

BUILT FORM FRAMEWORK

CAULFIELD PARK NEIGHBOURHOOD ACTIVITY CENTRE



GLEN EIRA
CITY COUNCIL

This information sheet aims to explain more about:

- what built form frameworks are;
- why Council is preparing them for three of our commercial areas (Neighbourhood Activity Centres);
- the steps involved; and
- the opportunities you have to provide input.

What are built form frameworks?

A built form framework establishes recommendations to manage building heights and setbacks in an area. It analyses the existing buildings and takes into account their size and position, the topography of the land, how buildings are used and their relationship with other buildings. It also identifies the special elements that the community values such as public spaces and historic buildings. This analysis establishes the context for the recommendations.

Why do we need built form frameworks?

Currently Glen Eira City Council does not have specific guidelines for building design in these three areas that are under development pressure. Our community has told us that it is important that we set clear development expectations. Built form frameworks provide the analysis required to substantiate new planning controls for an area.

Through the preparation of frameworks, we have an opportunity to work towards new planning controls for three of our popular and growing Neighbourhood Activity Centres:

- Caulfield Park (Hawthorn and Balaclava Roads);
- Caulfield South (Hawthorn and Glenhuntly Roads); and
- Bentleigh East (Centre and East Boundary Roads).

This work will help to:

- provide clarity to landowners, businesses and the community about the acceptable height and setbacks of future buildings;
- identify and retain the local sense of identity in these centres;
- strengthen the vitality and economic viability of the centres; and
- ensure these Centres continue to be enjoyable places to shop, work and gather.

How are built form frameworks different from structure plans?

There are many different types of analysis that can be used to support the development of planning controls. Structure Plans are undertaken in large activity centres. They cover issues relating to height and setbacks, but also extend to more complex matters such as traffic, access, car parking, open space and community infrastructure.

Built form frameworks are more appropriate for our smaller centres, where the priority is to respond to development pressure by establishing robust planning controls to guide matters relating to height and setbacks.

What are the steps involved?

There are two stages in the process. Stage one is the development of the controls. Stage two is embedding those controls into the *Glen Eira Planning Scheme*.

Each stage and the keys steps involved in this project is set out below. We are just starting stage one:

Stage one

1. Prepare draft built form frameworks
- 2. Seek feedback from the community on the draft built form frameworks**
3. Council reviews the feedback and makes a decision on the frameworks

If Council adopt the frameworks, the second stage involves translating the recommendations into planning controls for the *Glen Eira Planning Scheme*. This follows a legal process, including the following steps:

Stage two

1. Prepare draft planning controls and policies based on the recommendation in the frameworks
2. Request the Minister for Planning to authorise Council to prepare and exhibit a planning scheme amendment
- 3. Seek feedback from the community in a process known as public exhibition**
4. Hold a planning conference, where Council can hear from anyone how has provided feedback
5. Council to consider all submissions and whether changes can be made to address all submissions
- 6. An independent panel hearing will be held if changes cannot be made to address all submissions. Anyone who has provided feedback is invited to present at the panel hearing**
7. Council to consider the panel recommendations and decides on the outcome of the amendment

Moving from framework recommendations to planning controls

For recommendations made by the frameworks to be successfully translated into planning controls and included in the *Scheme*, we have to ensure that the recommendations reflect local and state policy.

This means that the frameworks must:

- plan for current and future communities;
- meet State Government guidance for the introduction of planning controls in activity centres (this includes guidance about where it is and is not appropriate to use mandatory controls); and
- communicate a vision for future built form outcomes that is informed by:
 - a thorough built form and character review of the centres; and
 - views from the community about what people value about these centres.

How can you provide input?

The opportunities to provide your feedback on this project are highlighted in bold in the steps above. The release of draft built form frameworks is expected in the next few weeks. You can register for updates on this project, or find more information at haveyoursaygleneira.com.au