15-29 Coomoora Road, Springvale South – project update

Following community engagement in early 2019, Development Victoria has taken feedback onboard and revised its plans for the site. Development Victoria’s vision is to transform the site into a welcoming and inclusive residential community that provides homes for a diverse range of people in Springvale South and the surrounding community.

WHAT WE HEARD

- **Density**: The number of townhouses was considered too high by some people.
- **Traffic**: Concerns regarding potential traffic impacts to local roads and widths of internal streets.
- **Parking**: Additional on street car parking required.
- **Building heights**: Some people were concerned townhouses would overshadow neighbouring properties and sit too close to property boundaries.
- **Price**: Potential buyers wanted affordable housing options in Springvale South.

DRAFT MASTERPLAN - MARCH 2019

- 90 townhouses with a mix of two, three and four bedrooms and car parking for each property
- 20 visitor car parks
- Road widths set at 5.5m
- Large open spaces and protection of existing trees
- Safe pedestrian links

REVISED MASTERPLAN - AUGUST 2019

- 60 townhouses with a mix of two, three and four bedrooms and car parking for each property
- 30 visitor car parks
- 13 land only lots, comparable in size to neighbouring properties to address concerns of overshadowing and ensure consistency with the neighbourhood character
- Wider roads to allow better traffic flow on site set at 6.5m
- A 3% increase in large open space and protection of existing trees
- Safe pedestrian links
WHAT’S NEXT
Development Victoria has submitted the revised masterplan to the City of Greater Dandenong. This document includes a simplified design proposal and details related to social, traffic and environmental impacts, and the proposed construction methodology and management. The community has an opportunity to provide feedback on the revised plans. To do so, contact the City of Greater Dandenong at council@cgd.vic.gov.au.

The revised plans aim to balance neighbourhood character and generous amounts of public and private open space, with the need to provide a greater supply of diverse housing for future residents and the existing community.

Why does this site need housing?
Like many middle ring suburbs, house prices in Springvale South are becoming out of reach for middle-income earners.

According to the Greater Dandenong Housing Strategy 2014-2024, the population of the area is expected to rise from 147,000 in 2014 to 179,000 in 2024. Springvale South needs new homes to keep up with this growth and to ensure growing families can stay close together.

The revised plans will provide more housing diversity in Springvale South and offer an opportunity for middle-income earners to purchase a home in the area.

PROVIDE FEEDBACK ON THE REVISED MASTERPLAN BY CONTACTING THE CITY OF GREATER DANDENONG AT COUNCIL@CGD.VIC.GOV.AU BY 30 AUGUST 2019.

What does affordable housing mean for this site?

Affordable by Design - This means making housing affordable by efficient design and delivery of dwellings. Well-designed medium density townhouses will allow the development to reflect the local character by offering open space through gardens and courtyards that encourage a community lifestyle and safe communities.

Affordable Ownership - This means making housing affordable for purchase by moderate income earners or young families struggling to break into the housing market. This may be achieved by access to financial support such as shared equity schemes or first home buyer grants.

Affordability in Victoria

Melbourne Housing Stress
Based on Melbourne’s median household income, it currently takes 10 years to save a deposit. Over half of low income renters pay more than 40% of their income towards rent, making it harder to save for home ownership.

Travel to jobs
Currently the average daily commute is 65 minutes. If new housing opportunities are not supplied within established areas close to central Melbourne, travel times will continue to rise and the health and wellbeing of communities will be impacted.

Victoria has a housing affordability crisis. There is an urgent need to provide more affordable and diverse housing across the State and Development Victoria is playing a role in delivering solutions.

Examples of household incomes that may require affordable housing

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Income Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single household</td>
<td>with an income of around $62,000</td>
</tr>
<tr>
<td>Couple household</td>
<td>with a combined income of $93,000</td>
</tr>
<tr>
<td>Family household</td>
<td>with a combined income of $130,870</td>
</tr>
</tbody>
</table>

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

To help meet the needs of Victoria’s growing population, Development Victoria is providing a range of affordable housing at its new residential property projects.