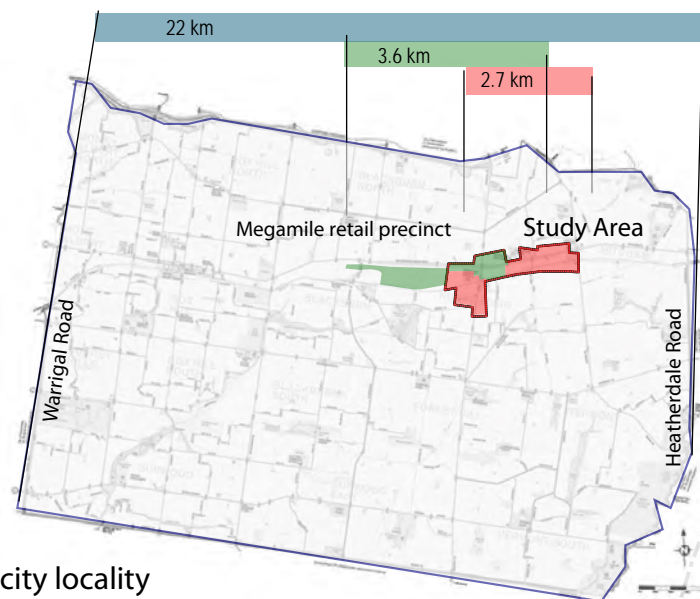
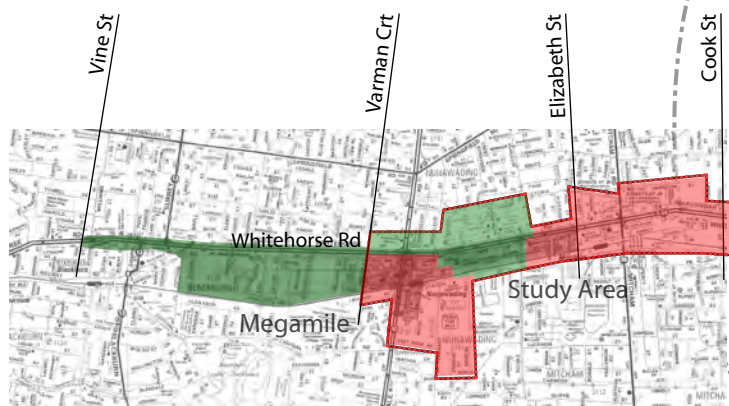


submetropolitan locality



city locality



megamile + the study area

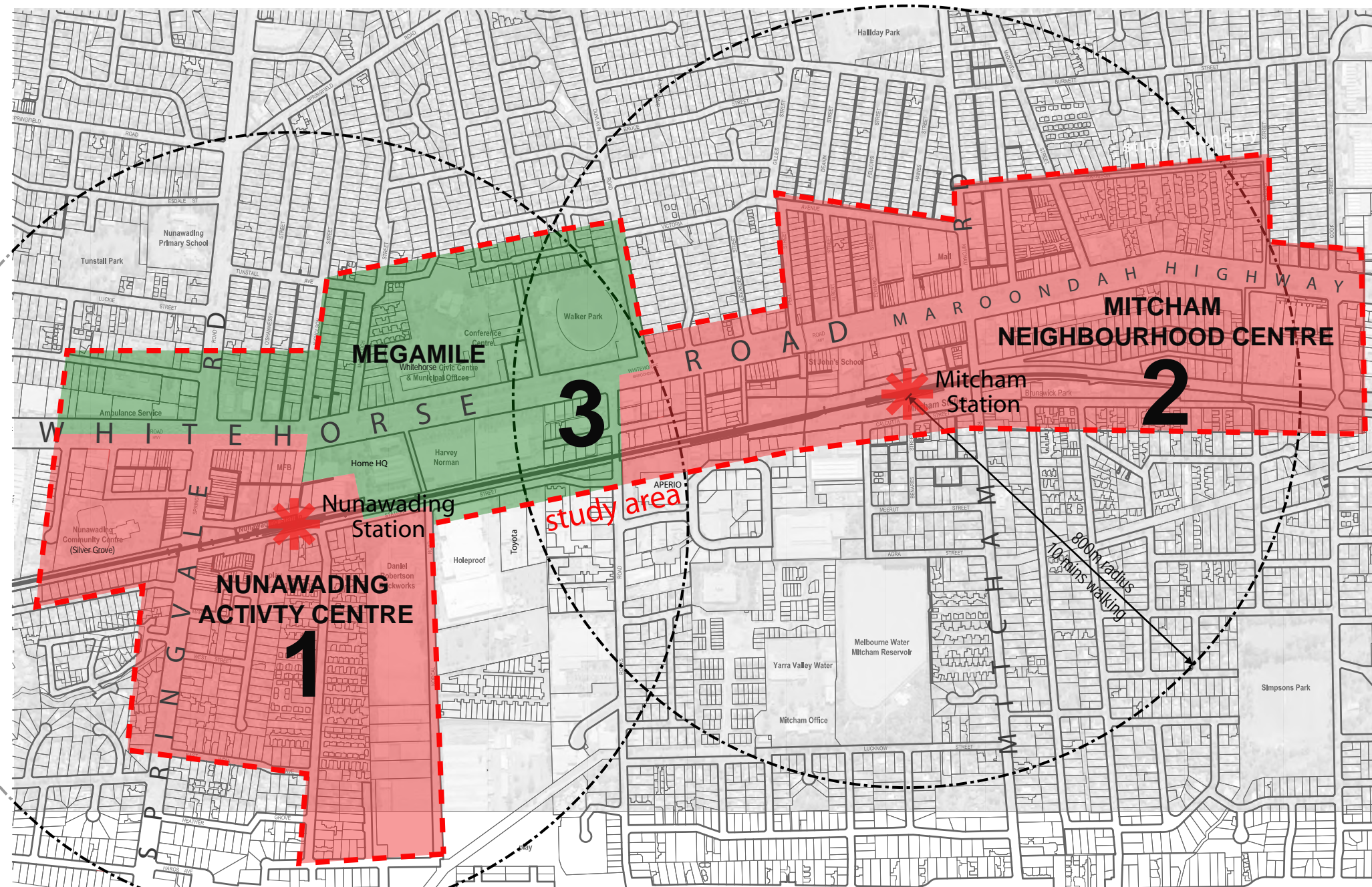
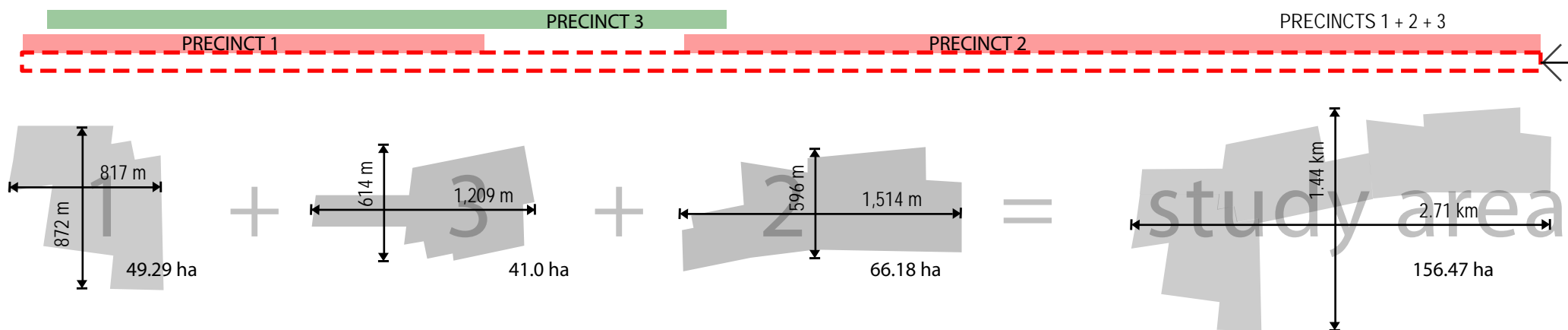
The Study Area is comprised of the mixed use activity areas between and adjoining Nunawading and Mitcham Stations. It includes a significant portion of the Whitehorse Megamile, which extends through the Nunawading/Megamile Major Activity Centre and comprises much of 'The Land Between'.

Nunawading/MegaMile
major activity centre

the land between

Mitcham
neighbourhood activity centre

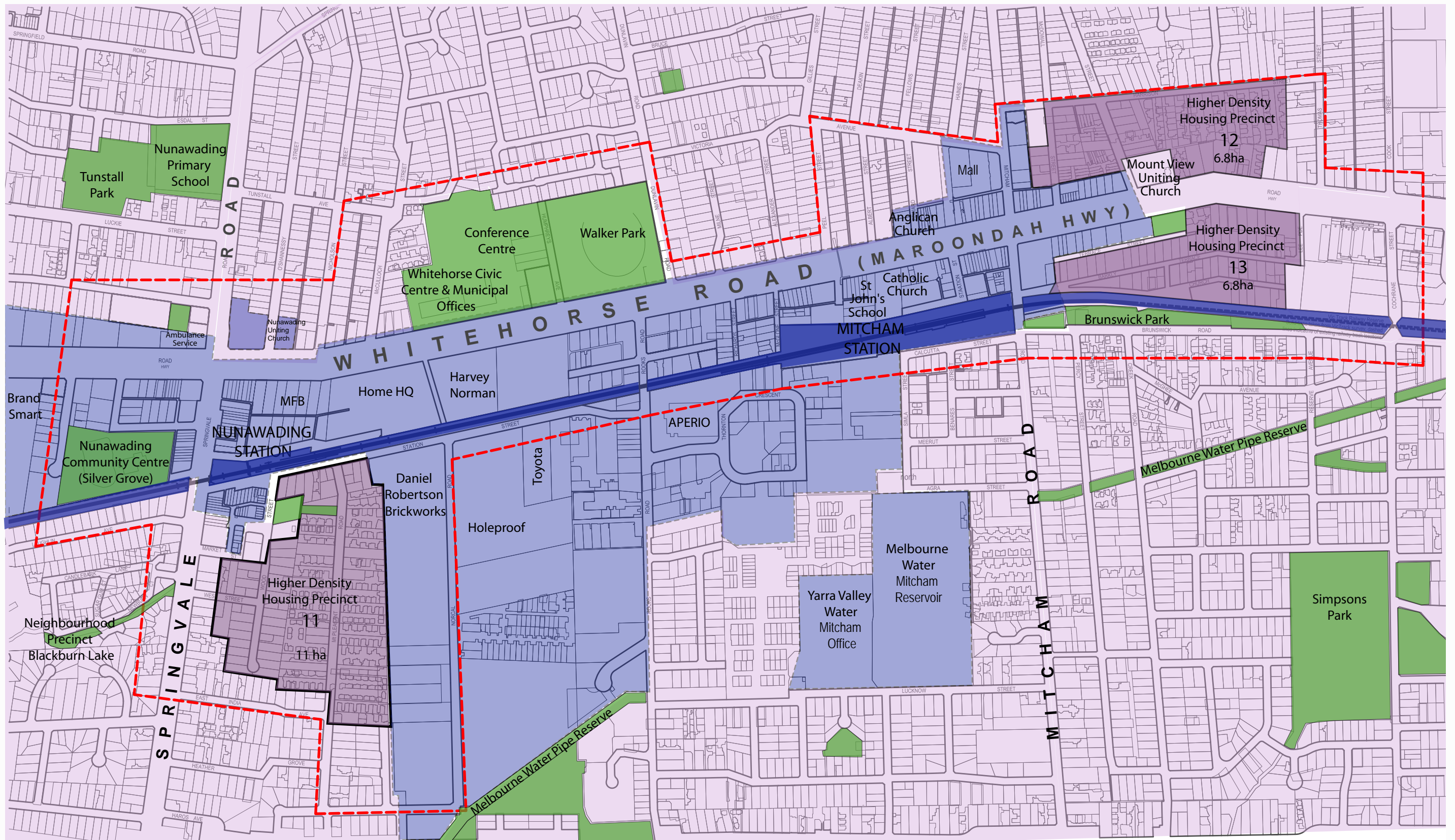
study area
for structure plan



study area total 156 ha

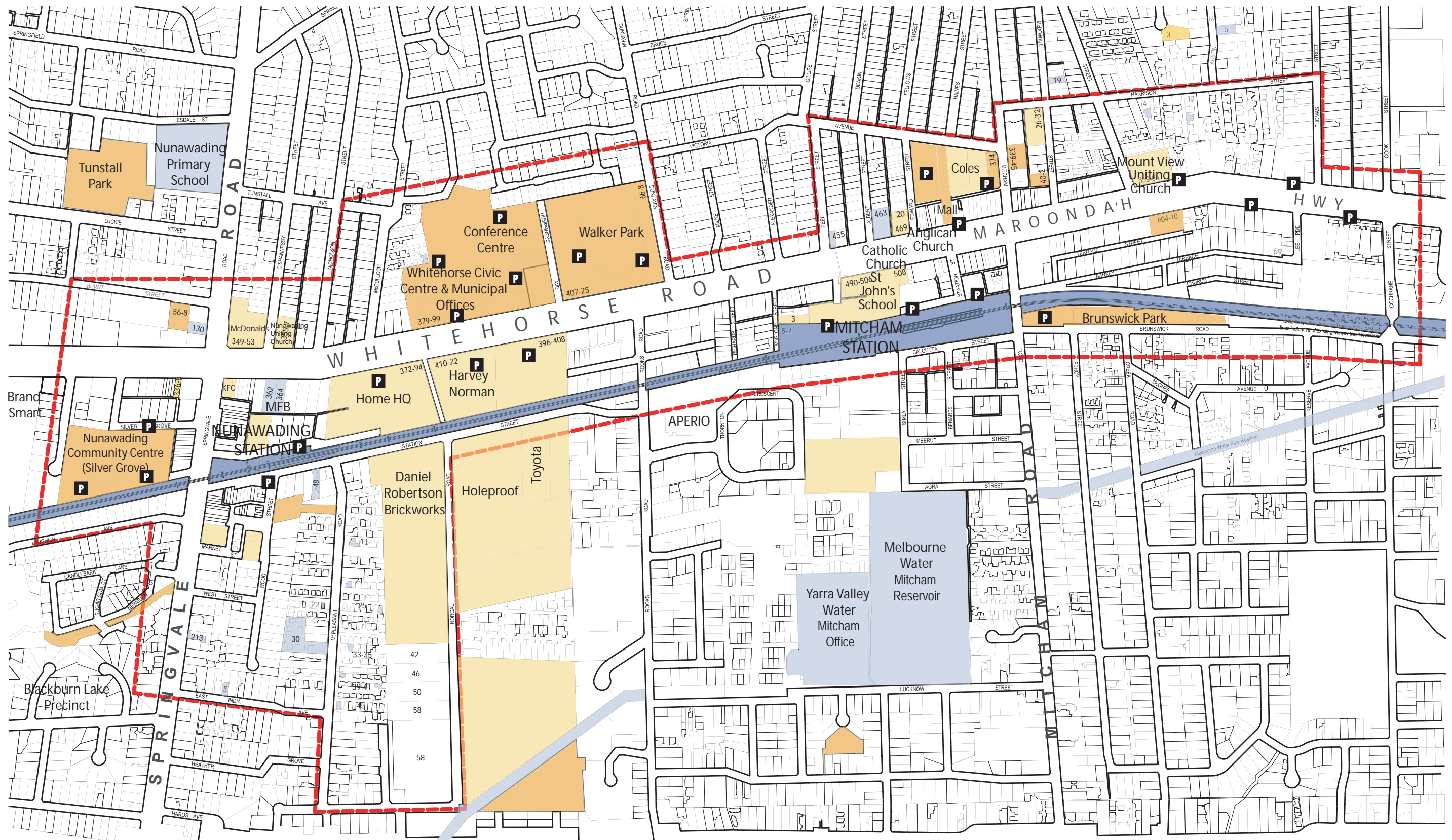
SCALE 1:5000 @ A1

0 100 200 300 metres



- Land Use**
- Victrack Rail Reserve
 - Public Use
 - Business & Industrial
 - Residential - low density
 - Residential - council designated higher density

north
 SCALE 1:5000 @ A1



OWNERSHIP

- State
- VicTrack
- City of Whitehorse
- Privately owned large lots

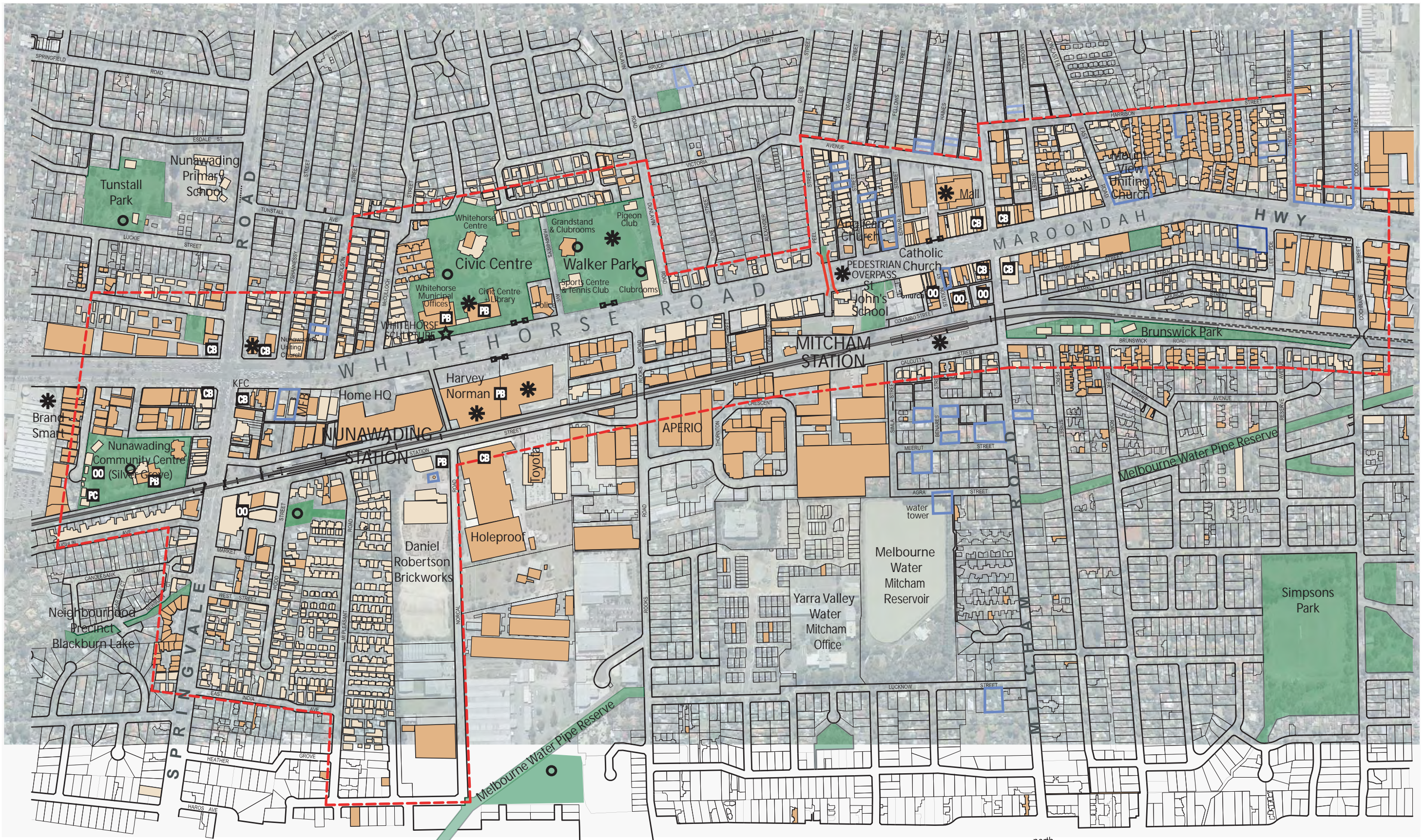
- Privately owned lots
(predominantly small business and residential)
- applicable to areas within study boundary only

P Parking







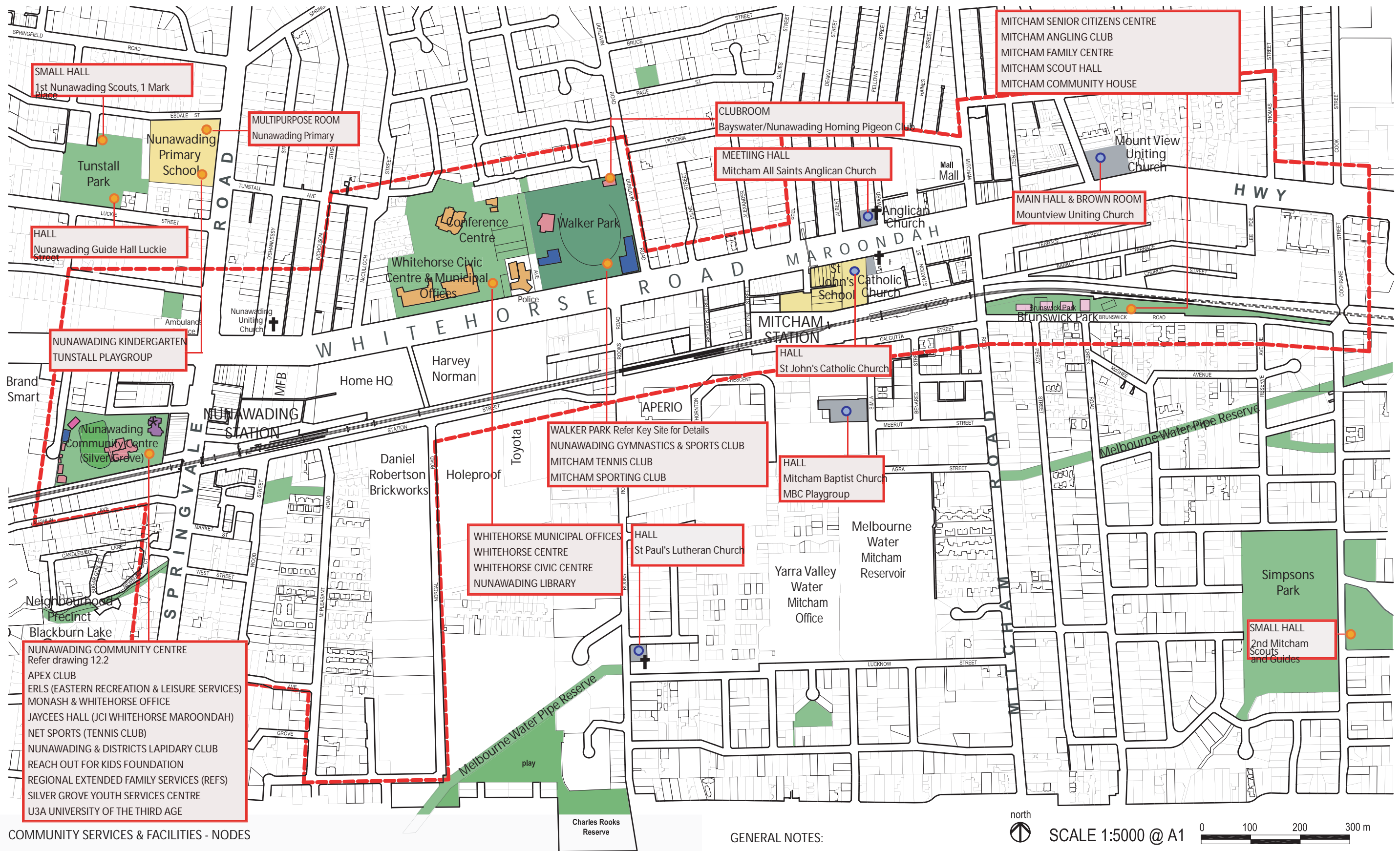
SCALE 1:5000 @ A1

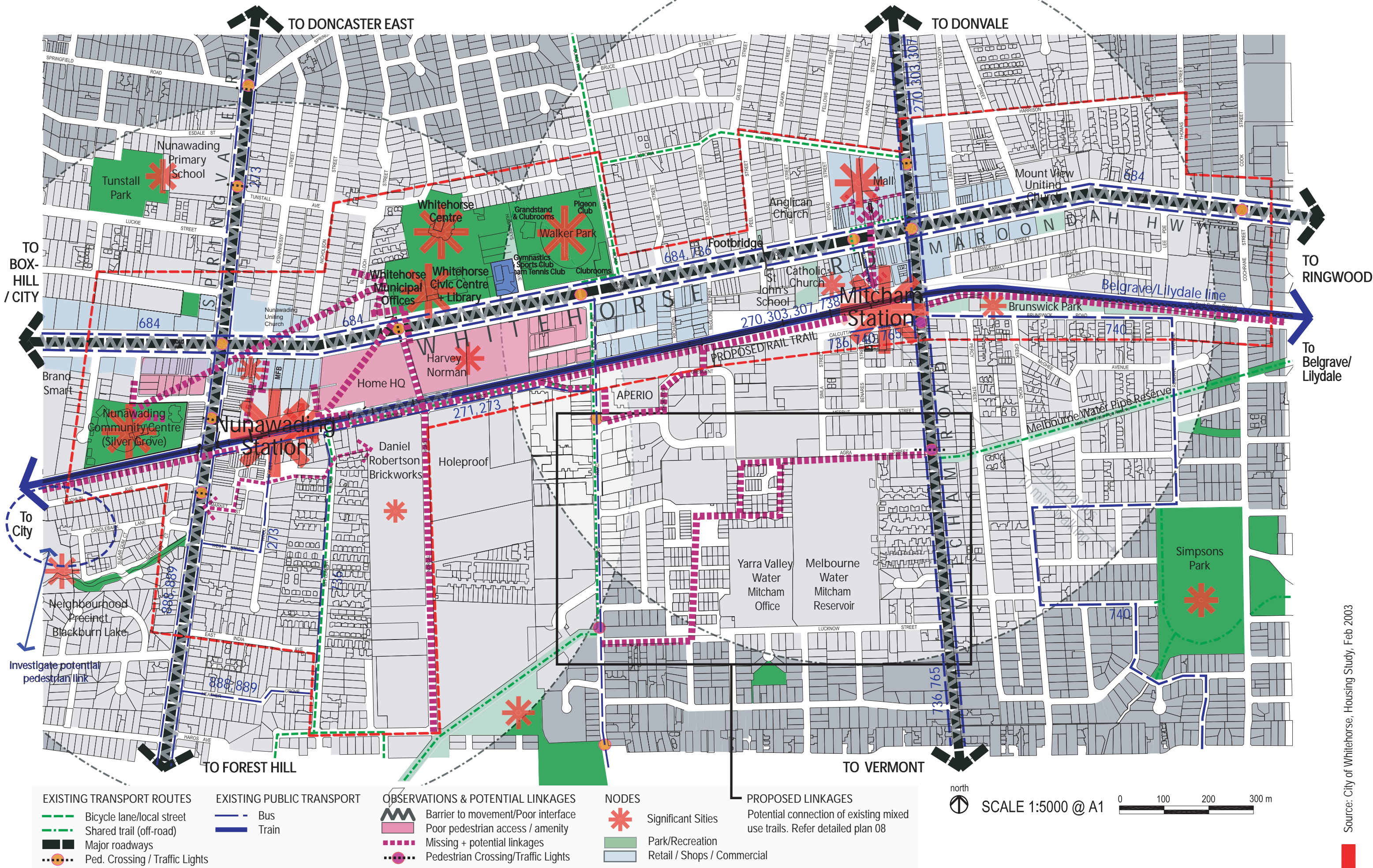
0 100 200 300 m

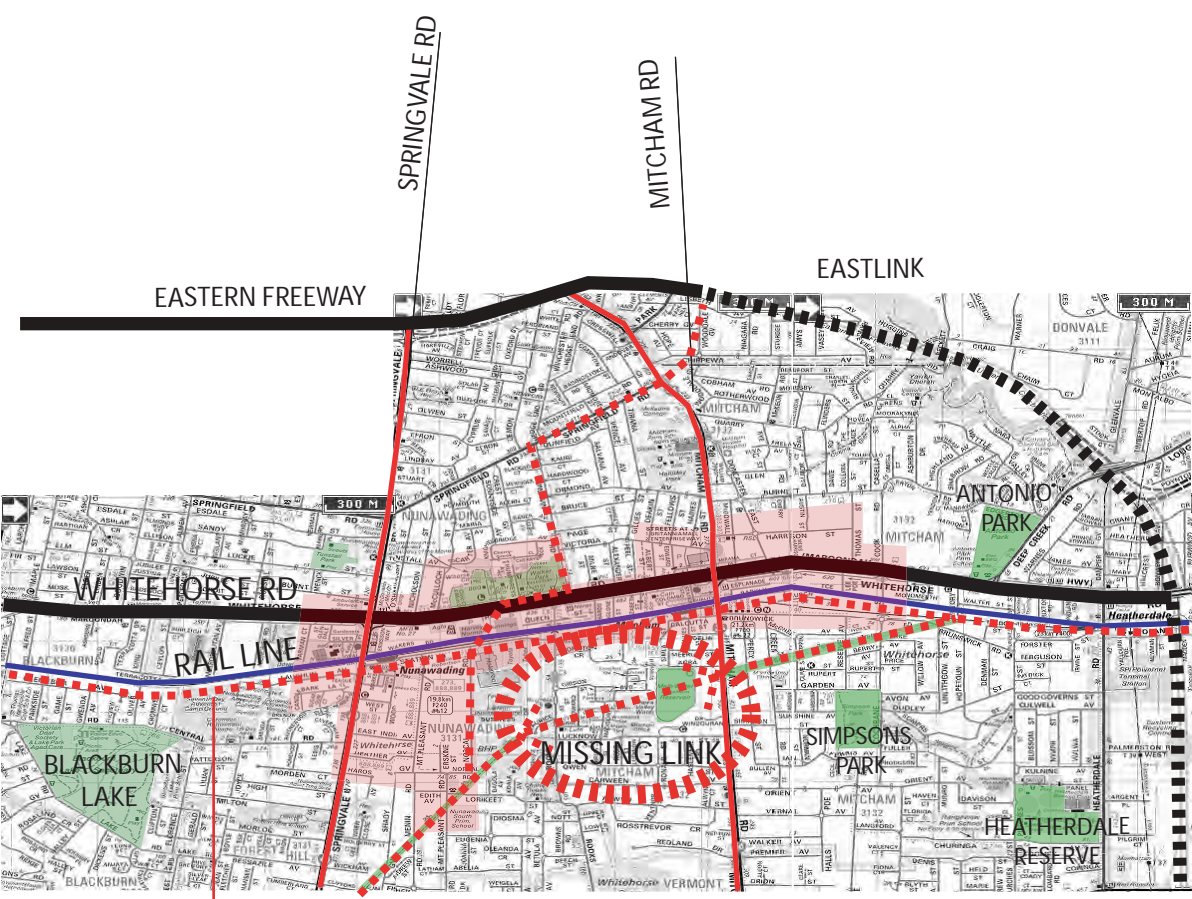


 north
 SCALE 1:5000 @ A1 

- | | | | |
|---|--|--|---|
| Land Parcels | Building Height | Built Form Characteristics | Existing Markers |
|  Heritage Overlay |  1 storey |  Very Poor Condition |  Work of art |
|  Park / Recreation |  2 storey |  Outdated/Outmoded |  Meeting/Gathering place |
| |  3-4 storey |  Prominent Building(s) |  Entry marker |
| |  4-5 storey |  Prominent Corner Building(s) |  Landmark/node |

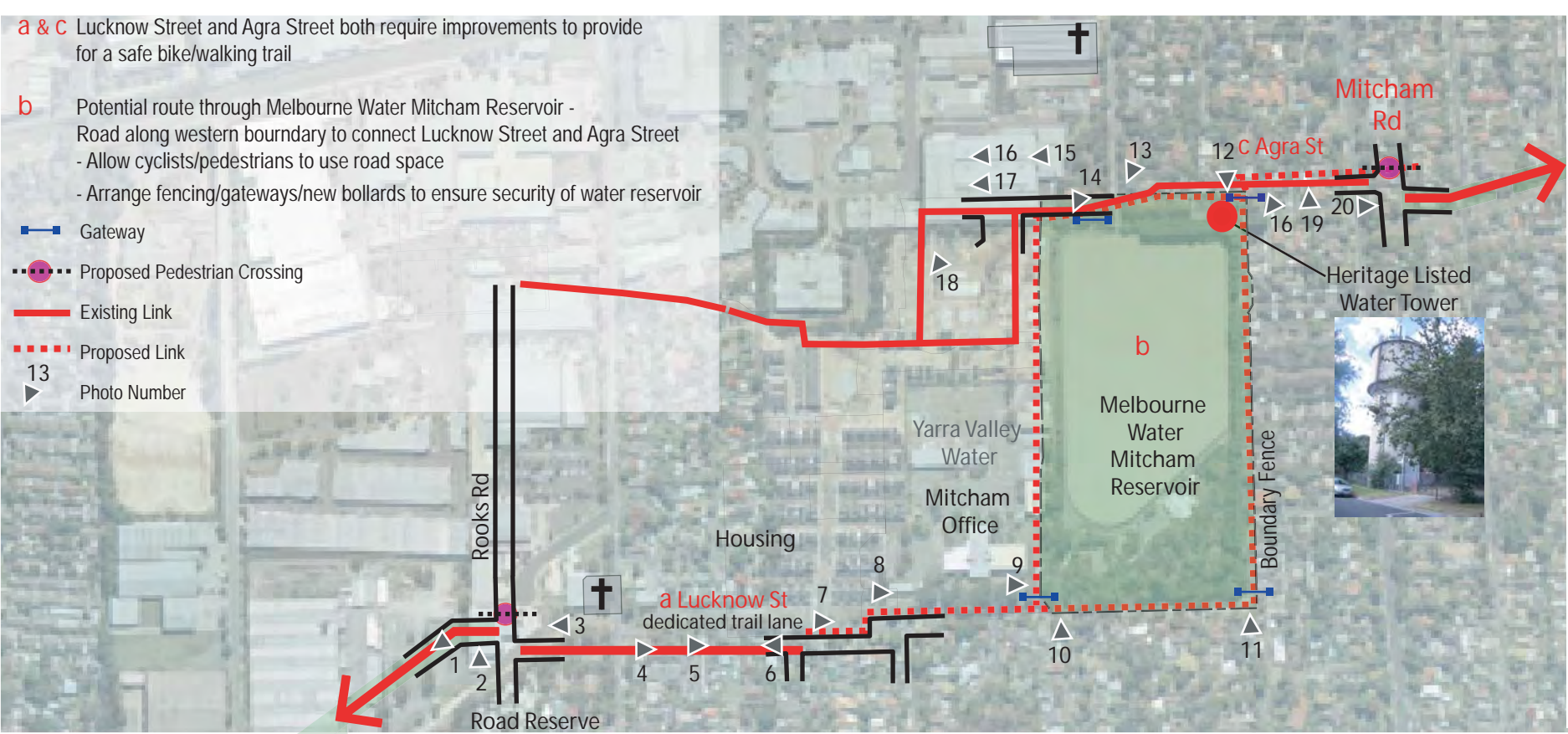






PROPOSED
RAIL TRAIL

Sub Regional Plan



Melbourne Water
Pipe Reserve
4kms to Burwood East

Missing East - West Link

"Missing East: West link" Connecting bike/walking trails along Melbourne Water pipe reserve from Rooks Road to Mitcham Road
Rooks and Mitcham Roads are busy major vehicular through routes and therefore not as suitable trail routes



1 - 3 Views of Melbourne water pipe reserve - west of Rooks Rd



4 - 8 Views along Lucknow St reserve show adequate width for proposed trail



9 - 14 Views show Melbourne Water boundary fencing and entrance way



15 - 18 Views of route through housing development



19 Agra St



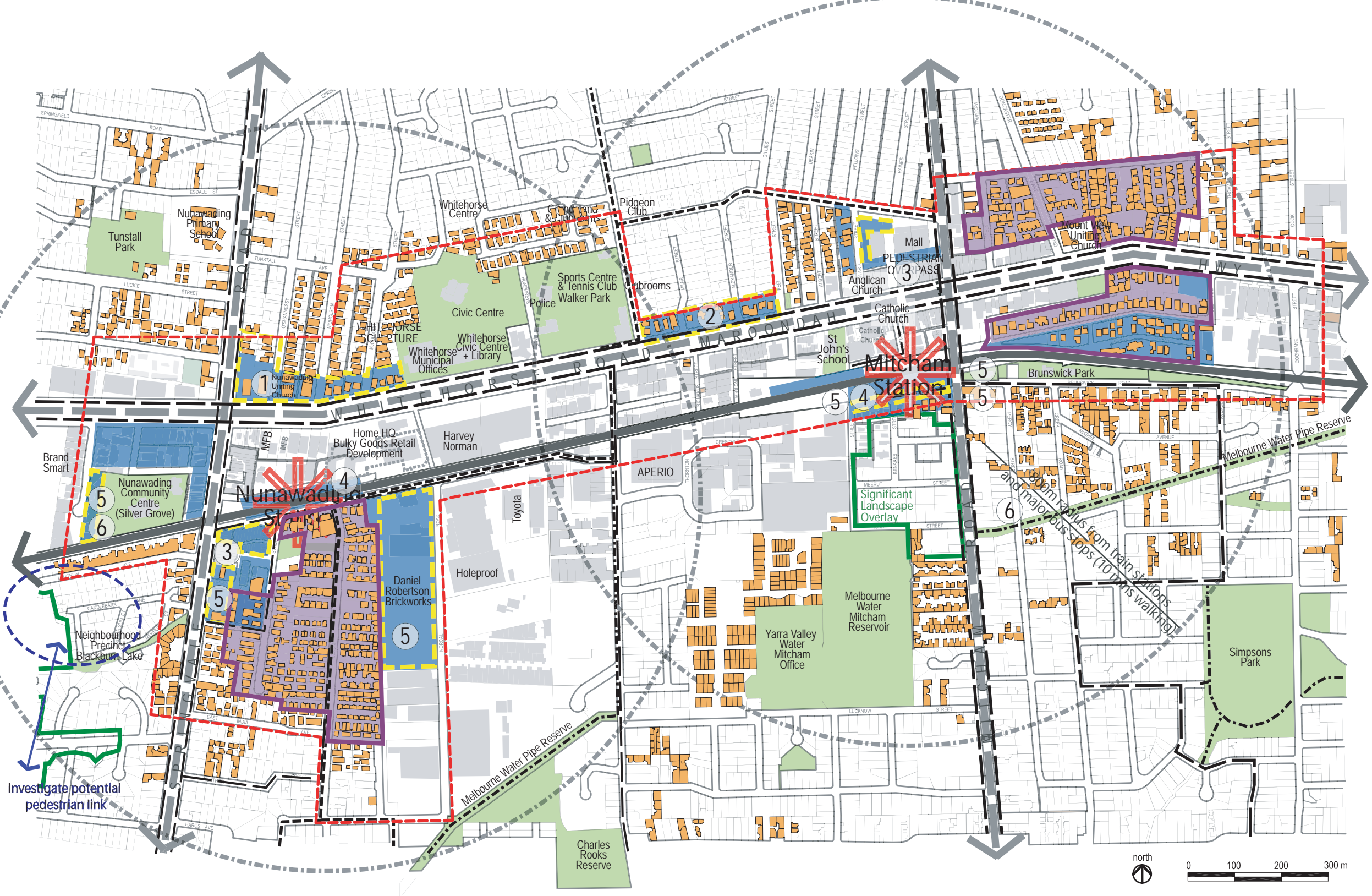
20 Melbourne Water pipe Reserve - East of Mitcham Rd

EXISTING CONDITIONS

- Current designated higher density housing areas are more than 60% realised
- Further demand for medium density, low rise accommodation continues
- Limited or no short term accommodation
- No affordable social housing in study area
- Limited shop top housing in study area

OPPORTUNITIES

- 1 Opportunity for short term accommodation/mixed use multistorey development (up to 4 storeys). Potential for small hotel/serviced apartments related to MegaMile activities on Whitehorse Road
- 2 Potential residential development to a height of 2-3 storeys.
- 3 Shop top housing with opportunities for balconies and windows overlooking pedestrian thoroughfares & retail areas
- 4 Review precedents for housing in close proximity to rail line & potential air right opportunities over rail corridor & carparks
- 5 Encourage affordable housing on council owned sites, &/or on key redevelopment sites where re-zoning is likely to occur - eg. on sites close to public transport, shops & community facilities
- 6 Enhance opportunities for open space within existing green corridors & on key redevelopment sites



HIGHER DENSITY HOUSING POTENTIAL

- Existing higher density housing with little change likely
- Opportunity for higher density housing in study area
- Opportunity for affordable housing of either multi-storey, mixed use, or shop top

EXISTING CONDITIONS

- Designated higher density housing area
- Significant Landscape Overlay
- Green spaces

EXISTING TRANSPORT ROUTES

- Bicycle lane/local street
- Shared trail (off-road)
- Major roadways

EXISTING PUBLIC TRANSPORT

- Bus
- Train