

Opportunities

Community Centre building:
Extend community centre building to accommodate functions in existing outbuildings identified for retention. Potential to consolidate and improve facilities by sharing.

Varman Court interface:
Opportunity to develop new community affordable housing to the western edge of park, providing activated interfaces and informal surveillance of park. Opportunity to utilise level difference between park and street for ground floor commercial showrooms with vehicle access from Varman Court. Development to result in no net loss of open space in Nunawading. Any reduction in land to be replaced with equivalent land area in Nunawading.

Lapidary club:
Opportunity for lapidary club facilities to accommodate additional 'noise making' related community activities.

Consolidate car parking to south of site to reduce hard paving and deliver a net increase in greenspace. Upgrade greenspace to deliver a quality north facing park.

Potential height limits

- 8-11m (2-3 storeys)
- 15m (4 storeys)
- 20m (5-6 storeys) (if grade separation occurs)



Opportunities

Whitehorse Road
Showroom related activities with 8m height limit to street edge.

Encourage redevelopment of land surrounding Silver Grove Reserve for high density residential and mixed use (max. 4 storeys). Minimal overshadowing of parkland to arise from development. Potential multi-deck car park with mixed use/residential wrapping around. Potential for up to 6 levels should Springvale Rd be grade separated.

Create treed avenue along Silver Grove and Glendale Street.

Springvale Road interface:
Opportunity for 4 level housing with retail/office at ground level. Potential for up to 6 levels should Springvale Rd be grade separated. Guidelines to ensure park is not overshadowed.

Opportunity to create new urban plaza entry.

