

Glen Eira Amendment C184glen

Supporting Document – Additional Explanatory Information

This document expands on the contents of the explanatory report to provide detailed information about Amendment C184. It should be read in conjunction with the explanatory report.

- Part one comprises the summary of changes to the Planning Scheme by Amendment C184.
- Part two details how Amendment C184 addresses relevant Planning Practice Notes and the Practitioner’s Guide to Victorian Planning Schemes.

Part One

Summary of changes to Planning Scheme by Amendment C184

CLAUSE	SUMMARY OF CONTENT AND CHANGES
MUNICIPAL STRATEGIC STATEMENT	
AMENDED Clause 21.04 Housing and Residential Development	Minor change in relation to when to apply the Design and Development Overlay (DDO) to Activity Centres where greater direction is required in relation to built form and built environment outcomes.
LOCAL PLANNING POLICIES	
NEW Clause 22.04 Urban Villages - Bentleigh and Carnegie Activity Centres	New content that provides a policy framework for the Bentleigh and Carnegie Activity Centres, that reflects the vision and directions of the Bentleigh and Carnegie Structure Plans. Content is drawn primarily from the vision and directions contained within the structure plans and any existing content in Clause 22.05 – Urban Villages Policy relating to Bentleigh and Carnegie that is still relevant.
AMENDED Clause 22.05 Urban Villages Policy	Removes all content relating specifically to Bentleigh and Carnegie Activity Centres. Where relevant it has been used to inform new content in Clause 21.05. Where it is no longer relevant it has been removed from the scheme. All general content relating to urban villages and all specific content relating to Elsternwick urban village has been retained. Policy has been renamed “Urban Villages – Elsternwick” and policy scope has been reduced to now only apply to Elsternwick urban village.
AMENDED Clause 22.07 Housing Diversity Area Policy	Minor changes include: <ul style="list-style-type: none">- Updates reference to the new Clause 21.05 Urban Villages - Bentleigh and Carnegie in describing the areas where the policy does not apply.- Updates the following maps within the policy to align the boundaries of Bentleigh and Carnegie urban villages to those now identified as the activity centre boundaries in Clause 21.05:<ul style="list-style-type: none">• Policy Framework Plan Housing Diversity Areas map• Map 1 - Bentleigh Framework Plan• Map 3 - Carnegie Framework Plan• Map 10 - Glen Huntly Framework Plan• Map 11 - McKinnon Framework Plan• Map 12 - Murrumbeena Framework Plan• Map 13 - Ormond Framework Plan
AMENDED Clause 22.08 Minimal Change Area Policy	Minor changes include: <ul style="list-style-type: none">- Policy amended to clarify that the policy applies to all land in a

CLAUSE	SUMMARY OF CONTENT AND CHANGES
	<p>Neighbourhood Residential Zone</p> <ul style="list-style-type: none"> - Removes the Policy Framework Plan Minimal Change Areas Map, as it is no longer required to identify where the policy applies. - Replaces the Neighbourhood Character Area Map to clarify in the legend that some areas were excluded from the survey (these areas previously related to Housing Diversity Areas or Activity Centres). As the amendment now changes the boundaries of Bentleigh and Carnegie activity centres, this description is no longer accurate. There are now areas proposed to be rezoned to NRZ2 that did not form part of the original Neighbourhood Character Survey. The general provisions of this policy will apply to these areas and further strategic work to address the Character Area descriptions for these areas will be required (and has been identified in Clause 74.02.
ZONES	
<p>NEW Clause 32.07s Schedule 3 to the Residential Growth Zone (Residential Core in Major Activity Centres)</p>	<p>Inserts a new Schedule 3 to the Residential Growth Zone to facilitate development within the residential core of major activity centres, being applied to both Bentleigh and Carnegie activity centres. Proposed variations to requirements of Clause 54 and 55 and other provisions reflect the Structure Plan directions.</p>
<p>NEW Clause 32.07s4 Schedule 4 to the Residential Growth Zone (Transition to Urban Renewal)</p>	<p>Inserts a new Schedule 4 to the Residential Growth Zone to facilitate development within the transition to urban renewal areas, being applied to an area within Carnegie north of the railway station. Proposed variations to requirements of Clause 54 and 55 and other provisions reflect the Structure Plan directions.</p>
<p>NEW Clause 32.08s5 Schedule 5 to the General Residential Zone (Residential Areas in Activity Centres)</p>	<p>Inserts a new Schedule 5 to the General Residential Zone to facilitate development within the general residential areas within activity centres, being applied to both Carnegie and Bentleigh activity centres. Proposed variations to requirements of Clause 54 and 55 and other provisions reflect the Structure Plan directions.</p>
<p>NEW Clause 32.09s2 Schedule 2 to the Neighbourhood Residential Zone (Neighbourhood Residential Areas outside Bentleigh and Carnegie Activity Centres)</p>	<p>Inserts a new Schedule 2 to the Neighbourhood Residential Zone to apply to residential land that is located outside the boundary of Carnegie and Bentleigh activity centres.</p>
OVERLAYS	
<p>AMENDED Clause 43.02s8 Schedule 8 to the Design and Development Overlay (Bentleigh Activity Centre) (DDO8)</p>	<p>Amends DDO8 to introduce permanent design and development requirements applying to land within a commercial or mixed use zone in the Bentleigh Activity Centre to reflect the directions of the Bentleigh Structure Plan.</p> <p>The DDO8 provides detailed requirements relating to design objectives, building height and number of storeys, street wall height, setbacks, building design, active frontages, access and parking, overshadowing, privacy, outlook, overlooking and site consolidation. The provisions of the DDO8</p>

CLAUSE	SUMMARY OF CONTENT AND CHANGES
	include a mix of mandatory and discretionary controls to achieve the desired design outcomes for each precinct, based on its local context.
AMENDED Clause 43.02s9 Schedule 9 to the Design and Development Overlay (Carnegie Activity Centre) (DDO9)	<p>Amends DDO9 to introduce permanent design and development requirements applying to land within a commercial or mixed use zone in the Carnegie Activity Centre to reflect the directions of the Bentleigh Structure Plan.</p> <p>The DDO9 provides detailed requirements relating to design objectives, building height and number of storeys, street wall height, setbacks, building design, active frontages, access and parking, overshadowing, privacy, outlook, overlooking and site consolidation. The provisions of the DDO9 include a mix of mandatory and discretionary controls to achieve the desired design outcomes for each precinct, based on its local context.</p>
OPERATIONAL PROVISIONS	
AMENDED Schedule to Clause 72.08 Background Documents	<p>Adds two new background documents into the Planning Scheme to support Amendment C184:</p> <ul style="list-style-type: none"> · <i>Bentleigh Structure Plan 2018-2031</i> (Glen Eira City Council, December 2018, including Addendum February 2020)) · <i>Carnegie Structure Plan 2018-2031</i> (Glen Eira City Council, December 2018, including Addendum February 2020)
NEW Schedule to Clause 74.02 Further Strategic Work	<p>Identifies further strategic work that will further support the implementation of the directions of the structure plans into the planning scheme.</p>
ZONE MAPS	
AMENDED Zone Map 02ZN	<p>Amends planning scheme map 02ZN by rezoning land in Carnegie to implement the directions of the Carnegie Structure Plan, as follows:</p> <ul style="list-style-type: none"> ▪ Rezone the following land from Residential Growth Zone Schedule 1 (RGZ1) to Neighbourhood Residential Zone Schedule 2 (NRZ2): <ul style="list-style-type: none"> · No's. 24-36 Belsize Avenue (even no's) · No's. 23-31 Belsize Avenue (odd no's) and No. 33 (part) Belsize Avenue · No's. 23-29 Elliot Avenue · No's. 31-41A Kokaribb Road · No's. 21-32 Shepparson Avenue ▪ Rezone the following land from General Residential Zone Schedule 2 (GRZ2) to Neighbourhood Residential Zone Schedule 2 (NRZ2): <ul style="list-style-type: none"> · No's. 33 (part), 37A, 37B and 40 Belsize Avenue · No's. 24-28 Elliot Avenue (even no's) · No. 33 Elliot Avenue · No. 43-45 Kokaribb Avenue (odd no's) · No's. 33 and 34 Shepparson Avenue · No's. 32-38 Truganini Road (even no's) ▪ Rezone the following land from Neighbourhood Residential Zone Schedule 1 (NRZ1) to General Residential Zone Schedule 5 (GRZ5): <ul style="list-style-type: none"> · No's. 43-59 Blackwood Street (odd no's) · No. 4 Cosygum Road · No's. 183A-215 Koornang Road (odd no's) · No's. 192-232 Koornang Road (even no's) · No's. 78 and 84-86 Mimosa Road (even no's) · No's. 93-103 Mimosa Road (odd no's) · No's. 233-237 and 355-361 Neerim Road (odd no's) · No's. 244-248 Neerim Road (even no's) · No's. 27-37 Oakdene Crescent (odd no's)

CLAUSE	SUMMARY OF CONTENT AND CHANGES
	<ul style="list-style-type: none"> · No's. 1-31 Rosstown Road (odd no's) · No's. 18-30 Rosstown Road (even no's) · No's. 1-11 Mile End Road (odd no's) ▪ Rezone the following land from Residential Growth Zone Schedule 1 (RGZ1) to General Residential Zone Schedule 5 (GRZ5): <ul style="list-style-type: none"> · No's. 63-75 Blackwood Street (odd no's) · No's. 165-179 Koornang Road (odd no's) · No's. 182-188A Koornang Road (even no's) · No's. 92-124 Mimosa Road (even no's) · No's. 345-349A, 353 Neerim Road (odd no's) · No's. 34-48 Rosstown Road (even no's) · No's. 2-32C Toolambool Road (even no's) · No's. 5-39 Toolambool Road (odd no's) · No. 28 Tranmere Avenue ▪ Rezone the following land from General Residential Zone Schedule 1 (GRZ1) to General Residential Schedule 5 (GRZ5): <ul style="list-style-type: none"> · No's. 3-21 Hewitts Road (odd no's) · No's. 365 and 369 Neerim Road · No's. 254-262 Neerim Road (even no's) · No. 1A Toolambool Road · No's. 2A and 2-22 Truganini Road (even no's) ▪ Rezone the following land from General Residential Zone Schedule 2 (GRZ2) to General Residential Schedule 5 (GRZ5): <ul style="list-style-type: none"> · No's. 27 and 28 Arawatta Street · No. 61 Blackwood Street · No. 1112 Dandenong Road · No. 30 Elliott Avenue · No's. 181, 183 and 190 Koornang Road · No. 88 Mimosa Road · No's. 250, 351 and 363 Neerim Road · No's. 1 and 3 Toolambool Road · No. 40 Woorayl Street · No. 30 Tranmere Avenue ▪ Rezone the following land from General Residential Zone Schedule 2 (GRZ2) to Residential Growth Zone Schedule 3 (RGZ3): <ul style="list-style-type: none"> · No's. 239-245 Neerim Road (odd no's) · No. 33 Rosstown Road ▪ Rezone the following land from Residential Growth Zone Schedule 1 (RGZ1) to Residential Growth Zone Schedule 3 (RGZ3): <ul style="list-style-type: none"> · No's. 1-13 Belsize Avenue (odd no's) · No's. 2-16 Belsize Avenue (even no's) · No's. 2-14 Elliott Avenue (even no's) · No's. 3-15 Elliot Avenue (odd no's) · No's. 7-41 Jersey Parade (odd no's) · No's. 10-40 Jersey Parade (even no's) · No's. 2-36 Kokaribb Road (even no's) · No's. 247-257 and 323-343 Neerim Road (odd no's) · No's. 264-270 and 304-336 Neerim Road (even no's) · No's. 35-55 Rosstown Road (odd no's) · No's. 2-20 Shepparson Avenue (even no's) · No's. 36-48 Toolambool Road (even no's) · No's. 1-23 Tranmere Avenue (odd no's) · No's. 2-16 Tranmere Avenue (even no's)

CLAUSE	SUMMARY OF CONTENT AND CHANGES
	<ul style="list-style-type: none"> · No's. 1-19A Truganini Road (odd no's) ▪ Rezone the following land from Residential Growth Zone Schedule 1 (RGZ1) to Residential Growth Zone Schedule 4 (RGZ4): <ul style="list-style-type: none"> · No's. 24-26 Arawatta Street (even no's) · No's. 23-25A Arawatta Street (odd no's) · No's. 1108-1110 Dandenong Road (even no's) · No's. 32-38 Woorayl Street (even no's) ▪ Rezone the following land from Residential Growth Zone Schedule 1 (RGZ1) to a Mixed Use Zone Schedule 1 (MUZ1): <ul style="list-style-type: none"> · No's. 19-21 Arawatta Street (odd no's) · No's. 12-22 Arawatta Street (even no's) · No's. 1100-1106 Dandenong Road (even no's) · No's. 26-28 Woorayl Street (even no's) ▪ Rezone the following land from Commercial 1 Zone (C1Z) to Residential Growth Zone Schedule 3 (RGZ3): <ul style="list-style-type: none"> · No. 338 Neerim Road, Carnegie ▪ Rezone the following land from Public Use Zone Schedule 6 (PUZ6) to a Commercial 1 Zone (C1Z): <ul style="list-style-type: none"> · No. 3 Shepparson Avenue (part) · No's 9-15 Shepparson Avenue (odd no's) ▪ Rezone the following land from Public Use Zone Schedule 4 (PUZ4) to a Commercial 1 Zone (C1Z): <ul style="list-style-type: none"> · No. 25 Koornang Road
<p>AMENDED Zone Map 03ZN</p>	<p>Amends planning scheme map 03ZN by rezoning land in Bentleigh to implement the directions of the Bentleigh Structure Plan, as follows:</p> <ul style="list-style-type: none"> ▪ Rezone the following land from Residential Growth Zone Schedule 1 (RGZ1) to Neighbourhood Residential Zone Schedule 2 (NRZ2): <ul style="list-style-type: none"> · No's. 58-76 Bendigo Avenue (even no's) · No's. 63-83 Bendigo Avenue (odd no's) · No's. 23-43 Burgess Street (odd no's) · No's. 69-85 Daley Street (odd no's) · No's. 80-92 Daley Street (even no's) · No's. 18-40 Loranne Street (even no's) · No's. 79-91 Mitchell Street (odd no's) ▪ Rezone the following land from General Residential Zone Schedule 2 (GRZ2) to Neighbourhood Residential Zone Schedule 2 (NRZ2): <ul style="list-style-type: none"> · No's. 56 and 61 Bendigo Avenue · No. 21 Burgess Street · No's. 67, 76 and 78 Daley Street · No. 16 Loranne Street · No's 27-39 Mavho Street (odd no's) · No. 77 Mitchell Street · No's. 1-21 Oak Street (odd no's) ▪ Rezone the following land from Neighbourhood Residential Zone Schedule 1 (NRZ1) to General Residential Zone Schedule 5 (GRZ5): <ul style="list-style-type: none"> · Austin Street (all properties) · No. 1 Bolinda Street · No. 2A and No's. 2-16 Bruce Street (even no's) · No's. 164A-198, 226-246 and 544-592 Centre Road (even no's) · No's. 191-249, 495-517 Centre Road (odd no's) · No. 21 Clapperton Street · No's. 20 and 22 Fitzroy Street · No's. 31-41A Godfrey Street (odd no's)

CLAUSE	SUMMARY OF CONTENT AND CHANGES
	<ul style="list-style-type: none"> · No's. 1-15 Hayes Street (odd no's) · No's. 124-146 and 160-196 Jasper Road (even no's) · No's. 131-159 and 193-213 Jasper Road (odd no's) · No's. 1 and 3 Myrtle Street · No's. 49-53 Nicholson Street (odd no's) · No's. 34-38 Oak Street · No's. 1A and 2A Ross Street · No. 2A Seaview Avenue · No. 24 Thomas Street · No's. 27-37 Vickery Street (odd no's) · No's. 30-40A Vickery Street (even no's) · No. 5 Ward Street <ul style="list-style-type: none"> ▪ Rezone the following land from Residential Growth Zone Schedule 1 (RGZ1) to General Residential Zone Schedule 5 (GRZ5): <ul style="list-style-type: none"> · No's. 27-31 Bent Street (odd no's) · No. 2A Bleazby Street · No's. 22-40 Mavho Street (even no's) · No's. 82-90 Mitchell Street (even no's) · No's. 19-37 Lorraine Street (odd no's) · No's. 43 and 45 Nicholson Street · No's. 4-30 Oak Street · No's. 77-87 Robert Street (odd no's) · No. 28 Ward Street ▪ Rezone the following land from General Residential Zone Schedule 2 (GRZ2) to General Residential Schedule 5 (GRZ5): <ul style="list-style-type: none"> · No's. 1-17 Blair Street · No's. 30-38 Bent Street (even no's) · No. 33 Bent Street · No. 29 Godfrey Street · No. 17 Lorraine Street · No. 20 Mavho Street · No. 80 Mitchell Street · No. 47 Nicholson Street · No. 32 Oak Street · No. 75 Robert Street · No. 28 Vickery Street · No. 3 Ward Street ▪ Rezone the following land from Industrial 3 Zone (IN3Z) to General Residential Zone Schedule 5 (GRZ5): <ul style="list-style-type: none"> · No. 99 Brewer Road ▪ Rezone the following land from Commercial 1 Zone (C1Z) to General Residential Zone Schedule 5 (GRZ5): <ul style="list-style-type: none"> · No. 39 Lorraine Street ▪ Rezone the following land from Neighbourhood Residential Zone Schedule 1 (NRZ1) to Residential Growth Zone Schedule 3 (RGZ3): <ul style="list-style-type: none"> · No's. 1-13 Horsley Street (odd no's) · No's. 2-12 Hayes Street (even no's) · No's. 181-191 Jasper Road (odd no's) ▪ Rezone the following land from Residential Growth Zone Schedule 1 (RGZ1) to Residential Growth Zone Schedule 3 (RGZ3): <ul style="list-style-type: none"> · No's. 7-25 Bent Street (odd no's) · No's. 8-22 Bent Street (even no's) · No's. 2-20 Blair Street (even no's)

CLAUSE	SUMMARY OF CONTENT AND CHANGES
	<ul style="list-style-type: none"> · No's. 1-17 Bleazby Street (odd no's) · No. 1-7 (part) Godfrey Street (odd no's) · No's. 9-27 Godfrey Street (odd no's) · Hamilton Street (all properties) · No. 1 Morres Street · No's. 19-41 Nicholson Street (odd no's) · No's 9-25 Vickery Street (odd no's) · No's 10-26 Vickery Street (even no's) <ul style="list-style-type: none"> ▪ Rezone the following land from Residential Growth Zone Schedule 1 (RGZ1) to a Mixed Use Zone Schedule 1 (MUZ1): <ul style="list-style-type: none"> · No's. 12-18 Bleazby Street (even no's) · No's. 538-540 Centre Road (even no's) · No's. 15 and 17 Nicholson Street · No. 8 Vickery Street ▪ Rezone the following land from General Residential Zone Schedule 2 (GRZ2) to a Mixed Use Zone Schedule 1 (MUZ1): <ul style="list-style-type: none"> · No. 542 Centre Road · No's. 2-4 Arthur Street (even no's) ▪ Rezone the following land from Residential Growth Zone Schedule 1 (RGZ1) to a Public Use Zone Schedule 6 (PUZ6): <ul style="list-style-type: none"> · No. 92 Mitchell Street ▪ Rezone the following land from Public Use Zone Schedule 6 (PUZ6) to a Mixed Use Zone Schedule 1 (MUZ1): <ul style="list-style-type: none"> · No. 2 Oak Street · No. 6 Vickery Street, Bentleigh ▪ Rezone the following land from Public Use Zone Schedule 6 (PUZ6) to a Commercial 1 Zone (C1Z): <ul style="list-style-type: none"> · No's. 2-14 Horsley Street (even no's)
OVERLAY MAPS	
<p>AMENDED Overlay Map 3DDO</p> <p>Design and Development Overlay Map – Schedule 8 (DDO8)</p>	<p>Adds and removes land to which the DDO8 applies so that it applies to all land within the Bentleigh Activity Centre in a Commercial 1 zone or a Mixed Use zone:</p> <ul style="list-style-type: none"> ▪ Amend the planning scheme map 03DDO to remove the existing interim Design and Development Overlay Schedule 8 (DDO8) from land within or in the vicinity of the Bentleigh Activity Centre <ul style="list-style-type: none"> · No's. 56-76 Bendigo Avenue (even no's) · No's. 61-83 Bendigo Avenue (odd no's) · No's. 7-31 Bent Street (odd no's) · No's. 4-28 Bent Street (even no's) · No's. 2-20 Blair Street (even no's) · No's. 1-17 Bleazby Street (odd no's) · No's. 21-43 Burgess Street (odd no's) · No's 261-493 (odd no's), and 248-524 (even no's) Centre Road · No's 67-85 Daley Street (odd no's) · No's. 76-92 Daley Street (even no's) · No's. 9-27 Godfrey Street (odd no's) · Hamilton Street (all properties) · No's 169-177 Jasper Road (odd no's) · No's. 16-40 Lorraine Street (even no's) · No's. 17-39 Lorraine Street (odd no's) · No's. 20-40 Mavho Street (even no's) · No's. 27-39 Mavho Street (odd no's) · No's. 77-91 Mitchell Street (odd no's)

CLAUSE	SUMMARY OF CONTENT AND CHANGES
	<ul style="list-style-type: none"> · No's. 82-92 Mitchell Street (even no's) · No's. 9-11 and 19-45 Nicholson Street (odd no's) · No's. 1-21 Oak Street (odd no's) · No's. 2-30 Oak Street (even no's) · No's. 77-87 Robert Street (odd no's) · No's. 8-26 Vickery Street (even no's) · No's. 11-25 Vickery Street (odd no's) ▪ Amend the planning scheme map 03DDO to apply the Design and Development Overlay Schedule 8 (DDO8) to land in the Bentleigh Activity Centre in a Commercial 1 Zone or Mixed Use Zone <ul style="list-style-type: none"> · No's. 2-4 Arthur Street (even no's) · No's. 4-28 Bent Street (even no's) · No's. 2A, 12-18 Bleazby Street (even no's) · No's 169-189 and 261-493 Centre Road (odd no's) · No's 248-542 (even no's) Centre Road · No's. 1-7 (part of property) Godfrey Street (odd no's) · No's. 2-14 Horsley Street (even no's) · No's 169-177 Jasper Road (odd no's) · No's 15 and 17 Nicholson Street · No. 2 Oak Street · No. 6 Vickery Street ·
<p>AMENDED Overlay Map 2DDO</p> <p>Design and Development Overlay Map – Schedule 9 (DDO9)</p>	<p>Adds and removes land to which the DDO9 applies so that it applies to all land within the Carnegie Activity Centre in a Commercial 1 Zone or a Mixed Use Zone.</p> <ul style="list-style-type: none"> ▪ Amend the planning scheme map 02DDO to remove the existing interim Design and Development Overlay Schedule 9 (DDO9) <ul style="list-style-type: none"> · No's. 3-35 Ames Avenue (odd no's) · No's. 11 and 17 Arawatta Street · No's. 1-37B Belsize Avenue (odd no's) · No's. 2-40 Belsize Avenue (even no's) · No's. 63-75 Blackwood Street (odd no's) · No's. 1030-1084 Dandenong Road (even no's) · No's. 3-8 Egan Street · No's. 2-28 Elliott Avenue (even no's) · No's 3-33 Elliott Avenue (odd no's) · No's. 7-41 Jersey Parade (odd no's) · No's. 10-40 Jersey Parade (even no's) · No's. 2-36 Kokaribb Road (even no's) · No's 1-45 Kokaribb Road (odd no's) · No's. 15--179 and 217-237 Koornang Road (odd no's) · No's 2-188A Koornang Road (even no's) · No's. 92-124 Mimosa Road (even no's) · No's. 2-18 Morton Avenue · No's. 247-353 and 363R Neerim Road (odd no's) · No's. 258-360 Neerim Road (even no's) · No's. 276-300 Neerim Road (even no's) · No's. 34-48 Rosstown Road (even no's) · No's. 35-55 Rosstown Road (odd no's) · No's. 2-34 Shepparson Avenue (even no's) · No's. 21-33 Shepparson Avenue (odd no's) · No's. 2-48 Toolambool Road (even no's) · No's. 5-39 Toolambool Road (odd no's) · No's. 1-23 Tranmere Avenue (odd no's) · No's. 2-30 Tranmere Avenue (even no's) · No's. 1-25 Truganini Road (odd no's)

CLAUSE	SUMMARY OF CONTENT AND CHANGES
	<ul style="list-style-type: none"> · No's. 2A-38 Truganini Road (even no's) · No's 12-24 Woorayl Street (even no's) ▪ Amend the planning scheme map 02DDO to apply the Design and Development Overlay Schedule 9 (DDO9) to land in the Carnegie Activity Centre in a Commercial 1 Zone or Mixed Use Zone <ul style="list-style-type: none"> · No's. 12-22 Arawatta Street (even no's) · No's 11-21 Arawatta Street (odd no's) · No's. 1030-1106 Dandenong Road (even no's) · No's 3-8 Egan Street · No. 1-29 Kokaribb Road (odd no's) (except for 5-9) · No. 22-180 Koornang Road (even no's) · No's. 15-147 and 217-251 Koornang Road (odd no's) · No's. 4-18 Morton Avenue · No's 265-321 Neerim Road (odd no's) · No's. 276-300 Neerim Road (even no's) · No's. 57-73 Rosstown Road (odd no's) · No's 54-66 Rosstown Road (even no's) · Part No. 3 Shepparson Avenue · No's 9-15 Shepparson Avenue · No's 12-28 Woorayl Street (even no's)
<p>AMENDED Overlay Map 3EAO Environmental Audit Overlay Map No. 3 (03EAO)</p>	<p>Adds an Environmental Audit Overlay (EAO) to 99 Brewer Rd, Bentleigh, which is being rezoned from Industrial 3 Zone (INZ3) to General Residential Zone – Schedule 5 (GRZ5).</p> <p>This complies with the requirements of Ministerial Direction No. 19 and Practice Note No. 30 – Potentially Contaminated Land, as the land is being rezoned from an industrial zone to allow for a sensitive use (residential).</p>

Part Two:

How Amendment C184 Addresses Relevant Planning Practice Notes and the Practitioner's Guide to Victorian Planning Schemes

The amendment has been prepared in accordance with the relevant Practice Notes and the Practitioner's Guide to the Victorian Planning Schemes, as appropriate.

PLANNING PRACTICE NOTES

Planning Practice Note 30 – Potentially Contaminated Land

The amendment proposes to rezone the land at 99 Brewer St in Bentleigh from INZ3 to GRZ5. Its current land use is a general purpose factory. Since the amendment will have the effect of allowing a former industrial site to be used for a sensitive use (residential), an Environmental Audit Overlay (EAO) is proposed to be placed over the site in accordance with the practice note.

Ministerial Direction No. 19 is relevant and has been considered.

Planning Practice Note 46 – Strategic Assessment Guideline for Preparing and Evaluating Planning Scheme Amendments

The amendment has been prepared in accordance with the practice note and relevant responses are addressed in the Explanatory Report.

Planning Practice Note 56 – Activity Centre Zone

The Activity Centre Zone (ACZ) is not proposed for this amendment. A suite of commercial, mixed use, public use and residential zones, in combination with appropriate policy and overlays is proposed. This is Council's preferred approach to manage growth and change in Bentleigh and Carnegie. The proposed suite of controls will achieve the objectives of these activity centres and provide certainty for community members, developers and planning applicants about the level of change and development outcomes that can be expected in Bentleigh and Carnegie.

Planning Practice Note 58 – Structure Planning for Activity Centres

Bentleigh and Carnegie Structure Plans were prepared in accordance with the PPN58, including activity centre boundary criteria, aims of the structure plans, process including stakeholder and community consultation and background research, and an implementation program which included interim controls. The structure plans were first adopted by Council in February 2018. This Amendment proposes to introduce the structure plans as background documents and to make changes to policy, zones and overlays as methods of implementation. There is a commitment to monitor the plans and review them every four years internally, with a complete review of implementation every five years.

Planning Practice Note 59 – The Role of Mandatory Provisions in Planning Schemes

The amendment proposes to include a mix of mandatory and discretionary building heights. The mandatory building height provisions are proposed to apply to all residential and most of the commercial areas as a means of implementing the Bentleigh and Carnegie Structure Plans. Following detailed analysis, mandatory provisions are the preferred way to achieve the structure plan objectives and provide certainty about the level of change and type of development that can be expected for all residential areas, and for the traditional commercial shopping strips along Centre Road in Bentleigh and Koornang Road in Carnegie.

Discretionary building heights are proposed for opportunity sites or urban renewal areas, which are sites that are located behind the traditional shopping strip (ie: within the 'hinterland' of the primary shopping strip) and offer opportunities for higher built form scale and height for a range of housing, retail, commercial and community uses, without negative impacts on sensitive areas.

The Urban Form Analyses for Bentleigh and Carnegie describe and analyse in detail the distinct built form characteristics within each activity centre, indicating high heritage value along both shopping

strips, and consistent neighbourhood character in residential and commercial areas. The analyses provide a suitable design response for a new urban form that responds to these characteristics, which are reflected in the objectives of the structure plans, and within the proposed zone and overlay schedules proposed by Amendment C184.

The proposed mix of mandatory and discretionary height controls reflect the local characteristics and context of each centre, their opportunities for accommodating growth and strategic metropolitan context. The urban form sought for these activity centres reflects the place these centres occupy in the broader urban form of metropolitan Melbourne. Both have a 'main street' comprising Victorian and inter-war fabric and fine grain subdivision pattern; a 'hinterland' of at-grade carparks and additional commercial sites; and a close abuttal to low scale (sometimes heritage) residential areas. Mandatory height controls are therefore sought everywhere except on opportunity sites or urban renewal areas, to minimise impact on residential areas or heritage values, and to provide certainty of outcomes for both the community and the development sector.

The Glen Eira Housing and Local Economy Growth Assessment, December 2018, was undertaken to assess employment floorspace and housing in the municipality. It concludes that there is sufficient land and capacity available in Glen Eira to meet forecast demand and projected population growth over at least a 15 year period. This indicates that Glen Eira can accommodate growth to achieve its housing and local employment objectives, while also protecting the much valued elements in and around its activity centres, particularly heritage, landscape and neighbourhood character.

The mandatory provisions in Amendment C184 have been prepared in accordance with PPN 59.

Planning Practice Note 60 – Height and Setback Controls for Activity Centres

Height and setback controls proposed in Amendment C184 will appropriately manage change anticipated in and around the activity centres and ensure integration with existing land uses and built forms. The Urban Form Analyses and the Glen Eira Housing and Local Economy Growth Assessment provide the comprehensive analysis and research on which to base the proposed height and setback controls.

The structure plans provide a framework for the integrated development of the activity centres, clarifying preferred directions for future growth based on a detailing understanding of local context. Mandatory heights and setbacks in residential areas and along the commercial shopping strips are considered the most appropriate way to balance the achievement of overall centre growth objectives whilst also facilitating appropriate design outcomes for each centre to meet local character objectives.

The Urban Form Analyses identify opportunity sites (in Bentleigh and Carnegie), and urban renewal areas (Carnegie only), as significant opportunities for change. They explore alternative built form objectives and outcomes to accommodate change, including analysis of visual amenity impacts, and select appropriate heights and built form outcomes at a precinct level through evaluation of built form objectives, land use outcomes and economic growth. Based on this work, maximum building heights are identified with DDO8 and DDO9 for these areas, although it is recognised that there is discretion for applications to be made for higher built form. Where this occurs, consideration of the objectives and other design provisions of the DDO will be relevant.

The impact of the proposed height and setback controls on capacity and location are supported by comprehensive analysis. The *Glen Eira City Plan: Activity Centre, Housing and Local Economy Strategy* (adopted by Council in February 2020) examines the future housing and employment needs of Glen Eira and the role of activity centres in accommodating these needs. The Glen Eira Housing and Local Economy Growth Assessment provides an analysis of the capacity and constraints of each centre where planning controls are proposed.

The result is that the height and setback controls proposed for residential, commercial and mixed use areas in Bentleigh and Carnegie activity centres are the result of an integrated and comprehensive built form analysis of each centre. They provide for clear direction on mandatory heights where these are considered to be appropriate to manage amenity and character values, whilst allowing for key sites to be able to accommodate more intense development when compared with the remainder of the centre. Overall growth estimates are able to be achieved, and this is considered to be the appropriate balance for both centres based on their local context.

Height and setback controls have been prepared in accordance with the practice note, including use of the DDO as the planning tool for land principally in the commercial and mixed use areas. For the residential areas, tailored residential zone schedules are to be applied.

Planning Practice Note 84 – Applying the Minimum Garden Area Requirement

The minimum garden area requirement sets aside a percentage of space on a lot to ensure the open character of a suburb is protected. The amendment proposes to switch off the minimum garden area requirement in the proposed Schedule 5 to the General Residential Zone, being applied to both centres.

Planning Practice Note 90 – Planning for housing

Planning Practice Note 90 (PPN90) released in December 2019 requires municipalities to formulate a residential development framework that incorporates inputs from a housing strategy, a neighbourhood character strategy and other related strategic work incorporating such considerations as heritage and land capability components.

At its meeting on 4 February 2020, Council adopted *the Glen Eira City Plan: Activity Centre, Housing and Local Economy Strategy* (the City Plan). The City Plan sets out a housing strategy for Glen Eira based on the identification of a transition of housing change areas across the city, using the categories required by PPN90, being minimal change, incremental change and substantial change. Details of these categories are contained in the City Plan.

Both minimal change and incremental change areas apply to Glen Eira’s suburban residential areas, being land in a Neighbourhood Residential Zone (NRZ). They do not apply to land within either of the Bentleigh or Carnegie activity centres.

All land within Bentleigh and Carnegie activity centres is designated as substantial change areas, as the centres are both major activity centres close to jobs, services, facilities and public transport, and have the ability to promote housing diversity and accommodate housing growth.

The City Plan makes it clear however, that not all areas of substantial change will be expected to accommodate the same level of growth. The City Plan identifies 5 different levels of substantial change to reflect a range of built form outcomes across the city, based on expected building height, local context and ability of areas with particular characteristics to accommodate new growth.

Part of the structure planning process has been to apply the housing change areas within both Bentleigh and Carnegie activity centres based on the general categorisations within the City Plan, but applied with a more nuanced and detailed understanding of the local context and character attributes of each centre.

The five graduated levels of substantial change outlined in Council’s housing strategy in the City Plan, and how they have been applied in the implementation of the structure plans in Amendment C184 are:

Housing Change Category	Building Height	C184 implementation	Zones applied
Substantial Change 1 (SC1)	3 storeys	<ul style="list-style-type: none"> Residential areas on periphery of the activity centre. 	General Residential Zone Schedule 5
Substantial Change 2 (SC2)	4 storeys	<ul style="list-style-type: none"> Commercial zones along shopping strips (Centre Road, Bentleigh and Koornang Road, Carnegie), where heritage overlays apply, or where development will impact on heritage values within the precinct. Commercial zones within local centres on periphery of activity centre. Residential growth areas in the core of the activity centre. 	Commercial 1 Zone Residential Growth Zone schedules 3 & 4
Substantial Change 3 (SC3)	5 storeys	<ul style="list-style-type: none"> Commercial zones within a shopping strip with no impact on heritage values. Opportunity sites in Bentleigh activity centre. 	Commercial 1 Zone Mixed Use Zone
Substantial	8 storeys	Opportunity sites in Carnegie activity centre	Commercial 1

Housing Change Category	Building Height	C184 implementation	Zones applied
Change 4 (SC4)			zone Mixed Use Zone
Substantial Change 5 (SC5)	Over 8 storeys	Urban Renewal Area, north of railway line in Carnegie	Commercial 1 Zone Mixed Use Zone

It should be noted that Amendment C184 does not implement the broader City Plan directions into the planning scheme. It is proposing planning controls that reflect the housing change areas identified within the City Plan as they apply to the Bentleigh and Carnegie activity centres. The implementation of the City Plan directly into the planning scheme is proposed to occur as part of a comprehensive rewrite of the planning policy framework to align with the new structure and formatting requirements for all planning schemes in Victoria, as required under Amendment VC148. This will result in a municipal-wide amendment process likely to commence in late 2020.

Planning Practice Note 91 – Reforms to the residential zones

Planning Practice Note 91 (PPN91) released in December 2019 provides direction for municipalities to implement the reforms to residential zones that were made by Amendment VC110 in 2017. One of the features of the reformed residential zones was the opportunity to use zone schedules to create of more certainty about housing growth and built form outcomes in the respective residential areas, including building heights.

PPN91 outlines how Councils should use the suite of residential zones to implement their housing strategies, and what the expectations are in relation to building height within each zone.

The Structure plans have applied the housing change areas from the City Plan to both Bentleigh and Carnegie activity centres, based on an understanding of the local context of each centre.

This strategic work has then informed the creation of three new residential zone schedules, to meet the requirements of PPN 90. The proposed new zone schedules will provide certainty and consistency about housing growth expectations in residential zones within the activity centres. They have applied the appropriate residential zone to support the expected level of growth, building height and the strategic directions of the structure plans and the policy framework within the MSS.

Local requirements within each new residential zone schedule have been tailored to achieve the structure plan and MSS directions, including the use of design objectives, variations to Clause 54 and 55 standards, mandatory building heights and application requirements.

The new residential zone schedules are also supported with an integrated suite of planning controls, including local planning policy within the MSS, and the use of Design and Development Overlays applying to commercial and mixed use zones.

A PRACTITIONER'S GUIDE TO VICTORIAN PLANNING SCHEMES Version 1.2, August 2019

The Amendment has been drafted in accordance with the guide, in particular the following sections:

4. Rules for writing a planning scheme provision
5. Choosing and applying provisions
 - 5.1 Applying a zone: Residential, Mixed Use, Commercial 1 and Public Use
 - 5.2 Applying an overlay: Design and Development, Environmental Audit
 - 5.4 Creating a schedule to a general or administrative provisions
6. How to...
 - 6.4 How to write a local policy
 - 6.5 How to write a schedule
 - 6.7 How to refer to a background document