

Springvale Road - Precinct 05

This precinct features residential land only on the eastern side of Springvale Road.

There is a limited amount of strata development in the precinct and most sites are over 600sqm. There are good opportunities for lot consolidation to provide more substantial development opportunities. A large service station site of 5,263sqm is located on the intersection with Wellington Road, within the residential zone.

The Wellington Road intersection forms a landscaped gateway featuring some low rise, and mid rise 3-4 storey commercial/office built form.

A service road along the length of the precinct provides a buffer to the high traffic volumes, contributing to the pedestrian amenity of the precinct.

There are opportunities to further enhance the pedestrian and cyclist experience along the service road, by including sharrows to designate a shared lane, and to improve intersection design to facilitate cyclist crossings.

The length of service road requires vehicle traffic to be slowed down, potentially through landscape treatments, to avoid excessive speed, whilst also providing additional opportunity for landscape embellishment, and an increase in pedestrian amenity.

This precinct exhibits limited topographical variation along the length of the road. There is some variation across the width of the cross section is evident between Monash Drive and Wellington Road, with a split road pavement between the north and south bound lanes.

The northern section falls outside of an open space catchment.



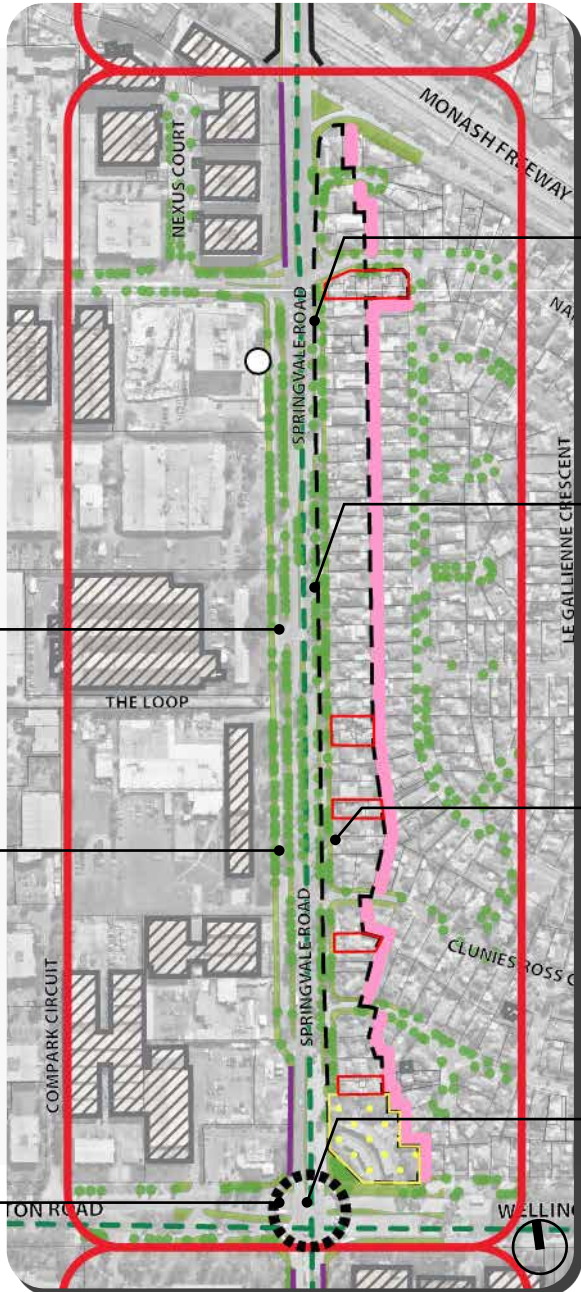
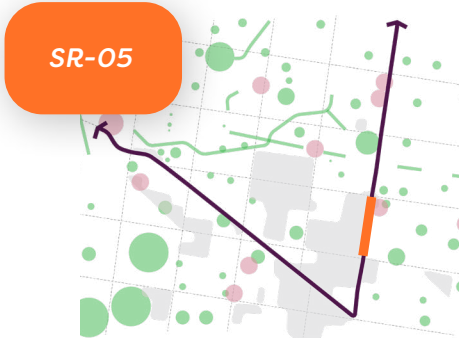
Medium sized trees in verge planting, and limited canopy available via the overhead powerlines located in the narrow outer separator.



No canopy available via the overhead powerlines located in the narrow outer separator - tall front fences limit the private realm contribution to the public streetscape character.

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



Outer separator could be re-planted with low-lying ground cover planting

High quality landscape provides screening to non-residential uses

Opportunity to improve pedestrian and cyclist connectivity across intersection

Where additional canopy trees are require passive irrigation through stormwater can enhance growth and canopy size

High level of development opportunity, with minimal unit development

Opportunity for landscape improvements along service road to reduce traffic speed, and enhance pedestrian experience.

Key development site with dual frontage

Figure 17. Springvale Road Precinct 5 - Opportunities and Constraints