

## Dandenong Road - Precinct 05

This precinct benefits from its close proximity to the Monash University and the Monash Medical Centre. It is well located for future higher density residential development.

The southern gateway at Blackburn Road includes the recently constructed development, M-City. This twelve-storey mixed use development in the commercial 1 zone includes significant vertical scale, and a mix of retail, commercial and residential uses.

The Wellington Road gateway includes Monash University as a key destination, while featuring residential zoned land on the remaining corners of the gateway.

This precinct provides a mix of lot widths, with more constrained lots in the eastern section of the precinct, evident in the strong presence of strata title properties reflecting the demand for student housing. The remaining sites in the precinct provide good development opportunities with most over 600sqm and a number of sites over 900sqm.

Topographical variation is evident through the entire precinct, with clear level differences elevating the northern service lane from the main thoroughfare, and the southern service lane being located below the main road.

The intersection at Wellington Road provides a location for pedestrians to cross, however due to the large traffic volumes, pedestrian movement is restricted, often requiring multiple light sequences to cross entirely.

There is generally good pedestrian connectivity within this precinct, with the recent signalised pedestrian crossing constructed at Cobain Street contributing to this. South of that location, the next signalised crossing is 900m

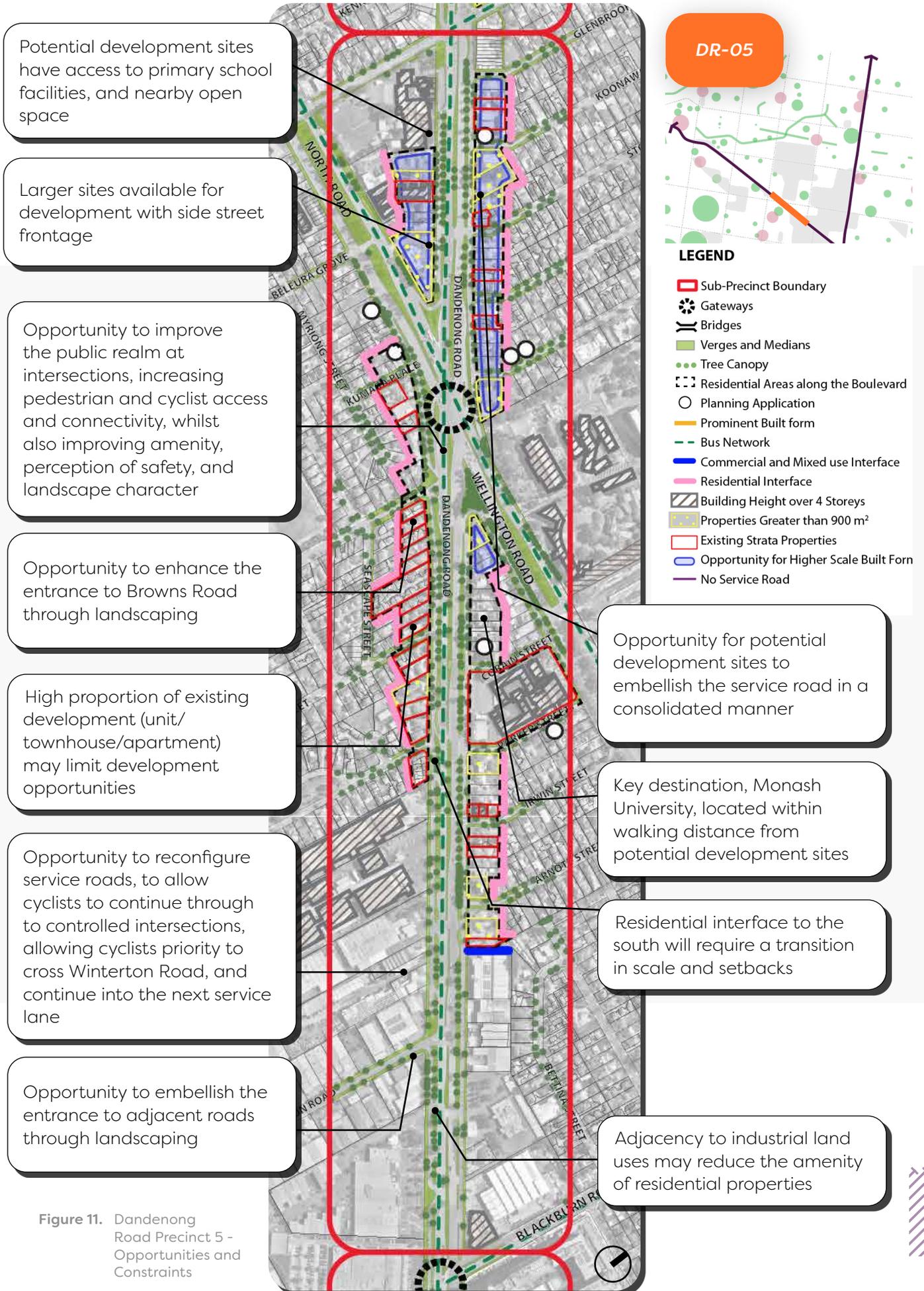
away, at Blackburn Road, with informal unsignalised crossing located at Evelyn Street and Arnott Street.

There is significant opportunity to enhance the appearance of the service road outer separator. This will provide a stronger landscape character, increase amenity and screen some of the bulkier buildings.

This precinct is located within an open space catchment, due to proximity of Fregon Reserve and Evelyn Street reserve, South of Dandenong Road. Open space available within Monash University is not included in this catchment assessment.



Recent townhouse development, providing two dwellings on a lot, including a front setback with minimal landscape amenity.



**Figure 11.** Dandenong Road Precinct 5 - Opportunities and Constraints