

Springvale South Housing development

FREQUENTLY ASKED QUESTIONS



Artist impression, indicative only.

Development Victoria makes Victoria a great place to live by increasing housing diversity, creating cultural and recreational facilities, and activating urban and regional precincts.

Development Victoria is currently exploring options to transform unused surplus land at 15-29 Coomoora Road, Springvale South into a welcoming residential community that provides homes for a diverse range of people and households. The City of Greater Dandenong rezoned this land for residential development in 2016.

What is planned for the Springvale South development site?

The 2.4-hectare Springvale South residential development will include a mix of two, three and four bedroom townhouses, landscaped public open space, and new access roads.

By delivering the proposed 90 new homes, Development Victoria will increase housing options for a broad range of people including first time home buyers, workers and growing families.

Who is involved in this project?

Development Victoria is responsible for the planning and development of the site, and has appointed respected architecture firm 'BENT Architecture' to design the homes.

Development Victoria continue to consult with the City of Greater Dandenong during the development of the masterplan to understand planning rules and restrictions placed on the site. City of Greater Dandenong is responsible for issuing the planning permit allowing the development to proceed.

Why are you developing the site?

The population of the City of Greater Dandenong is growing, and ensuring people have access to secure, affordable and well-designed housing is important.

According to the Greater Dandenong Housing Strategy 2014-2024, the population of the area is expected to rise from 147,000

in 2014, to 179,000 in 2024. New homes will need to be built to keep up with growth.

As housing diversity and affordability is an issue for many Victorians, Development Victoria is committed to delivering housing developments that address demand, while ensuring homes are sympathetic to the local environment and neighbourhood character.

Who will approve the development?

Once community feedback is considered, Development Victoria will submit a development plan to the City of Greater Dandenong. This document will include design proposals, and details related to social, traffic and environmental impacts, and construction methodology and management.

The development plan will be submitted to council in April 2019 with a decision on planning approval expected to be made in mid-2019.

How much public open space will be included in the development?

We are proposing to include around 4,000sqm of public open space. This space will also provide a pedestrian pathway between Teddy Crescent and Keysborough Primary School.

What is a development plan?

The development plan for the Springvale South development outlines the proposed road layout, parking, housing and block size, public open space and street landscaping for the site.



How will you manage car parking in the area?

Each townhouse in the development will include up to two off street car parking spaces, depending on how many bedrooms a home has. There will also be additional on-street car parking spaces built as part of the development.

How will the increased traffic be managed?

A traffic and transport assessment report has been undertaken by specialist traffic engineers which recommends how best to manage the movement of vehicles through the site. These recommendations have informed the proposed road design.

There will be a grid of new roads built as part of the development. Vehicle access to and from the site will be from Coomoora Road and Teddy Crescent, which will be extended. The proposed road design will disperse traffic evenly through the site while also reducing the instances of traffic from outside the development using the new roads as through roads.

A pedestrian pathway will be created direct from Teddy Crescent through to Keysborough Primary School through public open spaces.

How will the limits on height and density be determined?

Height limits and density of the proposed development are controlled by the planning requirements placed on the site and have been considered in the context of the surrounding area's residential character, comprising single and double-storey housing. Each townhouse will occupy its own titled lot, providing a separate footprint to enhance privacy and space.

Development Victoria has attempted to balance the existing neighbourhood character, while also providing enough housing options that cater for a mix of residents with different budget and lifestyle needs.

How will you reduce overshadowing of existing neighbouring properties?

The orientation of the development site and townhouses will be designed in such a way that shadowing of neighbouring properties will be minimised.

Large setbacks a minimum five metres from dwellings will be included to minimise instances of new townhouses overlooking existing properties. The setbacks will also allow space for new trees to be planted, providing further 'screening'.

A draft development plan is currently being prepared, which will include proposed heights, densities, traffic and parking considerations.

How will you manage dust, noise and vibration during construction?

Dust, noise and vibration during construction will be managed in accordance with EPA guidelines and other relevant legislation requirements to minimise any possible impact.

Detailed construction plans will be developed ahead of any works commencing which will outline the management processes.

What are the timeframes for the development?

The development plan will be submitted to City of Greater Dandenong in April 2019 with a decision on planning approval expected to be made in mid-2019.

Construction is likely to begin mid-2020.

TIMELINE



Where can I find out more?

To find out about this development:

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If you require information about Development Victoria in another language, please call us on 9280 0755

