

4.5 Dandenong Road - Precinct Issues and Opportunities

Dandenong Road - Precinct 01

This precinct marks the western gateway to the Monash Boulevards, with the Poath Road intersection being defined by the Chadstone Shopping complex, and a nine-storey commercial office tower. Whilst this site is located outside of the UDF area, it contributes to the character of the precinct and is beginning to influence the urban character on the southern side of Dandenong Road

This precinct has undergone substantial development with a number of strata properties including apartment development of 3-4 storeys. Some properties remain for development but many are not of significant size. Those that are, have a lot width that could support a range of larger development typologies.

As the land within the UDF is located on the southern side of Dandenong Road, overshadowing to existing residential properties to the rear will need to be considered.

The land is sited outside of a 200m catchment to bus stops, and outside of the 800m catchment to Hughesdale Train Station, however there are nearby bus interchanges at Chadstone Shopping Centre. In addition, there are many pedestrian crossings over Dandenong Road at signalised intersection, however the frequency of intersections reduces the amenity and quality of the landscape.

This precinct benefits from its proximity to Chadstone Shopping Centre, where it provides significant amenity through employment, retail, and hospitality uses, which existing and future residents in this precinct will benefit from.

Given the width of the road in this location, the signalised intersections, and the overhead power lines, there is minimal street tree planting evident. However, opportunities exist for embellishment throughout the service road as sites develop, as has occurred through planting programmes recently.



Recent ground cover planting, and pedestrian access.



View to Chadstone, a key gateway building in this precinct.

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

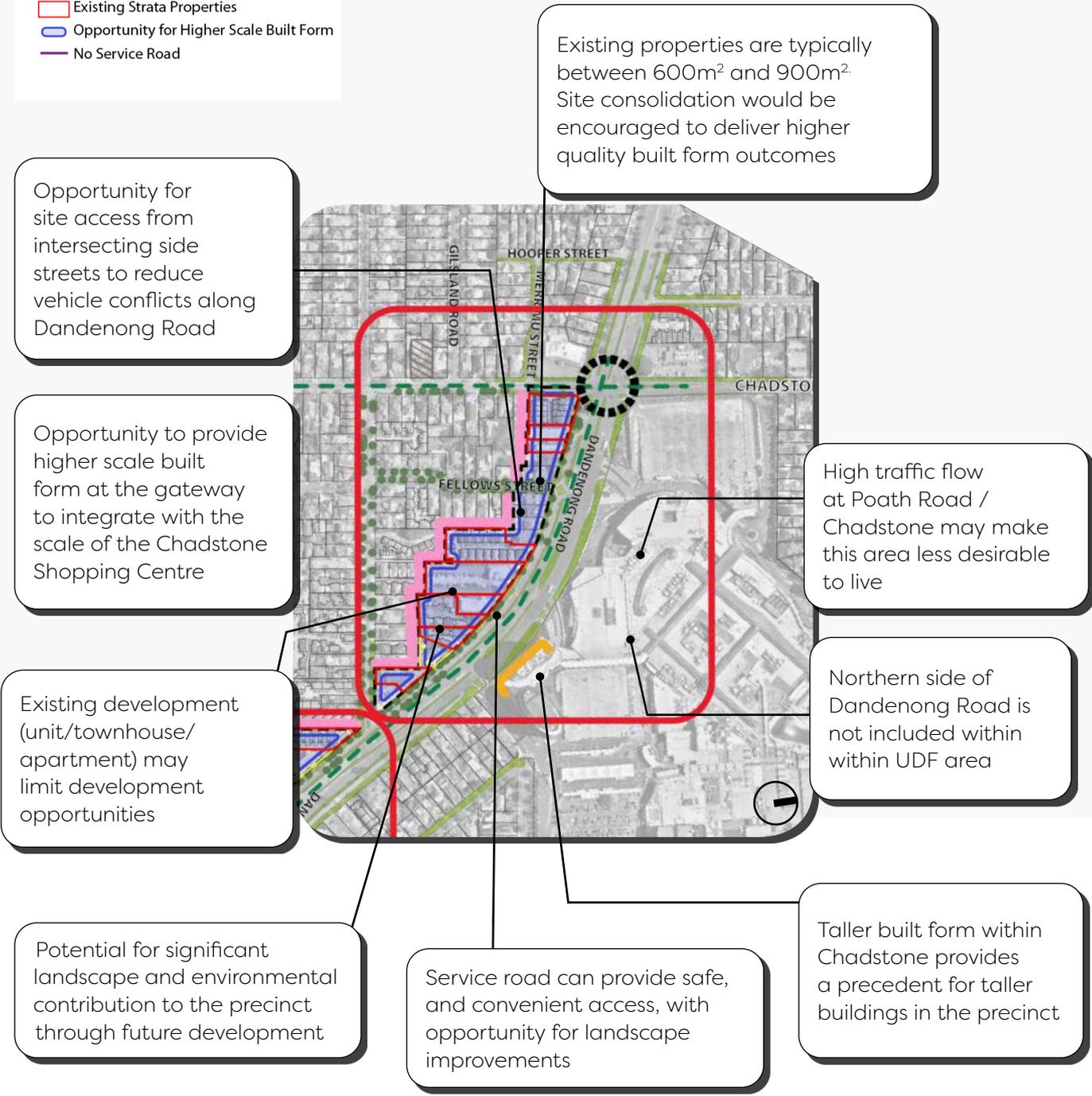
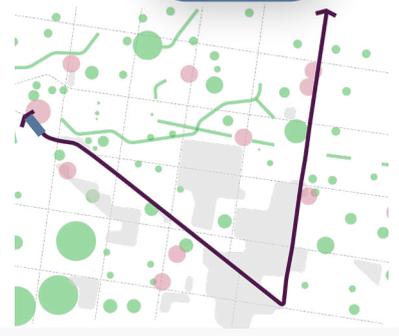


Figure 7. Dandenong Road Precinct 1 - Opportunities and Constraints