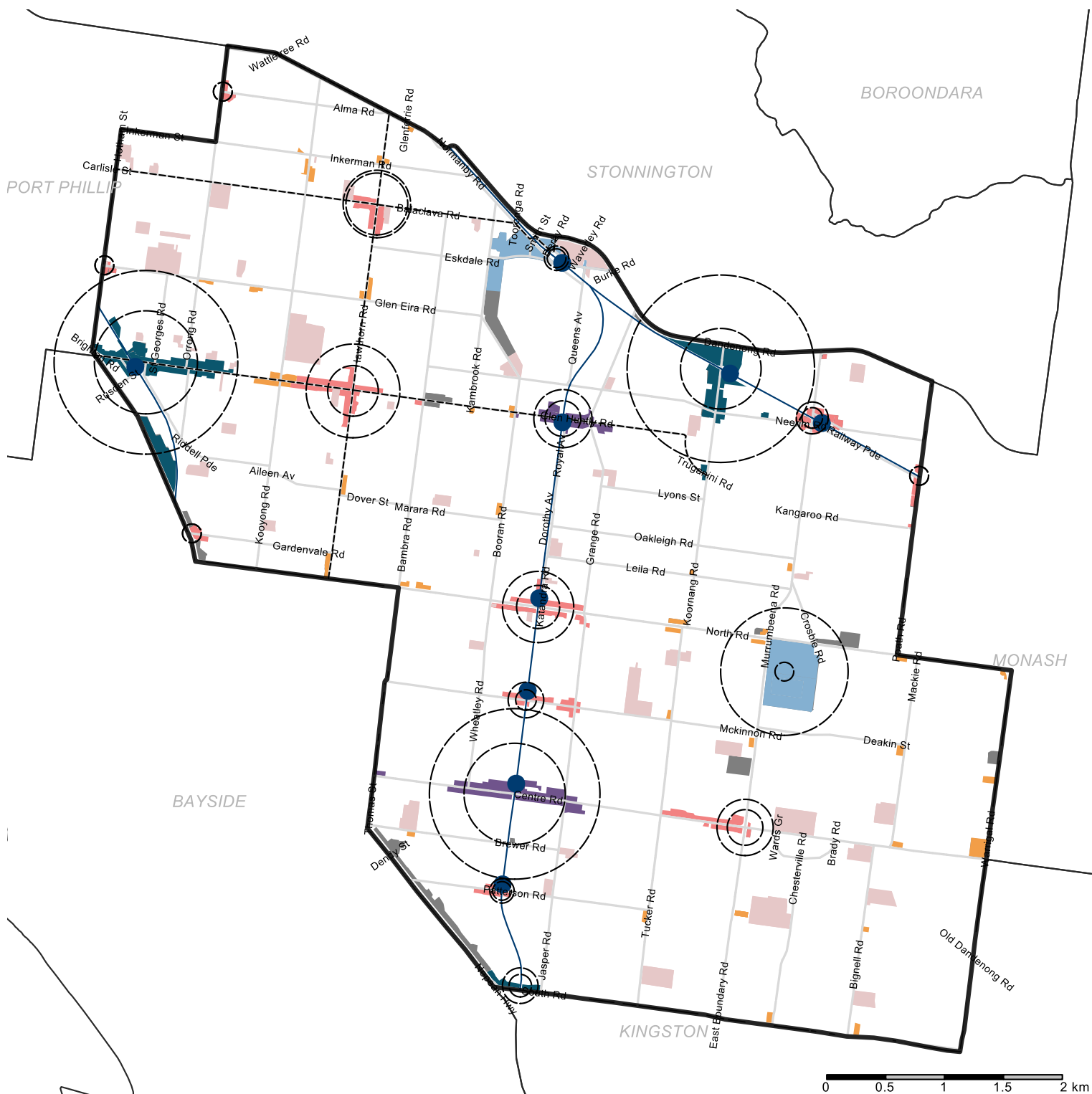
What we heard through our community engagement:

> A high proportion of residents (85 per cent) indicated that they were either satisfied or very satisfied with the current weekly food shopping options in their local area. A similar number were satisfied with the local specialty food on offer.
> The community want our local centres to have a vibrant night-life.
> Our centres should provide experiences, not just transactions.

We must plan for the future employment needs of the community by ensuring more jobs are provided for our residents that are in close proximity to their homes, and that these jobs service leading employment industries.

Glen Eira is well placed to address this need for more local employment, with capacity in its activity centres to accommodate a range of new local job opportunities. Table 2 (page 34) outlines a plan for Glen Eira's local economy, identifying preferred locations and level of focus for a broad range of employment types. More than 90 per cent of all new jobs over the next two decades are expected to be located within Glen Eira's network of accessible activity centres (Figure 11).

Outside of activity centres, jobs in employment only areas and residential areas also make an important contribution to the local economy. Whilst not as high intensity as jobs in activity centres, jobs in residential areas constitute 15 per cent of all employment across the city, and include important industry sectors such as home businesses, schools and mobile workers such as tradespeople and healthcare workers.

Map 6: City Economic Context

Employment Areas in Activity Centres

- Education and Innovation Precinct
- Major Activity Centre with Urban Renewal
- Major Activity Centre
- Neighbourhood Activity Centre
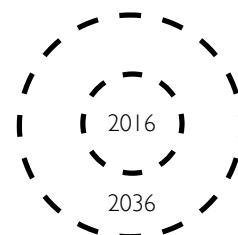
Employment Areas Out of Centre

- Local Centre*
- Employment Areas

Context

- Existing Health and Education

* Commercial 1 Zone and Mixed Use Zone

Comparative Amount of Employment Floor Space 2016 and 2036

2016
2036

N

BOROONDARA

STONNINGTON

PORT PHILLIP

MONASH

BAYSIDE

KINGSTON

0   0.5   1   1.5   2 km

140,875
GLEN EIRA POPULATION (2016)

69,637 (2016) RESIDENTS WHO ARE EMPLOYED WHAT DO THEY DO?

13.5% (2016) PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES	12.5% (2016) HEALTHCARE AND SOCIAL ASSISTANCE	10.8% (2016) EDUCATION AND TRAINING	9.7% (2016) RETAIL TRADE
OFFICE	**HEALTH**	**EDUCATION**	**RETAIL**
8.5% (2016) PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES	19.5% (2016) HEALTHCARE AND SOCIAL ASSISTANCE	15.6% (2016) EDUCATION AND TRAINING	9.8% (2016) RETAIL TRADE

37,168 (2016) EMPLOYEES WORKING IN GLEN EIRA WHAT DO THEY DO?

Figure 8: What do our residents do?
Source: Glen Eira Community Profile, .idcommunity: http://profile.id.com.au/glen-eira

Figure 9: Where do Glen Eira's
workers travel from?
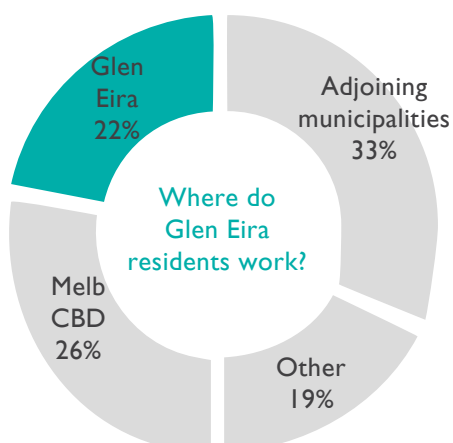Source: ABS Census, 2016

Figure 10: Where do Glen Eira's
residents work?
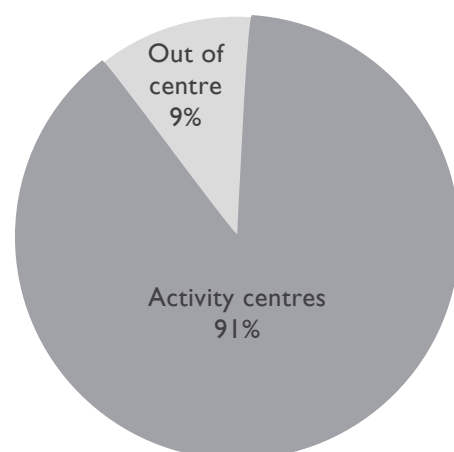Source: ABS Census, 2016

Figure 11: Employment floor space
growth 2016–36
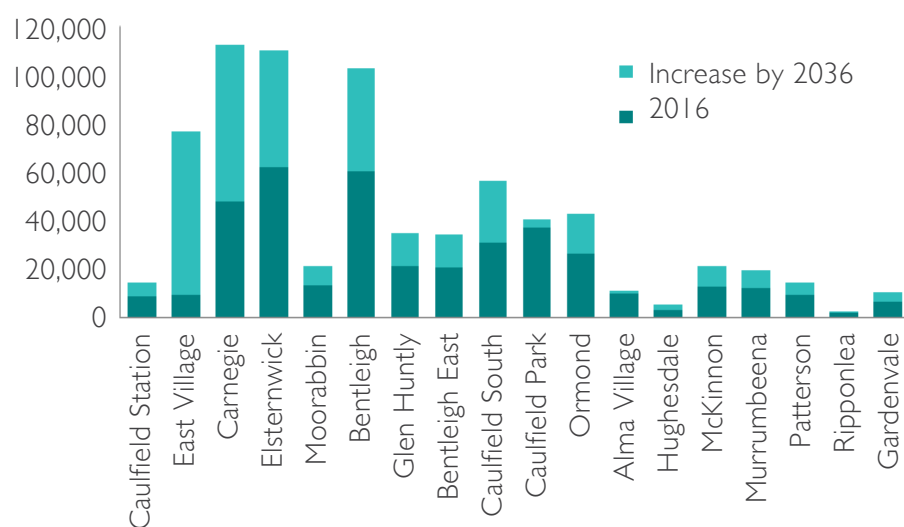Source: SGS Economics and Planning

Figure 12: Economic floorspace breakdown by activity centre (out of centre data excluded)
Source: SGS Economics and Planning

		HIGH FOCUS FOR EMPLOYMENT GROWTH	MODERATE FOCUS FO
	OFFICE Major office and smaller suites for professional, knowledge and innovation sectors, as well as business incubators, co-working offices and home-office.	> Designated urban renewal areas. > Designated strategic sites. > Designated employment areas.	> Shop-top office across neighbourhood centre > Commercial areas out good access to public t
	HEALTHCARE Hospitals, medical centres, clinics, gyms and other fitness studios, etc.	> Designated urban renewal areas. > Designated strategic sites within major activity centres.	> Major activity centres activity centres. > Clustering of medical, around major activity c activity centres and ma hospitals.
	EDUCATION University, high schools, primary schools, kindergartens, tutoring classes, night classes, adult learning centres, etc.	> Designated urban renewal areas. > Designated strategic sites within major activity centres. > Clustering of education and associated uses around tertiary education facilities.	> Major activity centres activity centres. > Education uses within industry training centr > Clustering of educatio major activity centres, centres and medium si high schools.
	RETAIL Major retailing, entertainment, convenience and specialty retailing, etc.	> Designated urban renewal precincts and strategic sites across all ground floor premises. > Commercial and mixed use areas within major activity centres and large neighbourhood activity centres across all ground floor premises.	> Commercial and mixe neighbourhood activity floor premises.
	HOSPITALITY Restaurants, cafes, bars, takeaway food, etc.	> Ground floor of commercial and mixed use premises in urban renewal areas, strategic sites and major activity centres.	> Ground floor of comm premises in neighbourh
	MANUFACTURING Light industrial uses.	> Best located elsewhere in a region with better infrastructure, such as Monash or Dandenong National Employment cluster.	> Ground floor premises use areas outside activ employment and reside > Best located elsewher infrastructure, such as Employment Area and Precinct.

Please note: reference to strategic sites in Table 2 are those sites which have been designated as a strategic site in Council. They do not correspond to references to strategic sites (or similar) in other external documents, such as

R EMPLOYMENT GROWTH	INCREMENTAL FOCUS FOR EMPLOYMENT GROWTH	LOW FOCUS FOR EMPLOYMENT
all major activity centres and s. side of activity centres with transport.	> Shop-top offices across local centres. > Commercial areas outside of activity centres with good access to public transport. > Home offices on ground floor within residential apartment buildings.	> Small scale home-based businesses within suburban residential areas.
and large neighbourhood health and associated uses centres, large neighbourhood ajor health facilities, such as	> Neighbourhood activity centres and local centres. > Main roads within train or tram precincts, outside of activity centres. > Clustering of medical, health and associated uses around neighbourhood activity centres, local centres and other medical or health facilities.	> Small scale medical or health centres to meet local needs, in suburban residential areas.
and large neighbourhood employment areas, such as es. n and associated uses around large neighbourhood activity ze education uses, such as	> Neighbourhood activity centres and local centres. > Main roads within train or tram precincts, outside of activity centres. > Clustering of education and associated uses around neighbourhood activity centres, local centres and local education facilities, such as primary schools and kindergartens.	> Small scale education uses to meet local needs, in suburban residential areas.
d use areas within y centres across all ground	> Local centres across all ground floor premises. > Commercial and mixed use areas outside activity centres to service local employment and residential catchments, at ground level.	
mercial and mixed use hood activity centres.	> Ground floor premises in local centres.	
s in commercial and mixed- vity centres, serving local ential catchments. e locally with better Bayside Business and Moorabbin Industrial	> Industrially zoned land on arterial roads.	> Industrially zoned land.

QUALITY HOUSING AND BUILDINGS FOR THE FUTURE

Glen Eira has recently experienced a housing boom with our municipality experiencing a 55 per cent increase in development applications from 2012 to 2016. Recent statistics released by State Government (*Victoria in Future 2019*) indicate that Glen Eira's population is likely to increase by a further 27 per cent to 2036, resulting in the need for an additional 18,000 dwellings. These projections emphasise the need for us to proactively manage change within our municipality (Figure 13).

When considering Glen Eira's future housing and development, it is important to understand the different needs of our community and the different stages of household life cycles.

Glen Eira has recently seen strong growth of families, welcoming approximately 3,359 new family households between 2006 and 2016. Glen Eira's close-knit neighbourhoods make for attractive places to raise a family due to the provision of schools, parks and community services in the area. However, there is currently a supply shortage of available and affordable family homes.

While couples with children are expected to continue to grow, it is lone households that are expected to have the largest increase to 2036 in terms of numbers.

What we heard through our community engagement:

> Our community want new buildings to be of quality design and responsive to their immediate context.
> Our community want new buildings to respect the character of the area.

The environment is of growing concern and we must act now to minimise our impacts for the future.

In 2016, Glen Eira had the fifth highest residential density of all councils in Victoria. The current housing boom has resulted in many of our residential suburbs experiencing unprecedented development activity. While providing new homes is important, it can result in tension with the immediate neighbourhood when built form outcomes do not always meet community expectations for the design and density of new housing development.

As the population of Glen Eira grows, it is also changing in terms of its household structure and housing needs. The *Glen Eira Council and Community Plan 2017–2021* has a strong focus on delivering a diverse range of housing, including an increased supply of social and affordable housing and ageing in place opportunities. When planning for our City's changing households needs, we must explore ways to accommodate all of our community's needs, both now and into the future.
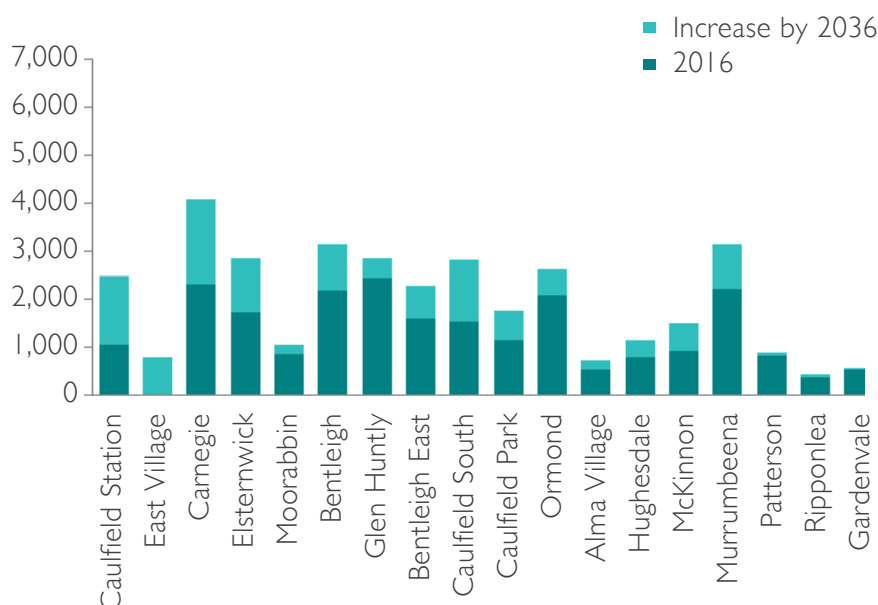
Figure 13: Housing uptake breakdown by activity centre (out of centre data excluded) Source: SGS Economics and Planning

TYPES OF HOUSEHOLDS IN GLEN EIRA

| LONE PERSON | GROUPS | COUPLES WITHOUT DEPENDENTS | ONE PARENT FAMILY | COUPLES WITH DEPENDENTS |
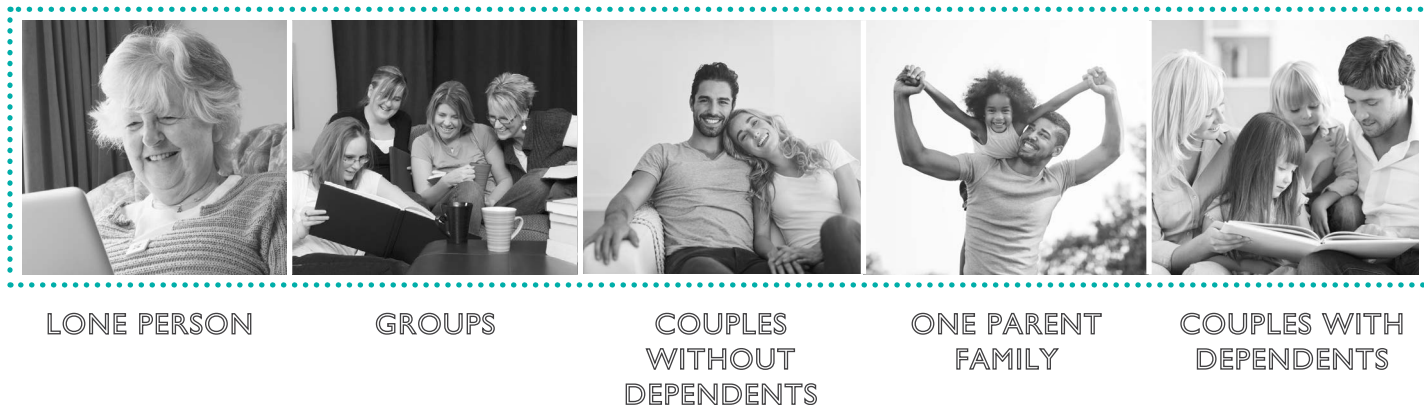
2016 — NUMBER OF DWELLINGS

| 15,823 | 3194 | 14.446 | 4,651 | 18,805 |

2036 — PROJECTED INCREASE

| +5201 | +786 | +4243 | +885 | +3791 |

HOUSING OPPORTUNITIES

| AGED CARE | APARTMENT | TOWNHOUSE | DETACHED HOUSE | AFFORDABLE HOUSING / STUDENT HOUSING |

Figure 14: Glen Eira's households
Source: Glen Eira Community Profile, .idcommunity: http://profile.id.com.au/glen-eira

There are a number of groups within the community that have specific housing issues and needs, including aged persons, students, and those requiring social or affordable housing. The preferred locations and strategic directions to support housing initiatives for these groups are broadly the same as other sectors of the community, in that they need diverse and affordable housing options across the whole City. New fit-for-purpose housing initiatives for these groups will be directed into areas close to shops, services, transport and jobs. In most cases these will be in education and innovation precincts and within major and neighbourhood activity centres.

AGED PERSONS HOUSING

Glen Eira is currently experiencing a generational transition with more than 15 per cent of our community aged over 65 years in 2016, including a retiree living alone in one in every 10 family homes across the municipality. Our neighbourhoods are currently lacking options of fit-for-purpose, age-friendly housing for our ageing community. Age-friendly housing addresses a number of social and health issues, including social isolation and dispersed health services; it can also assist in releasing greater numbers of family homes back into the market to be taken up by families with children and other larger households.

Ageing in place opportunities allow for older people to live in accommodation which meets their needs (either in their own home or in new accommodation), while also allowing for them to remain living within their same community and support networks.

Aged persons accommodation can occur across all areas of the municipality, to meet the wide range of housing needs of this sector of the community. The preferred location for new aged persons housing, however, will be to focus on areas close to services, facilities and public transport. These areas are primarily major and neighbourhood activity centres, where older residents can be supported with a range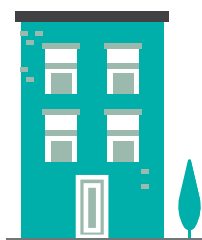 of services and facilities and enjoy the lifestyle and community-rich experiences that Glen Eira's vibrant activity centres have to offer.

STUDENT HOUSING

It is important that fit for purpose student housing is available for students in Glen Eira. Many students attend the Monash University Caulfield Campus and the Holmesglen Institute of TAFE (Moorabbin Campus). New housing that supports students is purpose-built with specific internal amenities, close to the place of study, and has good access to services via cycling, walking and public transport. Student housing should generally be located in close proximity to Monash University and within activity centres that have direct public transport access to Monash University Caulfield campus and Holmesglen.

In particular, focusing student housing into activity centres like the Caulfield Station Precinct will support other housing, educational and economic priorities for this precinct, with mutually compatible and supportive land uses to strengthen its urban renewal and strategic redevelopment opportunities.

SOCIAL AND AFFORDABLE HOUSING

Glen Eira's *Social and Affordable Housing Strategy 2019–23* assesses the need for social and affordable housing in Glen Eira and identifies Council's role in developing solutions that will see an increase in the provision of social and affordable housing.

The combination of rising house prices, increased rents and limited investment in social and affordable housing has meant that there is a number of households in Glen Eira experiencing housing stress and therefore requiring social and affordable housing.

Housing stress is defined as a household that pays more than 30 per cent of its gross income on rent. In Glen Eira, 13 per cent of rental households are experiencing housing stress. Of these, lone person households account for the largest single group of households in stress, approximately 43 per cent.

MANAGING GROWTH BY SUPPORTING THE RIGHT HOUSING IN THE RIGHT LOCATION

The City Plan directs the right housing in the right location, balancing the housing requirements set by the State Government and meeting the current and future needs of our local community requires good planning to manage growth in a sustainable manner. It is based on the principle of ensuring the right housing is in the right location to accommodate the needs of our growing and changing population.

State Government population growth expectations identify an additional 2.2 million people to be accommodated across Greater Melbourne by 2036. Of this, approximately 40,000 new residents are expected to live in Glen Eira over this period.

Through the Planning Policy Framework in planning schemes, councils are required to plan to accommodate projected population growth within their municipality over at least a 15 year period, and provide clear directions on locations where growth should occur. It should include opportunities for redevelopment and intensification of existing urban areas, as well as identifying neighbourhood character considerations.

In December 2019, the Department of Environment, Land, Water and Planning (DELWP) released Planning Practice Notes 90 (Planning for Housing) and 91 (Using the Residential Zones), which outline how councils are expected to plan for housing and implement the residential zones throughout their municipality that align with *Plan Melbourne 2017–2031* and meet State Government expectations.

Planning Practice Note 90 (Planning for housing) in particular, provides useful context for councils in planning for population growth and managing housing change within their municipality:

Many of the changes occurring to the Victorian housing market are due to population changes. Victorians are ageing, having fewer children, forming smaller households and preferring different lifestyles. These changes have impacted on the demand, type, and location of housing.

… Lifestyle and preference changes have affected the housing market in several ways, creating demand for new and diverse housing. Victoria is experiencing unprecedented population growth and Melbourne is projected to become Australia's largest city.

One of the key actions associated with developing a residential development framework is the identification of housing change areas … Identifying preferred development outcomes provides certainty to the community about where growth and intensification will occur, where valued neighbourhood character will either be respected or protected and where development is constrained by other characteristics or values. A framework for managing change typically comprises the delineation of minimal, incremental and substantial change areas." (Source: PPN 90 — Planning for Housing, DELWP, Dec 2019).

WHERE WILL HOUSING GROWTH IN GLEN EIRA BE DIRECTED?

In accordance with the guidelines set by the State Government in planning for population growth and managing housing change, our housing strategy supports sustainable housing growth by identifying a transitional approach to new housing across the municipality, based upon the ability of each area to support growth and change.

Areas of **substantial change** will be the areas of greatest housing diversity and change, and include all of Glen Eira's activity centres and selected main road corridors. These are locations with good access to shops, services, jobs and public transport, with high levels of existing infrastructure suitable to support growth. Approximately 75 per cent of all new housing from 2016 to 2036 is expected to be located within activity centres.

Areas of substantial change across the municipality will not all be the same, and will vary significantly with respect to expected built form outcomes, to reflect valued character attributes, local context and ability to accommodate new growth. Some areas will be expected to undergo transformational change with tall buildings in excess of eight storeys, whereas other areas will still see substantial change, but with more moderate built form outcomes of up to three storeys. Accordingly, there are five graduated levels of expected change nominated within substantial change areas (SC1 through to SC5), based on the expected maximum number of storeys expected within the future built form.

Areas of **incremental change** will apply to the majority of Glen Eira's suburban residential areas outside of activity centres, where amenity and character will be primary determinants of new housing outcomes. These areas will still have capacity for some growth and diversity of housing, in accordance with *Plan Melbourne* and existing zoning expectations, however the level and intensity of this growth will be incremental only, allowing for neighbourhood character and amenity considerations to determine built form outcomes.

Areas of **minimal change** will apply to suburban residential areas outside of activity centres where special characteristics have resulted in a Heritage Overlay or a Neighbourhood Character Overlay applying to the land through the planning scheme. Protection of the identified characteristics will result in minimal housing growth and change.

Employment-only areas, where commercial and other non-residential uses are the priority and housing is not a preferred outcome, are not included within the housing change areas.

Our housing strategy, which identifies different levels of housing change across the municipality and the areas they will apply to, is outlined in Table 3 and Map 7.

ADEQUATE CAPACITY FOR HOUSING GROWTH

Glen Eira has adequate housing capacity to meet housing demand forecasts. This takes into account structure planning of activity centres completed to date and modelling of potential development based on available land, existing zones and expected built form outcomes. By facilitating capacity within activity centres to accommodate the majority of new housing, our housing strategy will direct the greatest housing diversity and change into areas which have the services and infrastructure to support such growth. This provides a sustainable housing response that will achieve net community benefit. It improves opportunities to provide well located, affordable and more diverse housing options to meet projected population growth and changing community needs. It also improves liveability and economic outcomes by achieving 20-minute neighbourhood objectives, and reduces the pressure on existing suburban residential areas for greater housing diversity and change.

BOROONDARA

STONNINGTON

PORT PHILLIP

MONASH

BAYSIDE

KINGSTON

Wattletree Rd
Alma Rd
Inkerman Rd
Carlisle St
Balaclava Rd
Eskdale Rd
Glen Eira Rd
Dandenong Rd
Neerim Rd / Railway Pde
Glen Huntly Rd
Kangaroo Rd
Lyons St
Aileen Av
Dover St
Marara Rd
Gardenvale Rd
Oakleigh Rd
Leila Rd
North Rd
Mckinnon Rd
Deakin St
Centre Rd
Brewer Rd
Paterson Rd
Jasper Rd
South Rd
Old Dandenong Rd
Bignell Rd
Brady Rd
Chesterville Rd
Tucker Rd
East Boundary Rd
Wheatley Rd
Kooyong Rd
Orrong Rd
St Georges Rd
Brighton Rd
Riddell Pde
Hawthorn Rd
Glenferrie Rd
Hotham St
Orrong Rd
Tooronga Rd
Queens Av
Kambrook Rd
Booran Rd
Dorothy Av
Orange Rd
Karamay Rd
Koornang Rd
Murrumbeena Rd
Crosbie Rd
Mackie Rd
Weads Gr
Denby St
Nepean Hwy
Waverley Rd
Burke Rd

Map 7: City Housing Framework Plan

Suburban Residential Areas
- Minimal Change Areas
- Incremental Change Areas

Substantial Change Areas
- Substantial Change 1
- Substantial Change 2
- Substantial Change 3
- Substantial Change 4
- Substantial Change 5

Activity Centres, Local Centres and Transport Corridors

Train Lines and Stations

Tram Lines

0   0.5   1   1.5   2 km

N

HOUSING CHANGE AREAS	MINIMAL CHANGE AREAS	INCREMENTAL CHANGE AREAS	
	MC	IC	SC1
	2 STOREYS	2 STOREYS	3 STOREYS
PURPOSE	> To identify residential areas with minimal opportunity for change, due to identified heritage or neighbourhood character values recognised by specialised planning controls.	> To identify residential areas with an incremental focus for housing growth and change with a two storey maximum height.	> To identify areas with a higher focus for housing growth and change above an incremental change area, but where there is a need for a transition in building scale or other local context requiring more moderate built form outcomes than SC2.

WHERE WILL THE HOUSING CHANGE AREAS GENERALLY APPLY?	> Suburban residential areas with identified heritage or neighbourhood character significance.	> Suburban residential areas.	> Major activity centres:
			  > Residential zones in activity centre periphery.
			  > Neighbourhood activity centres:
			  > Residential zones.
			> Residential areas on selected main roads:
			  > Within a tram precinct.
			  > On roads serving a major activity centre with good walking access.
			> Local centres:
			  > Commercial areas.

EXPECTED BUILT FORM OUTCOMES:	> Low scale residential dwellings with identified heritage or neighbourhood character values.
	> Minimal change from existing built form.
	> Built form outcomes to respect existing heritage or special character, as identified in relevant overlay.
	> Typical building typologies:
	  > Predominantly detached dwellings.
	> **Maximum building height:**
	  > **2 storeys**
		> Low scale residential dwellings in a suburban residential setting.
		> Built form to be sympathetic and responsive to local amenity, character and context of residential area.
		> Typical building typologies:
		  > Detached dwellings, dual occupancies, townhouses and apartments.
		> **Maximum building height:**
		  > **2 storeys**
			> Moderate scale residential buildings on a main road or within an activity centre setting.
			> Moderate scale buildings with a mix of residential, retail and commercial uses in a small scale local centre setting.
			> Built form to reflect local character and context, including heritage values.
			> Typical building typologies:
			  > Residential apartments and townhouses.
			  > Shop-top housing
			> **Maximum building height:**
			  > **3 storeys**

Please note: reference to strategic sites in Table 3 are those sites which have been designated as a strategic site in Council. They do not correspond to references to strategic sites (or similar) in other external documents, such as

SUBSTANTIAL CHANGE AREAS			
SC2	SC3	SC4	SC5
4 STOREYS	5 STOREYS	8 STOREYS	9+ STOREYS
> To identify areas with a high focus for housing growth and change, but where there are identified heritage values or other local context requiring more moderate built form outcomes than SC3.	> To identify areas with a high focus for housing growth and change.	> To identify areas with a substantial focus for housing growth and change.	> To identify areas with the most substantial focus for housing growth and change close to jobs, services and public transport.

> Major activity centres:
  > Residential zones in activity centre core.
  > Commercial areas with heritage overlay.
> Neighbourhood activity centres:
  > Commercial areas with heritage overlay.
	> Major activity centres:
	  > Commercial areas with no heritage overlay.
	> Neighbourhood activity centres:
	  > Commercial areas with no heritage overlay.
		> Designated urban renewal areas remote from a train and tram precinct.
		> Designated strategic sites within activity centres.
			> Designated urban renewal areas in a train and tram precinct.

> Moderate scale residential buildings within the core of a major activity centre setting.
> Moderate scale buildings with a mix of residential, retail, commercial, entertainment and community uses in an activity centre setting and with identified heritage values.
> Built form to reflect local character and context, including heritage values.
> Typical building typologies:
  > Residential apartments and townhouses.
  > Shop-top housing.
> **Maximum building height:**
  > **4 storeys**
	> Moderate to tall scale buildings, with a mix of residential, retail, commercial, entertainment and community uses in an activity centre setting.
	> Built form to reflect local character and context.
	> Typical building typologies:
	  > Mixed-use apartments.
	  > Shop-top housing.
	  > Built form to reflect local character and context.
	> **Maximum building height:**
	  > **5 storeys**
		> Tall scale buildings with a mix of residential, retail, commercial, entertainment and community uses, in a dense urban setting.
		> Typical building typologies:
		  > Mixed-use apartments.
		> **Maximum building height:**
		  > **8 storeys**
			> Tallest scale buildings with a mix of residential, retail, commercial, entertainment and community uses, in a dense urban setting.
			> Typical building typologies:
			  > Mixed-use apartments.
			> **Building height:**
			  > **9 storeys and over**

an adopted *Structure Plan* by *Plan Melbourne 2017–2050.*

PART THREE
IMPLEMENTATION

Glen Eira will be a city of walkable neighbourhoods that are centred on a network of vibrant, socially inclusive and well designed activity centres, providing for the needs of and reflecting the character of their communities.

KEY ACTIONS:
1. **Update strategic vision for municipality (Municipal Planning Strategy).**
2. **Undertake structure plans (or similar precinct planning approach) for Glen Eira's activity centres.**
3. **Engage with community to develop an Integrated Transport Strategy.** ✓

THEME ONE: PLACE-MAKING

OBJECTIVES

1.1 Culturally rich communities
Our activity centres will be culturally rich places, reflecting the unique characteristics and aspirations of their local neighbourhood.

1.2 Create places for people
We will continue to create open spaces that contribute to the recreational, physical and social needs of all community members.

1.3 Connected neighbourhoods
We will ensure that population growth is supported by a range of sustainable travel choices that reduce car dependency, including walking; cycling; and public transport. Simultaneously, a strategic approach will be taken to mitigate car parking and traffic issues.

1.4 Better quality and greener streetscapes
We must improve the walkability of our neighbourhoods by increasing pedestrianisation of our centres and ensuring safe and convenient access for all members of the community.

KEY ACTIONS

4. Undertake a major heritage review across Glen Eira.
5. Explore opportunities to integrate public realm improvements with private development or planned state or Council infrastructure works.
6. Introduce developer contributions for public infrastructure across change areas.
7. Update Council's *Open Space Strategy* and policies.
8. Introduce tree protection policy for new developments.
9. Undertake precinct-wide car parking and traffic plans that include future thinking solutions, such as introducing new parking planning provisions across activity centre areas.

THEME TWO: LOCAL ECONOMY

2.1 More local jobs — less commuting

We must reduce the negative impacts of commuting by improving the number of local jobs in our City, in particular, through the creation of new office space for professional employment.

2.2 Foster human experiences by strengthening the heart of the community

Our activity centres will become the centre of community life, thanks to contemporary well-placed and well-serviced community hubs and experience based businesses.

2.3 Build a thriving local connection economy

We will support a thriving local business economy that is built on strong connections and collaboration.

2.4 Vibrant night-life and weekends

We must proactively foster our centres as vibrant night-life and weekend destinations through the creation of additional floorspace designated to hospitality uses.

10. Develop Council's *Local Economy and Place Making Action Plan.*
11. Review Census data when released to determine and plan for employment trends within the municipality. ✔
12. Review and update Council's *Municipal Planning Strategy* and local policies to integrate policies that respond to the changing economy and employment trends.

THEME THREE: HOUSING

3.1 Provide housing for all

We must plan for the housing needs of the community and ensure that diverse housing options are made available to accommodate all situations and aspirations.

3.2 Respect amenity and local character

We must plan for the right development in appropriate locations by encouraging buildings that respond to their immediate urban context.

3.3 Plan for the future housing needs of the community

We must proactively plan for change by considering the future needs of the community.

3.4 Build a sustainable future

We must demonstrate a clear focus on environmental sustainability.

13. Carry out detailed consultation with the community about building design and development guidelines. ✔
14. Undertake a precinct by precinct review of development controls for each neighbourhood.
15. Implement new environmental and water sustainable design policies.

THEME ONE: PLACE-MAKING
WELL CONNECTED AND DISTINCTIVE NEIGHBOURHOODS

OBJECTIVES

1.1 CULTURALLY RICH COMMUNITIES

Glen Eira's neighbourhoods have long and layered histories, which are reflected in many heritage listed buildings and streetscapes.

Glen Eira is a proudly multicultural municipality that is made up of a range of ethnicities, including Indian, Chinese, Greek and Israeli communities. Glen Eira is also home to one of Australia's largest Jewish communities, with 16.8 per cent of our population identifying as Jewish (compared to 0.9 per cent across metropolitan Melbourne). Our diversity should be celebrated and enhanced through local activities that build on these unique features

Our activity centres will be culturally rich places, reflecting the unique characteristics and aspirations of their local neighbourhood.

1.2 CREATE PLACES FOR PEOPLE

Our neighbourhoods should be centred around a shopping strip that not only provides for the shopping needs of the surrounding residential areas but also provides spaces and enjoyment for the community, including green spaces.

Glen Eira has the lowest amount of open space as a proportion of land area available and per person in Melbourne. Parks, gardens and public spaces enhance our centres by providing the community with meeting points and areas of enjoyment that are accessible by all members of the community.

We will continue to create open spaces that contribute to the recreational, physical and social needs of all community members.

STRATEGIES AND ACTIONS

1.1.1　Celebrate the local uniqueness of each neighbourhood and its people.

1.1.2　Strengthen our unique cultural communities (both long-standing and emerging).

1.1.3　Explore ways to celebrate the history, heritage and stories of each place.

1.1.4　Enrich our centres through place-making, art and community festivals.

1.1.5　Preserve historical buildings, places of interest and culturally important features.

1.1.6　Ensure new buildings in key cultural and heritage locations are well designed buildings that reflect the local community and its aspirations.

1.2.1　Encourage family-friendly and socially inclusive places that cater to the needs of all community members.

1.2.2　Provide functional, multipurpose community hubs and public spaces.

1.2.3　Create safe and exciting places for people that become a destination for the wider community.

1.2.4　Promote events that cater to all members of the community.

1.3 CONNECTED NEIGHBOURHOODS

Car parking and traffic congestion is a common concern for the Glen Eira community. The State Government has recently invested more than $2 billion into Glen Eira to facilitate the removal of seven level crossings, rebuild six train stations and construct approximately 3.8 kilometres of elevated rail and new open space.

We will ensure that population growth is supported by a range of sustainable travel choices that reduce car dependency, including walking; cycling; motor cycling; and public transport. At the same time, a strategic approach will be taken to mitigate car parking and traffic issues.

1.3.1   Implement the 20-minute neighbourhood concept, by creating a greater mix of uses within neighbourhoods.
1.3.2   Proactively plan for the future in an integrated manner by undertaking a precinct approach to all future planning and project matters.
1.3.3   Encourage an innovative approach to car parking and take a strategic approach to transport planning.
1.3.4   As the technology of cars change in the future, actively explore ways to reduce the impact of cars and car parking on the place and its people.

1.4 BETTER QUALITY AND GREENER STREETSCAPES

Our streetscape and public realm are a major contributor to the identity of a neighbourhood. Our centres should be clean and attractive, and they should promote active transport options, particularly walking.

We must improve the walkability of our neighbourhoods by increasing pedestrianisation of our centres and ensuring safe and convenient access for all members of the community.

1.4.1   Create green spaces and streetscapes with large canopy trees and lush plantings.
1.4.2   Upgrade streetscapes and public realm for enjoyment by the local community.
1.4.3   Promote the upkeep and maintenance of existing buildings and shopfronts.
1.4.4   Strongly encourage walking and cycling as the main travel methods to local centres through creating safe, friendlier and tree lined routes.

OBJECTIVES

2.1 MORE LOCAL JOBS — LESS COMMUTING

Plan Melbourne estimates that there will be an additional 60,000 jobs required within Melbourne's inner south east region within the period of 2015 to 2031, representing an annual growth rate of 1.3 per cent per annum. Key industries supporting this growth will be retail trade; healthcare and social assistance; professional, scientific and technical services; and education and training.

By 2036, the total number of working residents in Glen Eira will increase by 21 per cent from 70,030 to 84,980. The professional; scientific and technical services; and financial and insurance services sectors are together expected to account for 34 per cent of this growth, with the healthcare and social assistance sector accounting for a further 24 per cent. To ensure residents do not need to commute to the CBD for work, more jobs need to be provided within Glen Eira, particularly within these growing industries.

There is opportunity to co-locate employment opportunities for professional industries within designated nodes to strengthen Glen Eira's competitive and innovative capacity. Greater employment options should also be encouraged that cater to the employment demands of the community.

We must reduce the negative impacts of commuting by improving the number of local jobs in our City, in particular through the creation of new office space for professional employment.

2.2 FOSTER HUMAN EXPERIENCES BY STRENGTHENING THE HEART OF THE COMMUNITY

In terms of the retail sector, changes are occurring due to a number of different factors, including demographic changes; the global financial crisis; recent level crossing removals; and the movement towards a digital economy. New and innovative ways to conduct business are constantly being created, such as the introduction of online shopping, which leads to a reduction in the need for physical retail space.

These changes lead to a shift in the composition of our shopping strips with more opportunities arising for physical experiences and less for mere transactions. Across our centres, there is the opportunity to create new community hubs that are the anchor for social interaction and community life.

It is important that Glen Eira's activity centres are great places to visit with shops and services providing human experiences that cannot be found online.

Our activity centres will become the centre of community life, thanks to contemporary well-placed and well-serviced community hubs and experience based businesses.

STRATEGIES AND ACTIONS

2.1.1   Encourage the growth of employment opportunities that meet the needs of the present and future community, particularly within professional industries (office, health and education).

2.1.2   As jobs in the future become more mobile, ensure our neighbourhoods can adapt to provide more local jobs close to local homes.

2.1.3   Facilitate the clustering of 'smart industries' based around anchor uses such as government offices, universities, hospitals or schools.

2.1.4   Explore opportunities to facilitate local flexible working opportunities, such as co-working spaces or expanded library areas.

2.1.5   Explore ways to ensure 'fit-for-purpose' new office stock is constructed as part of large development opportunity sites.

2.2.1   Ensure activity centres have sufficient diversity to serve the retail needs of the current and future local population, with a focus on local community businesses.

2.2.2   Locate and group together contemporary regional community services in major activity centres and neighbourhood community services in neighbourhood centres.

2.2.3   Foster 'bottom-up' change through a focus on place-making and guide future change based on the community-owned place vision.

2.2.4   Plan for future trends in the economy and embrace the digital era, and strategically locate future parcel pick-up stations and other digital transactions facilities within activity centres that encourage community interaction.

ECONOMY

2.3 BUILD A THRIVING LOCAL CONNECTION ECONOMY

The growth of Glen Eira's economy is supported by small business and the highly-skilled professionals within our City. Changes are occurring in traditional ways of employment and collaboration, with many individuals involved in and open to a variety of initiatives and enterprises.

Council's community consultations and findings from economic forecasting reports, both point to the approach for achieving the goals of businesses, individuals and the municipality as a whole; that value is created through connection and collaboration.

To create a thriving local business economy, it is important to leverage off local expertise by facilitating and encouraging the professional community to connect with each other.

We will support a thriving local business economy that is built on strong connections and collaboration.

2.3.1   Facilitate collaborative forums for businesses and working professionals.
2.3.2   Help our local businesses respond to the needs and aspirations of our community by providing focused information, facts and insights.
2.3.3   Explore opportunities for co-working spaces, maker labs and other such collaboration environments.
2.3.4   Facilitate collaborative learning through local mentorship, both traditional and peer-to-peer.
2.3.5   Continue to connect with our local education facilities to provide a strong innovation culture and opportunities for mutual learning.
2.3.6   Continue to support our local women in business and employment.

2.4 VIBRANT NIGHT-LIFE AND WEEKENDS

A total of 2,178 businesses in Glen Eira are located at ground floor in activity centres, 34 per cent of which are in Carnegie, Bentleigh and Elsternwick. Only a small percentage of stores are open after dark.

Hospitality related activities, such as cafes and restaurants, represent the biggest driver for night-time and weekend activity, they also represent an increasing amount of floorspace (approximately 64,000 square metres). Together with takeaway food outlets, they account for 32 per cent of total floorspace within all activity centres.

Increasing the number of people who live in activity centres will support opportunities for vibrant night-life and after-hours activity.

We must proactively foster our centres as vibrant night-life and weekend destinations through the creation of additional floorspace designated to hospitality uses.

2.4.1   Promote extended trading hours for both commercial and community uses.
2.4.2   Encourage a broad range of entertainment and recreational venues particularly around public spaces and train stations.
2.4.3   Facilitate footpath trading to create street life and vibrancy.
2.4.4   Explore a range of street festivals and markets that foster community life.
2.4.5   Improve safety at night with high quality pedestrian lighting and street activity at key locations.
2.4.6   In areas with little night-time or weekend activity, explore the potential of short-term businesses, such as food trucks or markets to initiate more permanent activity in the future.

THEME THREE: HOUSING
QUALITY HOUSING AND BUILDINGS FOR THE FUTURE

OBJECTIVES

3.1 PROVIDE HOUSING FOR ALL

It is likely that by 2036, an additional 18,000 dwellings will be required within Glen Eira. These additional dwellings should be best considered as 'homes' that are proactively planned for to address the future needs of the community.

The number of couples with children households increased by 19.2 per cent (over 2,800 households) between 2006 and 2016, and the proportion increased from 31.7 to 34.9 per cent. This was the most significant change to the household mix over this ten year period. The established family home is therefore in high demand and new apartment developments are limited in the range of household types that they attract.

By prioritising a greater supply of medium density three-bedroom townhouses, a range of household types can be accommodated, including families.

We must plan for the housing needs of the community and ensure that diverse housing options are made available to accommodate all situations and aspirations.

3.2 RESPECT AMENITY AND LOCAL CHARACTER

Council's existing, long standing policies closely link housing growth with our activity centre hierarchy. Although we must accommodate an increase in our population, activity centres must also be able to respect amenity and local character.

Housing capacity and building scale should respond to their immediate context and neighbourhood character, and also reduce impacts on amenity.

We must plan for the right development in appropriate locations by encouraging buildings that respond to their immediate urban context.

STRATEGIES AND ACTIONS

3.1.1   Plan for and manage the supply of new housing in the right locations to meet future population growth, demographic changes and social needs.

3.1.2   Focus the majority of new housing close to existing services, jobs and public transport.

3.1.3   Provide dwelling choice that caters to a broad demographic and the needs of the community.

3.1.4   Prioritise a greater supply of affordable medium density family housing within a broad mix of household types located close to activity centres and public transport.

3.1.5   Assist older community members to age in place by encouraging a greater supply of well-located, age-appropriate developments.

3.1.6   Encourage development that caters to low to moderate-income households, such as affordable or social housing.

3.2.1   Ensure amenity of existing residents is protected.

3.2.2   Celebrate our heritage and unique places.

3.2.3   Provide certainty about the scale of growth within established neighbourhoods.

3.2.4   Ensure new buildings add to the sense of place and local character.

3.2.5   Ensure buildings appropriately respond to their immediate context.

3.3 PLAN FOR THE FUTURE HOUSING NEEDS OF THE COMMUNITY

Population increases lead to increased development pressure, especially considering that *Plan Melbourne* directs 70 per cent of housing growth to occur within our established suburbs.

To ensure that development does not unreasonably impact on our community's amenity, we must plan for growth by identifying areas that are suitable for development and ensuring the type of development that occurs is respectful of the area.

We must proactively plan for change by considering the future needs of the community.

3.3.1   Encourage larger buildings to be in larger sites and located where amenity impacts can be best managed.
3.3.2   Create fit-for-purpose, forward thinking urban renewal precincts that cater for the emerging community.
3.3.3   Facilitate development that demonstrates local community benefit.
3.3.4   Encourage well designed and sustainable buildings.
3.3.5   Implement developer contributions for community infrastructure.

3.4 BUILD A SUSTAINABLE FUTURE

Plan Melbourne states that energy use in buildings accounts for around a quarter of Australia's greenhouse gas emissions. By implementing sustainable development initiatives, we can attempt to mitigate the effect our increased population has on the environment for the benefit of the future Glen Eira community.

We must demonstrate a clear focus on environmental sustainability.

3.4.1   Encourage greener buildings and facilitate development that minimises impacts on the environment and climate change.
3.4.2   Plan for the future by ensuring that larger developments and urban renewal sites include advanced precinct wide sustainability measures.
3.4.3   Promote sustainability as a matter of priority.

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