

Dandenong Road - Precinct 02

This precinct offers a number of larger development sites with good access to nearby amenities.

The Warrigal Road intersection acts as a gateway, being a key locations of high density mixed use development in the Commercial 1 zone. However, three sides of the intersection are within residential zones. A recently constructed ten-storey mixed use development located on the north-east corner of the intersection (set back, behind a warehouse), and a four storey mixed use apartment/hotel is located on the south-western corner, provides contrast to the other built form at this gateway site.

The lack of a service road for a portion of this precinct may limit development opportunities, However, access from side streets and lot consolidation could remove the need for direct access from Dandenong Road.

This precinct (the southern of Dandenong Road until Warrigal Road, then, both sides of the road) reflects small changes in slope, evident through the camber of the road, where localised landscape treatments may be viable. There is a small crest at Warrigal Road, which reveals views further east.

Precinct 2 is largely within an open space catchment catered for by Warrawee Park, Logie Street Reserve, and Scotchmans Creek; with some areas to the west and falling outside of the catchment.

Tree canopy cover is sporadic in this precinct, with central medians west of Warrigal Road being concrete, and lacking planting, and limited verge planting between Warrigal Road and Atkinson Street. The outer separator and verge along the northern service road, east of Atkinson Street is also largely unplanted.

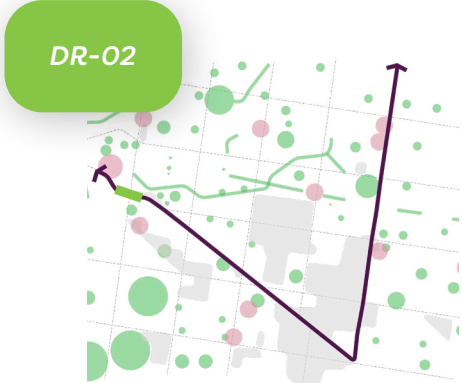


Recent multi-dwelling building, providing little streetscape amenity, activation or interest.

LEGEND

- ▭ Sub-Precinct Boundary
- Gateways
- Bridges
- Verges and Medians
- Tree Canopy
- Residential Areas along the Boulevard
- Planning Application

- Prominent Built form
- - Bus Network
- Commercial and Mixed use Interface
- Residential Interface
- Building Height over 4 Storeys
- Properties Greater than 900 m²
- ▭ Existing Strata Properties
- Opportunity for Higher Scale Built Form
- No Service Road



Larger development opportunity sites at key terminating viewlines have opportunity to create a stronger, high quality built form presence

Consideration should be given to the residential interface to the rear, which will require height and setback transitions to minimise overshadowing

Existing development (unit/townhouse/apartment) may limit development opportunities

Larger potential development sites with access may from side streets

Lack of service road may limit development opportunities because of direct access difficulties

Northern side of Dandenong Road west of Warrigal Road is not within UDF area

Potential development sites located within 200m walkable bus catchment

Opportunity to develop a gateway site whilst respecting the heritage listed Oakleigh Courthouse

Potential for additional street tree planting, incorporation of WSUD elements, ground cover planting, and improved pedestrian crossing in the central median between Warrigal Road and Park Road

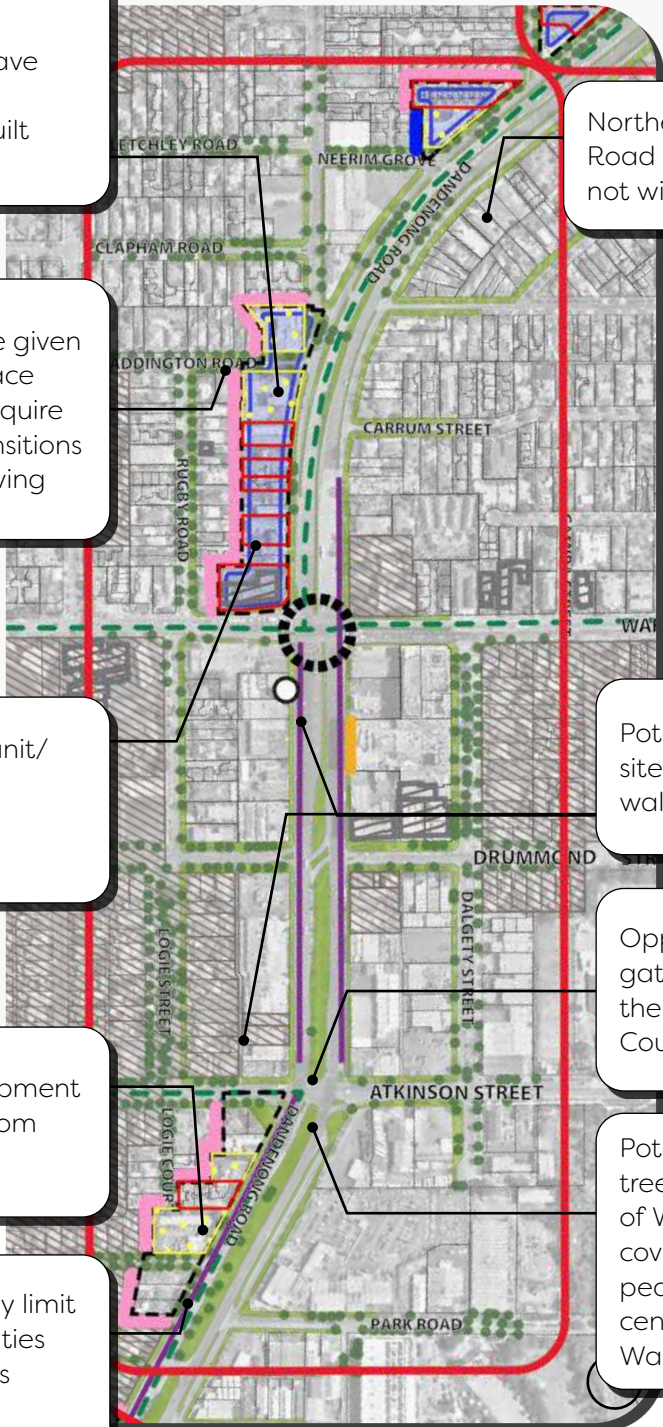


Figure 8. Dandenong Road Precinct 2 - Opportunities and Constraints