

CURRENT AND POTENTIAL REDEVELOPMENT			
<p>1 NUNAWADING Retail Centre</p> <p>Proposed revitalisation of under-utilised land parcels for a mixed use centre, including provision of high quality landscaped open spaces. Opportunity for convenience supermarket, destination retail and services supporting Megamile, shop top housing, and improved pedestrian & park links to the Station, Silver Grove, Walker Park, & surrounding residential areas.</p>	<p>4 BRICK WORKS Norcal Road</p> <p>Potential mixed use redevelopment. Commercial & higher density to eastern interface, with lower density residential to the Station and west interface. Opportunity to promote a highly permeable site, enhanced open space opportunities & retain key views to landmark brick chimney.</p>	<p>7 FORMER BUNNINGS</p> <p>Relocation - opportunity for infill retail development consistent with Megamile branding & streetscape improvements.</p>	<p>10 RAIL CORRIDOR</p> <p>Potential for air rights over lowered rail corridor between Nunawading & Mitcham Stations to be redeveloped for carparking, commercial or mixed use. Will require State Government input.</p>
<p>2 NUNAWADING STATION</p> <p>Potential upgrade for intermodal services, with significant pedestrian and vehicle access improvements. Opportunity to provide more direct links north to Whitehorse Rd and serve as a gateway to Megamile & Community facilities.</p>	<p>5 STATION LINK</p> <p>Potential to create a direct north-south pedestrian link between Whitehorse Rd & the Station, along a landscaped, well lit trail with abutting windows & building frontages.</p>	<p>8 MITCHAM Retail Centre</p> <p>Opportunity for infill and higher density retail development & shop top housing with improved carparking, pedestrian amenity & an attractive interface to the street to encourage consolidation of retail and investment to improve integration of the centre.</p>	<p>11 CIVIC PRECINCT</p> <p>Potential to enhance the 'Civic presence' onto Whitehorse Rd & improve access to services from residential areas, retail centres & transport hubs to the south. Construction of a Healing Garden has been completed for the area to the rear of Municipal Offices. Walker Park masterplan improvements have been largely implemented.</p>
<p>3 NUNAWADING Community Centre (Silver Grove)</p> <p>Lacks visibility, access & adequate circulation. Potential to enhance open space provision and introduce a diversity of activities into the precinct including a community gathering space and affordable housing with convenient carparking & access from public transport nodes & the retail centre.</p>	<p>6 HOME HQ (completed)</p> <p>A two storey bulky goods retail development with generous carparking provisions fronting Whitehorse Rd, to align with the current Bunnings/Harvey Norman carpark.</p>	<p>9 MITCHAM STATION Precinct</p> <p>Significant upgrade to station as a Transport Modal Interchange with improved commuter status. Opportunity for surrounding under-utilised land, outdated and outmoded buildings to be redeveloped for more efficient carparking, & mixed use including provision of parkland & open spaces.</p>	<p>12 SPRINGVALE RD / WHITEHORSE RD</p> <p>Integration of the Springvale Rd / Whitehorse Rd Study findings into Nunawading, MegaMile & Mitcham Structure Plan study. Will require State & Federal Government input.</p>

POTENTIAL FOR CHANGE	SITE STATUS & OWNERSHIP	POTENTIAL MARKERS
<ul style="list-style-type: none"> Intact - little change anticipated Minor-Medium level infill development Change/ redevelopment to occur Streetscape & landscape Improvements Potential Mixed Use area 	<ul style="list-style-type: none"> Council Private 	<ul style="list-style-type: none"> Integrated Art / Branding Meeting/gathering place Entry marker Major Landmark/node



10. Potential for Change nunawading/megamile major activity centre & mitcham neighbourhood activity centre



0 100 200 300 metres

April 2008



Tract

Key Sites

- 1 - Nunawading Retail Centre
- 2 - Nunawading Community Centre (Silver Grove)
- 3 - Daniel Robertson Brickworks
- 4 - North-South Station Link
- 5 - Pedestrian Link & Megamile Gateway
- 6 - Springvale Rd Feasibility

MIXED USE

Opportunity for 3 & 4 storey mixed land-use with residential above

NORTH-SOUTH STATION LINK

Opportunity to create a direct pedestrian link between Whitehorse Rd and the Rail Station, using an existing easement. Opportunity to redevelop land parcels either side of the landscaped thoroughfare providing an active interface to the link, and service access from rear

NUNAWADING STATION

Improve linkage opportunity between station and retail centre. Provide for greater amenity to pedestrian thoroughfares, landscaping and lighting etc

NUNAWADING RETAIL CENTRE

Large parcels of land to rear of properties are under-utilised, presents a maze of hard paved surfaces. Centre needs to improve direct links to rail station, community facilities & adjacent residential areas, reinforce an 'identity' for the community, and promote a destination retail anchor, incentives for maximising built form site coverage, possible shop top housing, carparking provisions and landscaped pedestrian amenity

RESIDENTIAL PEDESTRIAN LINK

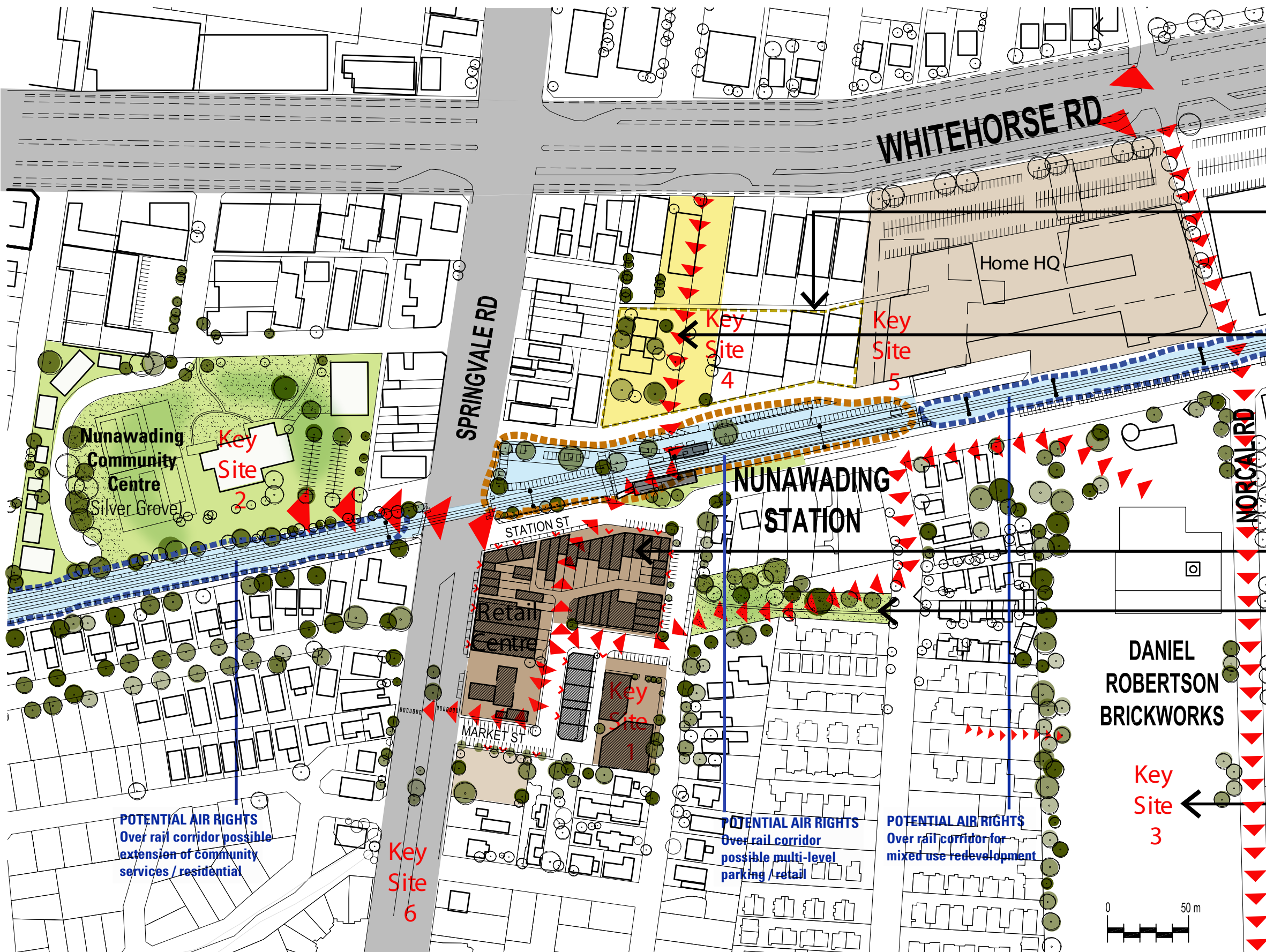
Maintain high amenity pedestrian link to nearby residential precinct and potential future mixed use precincts

NUNAWADING COMMUNITY CENTRE (SILVER GROVE)

Opportunity to enhance the visual presence of the community facilities to Springvale Road & improve pedestrian & cycling links to public transport, the civic precinct, retail centre & surrounding residential neighbourhoods. Upgrade existing community facilities to improve amenity, access and provision of services.

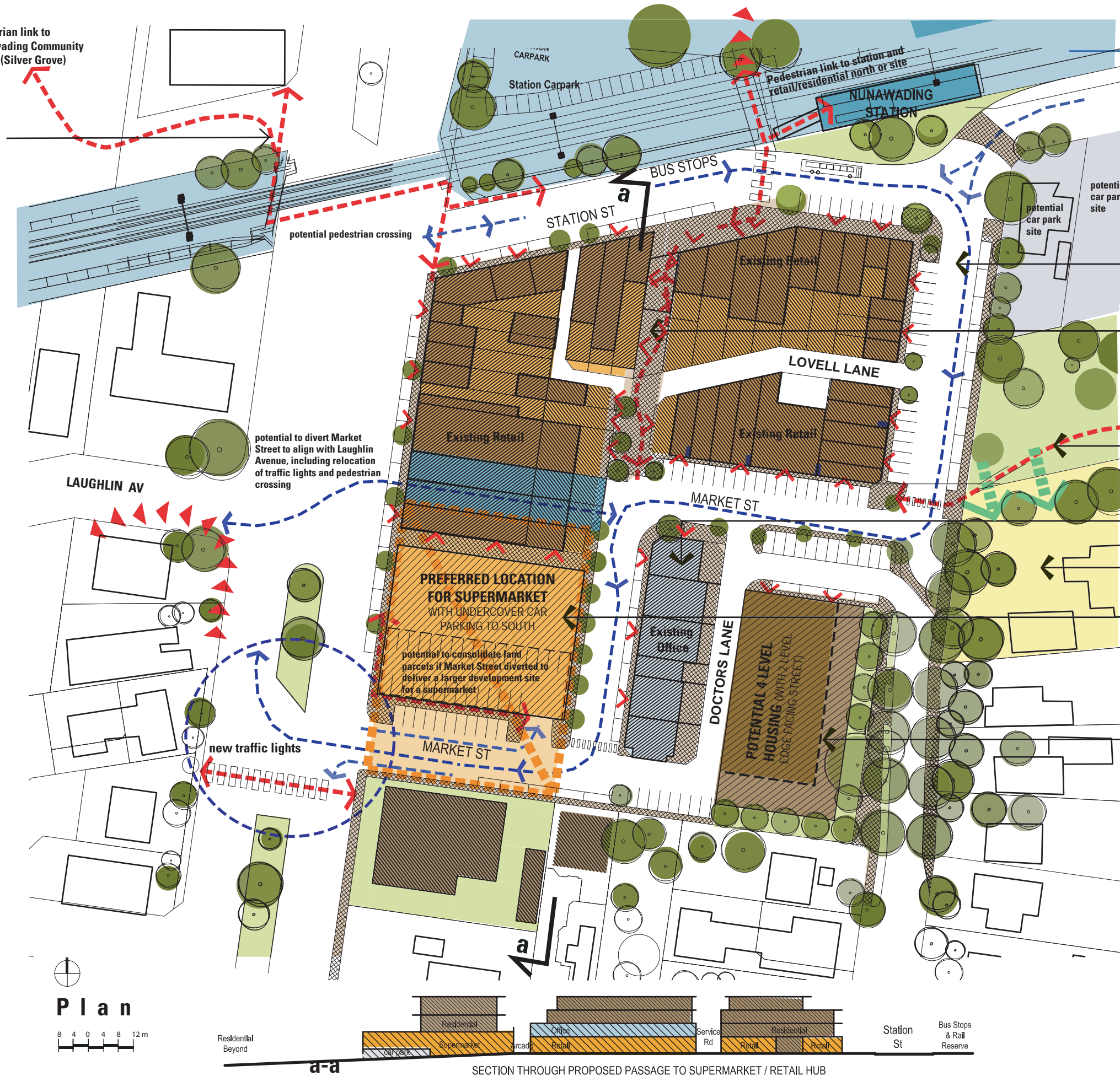
DANIEL ROBERTSON BRICKWORKS - KEY SITE 3

Light industrial site nearing the end of its commercial life. Proximity to Nunawading Retail Centre, Rail Station and existing established high density residential area promotes potential conversion to higher density mixed use redevelopment, with retention of the historic brick chimney - skyline feature characteristic for the area & enhanced open space opportunities



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

8 4 0 4 8 12 m

Residential Beyond

a-a

SECTION THROUGH PROPOSED PASSAGE TO SUPERMARKET / RETAIL HUB

AREA DESCRIPTION

The Nunawading Community Centre at Silver Grove is one of the main community service and facilities precincts in the Mitcham/Nunawading area. It occupies a quiet site setback from Whitehorse and Springvale Roads. These major transport routes connect the site to surrounding suburbs, while isolating it from adjacent residential, retail and industrial areas. It is defined at its southern end by the Belgrave/Lilydale railway line.

The site comprises several buildings but is dominated by the Nunawading Community Centre, currently occupied by a number of tenants, most notable of which, is the Whitehorse Arts Association.

The western portion of the site consists of a series of small clubrooms

The site is within an easy walk of Nunawading Station and associated bus stops, as well as shopping and commercial strips along Springvale and Whitehorse Roads, but has limited access for pedestrians and poor exposure

NB: All facilities at Silver Grove are Council owned.



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.

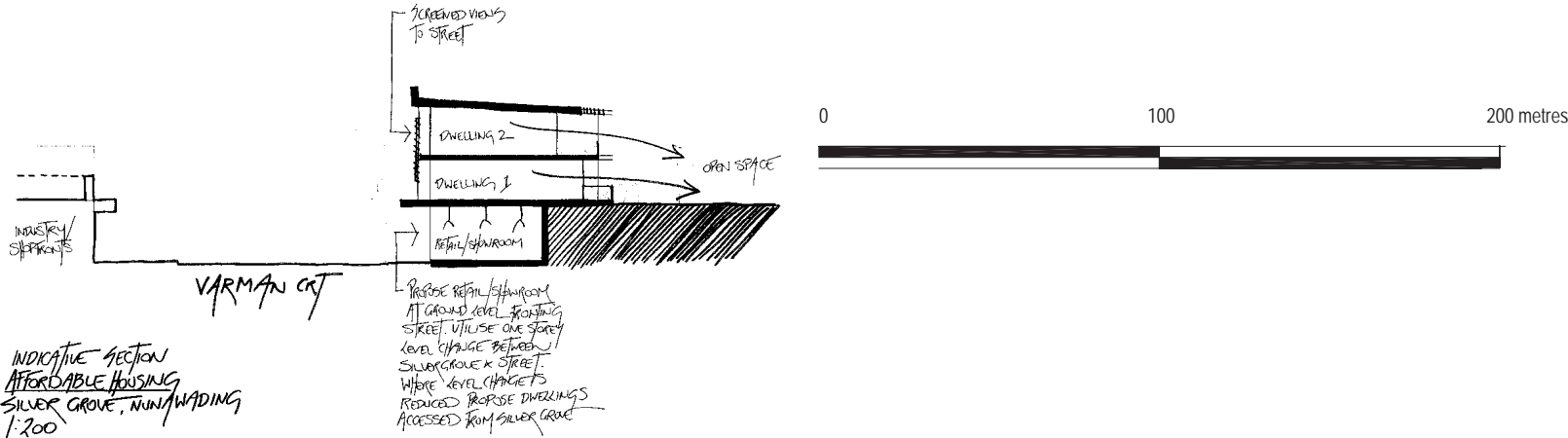
Potential height limits

- 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.





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

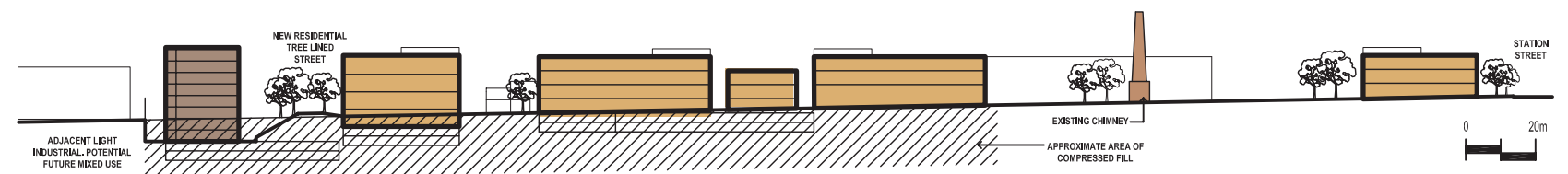
Encourage indigenous habitat corridor along Gardiner's Creek alignment to Nunawading retail centre / amenities and residential areas

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

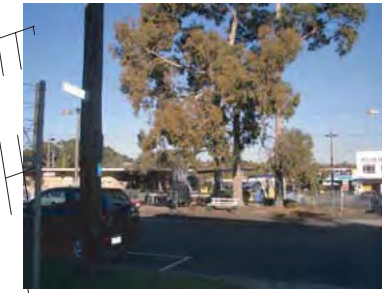
OPPORTUNITY FOR NEW BIKE PATH ALONG NORCAL ROAD

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.



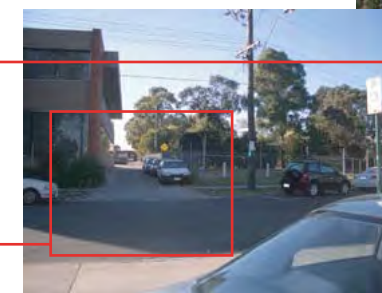
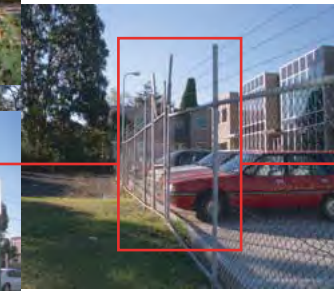
Legend

- 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.



WHITEHORSE RD LINK

Utilise 3.25m easement for landscaped pedestrian access. Promote opportunity for informal surveillance from windows along either side of link



ALTERNATIVE PED LINK - INCORPORATED INTO LAND RIGHTS

Investigate whether pedestrian link feasible along western boundary of existing commercial development

ERIKSSON WAY SERVICE RD

Opportunity to increase the width of the existing roadway [Eriksson Way] by acquiring land to the east, to create a more generous two-way, approx. 6m width service road servicing properties to the east & west. Encourage redevelopment of the land parcel to the east of Eriksson Way to maximise opportunity for active frontages to the proposed pedestrian link and take advantage of the rear service access. Maintain existing trees where possible



EXISTING R.O.W

Opportunity to create a thoroughfare along the existing R.O.W for pedestrian / vehicle access to assist permeability of sites north and south



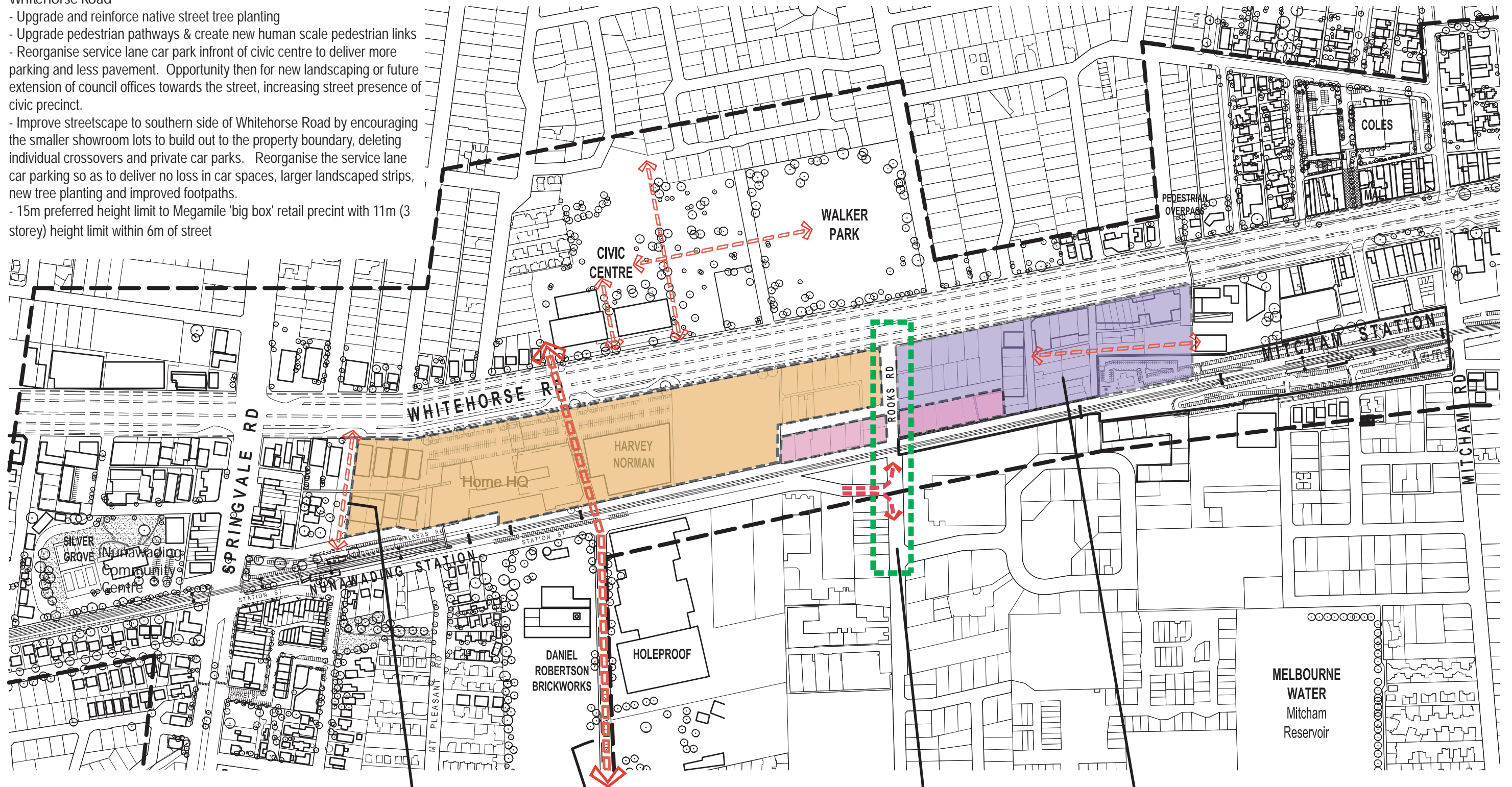
WALKERS RD

Opportunity for redevelopment of land parcels either side of pedestrian link with entries and windows for informal surveillance fronting the link, and servicing from the rear. Maintain clear view lines to the station. Lighting and landscaping to be of high quality, low maintenance & consistent between Whitehorse Rd and the Station.



Whitehorse Road

- Upgrade and reinforce native street tree planting
- Upgrade pedestrian pathways & create new human scale pedestrian links
- Reorganise service lane car park in front of civic centre to deliver more parking and less pavement. Opportunity then for new landscaping or future extension of council offices towards the street, increasing street presence of civic precinct.
- Improve streetscape to southern side of Whitehorse Road by encouraging the smaller showroom lots to build out to the property boundary, deleting individual crossovers and private car parks. Reorganise the service lane car parking so as to deliver no loss in car spaces, larger landscaped strips, new tree planting and improved footpaths.
- 15m preferred height limit to Megamile 'big box' retail precinct with 11m (3 storey) height limit within 6m of street



-  Suggested area for rezoning from Industrial 1 to Industrial 3
-  Business 4 Zone - up to 15m in height
-  Suggested mixed use interface with Mitcham Village

New north-south pedestrian link to Nunawading Station

Norcal Road

Introduce dedicated bike path to west side of Norcal Road in the redevelopment of the Brickworks site, and new bike/pedestrian link from Norcal Road to Whitehorse Road.

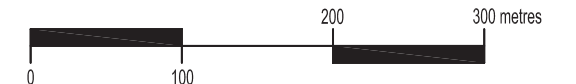
Rooks Road

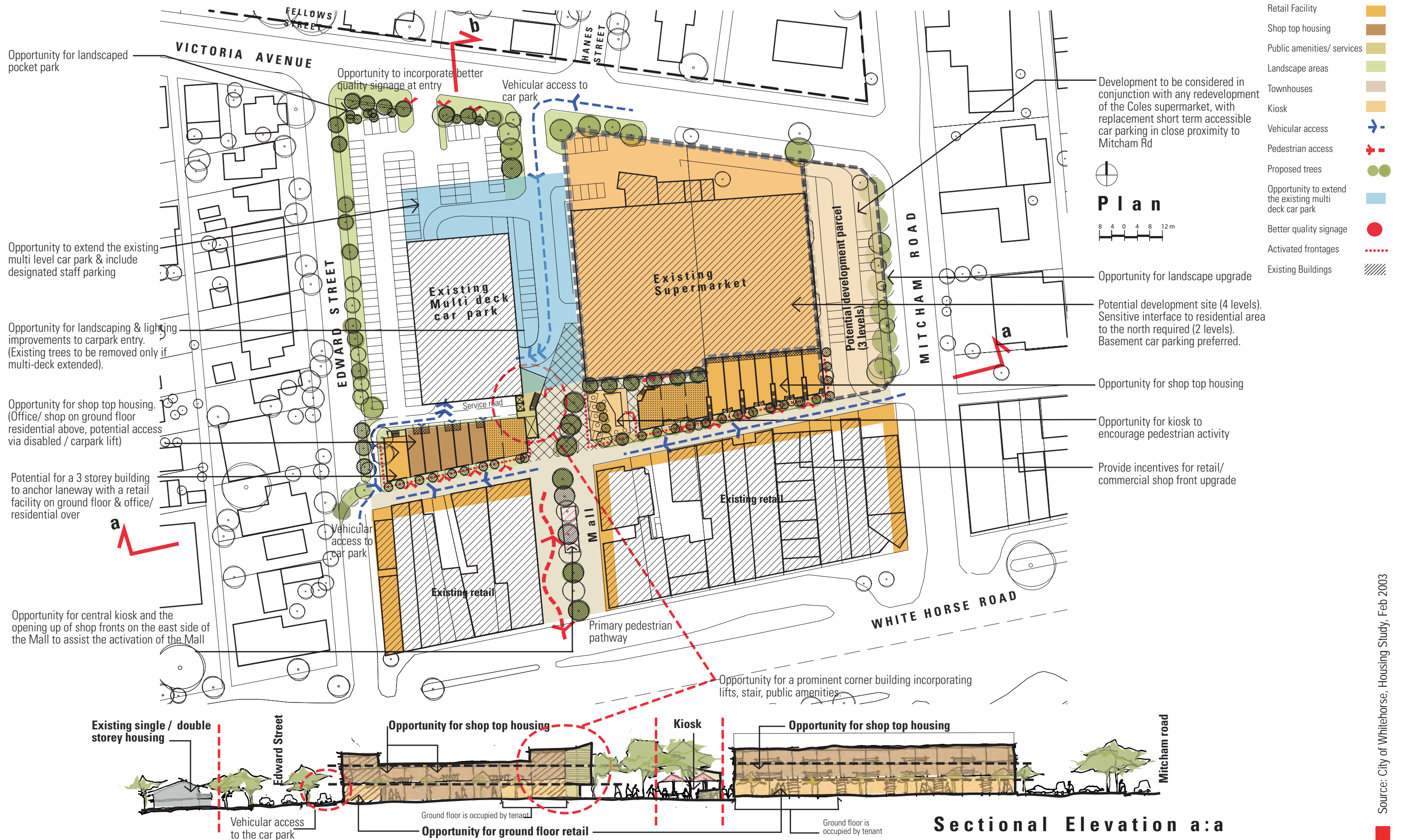
Investigate road widening and introduction of car storage and turning movements north of Station Street to reduce congestion.

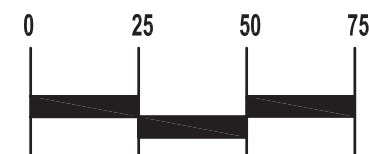
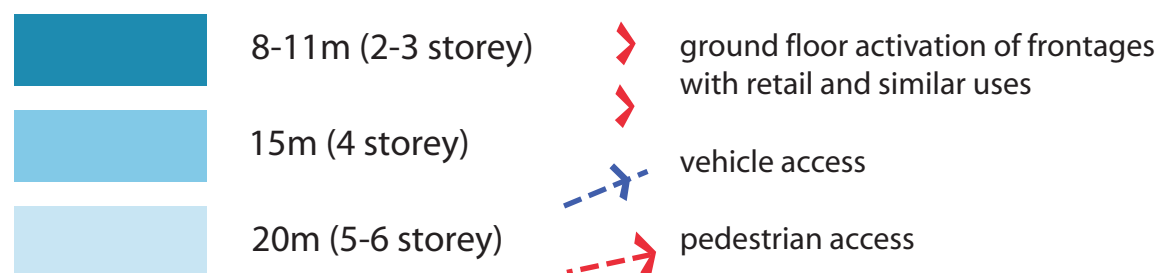
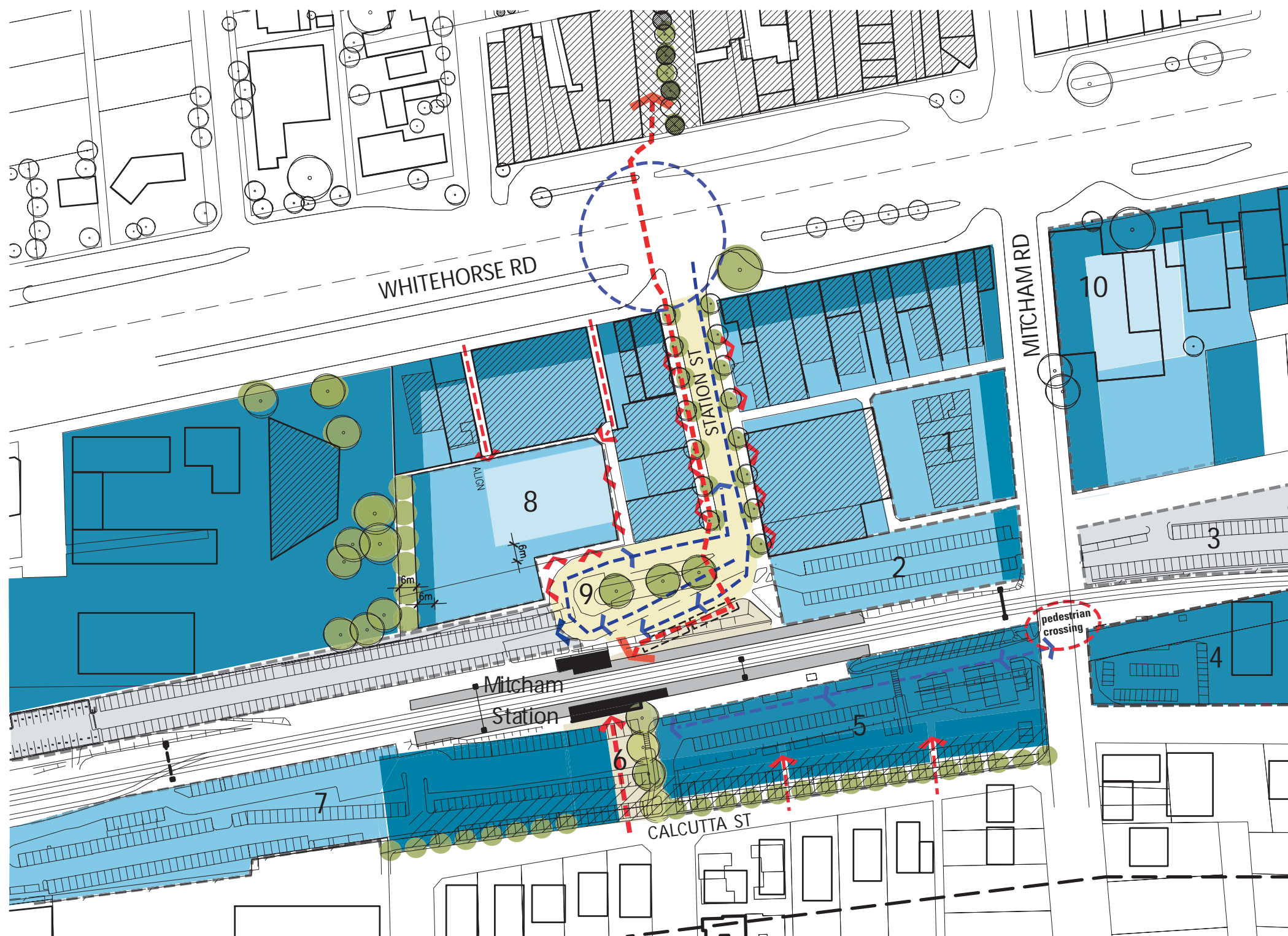
Mixed Use Interface with Mitcham Village

Encourage ground floor showrooms/retail to Whitehorse Road with residential/office above. Up to 15m in height. Retain Business 4 along Whitehorse Road frontage.

SCALE







Site 1: Mitcham Road

Opportunity for mixed use development fronting Mitcham Road with servicing from rear lane. Preferred retail at ground level with office/residential above. Max. height 4 storeys. Basement car parking preferred.

Site 2: North car park

Investigate opportunity for convenience car parking, in lieu of commuter, with office/residential above. Investigate provision of affordable housing (Sites 2-5).

Site 3: East car park

Investigate potential to expand car park to east to serve eastern located commuters.

Site 4: Brunswick Park Community Facilities / Car park

Site identified as potential for council housing/car park/community use. Investigate opportunities to consolidate community activities and facilities. Improve landscaping. Investigate opportunities for improved integration of landscaping and commuter and community car parking. Improve pedestrian connectivity across Mitcham Road.

Site 5: South car park

Potential multi deck car park. Opportunity to incorporate a residential edge to Calcutta Street to improve interface with neighbouring houses.

Site 6: Station Entry

Potential to improve Station entry and public space. No vehicle access from Calcutta Street.

Site 7: South car park

Potential for multi-level car park opposite factories.

Site 8: Colombo Street

Potential mixed use development with multi-deck car parking, retail at ground floor and office/residential above. Sensitive treatment to school / church required, including a 6m landscaped setback to the western boundary and a 2 storey (8-11 metre building) for a similar distance. Max. height 6 storeys.

Site 9: Bus Interchange

Bus interchange, station pick up and drop off, taxi zone and upgraded pedestrian street network, including landscape treatments. Encourage buildings to activate street frontages at ground level.

Site 10: Mitcham Hotel site

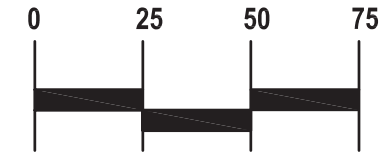
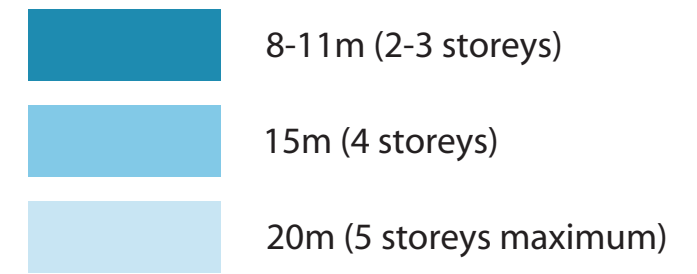
Retain hospitality presence and primary car access from Mitcham Road. Investigate opportunities for short term accommodation and conference uses on upper levels. Maintain human scale edge of <11m (3 levels). Preferred maximum height of 5 levels in mid part of site. Basement car parking preferred.

Note:

Sites 2-5 not to be developed in isolation but to be dealt with as a package. Plan only depicts building height and does not reflect extent of building area.

MAY 2008





Site 10: Mitcham Hotel site
 Retain hospitality presence and primary car access from Mitcham Road.
 Investigate opportunities for short term accommodation and conference uses on upper levels.

Maintain human scale edge of <11m (3 levels). Preferred maximum height of 5 levels in mid part of site.

CIVIC PRECINCT

Aim

Differentiate precinct by providing dramatic, formal, contrasting landscape character, with a focus on indigenous vegetation.

Principles

- Plant dramatic, contrasting feature trees to mark precinct.
- Close service road and create high quality open space in front of Civic Centre.
- Introduce visual elements such as banners to identify area as important civic precinct.
- Introduce high impact, sculptural shrubs and groundcovers to medians.

MEGAMILE – WHITEHORSE ROAD

Aim

Build on existing 'leafy' landscape character by increasing number of indigenous tree.

Principles

- Reduce width of service road to create wider landscape medians and additional row of street trees.
- Retain existing high quality character trees.
- Fill gaps in medians with additional trees.
- Landscape character to be informal to contrast with other precincts.
- Replace grass in medians with groundcover planting or gravel

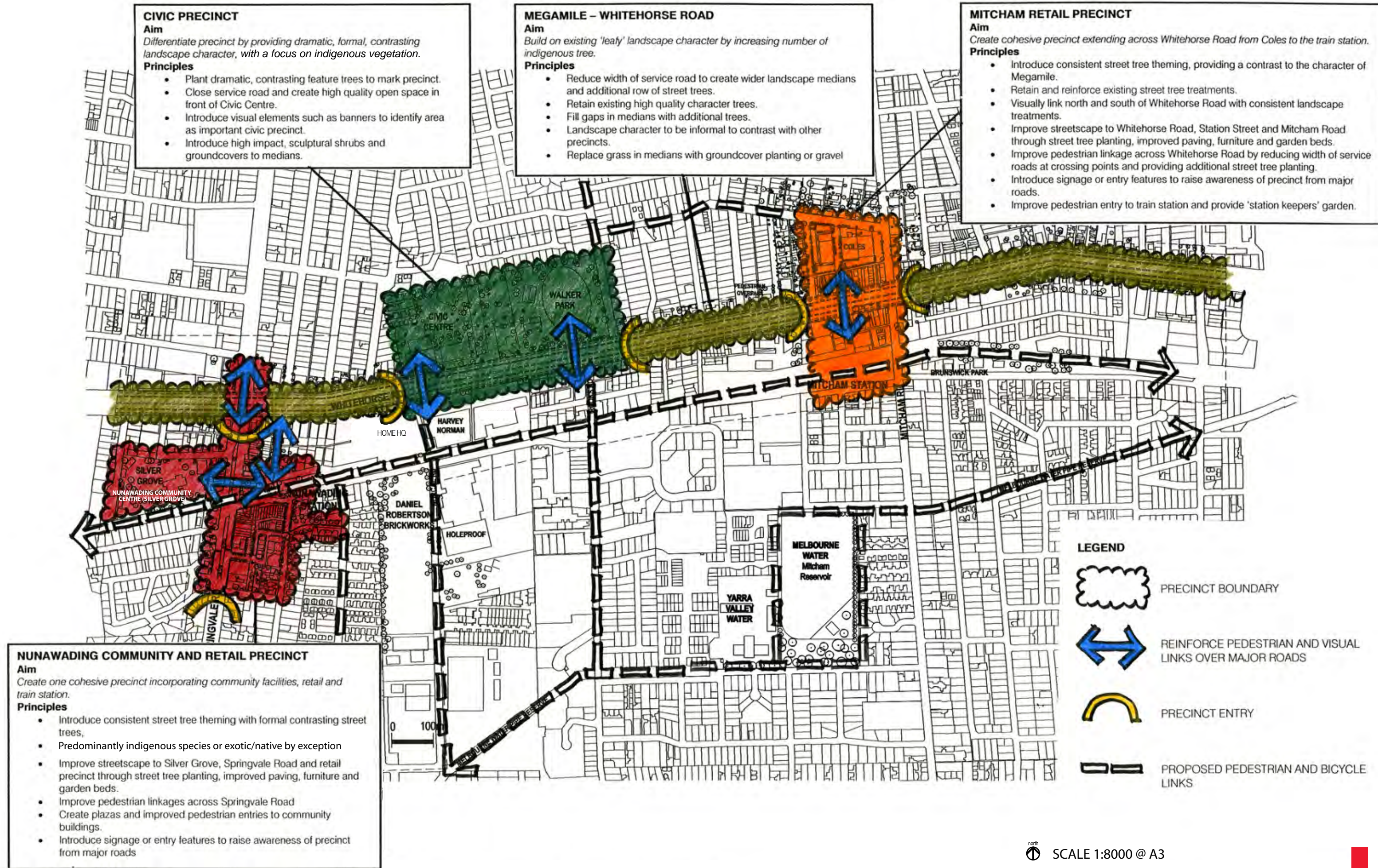
MITCHAM RETAIL PRECINCT

Aim

Create cohesive precinct extending across Whitehorse Road from Coles to the train station.

Principles

- Introduce consistent street tree theming, providing a contrast to the character of Megamile.
- Retain and reinforce existing street tree treatments.
- Visually link north and south of Whitehorse Road with consistent landscape treatments.
- Improve streetscape to Whitehorse Road, Station Street and Mitcham Road through street tree planting, improved paving, furniture and garden beds.
- Improve pedestrian linkage across Whitehorse Road by reducing width of service roads at crossing points and providing additional street tree planting.
- Introduce signage or entry features to raise awareness of precinct from major roads.
- Improve pedestrian entry to train station and provide 'station keepers' garden.



NUNAWADING COMMUNITY AND RETAIL PRECINCT

Aim

Create one cohesive precinct incorporating community facilities, retail and train station.

Principles

- Introduce consistent street tree theming with formal contrasting street trees,
- Predominantly indigenous species or exotic/native by exception
- Improve streetscape to Silver Grove, Springvale Road and retail precinct through street tree planting, improved paving, furniture and garden beds.
- Improve pedestrian linkages across Springvale Road
- Create plazas and improved pedestrian entries to community buildings.
- Introduce signage or entry features to raise awareness of precinct from major roads



SCALE 1:8000 @ A3



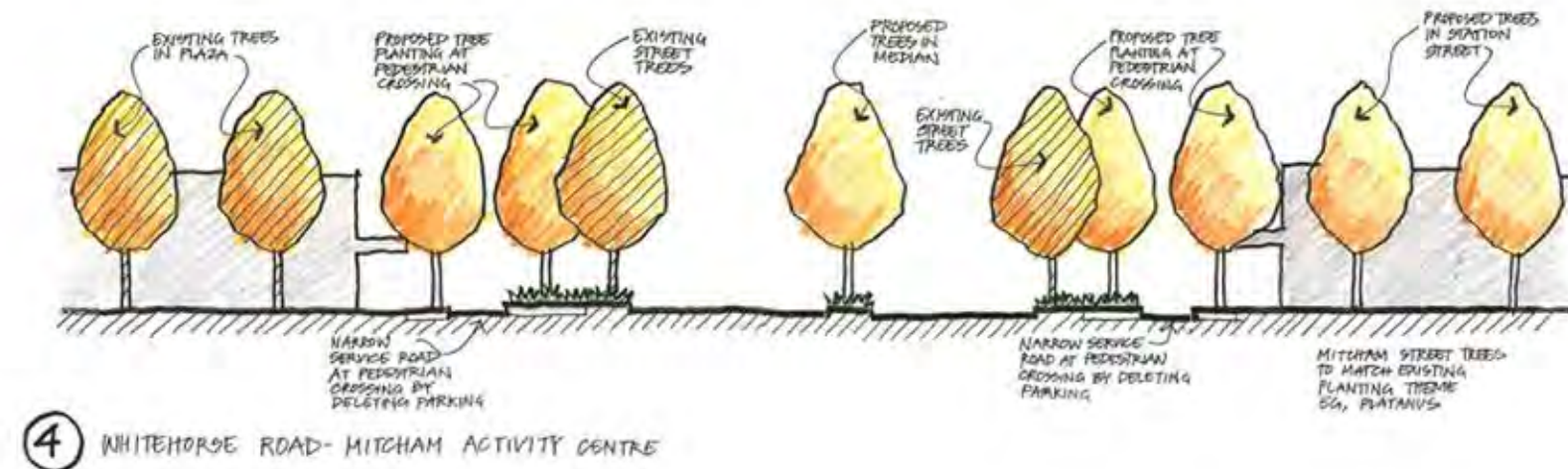
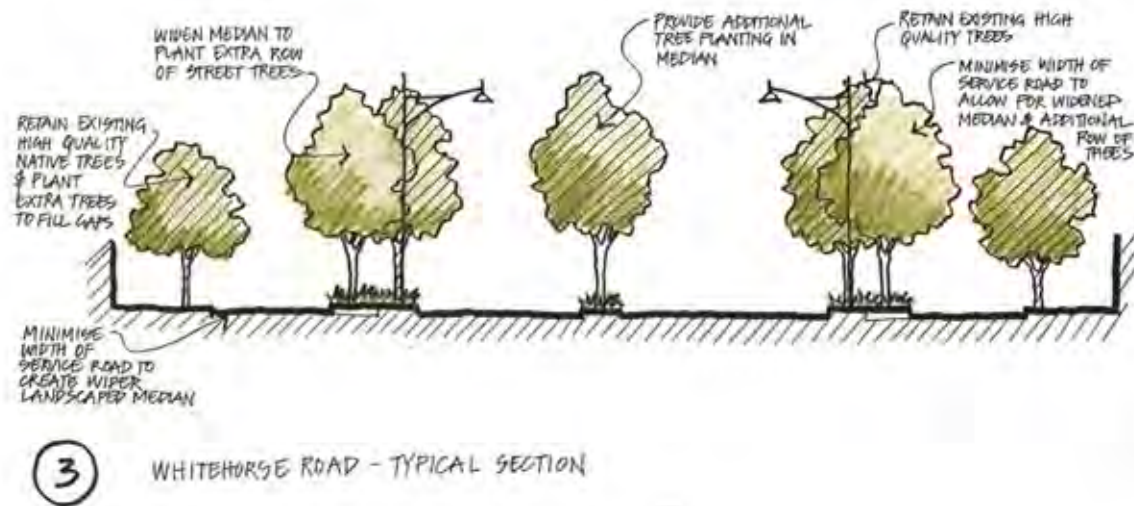
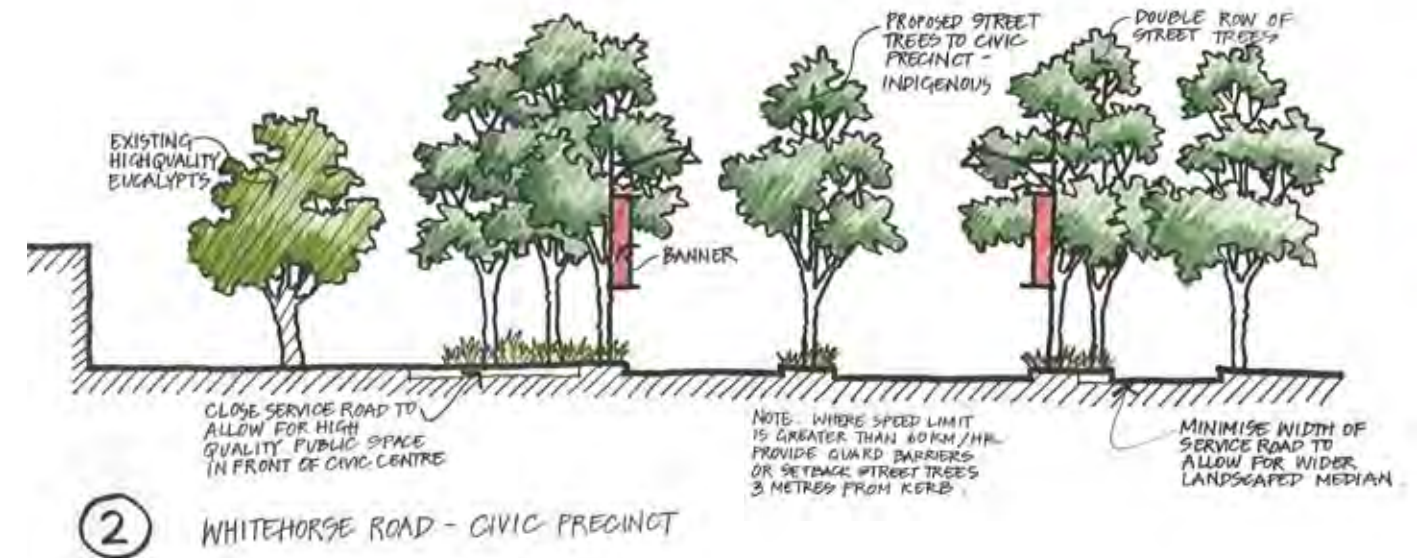
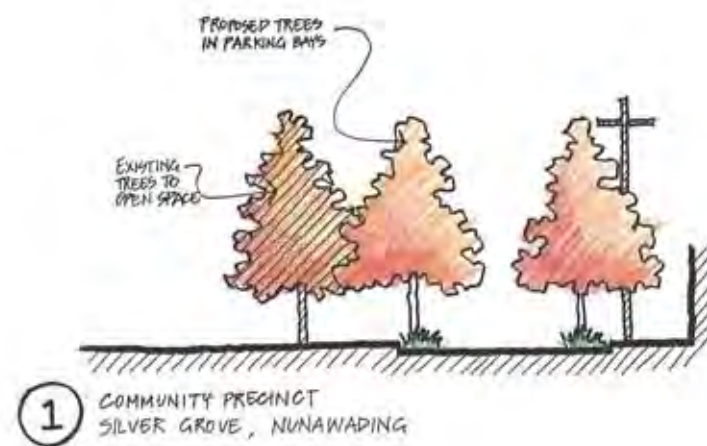
City of
Whitehorse
STRUCTURE PLAN

14-1 Landscape Opportunities

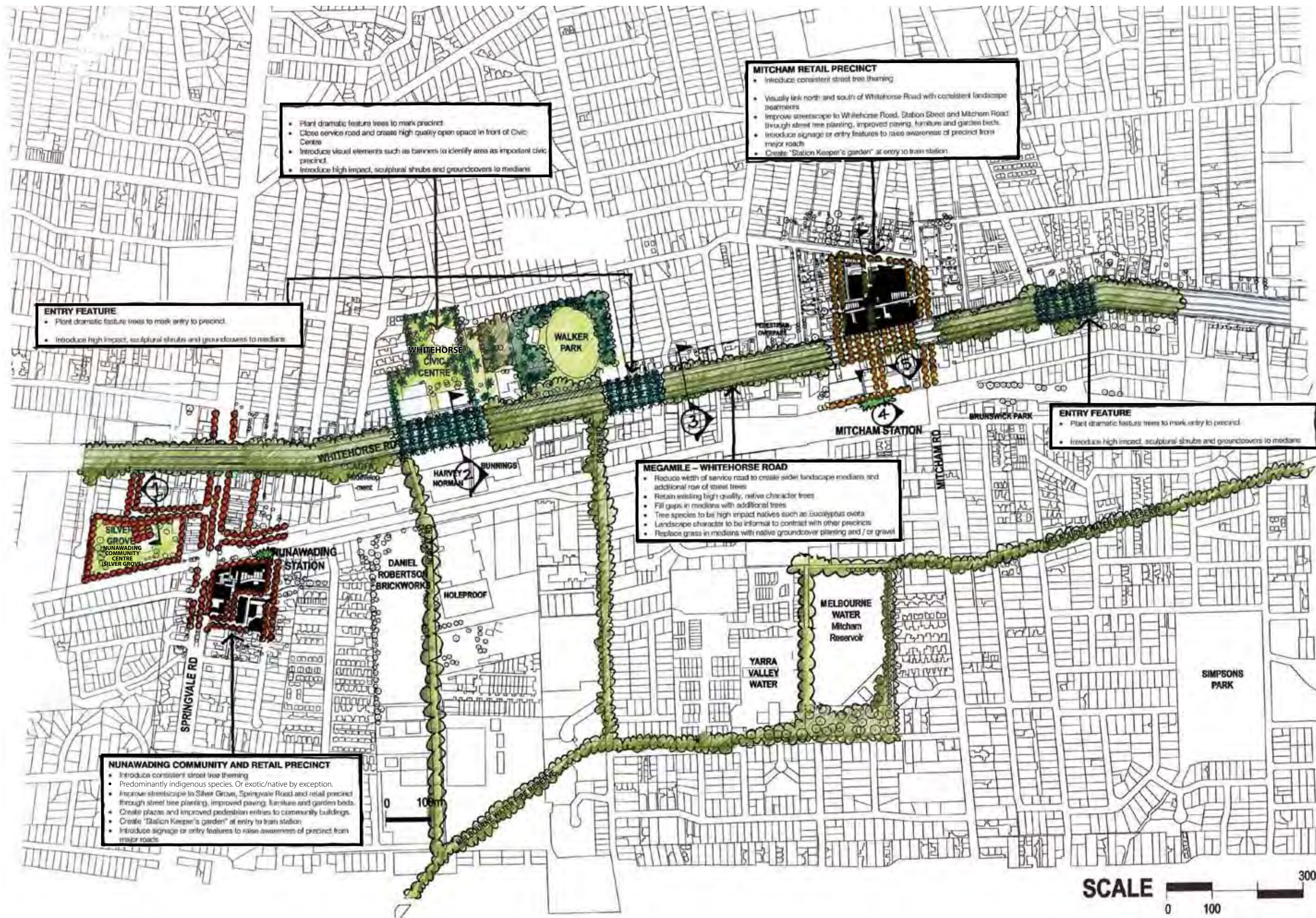
nunawading megamile major activity centre & mitcham neighbourhood activity centre

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NOTE: Colours and forms of tree are indicative only.





CIVIC PRECINCT
Create a theme using indigenous trees and colourful shrubs and groundcovers.

NOTE: Photos are indicative only



NUNAWADING COMMUNITY & RETAIL PRECINCT
Build on existing character of indigenous trees.

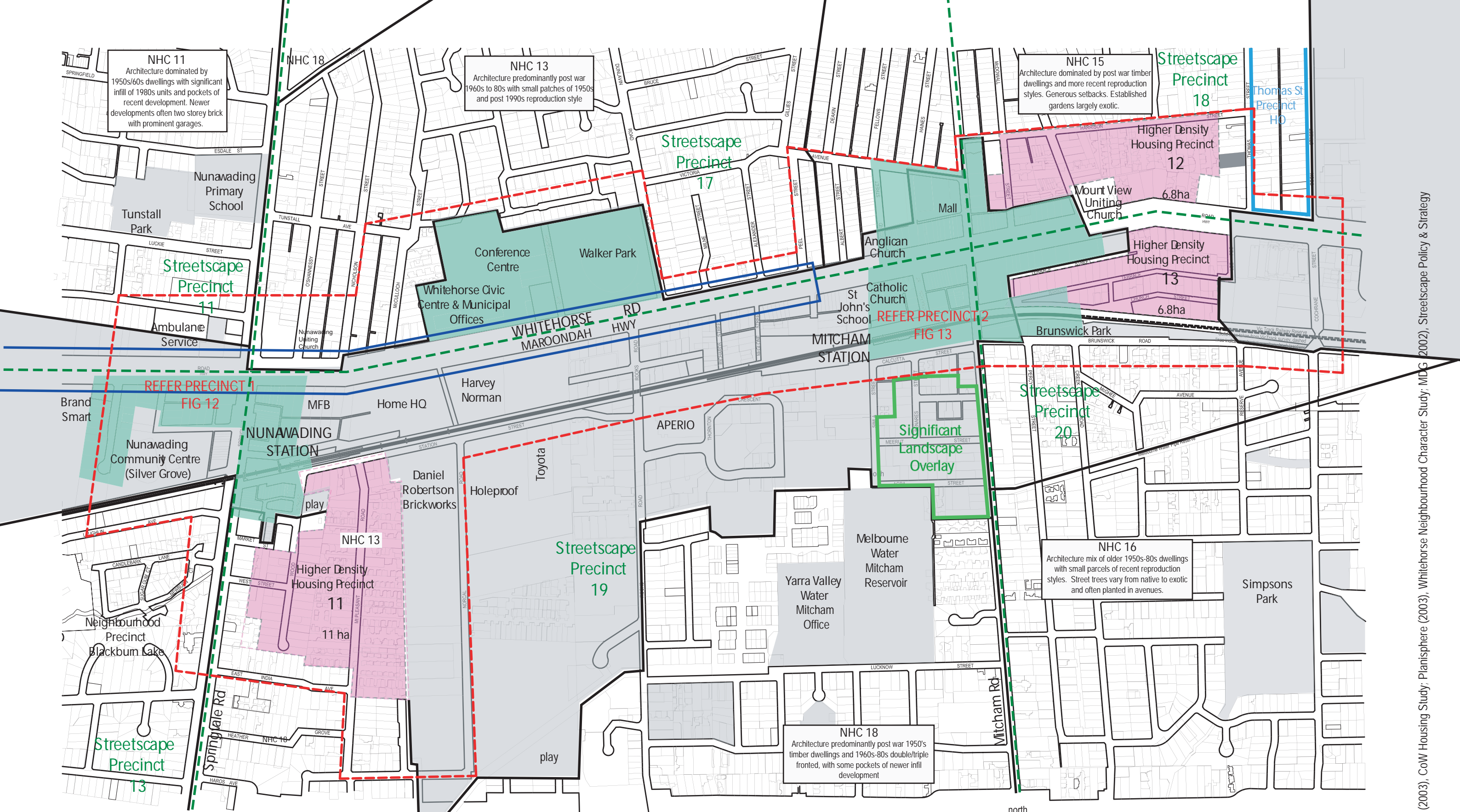


MEGAMILE - WHITEHORSE ROAD
Build on existing character of indigenous trees.



MITCHAM RETAIL PRECINCT
Provide a contrast to Megamile character with high impact street trees.





SUGGESTED HIGHER DENSITY HOUSING PRECINCTS

- 11** 40% existing medium development. Potential yield of 160 additional dwellings. Refer Housing Study p93
- 12** 45% existing medium density development. Potential yield of 51 additional dwellings. Refer Housing Study p93
- 13** 5% existing medium density development. Potential yield of 116 additional dwellings. Refer Housing Study p93

NEIGHBOURHOOD CHARACTER PRECINCTS

- Neighbourhood Character Study (NHC) Areas**
- Areas excluded from Whitehorse Neighbourhood Character Study**

PREVIOUS STRUCTURE PLAN/MASTERPLAN PRECINCTS

- Study Areas**

STREET SCAPE PRECINCTS

- Streetscape Policy & Strategy**
- Homemakers Mile Physical Improvements**



SCALE 1:5000 @ A1

0 100 200 300 m

IMPLEMENTATION ISSUES

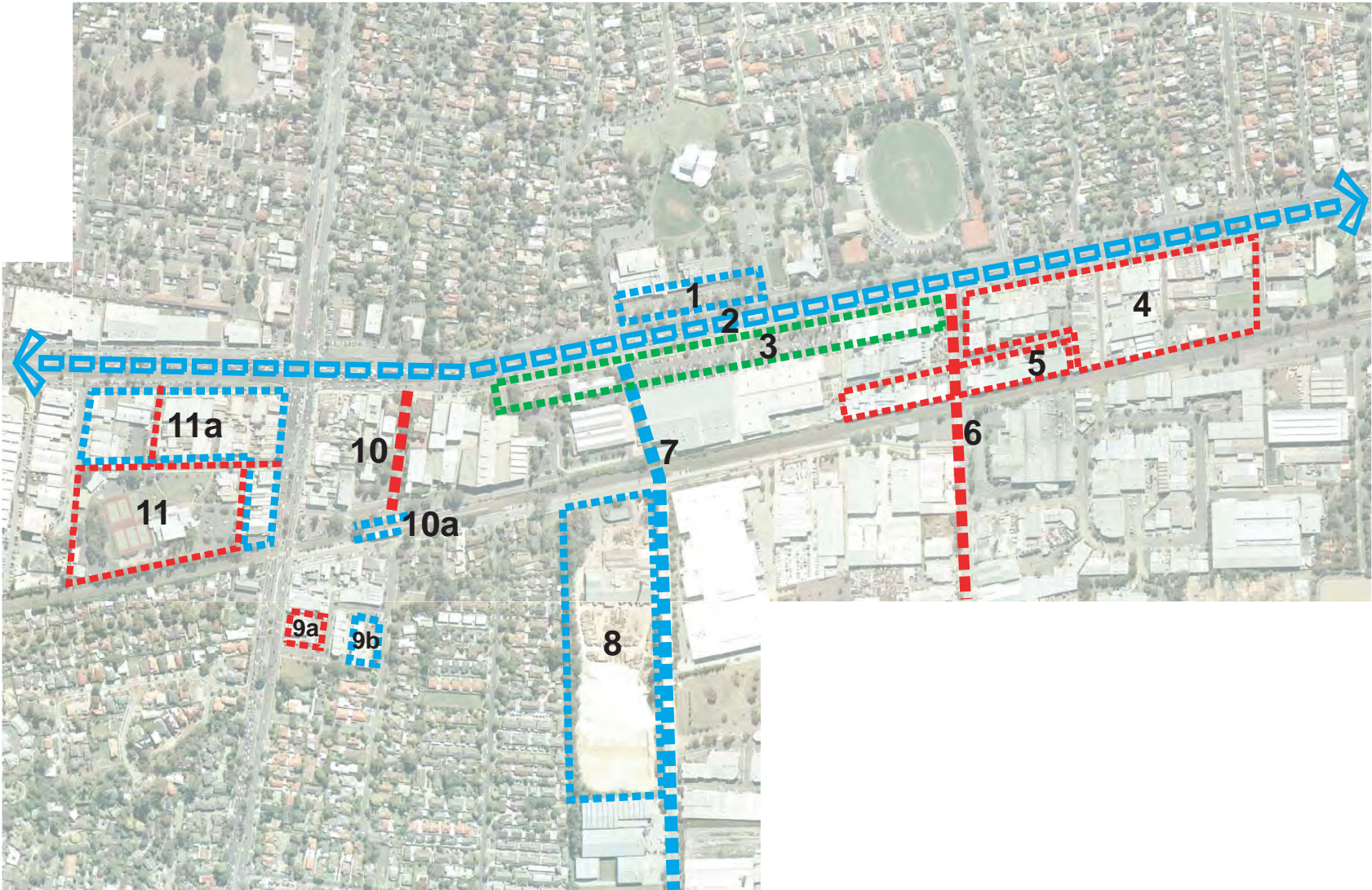
Nunawading as an activity centre is well positioned for investment. Opportunities exist for improving the quality of Nunawading's community services, public open space, public transport and linkages. It is envisaged that enhancement of the built environment will attract investment that brings with it a new mix of uses that underpins quality and vitality.

Mitcham Station receives a high level of commuter patronage that is tipped to increase within the next five years. Commuter car parking has already reached capacity and potential exists for public-private investment on the existing at grade car park sites for multi-level car parking, high density residential and mixed use development. A number of key sites within close proximity to the station are also well positioned for investment, encouraged by local and state government incentives and upgrade by government of the pedestrian realm.

Where should the funding be derived? The timely delivery of funding to enable change to occur will involve the coordinated efforts of local and state authorities and investment from the community.

The key priorities differ in each of the Nunawading, Megamile and Mitcham derived zones but can be summarised on the following maps.

- Short term goals:
1-3 years implementation
- Medium term goals:
3-5 years implementation
- Long term goals:
5-20 years implementation



LOCAL LEADERSHIP

- 1. Reorganise car park in front of council building
- 4. Rezone Whitehorse Road approaching Mitcham village to allow mixed use
- 5. Rezone Industrial 1 to Industrial 3

LOCAL AND STATE LEADERSHIP

- 02 + 12. Upgrade street trees and landscaping along Whitehorse Road for the making of key nodes and gateways
- 11. Upgrade Nunawading community centre precinct to include new affordable housing along western edge (Varman Court). Introduce street tree planting to Silver Grove and Glendale Street. Encourage med-high density housing development to area north and east of Silver Grove.
- 14. Council owned site - potential bargaining chip
- 15. Upgrade Mitcham community services buildings
- 21. Redevelop shops facing internal lane with affordable housing above

LOCAL AND PRIVATE LEADERSHIP

- 20. Wrap north and west edges of existing Mitcham village car park with new townhouses

STATE LEADERSHIP

- 03. Reorganise service lane car parking to south side of Whitehorse Rd
- 06. Widen Rooks Road and introduce turn features north of Station St
- 07. Introduce new bike path along Norcal Road and pedestrian link over railway lines
- 10. Introduce north-south pedestrian link to Nunawading Station
- 10a. Upgrade station buildings and platforms
- 17. Upgrade bus interchange and pedestrian access to station
- 17a. Upgrade station buildings and platforms
- 19. Upgrade Mitcham pedestrian mall and station link

STATE AND PRIVATE LEADERSHIP

- 16. Redevelop Mitcham car park south of railway line to include terrace type housing to southern edge with multi-level commuter car park behind

PRIVATE LEADERSHIP

- 08. Redevelop Brickworks site with housing, office and park
- 09a. Redevelop former service station site with a small convenience supermarket
- 09b. Redevelop gym site with 4 storeys mixed use: retail/office at ground with residential above
- 11a. Redevelop area surrounding Silver Grove reserve with high density residential
- 13. Mitcham Hotel site: retain hospitality use and redevelop with conference uses and short term accommodation on upper levels
- 18. Redevelop Columbo Street site with mixed use

This plan should be read in conjunction with Section 6: Investment & Implementation of the Structure Plan report.