

21.02

19/01/2006
VC37

KEY INFLUENCES

The development of the Corporate Plan and numerous strategic studies involving community consultation has given Council an appreciation of the key influences on the future growth and development of the municipality. It is easiest to look at these in terms of Advantages/Opportunities and Problems/Constraints. Advantages/Opportunities represent existing and potential strengths that can be enhanced and built upon by the implementation of land use strategies contained within the Municipal Strategic Statement. Problems/Constraints represent challenges that must be overcome by the implementation of land use strategies

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Advantages and opportunities

The attractions of Glen Eira can be summed up in one word - “livability” - for the following reasons:

Residential

- Established, high quality residential areas.
- Location advantages - a short drive to City, beaches, regional services and facilities.
- Rich and diverse areas of character and heritage.
- A sought after residential location, close to a range of local and regional services and facilities.
- A mix of dwelling types, ages and styles offering a variety of residential environments.
- A community with a fairly balanced mix of age groups which is ethnically and socio-economically diverse.
- Areas and buildings of local and regional historical and cultural significance.
- Individual areas with distinctive urban character.

Commercial

- Established commercial areas providing a range of goods and services to surrounding residential areas, plus some local employment.
- Diversity of shopping centres, performing different roles in a hierarchy distributed throughout the City.
- Close proximity to regional facilities such as Chadstone, Southland and Chapel Street.
- No poorly located large industries that affect residential amenity.
- Local employment opportunities, especially for small business and proximity to regional employment opportunities.

Services and infrastructure

- Quality and range of parks and gardens providing a mix of structured and passive recreation facilities.
- A combination of public transport options including three railway lines and several tram routes.
- Access to important transport routes such as the Dandenong Road, Nepean Highway and close proximity to the south eastern freeway.
- Community appreciation and support of arts and culture.
- Availability of an excellent range of educational and health and community facilities.
- Famous landmarks and regional facilities such as the Caulfield Racecourse, Monash University, Caulfield Park and Ripponlea.

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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.