

EAST VILLAGE

STRATEGIC SITE
NOVEMBER 2017



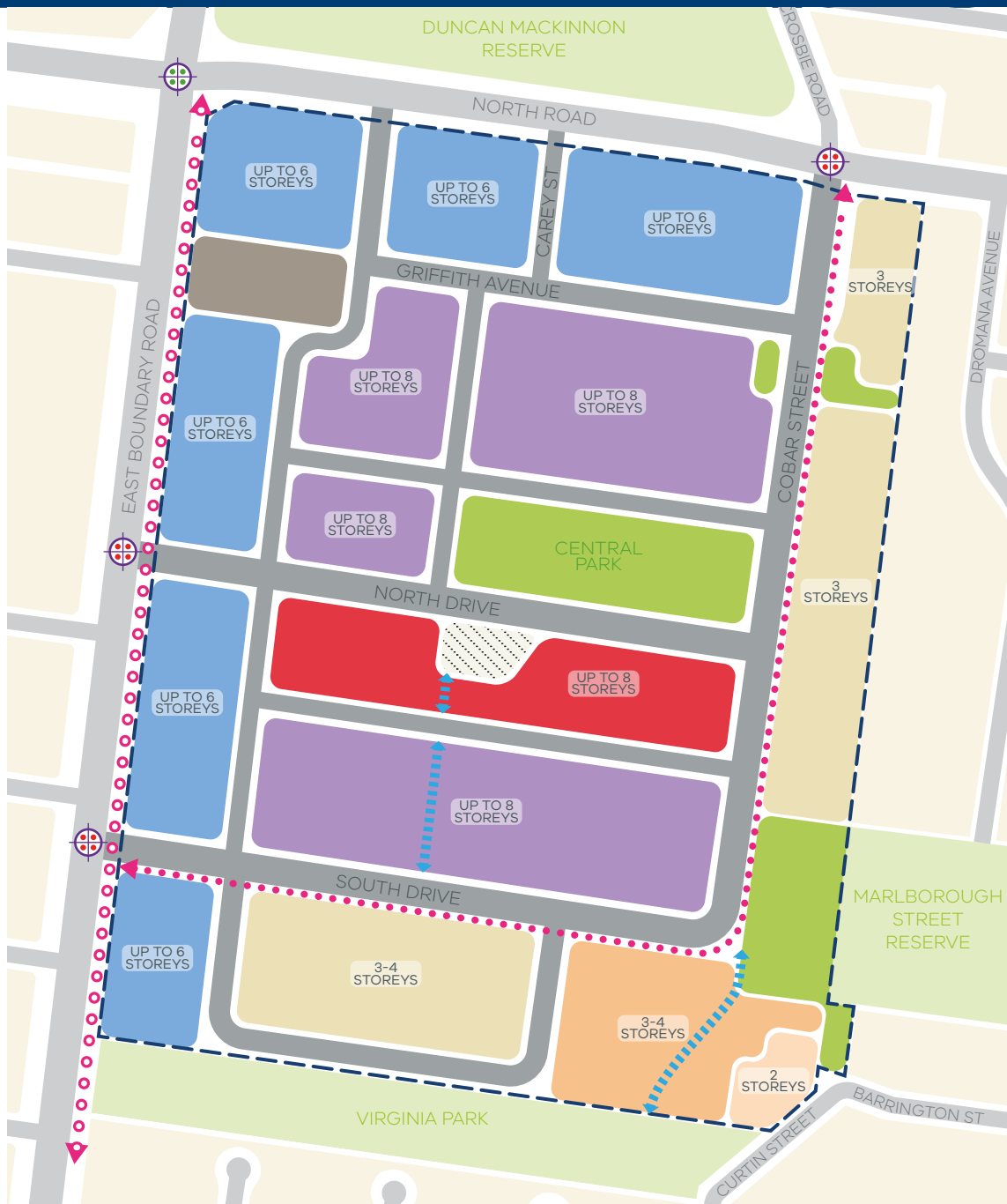
East Village will be a sustainable, mixed-use precinct with a focus on innovative employment and education opportunities.

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.

DRAFT PLAN

The draft plan below shows how East Village will develop over future years. Subject to community feedback, this draft plan will form the basis of a comprehensive development plan and amendment to the *Glen Eira Planning Scheme*.

3,000 NEW DWELLINGS | 6,000 RESIDENTS | 4,500 JOBS



- | | | | |
|--|---------------------------------------|--|-------------------------------------|
| | precinct boundary | | open space |
| | residential | | utilities |
| | office / retail with apartments above | | pedestrian-only connection |
| | commercial / office | | off-road bike path |
| | local shops with apartments above | | proposed strategic cycling corridor |
| | potential new school | | new signalised intersection |
| | existing childcare centre | | existing signalised intersection |
| | town square | | |

SEEKING COMMUNITY FEEDBACK

Glen Eira City Council and the Victorian Planning Authority (VPA) are progressing planning for the East Village precinct and are seeking your comments and feedback on the key features, objectives and recommendations proposed. Details about how to comment are at the back of this booklet.

The 24 hectare site is located on the corner of East Boundary Road and North Road in Bentleigh East and is currently zoned for industrial and commercial uses.

Earlier this year Glen Eira City Council and the VPA held two community consultation sessions to help form the vision and plan for the East Village precinct. A community reference group was also established to represent the community's views in the planning process. The group has been important in providing feedback on the technical reports prepared.

The VPA and Glen Eira City Council thank all residents and business owners who have contributed to the planning of the precinct. Information and feedback received so far has helped form the draft plan and identify any elements of the plan needing further consideration.

Information from the technical reports prepared to assist in the planning process is included in this booklet and copies of the reports are available on the VPA website (<https://vpa.vic.gov.au/project/east-village-strategic-site/>). These reports will be finalised in December and January.

KEY FEATURES OF THE DRAFT PLAN FOR EAST VILLAGE

The aim of the draft plan is to provide for many of the needs of the new community within 20 minutes of where people live—including parks, schools, shopping, dining, jobs, and access to public transport. Key features include:

- New commercial and office development along East Boundary Road at four to six storeys.
- Townhouses along the eastern and southern boundaries up to three storeys.
- Apartment buildings toward the centre of the precinct up to eight storeys with commercial activity on lower levels.
- Transition of the existing industrial and service businesses along North Road to commercial and other employment uses over time (up to six storeys).
- New retail precinct along North Drive providing shopping, dining and employment opportunities.
- A central park on the north side of North Drive, an extension of Marlborough Street Reserve into the precinct and a town square on the south side of North Drive.
- Traffic management works including proposed signalised intersections on North Road and East Boundary Road.
- Off-road bicycle path through the precinct connecting North Road to East Boundary Road.
- Tree-lined streets providing safe pedestrian and bicycle travel.
- The Victorian Government is consulting on a proposed school to be located on South Drive. The school will provide pedestrian access from Marlborough Street Reserve through to Virginia Park.



Existing facilities



OBJECTIVES & RECOMMENDATIONS

PROMOTING GOOD URBAN DESIGN

OBJECTIVES

- Promote housing diversity and choice.
- Limit visual impact of taller buildings by concentrating height in the centre of the precinct and incorporating landscaping throughout.

The East Village precinct has the potential to accommodate a large share of Glen Eira's future population growth, providing opportunities for people to live and work within the municipality. As a redevelopment site, East Village will have a higher density and greater mix of housing than surrounding established suburbs of Glen Eira. The precinct will allow for a transition from lower scale three storey townhouses adjacent to existing neighbours up to eight storey buildings towards the centre of the precinct. Commercial buildings along East Boundary Road and North Road are proposed up to six storeys.

Good design is an essential component of the plan to establish local character and create an attractive environment for future workers, visitors and residents.

MGS Architects, on behalf of the landowners, provided advice on measures to foster design excellence and encourage innovation within the precinct through:

- Building design that includes balconies, setbacks and other design elements to ensure buildings provide visual interest in a modern setting for workers, residents and visitors.
- A network of parks and public spaces that provide opportunities for workers and residents to meet and interact.
- Tree-lined streets and landscaping throughout the precinct to provide an attractive green, leafy environment.
- Building design that ensures public spaces are not unreasonably overshadowed.

NEW JOBS & SERVICES

OBJECTIVES

- Create commercial locations for a range of business and industry sectors including local offices, healthcare, manufacturing and emerging commercial enterprises.
- Protect existing businesses and allow new businesses to establish in the future within a well-planned environment where workers will have access to housing, parks, transport, shops and dining.

The aim is to develop a mixed-use precinct with a focus on contemporary and innovative businesses that provide local employment opportunities.

The VPA commissioned investment management consultants, Jones Lang LaSalle, who advised that a mix of shops, dining, related activities and open spaces will significantly increase the competitive position of the precinct and the likelihood of East Village becoming a desirable destination for employers and employees.

Considering the location and design of the precinct, Jones Lang LaSalle estimates that approximately 4,500 jobs can be accommodated within the precinct when fully developed. Considering current limited supply of office space in the area, it is projected that 60,000–80,000m² of commercial office space is feasible.

Proposed planning controls will ensure the precinct remains a key employment precinct for the City of Glen Eira by encouraging employment-generating uses and future-proofing sufficient land for changes in demand for commercial space within the south-east region of Melbourne.



Artist's impression

ROADS, PUBLIC TRANSPORT, PATHS & PARKING

OBJECTIVE

- Establish an integrated transport network that manages traffic flow, reduces dependency on private vehicles, improves access to public transport and encourages walking and cycling.

GTA Consultants was engaged by the VPA to prepare an integrated transport response to address the impact the proposed development will have on existing streets and transport network. GTA reviewed the area's existing transport network conditions including vehicle numbers, travel behaviour, road network capacity, accident statistics and public/active transport data. This information is available on the VPA website.

GTA's analysis provides the basis for traffic modelling which will support recommendations for traffic and transport works that may be needed as a consequence of the proposed development. Mitigation works are expected to be a combination of road works to increase capacity in the existing network, as well as works to increase non-car based transport alternatives including cycling, walking and public transport.

The plan aims to manage and improve traffic flow by:

- Delivering new signalised intersections and road works to improve traffic flow.
- Delivering a more integrated transport network including new off-road cycle paths.

Car parking is an important part of planning for the precinct. Each new development will be required to provide an adequate number of car parking spaces, which are expected to be located on-site or within basement areas. Council will manage on-street parking within the precinct to meet the needs of workers, residents and visitors.

PARKS & GREEN SPACES

OBJECTIVES

- Deliver safe and accessible public spaces (including a town centre, urban streets and open spaces) that have access to sunlight and contribute to a 'sense of place'.
- Retain and plant trees within streets, parks and other public and private spaces.

The precinct is envisaged as a green and attractive place with two large parks, including a new central park and an extension of Marlborough Street Reserve. This will be complemented by consistent tree planting throughout the new neighbourhood. The precinct will provide future workers, visitors and residents the same green, leafy characteristics enjoyed by other Bentleigh East residents.

There will be a focus on canopy tree planting and high quality landscaping throughout, particularly along new roads and parks. To ensure the landscape character has a head start, retention of higher quality mature trees will be encouraged throughout the precinct.

The above characteristics will be incorporated in the plan through the following planning controls:

- Canopy trees to be planted on both sides of all new roads and streets.
- Two new large parks.
- Town square located in the retail heart of the precinct.
- Retention of mature trees wherever possible.



Artist's impression

DRAINAGE & WATER MANAGEMENT

OBJECTIVE

- Deliver a system of integrated water management that encourages the re-use of stormwater, minimises flood risk, ensures the environmental health of waterways, protects public health, and contributes towards a sustainable and green urban environment.

The precinct is located close to the top of a water catchment that flows into the Elwood Canal. Urbanisation has seen a decrease in water quality entering the drainage system, and an increase in stormwater runoff. This has resulted in localised and regional flooding or 'overland flows'.

The VPA engaged Cardno, an infrastructure and environmental service company, to advise on how East Village can improve the existing drainage situation and ensure new development does not increase risk for properties downstream.

Options under investigation include a combination of:

- Underground water storage tanks.
- Upgraded stormwater drains.
- Bio-retention systems.

These options are being developed as part of an integrated solution to managing stormwater within the precinct. Options will be proposed in line with Melbourne Water and Glen Eira City Council guidelines, policies and requirements.

LAND CONTAMINATION

OBJECTIVE

- Ensure all land within the precinct is safe for humans and any contamination has been assessed before development commences.

East Village has been an industrial area since the mid-1950s. The WD & HO Wills cigarette factory occupied part of the site from the 1950s to 1990s, when the area was redeveloped for commercial and industrial business activities. The largest single use in the precinct is the former PBR International, now Chassis Brakes Australia factory, set to cease manufacturing at the end of 2017.

In order to understand the environmental impact of these activities on the site, environmental consultants Senversa undertook preliminary analysis of the soil and groundwater within the precinct. As a part of redevelopment, the site will be remediated to meet Environment Protection Authority (EPA) standards. Senversa recommended that:

- Environmental Audit Overlay should be applied to ensure that the historical contamination of the precinct is cleaned to the standard required prior to development commencing.
- Over the past twenty years many sites with similar levels of contamination have been successfully remediated in the past.



Artist's impression

COMMUNITY INFRASTRUCTURE

OBJECTIVE

- Co-locate new community uses and facilities in locations where they are highly visible and connected to the community through safe walking and cycling paths.

Bentleigh East is well-served with existing community infrastructure and is located adjacent to Duncan Mackinnon Reserve, Marlborough Street Reserve, Virginia Park and close to Glen Eira Sports and Aquatic Centre.

New community infrastructure will be required to meet the needs of the new residential and worker community. ASR Research undertook an assessment of community needs and the potential for new infrastructure to be provided within the precinct. Required additions and improvements to infrastructure may include:

- New open space.
- A new community meeting space.
- Upgrading the existing Marlborough Street Reserve.

The additions and improvements proposed will be in line with Glen Eira City Council guidelines, policies and requirements.

SUMMARY OF KEY OUTCOMES

A summary of some of the important outcomes from the draft East Village plan include:

- Increase the number and type of jobs within the precinct.
- Housing diversity and choice.
- Transfer of 10% of developable land to Glen Eira City Council as public open space.
- Delivery of affordable housing.
- Commitment to achieving an accreditation in sustainable development.
- Bike paths and network of pedestrian paths providing continuous access through the precinct.
- New shopping and dining opportunities.

Certainty about the delivery of key outcomes will be provided through a planning scheme amendment to the *Glen Eira Planning Scheme*.



Artist's impression

A POTENTIAL NEW SCHOOL

The Victorian School Building Authority (VSBA) invites you to attend a community workshop to specifically discuss future secondary school provision in Bentleigh East.

The VSBA wants to hear from you. What do students need to achieve their goals at school? What do they need to move to the next stage of their lives?

Date: Monday 4th December, 2017

Time: 6.00pm–7.30pm

Where: Valkstone Primary School
44 Valkstone Street, Bentleigh East

For more information, call **1800 896 950** or email your RSVP to vsba@edumail.vic.gov.au

THE PROCESS



NEXT STEPS

You are invited by Glen Eira City Council and the Victorian Planning Authority to attend a community consultation session to hear more about the East Village precinct and provide your feedback.

Date: Thursday 7th December, 2017

Time: 6.30pm–8.30pm

Where: Duncan Mackinnon Reserve Pavilion
North Road, Murrumbeena

Your feedback will assist the VPA and Glen Eira City Council to prepare a planning scheme amendment for the East Village precinct.

Glen Eira City Council will decide whether to exhibit the planning scheme amendment in early 2018 and there will be an opportunity for any interested person to make a submission at that time.

COMMUNITY FEEDBACK

You can provide feedback on the key features, objectives and recommendations from **Monday 20th November until 5.00pm Monday 18th December 2017**.

To provide feedback please visit:
www.gleneira.vic.gov.au/east-village or:

- via email: cityfutures@gleneira.vic.gov.au
- via post: PO Box 42, Caulfield South 3162; or
- contact council's City Futures Department on 9524 3421.

Information is also available on the VPA website at:
<https://vpa.vic.gov.au/shapevictoria/>

FOR MORE INFORMATION, PLEASE CONTACT:

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