

## Springvale Road - Precinct 04

This precinct has an open landscape character, which is a result of the greater number of traffic lanes and large ground level setbacks to buildings at key intersections.

A major gateway is the Ferntree Gully Road intersection, featuring three service stations, and Brandon Park Shopping Centre precinct which is set back a significant distance from the intersection. This creates an already large intersection, seem significantly larger due to the lack of built form presence. The 2013 Major Activity Centre Structure Plan outlined future setback and ultimate building heights for this area.

There is development potential within the precinct, with key sites located at Ferntree Gully Road intersection suitable for taller built form.

The northern portion of this precinct includes residential land uses, and features service roads, which helps to buffer the traffic volumes, and increase the landscape amenity. North of Ferntree Gully Road lot sizes are fairly consistent and generally greater than 600sqm, there is some strata development.

A small portion of residential land exists at the southern end of the precinct. These lot sizes are consistent and generally greater than 600sqm.

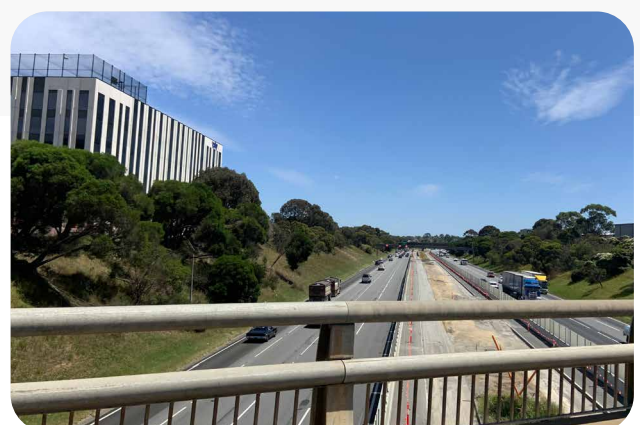
Vehicle traffic along Springvale road is the highest in this precinct, due to the Monash Freeway access ramps.

The landscape character in the northern residential area is more established, and complete, as opposed to the commercial centre, where lawn and minimal shrub/canopy tree planting is desirable. The small residential pocket in the south is also a high quality landscape setting, benefiting by the service road buffer.

Key streetscape opportunities include enhancing the gateway treatments at Ferntree Gully Road, and enhancing the pedestrian experience at these key intersections.



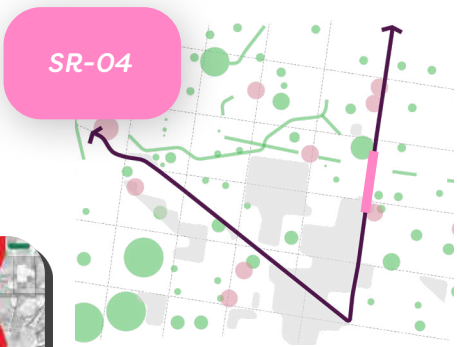
Residential dwellings being used as a medical centre.



A key gateway for the site, the Monash Freeway bridge and cutting - providing visual breaks, and landscape amenity.

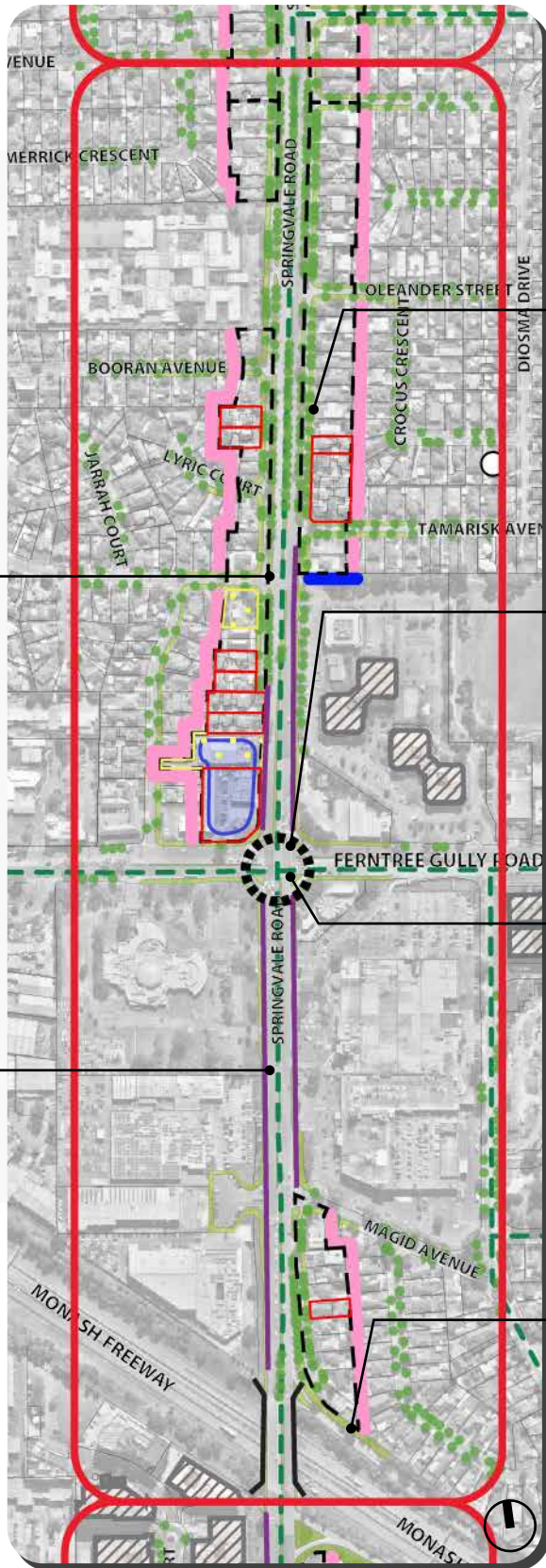
**LEGEND**

- ▭ 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



Existing development (unit/townhouse/apartment) may limit development opportunities

Opportunity to enhance landscape gateway between commercial sites and redefine the landscape character. There potential for additional canopy trees along western side of Springvale Road, and for stormwater collection through large car parking areas could also contribute to on site amenity, and urban cooling during summer



Potential development supported via service road access

Opportunity to enhance public realm at this intersection

Significant intersection may deter residential development

Proximity to the Monash Freeway may be a deterrent for residential development

**Figure 16.** Springvale Road Precinct 4 - Opportunities and Constraints