

21.03

02/06/2011
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VISION – STRATEGIC FRAMEWORK

21.03-1

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Glen Eira Community Plan

The Glen Eira Community Plan identifies the corporate direction of Council over a 3 year period (2001-2004). Many of the objectives and strategies identified in the Municipal Strategic Statement have originated from actions identified in the Community Plan.

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Glen Eira 2020

Glen Eira 2020 identifies a long-term vision for the municipality over the next 20 years. Glen Eira 2020 identifies a desired future for the City and was developed through analysis of trends and consultation with the community.

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Key Land Use Visions

From the corporate objectives and the preferred future identified in Glen Eira 2020 a number of key land use visions were developed for inclusion in this Municipal Strategic Statement.

Key Land Use Visions For Glen Eira

Allow for sustainable redevelopment which balances the needs of current and future populations

Ensure a greater diversity of housing to meet future housing needs

Improve and protect the liveability, neighbourhood character and amenity of Glen Eira

Promote environmental, social and economic sustainability

Improve access to housing for residents with special housing needs

Ensure integrated neighbourhood planning of Glen Eira's suburbs

Protect and enhance the natural environment – the combination of parks, gardens, trees and street trees which give Glen Eira a valued garden city atmosphere

Maintain high quality residential image, with an emphasis on character of local areas and heritage areas

Identify and consolidate urban villages containing attractive and convenient retailing, community facilities, entertainment, tourist, educational and cultural facilities. Promote smaller commercial centres and appropriate mixed use development

Stimulate and improve the vitality of Glen Eira's commercial centres

Promote recognised and well used regional recreation, entertainment, tourist, educational and cultural facilities

Create safe environments for residents, workers and visitors

Ensure adequate consultation and subsequent publicity about Council services and facilities

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Key Land Use Elements

Glen Eira's vision for future land use planning and development is expressed around a number of key land use themes or elements.

These elements which can be found in Clauses 21.04-21.13 are:

- Housing and Residential Development
- Business
- Industrial
- Institutional and Non-Residential Uses in Residential Areas
- Public Uses/Community Facilities

- Heritage
- Infrastructure
- Transport
- Open Space

Each element attempts to explain the relationship between its objectives and strategies and the controls on the use and development of land in the planning scheme.

Each element has been divided into the following sections:

Overview	Provides a context and discussion of how issues have been addressed.
Objectives	The general aims or ambitions for the future use and development of an area responding to key issues identified. i.e. What Council wants to achieve
Strategies	The process by which the current situation will be moved towards its desired future to meet the objectives. i.e. How Council will achieve the objectives
Implementation	The means by which the strategies will be implemented

The Implementation section has been divided into four parts:

Policy and the exercise of discretion	The means of implementing strategies by use of local policies and the exercise of discretion in decision making under the planning scheme.
Zones and overlays	The means of implementing strategies through the application of zones, overlays and their accompanying schedules
Further strategic work	The means of implementing strategies through further strategic work
Other actions	The means of implementing strategies through other actions of Council – these are generally linked to Council's Corporate Plan

All objectives, strategies and means of implementation must be read in context with those contained in the other elements and the other relevant sections of the scheme.

Obviously, there are many objectives that may fall into more than one element, however each has been included in the most relevant element to avoid repetition.

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02/06/2011
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Framework plan

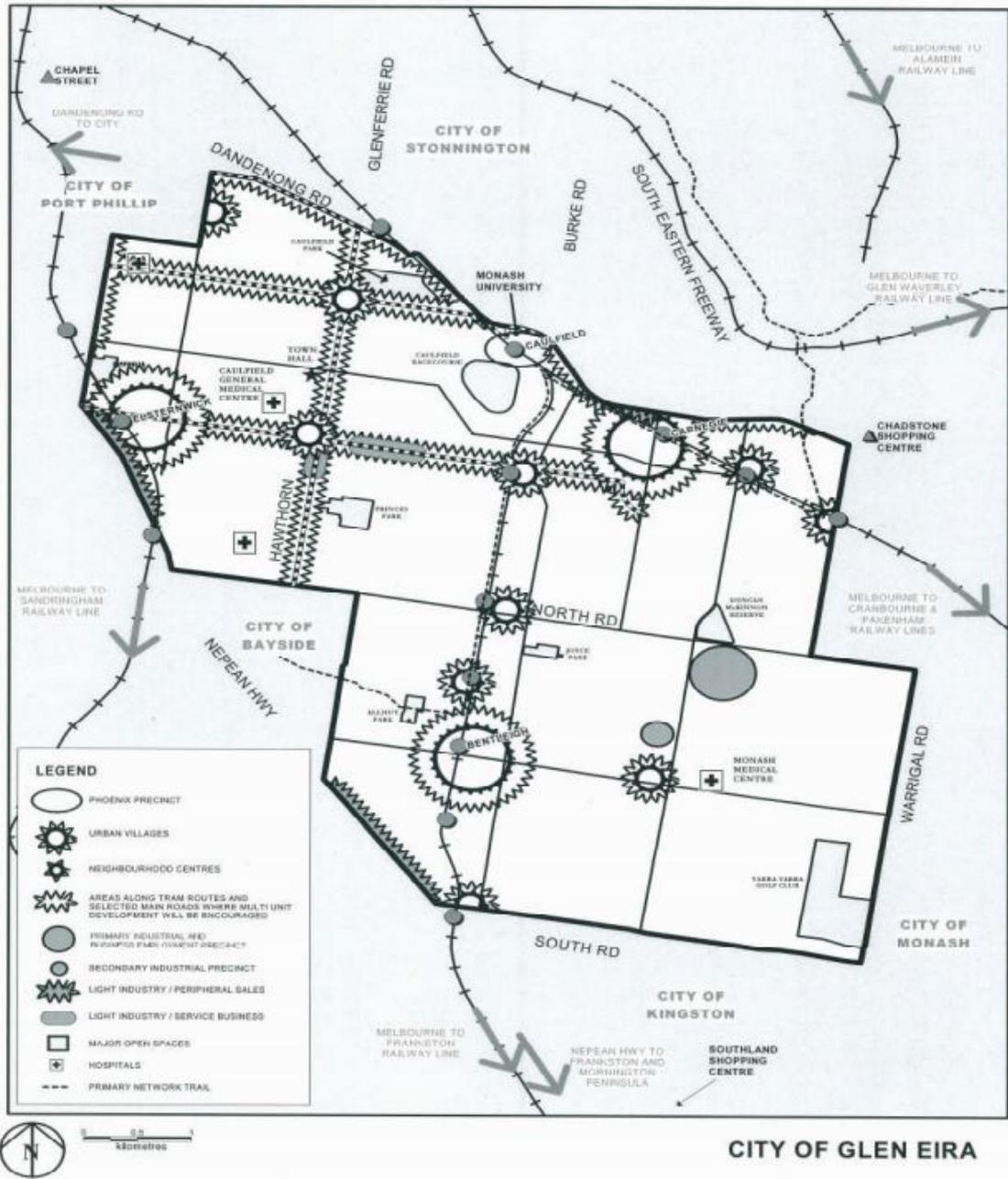
The Strategic Land Use Framework Plan illustrates Council's key strategic directions for future land use planning and development. The purpose of the framework plan is to identify locations where specific land use outcomes will be supported and promoted.

The Framework Plan, together with the Strategic Land Use Objectives and Strategies and local policies will assist in the application of new zones and will also set a strategic framework for land use decisions.

Separate land use framework plans have also been prepared for each of the major land use elements identified in Clauses 21.04-21.13. These plans cumulatively form the basis of the Strategic Land Use Framework Plan.

In summary the Framework Plan provides for the land use elements and supports land use outcomes in the following manner:

Municipal Strategic Statement
(MSS) Framework Plan



Activity centres

A key concept of the Framework Plan is the hierarchy of activity centres.

It is envisaged that Glen Eira will consist of a number of self-contained activity centres that are inter connected with one another which will have social, economic and environmental advantages.

Phoenix Precinct

This area is a major activity area containing major regional facilities, which include Caulfield Racecourse, Monash University and Caulfield Station. Other significant activities in the precinct include Derby Road Shopping Centre and East Caulfield Reserve. This is the major focus, based on educational, cultural and recreational use plus local convenience retailing, entertainment facilities and higher density residential development, particularly student housing, in the surrounding area.

Urban villages - Elsternwick, Carnegie and Bentleigh

An urban village is defined in the State Government's "Urban Village Project" report (August 1996), as "suburban centres of either 400 or 800m radius having a range of community facilities and activities, a mix of housing and substantial local employment, and linked to other suburban centres by public transport".

Urban villages are typically characterised by: mixed use areas; a pedestrian scale with increased casual surveillance; interconnected modes of public transport; public areas and open space; and a range of dwellings and higher density dwellings.

The historical town-planning concept of separation of uses has altered as a result of changing work habits, and the emergence of new inoffensive service businesses. There is a renewed interest in living, working, shopping, and recreating in the same area.

These are secondary foci and Glen Eira's major retail foci (subregional shopping centres). The strategy proposes a complementary mix of smaller scale office and service uses so that the centres become more of a community focus. Higher density housing is encouraged within and adjoining the commercial zoning

Neighbourhood Centres

The Framework Plan includes a number of neighbourhood centres such as Caulfield South, Bentleigh East, Ormond, Glen Huntly, Caulfield Park, McKinnon, Murrumbeena, Hughesdale and Moorabbin. These are distributed throughout the City, to serve as the focus for individual neighbourhoods and provide a mix of small-scale convenience retailing and service uses. Apartments and shop top housing is encouraged within the commercial areas of these centres. Single dwellings and multi-unit development are encouraged immediately adjoining the commercial areas of these centres.

Residential

To respond to Glen Eira's changing housing needs, areas have been identified where a range of housing types (such as single houses and multi-unit developments) could be developed. Housing diversity areas are located in and around shopping centres and close to public transport to take advantage of existing infrastructure and revitalise shopping centres.

Housing diversity areas include:

- Urban villages at Elsternwick, Carnegie and Bentleigh.
- Phoenix Precinct.
- Neighbourhood centres.
- Local centres.
- Along tram lines.
- Along selected main roads.
- Key development sites.

The Framework Plan indicates the location of the housing diversity areas. It is intended that the housing diversity areas will accommodate the majority of additional dwellings required to house Glen Eira's future population. The designated locations are indicative. Their area and the type of housing appropriate will vary depending on the location. Multi-unit development is generally encouraged in these locations provided it is compatible with surrounding uses.

Elsewhere in minimal change areas, Council seeks to maintain the character of residential areas. New single dwellings and multi-dwelling developments will be catered for provided development is consistent with surrounding use, character and scale.

New residential opportunities have been identified for a number of key development sites.

Business

- Major retail use is encouraged to concentrate in the three urban villages (Bentleigh, Carnegie, and Elsternwick).
- Convenience and specialty retailing is to focus on the smaller neighbourhood centres.
- Peripheral retailing is encouraged to focus on major highways, particularly Nepean Highway.
- Office and light industrial uses are distributed throughout the City's commercial centres. Small-scale service and industrial uses in particular are encouraged as part of the multi-function urban villages.
- In commercial areas not specifically identified on the Framework Plan a mix of small-scale use consistent with the zoning, effective land-use and the character of the surrounding area is encouraged.
- Encourage the growth and development of Virginia Park business centre as a local employment node, to incorporate a mix of uses including office, manufacturing, warehousing and associated activities such as limited convenience retail to service the worker population.

Industry

- The Virginia Park business centre and its immediate surrounds have historically formed the main general industrial precinct of the municipality. For Virginia Park business centre a transition to other office and related uses such as training, research and development and other appropriate activities to complement existing manufacturing operations as well as any ongoing demand for industrial land use is supported to reinforce its role and viability and create attractive local employment opportunities within the municipality.
- Small scale light industry and service industry is encouraged on existing industrial sites and within commercial centres.
- Industrial sites with highway frontage should contain a mix of light industry and peripheral sales activity.
- Industrial sites surrounded by residential areas are encouraged to convert to residential where appropriate.

Institutional and non residential uses in residential areas

- Medical and other associated uses, such as nursing homes and retirement villages, are where practical encouraged to concentrate in defined medical precincts adjacent to existing hospitals (i.e.: around Monash Medical Centre and Caulfield Hospital), and to a lesser extent near smaller hospitals.
- Other institutional and non-residential uses may locate in appropriate locations throughout the municipality.

Public uses / community facilities

Consolidation of community services is encouraged, where feasible, to support the urban village concept.

Transport

Reinforcement of the existing transport hierarchy is encouraged.

Open space

An equal distribution of open space and linking of open space within Glen Eira and neighbouring municipalities via bicycle paths/lineal path networks is desirable.

Significant strategic resources

Monash University, Caulfield Racecourse, Rippon Lea, the Australian Broadcasting Commission and Yarra Yarra Golf Course are facilities whose function and future development are of importance on a regional, statewide or even wider basis, and which are encouraged to continue to ensure their ongoing benefit to the wider community.

Key development sites

There are several large sites with significant future redevelopment potential in Glen Eira. Preferred future use of these sites is addressed in Clause 21.04.

Note: The Framework Plan is conceptual only and internal boundaries are not defined.