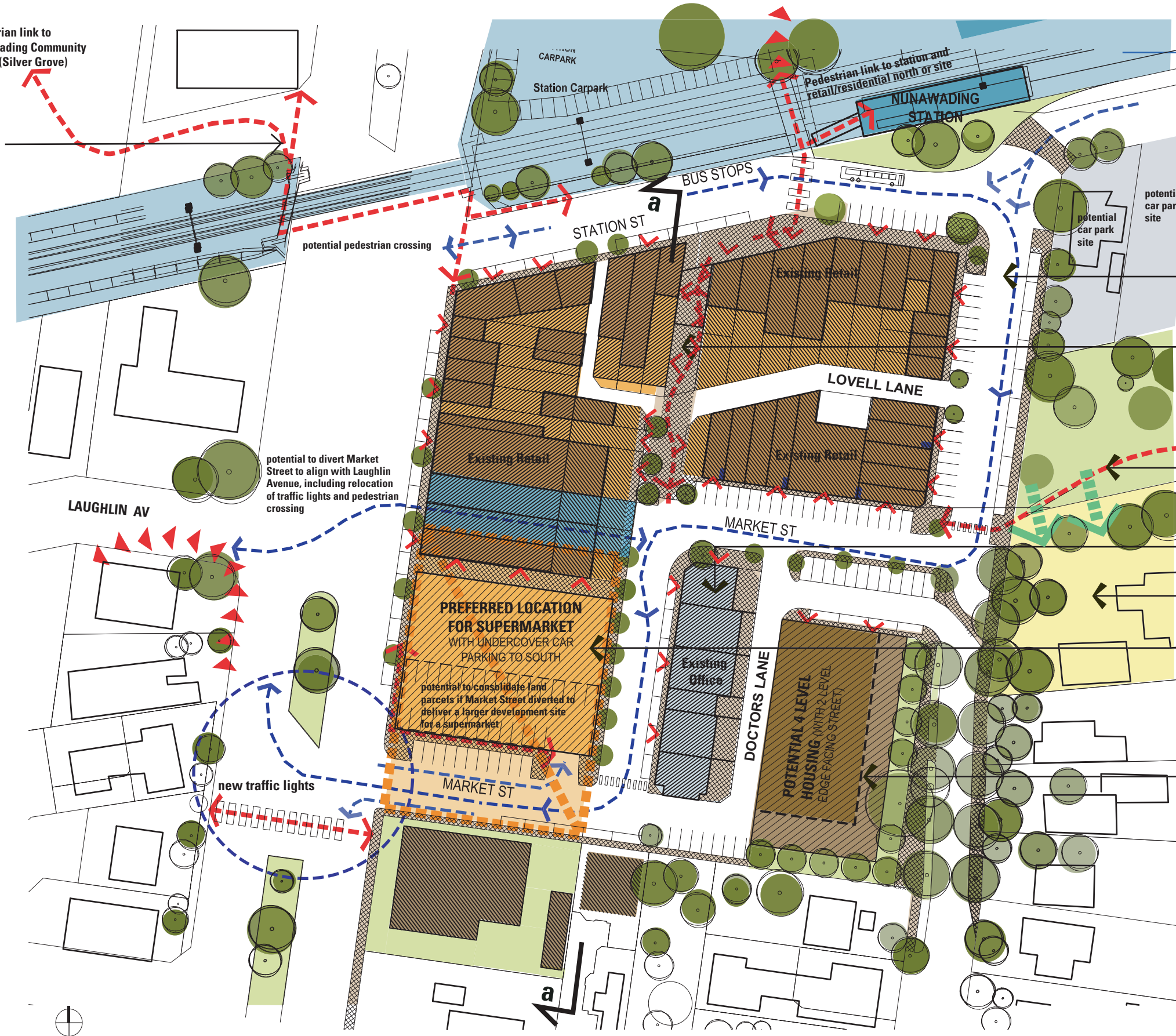


COMMUNITY FACILITIES
 Opportunity to provide significant 'visual cue' on Springvale Road for link to Community and Recreation Facilities

pedestrian link to Nunawading Community Centre (Silver Grove)



Potential air rights - multi level parking and retail

MIXED USE PEDESTRIAN PRECINCT
 Provide high quality pedestrian access & amenity to perimeter retail - Station St, Market St & Springvale Rd- with primary links to railway station, specialty retail, and surrounding residential areas.
 Provide incentives for 100% site coverage and activation of all perimeter edges. Opportunity to consolidate tenancies and provide office/residential over, up to four storeys.

MARKET STREET
 Provide continuous carparking along length of market street with direct access to retail, and shop top housing

NUNAWADING STATION LINK
 Potential to acquire single retail tenancy to create a link between the station and Market Street's destination/convenience retail. Activate lane with tenancies and shop top housing with balconies/windows over. Provide for paving, lighting & landscape treatments.

PEDESTRIAN LINK
 Provide upgraded, revegetated and lit pedestrian path through existing park & play area
 Provide incentives for consolidation of ownership and/or up to 4 storeys redevelopment

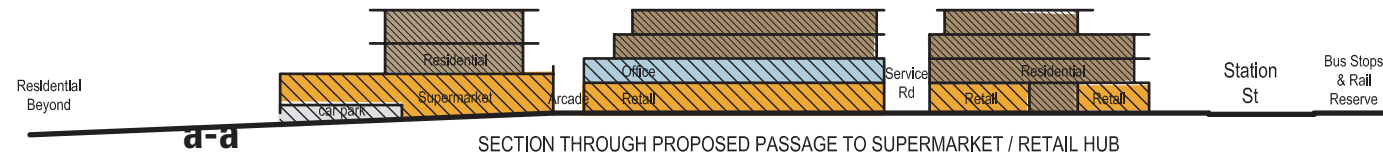
COMMUNITY USES
 Opportunity for Community Uses, owned by Nadrasca

DESTINATION RETAIL
 Preferred location for a small convenience supermarket - approximately 1600m2 could be accommodated with commercial/housing above. Opportunity for under cover car parking. Supermarket to help anchor the retail activity within the centre and activate the south-west entry.

RESIDENTIAL INTERFACE
 Potential mixed use development - up to 4 storeys with 2 storey presentation to street and south. Create avenue planting in street.

- Retail Facility
- Shop top housing
- Landscape areas
- Offices
- Vehicular access
- Pedestrian access
- Existing / Proposed trees

Plan



a-a

SECTION THROUGH PROPOSED PASSAGE TO SUPERMARKET / RETAIL HUB