



THEME ONE **LIVEABLE AND WELL DESIGNED**

GLEN EIRA CITY COUNCIL
ANNUAL REPORT
2020–2021

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.

In 2020–2021 we:

- continued our commitment to social and affordable housing in the municipality by delivering 82 per cent of year two actions in the *Social and Affordable Housing Strategy 2019–2023 Action Plan*. This included working with adjoining councils to encourage the development of consistent policies; completing a mapping of unused or potential State Government sites within Glen Eira where opportunities exist for social and/or affordable housing projects; developing a position paper on adopting a standard policy for affordable housing requirements on rezoned sites; and conducting training for our Urban Planning Department about achieving affordable housing outcomes in planning applications;
- completed the detailed designs for the proposed redevelopment of Carnegie Memorial Swimming Pool in preparation for tender. The designs consider feedback from the community during the last consultation phase in August 2020 to retain the essential elements of Carnegie Memorial Swimming Pool — nostalgic feel, concrete façade. An Expression of Interest for a suitable contractor has been completed, with the formal tender phase due to commence in September 2021; and
- commenced construction of the new Bentleigh Library and Youth Hub in March 2021. The Bentleigh Library and Community Hub will be a new community centre and the new home for our Youth Services. Multipurpose spaces will deliver a range of services, programs and events for young people, adults, and families, through to senior citizens. The Hub is expected to be completed by mid-2022.

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
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>The 2021 <i>Local Government Community Satisfaction Survey</i> indicates an increase in satisfaction with Glen Eira's Town Planning Policy score from 55 in 2020 to 56 in 2021. This result is in line with other metro and state-wide averages.</p> <p>Throughout 2020–21, the community were able to provide feedback into the <i>Glen Huntly Structure Plan, Amendment C184</i> to implement the <i>Bentleigh</i> and <i>Carnegie Structure Plans, Post War and Hidden Gems Heritage Review</i> and the preparation of three <i>Built Form Frameworks</i> in the Caulfield South, Caulfield Park and Bentleigh East Neighbourhood Activity Centres. Council conducted an online session, <i>Planning – Ask us Anything</i> to improve the community's understanding of the planning system and policies and where the community could also ask questions of the planning team. Council looked for new ways to engage with the community during COVID-19 restrictions which were in place for much of the year and increased the consultation period for many projects.</p>

HOW WILL WE KNOW IF WE HAVE BEEN SUCCESSFUL? (continued)

STRATEGIC INDICATOR	RESULT
Our community will report increased satisfaction with Council's planning for population growth.	The 2021 <i>Local Government Community Satisfaction Survey</i> indicates a slight decrease in Council's planning for population growth satisfaction rating with an index score movement from 53 in 2020 to 52 in 2021. The state-wide average planning for population growth index score is 53.
A minimum 70 per cent of residents will report that their quality of life is good or very good.	The <i>Local Government Community Satisfaction Survey 2021</i> indicates that 93 percent of residents rate their quality of life as either 'good' or 'very good', 61 percent rated their quality of life as 'very good' with 32 percent rating it as 'good'.
There will be a reduction in commercial vacancy rates within Bentleigh, Carnegie and Elsternwick shopping centres.	<p>The effects of the COVID-19 pandemic continue to pose significant challenges to our shopping centres.</p> <p>In 2020–21, Bentleigh had four vacancies out of 292 premises (1.4 per cent). This was a decrease on the previous year which was 6.2 per cent vacancies.</p> <p>In 2020–21, Carnegie in had 18 vacancies out of 211 premises (8.5 per cent). This was an increase on the previous year which was 3.1 per cent vacancies.</p> <p>In 2020–21, Elsternwick had 18 vacancies out of 283 premises (6.4 per cent). This was a decrease on the previous year which was 9.9 per cent vacancies.</p> <p>Overall, there was a decrease in the commercial vacancy rate across the three shopping centres.</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>There has been a reduction of 36 per cent of decisions upheld at VCAT in the last financial year. This is in part because of a number of decisions within the Caulfield South Activity Centre that set aside Council's decision to refuse taller buildings.</p> <p>In response to the absence of directional policy in this area and an increase in planning permit applications seeking taller buildings, Council is undertaking strategic work to implement new planning policies into the <i>Planning Scheme</i> to address this.</p>

HOW WILL WE KNOW IF WE HAVE BEEN SUCCESSFUL? (continued)

STRATEGIC INDICATOR	RESULT
<p>There will be an increase from 2017 figures on the level of diversity within available housing stock.</p>	<p>There continues to be an increase in apartments and townhouse developments with a reduction in the number of detached single dwellings, providing for a diversity of available housing stock.</p> <p>The number of apartments increased 19 per cent from 16,195 apartments in 2017 to 19,266 in 2021.</p> <p>Townhouse developments increased five per cent to 15,902 in 2021. While single dwellings declined by three per cent to 24,405.</p> <p>In 2019–20 there was an increase in housing density with standalone houses gradually being replaced by townhouses and apartments. In 2019–20, there was a decrease of 269 houses. The number of newly rateable units and townhouses increased by 508 and newly rateable flats and apartments increased by 938.</p> <p>In 2018–2019 there was an increase in the number of dwellings available in Glen Eira from 2017–2018 (61, 632) to 2018–2019 (62, 977). The level of diversity within the housing stock sees increases in apartments, units and townhouses. There has been a decrease in the number of detached houses.</p> <p>In 2017–2018 there was 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 saw increases in apartments, townhouses and attached single dwellings. There was a marginal decrease in the number of detached single dwellings.</p>
<p>In 2017, we will adopt Structure Plans for Carnegie, Bentleigh and Elsternwick.</p>	<p>In February 2018, Council adopted <i>Structure Plans</i> for Bentleigh, Carnegie and Elsternwick.</p>

Achieved =  Not achieved =  Deferred by Council 

Not achieved due to COVID-19 pandemic = 

Not achieved due to factors outside of Council's control = 

2020–2021 COMMITMENT	PERFORMANCE MEASURE	RESULT
We will continue to deploy our structure planning program, implementing the Council and community shared vision for our activity centres on transport and parking, employment, open spaces, infrastructure, and accommodating population growth.	We will commence the formal Planning Scheme Amendment process to implement the <i>Glen Huntly Structure Plan</i> .	
Comment: The draft <i>Glen Huntly Structure Plan</i> was presented to Council on 1 September 2020 following community consultation. The <i>Structure Plan</i> was not endorsed at this time therefore the Planning Scheme Amendment was not able to be progressed. Officers undertook more detailed assessments, including 3D modelling, traffic and heritage to support the <i>Structure Plan</i> 's propositions. The <i>Structure Plan</i> will be presented to Council in Q1 of 2021–22 for endorsement. A Planning Scheme Amendment will be pursued following Council's endorsement.		
	We will conclude the Planning Scheme Amendment process for the <i>Bentleigh and Carnegie Structure Plan</i> Planning Scheme Amendments, including public exhibition and consultation with the community.	
Comment: Following exhibition of the Planning Scheme Amendment, a report was presented to Council on 16 March 2021 where Council resolved not to proceed further with the Amendment in its current form and to undertake a reset of the process beginning with the development of a <i>Housing Strategy</i> , which will underpin separate Amendments for Bentleigh and Carnegie.		

2020–2021 COMMITMENT	PERFORMANCE MEASURE	RESULT
We will continue to deploy our structure planning program, implementing the Council and community shared vision for our activity centres on transport and parking, employment, open spaces, infrastructure, and accommodating population growth. Continued.	We will continue to progress the formal Planning Scheme Amendment process for the <i>Elsternwick Structure Plan</i> .	D
<p>Comment: The Elsternwick Planning Scheme Amendment to introduce planning controls from the <i>Structure Plan</i> was on hold awaiting the outcome of Amendment C184. (Carnegie and Bentleigh Planning Scheme Amendments). Council abandoned C184 on 16 March 2021.</p> <p>There will need to be revisions to the <i>Elsternwick Structure Plan</i> in order for it to support a Planning Scheme Amendment (PSA).</p> <p>These revisions will be considered in the context of the <i>Housing Strategy</i> consultation currently underway. The revised <i>Structure Plan</i> will be presented to Council in August/September 2022 for consultation, with a PSA to implement the <i>Structure Plan</i> to be commenced early 2023.</p>		
	Following community and stakeholder consultation, we will complete a draft <i>Structure Plan</i> for the Caulfield Station Precinct.	CX
<p>Comment: The Victorian Planning Authority (VPA) handed the management of the Structure Plan over to Council in November 2020 due to changing State priorities as a result of COVID-19. This resulted in delays in undertaking consultation and completing a draft <i>Structure Plan</i>. A revised timeline was established for the project, which will see a draft <i>Structure Plan</i> presented to Council in December 2021. The project is proceeding to these timeframes.</p>		
We will continue to protect and celebrate Glen Eira's cultural heritage through a range of planning policies and controls.	We will publicly exhibit and review community and stakeholder submissions for the Hidden Gems Planning Scheme Amendment and Bentleigh, Carnegie and Elsternwick Planning Scheme Amendments	✓
<p>Comment: The Hidden Gems Planning Scheme Amendment was exhibited from 29 October to 30 November 2020. Submissions were reported to Council in February 2021. Council resolved to undertake further consultation. A further report was presented to Council on 27 April 2021 seeking the Amendment to be referred to an independent planning panel. This is to be held in July 2021.</p> <p>The Bentleigh and Carnegie Heritage Review was adopted by Council on 16 March 2021 and is awaiting approval by the Minister for Planning.</p> <p>Elsternwick Heritage Review has been extended and authorisation sought on 16 March 2021. The amendment was placed on exhibition from 10 June to 12 July 2021.</p> <p>This is also a major initiative of the 2020–21 Annual Budget.</p>		

2020–2021 COMMITMENT	PERFORMANCE MEASURE	RESULT
We will contribute to an increase in the availability of social and affordable housing in the municipality through implementing our <i>Social and Affordable Housing Strategy 2019–2023</i> .	We will deliver a minimum 80 per cent of year two actions in the <i>Social and Affordable Housing Strategy 2019–2023 Action Plan</i> .	✓
Comment: Nine out of the 11 actions (82 per cent) of the year two <i>Action Plan</i> have been completed. We have worked with adjoining councils to encourage the development of consistent policies and understanding what each is doing in the social and affordable housing policy area. We have completed a mapping of unused or potential State Government sites within the Glen Eira Municipality where opportunities exist for social and/or affordable housing projects. We developed a position paper on adopting a standard policy for affordable housing requirements on rezoned sites, which included guidance on how and when the affordable housing requirement will be determined and the preferred delivery mechanisms (eg. dwellings, land or cash). We also conducted training for our Urban Planning Department about achieving affordable housing outcomes in planning applications. Ongoing monitoring will occur to ensure legal training is conducted and is aligned with any applications that have the potential to include affordable housing.		
	We will develop a standard policy for affordable housing requirements on rezoned sites.	✓
Comment: The <i>Standard policy for affordable housing requirements in rezoned sites</i> was endorsed by Council at the 29 June 2021 Ordinary Council Meeting.		
	We will develop a position paper on Council's commitment to a planning mechanism for affordable housing contributions for new developments.	✓
Comment: The position paper was reported to Council on 29 June 2021 for noting.		
We will develop community facilities and spaces that are vibrant hubs, connect people with the place that they live, and encourage active lifestyles.	We will commence construction of the Community Hub at Murrumbeena Park.	✓
Comment: Construction of the new Community Hub commenced in March 2021. The Canary Island palm trees that were such a beautiful part of the Park have been carefully removed and are now being maintained in storage during construction. At the conclusion of construction the palm trees will be replanted on site. Construction is scheduled to be completed in May 2022.		

2020–2021 COMMITMENT	PERFORMANCE MEASURE	RESULT
<p>We will develop community facilities and spaces that are vibrant hubs, connect people with the place that they live, and encourage active lifestyles.</p> <p>Continued.</p>	<p>We will use the outcomes of our community consultation process to inform the completion of a detailed design for the Carnegie Memorial Swimming Pool in preparation for tender.</p>	
<p>Comment: The outcomes from the community consultation were incorporated into the detailed design for Carnegie Memorial Swimming Pool which was adopted by Council in June 2021.</p>		
	<p>We will commence construction of Eat Street in Bentleigh — a pedestrian friendly mall which will underpin Bentleigh's growing café and restaurant culture.</p>	
<p>Comment: Construction commenced in late May with demolition works. The first phase of the project is due to be complete in November 2021.</p>		
	<p>We continue the development of a concept plan for a cultural precinct in Selwyn Street, Elsternwick.</p>	
<p>Comment: Functional Layout Plan options have been developed in-line with an advisory committee made up of stakeholders from the precinct, which has now been adopted by Council. The detailed design will commence in 2021–22. An engagement plan will be developed and it is likely the project will be ready to commence construction in late 2023.</p>		
	<p>We will commence construction of the Bentleigh Library and Youth Hub and forecourt.</p>	
<p>Comment: The Bentleigh Library and Youth Services closed to the public on 7 March 2021. Construction commenced in March 2021 and is due to be completed in June 2022.</p>		
	<p>We will commence concept design and community consultation for a new Community Hub and Library in Elsternwick.</p>	
<p>Comment: Community consultation regarding the kinds of experiences and the types of services the community would like to see at the new Community Hub has been completed.</p> <p>Feedback received during engagement was earmarked to be used to develop concept design options for the new Hub in line with <i>Council and Community Plan</i> commitments.</p> <p>Due to impacts of COVID-19 this project has been deferred. The timing in line with Council's revised <i>Strategic Resource Plan</i> is under review, however it is likely that construction will be towards the latter part of our current 10-year planning cycle.</p>		

2020–2021 COMMITMENT	PERFORMANCE MEASURE	RESULT
We will have a contemporary Glen Eira Planning Scheme that reflects Council's adopted land use and development strategies and plans, and meets State Government requirements.	We will commence a formal planning scheme amendment process to revise the Glen Eira Planning Scheme to implement Council's adopted policies and strategies including updated planning provisions for our neighbourhood centres.	✓
<p>Comment: The Planning Scheme rewrite progressed significantly in Q2 and was adopted by Council on 15 December 2020.</p> <p>The Minister for Planning required some minor changes to the Planning Scheme Amendment documentation, which has been completed and the amendment package returned to the Minister for approval to exhibit the amendment.</p>		
We will invest a minimum of \$25 million on infrastructure projects that maintain and enhance liveability through Council's Capital Works Program.	More than \$25 million will be spent through Council's Capital Works Program for 2020–21.	✓
<p>Comment: \$32.5M was spent on Council's <i>Capital Works Program</i> in 2020–21.</p> <p>This is also a major initiative of the 2020–21 Annual Budget.</p>		

COMMITMENT 2019–20 (CARRIED OVER)		
2019–2020 COMMITMENT	PERFORMANCE MEASURE	RESULT
We will create a new community space on the site of the old furniture warehouse in Neerim Road, Carnegie.	Implementation and activation of a new open space area on the old furniture warehouse site in Carnegie by June 2020.	✓
The new Carnegie Community Space has been completed and was opened to the public on 15 May 2021.		