



Hon Richard Wynne MP

Minister for Planning
Minister for Housing
Minister for Multicultural Affairs

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East Melbourne, Victoria 3002
Telephone: 03 8683 0964
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Cr Jamie Hyams
Mayor
Glen Eira City Council
PO Box 42
CAULFIELD SOUTH VIC 3102

Ref: MBR041588



Dear Mayor

GLEN EIRA PLANNING SCHEME AMENDMENT C184 AUTHORISATION

I refer to your council's request for authorisation to prepare and exhibit Amendment C184 to the Glen Eira Planning Scheme, which was resubmitted on 5 February 2020. The amendment proposes to make changes to the Glen Eira Planning Scheme to implement the land use and development objectives of the Bentleigh and Carnegie structure plans on a permanent basis, through the application of local policy, zones, overlays and operation provisions.

I would like to acknowledge and commend your council for its collaborative work with the Department of Environment, Land, Water and Planning (DELWP) to revise Amendment C184.

In accordance with section 8A of the *Planning and Environment Act 1987*, I authorise your council as planning authority to prepare the amendment subject to the following conditions:

1. In Clause 21.05 'Urban Villages – Bentleigh and Carnegie Activity Centres', delete 21.05-6 'Policy documents'. Strategic documents can be located in Clause 72.08 'Background documents'.
2. In Clause 21.05 'Urban Villages – Bentleigh and Carnegie Activity Centres', replace maps of the Bentleigh and Carnegie Activity Centres with the relevant maps of each activity centre in the City Plan.
3. In Clause 21.05-2 'Bentleigh and Carnegie Activity Centres – general', remove numeric requirements under 'Residential areas', as the variations can be achieved under the schedules to the zones.
4. Relocate the contents of Clause 21.05-2 'Bentleigh and Carnegie Activity Centres – general' to Clause 22.04, as it is a more appropriate location for the policy.
5. Apply a new Neighborhood Residential Zone (NRZ) schedule, without any variations to Clause 54 and 55 standards, to the land being rezoned to the NRZ outside the Bentleigh and Carnegie Activity Centre boundaries. The Neighborhood Character Area maps in Clause 22.08 'Minimal Change Area Policy' do not identify these areas as areas of character, therefore it is not appropriate to apply NRZ1 until further strategic work is undertaken.
6. Submit planning scheme maps to include all land to which the revised Design and Development Overlay Schedules 8 and 9 will apply.
7. Amend the proposed provisions generally in accordance with the ordinance attached to this letter, marked in tracked changes.
8. Revise the explanatory report to make it succinct and concise. Any additional explanatory material can be exhibited as a 'supporting document' rather than as an attachment to the explanatory report.

The amendment must be entered into the Amendment Tracking System (ATS) authoring system prior to lodgment of the amendment for exhibition.

The amendment must be submitted to me for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that Ministerial Direction No. 15 sets times for completing steps in the planning scheme amendment process. This includes the council:

- giving notice of the amendment within 40 business days of receiving authorisation; and
- before notice of the amendment is given, setting directions hearing and panel hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the explanatory report. (Practice Note 77: Pre-setting panel hearing dates provides information about this step).

The Ministerial Direction sets out times for subsequent steps of the process following exhibition of the amendment.

I may decide to grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in Advisory Note 48: Ministerial Direction No.15 – the planning scheme amendment process.

In accordance with sections 17(3) and (4) of the Act, the amendment must be submitted to me at least 10 business days before the council first gives notice of the amendment.

Please submit the amendment electronically via ATS.

If you have any queries about this matter, please contact [REDACTED] Executive Director, Statutory Planning Services, DELWP, on (03) [REDACTED] or email [REDACTED]

Yours sincerely



HON RICHARD WYNNE MP
Minister for Planning

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Encl.