

22.04

~~NO CONTENT~~ URBAN VILLAGES - BENTLEIGH AND CARNEGIE ACTIVITY CENTRES

28/03/2013 - - - - -
G93 Proposed C184 glen

This policy applies to the development and use of land identified in the Bentleigh and Carnegie Urban Village areas as shown on Map 1 and 2 forming part of this policy.

22.04-1

Policy Basis

Bentleigh and Carnegie are major activity centres providing access to a wide range of goods, services and activities, including commercial, retail, entertainment, community and residential land uses. The extent of the activity centres are outlined on Map 1 and Map 2 to this clause.

The centres are well served by public transport with Bentleigh having train access and Carnegie having train and tram access. Carnegie is also served by a major arterial road (Dandenong Road). Both centres have opportunities for new active transport options, including improved pedestrian and bicycle accessibility.

Along with Elsternwick, Bentleigh and Carnegie are Glen Eira's urban villages. These centres are a key focus for Glen Eira in accommodating housing and employment growth and improved public spaces given their existing infrastructure and location. They also provide a significant opportunity to be the centres of community life, as vibrant and exciting places for people to shop, work, meet, relax and live with a distinct sense of place. Directing growth into these centres will also relieve development pressures and allow for valued amenity and character of their surrounding residential neighbourhoods to be maintained.

The vision for the Bentleigh activity centre is:

- Bentleigh will be an accessible, local shopping centre destination with a vibrant café 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 business and housing opportunities, all of which will meet the needs of a diverse community.

The vision for Carnegie activity centre is:

- 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 entertainment, shopping, housing and employment, supporting a range of businesses and interconnected community spaces that meet the needs of the local community.

Structure plans have been adopted by Council for Bentleigh and Carnegie activity centres that identify growth opportunities having regard to their local context. This includes the unique local character of each centre, the capacity of each part of the centre to accommodate growth, level of transport accessibility, the need to respect sensitive interfaces and local community needs. The structure plans seek to facilitate a transition of built form outcomes of varying height and scale in different locations across each centre, based on this local context. There are also opportunities in both centres to improve design outcomes and to improve the relationship between new development and the amenity, character and heritage values of existing neighbourhoods.

Opportunity sites in both Bentleigh and Carnegie have been identified where the potential exists for more intense mixed-use development outcomes to accommodate a range of new housing, jobs and services.

In the Carnegie activity centre an urban renewal precinct has been identified north of the railway line, where underutilised land close to public transport can be redeveloped for new housing, jobs and services as part of an integrated precinct of significant density and scale.

This policy gives direct support to objectives and strategies of the MSS that seeks to strengthen the role of both Bentleigh and Carnegie as key places for shopping, employment, housing and community life.

22.04-2

Bentleigh and Carnegie activity centres - general**Objective 1**

To facilitate growth in the Bentleigh and Carnegie activity centres that reflects their role and function as major activity centres and supports a range of retail, commercial, entertainment, community and residential uses to meet the needs of their diverse and changing communities.

Policy

It is policy to:

- Direct new housing and employment growth to Bentleigh and Carnegie activity centres based on the capacity and transport accessibility of each part of the centre to accommodate different levels of change.
- Support a diverse range of housing and employment that meets existing and future need. □
- Support social and affordable housing, aged care housing or student housing. □
- Support development in commercial and mixed use zones that:
 - - Prioritises retail and community uses at ground level.
 - Prioritises office and other employment building design and uses on the lower floors above ground level.
 - Provides floor to floor heights suitable to accommodate commercial activity.
 - Provides residential uses on upper floors, above the floors of retail and commercial use.
- Expand the network of pedestrian and shared laneways.
- Expand shared community and open spaces.
- Provide ground level active frontages to existing and new public spaces, streets and pedestrian and shared laneways. □
- Support activities that contribute to a night time and weekend economy in locations where amenity impacts are minimised. □
- Promote community safety through design that incorporates adequate lighting and passive surveillance of the public realm. □
- Co-locate community facilities and services in accessible community hubs.

Objective 2

To facilitate well-designed and responsive development outcomes in the Bentleigh and Carnegie activity centres that reflect the heritage and distinct character of each centre and respond to local context and sensitive interfaces.

Policy**All areas**

It is policy for development to:

- Achieve a transition of building heights and scale across the centre to reflect local growth opportunities and context. □
- Retain the prominence of the fine grain and heritage streetscape character of the traditional shopping strip. □
- Respond to the residential character of the surrounding areas. □
- Sensitively respond to interfaces with heritage sites, open space and key public spaces. □
- Contribute to a sense of place within the centre. □

- Integrate landscaping into new development including urban greenery for commercial and mixed-use zones. □
- Be sustainable in terms of energy use, waste, water, transport and ecology. □
- Contribute to a sense of safety, comfort and community presence with the site and the surrounding area, particularly close to the railway station and within commercial areas. □
- Provide outlook and passive surveillance of the street and public spaces □
- Incorporate flexible building design of residential development in commercial and mixed use zones to support future commercial uses.

Residential areas

It is policy for development to:

- Respond to the rhythm and pattern of development in the street. □
- Incorporate contemporary architectural interpretations of traditional roof forms. □
- Reduce the visibility and impact of upper levels through increased setbacks □
- Facilitate a consistent garden corridor within front setbacks to enable canopy tree planting and to soften built form. □
- Encourage rear setbacks that provide for private open space, canopy tree planting and open landscaped outlook. □
- Retain existing canopy trees. □
- Use durable and sustainable materials that respond to local characteristics through type, colour, texture and contrast.
- Use materials that:
 - Highlight building features.
 - Screen building services.
- Avoid significant loss of sunlight to future and existing public open spaces.
- Provide dwellings with an outlook and avoid overlooking through design rather than screening. □
- Avoid unreasonably compromising the development potential of adjacent sites by adversely affecting their access to daylight, ventilation or locating windows and balconies close to boundaries which compromise amenity. □
- Avoid depending on neighbouring sites for amenity. □
- Contribute to an efficient and orderly lot size distribution, avoiding the retention of narrow unconsolidated lots which cannot achieve desired built form outcomes.

Objective 3

To improve the transport network, promote sustainable transport, ease congestion and improve car parking provision in Bentleigh and Carnegie activity centres.

Policy

It is policy to:

- Support an integrated network of active streets, laneways and shared community and open spaces.
- Prioritise walking and cycling through:

- The provision of connected and safe pedestrian and cycling routes to and within the centre. ☐
- The provision of convenient and safe bicycle parking. ☐
- Reducing conflict between pedestrians and vehicles.
- Facilitate an improved transport hub around the railway station. ☐
- Facilitate the widening of laneways and pedestrian connections to improve permeability and access. ☐
- Prioritise basement car parking in all commercial, mixed use and residential apartment developments. ☐
- Avoid vehicular access directly from active frontages or retail shopping strips. ☐
- Prioritise vehicular access to the site from laneways or secondary streets, as practical. ☐
- Support car parking in commercial and mixed use developments that:
 - Are sufficiently screened through its design detail and landscaping to minimise its visibility from the public realm. ☐
 - Provide convenient and safe pedestrian links between car parks and shops. ☐
 - Support technological innovation to manage traffic and parking of vehicles. ☐
 - Are adaptable for future alternative uses.
- Support car parking in residential areas that:
 - Recesses garage doors and basement entries behind the primary building façade. ☐
 - Locates crossovers and driveways to maximise landscaping opportunities on the site.

22.04-3

Bentleigh Activity Centre

Objective 4

To strengthen Bentleigh's role as a vibrant and prosperous regional centre for shopping, housing, services and community life.

Policy

It is policy to:

- Integrate new retail floorspace with the established retail strip along Centre Road. ☐
- Promote and support the redevelopment of existing car parks behind Centre Road for new open space, multi-level car parking, community spaces, employment and housing. ☐
- Support development on opportunity sites identified on Map 1 that:
 - Delivers new employment and diverse housing opportunities.
 - Facilitates improved open space, public realm improvements and community outcomes.
 - Considers the opportunities, constraints and local context of each opportunity site.

22.04-4

Carnegie Activity Centre

Objective 5

To strengthen Carnegie's role as a regional destination for dining and entertainment, shopping, housing, employment and a place for the community to meet.

Policy

It is policy to:

- Support the establishment of a new food market to create a new social experience and meeting space for the community. □
- Protect existing trees along the railway corridor. □
- Increase publicly accessible car parking in partnership with a future supermarket redevelopment at Kokaribb Road.
- Support development identified as opportunity sites on Map 2 that:
 - Delivers new employment and diverse housing opportunities. □
 - Facilitates improved open space, public realm improvements and community outcomes. □
 - Considers the opportunities, constraints and local context of each opportunity site.
- Support development identified as urban renewal sites on Map 2 that:
- Maximises development opportunities to deliver new employment and housing diversity. □
- Facilitates site consolidation to achieve efficient built form outcomes.
- Promotes broader community benefit outcomes, such as the provision of affordable housing, additional open space, community facilities, public realm improvements or publicly accessible car parking.
- Avoids under-development of land.
- Facilitates new pedestrian connections and laneways within the precinct and between the urban renewal precinct and the retail core of the centre along Koornang Road.
- Considers the opportunities, constraints and local context of each site and of the precinct as a whole.

22.04-5

Policy Guidelines

Consider as relevant:

- Whether the development respects the preferred scale and form of development, taking into account the local context for the site and its contribution to the achievement of objectives for the overall centre.
- Whether development facilitates the future conversion of non-commercial uses to employment uses in commercial and mixed use zones through floor to floor heights of at least 4 metres at ground level and 3.8 metres for the second storey (except where heritage considerations make it impractical). □
- Whether proposed buildings on sites that are in the vicinity of a heritage place are respectful of that heritage place. □
- Whether site consolidation has occurred to deliver efficient built form and lot size outcomes. □
- Whether development facilitates the widening of laneways to a width of 6 metres. □
- Whether development provides a minimum 6 metre setback between the main living area or secluded private open space and a side or rear boundary at upper floors □
- Whether the parking and access design:
 - Provides visually recessive car parking. □

- Provides sufficient and suitable landscaping ☐
- Prioritises vehicle access from laneways or secondary streets. Where unavoidable on a primary street frontage, whether the development provides for a high level of landscaping and accessways and carparking structures do not dominate the front setback.

In the RGZ3:

- Passive surveillance of the street and public spaces. ☐
- Future development opportunities on adjoining sites. ☐
- The extent of basement footprint within the front and rear setbacks and deep soil areas for canopy tree planting. ☐
- Setting back the fourth storey of a development:
 - 10 metres from a front street ☐
 - 5 metres from a side street
- Providing a 25% transparent front fence over 1.2m if the fence exceeds the height specified in Standards A20 and B32. ☐
- Side setbacks that respect the garden character and maintain space between dwellings ☐
- A minimum 6 metres setback to the side or rear boundary from the main living area or the secluded private open space at upper floors facing the side or rear boundary.

In the RGZ4:

- Providing a dense urban character through boundary to boundary construction. ☐
- Passive surveillance of the street ☐
- Future development opportunities on adjoining sites ☐
- An urban landscape setting to soften built form ☐
- The extent of basement footprints within the front setback and deep soil areas for canopy tree planting. ☐
- A minimum 6 metres setback to the side or rear boundary from the main living area and secluded private open space at upper floors facing the side or rear boundary. ☐
- Setting back the fourth storey 9 metres from a front street.

In the GRZ5:

- Passive surveillance of the street. ☐
- Future development opportunities on adjoining sites ☐
- The extent of basement footprints within the front and rear setbacks and deep soil areas for canopy trees. ☐
- Setting back the third storey:
 - 11 metres from a front street
 - 5 metres from a side street
- Providing a 25% transparent front fence over 1.2m if the fence exceeds the height specified in Standards A20 and B32. ☐
- Side setbacks that respect the garden character and maintain space between dwellings ☐
- A minimum 6 metres setback to the side or rear boundary from the main living area or the secluded private open space at upper floors facing the side or rear boundary

Map 1: Bentleigh Activity Centre



Map 2: Carnegie Activity Centre

