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SPRINGVALE ACTIVITY CENTRE

BUILDING HEIGHTS & SETBACKS STUDY

JULY 2016 V.03

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CONTENTS

1. INTRODUCTION


SPRINGVALE

1.1 STUDY OVERVIEW

The Springvale Building Heights and Setbacks Study sets out preferred building heights and setbacks, and built form recommendations for future development within the Springvale Activity Centre. The recommendations have been guided by design principles, which aim to achieve best practice development within Springvale.

The study builds on the Springvale Activity Centre Structure Plan (2010) and the subsequent Structure Plan Review in 2014, and provides additional guidance around built form across the Activity Centre. A number of other strategies, policies and existing controls have also informed the study and these are summarised in Section 2.

The following key steps were undertaken to arrive at the preferred built form outcomes for the Centre:

- Undertake analysis and background research to understand the Centre, its context and drivers for development.
- Develop design principles to guide heights and setbacks.
- Test building height and setback scenarios at a street block level through 3D modeling. Not every site and street within the study area was tested in detail.
- Development of preferred building heights and setbacks and additional design requirements for development.
- Development of planning controls to implement the recommendations of the Building Heights and Setbacks Study.

1.2 STUDY AREA & BUILT FORM PRECINCTS

The project study area includes the Commercial 1 and 2 Zoned land, and Industrial zoned land within the Springvale Activity Centre.

The Springvale Activity Centre is one of four designated activity centres in the City of Greater Dandenong, strategically located at the junction of Springvale Road and the Pakenham / Cranbourne railway line. It is a large strip-based activity centre with a strong Asian business and community focus. The Centre is well serviced with fresh food and grocery stores, restaurants and bakeries and has a growing health related services sector.

The recently completed level crossing removal, planned streetscape improvements and the proposed Civic Precinct redevelopment are likely to encourage additional private sector investment across the centre. There are a number of large, underutilised sites across the Centre, which provide major mixed use opportunities, close to transport and shops.

The study has identified eleven built form precincts as shown in Figure 1. The precincts have been delineated around properties that share similarities in terms of their intended future land uses and built form outcomes.

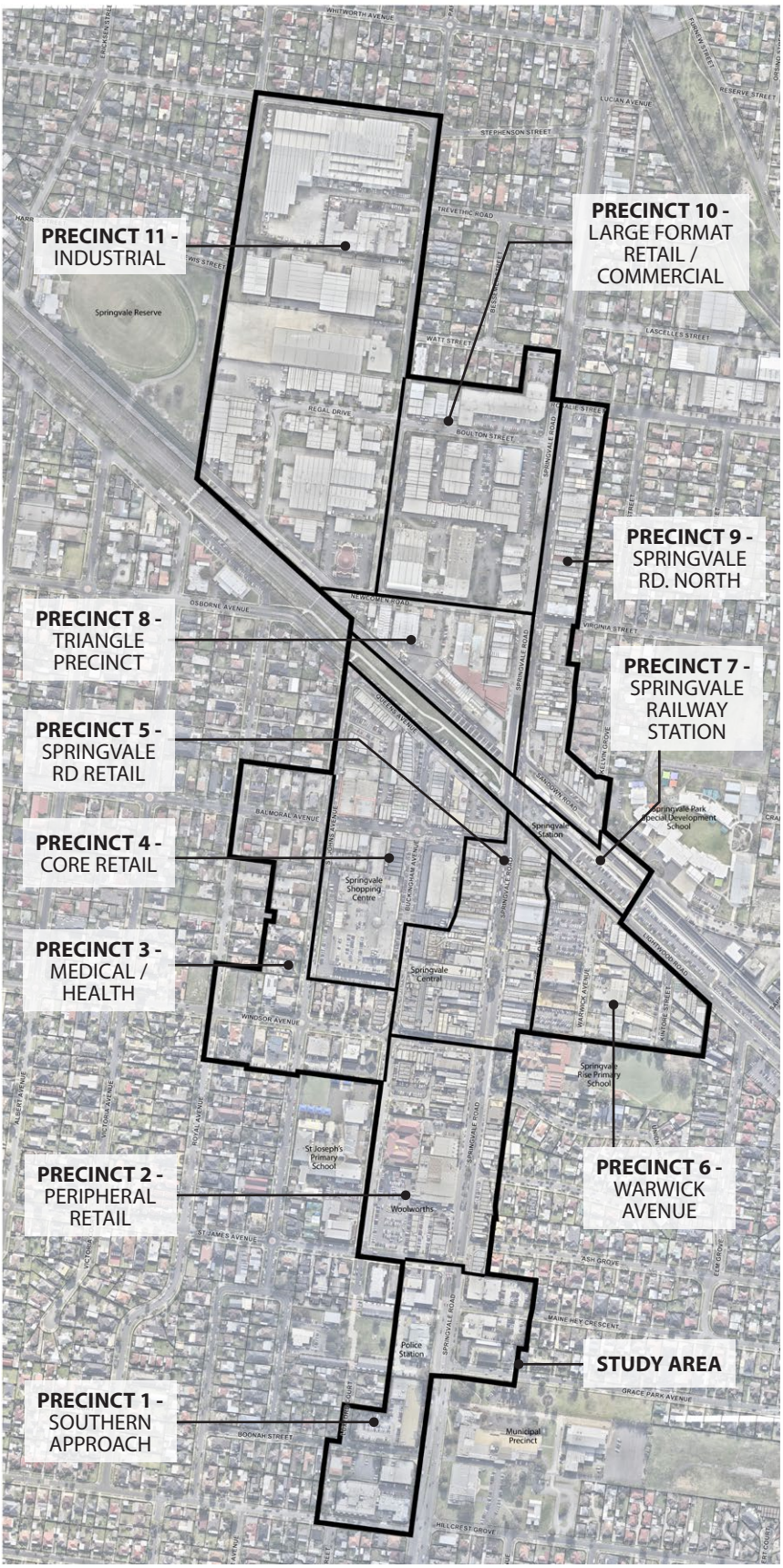

Figure 1 - Study Area and Built Form Precinct Map

2. STRATEGIC CONTEXT


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2.1 PLANNING CONTEXT

2.1.1 PLAN MELBOURNE

Plan Melbourne was introduced by the Victorian Government in May 2014 and forms the current long term strategic vision for Melbourne.

Within Plan Melbourne, Springvale is included at the south eastern edge of the Monash National Employment Cluster (NEC), which is Melbourne's largest established employment cluster and supports 58,500 jobs. The NEC has the largest concentration of employment outside of Melbourne's CBD.

The Melbourne Planning Authority (MPA) is currently drafting the Monash NEC Framework. The State Government is also currently undertaking a refresh of Plan Melbourne.

2.1.2 LOCAL PLANNING POLICIES

CLAUSE 22.04 - URBAN DESIGN IN ACTIVITY CENTRES

This policy provides urban design guidance for development in activity centres across the City of Greater Dandenong. It sets out general policies applying to all Activity Centres and the following specific policies for Springvale:

- **Design Theme** - Multi-cultural with a dominant Asian theme, market style retailing and street activity.
- **Street Context** - Provide activity to the building alignment, relate frontages to the street.
- **Building bulk** - Build to the street line, but market stall setbacks may be acceptable.
- **Building Design** - Incorporate flair and spontaneity, use ethnic references in detailed transient design elements.
- **Advertising Signage** - Retain the ethnic character, neon tubing, more ad hoc approach to signage is acceptable.

CLAUSE 22.10 - SPRINGVALE ACTIVITY CENTRE

The Springvale Activity Centre Local Planning Policy gives effect to the Springvale Structure Plan, 2010. The policy applies to commercial and industrial areas of the Activity Centre and the surrounding residential areas (refer to Figure 2). The policy sets out preferred land uses across the Centre and outlines policies for transport, public spaces and built form.

The relevant built form objectives of the policy include:

- Provide appropriate higher density housing options to support the commercial component of the centre.
- Reduce visual clutter and promote consistent design form.

- Encourage the use of high quality building materials and finishes on the exterior of all new development .

In regards to housing, Clause 22.10 includes policies to:

- Encourage well-designed shop top, mixed use and multi-level medium and higher density housing in the centre.
- Encourage residential buildings to address street frontages and open spaces.
- Encourage building forms and quality materials which enhance multicultural themes.
- Provide appropriate setbacks to neighbouring properties.
- Provide scale transitions between large residential buildings and smaller scale residences consistent with the Structure Plan principles.

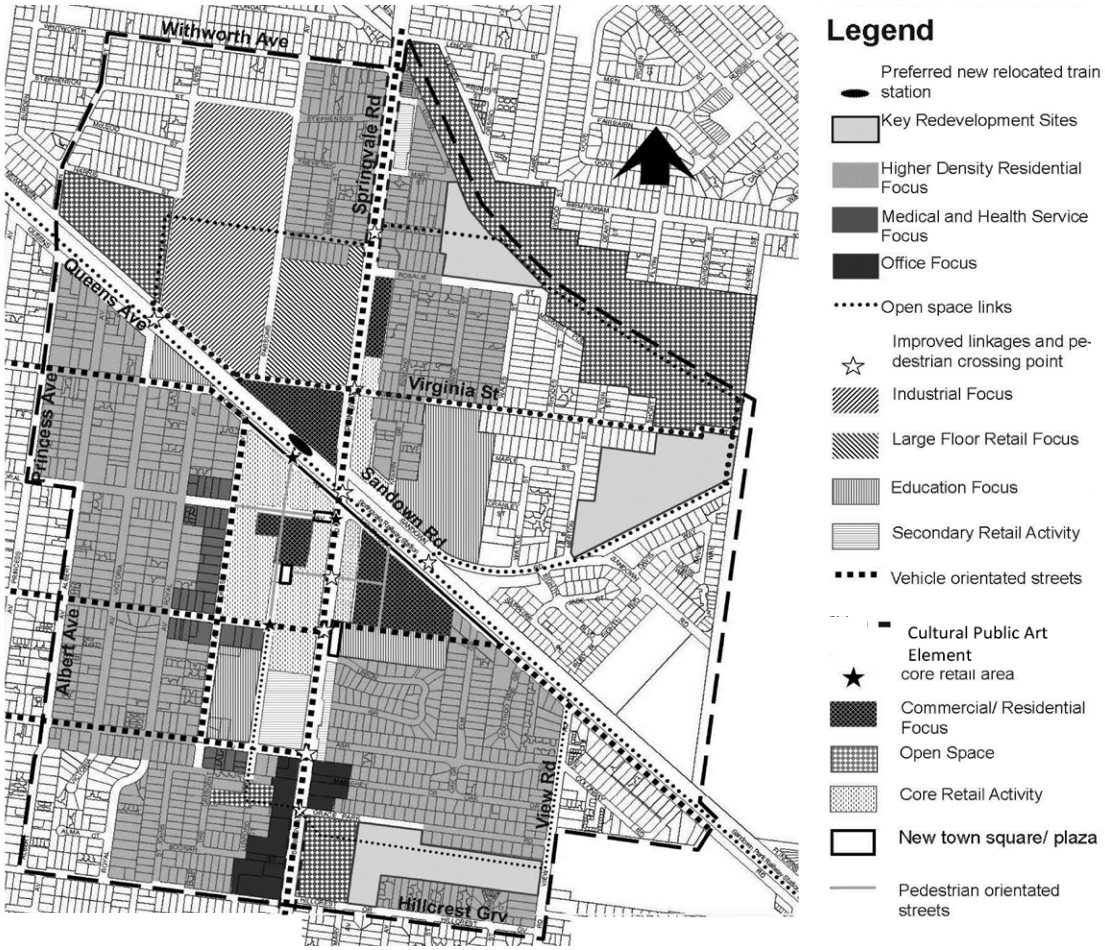


Figure 2 - Springvale Structure Plan Map from Clause 22.10

2.1.3 PLANNING ZONES

Refer to Figure 3 - Planning Zone Map

COMMERCIAL 1 ZONE (C1Z)

The majority of the Activity Centre is located within the Commercial 1 Zone which supports vibrant mixed use commercial centres for retail, office, business, entertainment and community uses, as well as residential uses at densities complementary to the role and scale of the commercial centre.

Relevant land uses not requiring a permit include shop, retail premises (other than shop), office and accommodation (where the ground floor frontage does not exceed 2 metres in width).

A permit is required for new buildings and works.

The relevant decision guidelines of this zone include:

- The interface with adjoining zones, especially the relationship with residential areas.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The design of buildings to provide for solar access.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

PLANNING ZONES

RESIDENTIAL ZONES

- RGZ - RESIDENTIAL GROWTH
- R2Z - RESIDENTIAL 2
- GRZ - GENERAL RESIDENTIAL / R1Z - RESIDENTIAL 1
- NRZ - NEIGHBOURHOOD RESIDENTIAL
- R3Z - RESIDENTIAL 3
- LDRZ - LOW DENSITY RESIDENTIAL
- MUZ - MIXED USE
- TZ - TOWNSHIP

COMMERCIAL / BUSINESS ZONES

- C1Z - COMMERCIAL 1 / BUSINESS 1
- B2Z - BUSINESS 2
- C2Z - COMMERCIAL 2
- B3Z - BUSINESS 3
- B4Z - BUSINESS 4
- B5Z - BUSINESS 5

SPECIAL DEVELOPMENT ZONES

- ACZ - ACTIVITY CENTRE
- CCZ - CAPITAL CITY
- DZ - DOCKLANDS
- CDZ - COMPREHENSIVE DEVELOPMENT
- PDZ - PRIORITY DEVELOPMENT
- UGZ - URBAN GROWTH

INDUSTRIAL ZONES

- IN1Z - INDUSTRIAL 1
- IN2Z - INDUSTRIAL 2
- IN3Z - INDUSTRIAL 3

RURAL ZONES

- RLZ - RURAL LIVING
- RAZ - RURAL ACTIVITY
- FZ - FARMING / RUZ - RURAL
- GWAZ - GREEN WEDGE A
- GWZ - GREEN WEDGE
- ERZ - ENVIRONMENTAL RURAL
- RCZ - RURAL CONSERVATION

OTHER ZONES

- SUZ - SPECIAL USE
- CA - COMMONWEALTH LAND
- PZ - PORT
- RDZ1 - ROAD - CATEGORY 1
- RDZ2 - ROAD - CATEGORY 2
- UFZ - URBAN FLOODWAY
- PPRZ - PUBLIC PARK AND RECREATION
- PCRZ - PUBLIC CONSERVATION AND RESOURCE
- PUZ4 - PUBLIC USE - TRANSPORT
- PUBLIC USE - PUZ1 - SERVICE & UTILITY / PUZ2 - EDUCATION / PUZ3 - HEALTH COMMUNITY / PUZ 5 - CEMETARY / CREMATORIUM / PUZ 6 - LOCAL GOVERNMENT / PUZ7 - OTHER PUBLIC USE

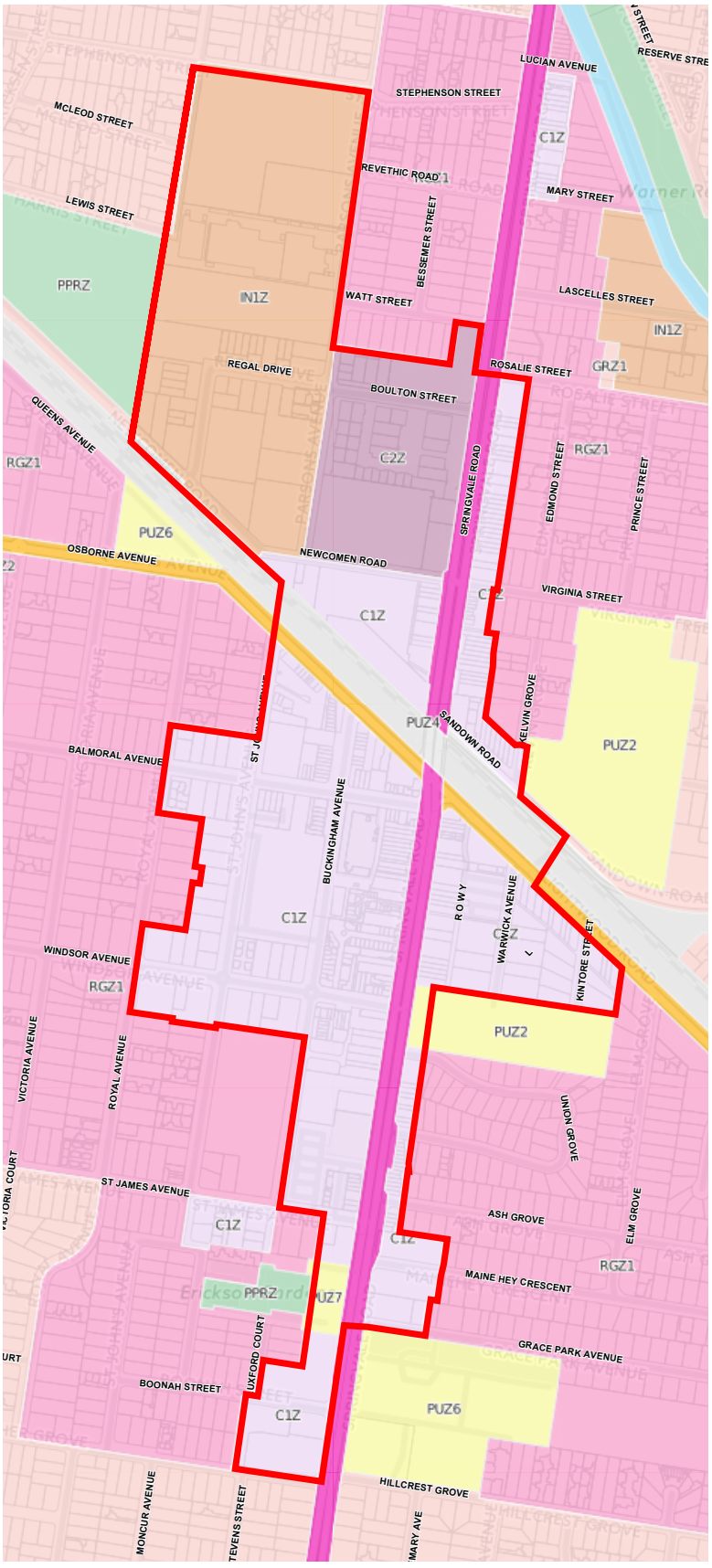


Figure 3 - Planning Zone Map

COMMERCIAL 2 ZONE (C2Z)

The north west area of the Springvale Central Business District is located in the Commercial 2 Zone.

This zone encourages commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. It also aims to ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Relevant land uses not requiring a permit include office, restricted retail premises and trade supplies. Other uses including shops, supermarket, warehouse and industry are permitted subject to conditions. Importantly, accommodation (which includes housing), is a prohibited use.

A permit is required for new buildings and works.

Relevant decision guidelines include:

- The interface with adjoining zones, especially the relationship with residential areas.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The design of buildings to provide for solar access.

INDUSTRIAL 1 ZONE (IN1Z)

The Industrial 1 Zone applies to the north western area of the Activity Centre. The purpose of this zone is to provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.

Relevant land uses where no permit is required include industry, warehouse and service station. Uses requiring a permit include office, restricted retail premises and convenience shop. Accommodation (which includes housing) and shop are prohibited uses.

A permit is required for new buildings and works.

Relevant decision guidelines include:

- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with non-industrial areas.
- Parking and site access.
- Loading and service areas.

SCHEDULE 1 T0 THE RESIDENTIAL GROWTH ZONE 1 (RGZ1)

The Residential Growth Zone does not apply to properties within the study area, however this zone applies to most locations directly abutting the study area. RGZ1 was introduced into the Planning Scheme through Amendment C175 in November 2013.

The purpose of the Residential Growth Zone is to provide housing at increased densities, and encourage a diversity of housing types in locations offering good access to services and transport including activities areas.

Building heights within this zone should not exceed 13.5m (four storeys). This is an important consideration in developing building heights and setback recommendations for the study area.

Planning Scheme Amendment C182 which is shortly to be considered by a Planning Panel, proposes to change the current RGZ1 zoned land surrounding Springvale to either the RGZ2 or RGZ3.

The RGZ2 schedule nominates heights as not to exceed 13.5m, with the local policy nominating heights for these areas as up to 4 storeys.

The RGZ3 schedule nominates heights as to not exceed 13.5m, with the local policy nominating heights for these areas as up to 3 storeys.

2.1.4 PLANNING OVERLAYS

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY (DD06)

DDO6 applies to the entire study area and implements the relevant design and development requirements of the Springvale Structure Plan (2010).

It contains a number of design objectives structured under the categories of Commercial, Housing, Transport, Environment, Active Streets, Built Form, and Subdivision and Consolidation.

DD06 sets out specific requirements for buildings and works in relation to building siting, verandahs, building frontages, stormwater management, services, car parking, and pedestrian and vehicle access. It also outlines a number of requirements for advertising signs.

The overlay does not set out any specific requirements in regards to building heights and setbacks.

The implementation section of this report recommends replacement of DD06 with more detailed and specific outcomes outlined in this study.

HERITAGE OVERLAYS

The Heritage Overlay aims to conserve and enhance heritage places of natural or cultural significance and ensure development does not adversely affect these places. Heritage Overlays within the study area include:

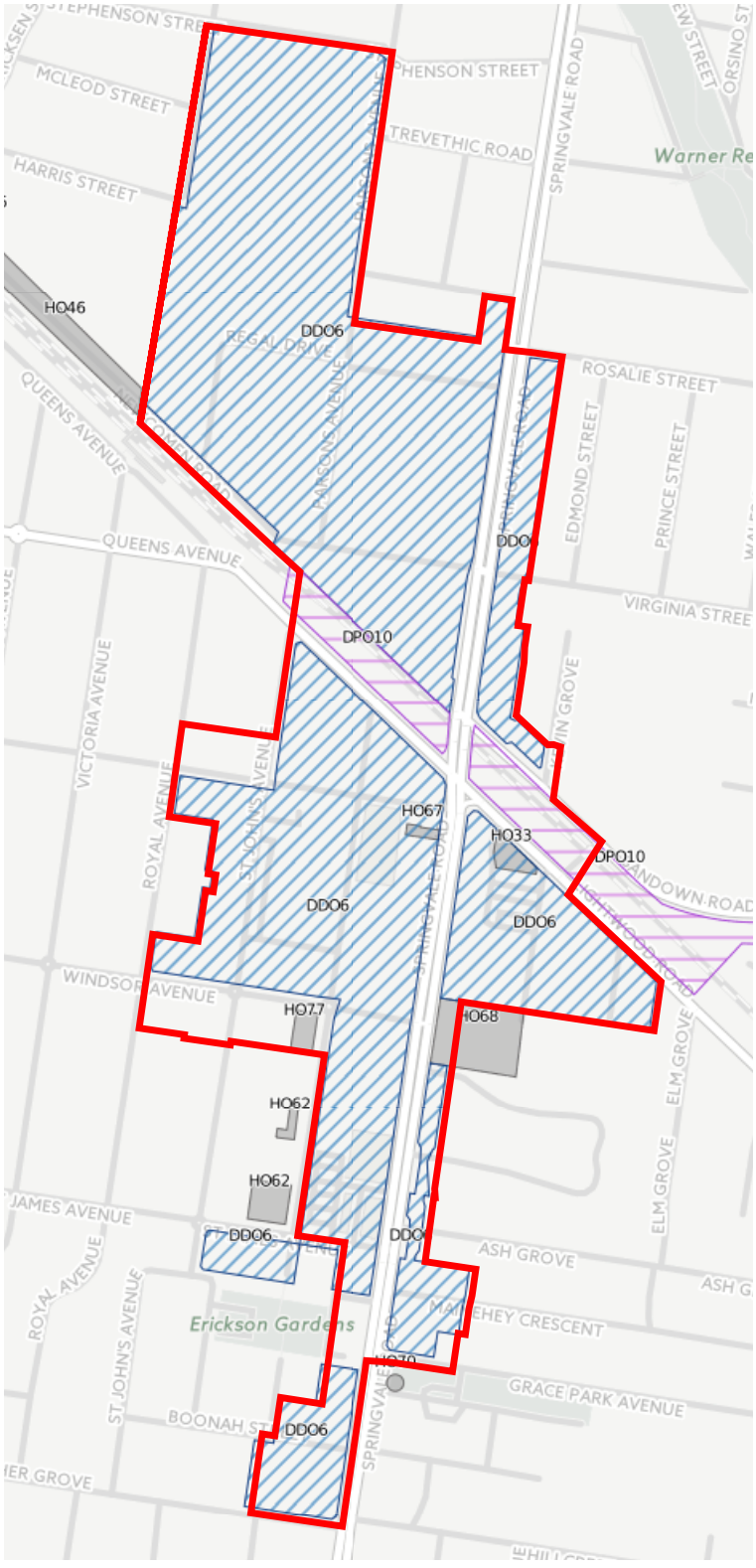
- HO33 – Truby King Centre (1-3 Lightwood Road, Springvale).
- HO62 - St Josephs Churches (25-35 St Johns Avenue, Springvale)
- HO67 - Burden's Building (228-230 Springvale Road, Springvale)
- HO68 - Springvale Primary School (355A Springvale Road, Springvale)
- HO77 - Springvale Church of Christ (6 Windsor Avenue, Springvale).

SCHEDULE 10 TO THE DEVELOPMENT PLAN OVERLAY (DP010)

Schedule 10 to the Development Plan Overlay applies to the Springvale Station Precinct and was introduced prior to the Springvale Road level crossing removal, which was completed in 2015. The objectives of the Development Plan Overlay are to:

- Ensure new development does not compromise the existing or future transport network requirements
- Encourage high density housing and mixed use development to support the integrated transport hub and Springvale Major Activities Area
- Have regard to the Springvale Development and Movement Framework Plan

DPO10 sets out specific requirements that should be addressed through the preparation of a Development Plan for the Precinct.



HO - HERITAGE OVERLAY
DDO - DESIGN & DEVELOPMENT OVERLAY
DPO DEVELOPMENT PLAN OVERLAY

Figure 4 - Heritage and Built Form Overlay Map

ENVIRONMENTAL AUDIT OVERLAY (EAO)

The Environmental Audit Overlay applies to Springvale Road properties in the north east section of the study area and to two sites within the triangle precinct. The EAO aims to ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

The Overlay requires an environmental audit to be undertaken for the properties affected 'before a sensitive use (residential use, child care centre etc) commences or before the construction or carrying out of buildings and works associated with the use commences.

SCHEDULE 1 TO THE PARKING OVERLAY (PO1)

The Parking Overlay applies to the Springvale Activity Centre retail core. The overlay aims to identify appropriate car parking rates for various uses and facilitate the construction of additional car parking spaces for the Springvale Activity Centre.

It provides specific requirements in relation to car parking rates in the Centre and sets out cash contributions for car parking spaces.

ROAD CLOSURE OVERLAY (RXO)

The Road Closure Overlay applies to a small section of road located in the north west section of the study area. It was in place to accommodate ramps from a pedestrian bridge that has now been constructed.

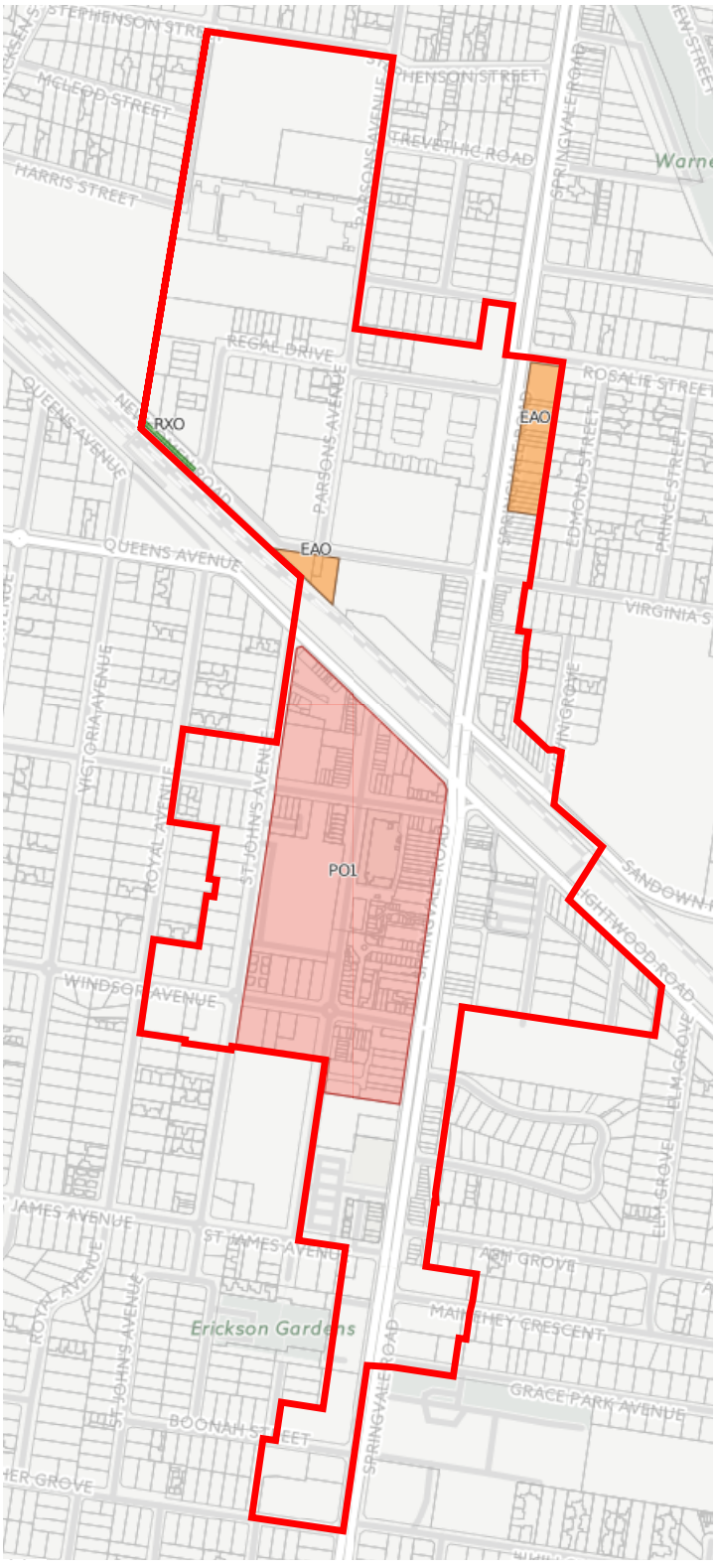


Figure 5 - Other Overlay Map

2.2 EXISTING STUDIES & STRATEGIES

2.2.1 SPRINGVALE STRUCTURE PLAN 2010

The Springvale Structure Plan was adopted by Council in October 2010 and subsequently included in the City of Greater Dandenong Planning Scheme Amendment C73 in February 2011.

The Structure Plan encompasses the commercial and industrial areas of the Activity Centre as well as the surrounding residential and community uses. It sets out a development framework for the Centre providing a number of objectives and strategies aimed at achieving the Structure Plan vision (refer to Figure 6). The structure plan provides limited specific requirements in regards to building heights and setbacks.

Due to the passage of time and the amount of change that has occurred in the centre since 2010 including the grade separation, the Springvale Activity Centre Structure Plan is to be revised in 2015-2016.

2.2.2 SPRINGVALE ACTIVITY CENTRE STRUCTURE PLAN REVIEW 2014

The Springvale Activity Centre Structure Plan Review was undertaken in 2014 focusing on the current strategic issues as they relate to the activity centre.

The accompanying Discussion Paper gave directions and set out a 'road map' of the critical issues which need to be considered when revising the Springvale Structure Plan. A thorough review of all recent documentation concerning the centre was conducted and a gap analysis presented.

In summary, the 2014 review was largely supportive of the 2010 Structure Plan, whilst recognising that additional work is needed to be undertaken around built form.

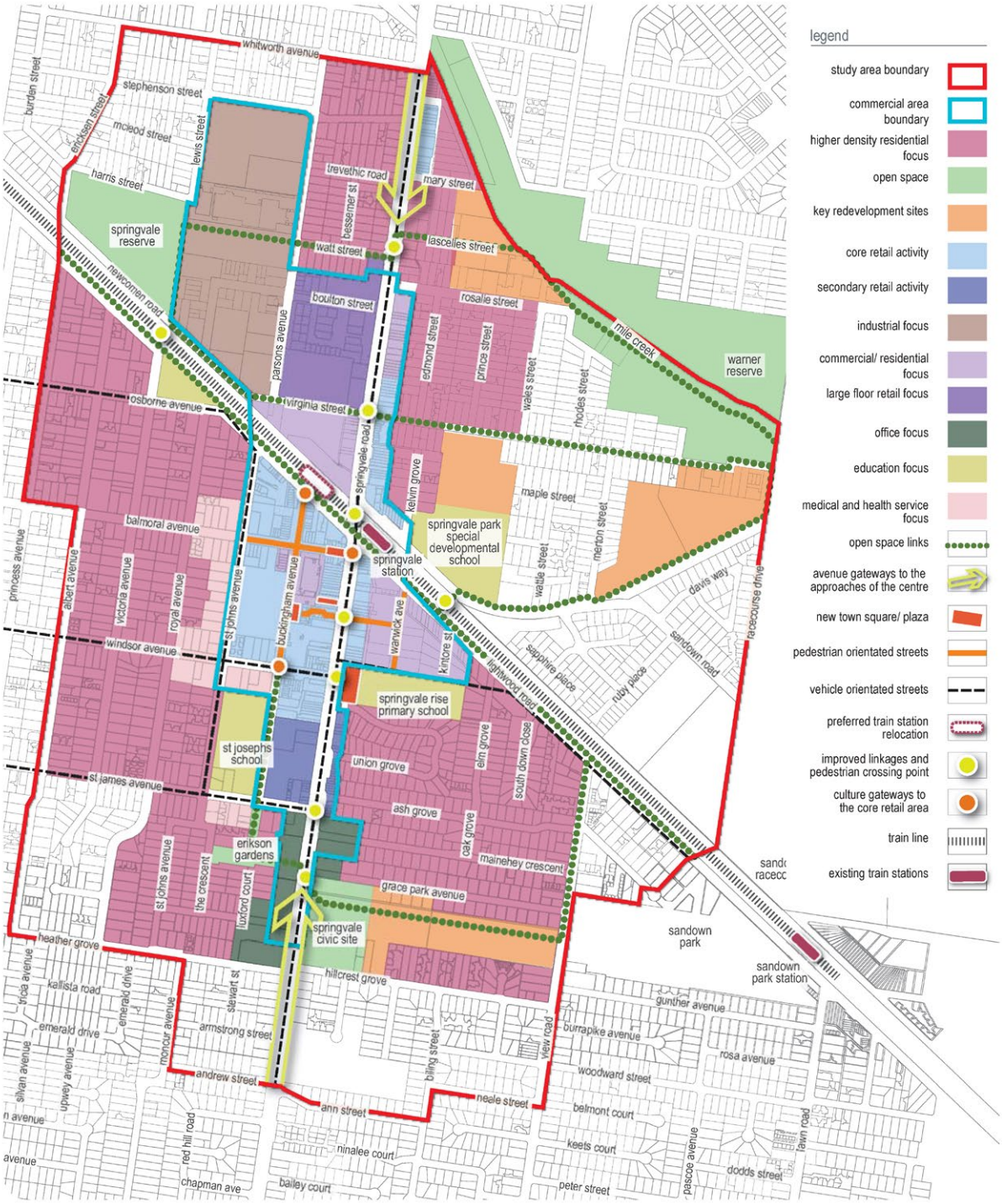


Figure 6 - 2010 Springvale Activity Centre Structure Plan

2.2.3 SPRINGVALE CIVIC MASTER PLAN (DRAFT) 2013

The Springvale Civic Master Plan outlines a vision to create a community and open space hub at the southern edge of the Activity Centre. It proposes a new large 'green' public open space area, a new public plaza for gathering and events, improvements and enhanced setting for City Hall, a new building for an expanded Springvale Library and Community Learning and Activity Hub, and improved pedestrian and vehicle access and circulation arrangements.

Council is currently in the process of seeking expressions of interest to develop more detailed plans for the precinct.

When redeveloped, the Civic Precinct will become a major destination for the Activity Centre drawing people from the retail core and surrounding residential areas.

Figure 7 - Springvale Civic Precinct Master Plan

2.2.4 WARWICK AVENUE PRECINCT DEVELOPMENT PLAN 2013/14

The Warwick Avenue Precinct Development Plan 2013/14 was commissioned by Council to consider the future development opportunities of four Council-owned sites and adjoining privately owned sites. It focused on sites on the western side of Warwick Avenue.

The Warwick Avenue precinct has high strategic potential for development located nearby the railway station and the core retail precinct. The large sites and general absence of sensitive interfaces provides good opportunities for higher density development.

The project outlined various development scenarios for Council's sites. The preferred option within the report proposes a seven-storey mixed use development on the northern car park site, and a multi-deck car park on the southern site. The project also recommended public realm improvements and a new urban space.

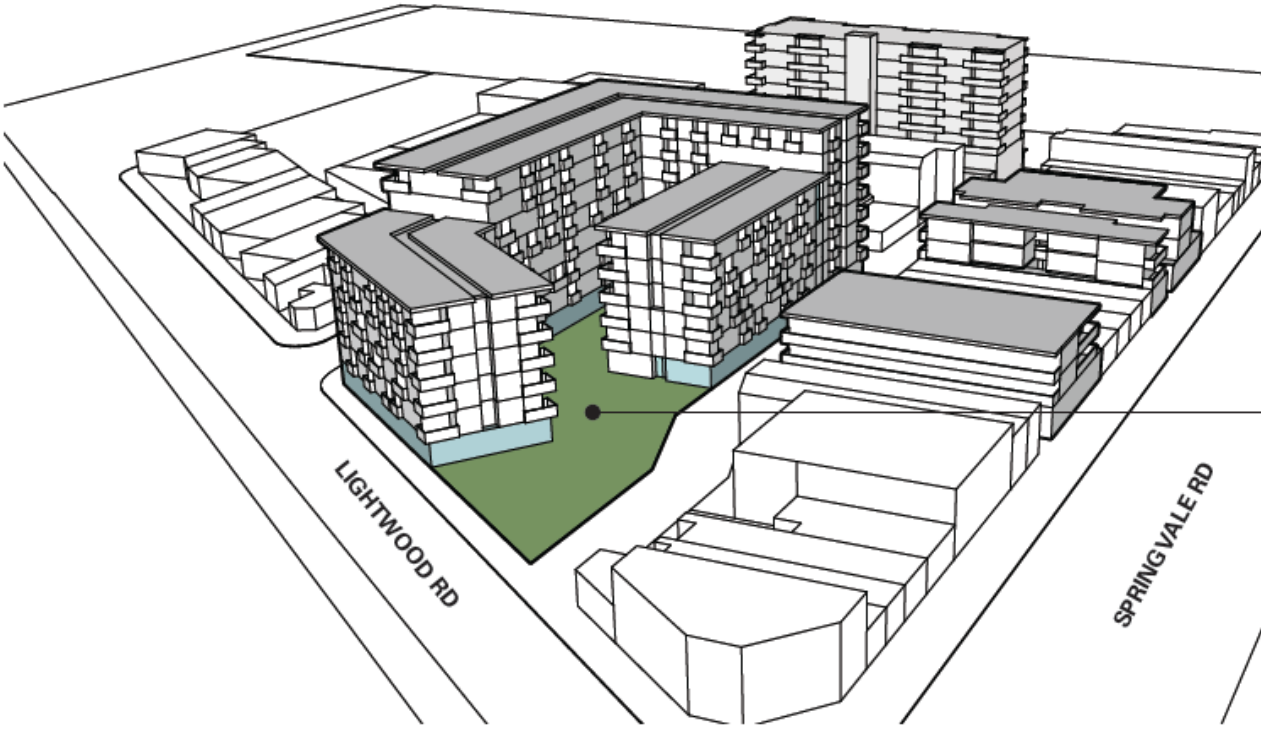


Figure 8 - 3D image from the Warwick Avenue Development Plan

2.2.5 CITY OF GREATER DANDENONG GATEWAY STRATEGY, FINAL REPORT 2011

This Strategy provides recommendations for improvements to gateways across the municipality. It provides specific recommendations and guidelines for Springvale which relate to the southern and northern entry into the Activity Centre.

Southern Entrance to Centre

Northern Entrance to Centre

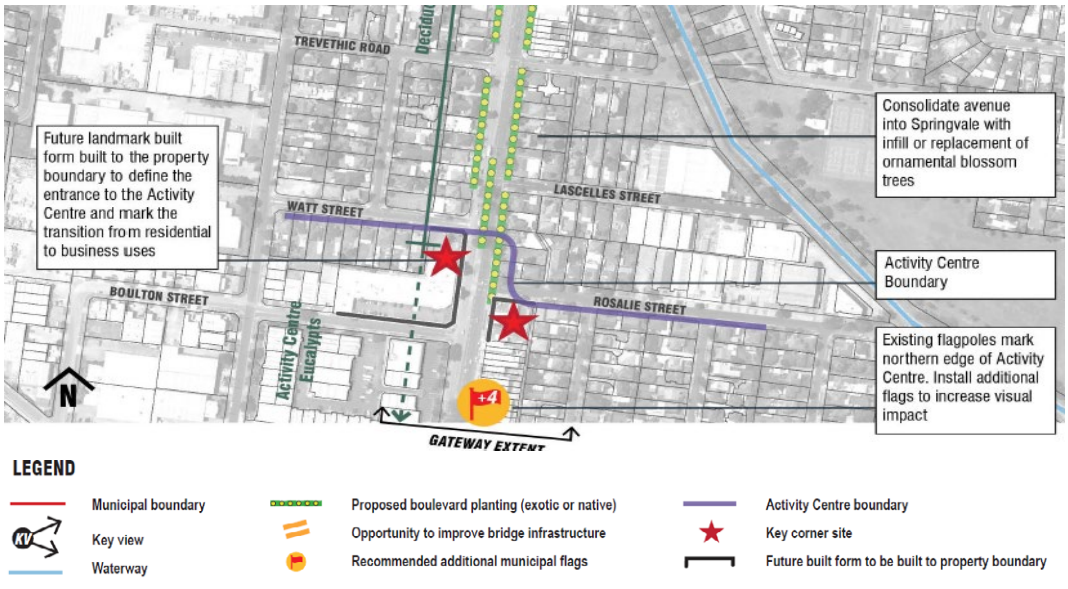


Figure 9 - Recommendation Plans from the City of Greater Dandenong Gateways Strategy 2011

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3. ANALYSIS


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3.1 DEVELOPMENT ACTIVITY

The table 1 below and Figure 10 provide an overview of development activity across, and adjoining the study area. The map shows approved planning permits, applications currently under assessment along with the proposed building heights. It also shows proposed building heights on strategic development sites as outlined in other studies.

The approved and current permit applications within the study area propose heights that differ significantly from the existing one and two storey streetscapes. It will be important to test the implications of these heights on the public realm.

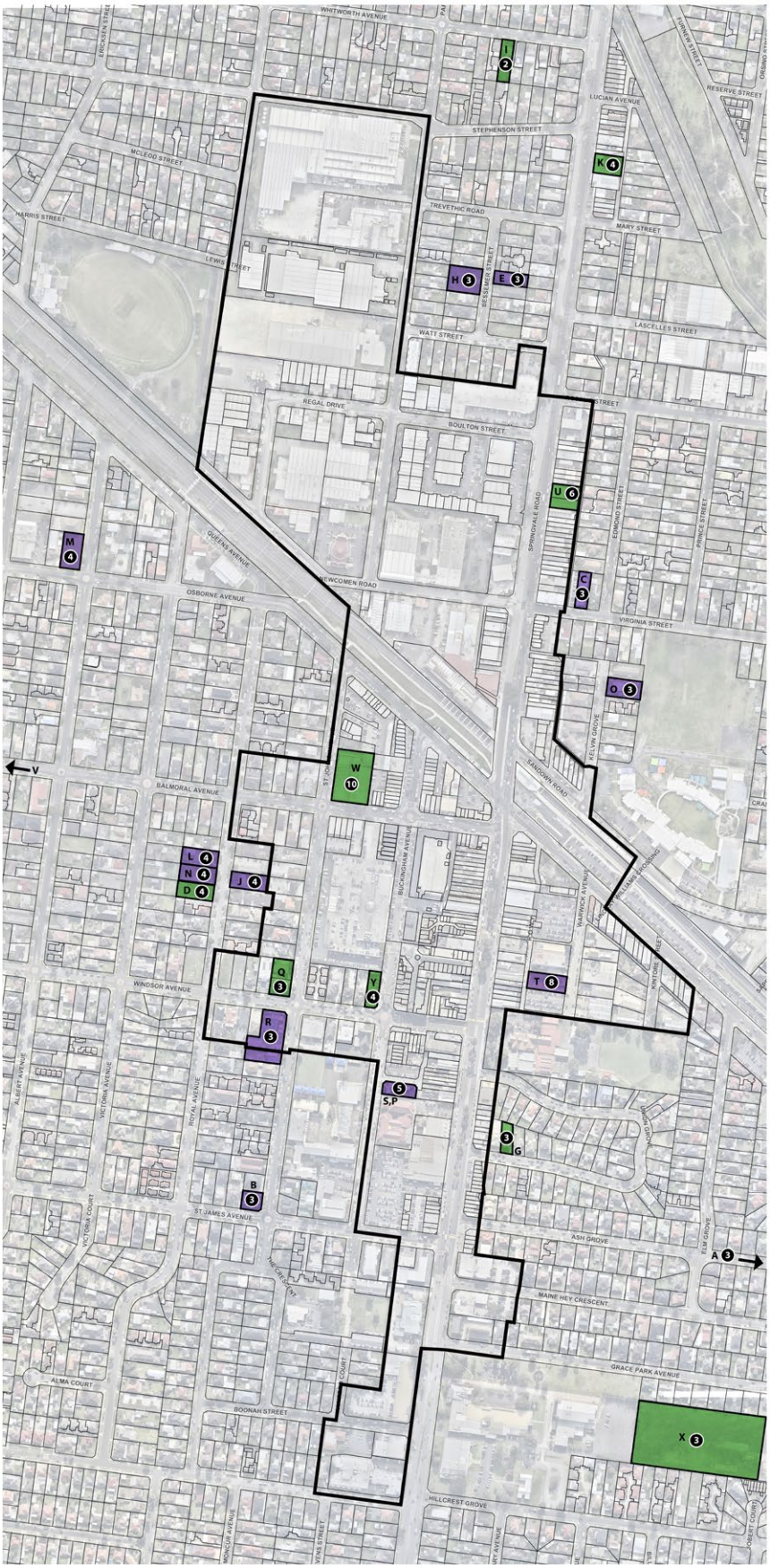
The map shows a significant amount of development activity in surrounding residential areas.

Map Ref.	Address	Details
A	36 Ash Grove	Multi Dwelling Development x 4 (Three Storey) New
B	48 St Johns Ave	Multi Unit Development x 4 (3 Storey Townhouses) New
C	3 Virginia Street	Multi Unit Development x 11 (3 Storey)
D	22 Royal Ave	Multi Dwelling Development x 18 (4 Storey) New with Basement Car Parking
E	9 Bessemer Street	Multi Dwelling Development x 8 (within a 3 storey building)
F	22 Royal Ave	Multi Unit Development x 16 (Three Storey) New
G	44 Union Grove	Multi Unit development x 21 (5 x 3 storey dwellings & 16 dwellings within a 3 storey apartment building)
H	8-10 Bessemer Street	Multi Unit Development x 20 (2 x 3 Storey Apartment Buildings)
I	10 Whitworth Ave	Multi Unit Development x 6 (within a 3 storey building)
J	19 Royal Ave	Multi Unit Development x 20 Double Storey)
K	111-117 Springvale Road	Mixed Use Development (22 Dwellings) within a Four Storey Apartment Building with Ground Floor Retail
L	18 Royal Ave	Multi Unit Development x 23 (4 storey) with basement car parking
M	17 Osborne Ave	Multi Unit Development x 20 (4 Storey with basement car parking) and reduction in carparking
N	20 Royal Ave	Multi Unit Development x 20 (within a Four Storey Building) and Reduction in car parking requirements
O	11 Kelvin Grove	Multi Unit Development x 18 (Three Storey) New SPEAR
P	51 Buckingham Ave	Multi Unit Development x 12 (within a 4 storey building with basement carparking) 3 x shops, waiver of loading zone.
S	51 Buckingham Ave	MixedUse Development (28 Residential Apartments; 3 Retail Shops) 5 Storey Building with basement car park
Q	15 Windsor Ave & 26a St Johns	Multi Dwelling Development x 27 (Three Storey Building with Basement Carparking) and Retail Premises x 7
R	28 St Johns Avenue	Child care centre (3 Storeys)
T	28-30 Warwick Ave	Multi Unit Development x 56, Shop, Reduction in Carparking (8 level)
U	191-199 Springvale Road	Multi Dwelling Development x 45 (Six Storey Building with Basement Carparking) New and Retail Premises x 2
V	40-78 Osbourne Ave	Multi Dwelling Development - construction of 239 dwellings (in seven stages) and a reduction in car parking.
W	17 Balmoral Ave	Mixed Use Development - 10 Storey Building (119 Apartments, 22 Retail Tenancies, Function Centre/Place of Assembly, 2 Levels Basement Car Parking)
X	32-40 View Road (depot site)	Multi Dwelling Development x 102 (Double & Triple Storey) New and Subdivision x 102
Y	5 Windsor Avenue	Mixed Use development (4 storey building with 6 shops and 10 apartments

Table 1. Approved permits and permit applications under consideration (refer to Figure 10 for locations)

Under assessment

Approved



Under assessment

Approved

4 No. of storeys

A Table reference

* Preferred Height

Figure 10 - Development Activity Map

3.2 LAND USE & INTERFACES

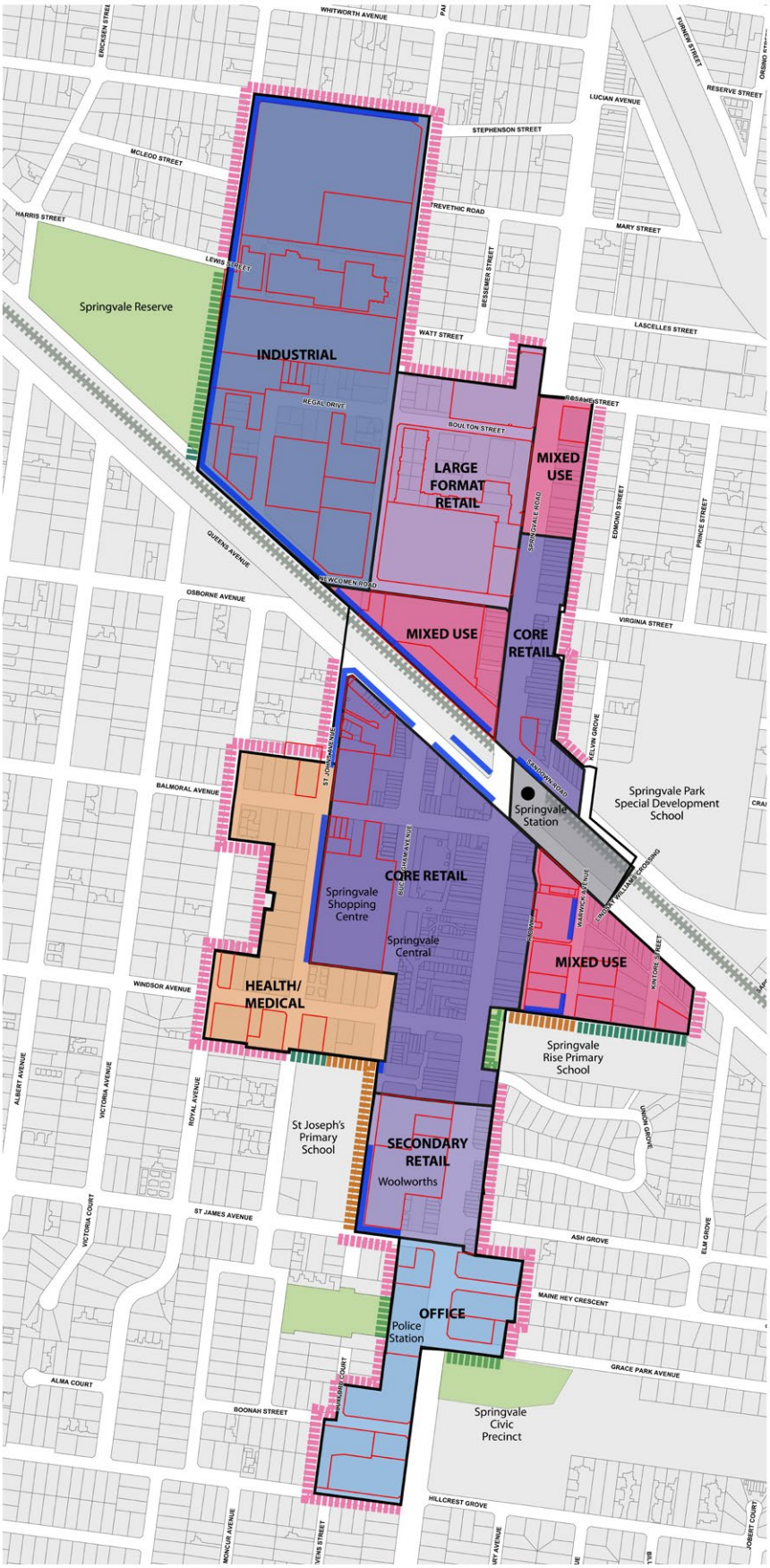
Refer to Figure 11 - Land Use and Interfaces Analysis Map.

The following summarises the analysis, issues and opportunities that have been considered in regards to land use and interfaces:

- The Springvale Activty Centre is divided into four quadrants, created by major movement barriers including Springvale Road and the rail line. These barriers have influenced the land use roles and level of pedestrian activity across the centre.
- The south west quadrant, focused around Buckingham Avenue, is Springvale's most dynamic and vibrant precinct and is the retail focus for the centre.
- Woolworths is located in the secondary retail precinct however it has the potential to strengthen its retail role and create a major anchor to the south if the site is redeveloped.
- Retail uses north of the railway line are less vibrant and play more of a secondary retail role. This may change into the future as the rail line is not as much of a divider as it was prior to grade separation.
- There are opportunities for improved activation to secondary streets within the centre such as St Johns Avenue and the southern sections of Buckingham Avenue.
- The 2010 Structure Plan recognises the importance of the industrial area to the centre and recommends its retention. It also identifies the large format retail use in the northern section of the study area
- There are a number of potential redevelopment sites across the Centre and good opportunities for lot consolidation elsewhere.
- The Warwick Avenue Precinct provides a significant mixed use redevelopment opportunity given its proximity to the core retail area and the station.
- The triangle mixed-use precinct immediately north of the railway provides a good redevelopment opportunity given its lack of sensitive interfaces and large land holdings.
- There are a large number of residential interfaces across the Activity Centre which will require a sensitive design response.

Interface to Buckingham Avenue

Woolworths located in the secondary retail area



PROPOSED LAND USES (2010 STRUCTURE PLAN)

- Core retail uses
- Secondary retail
- Mixed Use - Redevelopment areas
- Large format retail
- Industrial uses
- Office uses
- Health care/Medical uses
- Open Space
- Potential redevelopment sites
- Railway Line
- Springvale Station

INTERFACES

- Residential interface
- Open space interface
- School interface
- Poor street address / interface

Figure 11 - Land Use and Interfaces Analysis Map

3.3 PUBLIC REALM & PEDESTRIAN ACCESS

Refer to Figure 12 - Public Realm and Pedestrian Access Analysis map.

The following summarises the analysis, issues and opportunities that have been considered in regards to public realm and pedestrian access:

- Springvale's major public realm assets include the footpaths, which play an important role in the vitality of the Activity Centre. There is generally a lack of 'green' public spaces in the heart of the centre.
- It will be important to maintain solar access to key pedestrian streets across the Centre. This should also be extended to other streets that are likely to play a more important role for pedestrians as land use across the centre intensifies. Solar access to other public spaces and schools also needs to be considered.
- There are opportunities for additional public spaces in the centre to provide an alternative to existing footpaths. These spaces could be achieved in new developments and integrated into the street network.
- There are a number of major pedestrian destinations dispersed across the Activity Centre. Linkages between these destinations could be enhanced both through public realm works and improved built form address.
- Major pedestrian access is focused in the south west quadrant around Buckingham Avenue and Springvale Road. There is an opportunity to expand this into other streets through intensified land uses.
- The Civic Precinct to the south will provide a major open space and community service anchor when it is redeveloped. This may result in more pedestrian activity along Springvale Road to access the precinct.
- There are opportunities for new mid-block pedestrian links through new development, particularly through the Woolworths site and the Springvale Shopping Centre site.
- Private internal malls and arcades offer more route options through the centre during operational times but are inaccessible after hours
- Multicultural Place acts as the main urban gathering place along Buckingham Avenue

Multicultural Place

The Civic Precinct

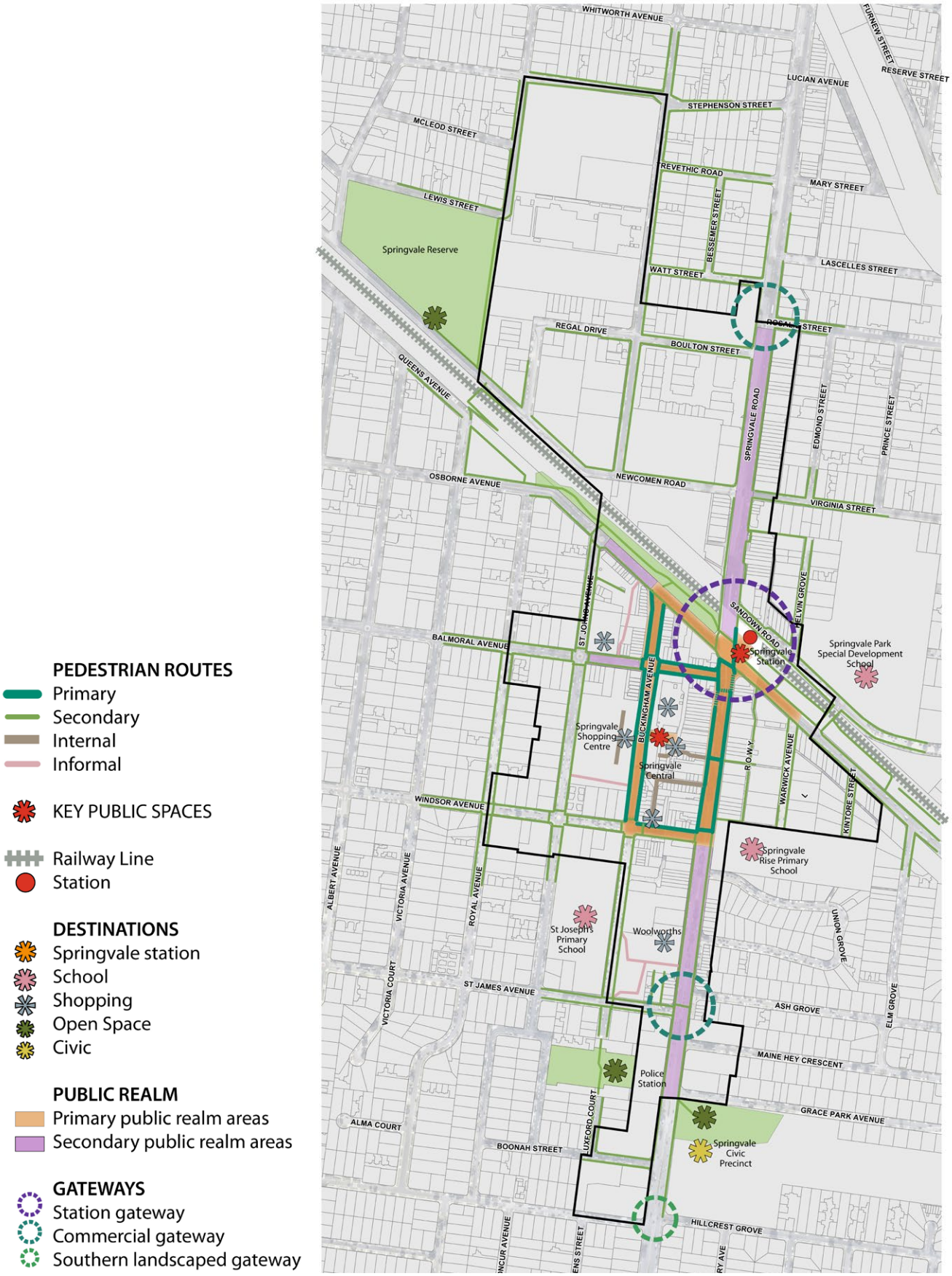


Figure 12 - Public Realm and Pedestrian Access Analysis Map

3.4 BUILT FORM

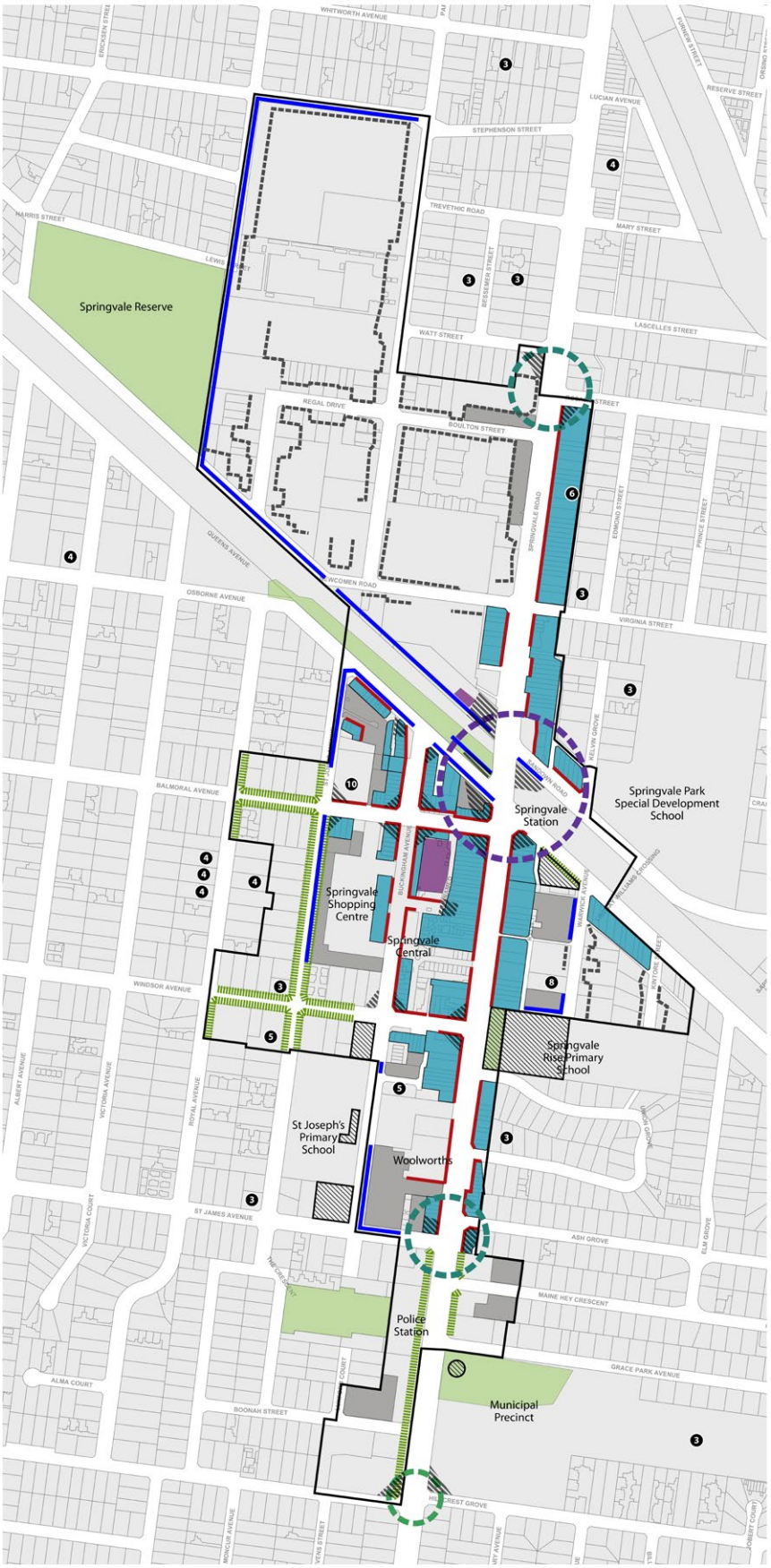
Refer to Figure 13 - Built Form Analysis Map.

The following summarises the analysis, issues and opportunities that have been considered in regards to built form:

- Built form in Springvale is low scale consisting of one and two storey shopfronts. This character is likely to change with a number of approved permits and development applications for taller buildings.
- The narrow or 'fine-grain' shopfronts are an important part of the streetscape character and provide for a diversity of uses and experiences.
- Colourful facades and signage are important and reinforce the multi-cultural character of the centre.
- Car parks and building loading areas front onto a number of streets in the centre. There are opportunities to improve these streets.
- There are opportunities to provide a more consistent built form edge across the centre, particularly on the west side of Springvale Road north of the rail line.
- Weather protection is currently provided along the majority of properties within the core retail areas.
- The 1-3 storey shopfronts provide a good 'human scale' to the streets. Opportunity to retain a similar scale and set back taller building elements.
- Opportunity to enhance the entries into the Activity Centre and the station arrival experience with high quality developments on prominent sites.
- Landscaped front setbacks at the southern Activity Centre entry relate to the Civic Centre precinct. The Police Station provides a good example of providing landscaping in front of a building.
- Major opportunity to improve the interface to Springvale Reserve and the north-south pedestrian path.
- There are a number of large format development sites within the core of the activity centre. They have impacts on the loading, service, pedestrian connectivity and future development opportunities within the centre.
- The centre is orientated away from the station but with its recent redevelopment there is an opportunity to improve the interface to better address the station.
- The industrial precinct has inconsistent building setbacks with the space utilised for carparking, landscaping or fenced outdoor storage areas.

Fine grain retail along Springvale Road

Springvale Central entrance from Buckingham Avenue



'Fine grain' retail
Existing Awnings
Inconsistent building setbacks
Landscaped front setbacks & side setbacks
Existing at-grade car parks
Poor street address / interface
Existing Heritage Overlays
Prominent sites
Surface Parking
Existing higher scale built form
6 Building heights in proposed developments
Station gateway
Commercial gateway

Figure 13 - Built Form Analysis Map

3.5 KEY VIEWS

Refer to Figure 14 - Built Form Analysis Map.

The following summarises the analysis, issues and opportunities that have been considered in regards to views:

- The terrain of south east Melbourne is relatively flat with no real opportunities for long views to Springvale from the public realm.
- Built form in Springvale is low scale and not particularly visible from long distances. The two taller buildings in the centre are prominent from the station. Views from the station would be improved with additional higher quality buildings to create more interest in the viewline and help to identify the higher intensity areas of the Activity Centre.
- Views from gateways offer points of transition from suburban to urban forms. Buildings along these view-lines would need to have the upper storey architectural design considered on all sides and not just the frontage.
- Sites surrounding the station precinct contribute to the landmark/ gateway experience of the centre. Buildings seen from this view point would need to make a positive architectural response to the skyline to help create a positive perception of the Centre as a whole.

Tall building on the railway line

Multi-storey car park is prominent from the station

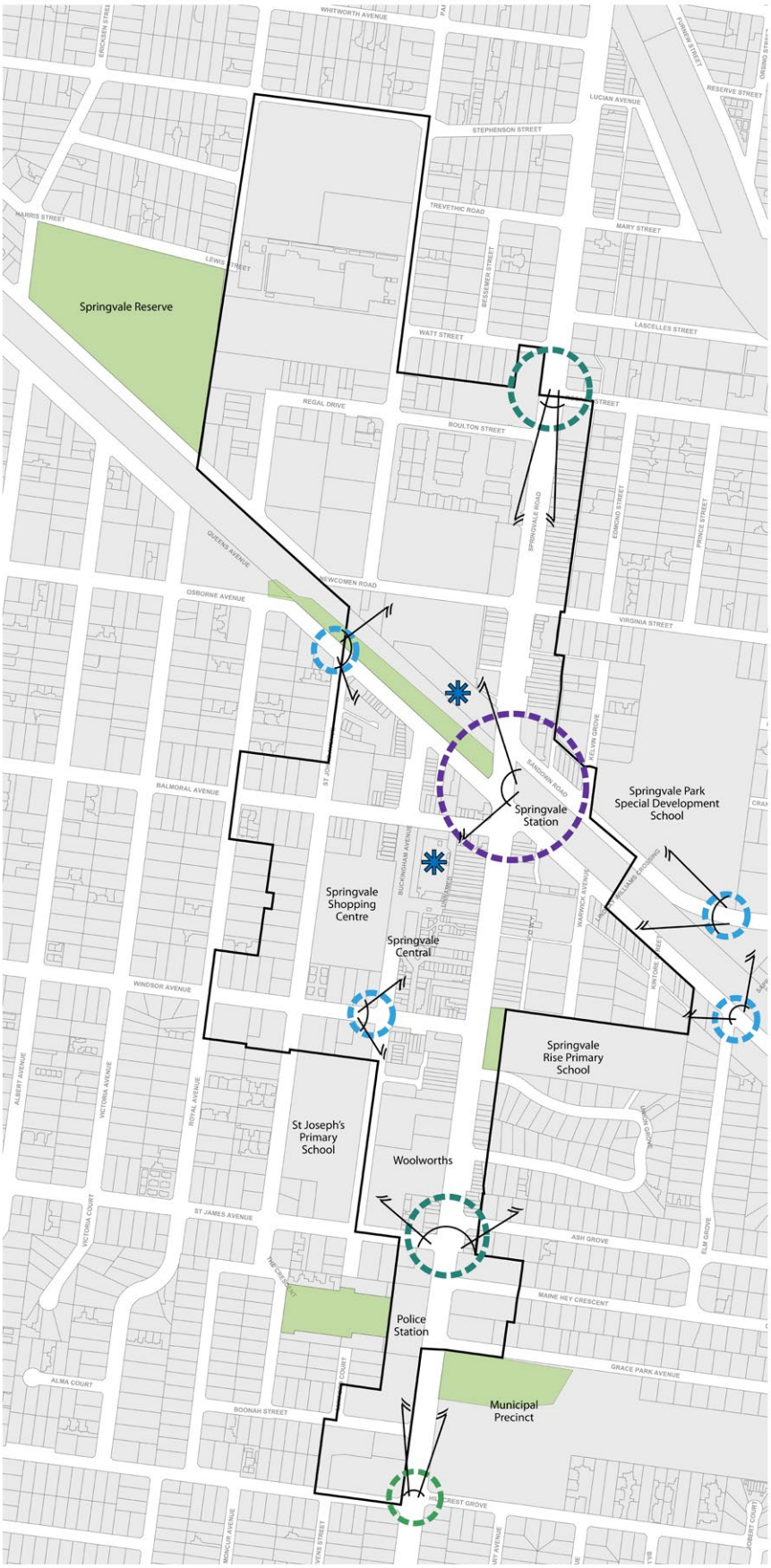


Figure 14 - Key Views Analysis Map

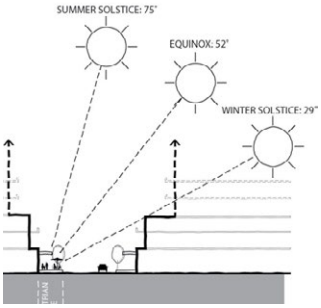
4. DESIGN PRINCIPLES

4.1 THE PRINCIPLES

4.1 THE PRINCIPLES

The following design principles have informed the development of the more detailed recommendations and have guided the application of building heights and setbacks across the study area.

PRINCIPLE 1 - MAINTAIN SOLAR ACCESS TO KEY STREETS AND PUBLIC SPACES



APPLYING THE PRINCIPLE

The Springvale Activity Centre is limited in terms of its offer of 'green' public spaces and large gathering spaces such as squares. Therefore the footpaths play an important role as spaces for people to gather and interact. Maintaining sunlight to key footpaths is important to encourage outdoor dining and street based retail, and support the vitality of the Centre.

Figure 13 - Springvale Activity Centre Built Form Plan identifies the key footpaths and spaces where access to sunlight is considered important. This map includes areas of where there is currently a high amount of pedestrian activity, and other areas where it is anticipated that future land uses will contribute to a higher amount of pedestrian activity.

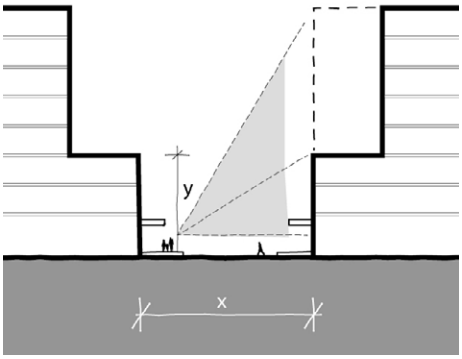
Sunlight access is often measured at the equinox (22 September) in Planning Schemes across Victoria. This date sits mid-point between the winter solstice (June 22) where shadows are at their longest, and the summer solstice (December 22) where shadows are at their shortest. For the Springvale Building Heights and Setbacks Study, the Equinox was selected as the date to measure solar access.

The following measures for solar access have been adopted for the building heights and setbacks study. These measures were tested and considered to provide a balance between providing good solar access at key times of the day whilst not limiting development opportunities in the Centre.

Maintain sunlight to key public realm streets as follows:

- Southern footpaths - Solar access from 10am on September 22
- Western footpaths - Solar access from 10am - 12pm on September 22
- Eastern footpaths - Solar access from 12pm - 2pm on September 22

PRINCIPLE 2 - REINFORCE THE SENSE OF HUMAN SCALE TO KEY ACTIVITY CENTRE STREETS AND PUBLIC REALM



APPLYING THE PRINCIPLE

Buildings across the Springvale Activity Centre are low scale, generally one and two storeys. The low scale character of the centre will change over time, based on recent development applications and planning policies encouraging further intensification of the Activity Centre.

It is important that new, taller buildings are designed in a way that integrates with the existing low scale of the centre and do not dominate the streetscape. This is possible by providing a lower scale building at the street edge and setting the taller elements further behind. The recently developed mixed use building and car park at the corner of Buckingham at No. 8 Balmoral Avenue provides a good example of this [refer to the image below].

A three storey building height at the street is recommended for the majority of the Activity Centre, particularly for streets that are likely to experience a significant amount of pedestrian activity now and into the future. The three storey edge and upper level setbacks not only reinforces the human scale of streets, but it also assists in the mitigation of downward wind drafts.

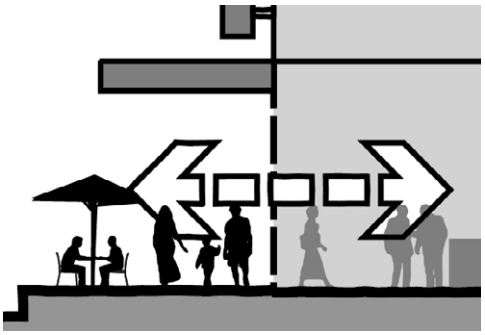
There are a small number of areas where a six storey building edge is recommended where the streets are likely to have less of a pedestrian role.

Laneways, arcades and internal malls offer a finer grain level of permeability for pedestrians across the centre and it is recommended that larger sites maintain and incorporate new pedestrian connections at this level.

Three storey building edge at 8 Balmoral Ave.

Another aspect to the human scale in the Springvale Activity Centre are the narrow shopfronts, which provide visual interest and provide for a greater diversity of uses and experiences. It is recommended this character is continued through new developments across the Activity Centre.

PRINCIPLE 3 - PROVIDE FOR A CONTINUOUS NETWORK OF ACTIVE FRONTAGES



APPLYING THE PRINCIPLE

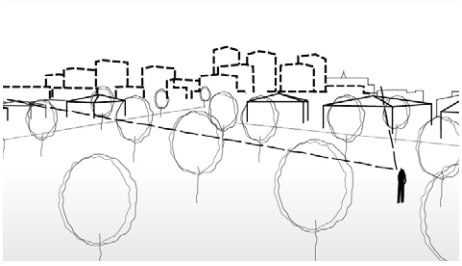
Continuous retail and business activity across the centre is key to providing a positive pedestrian experience. Locations where there are blank walls, car park or loading areas to the street, disrupt the flow of retail activity and provide limited passive surveillance of the footpaths.

It is recommended that all streets across the Activity Centre are treated as active frontages, with windows at ground level, and uses at the front of the building that provide for customer engagement. Servicing uses should be restricted to laneways (most lots have access to laneways) where this is not possible the front facade materials should be consistent with an active front and width should be minimised.

In addition, uses above the ground level are encouraged to address the street with windows and balconies.

The study also recommends that all buildings are constructed with larger floor to ceiling heights at ground floor, capable of supporting retail and hospitality land uses. This will allow for buildings to be easily adapted for such uses into the future and further strengthen street based activity.

PRINCIPLE 4 - ENHANCE VIEWS TO THE SPRINGVALE ACTIVITY CENTRE WHEN VIEWED FROM SURROUNDING PUBLIC VIEWING LOCATIONS



APPLYING THE PRINCIPLE

Springvale is a predominantly low scale activity centre with the majority of development 1-2 storeys in height. Therefore, new development of a larger scale will be highly visible amongst the lower buildings. It is important that new development has consideration of how each facade will present to the surrounding areas, both in the shorter term and longer term. This should take into account the view from key public realm locations such as the railway station and shopping strips, and the north and south approach along Springvale Road. Refer to Figure 14.

Another element to consider is how the roof lines of new buildings are observed. Providing articulation to roof forms will create a more interesting skyline when from distant views. The Centre-wide Recommendations encourage interesting and considered roof forms.

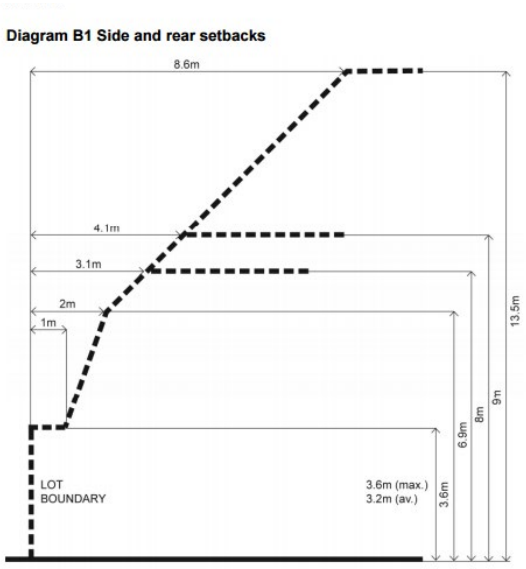
PRINCIPLE 5 - ENHANCE SENSITIVE INTERFACES - RESIDENTIAL AND OPEN SPACE

APPLYING THE PRINCIPLE

There are a number of locations across the study area where commercial or industrial land abuts residential uses. This interface varies between direct abuttal at the rear of properties, a laneway separating the uses, or a road separating the uses.

The scale and character of these residential properties will change in the immediate surrounds of the Activity Centre as most of these areas have been zoned Residential Growth, which allows and encourages apartment / townhouse development of up to four storeys. It is important to protect the amenity of these properties, both in the short and longer term.

Clause 56 - ResCode aims to protect residential amenity through its side and rear setback provisions, and overlooking and overshadowing provisions. The application of these provisions has been recommended for this study.



The side and rear setback diagram from Rescode Standard B17

PRINCIPLE 6 - PROVIDE FOR ARCHITECTURAL EXCELLENCE ACROSS ALL DEVELOPMENTS

APPLYING THE PRINCIPLE

Architectural excellence is not just about how a building looks. More importantly, it should be measured by how the building responds to its context, the street and footpath, and how it integrates best practice environmental sustainable development techniques. It is important that excellence is achieved in some way on all developments, not just those that are in the most prominent location or those that propose the greatest heights across the Centre.

The Centre-Wide Recommendations outlined in section 5.2 provide detailed design objectives and preferred development outcomes that will ensure architectural excellence is achieved on all developments and which will assist in improving perceptions of Springvale.

PRINCIPLE 7 - EMPHASISE LANDMARK SITES / GATEWAYS

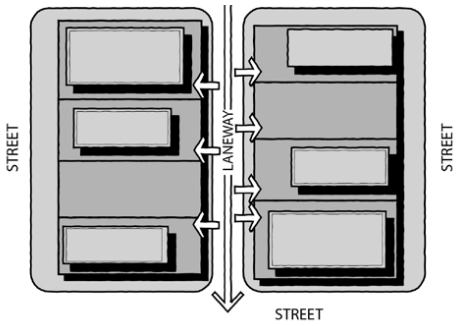
APPLYING THE PRINCIPLE

The key sites and gateways have been carefully considered in the development of building height and setback recommendations. The southern entry to the Activity Centre has a distinctive low scale and spacious character, which relates to the Civic Precinct. The northern entrance is less defined with varied building setbacks and car parks fronting onto Springvale Road.

The centre-wide and precinct specific recommendations will ensure buildings define a stronger entrance from both approaches, through consistent setbacks, taller buildings, improved architectural quality and requirements to ensure car parking does not dominate the streetscape.

Figure 14 identifies key gateways where high quality built form could improve the entry into the Activity Centre.

PRINCIPLE 8 - ENSURE ADEQUATE SERVICING OF EXISTING AND NEW DEVELOPMENTS



APPLYING THE PRINCIPLE

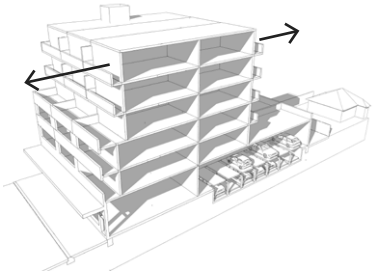
As the Activity Centre grows and intensifies with additional development, so do the servicing and access requirements for buildings. This includes access to car parking for residents, workers and customers, access for service vehicles, and pedestrian and cycle access.

It is important that new development takes advantage of existing service access arrangements through laneways in order to avoid vehicle disruption to footpaths. Where no laneway exists, driveway crossovers should be located on secondary frontages and minimised in width.

In a number of locations, the existing laneway width is not sufficient to accommodate service vehicles and passenger vehicles to pass and manoeuvre. Ground level setbacks for buildings will be required to incrementally widen laneways.

Another important consideration is ensuring new development can be accessed adequately by pedestrians and cyclists. On larger sites this may require new mid-block links to provide more direct access to key destinations across the Activity Centre.

PRINCIPLE 9 - PROVIDE FOR EQUITABLE ACCESS TO AMENITY



APPLYING THE PRINCIPLE

Development across the Activity Centre is likely to be sporadic with potential for new, taller buildings to be located adjacent to existing, low scale buildings for a substantial period of time. It is important to have measures in place to ensure the future development potential of adjoining sites is not significantly compromised by the first development.

A key consideration in equitable access is ensuring adjoining buildings have sufficient separation, to limit overshadowing and ensure adequate privacy for apartments and access to daylight. The Centre-wide recommendations provide for a 10 metre separation distance between apartment developments where they have balconies of windows of habitable rooms facing each other.

However, for levels 1-3 zero side and rear setbacks are recommended in most cases. Land uses on these levels will typically be retail or office uses where access to sunlight and privacy issues are less critical.

PRINCIPLE 10 - ENHANCE EXISTING INDUSTRIAL AREAS

APPLYING THE PRINCIPLE

The 2010 Structure Plan and the 2014 Structure Plan review both recognise the important role the industrial area plays in the Springvale Activity Centre and the Monash National Employment Cluster. There are opportunities for the industrial area to be enhanced to make it a desirable destination for industry and create a better place for people to work and visit.

Public realm improvements would be beneficial, however there are also opportunities for development to present better to the street with consistent setbacks and customer service and office areas of buildings located closer to the street. This is particularly important for streets such as Newcomen Road, which plays an important role in linking residents to the west into the Activity Centre.

The interface with Springvale Reserve and the north-south pedestrian link could be significantly improved. There is limited surveillance of the pedestrian path and the reserve is fenced off from the public. Providing windows with outlook to the pedestrian path and staff gathering / outdoor areas would greatly improve this interface.

5. RECOMMENDATIONS


Gloria Jean's Coffees
HOT CHOCOLATE
RANGE
FUN

5.1 OVERVIEW

Figure 15 - Springvale Activity Centre Built Form Plan, identifies the preferred heights, setbacks and other built form recommendations across the Springvale Activity Centre.

The proposed building heights have been developed through application of the design principles outlined in Section 4, and testing of the built form outcomes through 3D modelling. The recommended heights have taken into account a number of considerations including responding to sensitive interfaces, ensuring solar access to key footpaths and public spaces, understanding the development potential of properties based on size, and how development responds to gateways and the skyline of the Activity Centre.

This plan identifies the key public realm areas, where good access to sunlight is required. These areas include both existing footpaths where there is a high amount of pedestrian activity, and other footpaths which are expected to play a more important role for pedestrians into the future. Specific upper level setbacks are recommended at these locations to maintain good access to sunlight.

The plan also identifies new and improved pedestrian links and potential public space locations. The new links will improve pedestrian permeability across the centre and the proposed public spaces will provide alternative gathering spaces to the existing footpaths.

This section outlines Centre-wide Recommendations that will apply to all development, and more specific building height and setback recommendations that apply to eleven built form precincts identified in Figure 15.

N.B. The 3D Envelope diagrams within this chapter have been developed to test shadowing. The diagrams do not represent preferred built form outcomes across the Activity Centre.

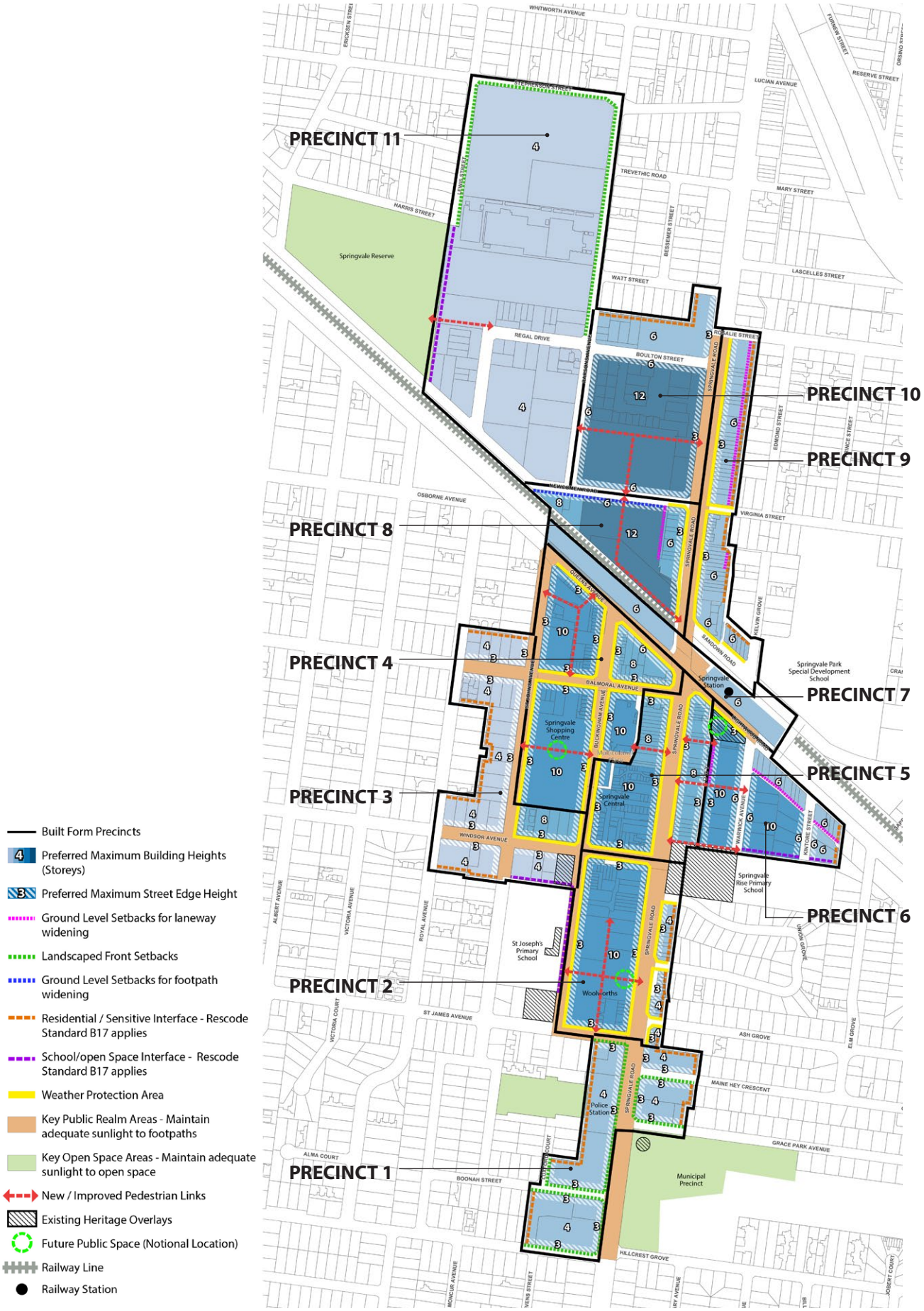


Figure 15 - Springvale Activity Centre Built Form Plan

5.2 CENTRE-WIDE RECOMMENDATIONS

The following recommendations apply to all development across the Activity Centre.

DESIGN OBJECTIVES

- To ensure that development is consistent with the Springvale Activity Centre Structure Plan (2010) and the Springvale Activity Centre Building Heights and Setbacks Study (2016).
- To create a strong and distinct image for Springvale Activity Centre, which enhances the vibrant and multi-cultural character.
- To encourage high-quality buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting façades to the street.
- To retain the existing fine-grain character of commercial/retail buildings throughout the Activity Centre and reflect this character in new development.
- To encourage development that retains the existing human scale and does not dominate the adjoining public realm.
- To encourage development that contributes to creating an interesting skyline.
- To ensure that development is designed to minimise overshadowing to key public spaces, including footpaths, within the Activity Centre between 10am and 2pm on 22nd of September
- To ensure development provides an appropriate transition in building height to residential areas adjoining the Activity Centre and provides adequate amenity to existing residential interfaces.
- To ensure development considers the amenity impacts on existing and potential future development across the Activity Centre.
- To ensure all new development incorporates best practice Environmentally Sustainable Development (ESD) initiatives, such as reducing greenhouse gas emissions, maximising energy efficiency, reducing water consumption and minimising waste to landfill.
- To ensure buildings within core retail areas and along key pedestrian streets contribute to active and engaging street frontages and support a high level of pedestrian amenity.

- To ensure new development demonstrates mitigation or avoidance of wind down draught effects at street level.
- To ensure that buildings are accessible for people of all levels of mobility.
- To ensure development provides a high standard of internal and external amenity for occupants, visitors and the general public.
- To provide site and building services that are incorporated into the design of developments and screened from public view.
- To minimise the visual impact of car parking, access, loading and service activities from the street so that it does not adversely affect streetscape character.
- To improve the amenity of key strategic development sites through the provision of high quality public open space.
- To provide landscaping that is integrated with the design of the development and complements the landscaping of the adjoining public realm.
- To improve the amenity and appearance of existing industrial areas.
- To retain and improve highly permeable, safe and high quality pedestrian networks through street, mid-block connection, laneways, and arcades.
- To ensure appropriate building setbacks and widened streets and laneways in areas of transition
- To ensure high quality public realm outcomes.
- To encourage site consolidation that better applies the design objectives of this study.

DESIGN REQUIREMENTS

BUILDING HEIGHTS

- The preferred maximum building height excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services includes but is not limited to plant rooms, air conditioning, lift overruns and roof mounted equipment.
- The following minimum floor to floor and finished floor level (FFL) to finished floor to ceiling level (FCL) dimensions should apply:
- Retail or restaurant use:
  - 4.5m. floor-to-floor height
  - 3.6m. FFL to FCL

  Residential use:
  - 3.2m. floor-to-floor height
  - 2.7m. FFL to FCL

  Any other use:
  - 3.6m. floor-to-floor height
  - 2.7m. FFL to FCL
- Ground floors should be developed with a floor-to-floor dimension of 4.5m. to enable adaptation to retail or restaurant uses in the future.

BUILDING SETBACKS

- For windows of habitable rooms and balconies facing side or rear boundaries, provide a 5 metre setback to the side or rear boundary of the property, or a 5 metre setback to the centreline of a laneway where the property abuts a laneway.

BUILDING FORM AND DESIGN

- Taller buildings (above 10 storeys) should be designed as slender tower forms and oriented to minimise overshadowing of the public realm.
- Building design should minimise the visual bulk of large buildings through significant breaks and recesses in building massing.
- Buildings should incorporate a podium level with taller elements setback from front and side streets along with existing and proposed open spaces, to ensure they do not dominate the public realm, and overshadowing and wind impacts are minimised.
- New development should be designed to create human scaled places that promote visual and pedestrian amenity.
- Buildings should reflect the existing fine grain pattern of narrow shop fronts within the traditional shopping strips by incorporating separate ground floor tenancies and vertically modulated forms.
- The impact of new building forms upon the Springvale Activity

Centre skyline should be considered including the visual amenity offered by a landmark building of high architectural quality.

- Roof forms should be integrated with the overall building façade design.
- On larger buildings, articulate or divide roof forms into distinct sections in order to minimise visual bulk.
- Buildings should utilise materials that do not generate glare, and can withstand the effects of weathering and wear to minimise maintenance and assist in achieving the 'high quality' development objectives of the Structure Plan.
- All new buildings are to incorporate best practice Environmentally Sustainable Development (ESD) principles, such as passive solar design, where appropriate for the incorporation of green walls, and the use of sustainable materials. Refer to the Sustainable Design Assessment in the Planning Process (SDAPP) Fact Sheets for guidance on the requirements and the sustainability assessment process.

STREET INTERFACE

- On all street frontages, buildings should provide pedestrian interest and interaction with a permeable façade incorporating windows and door openings with clear glazing.
- Buildings on corner sites should be designed to actively address both frontages at street level.
- Buildings incorporating podium forms should provide opportunities for activation of upper podium levels to support passive surveillance of the public realm.
- Buildings fronting laneways should be designed for passive surveillance with a permeable façade, including windows and door openings.
- Upper levels of buildings should be designed to provide habitable rooms with windows or balconies that overlook the public realm.

WEATHER PROTECTION

- Incorporate verandahs into the façade design along streets identified in the Springvale Activity Centre Built Form Plan. In special circumstances verandahs or awnings may be omitted, such as on heritage buildings or where daylight or upward views are desirable.
- Verandahs should be continuous and should be set back from street kerbs by at least 0.75m to avoid vehicle damage and service poles. Greater setback or cut outs might be required to accommodate existing or future street trees.
- Verandahs should be at an appropriate height above the footpath to avoid damage whilst still providing effective weather protection, generally between 3 and 4.5m and consistent with adjoining sites.
- Verandahs should be designed to mitigate the potential for visual clutter effects from light fittings, service cables and under awning signage.

INTERNAL AMENITY

- Natural ventilation should be provided to all habitable spaces.
- Habitable rooms should have a window facing an outdoor space open to the sky.
- Buildings with sunlight access to both sides should have a maximum depth of 22m to enable adequate sunlight to habitable rooms.
- Orientate buildings and position windows, awnings and shutters to capture solar access in winter and provide appropriate shading in summer.
- Include appropriate and fit for purpose noise attenuation measures in habitable rooms to the satisfaction of the responsible authority, where new dwellings are constructed on Springvale Road or nearby the railway line.

ACCESS AND SERVICES

- Pedestrian entries to buildings should be clearly visible and easily identifiable from the street and accessible for all abilities
- Ramps or stairs required to access a raised ground floor level must be within the development property boundary.
- Residential entries should be distinguished from retail and commercial entries.
- Screen air conditioning services, antennas and other utilities from public view using balcony treatments / roof structures / architectural elements.
- Waste storage, loading and recycling facilities should be screened from public view. They should be easily accessed by residents and well ventilated.
- Vehicle crossovers should be minimised and located to prevent traffic disruption and preserve nature strips and street trees if present.
- Parking and vehicle entries should not present as a dominant element when viewed from the public realm. Appropriate and innovative screening and screen planting should be incorporated where necessary.
- Car parking, turning areas, loading areas or other hard stand areas should not be located in front setbacks.
- Loading and service access to be located off laneways or secondary streets.
- Undercroft and podium level car parking should be set behind built form providing active uses to the street. Use of other screening from the street, such as landscaping and/or articulated screening, may be acceptable where it can be demonstrated that active use to the street is not achievable.

- Car parks (underground, at grade or multi-storey) should be designed to consider the following:
  - Impacts on the street and landscaping
  - Flooding impacts
  - Provision of natural ventilation
  - Integration of ventilation grilles or security gates into the façade and landscape design
  - Provision of security gates, conceal service pipes and ducts, to improve the appearance of basement entries from the street
  - Provision of bicycle parking, public access, and pedestrian safety to lifts

LANDSCAPING

- Retain existing trees and provide for the planting of new vegetation, including canopy trees, wherever possible.
- Where landscaped setbacks are required, provide a mix of canopy trees, low shrubs and grasses that allow for uninterrupted views into the adjoining public realm.
- Communal garden spaces should be provided at podium and rooftop levels where appropriate to create amenity for residents, workers and visitors. The gardens should take into consideration, aspect, materials and solar orientation.
- Key developments sites are encouraged to provide pedestrian amenity through the provision of high quality public open space that is well connected and integrated to public pedestrian networks.

INDUSTRIAL AREAS

- Pedestrian-generating uses including customer service, retail and office components, should be located at the street frontage to provide visual interest to the street, create a more pedestrianised scale and assist in passive surveillance of the public realm.
- Buildings are to be of a responsive architectural style and reflect an industrial or commercial form of development.
- Buildings should incorporate varied roof forms to provide visual interest to the street whilst providing forms that are compatible with the character and function of industrial and office buildings.

5.3 PRECINCT 1 - SOUTHERN APPROACH

5.3.1 RECOMMENDATIONS

Precinct 1 provides for a built form and landscape gateway when approaching from the south. Buildings heights and setbacks complement the setting of the Civic Precinct.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 4 storeys	■ 5.0m front setback for development up to 3 storeys or 4 storeys if 3 levels of carparking is provided above ground level ■ 8.0 metre front setback for any development above 3 storeys. ■ Zero side and rear setbacks for development up to 4 storeys. ■ Development that abuts a residential property within a Residential Zone should provide side and rear setbacks in accordance with Standard B17 of Rescode.	Development that: ■ Ensures solar access is maintained to footpaths and public spaces in the following areas: ■ Within 4.0 metres of the property boundaries on either side of Springvale Road between 10am and 2pm on 22 September. ■ The northern boundary of the Civic Precinct from 10am onwards on 22 September. ■ Responds to Standard B17 ResCode requirements for overlooking and overshadowing where the property abuts a property in a Residential Zone. ■ Provides activation and passive surveillance of the Civic Precinct ■ Enhances the southern entry into the Springvale Activity Centre

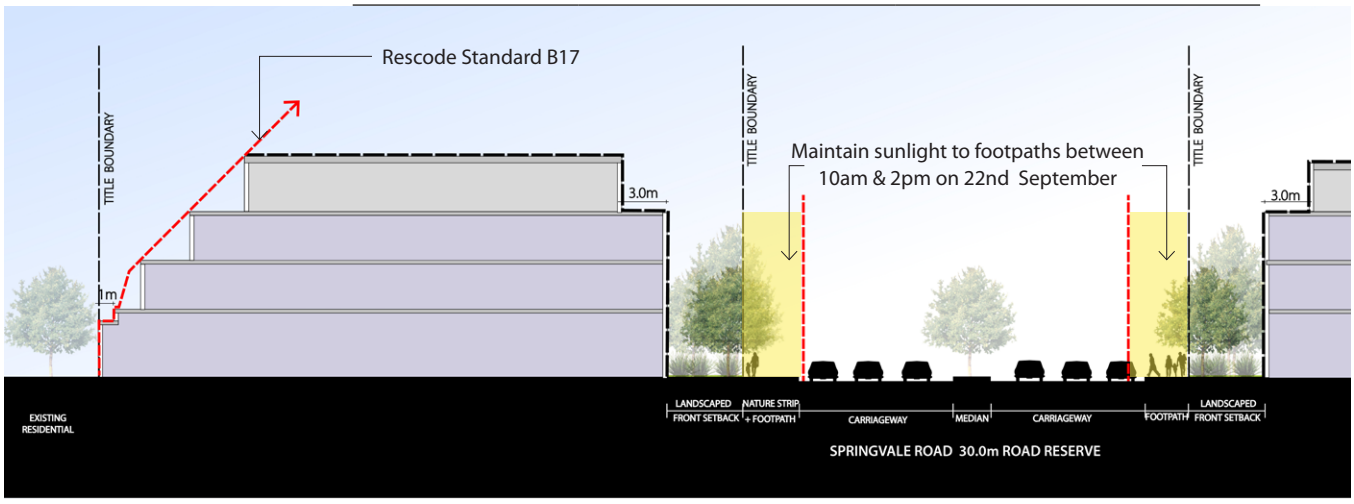


Figure 16 - Precinct 1: Cross Section A

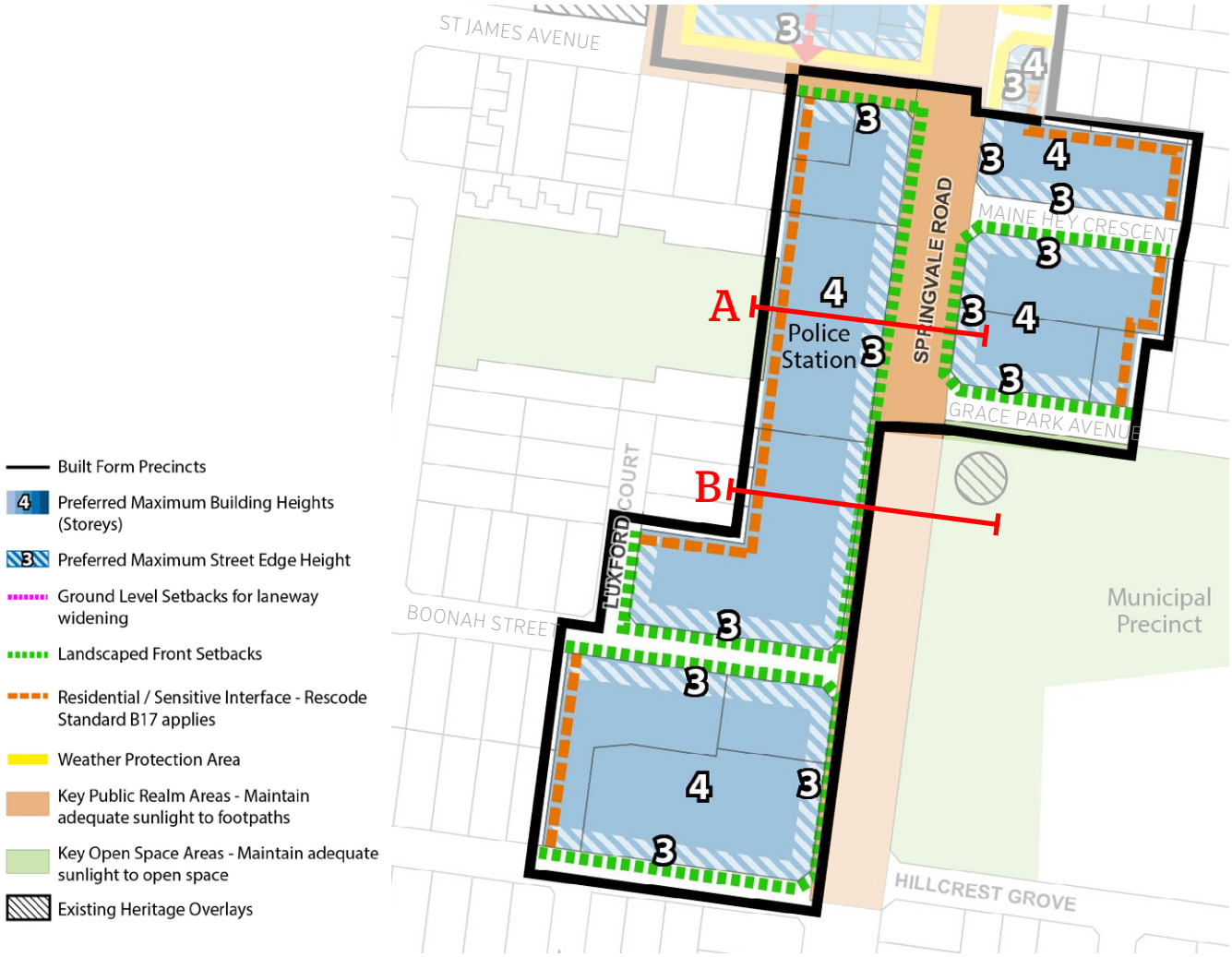


Figure 17 - Precinct 1: Recommendations Plan

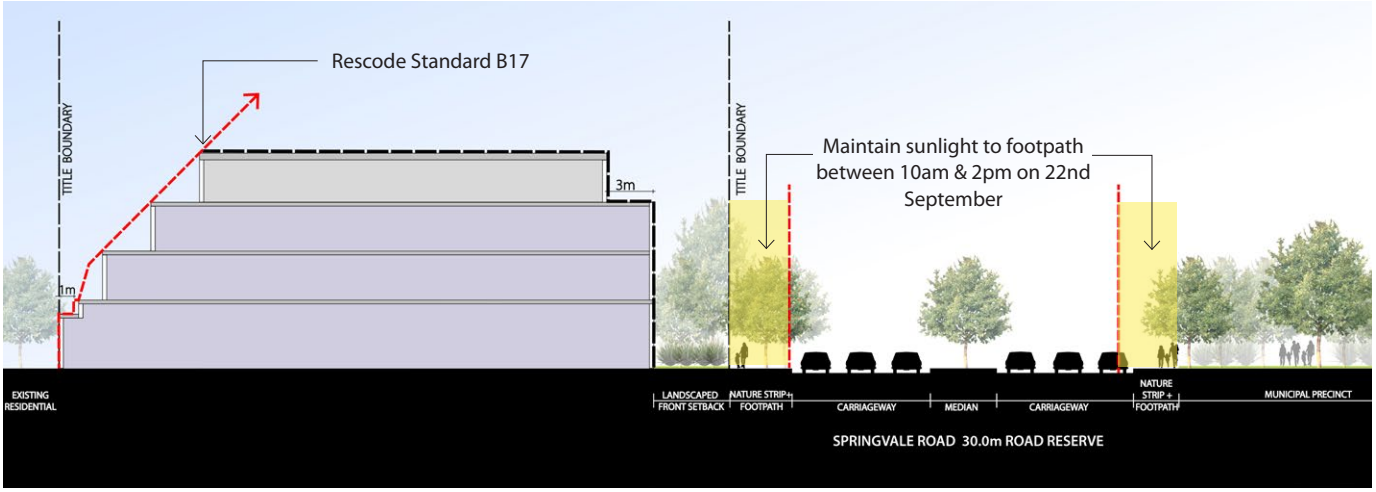


Figure 18 - Precinct 1: Cross Section B

5.3.2 STRATEGIC JUSTIFICATION / RATIONALE

- The existing low scale character of the precinct is an important element in the southern entry into the Activity Centre. A four storey building height is compatible with this low scale character, whilst allowing for additional intensification on all sites. This scale also provides for an effective transition into the more intensive areas of the Activity Centre further north.
- The 5m front setback will maintain the spacious appearance of the precinct and better integrate with the Civic Precinct setting. This ground level setback will enable sufficient space for planting of canopy trees.
- Side and rear setbacks for properties adjoining a residential interface are important to protect the amenity of existing and future dwellings.
- Springvale Road and the Civic Precinct are identified as key public realm areas where good solar access should be provided. The 3D modelling opposite demonstrates that the proposed building height will not significantly impact on access to sunlight on September 22.

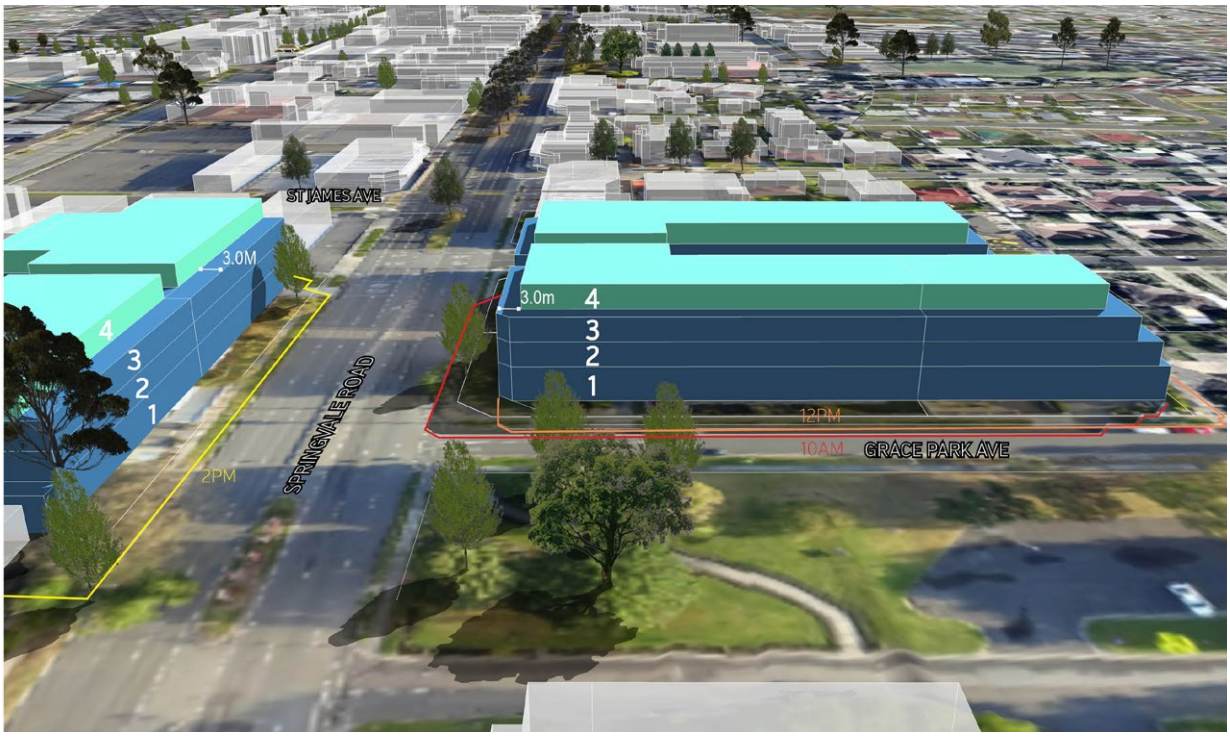


Figure 19 - Precinct 1: 3D Envelope Shadow Testing

5.4 PRECINCT 2 - PERIPHERAL RETAIL

5.4.1 RECOMMENDATIONS

Precinct 2 will provide for taller landmark buildings to create a transition from the lower scale gateway precinct to the south. Opportunities are provided for new mid-block connections, public spaces and to achieve more active interfaces to the adjoining streets.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 10 storeys on the west side of Springvale Road ■ Up to 4 storeys on the east side of Springvale Road	■ Zero front, side and rear setbacks for development up to 3 storeys or 4 storeys if 3 levels of carparking is provided above ground level ■ If overall building height is 6 storeys or less, provide a 3.0 metre front setback for any development above 3 storeys. ■ If overall building height is greater than 6 storeys, provide a 5.0 metre front setback for any development above 3 storeys. ■ Development that abuts a residential property within a Residential Zone should provide side and rear setbacks in accordance with Standard B17 of Rescode.	Development that: ■ Ensures solar access is maintained to footpaths and public spaces in the following areas: ■ Within 4.0 metres of the property boundaries on either side of Springvale Road between 10am and 2pm on 22 September. ■ Within 4.0 metres of property boundaries on either side of Buckingham Avenue between 10am and 2pm on 22 September. ■ Within 4.0 metres of property boundaries on the south side of St James Avenue and Windsor Avenue from 10am on 22 September. ■ Responds to Standard B17 ResCode requirements for overlooking and overshadowing where the property abuts a residential property in a Residential Zone ■ Provides for greater activation and an improved address to Buckingham Avenue. ■ Respects the heritage buildings on the west side of Buckingham Avenue For the Woolworths Site, development that: ■ Provides an east-west pedestrian link through the site which is of a generous width, surveillance by adjoining uses and publicly accessible at all times of the day/ night. ■ Provides a public space within the Woolworths site which is located along the proposed east-west pedestrian link with good access to sunlight, is activated by adjoining uses, provides shade and shelter, and landscaping.

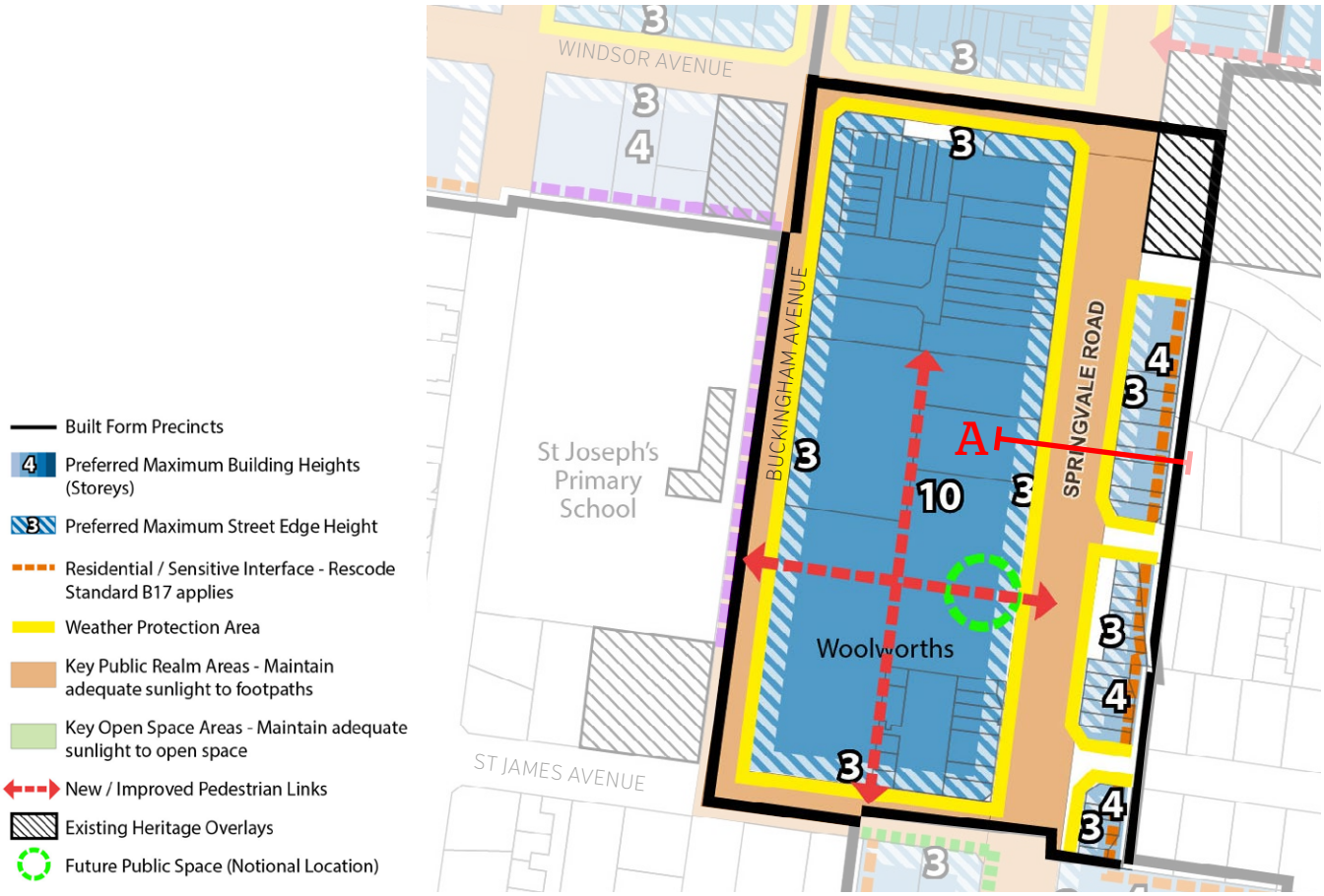


Figure 20 - Precinct 2: Recommendations Plan

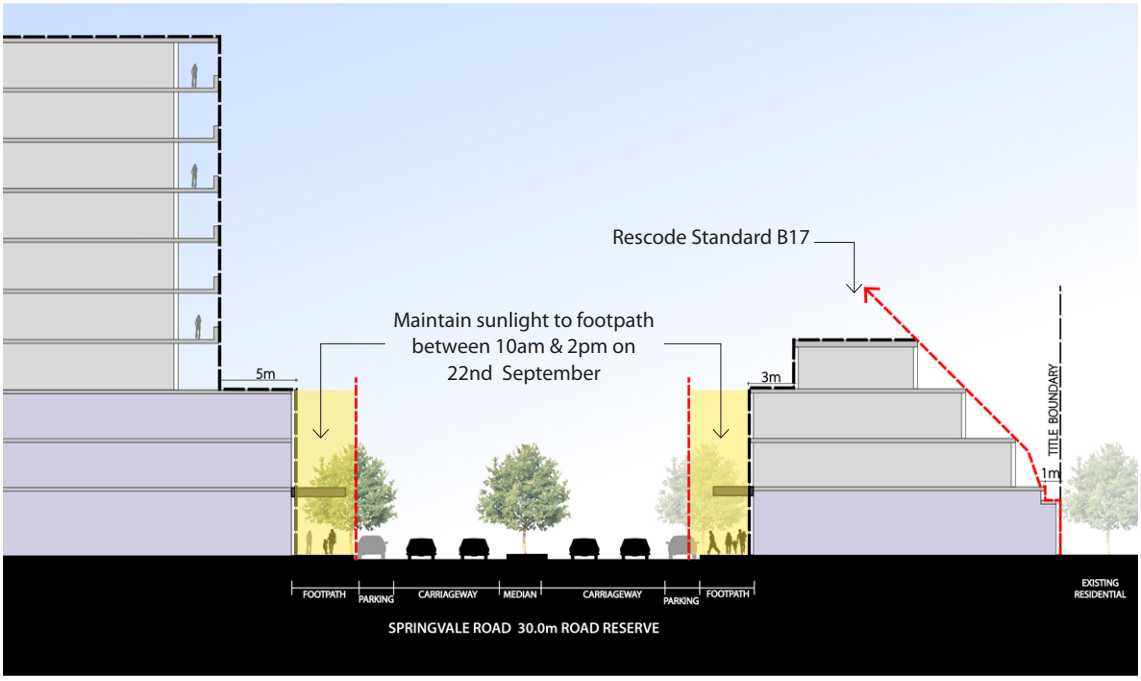


Figure 21 - Precinct 2: Cross Section A

5.4.2 STRATEGIC JUSTIFICATION /RATIONALE

- The recommended ten storey building heights will allow for substantial development across the identified strategic development sites. Although this precinct is designated as peripheral retail in the Structure Plan, it has the ability to accommodate more intensive built form because of the large sites.
- On the east side of Springvale Road, the lots do not have sufficient depth to allow for a feasible development above four storeys. The residential interface to the east of these lots will require upper levels to be set back in order to meet ResCode Standard B17.
- A three storey street edge is proposed to provide a human-scaled character to the street. This is important in this precinct given its retail role. The proposed upper level setbacks will ensure that buildings do not dominate the public realm.
- Springvale Road, Buckingham Avenue, St James Avenue and Windsor Avenue are identified as key public realm areas where good solar access should be provided. Buckingham Avenue and St James Avenue currently consists of at-grade car parking with a lack of buildings addressing the street, however this is expected to change over time as the Activity Centre intensifies and these streets become a more important destination for pedestrians.
- East-west and north-south pedestrian links are recommended for the Woolworths site and a north-south link for the site immediately north. The east-west link is particularly important for pedestrian permeability given the long block length of approximately 250m. It is important that any proposed links have 24 hour access for pedestrians, are well lit, and activated by adjoining land uses through the day and night.
- There is currently a lack of public spaces across the Activity Centre and particularly through this precinct. Therefore a new public space on the Woolworths site is recommended. The site's large size means that it would be capable of providing such a space whilst still allowing for a substantial development. The space should be located closer to Springvale Road, provide shade and shelter and landscaping with canopy trees.
- Given the large sites in this precinct, an important consideration will be ensuring adequate access to amenity is provided between buildings. The centre-wide requirements to provide tower separation will ensure access to sunlight and adequate privacy is provided.

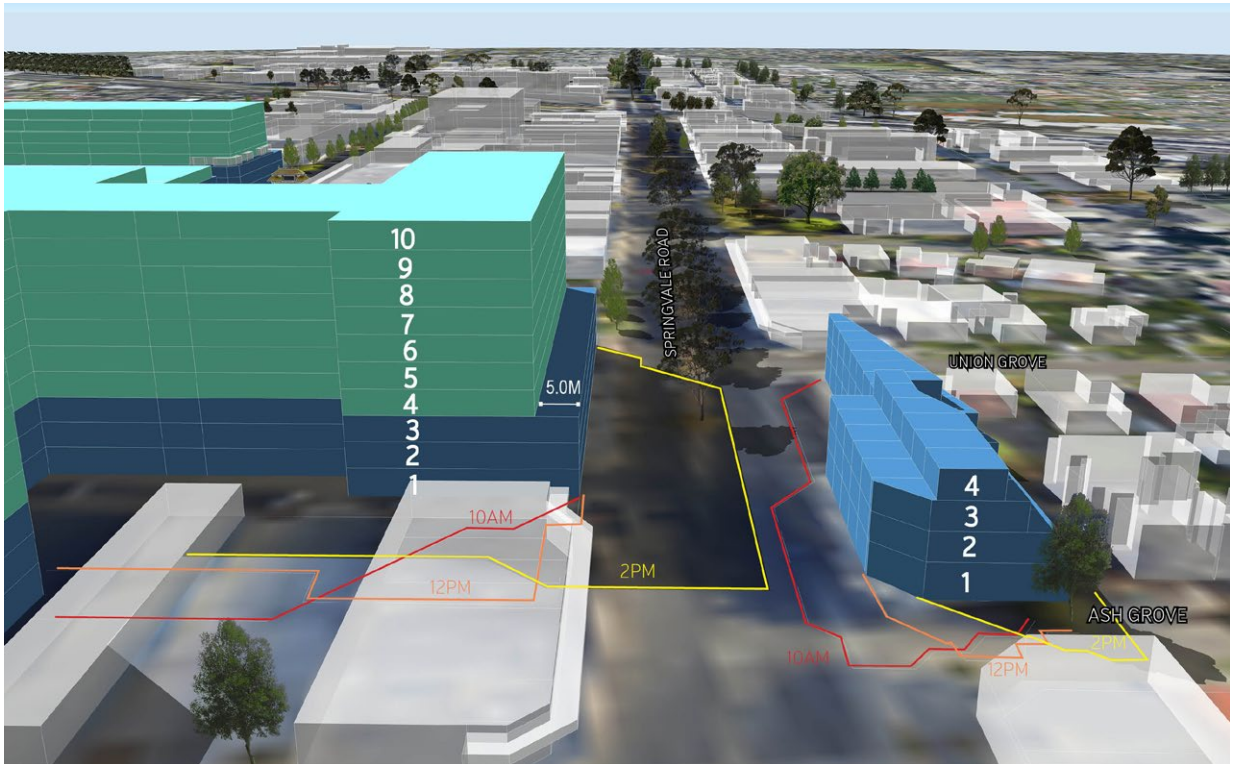


Figure 22 - Precinct 2: 3D Envelope Shadow Testing

5.5 PRECINCT 3 - MEDICAL/HEALTH

5.5.1 RECOMMENDATIONS

Precinct 3 provides for a transition from surrounding residential areas into the more intensive built form within the core of the Activity Centre. Land consolidation is encouraged and the interface to adjoining housing is sensitively managed.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 8 storeys for properties on Windsor Avenue between St Johns Avenue and Buckingham Avenue. ■ Up to 4 storeys for all other properties within the precinct.	■ Zero front, side and rear setbacks for development up to 3 storeys or 4 storeys if 3 levels of carparking is provided above ground level. ■ If the overall building height is 6 storeys or less, provide a 3.0 metre street setback for any development above 3 storeys. ■ If overall building height is greater than 6 storeys, provide a 5.0 metre street setback for any development above 3 storeys. ■ Development that abuts a residential property within a Residential Zone should provide side and rear setbacks in accordance with Standard B17 of Rescode	Development that: ■ Ensures solar access is maintained to footpaths and public spaces in the following areas: ■ Within 4.0 metres of property boundaries on either side of St Johns Avenue between 10am and 2pm on 22 September. ■ Within 4.0 metres of property boundaries on the south side of Balmoral Avenue and Windsor Avenue from 10am on 22 September. ■ Responds to Standard B17 ResCode requirements for overlooking and overshadowing where the property abuts a property in a Residential Zone. ■ Provides for greater activation and an improved address to St Johns Avenue, Windsor Avenue and Balmoral Avenue. ■ Respects the 'Asian' gateway on Buckingham Avenue through appropriate building design.

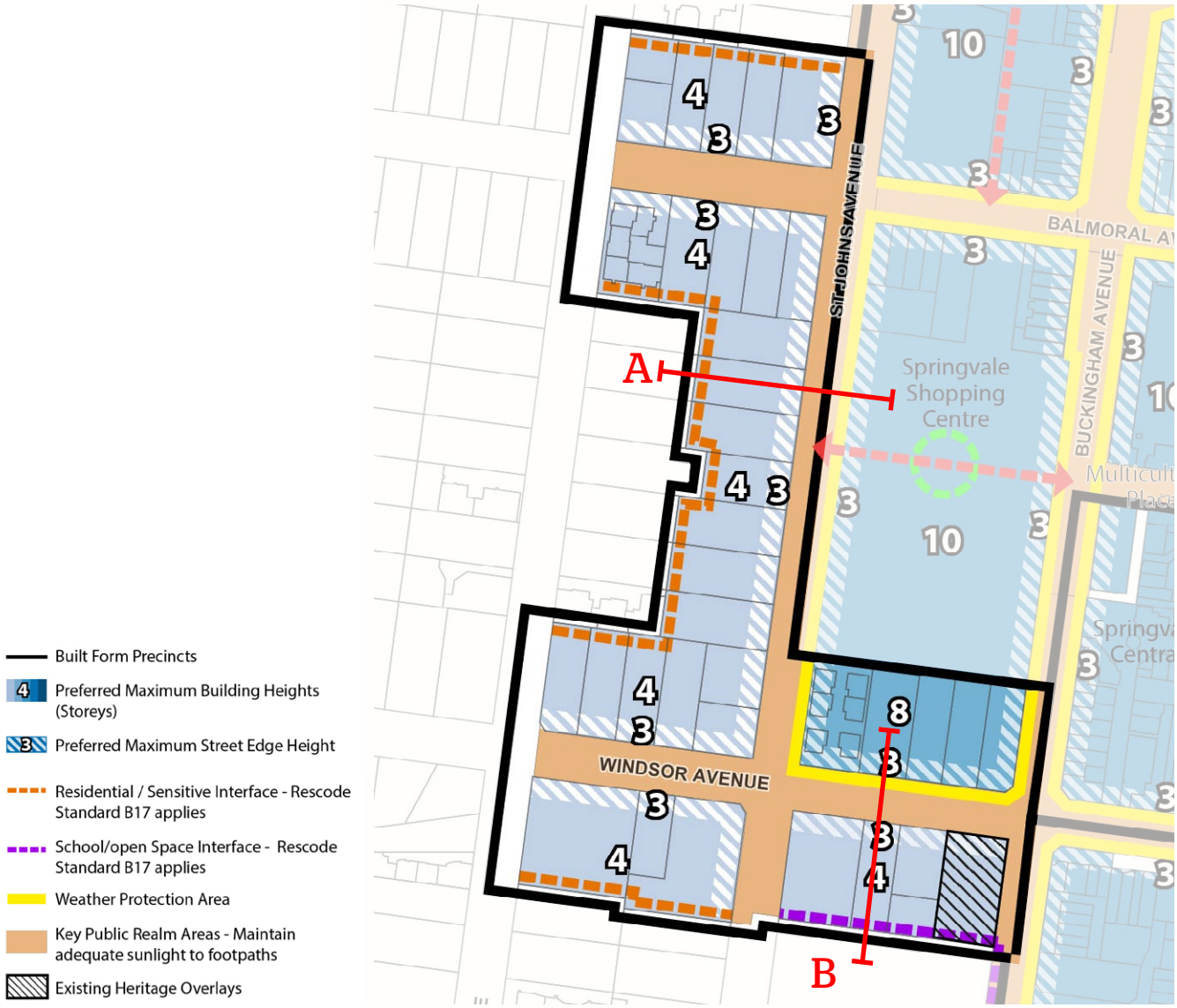


Figure 23 - Precinct 3: Recommendations Plan

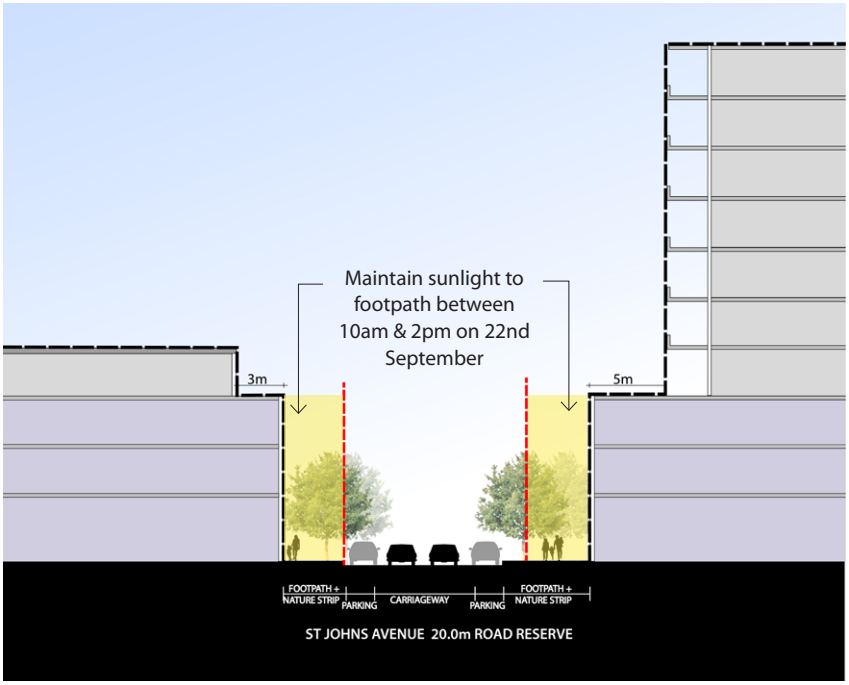


Figure 24 - Precinct 3: Cross Section A

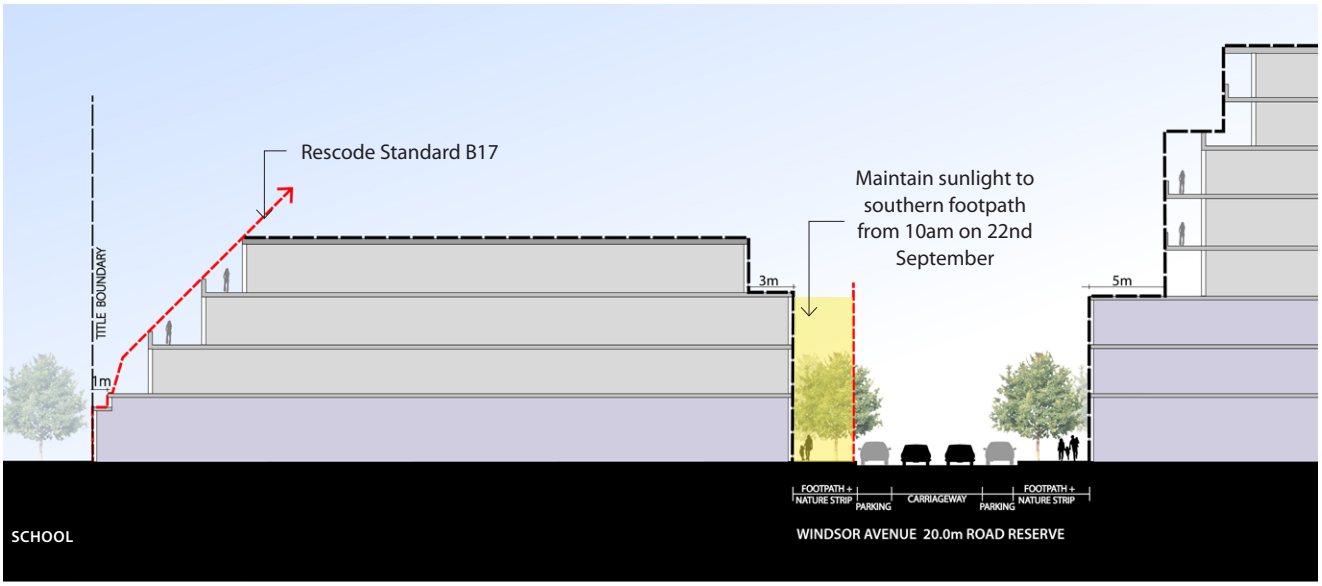


Figure 25 - Precinct 3: Cross Section B

Figure 26 - Precinct 3: 3D Envelope Shadow Testing

*Upper level setbacks determined by solar access requirements

5.5.2 STRATEGIC JUSTIFICATION /RATIONALE

- The four storey building height across the majority of this precinct will support the proposed medical and health uses recommended under the Structure Plan. This proposed height is also compatible with the direct residential interface, which exists across the majority of the precinct.
- The small section of proposed eight storey building heights differs from the rest of the precinct by not having a sensitive interface and it directly abuts recommended ten storey building heights on the Springvale Shopping Centre site.
- This precinct is predominantly made up of detached houses with generous front, side and rear setbacks. Recent planning permit approvals within the precinct will allow for development with zero front and side setbacks. Zero setbacks at ground level are also more compatible with the Commercial 1 Zoning and will enable uses to better engage with the street.
- There are a number of direct residential interfaces across the precinct, where properties abut existing dwellings within a Residential Growth Zone. It is important that the amenity of the residential properties is protected for both existing dwellings and in future redevelopment for more intensive housing.
- St Johns Avenue, Windsor Avenue and Balmoral Avenue are identified as key public realm areas where good solar access should be provided. There is currently limited activation of these streets however this is expected to change over time as the Activity Centre intensifies and these streets become a more important destination for pedestrians. The 3D modelling demonstrates that the four storey building heights will have no impact on solar access to opposite footpaths. However the proposed eight storey building heights will require some upper level setbacks to protect solar access to the southern Windsor Avenue footpath at key times.

5.6 PRECINCT 4 - CORE RETAIL

5.6.1 RECOMMENDATIONS

Precinct 4 provides the core retail function of the Activity Centre. Improved activation of Queen Avenue and St Johns Avenue will strengthen the retail role of the precinct. Larger scale, high quality buildings will enhance the view from the railway station into the precinct and help to identify the retail core.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 8 storeys for properties bounded by Buckingham Avenue, Balmoral Avenue and Queens Avenue ■ Up to 10 storeys for all other properties within the precinct.	■ Zero front, side and rear setbacks for development up to 3 storeys or 4 storeys if 3 levels of carparking is provided above ground level. ■ Zero front, side and rear setbacks for development up to 6 storeys for properties on Queens Road west of Buckingham Avenue. ■ If overall building height is 6 storeys or less, provide a 3.0 metre street setback for any development above 3 storeys. ■ If overall building height is greater than 6 storeys, provide a 5.0 metre front setback for any development above 3 storeys.	Development that: ■ Ensures solar access is maintained to footpaths and public spaces in the following areas: ■ Within 4.0 metres of the property boundaries on either side of Buckingham Avenue and St Johns Avenue between 10am and 2pm on 22 September. ■ Within 4.0 metres of property boundaries on the south side of Balmoral Avenue and Windsor Avenue from 10am on 22 September. ■ Provides for greater activation and an improved address to St Johns Avenue, Queens Avenue and Balmoral Avenue. For the Springvale Shopping Centre site, development that: ■ Provides an east-west pedestrian link through the site, which connects to the existing pedestrian crossing on Buckingham Avenue, is of a generous width, is activated by adjoining land uses and is publicly accessible at all times of the day/ night. ■ Provides a public space within the site which is located along the proposed east-west pedestrian link with good access to sunlight, is activated by adjoining uses, provides shade and shelter, and landscaping. ■ Provides an activation and improved address to Balmoral Avenue

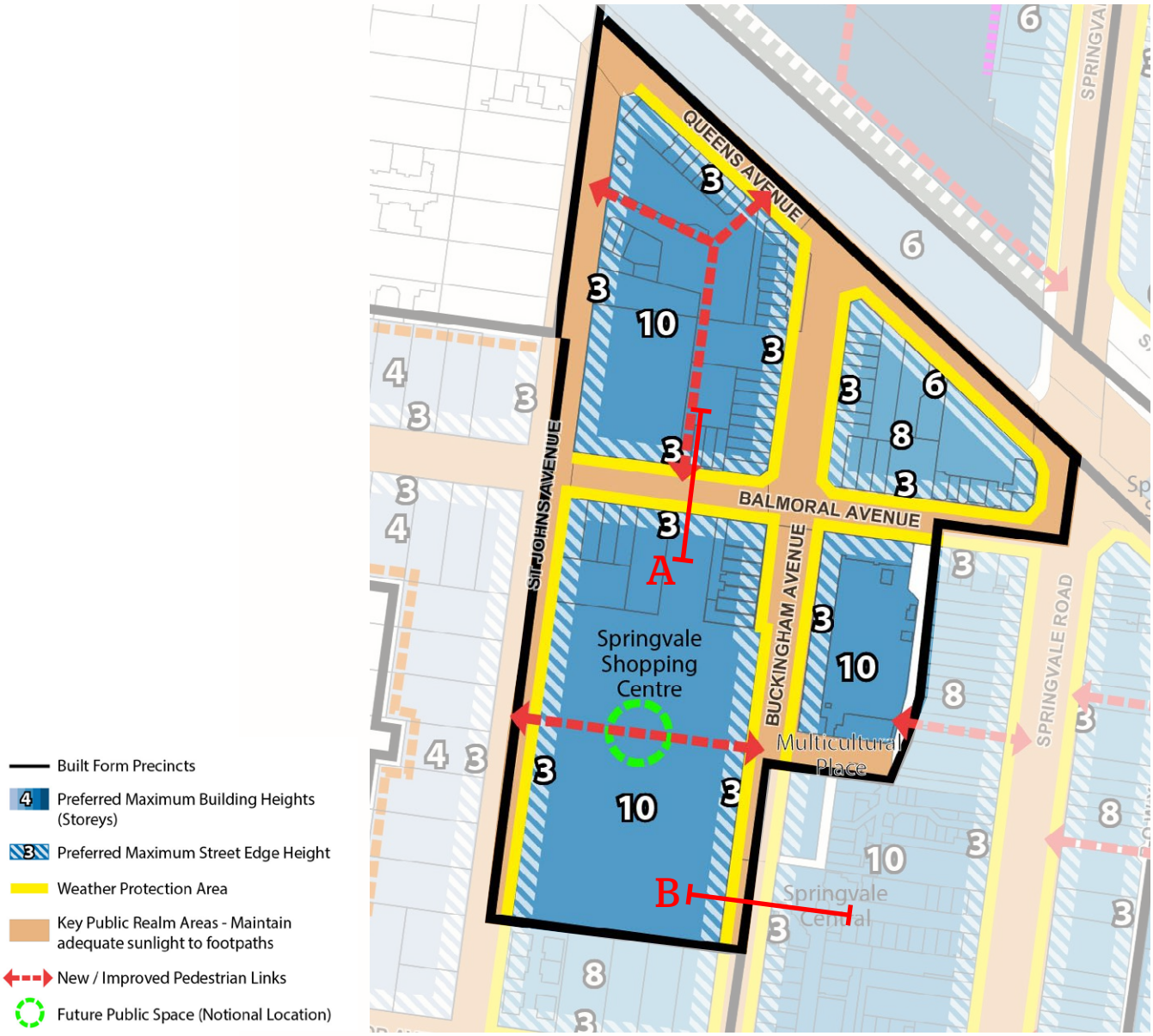


Figure 27 - Precinct 4: Recommendations Plan

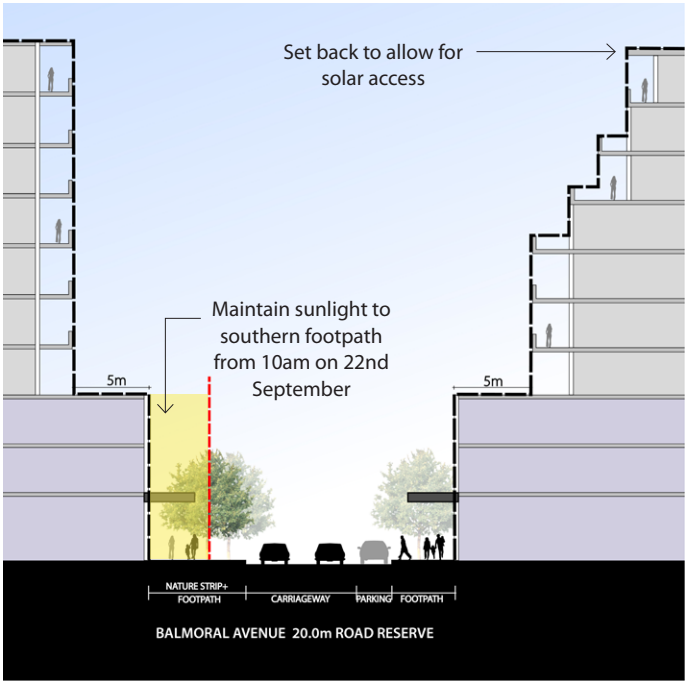


Figure 28 - Precinct 4: Cross Section A

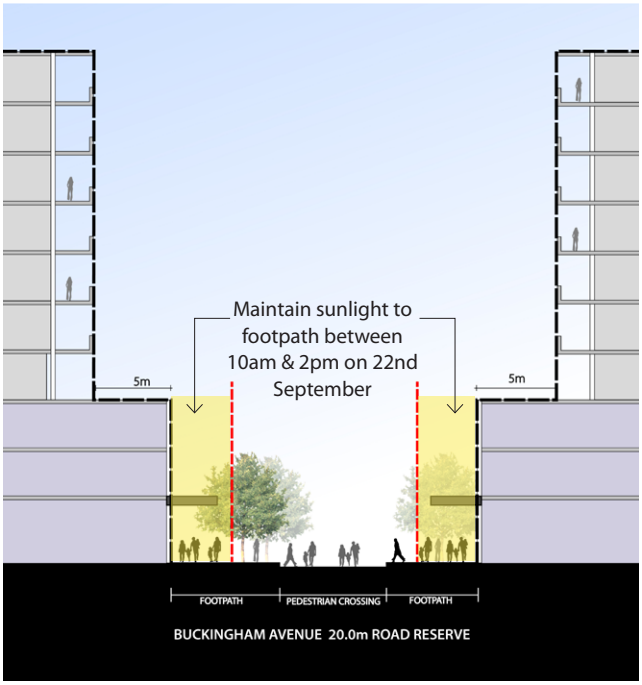


Figure 29 - Precinct 4: Cross Section B

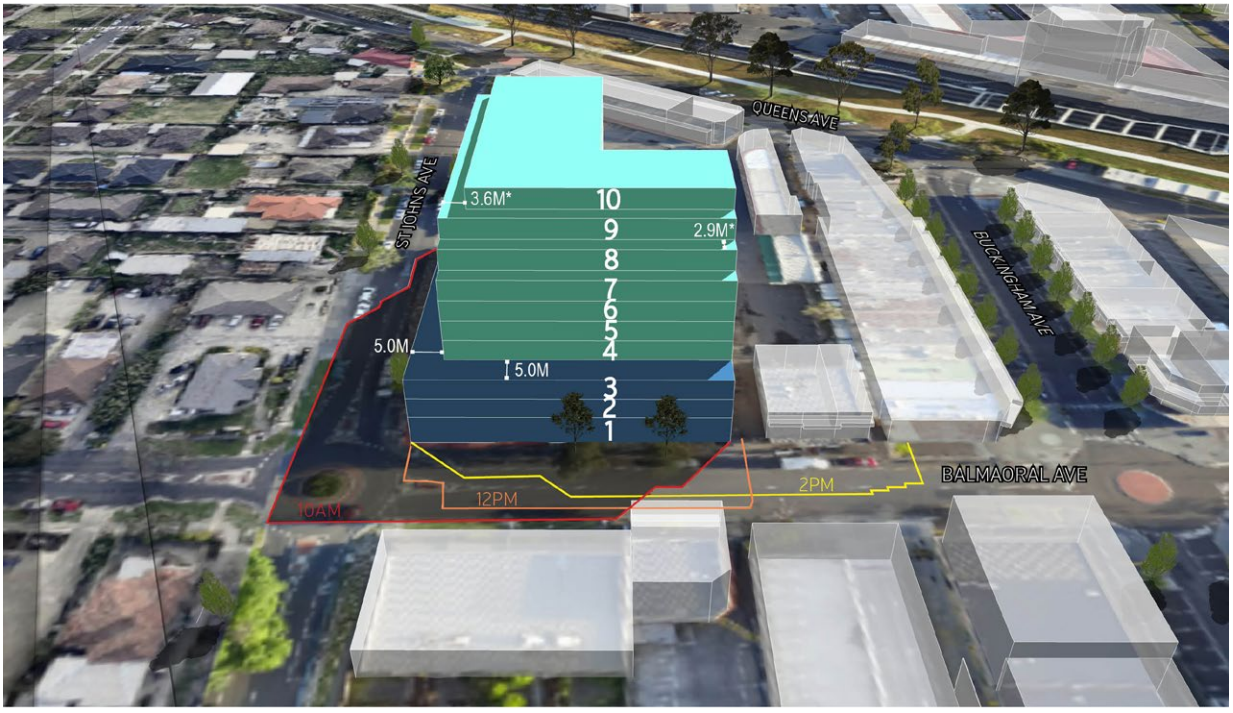


Figure 30 - Precinct 4: 3D Envelope Shadow Testing

*Upper level setbacks determined by solar access requirements

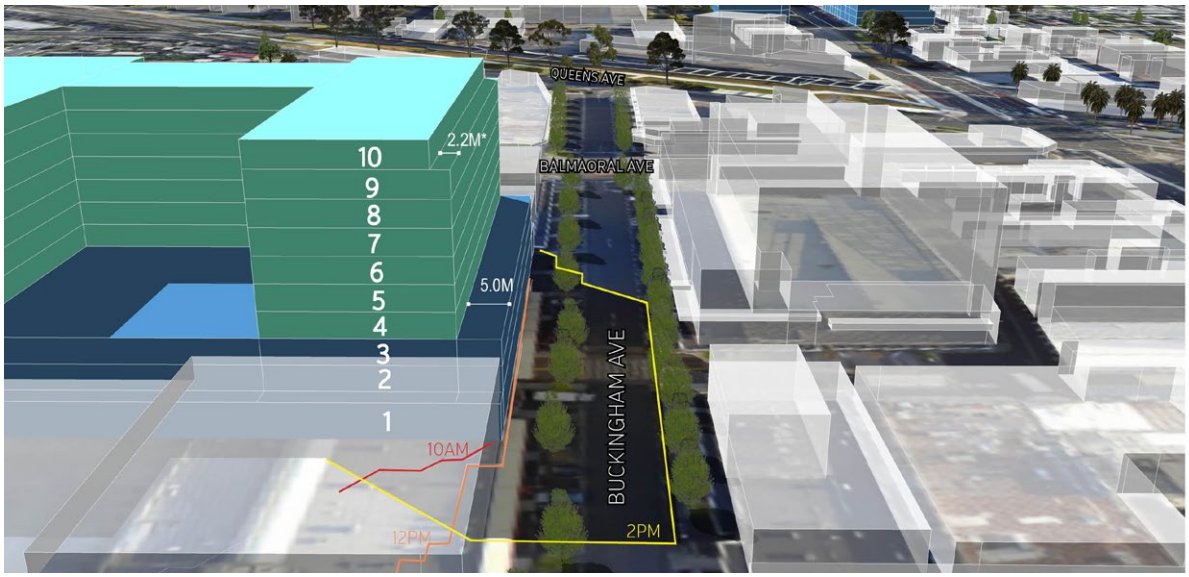


Figure 31 - Precinct 4: 3D Envelope Shadow Testing

*Upper level setbacks determined by solar access requirements

5.6.2 STRATEGIC JUSTIFICATION /RATIONALE

- The recommended 8-10 storey building heights will allow for substantial development across the identified strategic development sites within the precinct and encourage consolidation of smaller lots to achieve the preferred heights. The generous dimensions of many sites within the precinct will ensure that key footpaths will have good solar access at key times.
- The recommended three storey building edge maintains the human scale of existing shopfronts whilst ensuring the taller elements of the building do not dominate the street. The effectiveness of this scale is demonstrated in the recent development at the corner of Buckingham Avenue and Balmoral Avenue.
- A six storey building edge is proposed for properties fronting onto Queens Avenue to provide a stronger building presence in this important location and provide greater incentive for these highly visible sites to be redeveloped.
- Buckingham Avenue (including Multicultural Place), St Johns Avenue, Balmoral Avenue and Queens Avenue are identified as key public realm areas where good solar access should be provided. Solar access is particularly important in this precinct given its major retail and civic role.
- The 3D modelling demonstrates that the upper level setbacks will be required along these interfaces to maintain adequate solar access, however this will not have a significant impact on the overall development yield on these properties.
- East-west pedestrian links are recommended through the Springvale Shopping Centre site. An east-west link currently exists informally through the car park and is particularly important given the long block length of approximately 230m. It is important that any proposed links have 24 hour access for pedestrians, are well lit, and activated by adjoining land uses through the day and night.
- The redevelopment potential of the Springvale Shopping Centre provides an opportunity for an additional public space given the lack of public spaces across the Activity Centre. The large size of this site will enable a public space to be provided with minimal impact on the development potential of the site. The space should be located adjacent to the proposed east west link and should be activated by surrounding uses, provide shade and shelter and landscaped with canopy trees.
- Given the large sites in this precinct, an important consideration will be ensuring adequate access to amenity is provided between buildings. The centre-wide requirements to provide tower separation will ensure access to sunlight and adequate privacy is provided.

5.7 PRECINCT 5 - SPRINGVALE ROAD RETAIL

5.7.1 RECOMMENDATIONS

Precinct 5 provides an opportunity to create a stronger built form presence to Springvale Road and improved activation to existing arcades. Significant redevelopment opportunities exist within shopping malls to create more modern mixed use developments.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 8 storeys on the east side of Springvale Road and the west side of Springvale Road from 256 Springvale Road north. Subject to the opportunity of land consolidation and the ability to satisfy the car parking requirements under Local Planning Policy. ■ Up to 10 storeys on the west side of Springvale Road from 254 Springvale Road south.	■ Zero front, side and rear setbacks for development up to 3 storeys or 4 storeys if 3 levels of carparking is provided above ground level ■ If overall building height is 6 storeys or less, provide a 3.0 metre front setback for any development above 3 storeys. ■ If overall building height is greater than 6 storeys, provide a 5.0 metre front setback for any development above 3 storeys.	Development that: ■ Ensures solar access to footpaths and public spaces is maintained in the following areas: ■ Within 4.0 metres of the property boundaries on either side of Buckingham Avenue and Springvale Road between 10am and 2pm on 22 September. ■ Within 4.0 metres of property boundaries on the south side of Balmoral Avenue and Windsor Avenue from 10am on 22 September. ■ Beyond 14.0 metres of the northern boundary of the Springvale Primary School at 10am on September 22. ■ Provides for improved surveillance of the existing east-west pedestrian links between Springvale Road and adjoining areas. ■ Provides a high quality response to prominent sites at the corner of Springvale Road and Queens Avenue, Springvale Road and Balmoral Avenue, and Springvale Road and Lightwood Road. ■ Respects the heritage buildings at the Springvale Rise Primary School.

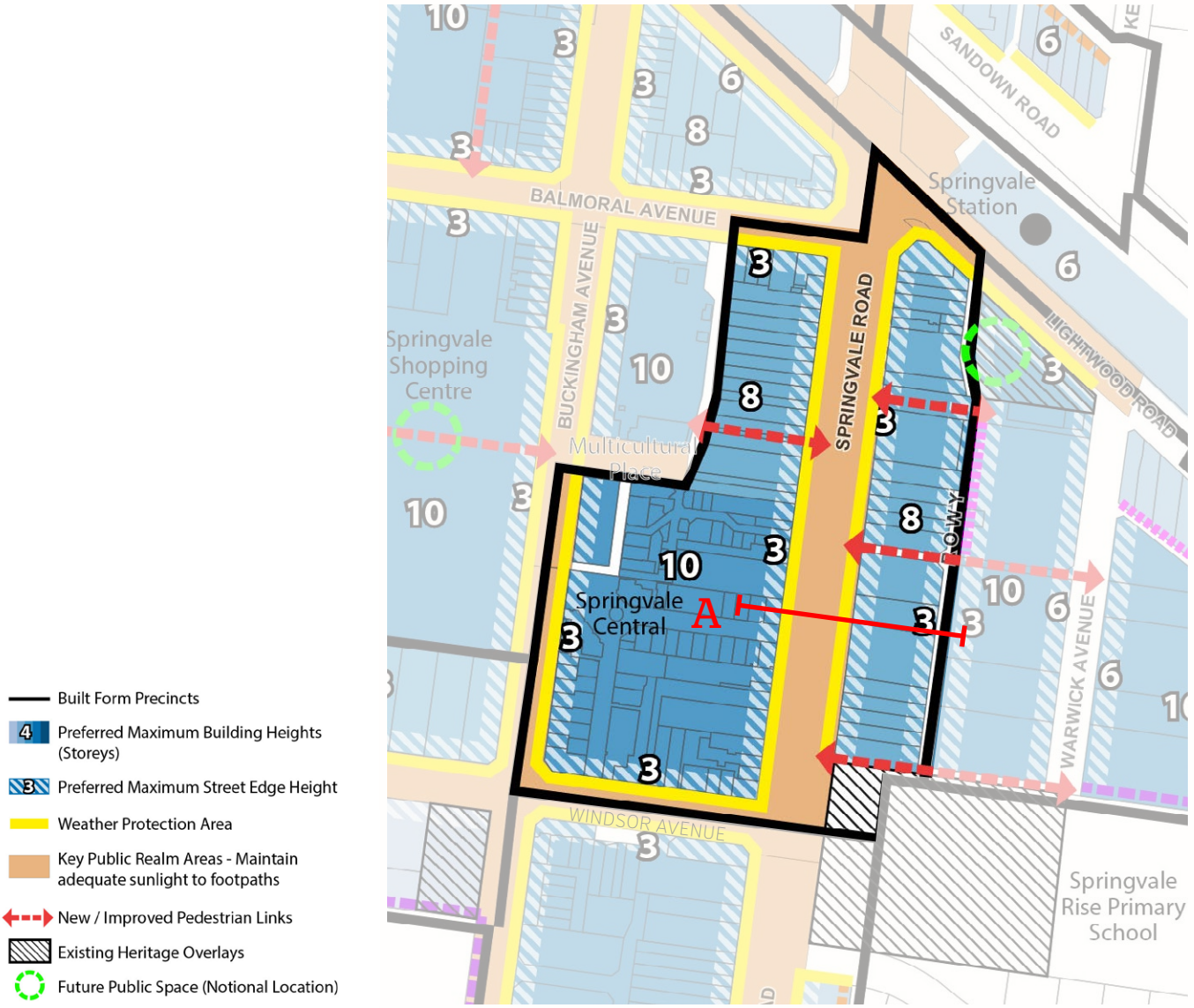


Figure 32 - Precinct 5: Recommendations Plan

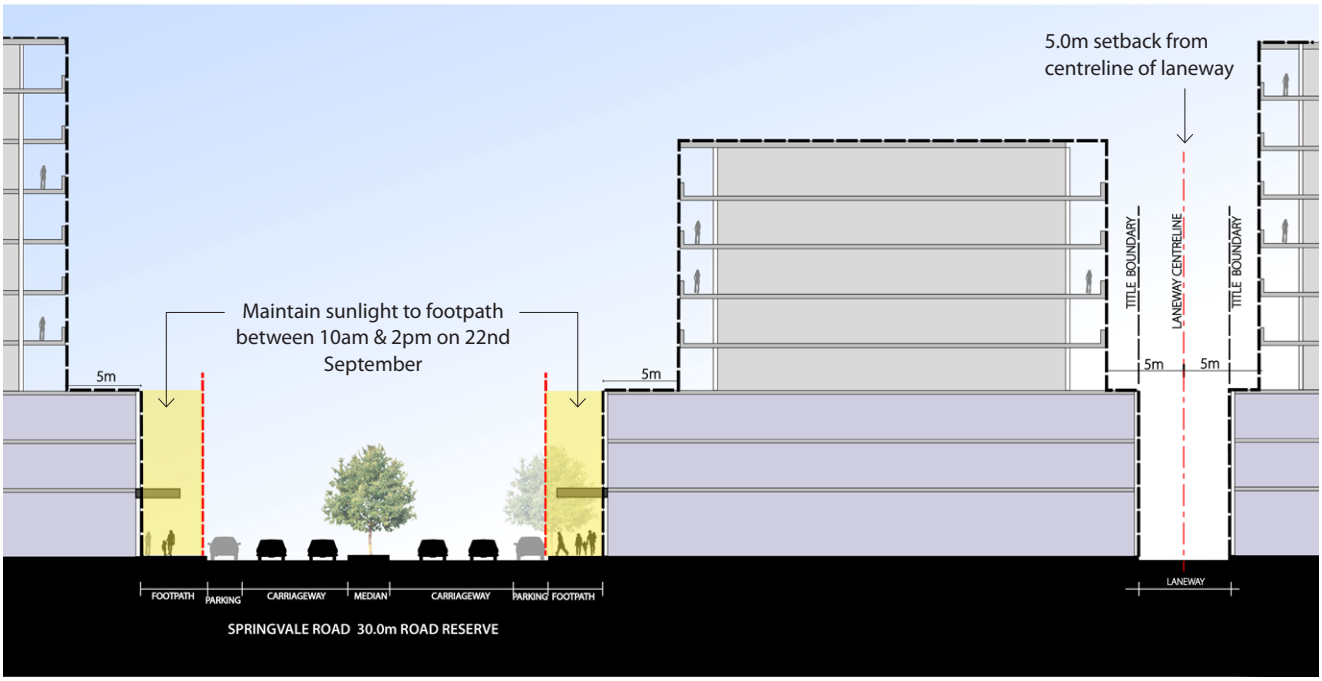


Figure 33 - Precinct 5: Cross Section A

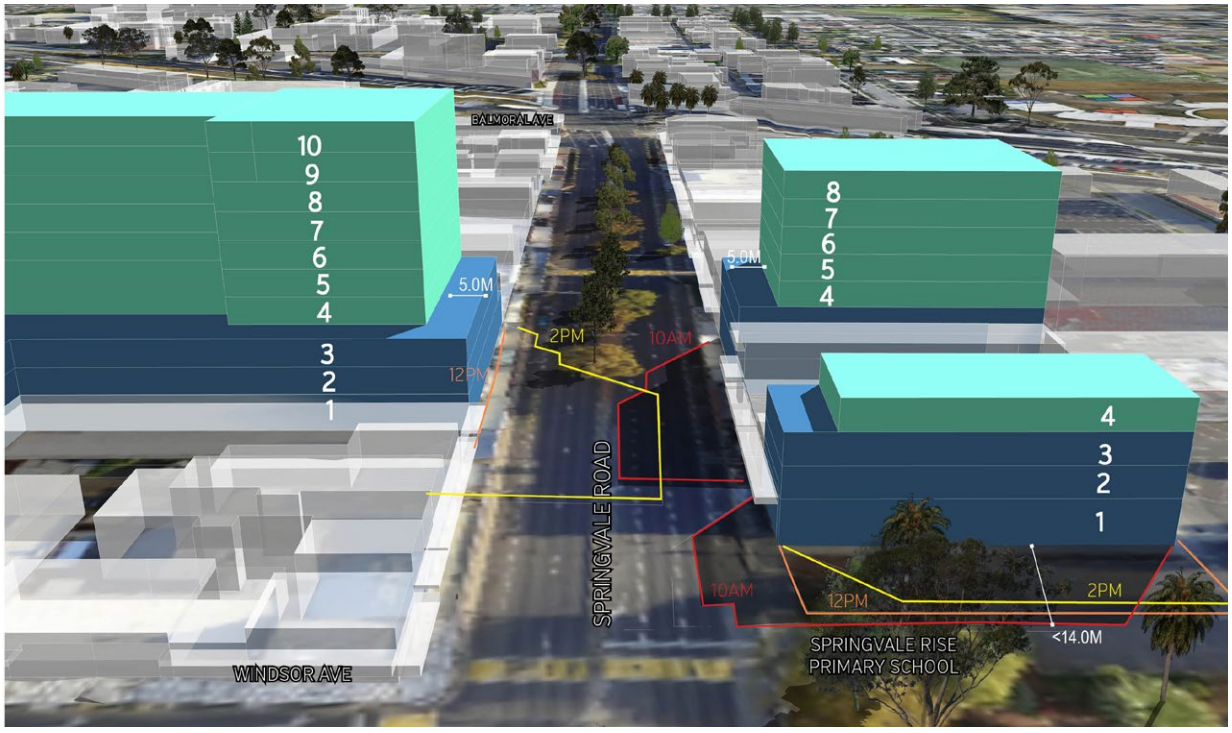


Figure 34 - Precinct 5: 3D Envelope Shadow Testing

*Upper level setbacks determined by solar access requirements

5.7.2 STRATEGIC JUSTIFICATION / RATIONALE

- Ten storey building heights are recommended for properties south of the existing public square including the Springvale Central Site. The larger dimensions of these properties will enable the additional building height to be achieved with minimal impact on adjoining properties and the public realm.
- Elsewhere eight storey building heights are recommended. These properties generally have a depth of 35-40m however many are narrow in width, which limits redevelopment opportunities. The eight storey building height is intended to encourage lots to consolidate to achieve the preferred building heights.
- The recommended three storey building edge maintains the human scale of existing shopfronts whilst ensuring the taller elements of the building do not dominate the street.
- Buckingham Avenue, Springvale Road, Windsor Avenue, Balmoral Avenue and Queens Avenue are identified as key public realm areas where good solar access should be provided. Solar access is particularly important in this precinct given its major retail role. The 3D modelling opposite demonstrates that the upper level setbacks will be required along these interfaces to maintain adequate solar access, however this will not have a significant impact on the overall development yield on these properties.
- East-west pedestrian links exist within the precinct providing access between shopping areas and car parks. It will be difficult to widen these links without land acquisition, however properties adjoining the links should be encouraged to redevelop with buildings and uses that activate the links.
- Given the large sites in this precinct, an important consideration will be ensuring adequate access to amenity is provided between buildings. The centre-wide requirements to provide tower separation will ensure access to sunlight and adequate privacy is provided.

5.8 PRECINCT 6 - WARWICK AVENUE

5.8.1 RECOMMENDATIONS

The Warwick Avenue precinct is a gateway to the Springvale Activity Centre when approaching from the east. Opportunities for taller building forms existing whilst providing for a transition to adjoining residential areas to the east and responding to the school interface.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 10 storeys for properties fronting onto Warwick Avenue and the west side of Kintore Street. ■ Up to 6 storeys for properties on the east side of Kintore Street. ■ Up to 6 storeys for properties fronting Lightwood Road between Warwick Avenue and the eastern precinct boundary.	■ Zero front, side and rear setbacks for development up to 6 storeys. ■ 6.0 metre setback to the western boundary at 4 Warwick Avenue to achieve a continuous north-south vehicle laneway. ■ 2.5 metre rear setback for all properties fronting Lightwood Road between Warwick Avenue and 20 Lightwood Road to achieve a suitable laneway width for servicing of future development. ■ If overall building height is greater than 6 storeys, provide a 5.0 metre front setback for any development above 6 storeys. ■ Development that abuts a residential property within a Residential Zone should provide side and rear setbacks in accordance with Standard B17 of Rescode.	Development that: ■ Ensures solar access to footpaths and public spaces is maintained to the following areas : ■ Beyond 14.0 metres of the northern boundary of the Springvale Rise Primary School at 10am on September 22 ■ Responds to Standard B17 ResCode requirements for overlooking and overshadowing where the property abuts a property in a Residential Zone. ■ Provides for improved surveillance to existing east-west pedestrian links between Springvale Road and Warwick Avenue. ■ Enables the adequate servicing of existing and future development. ■ Respects the heritage buildings at the Springvale Rise Primary School.

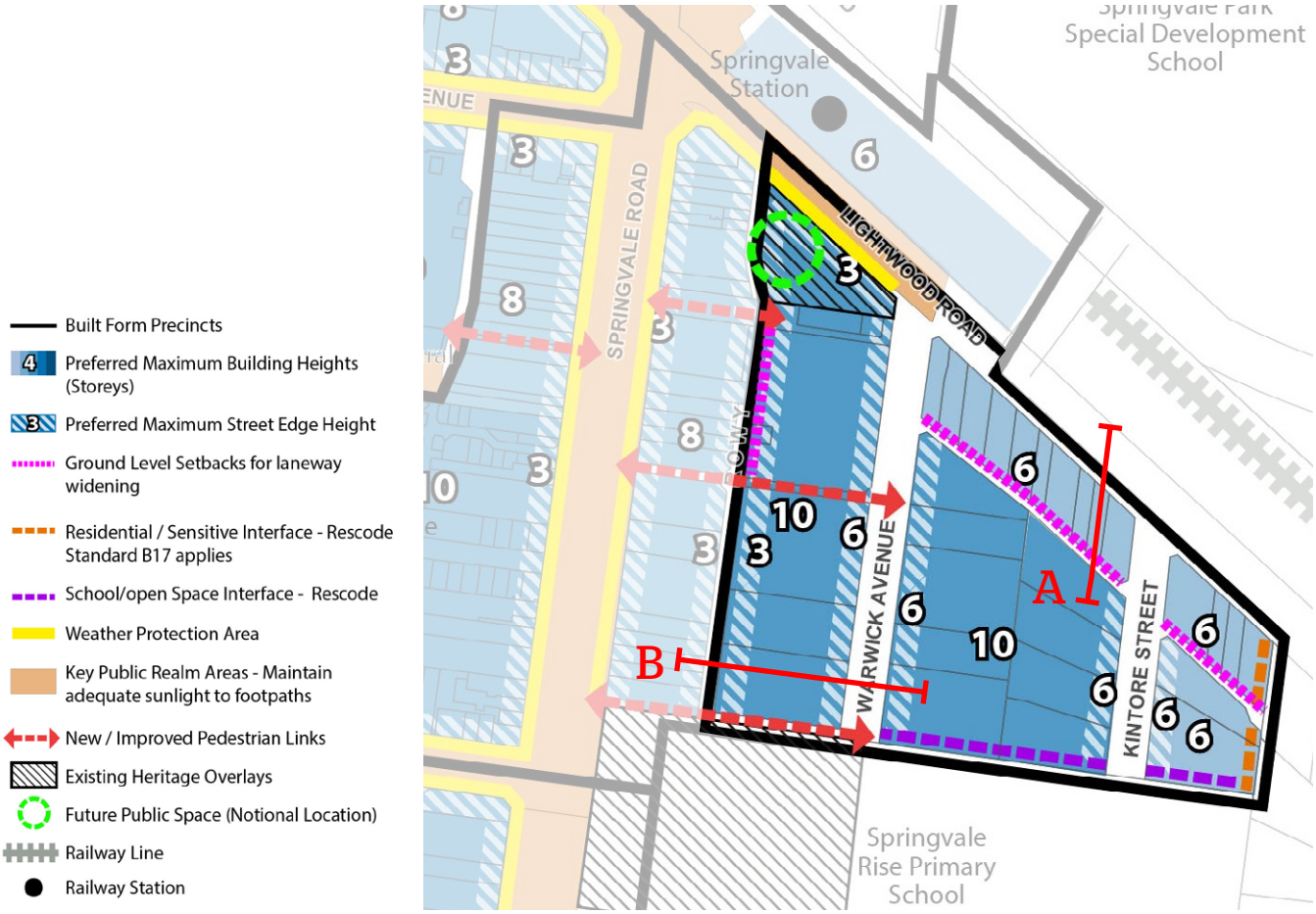


Figure 35 - Precinct 6: Recommendations Plan

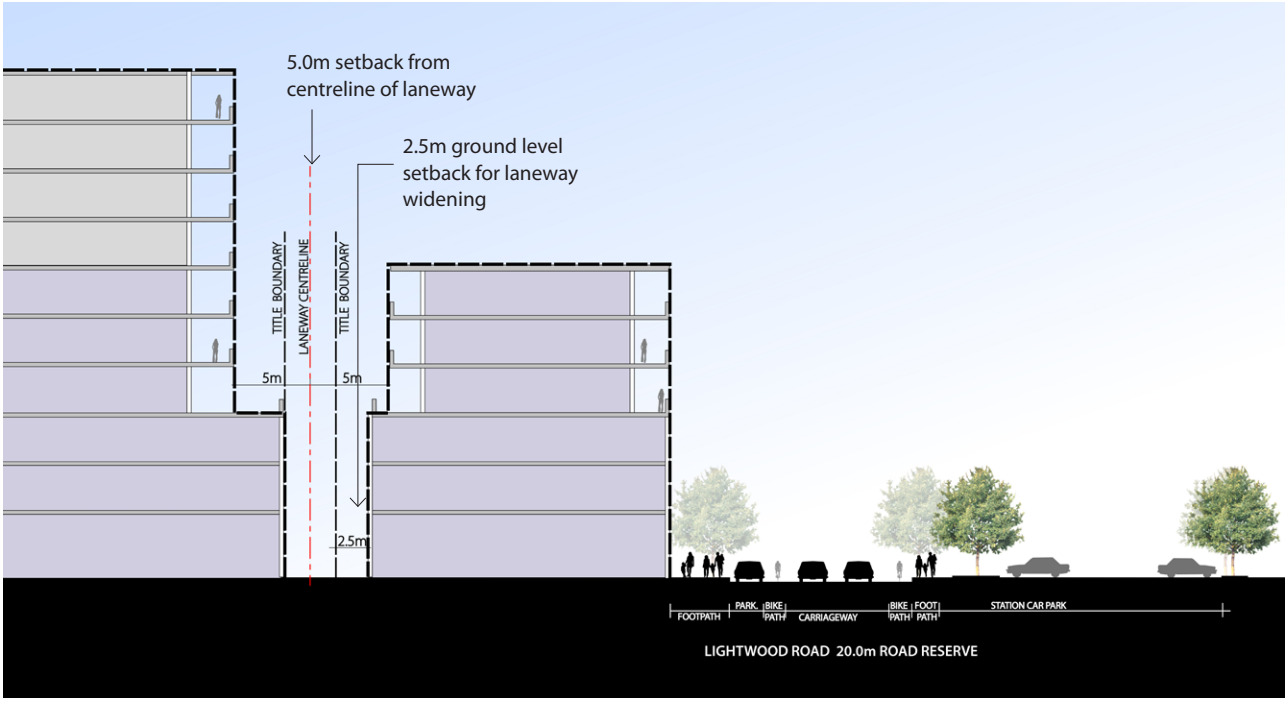


Figure 36 - Precinct 6: Cross Section A

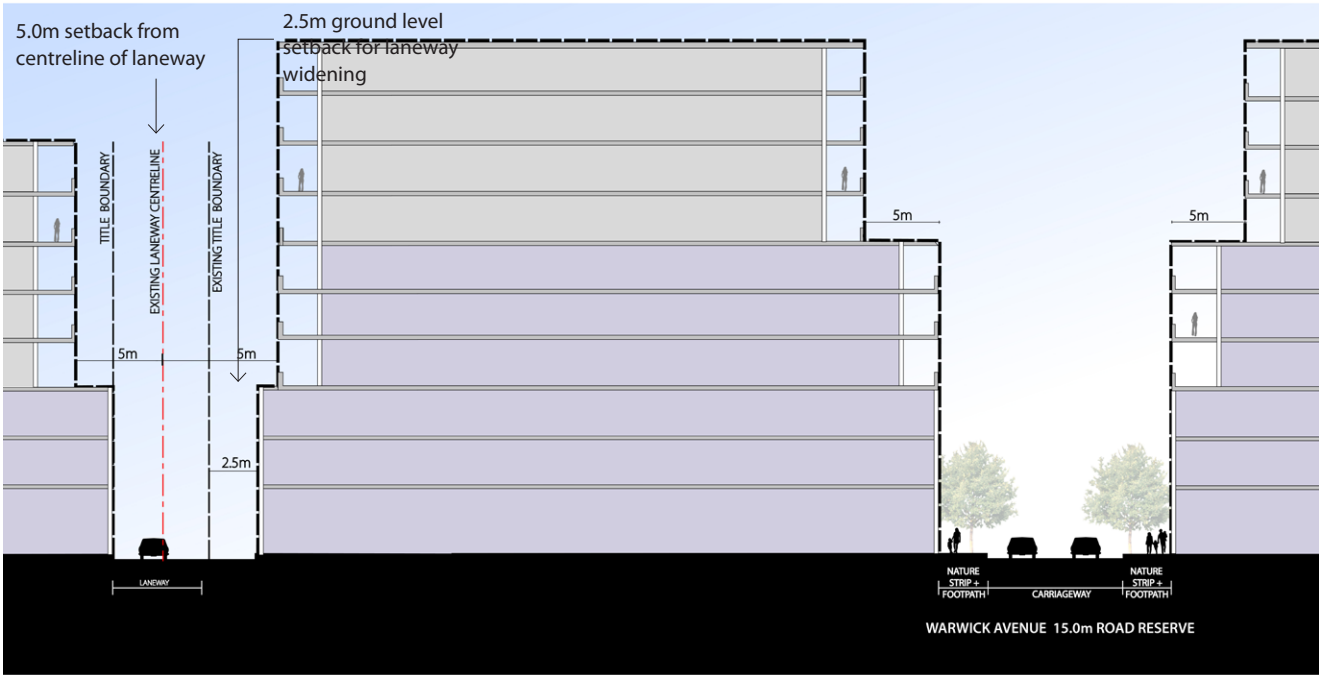


Figure 37 - Precinct 6: Cross Section B

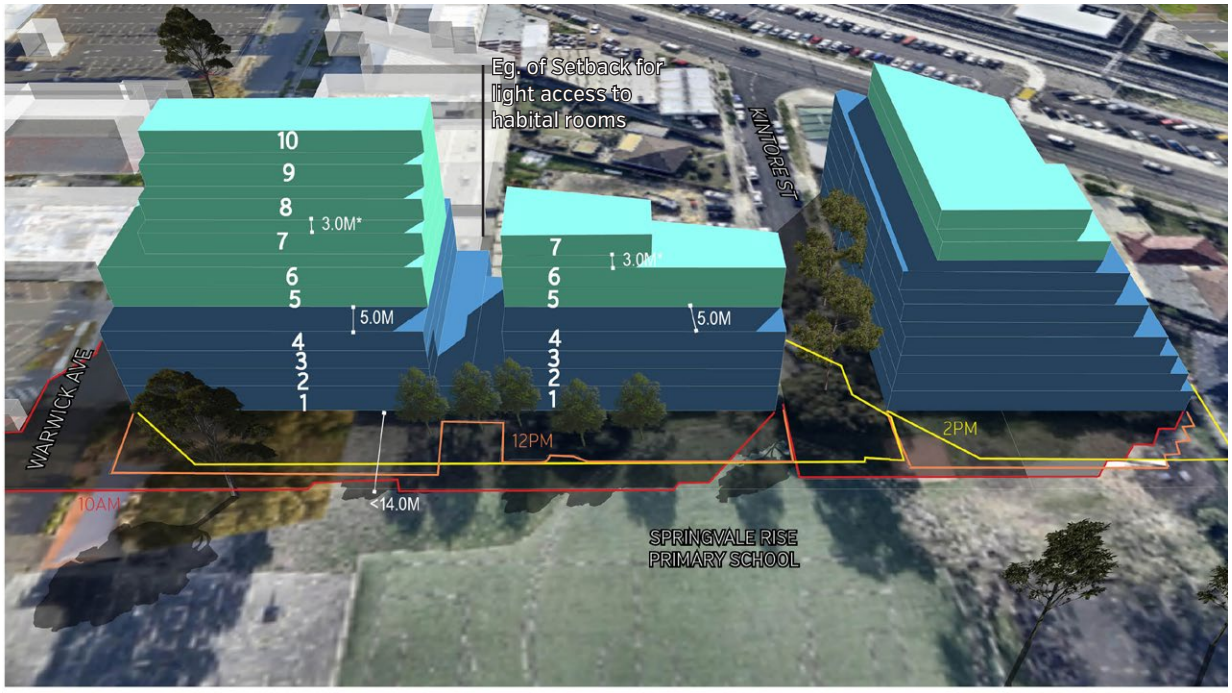


Figure 38 - Precinct 6: 3D Envelope Shadow Testing

*Upper level setbacks determined by solar access requirements

5.8.2 STRATEGIC JUSTIFICATION / RATIONALE

- Building heights of 6-10 storeys are recommended across the precinct. Ten storey preferred building heights are recommended for properties fronting onto the Warwick Avenue and the west side of Kintore Street where there are fewer sensitive interfaces and the sites are large enough to accommodate the additional height with minimal impact on the public realm.
- Buildings are recommended to scale down to the east and south of the precinct to be more compatible with the residential and school interface.
- Six storey building heights are recommended for properties fronting onto Lightwood Road as these properties are constrained in depth, which limits their redevelopment opportunities.
- Ground level setbacks are recommended within the precinct to achieve laneway widenings to a width of 5.5m minimum. This is important to ensure adequate service and vehicle access to properties into the future.
- A six storey building edge is proposed throughout the precinct with the exception of buildings fronting onto Lightwood Road west of Warwick Avenue, where a three storey building edge is recommended.
- The six storey edge is considered appropriate because these streets are not identified as key public realm areas. In addition, an existing approval within the street proposes an eight storey wall and the Warwick Avenue Development Plan also proposes a similar scale building edge.
- The primary school edge is identified as a sensitive location where solar access should be maintained. It is unrealistic to maintain solar access to the entire property given its direct abuttal to the south however a measure of 14m from the property boundary at 10am was recommended to provide good solar access to outdoor spaces within the school. The 3D modelling opposite demonstrates that the upper level setbacks will be required along the southern interface to maintain solar access.
- East-west pedestrian links exist within the precinct providing access between shopping areas and car parks. It will be difficult to widen these links without land acquisition, however properties adjoining the links should be encouraged to redevelop with buildings and uses that activate the links.
- Given the large sites in this precinct, an important consideration will be ensuring adequate access to amenity is provided between buildings. The centre-wide requirements to provide tower separation will ensure access to sunlight and adequate privacy is provided.

5.9 PRECINCT 7 - SPRINGVALE STATION

5.9.1 RECOMMENDATIONS

The key challenge to the Springvale Station Precinct is to make the air right development viable from an economic point of view, when there are many other cheaper development lots available within the vicinity of this railway corridor.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 6 storeys	■ Zero front, side and rear setbacks for development up to 4 storeys or 5 storeys if 4 levels of carparking is provided above ground level. ■ Provide a 3.0 metre street setback for any development above 4 storeys.	Development that: ■ Ensures solar access to footpaths and public spaces is maintained to the following areas : ■ Within 4.0 metres of the property boundaries on the south side of Lightwood Road and Queens Avenue from 10am on 22 September.

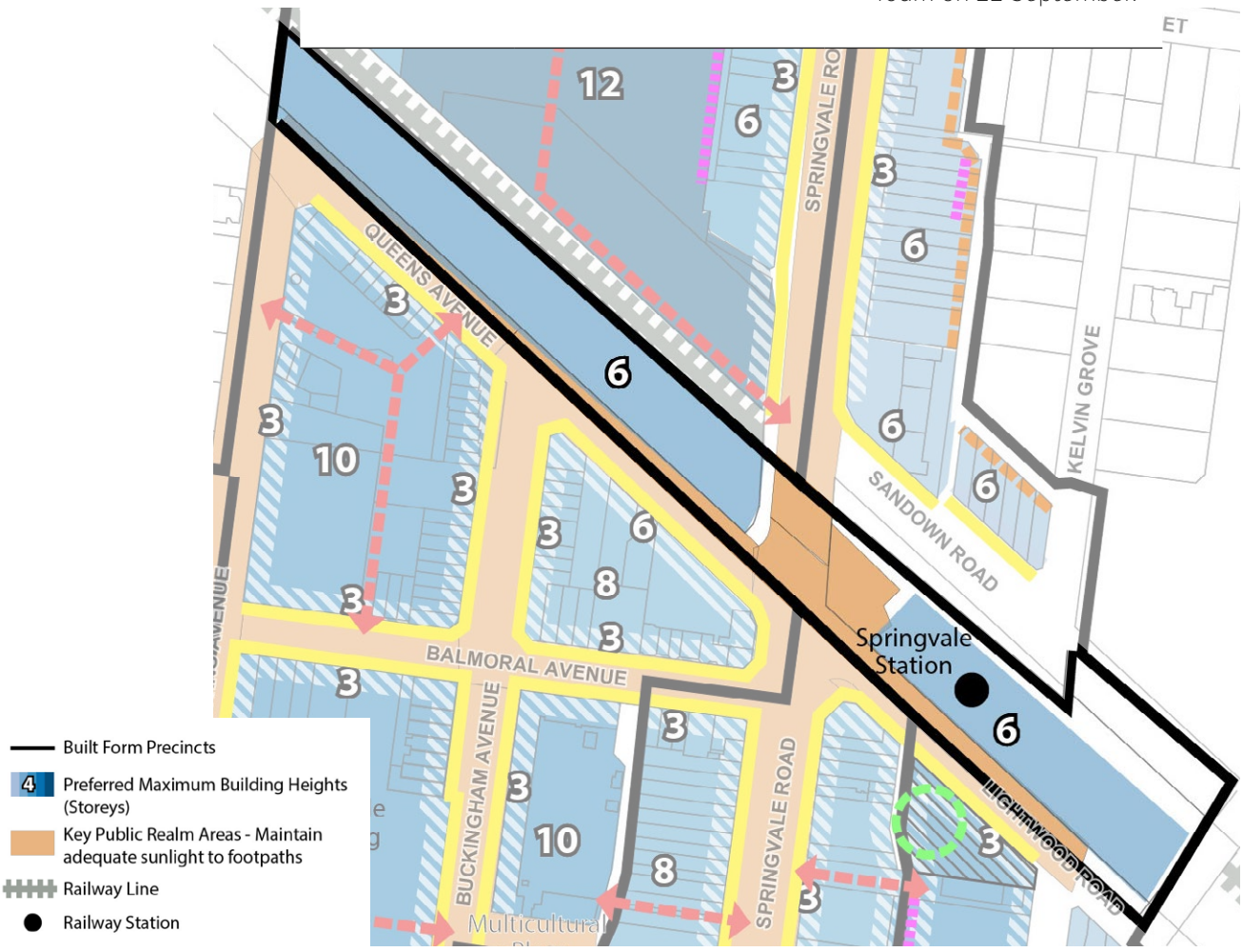


Figure 39 - Precinct 7: Recommendations Plan

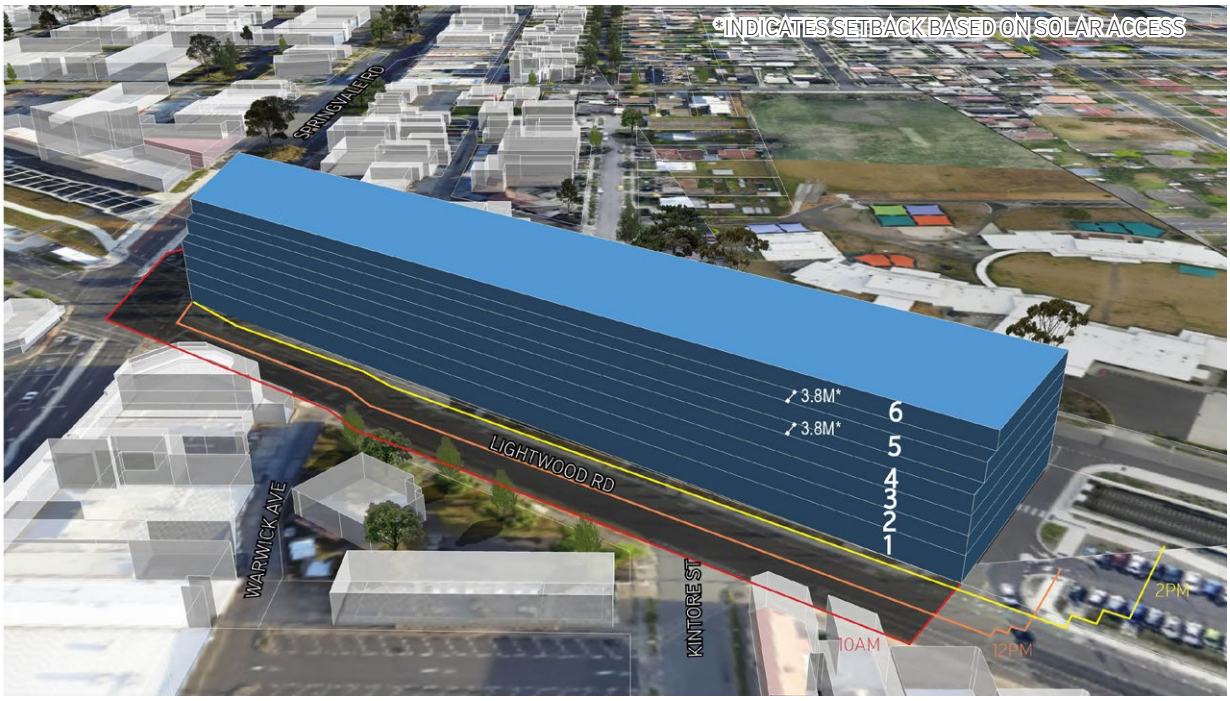


Figure 40 - Precinct 7: 3D Envelope Shadow Testing

*Upper level setbacks determined by solar access requirements

N.B. The diagram above has been developed to test shadowing. It does not represent preferred built form outcomes for this precinct.

5.9.2 STRATEGIC JUSTIFICATION /RATIONALE

- This precinct includes the existing at-grade car parks for the railway station. A proposed building height of six storeys is proposed in order to integrate with development opposite and minimise shadowing of the southern footpath of Lightwood Road.
- A six storey building edge is proposed throughout the precinct. This building height is compatible with proposed building heights directly south.
- Lightwood Road is identified as a key public realm area where solar access should be maintained. The 3D testing opposite shows that upper level setbacks will be required to maintain solar access to the southern footpath from 10 am on September 22.

5.10 PRECINCT 8 - TRIANGLE PRECINCT

5.10.1 RECOMMENDATIONS

Precinct 8 offers the opportunity for greatest building heights in the Activity Centre because of the large land holdings and lack of sensitive interfaces. Providing a high quality address to the street level will be important in creating a place people want to be in.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 6 storeys for properties fronting onto Springvale Road ■ Up to 8 storeys for properties from 2A to 6 Newcomen Road ■ Up to 12 storeys for properties fronting Newcomen Road and 208 Springvale Road	■ 3.0m front setback for development south of Newcomen Road to enable footpath widening ■ Zero front, side and rear setbacks for development up to 3 storeys for properties fronting onto Springvale Road. If overall building height is 6 storeys or less, provide a 3.0 metre front setback for any development above 3 storeys. ■ Zero front, side and rear setbacks for development up to 6 storeys for properties fronting onto Newcomen Road. If overall building height is greater than 6 storeys, provide a 5.0 metre front setback for any development above 6 storeys. ■ 3.7 metre setback to the eastern boundary of 8-12 Newcomen Road to provide a suitable laneway width in accordance with the existing constructed access way.	Development that: ■ Provides for greater activation and an improved address to Springvale Road and Newcomen Road ■ Provides opportunity for road widening on south of Newcomen Road ■ Ensures solar access is maintained to footpaths and public spaces in the following areas: ■ Within 4.0 metres of the property boundaries on either side of Springvale Road between 10am and 2pm on 22 September. For sites at 8-12 Newcomen Road & 208 Springvale Road, development that: ■ Provides a continuous pedestrian link through both sites connecting Springvale Road to Newcomen Road. ■ Ensures the link is activated by adjoining uses and is publicly accessible at all times of the day/night.

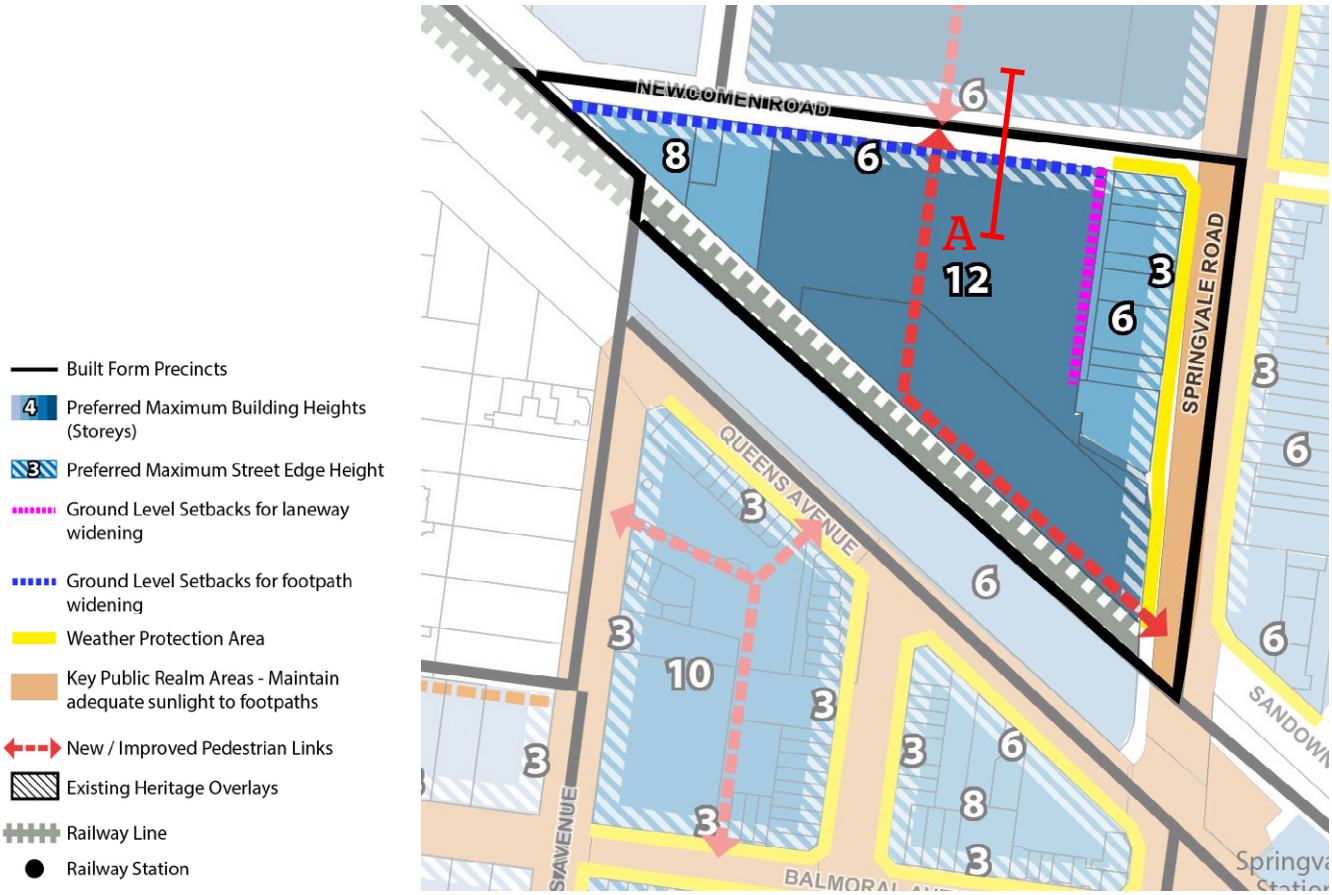


Figure 41 - Precinct 8: Recommendations Plan

Figure 42 - Precinct 8: Cross Section A

5.10.2 STRATEGIC JUSTIFICATION /RATIONALE

- This precinct provides opportunities for buildings of up to 12 storeys. It contains large sites and has minimal interface issues with adjoining sites. Heights scale down to the east of the precinct were the sites are smaller and front onto Springvale Road.
- A six storey building edge is proposed for the south side of Newcomen Road. There is an opportunity along this frontage for a more urban and intensive character as it is not identified as a key public realm area and does not serve a primary retail function. Buildings fronting onto Springvale Road are recommended for a building edge height of three storeys, which is compatible with the balance of Springvale Road and responds to its role as a key public realm area.
- Springvale Road is identified as a key public realm area where good solar access should be provided. The 3D modelling opposite demonstrates that no upper level setbacks will be required along Springvale Road to maintain adequate solar access to the eastern footpath.
- An east-west and north-south pedestrian link is proposed to connect Springvale Road through to Newcomen Road. This link traverses two land holdings and will be important for future residents within the precinct to access the Activity Centre.
- Given the large sites in this precinct, an important consideration will be ensuring adequate access to amenity is provided between buildings. The centre-wide requirements to provide tower separation will ensure access to sunlight and adequate privacy is provided.
- Road reserve widening of Newcomen Road will improve the public realm and development outcomes by creating space for a pedestrian path and street trees on the south side of the road.

Figure 43 - Precinct 8: 3D Envelope Shadow Testing

5.11 PRECINCT 9 - SPRINGVALE ROAD NORTH

5.11.1 RECOMMENDATIONS

Precinct 9 is provides the northern gateway into the Activity Centre and an opportunity create a stronger built form presence to Springvale Road. Development will provide for a sensitive transition into adjoining residential properties to the east.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 6 storeys.	■ Zero front, side and rear setbacks for development up to 3 storeys or 4 storeys if 3 levels of carparking is provided above ground level. ■ If overall building height is 6 storeys or less, provide a 3.0 metre front setback for any development above 3 storeys. ■ Provide a 1.8 metre setback to the rear boundary for properties between Rosalie Street and Virginia Street to achieve adequate space for vehicle servicing. ■ Provide rear setbacks to 255-267 Springvale Road to achieve a 5.5 metre wide laneway ■ Development that abuts a residential property within a Residential Zone should provide side and rear setbacks in accordance with Standard B17 of Rescode.	Development that: ■ Ensures solar access to footpaths and public spaces is maintained to the following areas : ■ Within 4.0 metres of the western property boundaries on Springvale Road between 10am and 2pm on 22 September. ■ Responds to Standard B17 ResCode requirements for overlooking and overshadowing where the property abuts a property in a Residential Zone. ■ Enhances the northern entry into the Springvale Activity Centre ■ Provides surveillance and improved address to the Springvale Railway Station

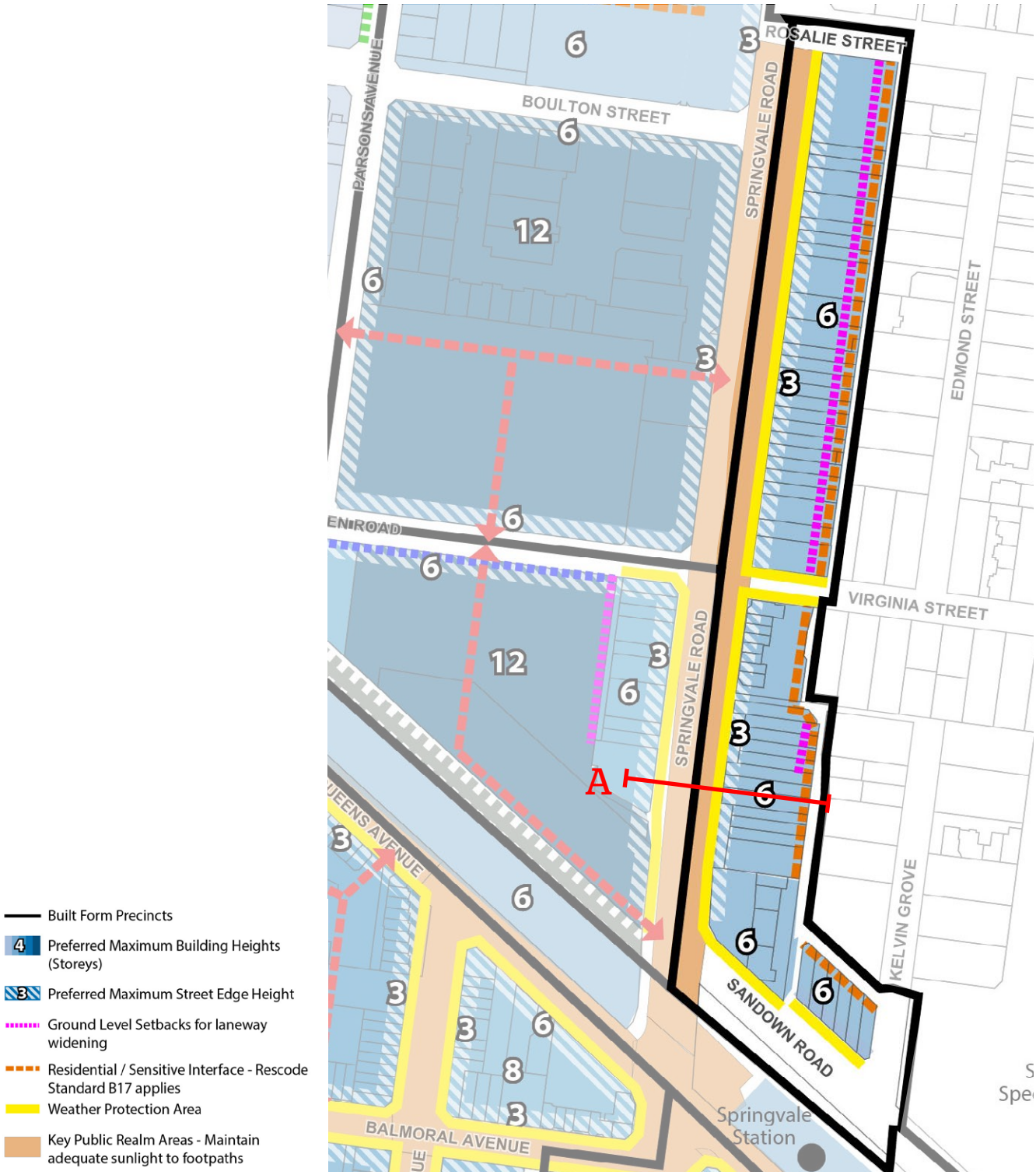


Figure 44 - Precinct 9: Recommendations Plan

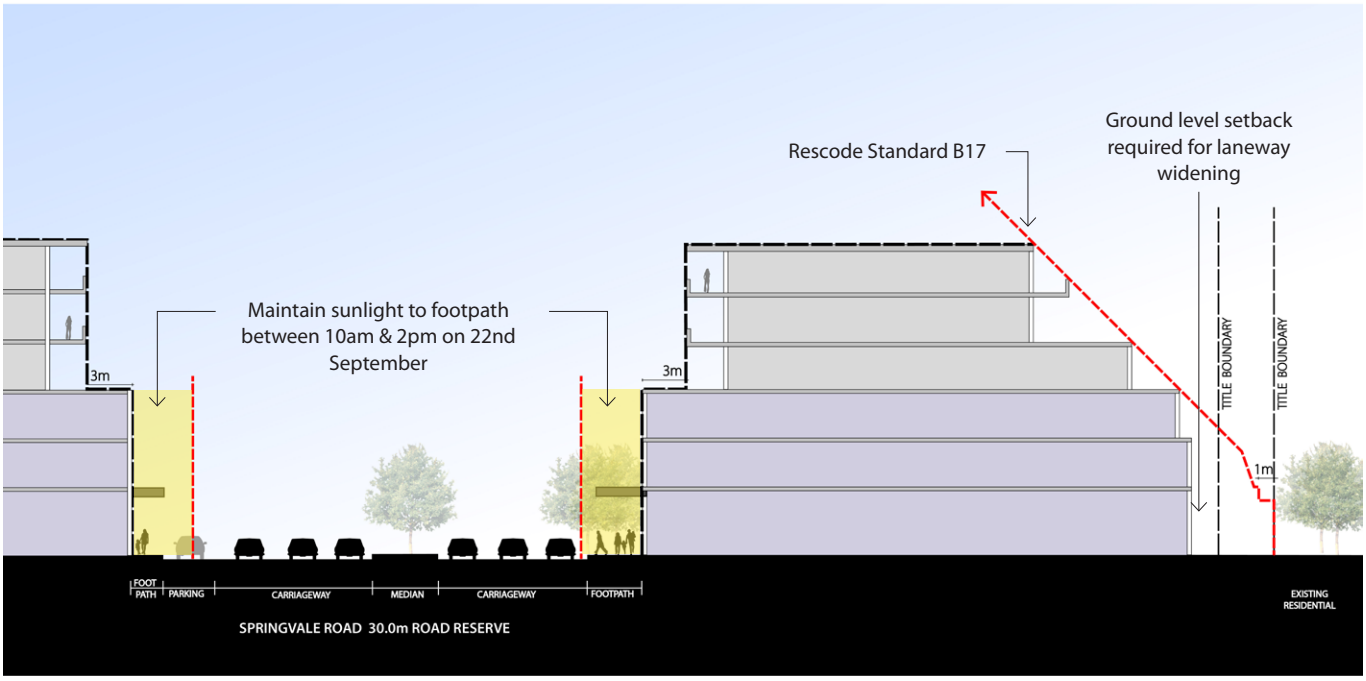


Figure 45 - Precinct 9: Cross Section A

Figure 46 - Precinct 9: 3D Envelope Shadow Testing

5.11.2 STRATEGIC JUSTIFICATION /RATIONALE

- A building height of six storeys is recommended across this precinct. This height provides for a transition in scale to the residential properties to the east. Building heights are constrained on these lots given the relatively shallow depths and requirement to scale down at the residential interface.
- A building edge of three storeys is proposed across the precinct which is compatible with the proposed three storey edge for Springvale Road.
- Residential properties adjoin the precinct to the east with a laneway providing a buffer between residential and commercial uses. The proposed ResCode B17 standard at this interface will protect the amenity of the residential properties whilst enabling the proposed six storey building height to be achieved.
- Site consolidation is encouraged in this precinct because the narrow property frontages limit redevelopment opportunities.

5.12 PRECINCT 10 - LARGE FORMAT RETAIL/COMMERCIAL

5.12.1 RECOMMENDATIONS

Precinct 10 will enhance the northern entry into the Activity Centre by providing larger scale buildings and an improved address at street level. Taller building forms are provided in the southern parts of the precinct and transition in scale to the residential interface in the north.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 6 storeys for properties on the north side of Boulton Street ■ Up to 12 storeys for properties south of Boulton Street and North of Newcomen Road	■ Zero front, side and rear setbacks for development up to 3 storeys for properties fronting onto Springvale Road (or 4 storeys if 3 levels of carparking is provided above ground level). If overall building height is 6 storeys or less, provide a 3.0 metre front setback for any development above 3 storeys. If overall building height is greater than 6 storeys, provide a 5.0 metre front setback for any development above 3 storeys. ■ Zero front, side and rear setbacks for development up to 6 storeys for properties fronting onto Newcomen Road, Parsons Avenue and Boulton Street. Provide a 5.0m front setback for any development above 6 storeys. ■ Development that abuts a residential property within a Residential Zone should provide side and rear setbacks in accordance with Standard B17 of Rescode.	Development that: ■ Ensures solar access to footpaths and public spaces is maintained to the following areas: ■ Within 4.0 metres of the western property boundaries on Springvale Road between 10am and 2pm on 22 September. ■ Provides a stronger presence of buildings to Springvale Road ■ Enhances the northern entry into the Springvale Activity Centre ■ Responds to Standard B17 ResCode requirements for overlooking and overshadowing where the property abuts a property in a Residential Zone. For 1-3 Newcomen Road and 144-152 Springvale Road, development that: ■ Provides a publicly accessible north-south and east-west pedestrian link through the site that is publicly accessible and fronted with active uses.

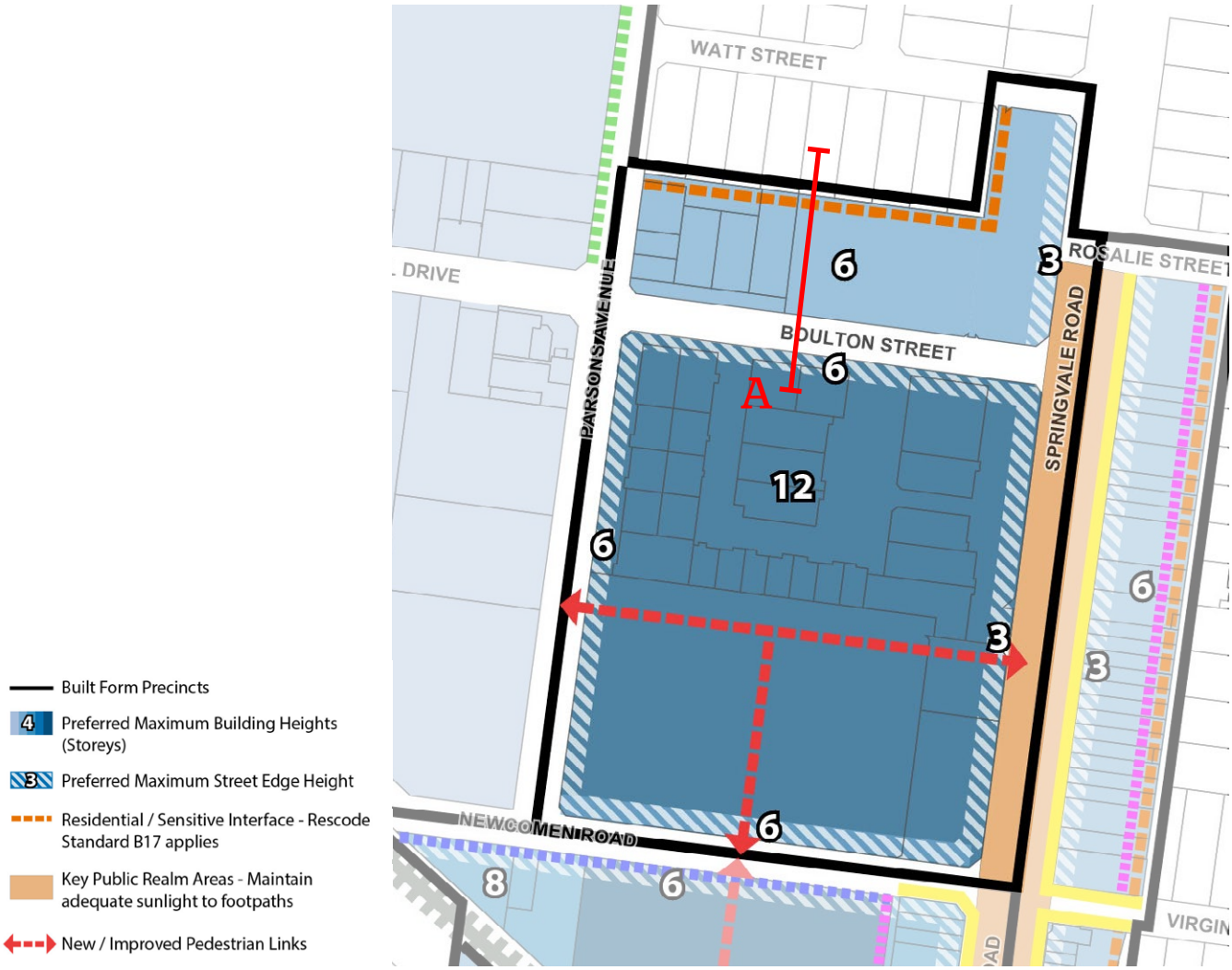


Figure 47 - Precinct 10: Recommendations Plan

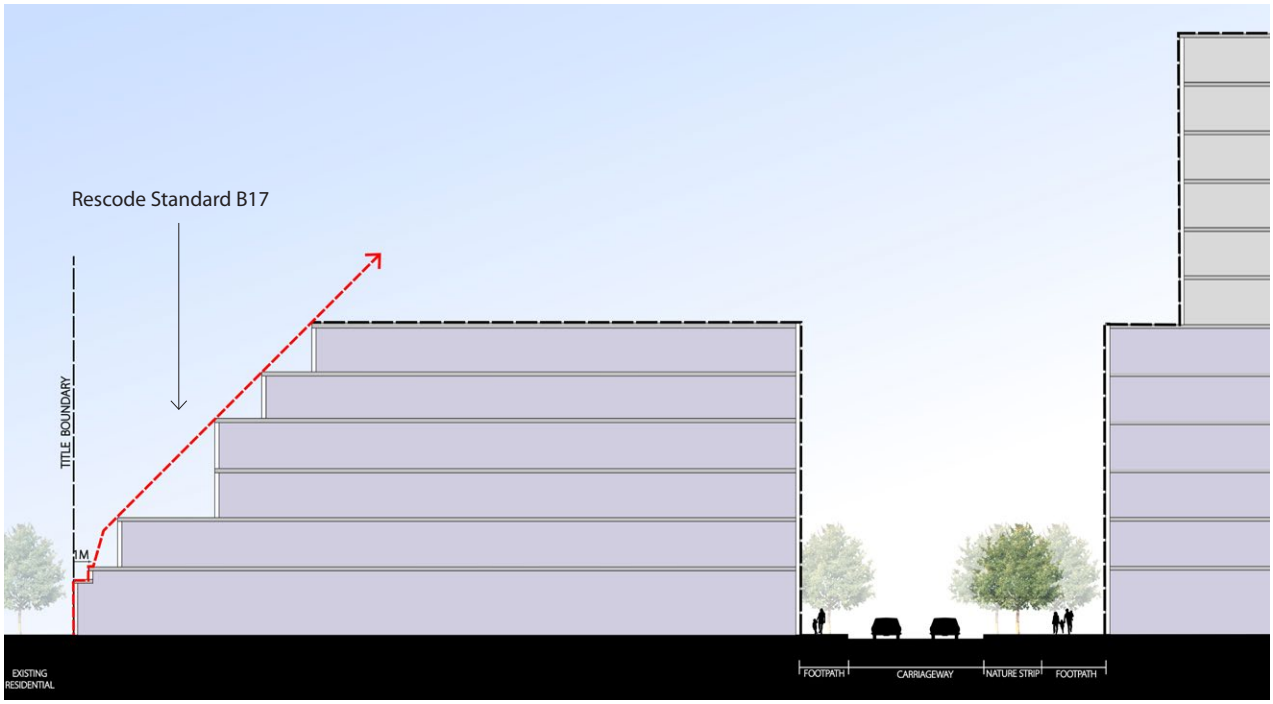


Figure 48 - Precinct 10: Cross Section A

5.12.2 STRATEGIC JUSTIFICATION /RATIONALE

- This precinct provides opportunities for building heights up to 12 storeys. It contains large sites and has minimal interface issues with adjoining sites. Heights scale down to the north of the precinct where the sites are smaller and have a direct residential interface.
- A six storey building edge is proposed for the majority of the precinct. There is an opportunity along these streets for a more urban and intensive character as it is not identified as a key public realm area and does not serve a primary retail function. Buildings fronting onto Springvale Road are recommended for a building edge height of three storeys which is compatible with the balance of Springvale Road and responds to its role as a key public realm area.
- Springvale Road is identified as key public realm area where good solar access should be provided. The 3D modelling demonstrates that no upper level setbacks will be required along Springvale Road to maintain adequate solar access to the eastern footpath.
- An east-west and north-south pedestrian link is proposed to connect Springvale Road through to Parsons Avenue and Newcomen Road. This link traverses two land holdings and will be important for future employees and visitors to move through the precinct.

5.13 PRECINCT 11 - INDUSTRIAL

5.13.1 RECOMMENDATIONS

The industrial role of this precinct will be enhanced through improved building address to streets and enhanced surveillance of adjoining public spaces.

Preferred maximum building height	Preferred setbacks	Development Outcomes
■ Up to 4 storeys	■ 10.0 metre ground level street setback to Lewis Street, Stephenson Street and Parsons Avenue north of Boulton Street ■ Zero front, side and rear setbacks in the balance of the precinct. ■ Development that abuts a residential property within a Residential Zone should provide side and rear setbacks in accordance with Standard B17 of Rescode.	Development that: ■ Provides an activated edge to Springvale Reserve and adjoining footpath, with articulated built form and habitable rooms or spaces, and uses such as staff amenity areas at the interface. ■ Enhances the amenity and appearance of the industrial precinct. ■ Provides a 10m landscaped setbacks opposite existing housing For 8 Regal Drive, development that: ■ Provide an east-west pedestrian link through 8 Regal Drive to connect Regal Drive to the north-south footpath adjacent to Springvale Reserve.

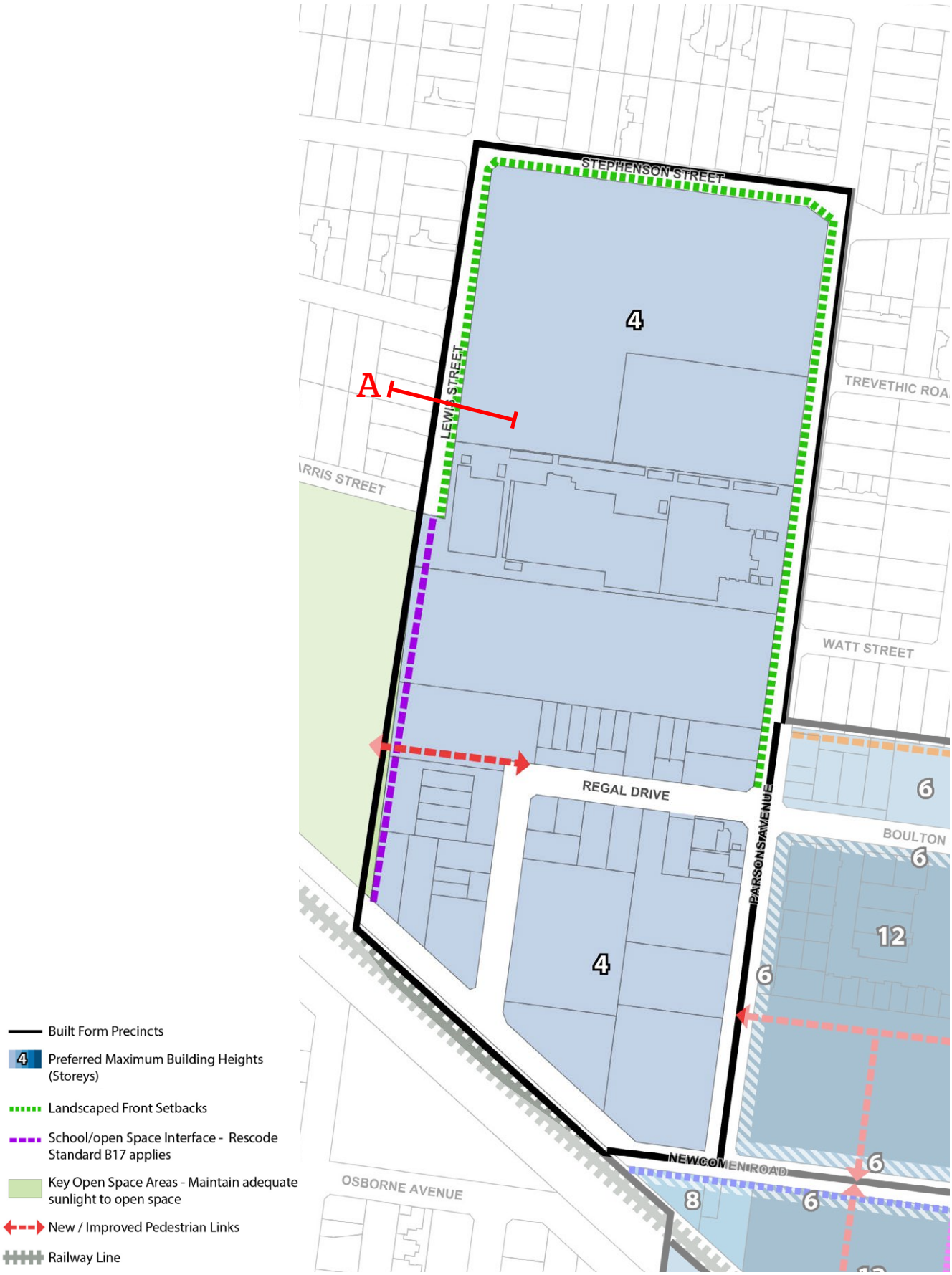


Figure 49 - Precinct 11: Recommendations Plan

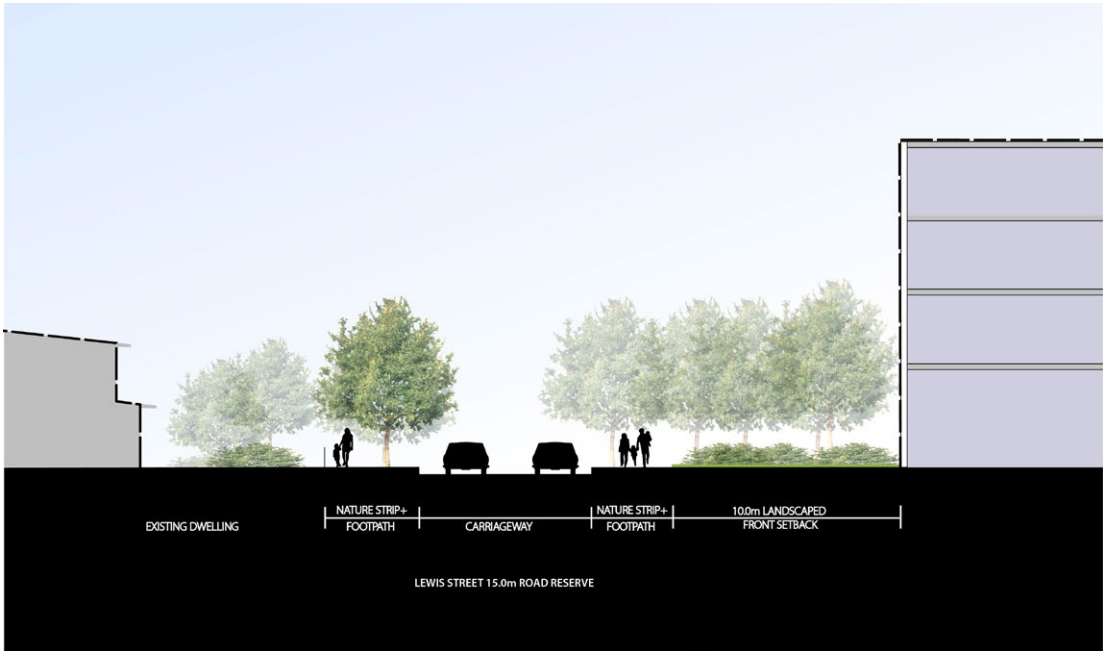


Figure 50 - Precinct 11: Cross Section A

5.13.2 STRATEGIC JUSTIFICATION /RATIONALE

- The proposed four storey building heights within the industrial area will support industrial uses and the potential for an office component within the industrial area.
- 10 metre landscaped setbacks are proposed where industrial uses are located opposite residential land uses in order to provide a visual buffer. The 10 metre setback currently exists for the majority of industrial properties through this precinct.
- The interface to Springvale Reserve currently comprises of blank walls. There is an opportunity to improve this interface to provide attractive outdoor spaces for industrial employees with outlook across the reserve whilst also providing surveillance of the an existing pedestrian path that extends along the western boundary of properties.
- An east-west pedestrian link is recommended to connect Regal Drive to the existing north-south pedestrian path running parallel to Springvale Reserve. This will provide improved pedestrian permeability for both employees and residents in the surrounding areas.

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6. IMPLEMENTATION


FITNESS CENTRE
PHONSA
ITNESS CENTRE & GYM
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MoneyGram
money transfer
BUTCHER
THÀNH
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OPEN
6 AM TO 10 PM
GYM
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China Jingdezhen porcelain · Antique

6.1 OVERVIEW

This section provides a discussion of the options for implementing the Building Heights and Setbacks Study into the Greater Dandenong Planning Scheme. A recommended implementation approach is provided including changes to Specific Clauses in the planning scheme.

6.2 IMPLEMENTATION OPTIONS

The Study includes a wide range of strategic objectives relating predominantly to built form in the Activity Centre. Where the Study's strategic objectives relate incidentally to land use, they are already well supported by the Commercial 1 Zone and Commercial 2 Zone (C1Z and C2Z), and the Industrial 1 Zone (IN1Z), which between them apply to all privately-owned land within the Activity Centre boundary. No change to the existing zoning of land is therefore required to accommodate any land use changes within the boundaries of the Activity Centre.

During the course of completing the Study, discussion occurred with Council and with an officer of the Department of Environment, Land, Water and Planning (DELWP) as to the following potential implementation options:

- Application of the Activity Centre Zone (ACZ) to the study area and the inclusion of a new Schedule to the ACZ; and
- Amendment of the existing Schedule 6 to the Design and Development Overlay (DDO6) which currently applies to the study area, to include the recommended built form objectives.

Practice Note 60 – Height and Setback Controls for Activity Centres explains the function of the Activity Centre Zone (ACZ) as being the "preferred tool to guide and facilitate the use and development of land in activity centres", with purposes including "to encourage a mix of uses and the intensive development of the activity centre".

Practice Note 60 also explains that the Design and Development Overlay (DDO) is "the preferred planning instrument for implementing discretionary and mandatory building heights and setbacks on an interim basis or at neighbourhood centres".

Whether contained within the ACZ or the DDO, design objectives and decision guidelines are to be well structured and carefully worded to provide clear guidance to both decision makers and designers, to minimise the likelihood of approval of a proposal which does not implement the applicable design objectives.

Given the above guidance, amendment of the existing DDO6 is recommended, rather than the application of the ACZ and inclusion of a new ACZ Schedule as:

- The existing zones applicable to the study area are suited to achieving the strategic objectives for the Activity Centre including those identified in the Study.
- A Schedule to the DDO (DDO6) was seen as an appropriate means of implementing the existing Springvale Structure Plan.
- The objectives of the Study relate predominantly to built form and only incidentally to land use. The scope of the Study, and its outcomes, do not extend to a land use analysis of the kind that would be needed to justify replacement of current land use zones with the Activity Centre Zone.
- Notwithstanding that the built form objectives apply on a permanent (rather than an interim) basis and the Activity Centre is at a level higher than "neighbourhood" in the activity centre hierarchy, there are considerable advantages in maintaining the continuity of built form controls within the Activity Centre as found within the DDO6 Schedule.

6.3 MANDATORY OR DISCRETIONARY CONTROLS?

Practice Note 60 provides guidance for setting height and setback controls for Activity Centres. The practice note makes the following recommendations about mandatory and discretionary controls in Activity Centres:

- When appropriate maximum and minimum height and setback controls are identified, they should be included in the relevant planning scheme as discretionary controls with clear design objectives.
- Discretionary controls are more likely to facilitate appropriate built form outcomes than mandatory controls by providing more flexibility to accommodate contextual variations and innovative design. This preferred form of height control has been supported through a number of planning panels, more so than mandatory controls.
- Mandatory height and setback controls will only be considered in exceptional circumstances.

The Study recommends, and the proposed amendments to the DDO6 Schedule will implement, discretionary controls in relation to heights, building setbacks and street interfaces. This is consistent with the guidance in Practice Note 60 for a flexible framework.

6.4 RECOMMENDATIONS

Following from the above, it is recommended that the Study be implemented through the following changes to the Greater Dandenong Planning Scheme:

Clause	Proposed Change
Municipal Strategic Statement (MSS)	
21.03-2 – Achieving the Vision	Amendment of the statement of strategic directions for Springvale Activity Centre to refer to the Study outcomes and objectives.
21.04-2 – Retail, Commerce and Entertainment	Include reference to implementation of the Study under the heading "Policy and exercise of discretion" on page 10 of the Clause.
Local Planning Policies (LPPs)	
22.04 – Urban Design in Activity Centres	Update the Table to Clause 22.04-3: Centre Specific Policies for consistency with proposed revisions to DDO6.
22.10 – Springvale Activity Centre Local Planning Policy	Update the Local Planning Policy to refer to the Study and its key objectives.
Overlays	
Schedule 6 to Clause 43.02 (DDO6)	Revision of existing Schedule 6 to the DDO to implement the outcomes of the Study and support its built form objectives.

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