

Springvale Road - Precinct 02

The precinct benefits from close access to a number of destinations including The Glen Shopping Centre, the Kingsway Restaurant Precinct, train station, commercial and retail uses, and the Civic Centre.

The High Street Road intersection, specifically, 'The Glen' shopping centre, forms an important built form gateway. When redeveloped, the Mountain View Hotel will contribute to this gateway with taller buildings supported on this site.

Lot sizes are generally large with many over 900sqm and most over 600sqm. As such, development potential along the eastern side of Springvale Road is high. Many of the sites are suitable to develop individually, but could be combined to achieve greater height and density.

The absence of a service road may limit residential development opportunities due to access constraints and lack of on-street parking. It also provides less of a buffer between housing and traffic.

This precinct provides moderate topographical variation rising to the north. It includes 'The Glen' which is located on a high point.

The landscape character in this precinct is lacking, due to less established exotic planting around 'The Glen', and a general lack of central median, and street tree planting.

There is an opportunity to retain/increase the garden area within future development, as the lack of service lane, and frequent intersections reduces the potential for meaningful street tree planting and understory planting.

Pedestrian access is high, with many signalised intersections providing crossing locations, however amenity is low, with little buffer from the busy traffic, small verges/footpaths, and limited canopy cover.

The precinct is located within close proximity to bus and train services, with Glen Waverley Station walking distance from all sites in the precinct.



Landscape amenity provided via the PPRZ, north-west of the Main Street Road intersection.

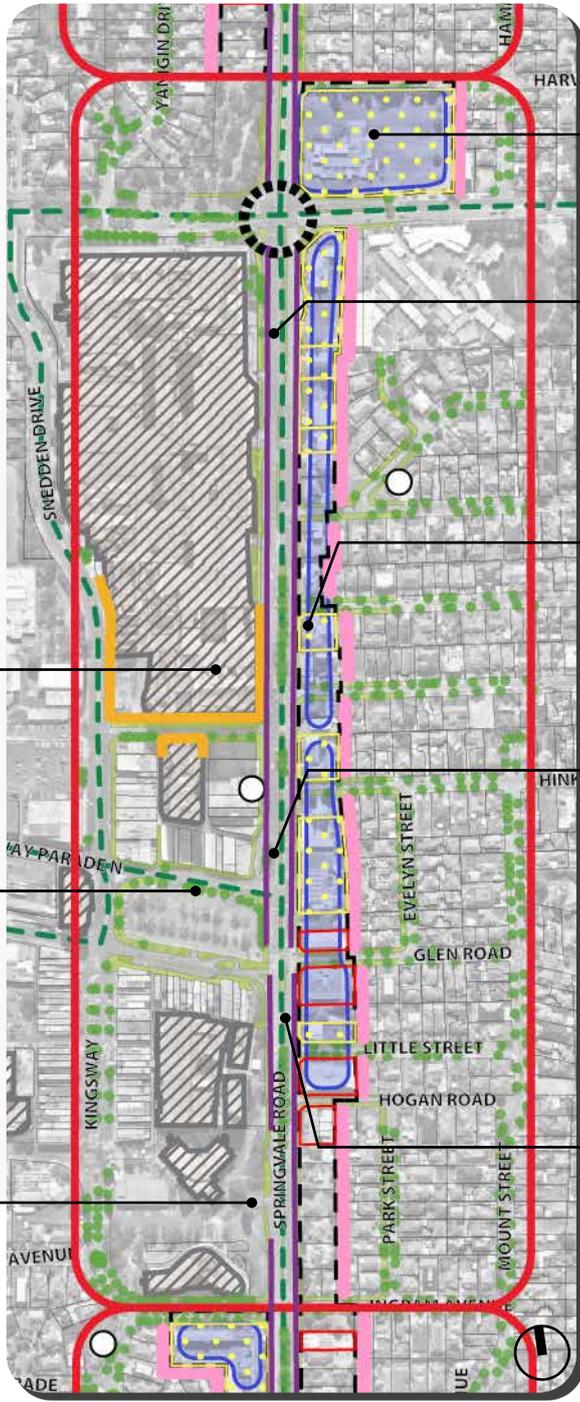


High quality landscape amenity provided at the entry to the GWAC.

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-02



Western side of Springvale Road includes a range of destinations however it is not within the study area

Car park entry to the station precinct could be further enhanced with stormwater treatment via swale drains at end of parking bays

Key landscape node, provides a gateway into the precinct. Could be further enhanced with stormwater capture, treatment, filtration, and re-use.

The GRZ9 allows for development of up to 9 storeys on this site

Lack of service road may reduce development potential

High development potential between Highstreet Road and Glen Road

Opportunity for development to retain/enhance garden character, due to limited verge/street tree planting

High levels of access to bus stop catchment, and train station catchment

Figure 14. Springvale Road Precinct 2 - Opportunities and Constraints