

## Dandenong Road - Precinct 03

This precinct includes a number of smaller sites with limited development potential, considered constrained for medium density development. This is due to the older, interwar subdivision patterns in this area, which also provides for a strong sense of built form character.

As there are less strata developments, opportunity exists to consolidate lots and create development sites in the future.

Key development sites are located at the southern end of the precinct, where lots with dual frontages are located.

This precinct also has a lower volume of traffic compared to the areas east of Ferntree Gully Road, making it more desirable for residential development, and use by cyclists and pedestrians.

There are limited opportunities to cross the road safely from north to south with crossing spaces at 1.3 kilometres apart (Atkinson Street, and Huntingdale Road). The signalised intersection of Ferntree Gully Road and Dandenong Road provides no

ability for a pedestrian to cross north-south.

However, opportunities exist to improve pedestrian and cyclist connectivity, by upgrading the informal pedestrian connection between York Avenue and Cheel Street. This precinct also marks the beginning of a nearly uninterrupted cycle route along the service road, to the east.

The landform rises gradually to a crest at the eastern edge of DR-03, where Huntingdale Road interfaces with the precinct.

Given the elevated nature of the northern service road, there are also opportunities to enhance the service road, and further buffer the arterial road with streetscape improvements.

This precinct is also largely within an open space catchment, due to Hurst Reserve and Brickmakers Park, with a small portion of the precinct outside of the catchment in the south-east.

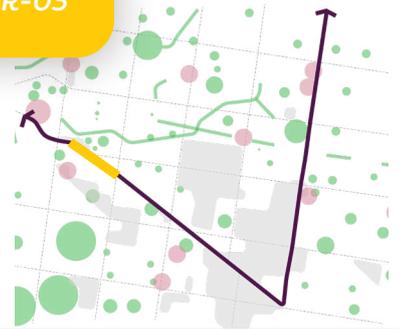


Y-shaped canopy trees in verges to avoid above ground powerlines, with limited canopy cover provided via the outer separator.

**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

DR-03



Existing smaller lots and interwar housing may limit development opportunities in the Precinct. Lot consolidation may be required

Most development sites are proximate to bus stops, along adjacent roads

Good development opportunities between York Avenue and Huntingdale Road - some with dual frontage to Atherton Road

Opportunity to improve the elevated service road



Large intersection, with limited pedestrian and cyclist crossing opportunities

Opportunity to enhance Hurst Reserve to include WSUD elements, additional canopy cover and ground cover planting, community places to engage, and additional open space and recreational spaces.

Opportunity to signalise the non-signalised crossing at York Avenue and Cheel Street

**Figure 9.** Dandenong Road Precinct 3 - Opportunities and Constraints