



## VISION

East Village will be a sustainable mixed-use precinct with a focus on innovative employment and education opportunities. Enhanced by green spaces and places for people, it will be supported by a diverse range of high-quality housing and retail that caters for all.

## COMMUNITY FEEDBACK

The Victorian Planning Authority (VPA) and Glen Eira City Council have worked with the community to form a vision for the East Village precinct. This vision has been incorporated into the enclosed concept plan (see centre and back page for details).

The VPA and Glen Eira City Council would like to thank the 60 residents and business owners who attended the East Village structure plan community forum on 24<sup>th</sup> May 2017. The aim of the consultation was to workshop a draft vision for the area, and give residents an opportunity to express their ideas and concerns about the future East Village precinct.

Glen Eira City Council are now seeking submissions on this concept plan. Your submissions will inform a more detailed structure plan for the precinct.

## CONTEXT

The East Village precinct is a 24-hectare site located on the corner of East Boundary Road and North Road in Bentleigh East. The land is currently zoned for industrial and commercial uses and was formerly the site of the Virginia Slims cigarette factory and Chasis Brakes factory.

Once an important industrial area, the East Village precinct has seen the departure of many large-scale manufacturing businesses in recent decades. This is now an opportunity to renew the precinct and allow East Village to become a sustainable, mixed-use precinct with a focus on growing innovative employment and education opportunities.

The precinct will be redeveloped for a mix of high-quality business and residential buildings, and will also have local parks, a town square and pedestrian-friendly laneways where people can meet, sit and relax.

THE CONCEPT PLAN

**TRANSITIONAL COMMERCIAL AREA:**

- Existing businesses can remain in place or elect to redevelop.
- A commercial precinct that will focus on maximising a mix of jobs.
- Heights in this area are between four and six storeys.

**RETAIL AND URBAN PLAZA AREA:**

- Local jobs and shop-top housing.
- Retail services, including supermarkets and shops.
- Pedestrian-friendly laneways and a town square.
- Heights in this area transition from four storeys along East Boundary Road to eight storeys towards the centre of the precinct.



**COMMERCIAL AREA:**

- Extensive new office areas to provide opportunities for local jobs and start-up businesses.
- Consolidated car parking to minimise street-level parking.
- Provision to retain existing major employers.
- Heights in this area range between four and six storeys.



**RESIDENTIAL NEIGHBOURHOOD (SOUTH):**

- Townhouses and apartments to accommodate family households.
- New pedestrian paths that will allow access to Virginia Park from the precinct.
- Heights in this area range between two to four storeys.



**RESIDENTIAL NEIGHBOURHOOD (EAST):**

- Maintain the green leafy character of Bentleigh East.
- Family-sized townhouses and terraces.
- Building types and sizes to reflect surrounding residential areas.
- Heights in this area range between two and three storeys.



**OPEN SPACE:**

- A variety of open spaces that serve the existing population as well as the new community of residents and workers.
- A connected network of parks linked by dedicated off-road shared user paths.



**MIXED USE NEIGHBOURHOOD:**

- A mixed use area that provides flexible office and commercial uses at lower levels, with residential dwellings above.
- Diverse housing options, potentially including aged care, student housing and family-sized apartments.
- Heights in this area range between six and eight storeys.

**COMMUNITY FACILITY AND EDUCATION AREA:**

- Co-location of education and other community facilities.
- Opportunity to explore partnerships with local education providers.
- Heights in this area range between three and four storeys.

SUMMARY OF COMMUNITY FEEDBACK

The draft concept plan incorporates the following ideas to address residents' key priorities for the precinct:

- **Education and community facilities:** An area of approximately 1.5 hectares has been allocated in the south-east corner of the precinct for educational and community facilities.
- **Diverse housing and built form:** The concept plan outlines a range of new and contemporary housing to meet the needs of future residents in the precinct. Family-sized townhouses will be developed at the boundary of the precinct, transitioning to apartment-style buildings centrally.
- **Employment opportunities:** A large area of the precinct has been allocated for jobs. New office buildings are planned along East Boundary and North Roads, with further employment expected in other areas of the precinct. The plan aims to deliver more jobs than currently available.
- **Entertainment:** The plan does not specifically designate an area for entertainment. However, the plan allows for the town square and urban plaza area to be used for community events and restaurants in the future.
- **Open space:** A variety of new open spaces have been allocated within the precinct, notably a large central park and an extension to the Marlborough Street Reserve.
- **Environmentally sustainable design:** Environmentally sustainable design principles are being considered for buildings within the precinct. Additionally, environmental sustainability is being built into the plan, with new bus services to nearby train stations and a network of pedestrian and cyclist trails between Duncan Mackinnon Reserve, Virginia Park, and the Glen Eira Sports and Aquatic Centre (GESAC).
- **Transport and infrastructure:** Residents raised valid concerns regarding traffic, parking and infrastructure at the community consultation session. The VPA will address these concerns as the concept plan transforms into a more detailed structure plan. Both the VPA and Glen Eira City Council understand the importance of resolving these issues and will work closely with other government organisations to reach an appropriate resolution.

PROJECT TIMELINE



INFORMATION SESSION & FEEDBACK SUBMISSION

A community consultation session to discuss the concept plan and hear feedback will be held on **Thursday 27<sup>th</sup> July 2017**. Details will be posted online at <http://www.haveyoursaygleneira.com.au/east-village>

You can have your say on the concept plan by making a submission. Submissions will be accepted until 5pm on **Sunday 6<sup>th</sup> August 2017**.

To make a submission, please visit: [www.gleneira.vic.gov.au/east-village](http://www.gleneira.vic.gov.au/east-village) or:

- via email: [mail@gleneira.vic.gov.au](mailto:mail@gleneira.vic.gov.au)
- via post: PO Box 42, Caulfield South 3162; or
- contact Council's City Futures Department on 9524 3421.

FOR MORE INFORMATION, PLEASE CONTACT:

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