

21.02-219/01/2006
VC37**Problems and constraints****Residential**

- The need to accommodate changing housing needs caused by demographic trends such as an aging population and a decline in household size.
- The imbalance in dwelling mix in some parts of the City (i.e.: high proportions of flats in parts of the north and high proportion of detached dwellings in the south).
- Aging dwellings in much of the southern parts of the City, reinforcing development pressure and community concern.
- Development pressures and associated community concern over the effect of new development on character and amenity.
- The need to direct medium density residential development to locations where it will have the least impact on residential character.
- The ability to retain heritage buildings through redevelopment.
- The ability to retain mature trees and gardens through redevelopment.
- Minimising the demolition of buildings/site clearing prior to seeking development approval.

Commercial

- Structural changes affecting retailing in Melbourne generally.
- The lack of a regional shopping centre and associated loss of spending to centres outside Glen Eira.
- The diffusion of some shopping centres along arterial roads.
- The lack of a clear identity and focus for many of the individual shopping centres.
- The decline of retailing in the small strip centres and associated run down appearance of some of these centres.
- The lack of a coordinated approach to retailing in the City as a whole as well as the management of individual centres.
- The lack of a clear focus or role for many of the commercially based areas of mixed use.

Services and infrastructure

- Uneven distribution of open spaces throughout the municipality particularly in the northwest.
- The lack of linkages between areas of open space.
- The uneven distribution of public transport options throughout the municipality, particularly in the southeast.
- Aging infrastructure such as drainage, footpaths and roads.
- Some areas of municipality are prone to flooding.
- Overhead telecommunication facilitates detracting from the visual amenity of some areas.