DESIGN COMPETITION BRIEF APPENDIX 4 Part 1
Springvale Community Precinct Masterplan
Springvale Civic Masterplan

Masterplan Report
November 2013

Greater Dandenong
City of Opportunity

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1. Introduction

The City of Greater Dandenong (Council) undertook a planning and design process to identify a suitable option for the future use and development of the Springvale Civic Site at 397-407 Springvale Road, Springvale. This report outlines a preferred option for the future use and development of the site. The project was to obtain community input and stakeholder involvement in the planning process. The purpose of the project was to ensure that the site remains an active community space and focus for civic activity through the agreed long term vision, particularly when the Council office is relocated to Dandenong in March 2014.

The Springvale Civic Masterplan has been informed by:

- A Vision and Guiding Principles for the site
- Two phases of community consultation
- Economic feasibility and scenario testing
- Feedback from other stakeholders
- Existing legislative, planning and policy requirements
- Good planning and design principles
- Following consideration of the various viewpoints, directions and information, a preferred option (the Masterplan) has been identified for the future of the site.

The Springvale Civic Masterplan also includes the new Springvale Learning and Activity Hub, a new building for an expanded Springvale Library, in relation to the design and development of a new Community Hub building. The Masterplan provides a plan for the future needs of the Springvale Community. The Springvale Civic Masterplan gives significant open space back to the local Springvale community. This responds to the community groundswell for the site to be mostly ‘green’ public spaces and also responds to the perceived loss of open space when the Police Station was developed. There will be a range of both passive and active open space zones, including a play area, plaza and active sports area.

Detailed service provision configuration and model for delivery will be determined by a separate process, according to the Master plan of the ongoing SCIP (Springvale Community Infrastructure Plan) which identifies different agencies, groups and key Springvale Library in relation to the design and development of the new Springvale Library. The Masterplan is flexible enough to accommodate future recommendations. In the interim, Council has committed to renewal of existing facilities.

1.1 Project Overview

1.1.1 About this Project

The purpose was to ensure that the site remains an active community space and focus for civic activity through the agreed long term vision, particularly when the Council office is relocated to Dandenong in March 2014.

The Springvale Civic Site is located on the eastern side of Springvale Road, Springvale – between Grace Park Avenue to the north and Hillcrest Avenue to the south. The subject site is identified as the Springvale Civic Site at 397-407 Springvale Road, Springvale. It includes the Springvale City Hall, Library, Civic Offices, the Historic Society, SICMA and various open space and public realm areas.

The Springvale Civic Masterplan aims to build in the valued elements such as the green open spaces and the much loved as well used Library service, to the perceived loss of open space when the Police Station was developed. There will be a range of both passive and active open space zones, including a play area, plaza and active sports area.

To the north of the subject site are predominantly single storey residential developments, with the Melbourne-Pakenham rail line lying approximately 750m north of the subject site. East of the precinct is the Sandown Greyhound Racing Club, with Killester College located approximately 150m south of the site. West of the site is the Springvale Road retail precinct with Springvale Police Station and Community Centre located immediately west of the subject site, near Springvale Road.

The Springvale Civic Masterplan has been informed by:

- A Vision and Guiding Principles for the site
- Two phases of community consultation
- Economic feasibility and scenario testing
- Feedback from other stakeholders
- Existing legislative, planning and policy requirements
- Good planning and design principles

1.1.2 What is the Study Area

The Springvale Civic Site is an important Community asset...

1.1.3 How is the project being governed

The Springvale Civic Site is an important Community asset...

A Vision and Guiding Principles for the site...
1.2 Structure of this paper

This paper consists of 3 key sections: These are:

- Background
- Masterplanning Process
- The Masterplan

The key components of the paper include:

- A summary of Community and Stakeholder Engagement
- A vision for the precinct
- Guiding principles for the precinct
- Preliminary layout scenarios for the precinct

1.3 The Project Brief (Non-negotiables)

- City Hall and the Supper Room are being retained and upgraded
- Library and customer service presence shall remain on site to service the local community
- The chambers part of the council offices building shall be retained and used for community meeting space and/or possibly accommodate customer service presence
- Construction of a new library, Learning and Activity Hub and potentially customer service presence
- The site will have significant, multi-purpose open space with landscaping that reflects the Springvale community and allows for a variety of community uses for all ages.
- The war memorial shall be retained and relocated
- The historical society will remain on site
- There shall be increased sustainable open space zoned by way of active and passive areas, including playground, plaza space and active sports areas
- The increased open space shall be achieved by demolishing a large part of the existing Springvale Municipal building
- Improved and expanded car parking

Figure 4: Non-Negotiable Elements
14 Project Methodology (Project Management Plan)

The project was undertaken across 10 Phases, linked to 2 key stages of Consultation and engagement.

The following flow chart summarises the key relationships between processes, output, workshops and consultation events, that ensured the masterplan delivered was a product of a collaboration between Council, the community and key stakeholders.

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**Project Working Group**

1. **COGD + consultant team**
   - Previously identified Stakeholder inputs & objectives research (evidence base)
   - Identify & outline additional key stakeholders
   - COGD expectations
   - Site planning and land use framework / analysis
   - Identify suitable benchmarking case studies

**SITE FRAMEWORK: PLANNING PRINCIPLES & OBJECTIVES**
- Priorities
- Implications
- Principles
- Non-negotiables

**VISION**

Site framework plus the agreed community vision for the site

**PREFERRED MASTERPLAN & DEVELOPMENT STRATEGY**

**Masterplan Design Options**

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**Oct 27 2012 Caretaker Period**

- EMT & Council Sign off on Site Framework & Stage 2 Community Consultation & Engagement Plan

**Nov/Dec 2012**

- EMT & Council Sign off on Project Vision & Stage 3-4 Community Consultation & Engagement Plan

**May 2013**

- Finalisation of Masterplan and Development Strategy

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**Finalisation of Masterplan and Development Strategy**
2. Strategic Support and Background

2.1 Overview

This section provides an analysis of the study area, including its strategic context and the key issues and opportunities to be addressed as part of the future planning of the site. This information and community feedback has driven the vision, guiding principles, and layout scenarios that in turn informed the Springvale Civic Masterplan.
2.2 Strategic Context

The Springvale Civic Masterplan was guided by a significant body of legislation, policies and studies that will need to be considered in the future planning and design of the site.

The following figure provides a summary of legislation, strategies, policies and studies directly influencing or impacting this project. Details of key influencing documents are also summarised in a the Document and base material register in Appendix xx.

![Diagram of Strategic Context]

**City of Greater Dandenong Planning Scheme**
- Civic Strategic Statement Clause 21 of the Greater Dandenong Planning Scheme
- Local Planning Policy Clause 22.04 - Urban Design in Activity Centres
- Local Planning Policy Clause 22.19 - Springvale Activity Centre Planning Policy
- Planning and Environment Act 1987

**Civic Strategies and Plans**
- City of Greater Dandenong Council Plan 2009-2013
- Community Wellbeing Plan 2010-2013
- Greater Dandenong Community Safety Plan 2011-2014
- Greater Dandenong Community Plan – Imagine 2030
- Civic Wide Early Years Infrastructure Plan (Capric, 2010)
- City of Greater Dandenong Disability Action Plan 2010-2014
- CoGD Civic Housing Strategy Statement of Intent (CoGD, 2012)
- Open Space Strategy (CoGD) 2009.

**Local Strategies and Plans**
- Springvale Activity Centre Structure Plan (CoGD, ...)
- Springvale Activity Centre Planning Policy Clause 22.10 (CoGD, )
- Civic Widen Early Years Infrastructure Plan (Capric, 2010)
- City of Greater Dandenong Consultation Policy (CoGD, 2011)

**Community and Stakeholder Engagement**
- City of Greater Dandenong Consultation - Springvale and Central Dandenong Community Infrastructure Plan (CoGD) (Sweett, William Ross, Interact, 2012)
- City of Greater Dandenong Accommodation Strategy Report (Burns Bridge, 2008)

**Community Services & Infrastructure**
- "Discussion Paper - Springvale and Central Dandenong Community Infrastructure Plan (CoGD)" (Sweett, Williams Ross, Interact, 2012)
- City of Greater Dandenong - Springvale Civic Building Site (Treelogic, 2011)

**Site Based Assessments**
- Arboricultural Assessment: City of Greater Dandenong - Old Springvale Depot Site (Treelogic, 2011)
- City of Greater Dandenong - Springvale Civic Building Site (Treelogic, 2011)
- Building Condition Analysis - Springvale Civic Site Masterplan (Sweett, 2012)
- Springvale City Hall Inspection Report (Kersaulting, 2011)
- City of Greater Dandenong, Springvale City Hall - Options Discussion Paper (The Matrix Group, 2011)
- Division 5 asbestos in the workplace survey and risk assessment for City of Greater Dandenong - Old Springvale City Hall (NATA, 2010)
- City of Greater Dandenong - Springvale Civic Building Site (Treelogic, 2011)

**Design Options and Feasibility**
- Springvale Masterplan (PLM, 2008)
2.3 Key Influencing Documents
Also Refer Appendix - Sweet Town Planning Report 2012

2.3.1 Local Planning Policy Framework

2.3.2 Springvale Activity Centre Structure Plan (April 2010) (SACSP)

Background and Overview
Springvale is defined as a Major Activity Centre (MAC) under the Melbourne metropolitan strategy Melbourne 2030. Consequently, Springvale is required to provide for a range of commercial, housing, transport, housing and community facilities.

A key directive of Melbourne 2030 is for local planning authorities to prepare a structure plan to guide land use and development in and around the centre into the future. Accordingly, the Springvale Activity Centre Structure Plan developed in April 2010 to guide the development of the centre.

The structure plan provides an overview of the centre and outlines the vision or direction for its future development.

Key Issues
Eleven (11) key issues have been identified under the Structure Plan. These are as follows:

1. Commercial Operation
   The centre is a convenient shopping destination with a niche market in food retailing and an emerging medical and health services function.
   It is proposed to strengthen the service based offer for the activity centre and to consolidate the retail centre within its existing area.

2. Housing
   Housing is generally low density with some demand for new and larger detached dwellings. This is proposed to be strengthened along Springvale Road and north of the railway line. Mixed use development within the commercial area is also supported.

3. Accessibility – Public Transport
   There is increasing patronage on the Dandenong/Cranbourne line, with poor integration between bus and rail interchanges. Grade Separation is proposed along with bus lanes and provision of information.

4. Accessibility – Private Transport
   There is a need to encourage walking and cycling trips as alternatives to motor vehicles. Consideration is given to improving networks and reducing vehicle speeds. There is a proposal to establish a clearer street hierarchy with pedestrian orientated streets created in high activity areas and better traffic circulation.

5. Car parking
   The structure plan proposes the creation of off-street parking spaces to reduce demand for on-street car parking. This is to be undertaken to create a pedestrian friendly centre with easily accessible car parking.

6. Street Design
   Focus on wider pedestrian streets with additional medians and tree planting in vehicle orientated streets to improve amenity.

7. Built Form
   The design guidance in the structure plan seeks to provide for more intensive development in the core area with a scaled down interface area.

8. Urban and Open Space
   The provision of quality urban and open space is seen as a key to the development of the activity centre. There is a need to provide dedicated civic and open spaces to build on the pedestrian links.
   This includes a town square and urban plazas. The green open space areas on the fringe will be enhanced through landscaping and street linkages.

9. Sustaining the Environment
   The structure plan seeks to reduce waste, improve stormwater quality and reuse and integrate ESD principles in new development.

10. Community Infrastructure
    This plays an important role in providing facilities and assistance to new residents and emerging communities. The structure plan seeks to maintain this role through the support of local services, venues and employment opportunities.

11. Land Use Directions
    These directions support the objectives of the structure plan with a focus on the potential development of land close to existing commercial activities and public transport.

Impact on Civic Precinct
The SACSP identifies under the ‘Community Infrastructure’ key direction that the civic site is to continue to play a key community infrastructure role through the upgrade of the Springvale Library, retention of existing town hall, as well as new parkland. In particular, new residential development is identified as the preferred outcome for the former depot site – which has remained largely redundant since Council amalgamations in 1994.

Open space provision is highly desirable within the civic precinct as a means of offsetting the loss of a significant proportion of Eriksen Gardens (west of the site) for the development of a new police station.

Built form is to contribute to a vibrant business and social setting with higher buildings within the core area with lower level development on the fringe. Commercial development within areas zoned Business 1 should have zero setbacks and continuous verandahs.
3. Site Analysis

3.1 Overview

This section provides an analysis of the site including the key issues and opportunities to be addressed as part of the future planning of the site. The information and community feedback obtained to date has informed the ongoing design and development of the site.

3.2 Analysis

The below analysis is divided by use sub-precincts of the Springvale Civic site, refer Figure 8.

**Civic Precinct**

The Civic site is a large and open allotment with excellent street frontage to Springvale Road. The site has the closest proximity to Springvale Central of any aspect of the subject site, and contains the bulk of the existing built form currently on the subject site. The site is zoned PUZ6, and as such is readily available for the intensification and development of Council and community-based services. Based on this, the current planning framework relevant to this sub-precinct supports focusing new public Council and community-based infrastructure within this portion of the subject site. Providing a key public use development within this portion also accords with the provisions of the Springvale Structure Plan, which seeks to maximise the development potential of the subject site.

It is also critical to acknowledge the existence of the Heritage Overlay Schedule 70 (HO70) which applies to an Oak tree close to the intersection of Springvale Road and Grace Park Avenue. Providing open space to this frontage and retaining the Oak tree would be an appropriate outcome within this context, and would assist in articulating the integration of any new civic development with the Springvale Road and surrounding residential interface. The provision of open space within the precinct has been identified by the Structure Plan of particular importance as a means of offsetting the loss of open space in neighbouring Ericsson Gardens for the construction of the new Springvale Police Station.

**Strengths**

- Large allotment size, central location, Residential 2 Zoning, absence of overlays, no notice requirements;

**Weaknesses**

- Existing built form on site, absence of development plan (removes ability to formulate and stipulate development expectations of private market);

**Opportunities**

- Development of ‘key residential redevelopment’ in accordance with strategic provisions of the Springvale Structure Plan and local policies. Sale of site to purpose builder for larger development;

**Threats**

- Bushfire Prone Area, overdevelopment in light of residential interfaces;

**Potential Development Scenario**

The subject site is readily zoned for higher density residential development. The proposed rationalisation of the site by Council for this purpose is supported by the planning framework relevant to the site. As a means of further stipulating development expectations to the private market and value adding to the site, the implementation of a DPO by way of a Planning Scheme amendment would provide greater certainty. Further, this site could be sold to purpose builders for a key redevelopment due to its large size and central location. Built form is to achieve required BAL level at building permit stage due to the site’s designation as bushfire prone.
Figure 9: Site Aerial
3.2.2 Library & Historic Society Precincts

The Library and Historic Society Precincts are smaller sub-precincts within the context of the wider subject site, and – like the whole of the site – are centrally located within the broader Springvale context. The sub-precincts are zoned PUZ6 and as such are developable only for the purposes of public uses (specifically, Local Government). The sub-precincts do not have any overlays, and have residential interfaces to the east and south.

The sub-precinct feature extensive existing built form by way of the existing library and Historic Society. A small single storey dwelling utilised for the purposes of SICMAA (Springvale Indochina Mutual Assistance Association) intersects the sub-precinct, but – as this is not owned by Council – is not included in the sub precinct.

Based on the current planning framework, the sites are readily developable for the purpose of public use buildings. The sites are therefore able to play a role in the redevelopment of the civic precinct by continuing to accommodate civic buildings and services.

However, given the site’s prime frontage to Springvale Road, the capacity may exist to develop the sites for a range of other uses. Taken together, the sub-precincts form an allotment of a substantial size which can be further increased through the purchase and acquisition of SICMAA. Although retail would capitalise upon the site’s central location and Springvale Road frontage, the Structure Plan identifies that the site is to be used for the purposes of open space.

A planning scheme amendment process to rezone the subject site to a zone capable of accommodating a range of uses and development scenarios would position the sub-precinct for rationalization as a means of assisting the funding of capital works projects. A planning scheme amendment process is mandatory for rationalization of public-use zoned land pursuant to Government Land Monitor policy. As existing on-site civic buildings and facilities can be relocated to an intensified civic precinct, a planning scheme amendment process to rezone the site to a MUZ or similar would value-add to the subject site and provide for increased development scenarios capable of contributing to the strategic vision for Springvale Road and the civic precinct as identified in the Springvale Structure Plan and local planning policies of the Greater Dandenong Planning Scheme.

• **Strengths** – Springvale Road frontage, large allotment size;
• **Weaknesses** – Public Use Zoning, residential interfaces, existing built form on site;
• **Opportunities** – Rezoning and rationalization of land. Alternatively, continued public use of site;
• **Threats** – Under-use of site potential, Bushfire Prone Area;

One potential development scenario is to rationalise the land and relocate existing civic uses onto civic sub-precinct. The lot could then be rezoned (in accordance with Government Land Monitor Policy) to a MUZ or similar prior to sale as a means of facilitating enhanced activity on site and capitalising upon frontage to Springvale Road. Built form is to achieve required BAL level at building permit stage due to the site’s designation as bushfire prone.
Figure 10: Movement and Access

Figure 11: Springvale Strategic Framework Plan
Figure 12: Public Realm, Open Space & Landscape

Figure 13: Springvale Strategic Framework Plan
Figure 14: Interfaces, Solar Access & Vistas
Figure 15: Built Form Conditions

What are the mixed use opportunities?
4. Issues & Opportunities

4.1 Overview

The following provides a summary of the key issues and opportunities identified. These issues and opportunities were refined through a workshop with key stakeholders and the PCG and used to inform the development of masterplan scenarios.
Does the existing site gateway to Springvale CBD function?

Is a direct connection to City Hall from Springvale Road important?

Is direct pedestrian access off Springvale Road important?

Disconnection and separate movement networks

Is a pedestrian & vehicle link from Springvale Road to View Road important?

How do we manage potentially large areas of car parking?

Are north - south links important - mid block?
Movement and Access

**Pedestrian, cycle, vehicle, service and emergency vehicle**

### 4.1.1 Known Recommendations
- Integrate the Civic Land Parcel with the Depot Land Parcel without adversely affecting value or development opportunities
- Provide connectivity to Springvale CBD
- Provide for adequate vehicle access, circulation and parking
- Complement, rationalise and / or provide for a comprehensive system and hierarchy of pedestrian and shared bicycle paths around and within the site, linking people with places of interest and assisting way-finding
- Sustainable transport – opportunities for bicycle parking zones and link with public transport system
- Ensure that the precinct is as accessible as possible to people of varying physical and mental abilities
- Identify opportunities and recommend locations for way finding and interpretive signage and lighting

### 4.1.2 Additional Issues & Opportunities
- Mitigating the impact of at grade car parking - alternate delivery model/ shared provision
- Site access improvements and logical wider connections - shared use
- Lighting and pedestrian safety - night/day
- Future movement anchors / generators (desire lines) - Library as a significant activity generator (night & day)
- Creating views and vistas
Figure 17: Mixed Use Opportunities

- Municipal Site
- Depot Site
- Connections to Springvale CBD
- PUDs
- RZI
- Infrastructure Opportunities

What links (to services in Springvale CBD) are important?

What are the mixed use opportunities?

Potential for residential opportunities?

Can the Library be co-located?

Fluidity of boundary between civic site and depot site - mixed use opportunities?

Should the depot site provide community services and infrastructure?

Potential for commercial & mixed Use opportunities?

“Multi-use facilities lose their identity”

Is the Library at capacity for service provision?
### Mixed Use Opportunities

**Housing, Commercial and Community Uses**

<table>
<thead>
<tr>
<th>4.1.3 Known Recommendations</th>
<th>4.1.4 Additional Issues &amp; Opportunities</th>
</tr>
</thead>
<tbody>
<tr>
<td>n Increase efficiency and utilisation of the available space</td>
<td>n Fluidity of property boundary between civic site and rear depot site</td>
</tr>
<tr>
<td>n Provide a Customer Service Centre</td>
<td>n City Hall retention and future augmentation</td>
</tr>
<tr>
<td>n Provide a Library, including provision for storage and display of Council Artwork collection</td>
<td>n Service models &amp; building formats</td>
</tr>
<tr>
<td>n Provide Community Meeting Facilities</td>
<td>n Housing and commercial opportunities on the Civic Land</td>
</tr>
<tr>
<td>n Provide Function Facilities</td>
<td>n Mixed use opportunities on the Depot Land</td>
</tr>
<tr>
<td>n Provide Community Care Office Space</td>
<td>n Other (unknown) community needs</td>
</tr>
<tr>
<td>n Provide connectivity to Springvale CBD</td>
<td>n Flexibility for changing needs</td>
</tr>
<tr>
<td>n Provide suitable meeting and exhibition space for Springvale Historical Society</td>
<td>n Modes for representation of cultural groups</td>
</tr>
<tr>
<td>n Respond to cultural and natural heritage of the locality- reflects the multicultural nature of the City</td>
<td>n Vertical Integration</td>
</tr>
<tr>
<td>n Provide for linkages with Council’s social, cultural, recreational and leisure programs</td>
<td>n New modes - Indoor/ Outdoor Spaces</td>
</tr>
</tbody>
</table>
Figure 18: Sense of Place

- **Municipal Site**
- **Depot Site**
- Buildings to be removed
- Buildings to be retained
- Unknown Status
- Existing Deepwater
- New built form opportunities
- **Required**
  - High level activation and engagement at Deepwater Road
- **Interface**
  - Commercial
  - Trees - High Aesthetic Value
  - TRZ - High Natural Value
  - Trees - Other

- **Heritage Overlay - Oak Tree**
- Easement will split new built form opportunities

- **“The Town Hall should be in a more prominent spot - closer to the road, or open space up the front”**
- **Potential for varied urban open spaces to be the dominant character**
- **Building quality & sustainability - “knock it down and start afresh” vs ‘adaptive reuse’ vs ‘don’t change’**
- **Potential for open space to unite/integrate/connect uses?**
- **Activation and built form presence on View Road?**

Potential for varied urban open spaces to be the dominant character
4.1.5 Known Recommendations

• Contemporary urban landscape design approach – a showpiece of quality, innovation and practical design
• Protect and enhance any existing natural values within the site - mature trees and significant vegetation that should be retained where possible
• Increase efficiency and utilisation of space
• Retain & refurbish City Hall and Supper Room
• Demolish all buildings on the Depot Land
• Retain/relocate War Memorial on site
• Retain/relocate Memorial for deceased Council Officers on site
• Buildings reflect civic significance and respond to context
• Strong built form presence to Springvale Road - gateway to Springvale Activity Centre
• High level of activation and engagement at Springvale Road
• Investigate alternative use for the existing Civic building (SCIP to confirm)

4.1.6 Additional Issues & Opportunities

• Current use - failings / positives?
• Existing building location constraints - easement, interfaces, access
• Relationship between buildings and open space - blending indoor and outdoor
• Valued structures and landscape elements
• Potential for adaptive reuse and expansion opportunities
• Accessibility and visibility

Sense of Place

Environment, Landscape, Built Form and Opportunities for Interaction
Figure 19: Social Benefit

We lost open space when the police station was built

Opportunities for increased ‘value’ and use of open space provision

Opportunities for public open space on Springvale Road?

Potential for co-location of community uses

Open space provision within the Depot site?

Opportunities for social infrastructure?
## Social Benefit

*Community Uses, Social Infrastructure, Public Realm and Open Space*

### 4.1.7 Known Recommendations

- Provide quality public open space and passive recreation
- Provides for a broad range of passive and active recreational pursuits
- Give priority to leisure and recreation opportunities
- Encourage participation to enhance quality of life
- Provide areas suitable for larger community events such as festivals and celebrations
- Provide 'appropriate' Open Space
- Provide high quality Urban and Landscape design
- Access for people of varying physical and mental abilities
- Provide suitable locations for supporting infrastructure, i.e. power supply and water
- Integrates public art and other cultural and community activities within designs and initiatives
- Design that fully integrates with adjacent residential uses, the Springvale Activity Centre and open space
- Combination of preserving what the community holds dear with the changes necessary to ensure Springvale has access to the best possible services

### 4.1.8 Additional Issues & Opportunities

- Size and function (role) of open space and public realm
- New 'types' of open space and public realm
- Introducing technology and communication into the landscape
- Ephemeral spaces
- Consolidation and efficient use of open space provision
- Valued spaces/protected open space
- Improved connection to buildings and use
- Improved connectivity and legibility of spaces
- Activation opportunities
- Complimentary recreation opportunities
- Bring Civic assets and services up to date
- Overcoming language and social barriers
Figure 20: Sustainable Futures

- Metropolitan
- Ignite Site
- Public
- RZ

Sustainable precinct as a ‘benchmark’ for the municipality

Potential for 6-7 Star new facilities as a catalyst and ‘pilot project’

18 months as Municipal Office

Expansion / adaption - timing implications for service provision?

Tolerance for density & height?

"All renovations and rebuilding should accommodate sustainable design"

"Any Development must be financially responsible"

Timing - does the Depot Land fund/trigger works on the Municipal Parcel?

Tolerance for density & height?
4.1.9 Known Recommendations

- Potential to attract and hold community and commercial activities such as festivals, expos etc.
- Staged implementation programme, including feasibility
- Comprehensive Masterplan, able to be easily used for funding submissions from external authorities
- A place that is sustainable to construct and use - minimises the use of natural resources and energy, both in terms of initial works and ongoing management
- Display best practice in sustainable environmental design within an urban environment
- Design is sensitive to the limited ongoing resources of Council with regards to Council’s operations and maintenance
- Master Plan optimises the financial value of the depot site - medium density residential development, realizing maximum financial value through prospective sale of the land
- Flexibility - allow for the precinct to be upgraded or redeveloped in stages over the next 5 years
- Initiatives which are achievable in the short, medium and longer term
- Co-ordinated implementation of initiatives outlined in the master plan within Council’s Long Term Financial Plan and Capital Improvements Program

4.1.10 Additional Issues & Opportunities

- Public realm capacity for events
- Fluidity of property boundary between civic site and rear depot site
- City Hall retention and future augmentation
- Impact of car parking
- Service models
- Stormwater management

Sustainable Futures

Environmental, Financial and Social Performance of the Site Over Time

- Potential to attract and hold community and commercial activities such as festivals, expos etc.
- Staged implementation programme, including feasibility
- Comprehensive Masterplan, able to be easily used for funding submissions from external authorities
- A place that is sustainable to construct and use - minimises the use of natural resources and energy, both in terms of initial works and ongoing management
- Display best practice in sustainable environmental design within an urban environment
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- Co-ordinated implementation of initiatives outlined in the master plan within Council’s Long Term Financial Plan and Capital Improvements Program
5. Community and Stakeholder Engagement

5.1 Background

The Master Plan will generate considerable expectations given the social, community, cultural and economic aspirations of Springvale, and will be the key plan to shape the future direction of the Springvale area. It is imperative that the Master Plan represents community sentiment.

The community consultation process may identify alternative or new functional requirements that will need to be considered as part of the Master Plan development.

The City of Greater Dandenong has worked closely with the Community, Stakeholders and Consultants to develop a series of preliminary aims, objectives, briefs, concepts, master plans and reports for the project. This information will be made available upon commencement of the project and will be used as a point of reference to be built upon.

The provision of social planning advice and the design and implementation of the consultation and engagement process need to recognise the complex nature of the partnerships and issues embraced in the Springvale Civic Site Project and ensure an energising and respectful approach to integrate these interests and build confidence in the strategic planning process.

5.2 Consultation & Engagement Strategy

A detailed Consultation and Engagement Strategy was prepared with the Project Working Group to facilitate community and stakeholder input at the key project stages (see appendices).

The strategy was implemented in two main stages:

STAGE 1 - ‘Tell us what you think’ - input into the vision for the site

The objectives for this stage of consultation were:

- Provide accessible and accurate project information.
- Build community and stakeholder understanding and ownership of the planning process.
- Establish community values and aspirations for the site.
- Facilitate broad-based involvement in the planning process.
- Develop an agreed vision to inform the development of the Master Plan.

Rather than focus on getting large numbers of people involved in this early stage, a key premise of this stage of work was to use the available resources to facilitate a diversity of views and interests to participate in the process.

STAGE 2 - The Draft Masterplan - provide clear and accessible information to about the Draft Masterplan, to offer opportunities for community feedback on the plan and identify potential short term projects for future funding and capital works

The objectives for this stage of consultation were:

- To facilitate feedback on draft Master Plan.
- To build community and stakeholder confidence in the planning process.
- To build understanding and ownership of the planning process.
- To identify potential short term projects for future funding and capital works.
5.3 Stage 1

This initial consultation was informed by the outcomes of an internal workshop with the project Working Group and nominated staff as part of an initial staff of internal consultation (Stage 1). The group considered the outcomes of previous consultation and research reports and initial considerations from the Tract team’s site inspection. The workshop participants set a framework for the consultation which included a number of key themes and issues. A separate report has been provided on the outcomes of this workshop, including a set of draft planning principles and consideration the following key success factors (see page xx).

5.3.1 Approach

In meeting the information objectives of this stage of work, council officers undertook the following:

n Preparation of a brief information bulletin which was distributed to approximately 4000 business and residents in the local Springvale area (the bulletin advertised a community information display at the library and provided a space for written feedback).

n Posters were placed in the Springvale Library and Civic offices promoting the project and the community information session at the library.

n Blank ‘postcards’ were made available at the library for users to provide comments input about the future options for the site.

n There was electronic notification of the community information session through Facebook, e-distribution list, and Council’s website and events guide.

n A media briefing was held, journalists from all local papers (Greater Dandenong Star, Leader and Dandenong Journal) were given copy of bulletin we issued to public.

n Advertisements were placed in all local papers (Greater Dandenong Star, Leader and Dandenong Journal).

n Articles appeared in the Greater Dandenong Star on 15 Nov and 29 Nov.

n The process for community consultation involved both workshops targeting key areas of interest and an open community information display at the Springvale Library on Saturday December 2nd.

The Project Working Group agreed the workshops should target representatives of the following interests:

n Young people
n Older adults
n Community organisations

Representatives were invited to participate in the workshops the week preceding the community information session to promote the consultation process to the members of participant organisations.

The outcomes form the workshops, written feedback and the community information session are outlined in this report with a summary of key ideas provided in the following section.

‘It is a beautiful spot, with easy access, informal, inclusive and inviting and relatively low key, acting as a hub for fishing and boating, and as a destination for walks from the shopping area.’

(Comment from December 2012 consultation)

‘Keeping the atmosphere of Lorne as a fishing village with great walks around the coast and into the hinterland with its rivers and waterfalls.’

(Comment from December 2012 consultation)
5.3.2 Results - Ideas for the Future

In considering the big themes of the project, participants in the discussions raised some important ideas about future opportunities for open space, community facilities and other uses.

Community Benefit

Workshop participants were asked what services, facilities and opportunities they thought were appropriate to be on the site in the future to enhance the role of the site in the Springvale community.

There was a high level of agreement that the library should continue to be an important focus, with the need to expand and upgrade the facilities available as part of the library. In the future people wanted to see improved access to computer facilities, quiet study areas, space for homework groups, community education and community meeting rooms and facilities for children as part of the library.

“A library is essential, with community centre functions.” “Expand the library with literacy programs and local heritage.”

Concern was express about losing council’s presence from the site, with a desire to see a customer service function and community information function remain as part of the precinct. There was also discussion about the kinds of services that should be available on the Springvale site including services for older adults, community development functions and the opportunity for Council to continue to hold meetings at the site on a regular basis.

There was strong support for improved community meeting facilities to support the roles of different community organisations and allow various community activities and programs to take place on the site. Many of the community organisations identified the opportunity to create space for community based groups and activities (“Like a Ross House.”) It was also suggested that the over sub-scribed Senior Citizen’s Centre could move to enhanced facilities on the site.

There was a desire to, “Create a focus for community activity” for people of all ages and cultures. This included small scale meetings and larger scale community events and festivals requiring indoor and outdoor space.

The quality and diversity of open space opportunities was also mentioned (see below). This included consideration of both the ‘active’ and ‘passive’ functions of open space.

Sense of Belonging/Sense of Place

In thinking about ‘sense of place’ and ‘belonging’, participants were asked to consider the things that could make the area a place where everyone feels comfortable and offer opportunities for all members of the community to visit.

There was considerable discussion about the importance of open space functions and opportunities to provide welcoming and appropriate environments for people of all ages and cultures. For young people this included spaces for active recreation, “Like the pop-up park in Dandenong, it’s an awesome area!” and safe Springvale Civic Precinct Consultation Report (Stage 2) © 2012 for City of Greater Dandenong

spaces to hang out and meet others. For older people space for informal interaction (seating, shade) and recreational activities like Tai Chi were suggested. “Create outdoor spaces for people to just relax.” There was support for encouraging outdoor events, improved play facilities, cultural celebrations and family gatherings. It was generally agreed that these different needs could be met through ‘zones’ of activity within the area.

There was some discussion about the opportunity to broaden the notion and treatment of heritage to embrace the different cultural groups that make up the Springvale community “Everyone must feel they belong to the place.”

There was a strong emphasis on providing a beautiful space, with plenty of green and plantings to inspire local pride “Create an oasis. Avoid a big concrete car park.” Participants were divided about including a specific cultural reference just as a ‘Chinese Garden’, but there was support for integrating different cultural traditions and elements just as water and specific styles of planting. The opportunity for people to participate in projects such as public art initiatives was mentioned. “An open space for the young ones to express themselves.” “A creative place, not a monster of a building.”

A number of people mentioned the opportunity to enhance the sense of entry to the site and its civic purpose by improving the links to City hall with boulevard from Springvale Rd. “This should be the centre of Springvale. Something nice to present Springvale.”

Movement & Access

There was strong support for improving universal access into and through the site. Particular mention was made of the needs of older people with limited mobility and parents with prams. Moving between facilities is currently seen as difficult and unsafe by some because of the arrangement of footpaths and car parks. Most people felt that pedestrians should have priority on the site in accessing community facilities with good lighting, improved signage and safety supported.

Some people mentioned the need to provide improved cycling links to the site to encourage more people to ride to local facilities. A local or community bus network to key facilities was also suggested.

People commented on the difficulty of crossing Springvale Road safely to get to the site and the use of the on-site car parks by Centrelink customers.

There was support for improved parking, particularly drop off facilities for the library and local services and bus parking for events.

Mix of Uses

All groups discuss the need to manage and balance open space requirements with the opportunity for improved quality and access to community facilities. “We have the opportunity for the City of Greater Dandenong to provide something that matches up to the best in the world.” There was strong support for the primary focus of the site to be open space and community uses with a focus on the library, community development, community education and cultural activities.

There was some support for compatible commercial activities such as a café, although there was stronger interest in activities run as community enterprises to support local skills development and employment. The Springvale Civic Precinct Consultation Report (Stage 2) © 2012 for City of Greater Dandenong 17 young people were the most enthusiastic about commercial activity in the precinct, including the opportunity for restaurants, retail and a cinema.

There was an interest in any future housing on the depot site meeting the needs of older adults in the community and providing a link through the depot site to the civic precinct.

5.3.3 How has this feedback been used?

The feedback from the stage 1 of consultation has been used to guide the development of preliminary ideas for the Springvale Civic Masterplan, as outlined in the following sections of this paper.

The feedback will also be retained for future reference during later stages of the project (eg development of the draft layout plan).
6. Guiding Principles

The Springvale Civic Masterplan will be guided by a Site Planning Framework which brings together all of the Council and community aspirations, key non-negotiables and future opportunities. It reflects these into a set of 14 principles. These principles have been developed through initial stages of community and stakeholder consultation, analysis of the key opportunities and challenges for the precinct and based on the key findings from the Springvale Revitalisation - Civic Buildings project consultation report (The Agenda Group).

6.1 Initial Project Principles

The listed below have been adopted by the Project Control Group and shall be interpreted in the development of the designs.

**Masterplanning Principles:**
- Community participation and engagement
- Alignment with Strategic Plans for Springvale
- Sustainability
- Incorporation of Historical Events and Cultural Diversity
- Provision of quality community facilities
- Multi-purpose and shared use of facilities

6.2 Why are the Guiding Principles important?

The Site Planning Framework, along with the vision, will be used to direct and assess all future planning and design outcomes within the precinct to ensure that future developments are consistent with the vision and the community's aspirations for the precinct. It performs the role of the 'set of rules and guides' by which ideas for the masterplan of the site can be assessed and tested. This ensures that the entire masterplan is entirely consistent with the inputs all of the valuable inputs from the Council, community and stakeholders.

The Site Planning Framework also forms the comprehensive case and the evidence for the final masterplan once it is complete. These guiding principles were refined following feedback within the masterplan workshop, and the Stage 2 community consultation. The following are a set of agreed success factors that came out of the workshop discussions, and were compiled within the working session of smaller groups.
6.3 Agreed Success Factors

These factors were informed by the previous discussions on the site constraints and opportunities, and form the basis for establishing the Site Planning Framework.

**Sense of Place**
- Provide a well-used and well-loved destination/s for all ages.
- Identify and enhance the valued physical aspects of the site.
- Build a sense of character and identity for current and future generations to feel pride and belonging.
- Enhance the role and potential/use of the library and City Hall in the wider community.
- Create active, accessible and safe public places for all people at all hours.

**Movement & Access**
- Ensure that people have priority over cars.
- Provide for efficient parking and car access.
- Facilitate a sense of arrival and ‘ceremonial’ access (to City Hall?).
- Achieve good public permeability through the site.
- Delineate/define access for civic users and future residents.

**Mix of Uses**
- Optimise the relationships and benefits of open space and community infrastructure.
- Residential development should reflect the priorities of Council’s Housing Strategy and show case good/innovative design. (Inclusive? Affordable?)
- Generate a viable mix of uses which optimise the value of the site to current and future generations.

**Sustainable Future**
- Demonstrate and encourage sustainable use of resources through the design of the site.
- Provide flexible, adaptable and affordable spaces to meet changing needs over time.
- Ensure an integrated approach to social, environmental and economic success/performance of the site/project.
- Optimise links to public transport and enhance local access.
- Develop workable implementation mechanisms to support agreed project outcomes.
The Site Planning Framework is a tool used to guide the creation of an agreed vision for the site, the preparation of a masterplan concept for the site, and to test proposed outcomes against in the final masterplan strategy.

The Site Planning Framework is made up of a Vision, a set of Guiding Principles, and a series of more detailed Site Outcomes.

**Vision**

The Vision will be generated with the input of the key stakeholders, wider community groups and Council officers in the next stage of the project. It will be guided and informed by the Principles and Site Objectives stated below.
6.5 The Guiding Principles

**PRINCIPLE 1**

Creation of a new ‘cultural, community and civic hub’ for the Springvale community that is a local landmark destination and a ‘beacon’ for civic pride and use.

**PRINCIPLE 2**

Support a range of multi-purpose, co-located and connected local community and cultural services, in ‘clusters’. These create innovative opportunities for the way people use and experience the precinct.

**PRINCIPLE 3**

To establish a new ‘civic cluster’ based around the existing City Hall, Supper Room, and a new library with associated customer service presence.

**PRINCIPLE 4**

Urban places and spaces that generate a viable mix of uses which optimise the value of the site to current and future generations.

**SITE OUTCOMES**

**What does this mean for the Springvale Civic Masterplan?**

- The focus of the site will be multi-purpose places and spaces, visible from Springvale Road, that bring local cultural, community and civic uses together in the one precinct.
- The precinct is the natural place for public gatherings and events within Springvale - formal and informal use for events, performances, markets, community gatherings and entertainment.
- Facilities such as meeting rooms, gathering spaces, reception, and amenities can be shared between multiple user groups.
- The existing City Hall, Supper Room should liaise with the new library across the key public plaza within the precinct.
- Surrounding buildings to encourage spatial enclosure to the public plaza spaces and active uses on at least two sides. This prevents empty and uncomfortable public spaces.

- Community based services fronting the public spaces should be complemented by smaller scale commercial uses such as café, kiosk, and shop (at an appropriate scale).

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- Surrounding buildings to encourage spatial enclosure to the public plaza spaces and active uses on at least two sides. This prevents empty and uncomfortable public spaces.

- Community based services fronting the public spaces should be complemented by smaller scale commercial uses such as café, kiosk, and shop (at an appropriate scale).
PRINCIPLE 5
To create a precinct that provides high quality green public open space and park, and creates a strong local ‘sense of place’, responding to the diverse cultural heritage of Springvale now and into the future.

SITE OUTCOMES
What does this mean for the Springvale Civic Masterplan?

- The character of the site should emphasise the provision of green open space for the wider Springvale community. A design philosophy of ‘buildings in the park’ supports this.

- The key public plaza spaces, and green park spaces should be highly visible from Springvale Road.
- The landscaping layout should be derived from the allocation of uses to spaces and the movement of people between spaces. (not a large, poorly defined park)

PRINCIPLE 6
Easy, safe and enjoyable ways to get around the precinct on foot, that draw people into and through the precinct.

SITE OUTCOMES
What does this mean for the Springvale Civic Masterplan?

- The precinct should be a pedestrian priority zone, with access for all emphasised for all potential uses.

- Ease of access from all streets. Legible connections to surrounding public spaces.
- The main entries to public facilities should be easy to locate. In broader terms the site should be easy to navigate and enjoy.

PRINCIPLE 7
Car parking that is easily accessed, provides direct and universal access to all facilities and services. This does not dominate the public realm and is sensitively located and detailed.

SITE OUTCOMES
What does this mean for the Springvale Civic Masterplan?

- Large at-grade carparking areas should be minimised. Where carparking exists, it should be located to best access buildings and spaces but not visually detract from the site.

- Creative ways to incorporate carparking beneath open space, buildings or parkland will need to be explored.

PRINCIPLE 8
A precinct that is a natural meeting and gathering place. It encourages public engagement and association and provides a well-used and well-loved destination for all ages.

SITE OUTCOMES
What does this mean for the Springvale Civic Masterplan?

- The precinct is legible and memorable in its layout and design, making it an easy destination to find, visit and enjoy.

- It incorporates areas of more active engagement and recreation, as well as passive park areas and more private contemplative gardens.
SITE OUTCOMES
What does this mean for the Springvale Civic Masterplan?

- Protection from the weather, variation from open to roofed or enclosed spaces to allow options for usage and utilisation in all conditions.
- External covered spaces that encourage movement between buildings and functions.
- Multi-purpose uses of all covered and uncovered spaces.
- New buildings, structure and spaces should demonstrate that great design with high quality construction has benefits at all levels for the local community.

PRINCIPLE 9
New buildings, spaces and areas that blur the boundaries between inside and outside, between formal and casual activities in order to provide flexibility of use over time.

PRINCIPLE 10
Multi-level civic buildings that maximise the design and sustainability opportunities to provide new benchmarks for the Springvale community.

PRINCIPLE 11
Create active, accessible and safe public places for all people at all hours.

PRINCIPLE 12
Provide flexible, adaptive and affordable spaces that provide for events of varying scales and allow for the programming of multiple events and activities through the day and night.

SITE OUTCOMES
What does this mean for the Springvale Civic Masterplan?

- New civic buildings should demonstrate highly sustainable development and use as a landmark for the community, and a source of pride and education.
- The design should grow from 'human scale' elements.
- The natural topography of the site should be enhanced with landscaping and utilised to provide interest at the ground plane while maintaining universal access.
- Provide bicycle parking and shade structures to encourage public association and engagement.

SITE OUTCOMES
What does this mean for the Springvale Civic Masterplan?

- The site should have areas of interest or activity by day and night.
- Protection from the weather, variation from open to roofed or enclosed spaces to allow options for usage and utilisation in all conditions.

SITE OUTCOMES
What does this mean for the Springvale Civic Masterplan?

- Include facilities for the staging, setting up, temporary moving in and out, and on-site storage of event equipment to enable flexible uses.
SITE OUTCOMES

What does this mean for the Springvale Civic Masterplan?

- Buildings to be designed to achieve minimum 6 star 'Greenstar' as-built rating. The precinct should have a minimum energy footprint and minimise energy and water usage.
- Celebrate innovation, sustainability and forward thinking
- Maximise water and energy conservation.
- Design to be flexible and adaptable to foster evolution and long term sustainability.
- Provide an exemplar to the community of how sustainability brings benefits to all of the community.

SITE OUTCOMES

What does this mean for the Springvale Civic Masterplan?

- The site should incorporate a Place Manager or Place Management team to program, organise and coordinate all events on site.
- Marketing, branding and a communication program will help members of the community understand what the precinct is, what it includes and how they can use and enjoy it.
The Springvale Civic and Cultural Precinct is a place...

... that is inviting and friendly and open... that caters for a diverse range of community services and facilities... that is authentic and true to the local character of Springvale and its truly multicultural community... where you can get a great coffee at the library... attend functions, events and activities at City Hall... for enjoying the park setting for playing, reading or lunch... as a place to gather or meet friends... to ... that is accessible, affordable and connected to Springvale shops and transport... that is active all year round and leaves you wanting to return and stay longer ... a place that captures its history and tells its story.
8. Masterplan Matrix

8.1 Overview & Process

In order to utilise the Guiding Principles and the Site Outcomes to assess various masterplan design scenarios, a Masterplan Matrix has been prepared. This incorporates a weighting system of priority for each of the Guiding Principles, in order to allow each masterplan scenario to be reviewed, and given a nominal ‘score’. In this way, an assessment of how each masterplan scenario delivers the agreed objectives and principles of the site can be made.

The process for review using the Masterplan Matrix is:

1. Review the Masterplan Scenario against the Vision for the site. If the design does not meet the elements of the Vision, proceed no further.
2. Assess the Masterplan Scenario against the Guiding Principles. Does the design meet the Guiding Principle? If no, an alternative approach for that issue must be outlined. If yes, give the design a score against that particular Guiding Principle between 1 and 10 (1 being least successful, 10 being most successful).
3. Multiply the score for each Guiding Principle by the relative weighting, and compile a credit for that Masterplan Scenario.
4. Assess the Masterplan Scenario against the Site Outcomes. Does the design achieve or translate the Site Outcome?
5. Comments can be made against the relative success or otherwise of the design outcome, against each Site Outcome.
6. Once the total credits and comments for each Masterplan Scenario are compiled, an assessment of the more successful scenarios and design elements can be made.
Scoring - what the numbers (1-10) mean

Ranking of each Principle and its weighting

Adopted planning & design principles
What to look for - each principle

Figure 21: How to use the Masterplan Matrix

Principles & weighting system developed from:
- Background reports
- Workshops with stakeholders and councillors
- Community consultation

Fill in the raw score (left column)
The table will calculate a ‘weighted score’ based on the ranking

Adjust the final ‘ranking’ of the Masterplan Concepts
Figure 22: Example of Table to Rank Options According to Multiple Matrix Scores

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<th>Option 1</th>
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<th>Option 2</th>
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<td>1</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

‘Preferred Concept’

Option 3
8.2 Overview

1. CoGD Stakeholder workshop - ‘issues & opportunities’

2. Community consultation - "tell us what you think"

3. PWG masterplan scenarios(x6) and principles workshop

4. Preferred Scenarios 3, 4 & 5 developed as Concept options
5. PCG Presentation of Options 1 & 2

6. Feedback incorporated into a ‘Hybrid’ Masterplan (Option 3) and presented to the PCG

7. Masterplan Testing

8. The Draft Masterplan and Community Consultation on the Plan

9. The Springvale Civic Masterplan
10. Benchmarking

10.1 Overview
This section provides photo examples of other places to generate some thoughts and ideas on how the Springvale Precinct could look in the future.
**Springvale Civic Site**

*Springvale, Melbourne*

- Interface with major road
- Open, green, soft landscape
- Civic uses scattered throughout - campus style
- Lacks human scale
- Book-ends retail strip
- Un-safe evening space
- At-grade car-parking dominates

---

**LEGEND**

- Springvale Civic Site
**O1 Federation Square**

_Melbourne CBD_

- Interface with major roads
- Adjoins public transport interchange
- Book - ends retail strip
- Frequent public events and markets (indoor/outdoor)
- Hard landscape
- Use of Topography
- Sense of Enclosure
- Active edges - Surrounded by a variety of public attractions & retail uses
- Legible building address
- Human scale uses
- Activated facades
- 24hrs/7days -Safe
- Public art - inside & out

---

**O2 Pop Up Park**

_Dandenong, Melbourne_

- Adjoins Train Station
- Interface with major road
- Temporary (2 years)
- Part of the *Revitalizing Central Dandenong* imitative (Places Vic partnership with Mission Australia)
- Active & passive - 2 soccer pitches, BBQ area, picnic tables, community garden, and dance spaces
- Website/events management
- Human scale uses

---

**LEGEND**

- - - Springvale Civic Site
03 Dandenong Civic Plaza

Dandenong Melbourne

- Interface with major roads
- Located in the heart of a retail area
- Active edges - Surrounded by a variety of community services & retail uses (Library, civic offices, community facilities)
- Sense of enclosure
- Human scale uses
- Hard and soft landscape

04 Northcote Town Square

Northcote, Melbourne

- Adjoins public transport stop
- Adjoins Town Hall
- Book - ends retail strip
- Frequent public events and markets (indoor/outdoor)
- Public art - projections
- Use of topography

- Safe evening space - 24hrs/7days
- Hard landscape
- Human scale
- Sense of enclosure

LEGEND

--- Springvale Civic Site
05 Bayside City Council

Sandringham, Melbourne

- Interface with major road
- Buildings set back from street - vegetated/green interface
- Civic uses scattered throughout - campus style
- At-grade car-parking
- Council offices

06 Whitehorse City Council

Nunawading, Melbourne

- Interface with major road
- Library and council office
- Formal entry
- Hard and soft landscape
- Vehicle drop off areas
- Car-parking
- Lacks human scale
07 Sheply Oval
*Dandenong Melbourne*

- Interface with linear parkland
- Active Sports Facility (oval and grandstand)

08 MCG
*Melbourne*

- Active Sports Facility (oval and grandstands)
09 Burden Park

*Springvale, Melbourne*

- Interface with major road
- Majority soft (green) landscape
- Vehicle drop off areas
- Large Playground
- Active Sports Facilities

10 Roth Hetherington Reserve

*Kilsborough, Melbourne*

- Majority of interfaces with residential properties (rear)
- Majority soft (green) landscape
- Walking and cycling paths
- Playground
Summary

FEDERATION SQUARE

NORTHCOTE TOWN SQUARE

DANDENONG POP-UP PARK

BAYSIDE CITY COUNCIL

DANDENONG CIVIC PLAZA

WHITEHORSE CITY COUNCIL
Summary

BURDEN PARK

ROTH HETHERINGTON RESERVE

SHEPLEY OVAL

MCG
11. Development Scenarios

11.1 Overview
The Springvale Civic Site Development Scenarios provide an indication of how the site could be arranged into the future. They focus on the broad structure of the precinct – where buildings should go, how pedestrian access should be provided, where plaza and green public spaces are provided and how vehicles should circulate and park within the precinct. The scenarios have been guided by the vision and the 13 principles outlined in Section 5.

A large number of scenarios were considered as part of this process, ranging from minimal improvements to existing buildings through to significant increases in land use and built form. Some of these scenarios were ruled out through the process as they were considered to be inconsistent with community feedback, the Springvale Civic Masterplan Vision and the 13 guiding principles (see section 6.8).

11.2 Why are the Development Scenarios Important?
The scenarios are intended to help people visualise how the precinct may be used and developed in the future and generate thoughts and feedback (refer to section 8) for use in later stages of the project (eg development of a draft plan).

The scenarios are not intended to provide detailed design outcomes and do not provide detail on which where particular land uses should be provided and where. These details will be investigated in the next stage of the project when a draft plan is developed.
Figure 23: Scenario 1 - Upgrade/Expand Existing Buildings
Scenario 01 - Upgrade/ Expand Existing Buildings

“Upgrade/expand existing buildings and new public plaza space”

Key Design Elements/ Intent

1. Open north side of City Hall into a large enclosed terrace for indoor / outdoor functions
2. Investigate traffic signals for safe pedestrian crossing point and drop off zone access
3. Improve interface to Springvale Road - landscaping and improved activation through building renovations / expansion
4. Refurbish City Hall and Supper Room for function / multi-purpose use
5. Consolidated at grade car-parking at rear of the site
6. Upgrade Library and expand floor space (double)
7. Refurbish building to accommodate the needs of Learning and Activity Hub
8. Soft formal landscape to complement the plaza space for passive recreation seating, small kick about spaces, formal gardens, areas suitable for larger community events (festivals and market), etc.
9. Retain current use and function - Children's play and library breakout spaces.
10. Active urban plaza space, unifies buildings and activity
Figure 24: Scenario 2 - Upgrade/Expand Existing Buildings in Part
Scenario 02 - Upgrade/ Expand Existing Buildings in Part

“Hard edge to Springvale Road and Green Core”

Key Design Elements/ Intent

1. Upgrade Library and expand floor space (double)
2. Built form edge to Springvale Road - high level of activation and engagement
3. Opportunity for service access or drop off area
4. Refurbish building to accommodate the needs of Learning and Activity Hub/ Council Customer Service
5. Safe pedestrian crossing point - investigate signals
6. Covered walkway / outdoor functions
7. Large ‘Green Core’ - stage, covered areas, projection spaces, hard and soft landscape, community garden
8. Investigate connection of buildings to form integrated ‘Hub’
Figure 25: Scenario 3 - Green Edge/ North Facing Plaza
Scenario 03 - Green Edge/ North Facing Plaza

“New integrated facilities within one building and new public spaces”

Key Design Elements/ Intent

1. New integrated Library and Learning and Activity Hub facilities within one building or multiple buildings collocated (under single roof structure/public walkways through/cloistered verandah at edge to plaza)
2. Refurbish City Hall and Supper Room for function/multi-purpose use
3. Carpark partially sunken with active open space use on top
4. Safe pedestrian crossing point - investigate signals
5. Library / Learning and Activity ‘Hub’ drop of zone
6. Open north side of City Hall into a large enclosed terrace for indoor/outdoor functions
7. Opportunity for temporary (youth focused) active open space (eg. pop up park) / evolving community uses/flexible space for active sports/performance
8. Large covered outdoor area – expansion of library/learning & activity hub to provide sheltered space for outdoor events - may integrate with public transport stop on Springvale road
9. Active urban plaza space, unifies buildings and activity
Figure 26: Scenario 4 - Green Park North
Scenario 04 - Green Park North

“New facilities set into parkland, unified by Town Plaza”

Key Design Elements/ Intent

1. New upper level connection to refurbished City Hall and Supper Room to enable sharing of facilities with Library
2. Refurbish Supper Room and City Hall - Expand Supper Hall by developing an annex / flexible function space fronting the plaza
3. Town Plaza / hard landscape / active edges / sense of enclosure
4. Ceremonial Drive / Boulevard
5. Way finding element (vertical) - site entry
6. Multi-use action sports (skate park) and performance space - youth and families focus, synergies with learning and activity hub
7. Landscape WSUD element - linking pedestrian ‘gateway’ to active heart / sustainable initiatives demonstrated / ordering element
8. Consolidating at grade car-parking to rear of the site
Figure 27: Scenario 5 - Green Park South
Scenario 05 - Green Park South

“New facilities set into parkland, focus on performance and events”

Key Design Elements/ Intent

1. Open North side of City Hall into a large enclosed terrace for indoor / outdoor functions
2. Refurbish Supper Room and City Hall - expand Supper Hall by developing an annual flexible function space fronting the plaza
3. Multi-use action sports (skate park) and performance space - youth and families focus, synergies with learning and activity hub
4. Safe pedestrian crossing point - investigate signals
5. Town Plaza / hard landscape / active edges / a sense of enclosure
Figure 28: Scenario 6 - Increased Development
Scenario 06 - Increased Development

"Future opportunities/Built form edge and activity on Springvale Road"

Key Design Elements/ Intent

1. Marker architecture to reinforce gateway significance
2. Built form edge to Springvale Road - high level of activation and engagement
3. Opportunity for service access area and underground car parking
4. Safe pedestrian crossing point - investigate signals
5. Formal drop off zone
6. Large ‘Green Core’ - stage, covered areas, projection spaces, hard and soft landscape, community garden
7. Town Plaza / Hard landscape / Active edge to Springvale Road / Sense of enclosure