

MEDIA RELEASE

21 November 2016

20-year masterplan released for community feedback

The owners of the East Village precinct have today released a draft [20-year masterplan](#) for the revitalisation of the Bentleigh East industrial precinct for community input.

Two community drop-in sessions will be held on the 23rd and 26th of November and a community forum has also been scheduled for the 6th December (additional details below).

One of the East Village landowners, Kris Daff, said the draft masterplan is the culmination of nearly 12 months of community consultation and deliberation of that feedback by the landowners.

“The draft masterplan is a long term vision for the site and we wish to strongly encourage residents, businesses and other interested parties to have their say,” Mr Daff said.

As part of the draft masterplan, the landowners of the East Village precinct have made a number of proposals for community input, including:

- **Aged care & retirement living** – there is a deficiency of aged care and retirement living options in the area. A number of options to help address this deficiency in aged care and retirement living are outlined in the masterplan.
- **Open space** – the use of open space will be a key part of connecting the precinct to the surrounding community. The landowners have committed to 6% public open space contribution (Glen Eira has a requirement of 5.7%), subject to Council’s needs analysis.
- **Employment, Innovation Precinct & Retail** – a dedicated employment and innovation precinct to support an ongoing employment focus is proposed. Consideration is also been given to a cap on retail floor space in the neighbourhood centre and maximum shop floor sizes elsewhere in the precinct.
- **Housing diversity** – a proposed allocation of up to 5% of total dwellings as affordable housing in conjunction with an accredited housing association.
- **Environmentally Sustainable Design (ESD)** – committed to the use of the Urban Development Institute of Australia’s (UDIA) EnviroDevelopment tool to set a benchmark for ESD in Glen Eira.
- **Community & Education** – the landowners remain open to discussions with the Department of Education and Training and the City of Glen Eira on finding a suitable parcel of land for any potential community and education facility.
- **Zoning/Heights** – the building heights are planned to be remain within, or in some cases, lower than existing height allowances and tapered to the edge of the precinct to form a transition to the surrounding community

“The feedback on the draft masterplan will be used to finalise the masterplan for the site. This in turn will be used to inform a formal planning scheme amendment submission. There will be additional consultation to inform the ongoing development approval process.

“The community drop-in sessions and the community forum will be an important opportunity for the Glen Eira community to ask questions about the draft masterplan for the East Village precinct and to have a say on the future of this important site,” Mr Daff said.

Post a public comment at www.eastvillagemasterplan.com.au or on Facebook at www.facebook.com/eastvillagemasterplan or email information@eastvillagemasterplan.com.au.

Community drop in sessions: 23rd (5.30-7.30pm) and 26th November (2-4pm) at Virginia Park, 18 North Drive, 236-262 East Boundary Road, Bentleigh East.

Community Forum: 6 December from 7-9pm at the function room of the Duncan McKinnon Reserve Pavilion.

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About the East Village project: The East Village project is a community engagement initiative by three major landowners of industrial and commercially zoned land in Bentleigh East: The Gillon Group, MAKE Property Group and the Abacus Property Group.