

## Dandenong Road - Precinct 04

Precinct 4 provides for a range of development opportunities, including sites requiring consolidation, larger sites, and key strategic development sites. There is also a large proportion of strata development within the precinct.

The precinct is primarily within the residential zone, providing the largest area for potential redevelopment along the length of Dandenong Road. However, it generally lacks retail/commercial activity which could provide additional amenity for residents.

Traffic volumes along Dandenong Road are the lowest between Huntingdale Road and Clayton Road, making this precinct likely to be more desirable for housing, as a transport user, a pedestrian

or cyclist, due to the lower volumes of traffic along this portion of the Boulevards.

This western portion of this precinct is typically flat with little topographical variation. This changes at times where both service roads are more elevated than the main thoroughfare. The northern side elevates in a number of locations, requiring retaining walls.

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

There are several streetscape elements connecting both sides of the road, that would benefit from some enhancement, such as the pedestrian overpass at Franklyn Street and Gordon Avenue, and the

three unsignalised, informal pedestrian crossings at Shafton Street, Fenton Street, and White Street.

The elevated pedestrian bridge provides a critical, safe location for pedestrians to cross the road - however, the distance between the crossing and the two nearest intersection is still over 800m - which is a significant distance.

The precinct is largely within an open space catchment, with a small portion outside of the catchment to the north-west and the south-east.



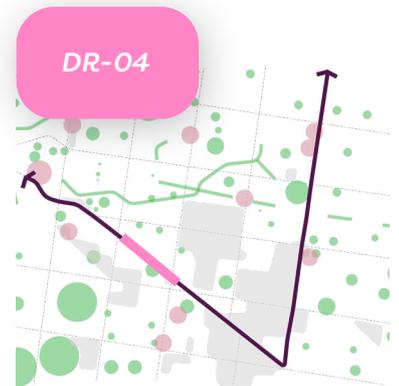
Multi-level apartment development, with landscape presence to the street, and significant tree retention.



Elevated pedestrian crossing, providing much needed access across this busy section of Dandenong Road.

**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 m<sup>2</sup>
- Existing Strata Properties
- Opportunity for Higher Scale Built Form
- No Service Road



Opportunity to formalise and enhance the non-signalised crossing at Fenton Street and Carmichael Road

Potential to enhance the pedestrian overpass at Franklyn Street and Gordon Avenue, with landscape improvements

Larger sites available for development with side street frontage

Opportunity to embellish and enhance road level difference between arterial road and service road

Potential to harvest stormwater from Dandenong Road, and contribute to the irrigation of Princes Highway Reserve through appropriate WSUD interventions

Princes Highway Reserve provides for local recreational needs - opportunities to improve access to it

Good opportunities for development in the northern end of this precinct

High proportion of existing development (unit/townhouse/apartment) may limit development opportunities

Residential interface to the south will require a transition in heights and setbacks to minimise overshadowing

Opportunity to formalise, and improve the non-signalised crossing at Patrick and White Streets - connecting key bus stops

Existing residential properties to the north will not be affected by overshadowing from new development

Larger sites available for development with side street frontage

Figure 10. Dandenong Road Precinct 4 - Opportunities and Constraints