

Dandenong Road - Precinct 06

This is a relatively small precinct focused on the north side of Dandenong Road. It has good access to bus stops and benefits from a local retail centre at the corner of Springvale Road.

The residential component of the precinct is largely undeveloped with only a small number of strata properties. The majority of sites are in the 600-900sqm range with a small number of 900sqm.

The majority of sites within this precinct would support townhouse development with side driveway access. There are also a small number of sites which are suitable for apartment development. The largest site has a current development application.

This precinct has lower traffic volumes and benefits from a local shopping precinct providing a higher level of amenity for existing and future residents.

This precinct is generally located on a lower plane than the balance of the Dandenong Road sub-precincts. A small amount of topographical variation is evident across the road, with the northern service road elevated between Kalimna Avenue and Harcourt Avenue.

There are significant opportunities to enhance the appearance of the service road outer separator, to increase amenity and screen some of the bulkier buildings and create a stronger landscape character.

In addition, enhancing the connected nature of the cycling lanes in the service roads at key intersections will establish a more consistent approach to cycling, and create a safer environment for all users.

The residential component of the precinct is largely within an open space catchment.



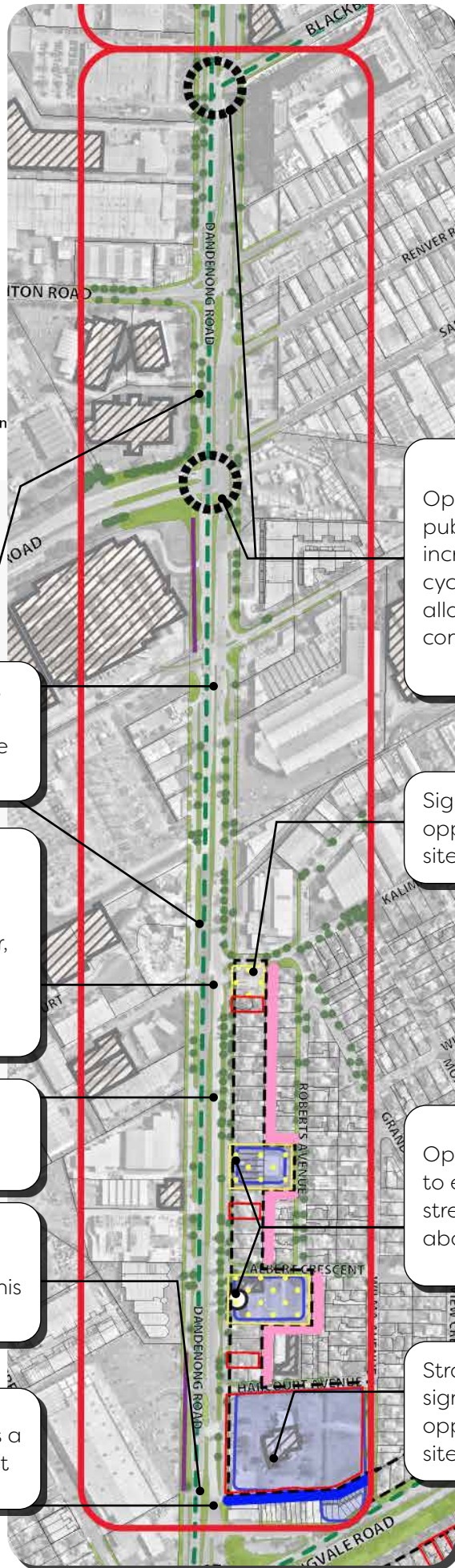
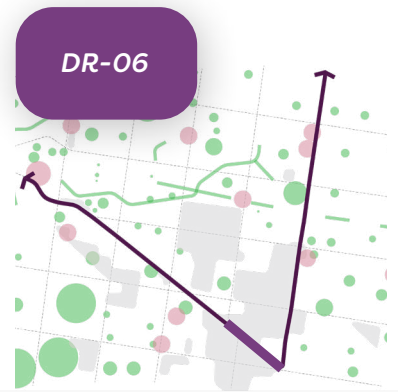
Canopy tree cover provided in a narrow outer separator, while verge street tree planting is of a smaller variety, avoiding overhead powerlines and unsightly Y shaped pruning.



Large front setback, with no tree planting or landscape amenity to the street - limited edge planting around the car park.

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



Opportunity to enhance bus stop waiting areas, and the location where they cross the service roads

Opportunity to improve the public realm at intersections, increasing pedestrian and cyclist access and amenity, allowing for continuous connectivity

Large front setback of industrial zoned land could be better utilised to include additional tree canopy cover, ground cover planting, and water harvesting/recycling opportunities.

Significant development opportunity on a key corner site

Industrial land uses may detract from the amenity of residential uses

Opportunity for development to enhance the service road streetscape, which is elevated above the main arterial road

Significant intersection, may reduce desirability to residential development in this location

Landscaped corner, provides a sense of entry to the precinct

Strata titled, but still a significant development opportunity at a key gateway site

Figure 12. Dandenong Road Precinct 6 - Opportunities and Constraints