

Springvale Road - Precinct 06

Residential properties are located in the southern parts of this precinct. Lot sizes are fairly consistent in size with most over 600sqm. There are a small number of lots that could support apartment development in their current configuration.

A large 54 townhouse development is located at the intersection of Dandenong Road, the largest and most recent development in the precinct.

The local activity centre at the southern end of the Precinct provides a destination for existing and future residents. However access across Springvale Road presents a barrier, with limited pedestrian crossing facilities.

There is a mix of access arrangements to properties with some accessed from service roads, and few with direct access to Springvale Road.

The service road along the north-eastern portion of the precinct has a strong native character, with established planting located within the

private realm, yet visible from the street, contributing to the character.

The balance of the residential area, on the western side of Springvale Road, lacks a service road, however it does include widened verges in some locations, allowing for additional buffer from the arterial road traffic. Despite the lack of service road, there is a significant amount of tree canopy, with the private gardens contributing to that feeling of greenness.

The lowest traffic volumes along Springvale Road occur between Dandenong Road and Wellington Road, creating a more amenable atmosphere for residential development, due to lower traffic noise.

The majority of the precinct falls outside of an open space catchment.



High quality landscape features provide amenity, and buffer the busy intersection.

LEGEND

- Sub-Precinct Boundary
- Gateways
- Bridges
- Verges and Medians
- Tree Canopy
- Residential Areas along the Boulevard
- Planning Application
- Prominent Built form
- Bus Network
- Commercial and Mixed use Interface
- Residential Interface
- Building Height over 4 Storeys
- Properties Greater than 900 m²
- Existing Strata Properties
- Opportunity for Higher Scale Built Form
- No Service Road



SR-06

Non-residential land uses

Service road contributes to landscape character of the area

Development potential, with minimal unit development/recent development evident

Opportunity to re-landscape the drainage channel, and contribute to passive irrigation, and stormwater detention/treatment for use in nearby gardens/reserves

No access to properties from Springvale Road

Development of key site has commenced

Potential for landscape upgrade to western side of Dandenong Road, to integrate with landscape character

Lack of service lane may limit development opportunities

Figure 18. Springvale Road Precinct 6 - Opportunities and Constraints