



Tovan-Akas Ave, Bentleigh

Land at Tovan Akas Avenue, Bentleigh, provides a relatively major site for residential redevelopment and renewal in the City of Glen Eira, part of Melbourne's established south-eastern suburbs.

Tract has provided town planning and urban design advice and representation for the proponent in relation to Amendment C98 to the Glen Eira Planning Scheme.

Once operational, the Amendment will allow for re-use of this isolated, remnant industrial precinct for medium-density residential development under the Residential Growth Zone.

The amendment application had to address site's location within an area designated for minimal

residential change under Glen Eira's local housing policy. By highlighting factors such as the large scale of the site and surrounding lots, the existing townhouse-style development bordering the site and the position of the site at a transition between commercial and residential uses, Tract were able to demonstrate policy support for a more intensive form of residential development.

In addition to the application of new residential zoning to the land, Amendment C98 will apply a Design and Development Overlay (DDO) providing for variations to the standard residential building requirements within an area of minimal residential change.

The DDO reduces street setbacks and provides for higher (4-storey) development on the most appropriate part of the site.

A further element of Amendment C98 is the introduction of an Environmental Audit Overlay (EAO) to ensure that any site contamination issues are identified and addressed before construction for residential purposes commences on the site.

In 2013 the Planning Panel appointed to consider Amendment C98 recommended its adoption, with minor changes to the Design and Development Overlay. The amendment had received Ministerial approval and gazettal.