



Issues and Opportunities

DIVERSE COMMERCIAL RESIDENTIAL OFFER

Potential to offer a diverse mix of commercial and housing types aligned with the needs of the community such as commercial space, home/office, studios, townhouses, apartments and a percentage of affordable housing

BUILT FORM

Proposed building designs to be cogniscent of adjacent building envelopes, overlooking and acoustic issues

CONNECTIVITY TO MEGAMILE & NUNAWADING RAIL STATION

Potential lift / stair/ ramp access across rail reserve to MegaMile

PERMEABILITY THROUGH THE SITE

Opportunity for a new tree lined boulevard to generate a primary north south circulation spine and perform as a transitional space between residential and commercial precincts. Separate residential & commercial entries directly off boulevard & Norcal Rd respectively. Provide for generous pedestrian and bike paths throughout, onstreet, garage and basement carparking

EXISTING BRICK WORKS CHIMNEY

The chimney and the remnant indigenous trees and vegetation represent an important part of the local European and indigenous heritage and forms a prominent feature in the skyline. Maintain view lines to the chimney from the west where possible.

EXPLORE BRICK WORKS HERITAGE THEME

Implement a heritage implementation strategy with chimney as landmark focus, e.g. sculptures in park setting near chimney, displays of photos, heritage displays using resources of the local heritage society.

QUALITY LANDSCAPED SPACES ENCOURAGE VIEWS & PRIVACY

Potential to create generous building setbacks to adjacent and proposed residential /commercial development to allow for the planting of indigenous canopy trees and landscaping elements, and recreational spaces for the public and private realm. Utilise landscaping to create transitional zones between existing / proposed, and residential / commercial

'GREEN' LINK TO NUNAWADING RETAIL CENTRE

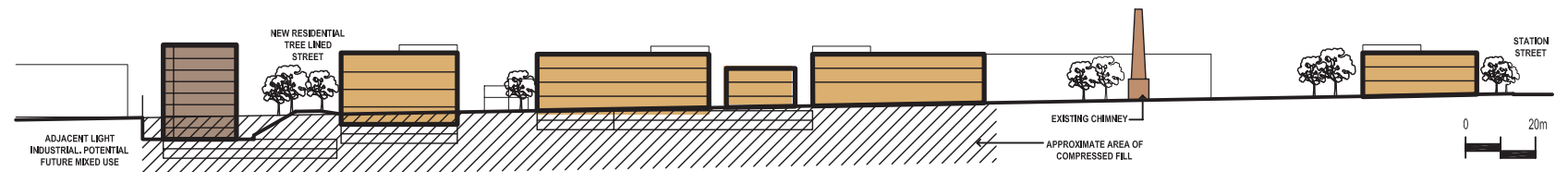
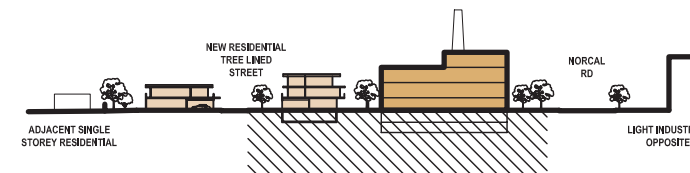
Encourage indigenous habitat corridor along Gardiner's Creek alignment to Nunawading retail centre / amenities and residential areas

CONTINUE TREE LINED STREET SCAPE ALONG NORCAL RD

Addition of indigenous trees to continue to perform role as an attractive buffer to commercial / light industrial precinct

OPPORTUNITY FOR NEW BIKE PATH ALONG NORCAL ROAD

Develop a purpose built bike lane along Norcal Road, to be integrated with wider regional bicycle network. i.e. construct new linkage over railway line at the termination of Norcal Road to connect cyclists/pedestrians with Walker Park and Council buildings.



Legend

- SINGLE / DOUBLE STOREY TOWNHOUSEW/ OPTION FOR GARAGE
- 2-3 STOREY TOWNHOUSEWITH OPTION FOR GARAGE
- SINGLE / DOUBLE STOREY APARTMENTW/ BASEMENT CARPARKING
- SINGLE / DOUBLE STOREY SHARED ENTRY APARTMENT FOR INDEPENDENT LIVING
- COMMERCIAL TENANCY 3-4 STOREY WITH BASEMENT CARPARKING
- SITE PERMEABILITY
- AREA OF FURTHER INVESTIGATION. DEVELOPMENT TO RESPECT EXISTING SIGNIFICANT VEGETATION.