



THEME ONE **LIVEABLE AND WELL DESIGNED**

GLEN EIRA CITY COUNCIL
ANNUAL REPORT
2019–2020

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 2019–2020 we:

- continued the work in our *Glen Eira City Plan — Activity Centre, Housing and Local Economy Strategy 2020*. The *City Plan* is a long-term city strategic framework that ensures growth and change occurs in the right location to continue to meet the community's needs — while ensuring our valued amenity and local character is maintained and respected. The following *Council and Community Plan* commitments on *Structure Plans*; *Hidden Gems Heritage Review*; *Eat Street*; and the *Brightening Bentleigh Project* are part of our efforts under the *City Plan*. The *City Plan* also intersects with our *Social and Affordable Housing Strategy*; *Integrated Transport Strategy* and *Open Space Strategy* to provide the strategic context to update the local planning framework in the *Glen Eira Planning Scheme* and inform the new *Municipal Planning Strategy*;
- endorsed our *Social and Affordable Housing Strategy 2019–23* in October 2019. The purpose of the *Strategy* is to assess the need for social and affordable housing in Glen Eira and to identify Council's role in developing solutions that will see an increase in the provision of social and affordable housing. Throughout Year One of the *Implementation Plan* we conducted a feasibility study into providing our own social housing and mapped potential sites for social housing in Glen Eira. We completed a planning framework for affordable housing contributions and worked with other councils to maximise social and affordable housing across the region; and
- commenced a detailed design of our new Bentleigh Library and Youth Hub. We are transforming the Bentleigh Library into a new community centre that integrates the adjacent youth centre and provides new multipurpose spaces that can be adapted to deliver a range of programs and events for young people, adults, and families through to senior citizens. A new entry point and civic plaza will be created to improve the visual connection of the community centre to Centre Road and the broader Bentleigh shopping precinct, as well as providing a new public open space. Construction is anticipated to commence in early 2021.

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>The 2020 <i>Local Government Community Satisfaction Survey</i> indicates no change in satisfaction with our performance on planning and building permits with an index score of 52 achieved in 2019 and 2020.</p> <p>There has been a slight decrease in Glen Eira's Town Planning Policy score from 56 in 2019 to 55 in 2020. Council will continue with the implementation of the completed <i>Structure Plans</i> for Bentleigh, Carnegie and Elsternwick into the Glen Eira Planning Scheme. These <i>Plans</i>, developed with the community, will allow us to accommodate growth and new development, while creating vibrant and successful centres which enhance and protect the character of the local area.</p> <p>Council continues to engage with the community on important strategic planning priorities such as the draft <i>Glen Huntly Structure Plan</i>.</p>
<p>Our community will report increased satisfaction with Council's planning for population growth.</p>	<p>The 2020 <i>Local Government Community Satisfaction Survey</i> indicates an increase in satisfaction rating with an index score movement from 52 in 2019 to 53 in 2020.</p> <p>The state-wide average planning for population growth index score is 51.</p>

HOW WILL WE KNOW IF WE HAVE BEEN SUCCESSFUL?

STRATEGIC INDICATOR	RESULT
<p>A minimum 70 per cent of residents will report that their quality of life is good or very good.</p>	<p>The <i>2020 Local Government Community Satisfaction Survey</i> indicates that 94 per cent of residents rate their quality of life as either 'good' or 'very good', 63 per cent rated their quality of life as 'very good' with 31 per cent rating it as 'good'</p>
<p>There will be a reduction in commercial vacancy rates within Bentleigh, Carnegie and Elsternwick shopping centres.</p>	<p>There has been a decrease in commercial vacancy rates in the Bentleigh Activity Centre, from 6.8 per cent (20 of 292 shops) in 2019 to 6.2 per cent (18 of 292 shops) in 2020.</p> <p>There has been a decrease in commercial vacancy rates in the Carnegie Activity Centre, from 4.2 per cent (9 of 211 shops) in 2019 to 3.1 percent (6 of 211 shops) in 2020.</p> <p>There has been an increase in commercial vacancy rates in the Elsternwick Activity Centre, from 5.1 per cent (19 of 283 shops) in 2019 to 9.9 per cent (28 of 283 shops) in 2020.</p> <p>The <i>Local Economy and Place Making Action Plan</i> was endorsed by Council in February 2020 which outlines a number of actions including strategies to reduce commercial vacancy rates within our activity centres.</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 a significant increase in planning decisions upheld at VCAT over the past 12 months from 72.4 per cent in 2018–2019 to 83.3 per cent in 2019–20. 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>Glen Eira continues to see 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 <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>

Achieved =  Not achieved =  Not achieved due to COVID-19 pandemic = 

2019–20 COMMITMENT	PERFORMANCE MEASURE	RESULT
<p>We will endorse and plan to implement Council’s <i>Social and Affordable Housing Strategy</i>.</p>	<p>Our <i>Social and Affordable Housing Strategy</i> will be endorsed by Council in 2019.</p> <p>This is also a major initiative of the 2019–20 Annual Budget.</p>	
<p>Comment: The <i>Social and Affordable Housing Strategy 2019–23</i> and <i>Implementation Plan</i> for Year One was endorsed by Council on 16 October 2019. You can find our <i>Social and Affordable Housing Strategy 2019–23</i> here.</p>		
	<p>We will complete 80 per cent of first-year commitments by June 2020.</p> <p>This is also a major initiative of the 2019–20 Annual Budget.</p>	
<p>Comment: Council has achieved eight out of 13 actions for year one with: completion of a planning framework for affordable housing contributions; a feasibility study on its own social housing; mapping of potential sites for social and affordable housing; identifying options for Council’s role in provision of social housing; and working with other councils in maximising the quantity of social and affordable housing across Glen Eira and the region. Some actions were not completed in 2019–2020 due to changing priorities in response to COVID-19 where face-to-face activities couldn’t proceed and other activities to support the community during the pandemic took precedence. Actions not completed have been incorporated into the <i>2020–2021 Implementation Plan</i>.</p>		
<p>We will progress the redevelopment of the Bentleigh Library and Youth Hub.</p>	<p>Complete detailed design for the new Bentleigh Library and Youth Hub.</p> <p>This is also a major initiative of the 2019–20 Annual Budget.</p>	
<p>Comment: Detailed design has now commenced with a completion date set for the end of August 2020. Construction is anticipated to commence in early 2021.</p>		
<p>We will invest a minimum of \$30 million through Council’s <i>Capital Works Program</i>.</p>	<p>More than \$30 million spent on <i>Capital Works Program</i> for 2019–20.</p>	
<p>Comment: We spent \$39.3 million on <i>Capital Works Program</i> for 2019–20. This comprised renewal 38.29 per cent (\$15.05 million); upgrade 34.46 per cent (\$13.54 million); expansion 6.86 per cent (\$2.7 million); and new expenditure 20.39 per cent (\$8.02 million). The major asset expenditure categories of capital works were: buildings \$9.39 million; plant and equipment \$5.48 million; roads \$6.02 million; footpaths \$2.27 million; drainage \$3.97 million; open space and recreation \$5.29 million; car parks \$883,000; streetscape works \$1.77 million; and projects carried forward from 2018–19 \$4.24 million.</p>		

2019–20 COMMITMENT	PERFORMANCE MEASURE	RESULT
<p>Improve the experience of new businesses seeking Council permits through implementation for the Better Approvals Program.</p>	<p>Ninety per cent of planning permit decisions for businesses will be made within 50 statutory days.</p>	
<p>Comment: Business based applications have been prioritised through a dedicated concierge service and 92 per cent of applications have been determined within 50 statutory days. The majority of business-based applications fall within the VicSmart category and 95 per cent of these applications have been determined within 10 days. This is well above the performance measure. For more complex applications, 85 per cent of applications have been determined within 50 days.</p>		
<p>We will work with the Victorian Planning Authority to manage growth in our municipality in a way that involves the community and stakeholders, and addresses development, open space, business and transport.</p>	<p>Adopt the structure plans for the Caulfield Station Precinct and Glen Huntly by 30 June 2020.</p>	
<p>Comment: Council officers have been working with the Victorian Planning Authority (VPA), which was preparing the structure plan for the Caulfield Station Precinct. The VPA has advised that, since COVID-19 their priorities have changed, and the project will be handed over to Council in July 2020, at which time Council officers will take over the preparation of the draft <i>Structure Plan</i>. Adoption of the <i>Structure Plan</i> is now planned by June 2021.</p> <p>Council is leading the Glen Huntly project. Officers have completed the draft Glen Huntly Structure Plan, and this <i>Plan</i> was endorsed for exhibition at the 9 June 2020 Council Meeting. The community consultation process is now underway, and the results will be reported back to Council in August 2020.</p>		
	<p>Implement the <i>Structure Plan</i> in the <i>Planning Scheme</i> for East Village by 30 June 2020.</p>	
<p>Comment: The report outlining the Planning Panel’s recommendations of this Planning Scheme Amendment was received in January 2020. In the time since, Council officers have been working to make the changes necessary to reflect the Panel’s recommendations. This has involved significant additional negotiations with the landowners to ensure that a good community outcome is still achieved. The Amendment will be considered at the Council meeting on 7 July 2020.</p>		

2019–20 COMMITMENT	PERFORMANCE MEASURE	RESULT
<p>We will continue the implementation of our structure plan for Elsternwick</p>	<p>We will seek authorisation to commence the planning scheme amendment process for <i>Elsternwick Structure Plan</i> planning controls by 30 June 2020.</p>	<p>✘</p>
<p>Comment: The implementation of the <i>Elsternwick Structure Plan</i> had been placed on hold pending the outcome of the planning scheme amendment for the implementation of the <i>Bentleigh</i> and <i>Carnegie Structure Plans</i>. The progress for the following two commitments provides background on the State Government procedural challenges Council faced.</p>		
<p>We will continue the statutory implementation of our structure plan for Bentleigh.</p>	<p>We will submit the Bentleigh planning scheme controls (including the quality design guidelines) to the Minister for Planning for approval by 1 April 2020.</p>	<p>✘</p>
<p>Comment: The original amendment package for Bentleigh was lodged for authorisation in January 2019, with written advice received 10 months later from the Minister for Planning that he would not issue authorisation without additional information and changes. The revised Amendment package was lodged in February 2020 and the Minister for Planning provided conditional authorisation for the revised Amendment package in late March 2020. In the last quarter of 2020 Council officers have been working through the requirements and have also been preparing the exhibition material for the Amendment.</p>		
<p>We will continue the statutory implementation of our structure plans for Carnegie.</p>	<p>We will submit the Carnegie planning scheme controls (including the quality design guidelines) to the Minister for Planning for approval by 1 April 2020.</p>	<p>✘</p>
<p>Comment: The original amendment package for Carnegie was lodged for authorisation in January 2019, with written advice received 10 months later from the Minister for Planning that he would not issue authorisation without additional information and changes. The revised Amendment package was lodged in February 2020 and the Minister for Planning provided conditional authorisation for the revised Amendment package in late March 2020. In the last quarter of 2020 Council officers have been working through the requirements and have also been preparing the exhibition material for the Amendment.</p>		
<p>We will progress the Elsternwick Community Hub concept.</p>	<p>To further develop feasibility and prepare concept design.</p>	<p>✘</p>
<p>Comment: Community consultation regarding the kinds of experiences and the types of services the community would like to see at the new Hub has been completed. Our timetable to prepare concept designs was ambitious for this large project involving the co-location of a community kindergarten and Council services including, a Library, Maternal and Child Health services, car parking and open space. The feedback received during engagement is now being used to develop concept design options for the new Hub.</p>		

2019–20 COMMITMENT	PERFORMANCE MEASURE	RESULT
<p>We will develop, consult and implement policies and controls that protect heritage and the character of our residential areas.</p>	<p>Council will complete the Hidden Gems Heritage review and seek Minister authorisation to exhibit the planning controls by 1 April 2020.</p>	<p>✘</p>
<p>Comment: The draft <i>Post-war and Hidden Gems Heritage Review</i>, received many complex submissions in pre-amendment community consultation. The draft <i>Review</i> document was reworked to incorporate any relevant submissions and could not be completed by 1 April 2020. A Council report and associated proposed planning scheme amendment are now complete and are scheduled to be considered at the August 2020 Ordinary Council Meeting</p>		
<p>We will further progress the development of a community-focused multi-use recreation precinct for Lord Reserve, Carnegie Swim Centre and Koornang Park, Carnegie</p>	<p>We will complete detailed design on redevelopment of Carnegie Swim Centre.</p>	<p>✘</p>
<p>Comment: We completed initial community consultation on the redevelopment options of Carnegie Swim Centre over summer 2019–20. Council endorsed redevelopment option B (with the dive pool) to progress to concept design stage. A community reference group was formed to help inform future phases of the project due to the high levels of community interest. The reference group was consulted on five occasions during the concept design development process.</p> <p>On 30 June 2020 Council requested further phases of community consultation on the proposed concept design. While the extra consultation will lengthen this stage of the project, the gathered community feedback will be detailed and Council will consider it before adopting a concept design in September 2020. Detailed design will proceed after the concept design has been adopted.</p>		
	<p>We will complete detailed design on <i>Lord Reserve/ Koornang Park Master Plan</i>.</p>	<p>✘</p>
<p>Comment: A landscape architect has developed concept plans for the north-east corner through to the multi-purpose cricket nets at Koornang Park as well as the new cricket nets at Lord Reserve. This will be presented to the Lord Koornang community reference group and future community consultations. Future concept designs for the Moira Avenue multi-purpose space, perimeter car parks and the pool forecourt are pending the formal road discontinuance process and further works on the Carnegie Swim Centre.</p>		
<p>We will commence the construction of a new Eat Street in Bentleigh.</p>	<p>Construction commenced by June 2020.</p>	<p>✘</p>
<p>Comment: Detailed design is complete. A decision was made to delay the project until early 2021 in order to ensure local businesses are not impacted during the peak Christmas trading period. The Eat Street project will go to public tender for construction in late 2020 with construction and works to commence in early 2021.</p>		

2019–20 COMMITMENT	PERFORMANCE MEASURE	RESULT
<p>We will create a new community space on the site of the old furniture warehouse in Neerim Road, Carnegie.</p>	<p>Implementation and activation of new open space area by June 2020.</p>	<p></p>
<p>Comment: In March 2020 when the COVID-19 Stage 3 lockdown occurred this project was in the final stages of preparation of the construction documentation. However, the project was then placed on hold as there was uncertainty around gatherings in public places. It was not considered safe to open a new community space when there were restrictions and social distancing guidelines in place. The project is now progressing and the tender is scheduled to be advertised in late August 2020 with construction commencing as soon as possible. The new plan is to complete the community space and open it to the public only when it is appropriate to do so.</p>		
<p>We will improve safety and walkability in Bentleigh laneways.</p>	<p>Implementation of Bentleigh vibrant laneway project by June 2020.</p>	<p></p>
<p>Comment: The Brightening Bentleigh laneway project is now complete. Bin enclosures have been constructed to remove the unsightly and unsafe large skip bins from the laneway behind Centre Road, Bentleigh. In addition, lighting has been installed to provide a safe environment at night for pedestrians in the area. To increase the general amenity of the area, murals have been painted on the walls of adjoining businesses.</p>		