

Springvale Road - Precinct 03

This precinct is well serviced by public transport, and benefits from the nearby Glen Waverley Activity Centre. Central Reserve is a centrally located major open space anchor for the precinct, providing a green break along the road as a key destination for residents.

This precinct overall has good development potential, with the majority of lot sizes over 600sqm and some key sites over 900sqm. There are a number of gateway sites that have significant development potential with many having dual frontages. However the general lack of a service road may limit redevelopment potential.

Traffic volumes increase the further south in this precinct, as more connecting roads move traffic onto Springvale Road, heading/coming from the Monash Freeway.

This precinct exhibits limited topographical variation. There is a lowpoint at Kings Way, which then rises to the south.

There is a lack of canopy tree cover in some sections, particularly near intersections. The central median planting does convey a distinct sense of landscape character in this precinct with canopy eucalypt trees. However, the narrow footpaths and minimal verges don't support street tree planting and diminish the character of the area.

There are two signalised, pedestrian crossings at either end of this precinct, providing much needed connectivity for residents/visitors as they connect into Glen Waverley Activity Centre and Central Reserve. There are also other community and education facilities within this precinct.



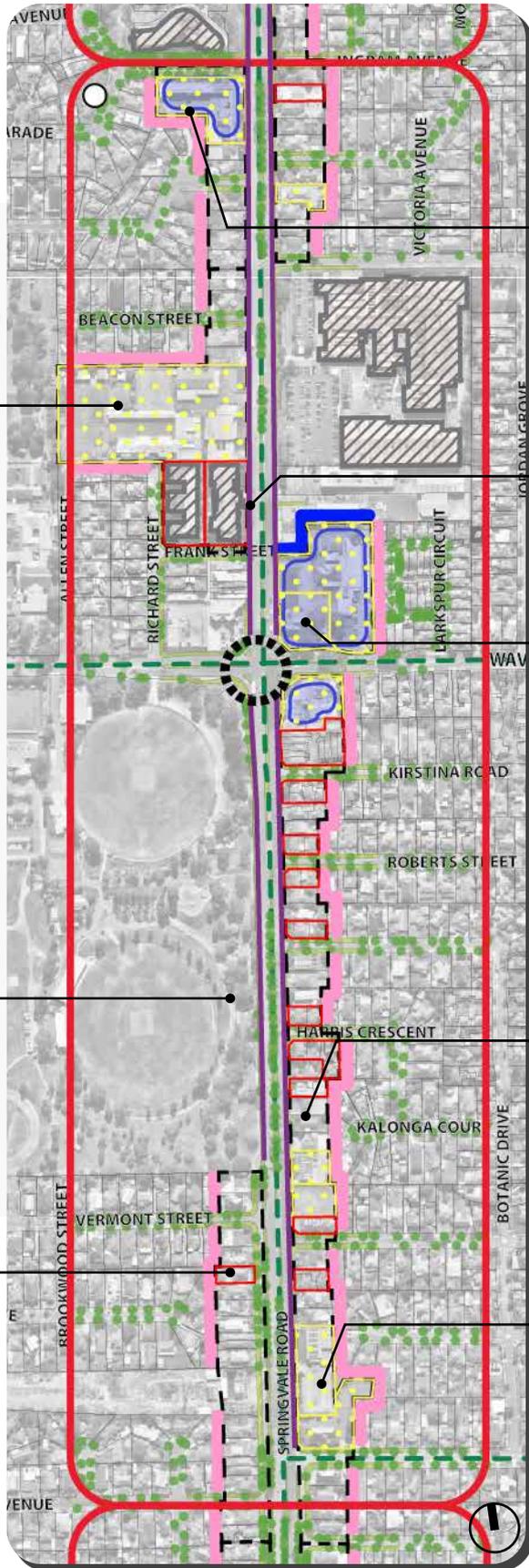
Lack of pedestrian amenity along sections of Springvale Road where no service road is provided



Canopy trees provided along service road, where verge and outer separator are of sufficient width.

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



Key development site with significant width and depth

Key development site with dual frontage, at a key intersection

Lack of service road may reduce development potential

Key development site with dual frontages

Key landscape node, provides a gateway into the precinct

Opportunity to retain/enhance front garden in new development to contribute to the streetscape

High quality landscape character evident through service road planting

Key development site

Figure 15. Springvale Road Precinct 3 - Opportunities and Constraints