



GLEN EIRA COUNCIL STILL HOPELESS ON PLANNING

Save Glen Eira has described Glen Eira Council's latest "back to the drawing board" resident consultation on its Neighbourhood Activity Centres Built Form Framework as "hopelessly inadequate".

The draft Framework is a recipe for more high-rise in Glen Eira, more congestion, and ongoing loss of tree canopy cover and open space.

For this consultation to be meaningful, residents should also have access to distinct Neighbourhood Character statements. We need an underpinning Housing Strategy. We should have an Urban Design Framework. We should have a municipal-wide heritage review to enact Heritage Overlays where they have been recommended. Professor Michael Buxton, (Emeritus Professor Environment and Planning RMIT University) the lead researcher in the RMIT University study **Melbourne @ 8 Million**, says that the research *demonstrated that the existing suburbs could easily accommodate their expected development levels without greatly changing the character of the suburbs while maintaining the heritage housing stock. It also argued*



against the redevelopment of shopping strips, showing clearly that development there was not needed to reach any new development targets but would have a catastrophic impact on heritage and urban character.

Professor Buxton asserts that *the character of existing shopping centres is an essential part of the amenity which attracts shoppers, community activity and successful businesses. Heritage is Glen Eira's greatest economic strength but is being destroyed.* We have been debating the Neighbourhood Activity Centres for years. And now, residents are expected to consider a Framework that does not provide relevant information about impact on surrounding housing zones, potential heritage buildings, neighbourhood character, open space, traffic and parking. This is utterly disrespectful of local residents.

To be clear, residents do support sustainable medium-rise development. We do not support the loss of heritage and character, the loss of daylight and winter sun, and the visual impact that comes from high-rise in our municipality.

The Draft Framework is inconsistent. The Glen Eira *City Plan*, adopted just last year, stipulates a 5-storey maximum in Neighbourhood Centres, yet the Built Form Frameworks allow 6 storeys. The Glen Eira *City Plan* has height limits of 3 storeys in Local Centres, yet the Built Form Frameworks allows 4 storeys whereas the current planning scheme nominates 2 storey height limits for all local centres apart from Gardenvale and Patterson.

The Draft Framework is incomplete. There is no detailed provision for more open space to cater for areas devoid of open space and where increased population is planned. There are no clear mandated sustainability measures. There is no discussion of distinct neighbourhood character including heritage issues.

In 2017 Glen Eira Council applied for interim height controls for Bentleigh and Carnegie, but in 2018 greatly increased the height limits that could be allowed. Residents have never supported these rises, and still don't. Nor do we support the Planning Minister making these height limits discretionary – to have weight, height limits need to be mandatory and to be strategically justified. Buxton believes that *Wynne's changes to the residential zones are going to fundamentally change the character of both the residential and commercial areas of Glen Eira.*

Save Glen Eira calls on Glen Eira Council to urgently complete the essential underpinning work, prior to any acceptance of these Built Form Frameworks. A Housing Strategy, specific Neighbourhood Character statements, and a municipal wide heritage study must come first. Only then can residents have a meaningful say in the neighbourhood in which we live, not this sham.

