

## 21.01 MUNICIPAL PROFILE

28/03/2018  
VC145

### 21.01-1 Glen Eira Today

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Glen Eira is a ‘middle ring’ municipality, starting six km southeast of the GPO. It occupies 39 square kilometres in the area generally bounded by Dandenong Road and South Road to the north and south, Hotham Street and Nepean Highway to the west and Poath Road and Warrigal Road to the east.

Glen Eira was established in December 1994 following the amalgamation of the former City of Caulfield with a part of the former City of Moorabbin and includes the suburbs of Elsternwick, Gardenvale, Balaclava, St Kilda East, Caulfield, Caulfield North, South and East, Carnegie, Ormond, Glen Huntly, McKinnon, Bentleigh and Bentleigh East and Murrumbeena.

Adjoining municipalities include the Cities of Port Phillip, Stonnington, Monash, Kingston and Bayside.

Glen Eira is predominantly residential and features a series of well established strip shopping centres most of which have developed along public transport routes. It has a flat to generally undulating topography with a strong grid pattern of streets. Glen Eira contains areas that are rich both in terms of urban character and heritage. Glen Eira’s character today reflects the City’s position in the metropolitan area and its associated history of development.

Glen Eira residents enjoy access to a wide variety of transport, shopping, health, education, religious and cultural and leisure services. Many of Melbourne’s best private schools are located in Glen Eira, and Glen Eira boasts regional recreational facilities such as Duncan Mackinnon Reserve and Caulfield Park.

Caulfield Racecourse and Monash University are facilities of metropolitan significance and are both of major importance to the local economy. Virginia Park Industrial Estate in East Bentleigh East forms the base of industry in Glen Eira. Other smaller pockets of industry are scattered throughout the municipality.

Glen Eira is ethnically, socially and economically diverse. Glen Eira contains Melbourne’s largest Jewish population that makes significant contributions to the municipality’s cultural diversity.

Glen Eira’s population was estimated to be about 126,000 in 2001 and is expected to grow slightly over the next 20 years. However it is anticipated that the population will continue to age and household size will decline. There is a relatively balanced age structure with a bias towards older people. (ie: There are fewer children, average numbers in the middle age groups and a higher proportion of residents aged over 60 compared to Melbourne as a whole).

A more detailed look at the City’s characteristics provides a background to trends and issues to be addressed by the Municipal Strategic Statement (MSS) strategies.

### 21.01-2 Glen Eira’s people

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#### Population trends

- The 1996 Census estimated Glen Eira’s enumerated population to be 112,738. The estimated resident population in July 2001 was just over 126,000. There were approximately 45,000 households in Glen Eira in 1996.
- It is expected that Glen Eira’s population will increase slightly over the next 20 years, however there will be a noticeable decrease in household size and a growth in the number of households. The State Government has predicted that Glen Eira will have 58,000 households by 2021. The State Government also estimates that the projected population will be 130,064 in 2021 (Department of Infrastructure, 1999, Victoria in Future).

## Age structure

- The principal difference between the age profile of Glen Eira and the metropolitan average is that Glen Eira has a significantly higher proportion of people aged 60+ (21.4% compared to 15.3%).
- In Glen Eira there are slightly fewer young people (ie: approximately 1% less than average in all age groups under 20 years) compared to Metropolitan Melbourne and average numbers in all of the middle age groups.
- Like dwelling mix, age structure varies across the City. Although the proportion of over 60s is above the metropolitan average throughout Glen Eira there is generally more of a mix of ages in the north of the City. The southwest is characterised by large numbers of children, the south east by higher proportions of elderly.
- Glen Eira in 2021 will be an older population with significantly lower proportions of children and teenagers and significantly higher proportions of middle aged and elderly. The age groups which are expected to grow the most are the 55-69 year olds – the baby boomers or people born in Australia between the end of the Second World War (1945) and the late 1960s.
- Glen Eira is one of the few places in Victoria which can expect to have fewer people in the 70+ age group by 2021. This is indicative of an already aged population and its potential to “regenerate” over future years.
- To maintain and enhance the already mixed population and a balance of age groups, planning strategies will need to encourage a mix of dwelling types (ie: small dwellings catering for the needs of the elderly and childless households as well as a variety of family homes suited to all stages in the family life-cycle).

## Households

The major features of Glen Eira’s household structure in 1996 were:

- A relatively large number of young family households, although at lower proportions than Metropolitan Melbourne.
- A significant share of old lone person households compared to Metropolitan Melbourne, especially in the Caulfield area. This is linked to the underlying aged population in the area and the presence of important medical and aged care institutions in this part of the municipality.
- A higher share of young lone person households, especially in the northern half of the city (Glen Eira – North), which is linked to Monash University Campus located in the area.
- A large proportion of emerging empty nesters in Glen Eira – South (south of North Road) compared to both Glen Eira - North and Metropolitan Melbourne as a whole. Empty nesters are parents whose children have grown up and left home. This reflects the age of residential development in the area (post war) and the large number of settled families in suburbs, such as Bentleigh and Bentleigh East.

## Ethnicity

- Glen Eira is ethnically diverse. It has a slightly higher proportion of overseas born residents than the metropolitan average (32.0% compared to 29.2%) with the proportion of overseas born rising marginally since 1991 consistent with the general metropolitan trend.
- Glen Eira has a higher proportion of residents born in Greece (predominantly in East Bentleigh) and Poland (concentrated in Elsternwick, St Kilda East and

Caulfield North) than the metropolitan average. The high proportion of overseas born residents in the “Other” category illustrates its ethnic diversity.

- Glen Eira is also religiously diverse, a feature being the high proportion of residents of the Jewish faith compared to the metropolitan average (15% compared to 1%) with the highest concentration in the north-west corner in suburbs such as Elsternwick, St Kilda East and Caulfield North (35.8% of Glen Eira’s total Jewish population).

### **Socio-economic characteristics**

- Glen Eira residents are generally well educated and knowledgeable with qualifications and income slightly higher than the metropolitan average and a higher than average proportion of the workforce in Management/Professional positions. There is however considerable geographical variation. Households in Caulfield North, Caulfield, Caulfield South, Caulfield and Elsternwick have some of the highest income levels in Glen Eira. They also have a high proportion of professional jobs and tertiary qualifications.
- The proportion of residents in the workforce is close to the metropolitan average and the proportion of unemployed is below average but again there are local differences.
- Car ownership patterns reflect the City’s accessible position when compared to the metropolitan average. More people own only one car (41.3% compared to 36.6%) and more use public transport to travel to work (14.3% compared to 10.3%).

**Figure 1 Demographic Summary of the City of Glen Eira in 1996**

Indicator/ Characteristic		City of Glen Eira	Melbourne Metropolitan Area
Age Structure	0 – 17	20.1%	24.4%
	18 – 24	9.9%	11.1%
	25 – 34	16.4%	16.7%
	35 – 49	22.9%	22.5%
	50 – 59	9.2%	10.0%
	60 – 69	8.4%	7.3%
	70 – 84	10.9%	6.8%
	85+	2.1%	1.2%
Ethnicity	Australia	64.3%	67.3%
	Other English Speaking Countries	7.6%	7.5%
	Non English speaking Countries	28.1%	25.2%
Religion	Christian	54.2%	66.0%
	Judaism	15.1%	1.1%
	Total non-Christian	17.5%	6.0%
	None / Not stated	28.3%	28.0%
Gross weekly income	Negative and nil income	0.9%	0.7%
	\$1 - \$119	0.9%	0.7%
	\$120 - \$299	17.6%	15.7%
	\$300 - \$499	15.1%	14.5%
	\$500 - \$699	13.0%	13.1%
	\$700 - \$999	14.9%	16.5%
	\$1,000 - \$1,499	15.1%	15.9%
	\$1,500 – \$1,999	6.2%	6.0%
	\$2,000 or more	6.5%	5.9%
	Not stated	9.8%	10.9%
	Average Household Size		2.35

Source: Department of Infrastructure, 1998, Melbourne in Fact

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- The 1996 Census estimates that the City has just over 51,000 dwellings of which 69.9% are detached (compared to the metropolitan average of 82%), 8.4% are semi detached/row houses (compared to the metropolitan average of 6%) and 18.7% are flats (compared to 9.6%).

- The proportion of detached houses is below the City average in the older northern parts of Glen Eira and above average in the south.
- Building activity has remained steady in Glen Eira since the building boom began in 1997 - averaging 675 dwellings a year. The State Government in its “Housing Melbourne” forecasts estimates that approximately 500 dwellings per year are forecast between 2000-2009. Victoria in Future (1999) estimated that Glen Eira’s dwelling stock will increase by 6,362 between 2000 and 2021.
- Between 2000 and 2009, the redevelopment of large sites (eg ex-government sites) will make a small contribution to new housing in Glen Eira as many of Glen Eira’s redevelopment sites are nearly fully constructed. This means that infill development will constitute the majority of Glen Eira’s development.
- Glen Eira’s household size (or the number of people per dwelling) is lower than the metropolitan average (2.35 people per dwelling compared to 2.69) but has declined only marginally since 1991. This is consistent with the general metropolitan trend towards smaller household sizes. The size of households is expected to decrease to 2.2 in 2021. Again, household sizes vary throughout the City. Household sizes are on average the lowest in Carnegie because of the large number of flats/units.
- Glen Eira has a significantly greater proportion of single person households compared to the metropolitan average (31% compared to 22.6%), slightly higher numbers of 2 person households and proportionally fewer households of 3 or more people.
- Similarly the number of flats is reflected in the higher than average proportion of rented properties compared to the metropolitan average (28% Glen Eira compared to 23.6%). Again proportions vary geographically with the most rented properties in the north where there are more flats and high rates of home ownership in the south where detached houses predominate.

### Housing in different parts of Glen Eira

In the north of the City, there is a greater variety of dwelling types and higher proportions of flats. Detached dwellings are also older and have had a variety of successive owners. This dwelling mix/age is reflected in the age structure. For example, in 1996 Caulfield had the highest proportion of residents aged over 75 (15%) - the Glen Eira average was 8%. Elsternwick also had a high proportion of elderly residents. Suburbs like Caulfield North, Caulfield and Carnegie had above average numbers of young people aged between 18 and 24 reflecting the proximity to Monash University and the amount of rental accommodation especially in Carnegie.

In the south (ie south of North Road) there is less variety of dwelling types and the houses are younger and still occupied in some cases by the original owners. In some suburbs, there are higher proportions of children reflecting that older residents are gradually being replaced by young families. McKinnon, Bentleigh and Ormond had higher proportions of children aged 0 to 17 than the Glen Eira average but less than the Metropolitan Melbourne average. At the same time there are still areas in the south with above average numbers of elderly. The southern suburbs also have a high proportion of baby boomers or people aged between 35-49 years old. They form the largest age group. McKinnon, Ormond and Bentleigh saw the largest growth in this age group between 1981 and 1996.

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### Residential areas

Ninety-five percent of Glen Eira properties are residential. Glen Eira’s residential character reflects its gradual evolution since the late nineteenth century. The older or northern parts of the City have a greater mix of building ages, styles and types because their original character has been overlaid by redevelopment (eg: high proportion of flats in Carnegie). The south is more homogeneous being predominantly detached houses dating from the 1950s.

## Glen Eira's development

Glen Eira developed, from the north, in the late 19th Century. It extended along tram and train routes then spread to the south and south east as the car became a more common form of transport and isolated villages that had grown up around railway stations gradually merged. Glen Eira was fully built up by around the 1960s but its character has continued to evolve with further subdivision and redevelopment over the years.

The older parts of the City have been affected by layers of redevelopment and as a result have a mix of housing types, ages, styles and sizes. Flat and unit development has had a significant impact on the character of some areas (eg: adjacent to stations such as Carnegie and Glen Huntly). The Phoenix Precinct (area around Caulfield station) has also changed significantly particularly with development of Monash University. There has been further change to many streets as individual houses have been rebuilt in a variety of styles. The Glen Eira Urban Character Study 1996 identified areas that remain substantially intact and are predominantly the original Victorian/Edwardian and/or Interwar dwellings however it indicates that approximately two thirds of the north is a mix of original and contemporary buildings.

Later development in the south is much more uniform. There are some interwar and early post-war buildings in the west but the residential character is dominated by cream brick detached dwellings on lots with 15- 17m frontages. Residential areas in the south have only recently come under pressure for redevelopment as both dwellings and inhabitants age.

## Residential amenity

Glen Eira is a sought after location with a high standard of residential amenity. Individual properties in the north continue to be both retained and renovated or redeveloped as single houses or small-scale multi-unit developments (dual occupancy or 3 - 4 units). Some larger institutional or industrial sites have also become available for residential development recently. The south, which has been largely unaffected by redevelopment until recently is now coming under increasing pressure, both for new detached houses and for small scale multi-unit developments.

There have also been growing resident concerns over loss of trees associated with multi-unit development. Despite Council's efforts to encourage tree retention and adequate landscaping, planting is generally limited and has little consideration for the character of gardens within the street/neighbourhood. The cumulative effects of adjacent, multi-unit development have been a loss of the tree-filled semi-private spaces that contribute towards Glen Eira's image as a garden suburb.

The challenge for the future is to accommodate change so that Glen Eira can cater for a balanced mix of age groups and household types in the future but at the same time maintain amenity of surrounding properties and enhance the City's residential streetscapes. Strategies also need to address protection for areas of heritage value, or distinctive urban character, which is an important part of the City's residential character.

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## Business

Retailing is Glen Eira's major commercial use. Commercial zonings range from a hierarchy of shopping centres, located either adjacent to railway stations or at arterial road intersections, to strips focusing on peripheral sales and areas of mixed use.

There is approximately 167,000 sqm of retail floor space, which has historically been dominated by food and convenience goods. The three largest centres, Bentleigh, Elsternwick and Carnegie, perform as sub-regional, or community retail centres. They contain supermarkets and a range of convenience and comparison goods as well as office and service uses. There are a number of smaller neighbourhood centres that form the next rung of the hierarchy. These include: Alma Village, Caulfield Park, Caulfield South, Bentleigh East, Glen Huntly, Hughesdale, McKinnon, Moorabbin, Murrumbeena and Ormond. All have a supermarket and fulfil a convenience role. Below that are numerous local centres, small groups of shops serving the immediate area, distributed throughout the municipality.

Other retailing in Glen Eira is in the form of peripheral sales, concentrated on the Nepean Highway and Dandenong Road where there is exposure to passing traffic, and isolated shops such as milk bars. There are also some strip commercial zones along arterial roads that generally contain a mix of office and service industrial uses with some convenience retailing.

**21.01-6 Industry**

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Although Glen Eira contains little industry there are numerous employment opportunities in the adjoining municipalities of Kingston and Monash. The largest industrial area in Glen Eira is near the corner of East Boundary Road and North Road (centred on the Virginia Park business centre). Given longer term challenges associated with industrial land uses a flexible approach to this area is required to allow for ongoing industrial activity as well as a transition towards office and related uses. There are some other small pockets of industry scattered throughout the City principally located on East Boundary Road, North Road and Nepean Highway.

Most commercial areas accommodate a variety of service industries and there are opportunities for small-scale service and technology intensive industries to locate in the City in future under this new planning framework.

Figure 2 Regional Retail Hierarchy and Estimates of Existing Floor space

	Shopping Centres	Retail floor space (m <sup>2</sup> )
<b>Regional or District Centres outside the Municipality</b>	Chadstone	89,000
	Southland plus Cheltenham Market	83,800
	Prahran District Centre	67,300
<b>Community and Sub-Regional Centres (Urban Villages and Phoenix Precinct)</b>	Bentleigh	29,500
	Elsternwick	21,700
	Carnegie	19,500
	Derby Road (Phoenix Precinct)	5,400 <sup>(1)</sup>
<b>Neighbourhood Centres</b>	Caulfield South	10,800
	Bentleigh East	8,850
	Ormond	8,800
	Glen Huntly	8,150
	Caulfield Park	4,450
	McKinnon	4,100
	Murrumbeena	2,300
	Hughesdale	2,250 <sup>(2)</sup>
	Moorabbin	2,000 <sup>(3)</sup>
	Alma Village	1,950
<b>Local Centres</b>	Patterson	2,900
	Glen Eira Rd/Hotham St	2,300
	Town Hall Precinct	1,200
	Mackie Rd	1,060
	Chesterville Rd/South Rd	1,000
	Crimea (Kooyong Rd)	1,000
	Gardenvale	950 <sup>(4)</sup>
	Mackie Rd/Centre Rd	880
	McKinnon Rd/East Boundary Rd	820
	Bambra Rd/North Rd	800
	Poath Rd/North Rd	680
	Tucker Rd/Patterson Rd	600
	Murrumbeena Rd/Oakleigh Rd	585
	Hawthorn Rd/Inkerman Rd	550
	Orange Rd/Warrigal Rd	380
	Koorang Rd/Truganini Rd	310
	McKinnon Rd/Tucker Rd	305
	Brewer Rd/Todd St	180
	Bignell Rd/Matthews Rd	130
	Kooyong Rd/Glen Huntly Rd	Unspecified

Shopping Centres		Retail floor space (m <sup>2</sup> )
	Scanlon Ct/South Rd	Unspecified
	Clarence St/East Boundary Rd	Unspecified
	North Rd/East Boundary Rd	Unspecified
<b>Other Centres / Individual Shops / Restricted Retail Sales</b>		17,830
<b>Total Retail Provision in Glen Eira</b>		167,200

Source: ABS Retail Census 1991/2; field surveys by HHA 1991 & 1993; Council information; Australian Council of Shopping Centres; and other sources.

- Notes:
- (1) An additional 750 m<sup>2</sup> located outside Glen Eira
  - (2) An additional 2,250 m<sup>2</sup> located outside Glen Eira
  - (3) An additional 12,250 m<sup>2</sup> located outside Glen Eira
  - (4) An additional 2,150 m<sup>2</sup> located outside Glen Eira

NB - The purpose of this table is to illustrate the hierarchy of activity centres in Glen Eira. Retail floor areas will change constantly as redevelopment occurs.

## 21.01-7 Transport

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An extensive transport network serves the municipality, providing vital linkages to the wider metropolitan region. Several hundred thousand commuters pass through the municipality each day.

The City of Glen Eira is in the fortunate, and in many ways unique position of having an excellent grid network of arterial roads, plus the presence of adjacent and nearby major traffic routes, including the South Eastern Freeway, Princes Highway (Dandenong Road) and Nepean Highway to cater for heavy radial traffic movements.

The municipality contains an extensive public transport network that features three separate railway lines:

- Melbourne to Dandenong/Pakenham line
- Melbourne to Frankston line
- Melbourne to Sandringham line

The Malvern, East Malvern, Carnegie, East Brighton and Kew to St Kilda Beach tram lines all pass through the municipality.

Each of Glen Eira's main activity centres (Bentleigh, Carnegie and Elsternwick) has excellent access to public transport. Each of these centres features a well-patronised railway station with numerous connecting services. The Caulfield East/Derby Road centre features Caulfield Station with both a suburban rail network junction (Frankston and Dandenong lines) and V-Line services.

Many of the smaller neighbourhood centres and strip shopping centres throughout the municipality have also evolved along train or tram routes and the pursuit of urban village principles will promote the increased local pedestrian use of these centres.

An extensive bus network also services the municipality, particularly in the south east of the municipality which lacks train and tram networks.

## 21.01-8 Open space

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Glen Eira has over 60 individual parks and gardens comprising 161 hectares of open space (or 4.2% of the total municipal area). The Caulfield Memorial Swimming Pool in Carnegie and the East Bentleigh Swimming Pool in Bentleigh East are important local facilities. The Yarra Yarra Golf Course in Bentleigh East is the municipality's largest private recreational facility.

Glen Eira does not contain any major metropolitan parks, but there are various regional open spaces available in adjacent municipalities. Caulfield Park is the municipality's largest park and has a wide catchment. Duncan Mackinnon Reserve that contains an all weather synthetic athletic track, also has a diverse catchment. Nearby Packer Reserve

contains one of the few velodromes located in the metropolitan area. Council's Open Space Strategy proposes to link both of these areas through redevelopment of the former Murrumbena Secondary College site.

The Open Space Strategy also points to the need for more open space in parts of the City as well as improvements to existing open space to provide a wider variety of opportunities. Creation of links, as suggested above, and multi-use are recommended as other means of improving access of all parts of the City to facilities.

The Outer Circle Railway Reserve is the most environmentally sensitive area of public open space in the municipality with Glen Eira's only remaining significant remnant indigenous plant community plus abundant birdlife. Many of the properties surrounding the parks also contain significant vegetation, which contributes to the park environs, and strategies are needed to protect and enhance the area.