



# THEME ONE **LIVEABLE AND WELL DESIGNED**

GLEN EIRA CITY COUNCIL  
**ANNUAL REPORT**  
2017–2018

BENTLEIGH • BENTLEIGH EAST • BRIGHTON EAST • CARNEGIE • CAULFIELD • ELSTERNWICK  
GARDENVALE • GLEN HUNTLY • MCKINNON • MURRUMBEENA • ORMOND • ST KILDA EAST



GLEN EIRA  
CITY COUNCIL

# THEME ONE

## **LIVEABLE AND WELL DESIGNED**

Long-term community goal:

**A well planned City that is a great place to live.**

We are committed to Glen Eira being a well designed City that is safe, attractive and vibrant for our residents and businesses. We will provide for social activities, employment and a range of residential opportunities.

Our town planning decision-making process will be fair, transparent, timely and inclusive. We will give residents the opportunity to contribute towards policies that affect their quality of life and their neighbourhood. Our approach will prioritise the uniqueness of each place and be informed by the views and perspectives of our diverse communities.

Our community infrastructure is essential to supporting liveability and we will design and manage our roads, buildings and community spaces to ensure Glen Eira remains a great place to live.

## THE STRATEGIC OBJECTIVES OF THIS LONG-TERM COMMUNITY GOAL ARE:

### 1. CREATE PROSPEROUS, ACCESSIBLE AND VIBRANT URBAN PLACES.

#### WE WILL:

- Develop and implement *Structure Plans* and a shared vision to guide future development, open space, business and transport improvements.
- Influence future development across Glen Eira's station, retail and dining precincts by revising our *Activity Centre, Housing and Local Economy Strategy*.
- Ensure future development respects and celebrates our heritage and character by establishing new building and development guidelines.
- Work with the community and stakeholders to create places that are diverse, vibrant, and prosperous.
- Deliver improvements to buildings, open spaces, parks and roads, as well as progress planning for future improvements to key Council facilities.

### 2. ENCOURAGE DEVELOPMENT THAT BENEFITS THE COMMUNITY.

#### WE WILL:

- Review our heritage places and provide stronger development guidelines to preserve and enhance Glen Eira's heritage buildings and precincts.
- In areas going through significant change, ensure developments take account of the wider local impacts such as the cost of infrastructure, open space and parking.
- Introduce planning policies that moderate developments and protect the character and amenity of our residential areas.
- Facilitate development that positively contributes to the local community socially, environmentally, and economically.
- We will proactively seek opportunities to incorporate social and/or affordable housing outcomes in urban renewal sites.
- We will commence preparation of policies and an updated Municipal Strategic Statement which strengthen the conservation of trees on developments sites.

### 3. PROACTIVELY PLAN FOR AND MANAGE CHANGE WITHIN OUR URBAN PLACES.

#### WE WILL:

- Update the *Glen Eira Planning Scheme* by implementing the adopted actions of the 2016 *Planning Scheme Review*.
- Attempt to minimise the impact on the community's quality of life during major building construction through stricter guidelines and local laws for developers, and their enforcement.
- Aim to balance our community's aspirations on managing development, with State policies such as *Plan Melbourne*, which seeks to direct more housing and infrastructure in municipalities such as Glen Eira.

### 4. INVEST SUSTAINABLY IN OUR INFRASTRUCTURE AND COMMUNITY ASSETS.

#### WE WILL:

- Ensure new infrastructure assets meet the needs of our community.
- Review service needs to ensure strategic service planning informs investment.
- Maintain and renew our assets to ensure they meet the required standards.

## ON BEHALF OF THE COMMUNITY, COUNCIL WILL ADVOCATE FOR:

- Stronger partnerships with State Government and adjoining councils in planning for and funding key regional infrastructure.
- Victorian Civil and Administrative Tribunal (VCAT) reform to implement local policy and restrict the substitution of amended proposals.
- State Government leadership in facilitating and enabling the provision of social and affordable housing by supporting 'Outcome 2' policies in *Plan Melbourne* that seek to increase the supply of social and affordable housing.
- An assurance that 'value capture' development above locations subject to level crossing removals, will be appropriate to the local context and sensitive to community concerns.
- State Government inclusion of social and/or affordable housing outcomes in development sites over which they have decision-making influence, including but not limited to level crossing removals value capture sites.
- Increased State Government responsiveness to legitimate community concerns around the operation of rooming houses.

## HOW WILL WE KNOW IF WE HAVE BEEN SUCCESSFUL?

STRATEGIC INDICATOR	RESULT
<p>Our community will report increased satisfaction with Council's communication with the planning process and with the opportunities to have a say in planning decisions and planning policy formulation.</p>	<p>Council's Urban Planning and City Futures Departments have received positive feedback about communication with the planning process and their opportunity to participate in planning decisions and policy formation.</p> <p>The <i>Local Government Community Satisfaction Survey</i> indicates an increase in satisfaction with our performance on planning and building permits from an index score of 46 in 2017 to 48 in 2018. The state-wide average performance on planning and building permits is an index score of 54.</p> <p>While Council recognises that there is still work to be done in this area, we are committed to delivering transparent and customer-focused processes.</p>
<p>Our community will report increased satisfaction with Council's planning for population growth.</p>	<p>Council has an index score of 48 for planning for population growth. This index score remained the same in the 2017 and 2018 <i>Local Government Community Satisfaction Survey</i> results.</p> <p>The state-wide average planning for population growth index score is 50.</p>
<p>A minimum 70 per cent of residents will report that their quality of life is good or very good.</p>	<p>A community survey question will capture this information in 2019.</p>

## HOW WILL WE KNOW IF WE HAVE BEEN SUCCESSFUL?

STRATEGIC INDICATOR	RESULT
<p>There will be a reduction in commercial vacancy rates within Bentleigh, Carnegie and Elsternwick shopping centres.</p>	<p>There has been a reduction in commercial vacancy rates in Elsternwick shopping centre. The vacancy rate has dropped from seven per cent (18 of 257 shops) in 2016 to 5.1 per cent (13 of 254 shops) in 2018.</p> <p>There has been an increase in commercial vacancy rates in Bentleigh shopping centre. The vacancy rate has risen from 3.1 per cent (nine of 292 shops) in 2016 to 6.2 per cent (18 of 292 shops) in 2018.</p> <p>There has been an increase in commercial vacancy rates in Carnegie shopping centre. The vacancy rate has risen from 2.1 per cent (four of 193 shops) in 2016 to 4.7 per cent (nine of 193 shops) in 2018.</p> <p>Council is currently developing a <i>Housing and Local Economy Plan</i> which will further inform strategies to reduce commercial vacancy rates within our major shopping centres. This, together with the implementation of <i>Structure Plan</i> projects will likely see a reduction in vacancy rates.</p>
<p>We will see an increase in planning decisions upheld at VCAT following the implementation of new policies in our <i>Planning Scheme</i>.</p>	<p>There has been an increase in planning decisions upheld at VCAT over the past 12 months from 41.8 per cent in 2016–17 to 57.3 per cent in 2017–18. This is attributed to negotiating better outcomes and a more consistent approach to policy interpretation.</p>
<p>There will be an increase from 2017 figures on the level of diversity within available housing stock.</p>	<p>There has been an increase in the number of dwellings available in Glen Eira from 2016–2017 (60,257) to 2017–2018 (61,632). The level of diversity within the housing stock sees increases in apartments, townhouses, and attached single dwellings. There has been a marginal decrease in the number of detached single dwellings.</p>
<p>In 2017, we will adopt <i>Structure Plans</i> for Carnegie, Bentleigh and Elsternwick.</p>	<p>In February 2018, Council adopted <i>Structure Plans</i> for Bentleigh, Carnegie and Elsternwick.</p>

2017-18 COMMITMENT	PERFORMANCE MEASURE	RESULT
We will deliver detailed <i>Structure Plans</i> for Bentleigh, Carnegie and Elsternwick, which address development, open space, business and transport, and an <i>Activity Centre, Housing and Local Economy Strategy</i> for all our centres.	Adopt <i>Structure Plans</i> for Bentleigh, Carnegie and Elsternwick.	✓
<p><b>Comment:</b> <i>Structure Plans</i> which address development, open space, business and transport for Bentleigh, Carnegie and Elsternwick were adopted by Council on 27 February 2018.</p>		
	Adopt <i>Activity Centre, Housing and Local Economy Strategy</i> for all our centres.	✓
<p><b>Comment:</b> The revised <i>Activity Centre, Housing and Local Economy Strategy</i> was adopted by Council on 25 July 2017.</p>		
We will commence community consultation and a feasibility study to develop a new vibrant community hub in Elsternwick.	Commence community consultation for the Elsternwick community hub.	✓
<p><b>Comment:</b> Initial consultation was undertaken as part of the Elsternwick <i>Structure Plan</i> community engagement and was completed in February 2018. The next stage of detailed consultation will be undertaken in 2018-19.</p>		
	Undertake feasibility study for the Elsternwick community hub.	✗
<p><b>Comment:</b> Following adoption of the Elsternwick <i>Structure Plan</i>, staging of different projects has been reviewed and delivery timeframes revised. The brief for the scope of works for the feasibility was completed in 2017-18. The feasibility study is planned to be undertaken in 2018-19 as captured in the <i>Council and Community Plan 2018-19</i> commitments.</p>		
We will update and refresh a minimum of three key Council community infrastructure strategies relating to recreation, open space and facilities.	<i>Open Space Strategy</i> refreshed.	✗
<p><b>Comment:</b> Preliminary analysis work is well underway for the refresh of the <i>Open Space Strategy</i> but was delayed pending receipt of the 2016 Census data and updated id forecasts of population per dwelling.</p>		
	Council endorses <i>Tennis Strategy</i> .	✗
<p><b>Comment:</b> Initial consultation and draft <i>Tennis Strategy</i> were completed. The <i>Strategy</i> is currently undergoing a final consultation phase with affected clubs before proceeding to Council for endorsement.</p>		
	Council endorses <i>Pavilion Strategy</i> .	✓
<p><b>Comment:</b> Council endorsed a new <i>Pavilion Strategy</i> on 25 July 2017.</p>		

2017–18 COMMITMENT	PERFORMANCE MEASURE	RESULT
We will develop and implement policies and controls that protect heritage, and the character of our residential areas.	Adopt Heritage Policy.	✓
<p><b>Comment:</b> Heritage Policy adopted by Council on 10 April following a minor heritage review. A major heritage review will be undertaken in the second half of 2018.</p>		
We will invest a minimum of \$30M annually through Council's capital works program.	\$30M spent on capital works program for 2017–18.	✓
<p><b>Comment:</b> Actual spend as at 30 June 2018 is \$35.23 million.</p>		
We will develop concepts for Lord Reserve; Carnegie Swim Centre; and Koornang Park to create a community focused, multi-use recreation precinct.	Concept plan developed for Carnegie Swim Centre.	✓
<p><b>Comment:</b> Preliminary concepts were prepared based on initial community consultation. Further information was provided to Council in June 2018. Council has requested additional work in relation to Carnegie Swim Centre and Glen Eira Sports and Aquatic Centre, prior to the next phase of community consultation in 2018–19.</p>		
	Masterplan developed for Lord Reserve and Koornang Park.	✗
<p><b>Comment:</b> Masterplan concept options for Lord Reserve and Koornang Park were considered by Councillors on 27 March and 26 June 2018.</p>		
We will develop a statement of commitment on housing affordability and work with neighbouring councils to develop a regional perspective.	Development of policy statement (of commitment) endorsed by Council.	✗
<p><b>Comment:</b> Council's Housing Affordability Statement is under development and will be considered by Council in September 2018. We are currently working with Bayside, Boroondara and Stonnington councils on a vision statement and a <i>Land Use Framework Plan</i> that will consider the facilitation of affordable housing across the region.</p>		