

REVITALISING CENTRAL DANDENONG SITE 11 – 15

FREQUENTLY ASKED QUESTIONS

Throughout March 2022, Capital Alliance’s project team undertook a series of engagement activities to seek feedback on the draft master plan of Sites 11 to 15. A list of frequently asked questions gathered during the engagement and their answers are provided in this document.

Responses prepared by



CAPITAL ALLIANCE



REALM studios



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CREATING A VIBRANT, MIXED-USE PRECINCT

1. Is there a defining industry or service that Revitalising Central Dandenong wants to be known for, or instantly associated with?

The master plan has been developed to represent leading outcomes in urban design and urban renewal through strategic design and planning from industry experts. The vision of the master plan is to deliver a mixed-use development to transform central Dandenong into a vibrant and thriving economic hub that will be known as the “CBD of the south-east”.

Capital Alliance believe the master plan will set an example within specialised industries of what to achieve. In particular, Capital Alliance believe RCD Sites 11 to 15 will be known as a place where someone can live, work and play – in a self-sustaining environment that utilises the concept of an 18-hour day-and-night activation.

The vision for the master plan also incorporates leading sustainability initiatives including Green Star Communities rating.

2. What are the landscape architecture provisions for the site?

The master plan incorporates a considered landscape architecture approach across the site as well as the public realm (outside of RCD sites 11 to 15’s boundary). The master plan builds on the existing public open space while providing significant improvements. This includes:

- Beatification of the site
- Summer shade and winter sun to public spaces.
- Native plantings preferenced to attract and provide for native fauna/birds to enhance biodiversity.
- Providing opportunities to connect with nature.
- Provision of landscaping to improve climate resilience by mitigating the heat island effect.
- Provides places to pause for moments which aids in prioritising active movement across the precinct.
- Water is managed across the site to get water to plantings/rootzones so that vegetation will be verdant and full.

CREATING A VIBRANT, MIXED-USE PRECINCT (CONTINUED)

3. How large are the office spaces that will be included in Stage 1 of the RCD project?

The master plan focuses on building forms and uses. Specific details of each stage of the project will be determined prior to the submission of the planning permits for each stage. Generally speaking, the office spaces in Stage 1 will have the ability to accommodate a wide range of floor areas that can support a diverse business community; from small studios or co-working facilities for startup and local businesses, to spaces for larger organisations.

These spaces are designed to be flexible, with a range of offerings that will be subject to market demand. The office spaces will be available from approximately 100m², for small business tenancies, to approximately 1,200m², for larger organisations per floor plate - or alternatively, multi-level floor plates if required.

IMPROVED PEDESTRIAN ACCESS

4. How is safety considered in the design for access from Dandenong Station to services in the RCD project area?

Supporting safety is a primary project objective. This will be achieved through passive surveillance, such as active building frontages (new buildings with active retail, hospitality, commercial and residential uses that visually interact with the footpath – through windows, shop fronts and entrances), clever use of lighting, and new development that attracts more people to the area. As population density improves throughout the course of the project, this will create many more walking trips, particularly to and from Dandenong Station, which will improve pedestrian safety in the area (perceived and actual).

RCD Sites 11 to 15 is an opportunity to transform the precinct into a contemporary, clean and attractive place, throughout the day and night, by curating the program with extensive activation. This will support a sense of safety and vibrancy.

REVITALISING LITTLE INDIA

5. What are the next steps and timeframes in the planning process for the new Little India redevelopment? Will residents be able to have their say?

Following consultation, Capital Alliance will refine the master plan based on the outcomes of community engagement. For the draft master plan to be formally considered and approved, it will be submitted as part of a Development Plan Overlay and Development Plan to the Minister for Planning. This Planning Scheme Amendment, once approved, applies a Development Plan Overlay across the subject site which provides statutory effect to the master plan.

The extent of community consultation for the project will be determined by the Minister for Planning during the Planning Scheme Amendment process.

From there, individual planning permit applications will be prepared for each stage of the development.

REVITALISING LITTLE INDIA (CONTINUED)

6. How will Little India be protected?

The master plan focuses on improving and enhancing Little India by way of rejuvenation. The new proposed orientation provides greater presence and amenities – which will not only protect the Little India precinct but enhance it.

The master plan proposes a new Little India laneway that is vibrant and engaging. This new streetscape will support Little India businesses by providing an attractive and welcoming place that people want to visit and spend time in. The Little India laneway will be a key transport link through the site – with a design that better reflects traditional Indian Bazaars, making it a vibrant place that attracts people from across Australia (and internationally) to create a culturally thriving Indian shopping experience.

7. Will existing traders be asked to provide input or be consulted on the new Little India?

Once the master plan has been formally approved by the Minister for Planning, we will reach out to the existing traders to seek an understanding of their general retail requirements. This will inform our Planning Application for Stage 1 and 2 of the project (as detailed within the staging plan of the master plan document).

DRAFT MASTER PLAN

8. Were alternative master plan designs considered and how was the draft master plan scutinised?

The draft master plan is the result of an extensive, consultative design process, through which many options were developed and tested, with inputs from a range of stakeholders. This draft master plan was informed by the areas' planning context and current urban conditions.

9. I understand that the draft master plan will be submitted as part of a Development Plan/Development Plan Overlay. When will the Development Plan be exhibited?

The draft master plan informs the introduction of a Development Plan Overlay into the Planning Scheme. Community and stakeholder views will be sought by the Minister for Planning as part of that Planning Scheme Amendment process.

10. How does the master plan align with City of Greater Dandenong community engagement and land use/planning policies?

Community consultation on the master plan was undertaken in March 2022. Capital Alliance understood that the community would like to have more time to learn more about the plan, hence a second round of engagement is now being undertaken.

The draft master plan explains how the proposed development aligns with and responds to existing Planning Policies. This includes State-level policy, such as Plan Melbourne, which encourages redevelopment, housing, employment and retail activities in the Dandenong Metropolitan Activity Centre. In Local Policy, the site is on Dandenong's identified 'Spine of Consolidation' and central urban area, which also encourage intensification towards a more vibrant, active city centre.

The development of the master plan aligns with Greater Dandenong Planning Scheme requirements Clause 22.06.

DRAFT MASTER PLAN (CONTINUED)

11. Does the draft master plan consider local heritage sites, such as the heritage bottle shop (64 Foster Street), Christopherson's Stable (120 Thomas Street) and 99 Foster Street?

For clarity, the heritage bottle shop does not form part of the master plan and is a privately owned property.

There are no changes proposed to the existing Heritage Overlays in relation to the bottle shop, Christopherson's Stable and 99 Foster Street. These properties will continue to be heritage protected.

The maintaining and re-use of existing heritage buildings is encouraged as an opportunity to not only preserve the heritage values of the area but from a sustainability perspective, building re-use is encouraged as an excellent opportunity to reduce embodied energy.