

Attachment 1 - Key dates leading to authorisation of C184

Date	Action
27 Feb 2018	Council adopted structure plans for Bentleigh and Carnegie in response to concerns about the scale and density of development in and around the two activity centres in recent years.
18 Dec 2018	Council sought authorisation from the Minister for Planning to prepare and exhibit Amendment C184. The amendment proposes to implement the land use and development objectives of the structure plans including managing the scale of new buildings in the commercial centres through the application of local policy, zones and overlays. It also proposes to rezone residential land in the activity centres.
12 July 2019	<p>DELWP wrote to Council and advised that it had concerns with the amendment. The concerns included:</p> <ul style="list-style-type: none"> <li>• inconsistency with state policy and Plan Melbourne;</li> <li>• inappropriate activity centre boundaries;</li> <li>• unworkable floor area uplift policy;</li> <li>• incorrect use of background documents; and</li> <li>• excessive use of mandatory controls.</li> </ul> <p>The department suggested Council withdraw the amendment and address the concerns before submitting a new request. Council did not withdraw the amendment.</p>
4 Nov 2019	<p>Minister for Planning wrote to Council to advise that in its (then) current form, C184 would not allow Bentleigh and Carnegie to perform their roles as Major Activity Centres. The Minister reaffirmed his department's earlier concerns with the amendment (outlined above) and added additional concerns:</p> <ul style="list-style-type: none"> <li>• Use of strategic sites elsewhere as a basis for limiting growth in Bentleigh and Carnegie</li> <li>• Lack of an adopted Housing Strategy that directs where residential growth should occur</li> <li>• Content of the residential zone schedules</li> <li>• Inclusion of design guidelines</li> </ul>
26 Nov 2019	Council resolved to authorise the CEO to make changes to the amendment necessary to obtain authorisation and (re)submit the amendment to the Minister for authorisation.
Dec 2019 to Jan 2020	<p>Four workshops between officers of DELWP and Council to make changes to the amendment to enable authorisation. They included:</p> <ul style="list-style-type: none"> <li>• Discretionary heights on strategic and urban renewal sites instead of the mandatory heights initially proposed</li> <li>• Removal of the Quality Design Guidelines as a background document</li> <li>• Removal of any reference to housing typologies included in the Quality Design Guidelines as they are at odds with the Victoria Planning Provisions</li> </ul>

	<ul style="list-style-type: none"> <li>• Removal of the uplift provision at Carnegie whereby additional height could have been approved if the proposal offered a community benefit</li> <li>• Alterations to the residential zone schedules – removal of the Garden Area Requirement in the Residential Growth Zone (RGZ) and General Residential Zone (GRZ)</li> <li>• Expansion of the RGZ and GRZ in both activity centres</li> </ul>
4 Feb 2020	<p>Council considered changes to the amendment made by officers in consultation with DELWP.</p> <p>Council also adopted addenda to the Bentleigh and Carnegie Structure Plans. They made changes to the original structure plans that reflected the changes made to C184. Specifically, they updated the land use precincts, changed building heights and introduced an updated housing assessment prepared by SGS Economics.</p> <p>In addition to these changes, Council also adopted <i>City Plan</i> at its meeting of 4 February 2020 which was an update of the <i>Activity Centre, Housing and Local Employment Strategy</i> (ACHLES). <i>City Plan</i> was (in part) a response to the Minister's concerns that Council did not have a Housing Strategy. <i>City Plan</i>:</p> <ul style="list-style-type: none"> <li>• introduced a <i>Housing Framework Plan</i></li> <li>• established housing change areas - minimal change, incremental change and substantial change areas that provided a greater level of detail regarding the location of future housing provision</li> <li>• reflected adopted Council policy positions since ACHLES</li> <li>• updated demographic data</li> </ul>
23 March 2020	<p>The Minister for Planning authorised Amendment C184 for public exhibition. The authorisation was subject to a number of conditions (largely administrative matters) which Council responded to on 24 June 2020.</p>

Condensed version

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