

22.10 ELTHAM GATEWAY POLICY06/06/2013
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This policy applies to land in the Design and Development Overlay Schedule 1 in Eltham. This area is referred to as the 'Eltham Gateway'.

22.10-1 Policy Basis06/06/2013
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The Eltham Gateway is a precinct with cultural and landscape significance to the local community. Several factors contribute to this significance:

- In the 1800s it contained the original Eltham town centre and now contains a range of historic buildings which date from this period and influence the architecture of the area.
- The Eltham Gateway is typified by a high level of indigenous vegetation. The modest scale of built form is often substantially screened from public view by this vegetation.
- The topography of the area allows significant vegetated views from Main Road towards the Diamond Valley.
- The modest scale of development along Main Road provides a transition from the urbanity of the suburbs to the semi-rural character of Eltham.

While the whole of Eltham Gateway shares the above characteristics, the Gateway is divided into two parts: south of Mount Pleasant Road is predominately residential and north of Mount Pleasant Road transitions to a more vibrant, active community with a mix of residential, small-scale office and community uses.

22.10-2 Objectives06/06/2013
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- To encourage a predominance of residential uses south of Mount Pleasant Road.
- To encourage a mix of residential, small scale office and community uses north of Mount Pleasant Road.
- To discourage the establishment of new uses or expansion of existing commercial uses which do not serve the needs of the immediate local resident or worker population and undermine the cultural and landscape significance of the Eltham Gateway.

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It is policy that:

- Residential use is to be the predominant use.
- Large scale office uses and medium and large scale commercial uses are strongly discouraged.
- The preferred location for community, office and commercial uses is north of Mount Pleasant Road.
- The preferred location for retail uses that are consistent with this policy is between Bridge Street and Dalton Street.
- Commercial uses are preferred where they utilise existing dwellings and primarily service local demand.
- Industrial, commercial and other uses which undermine the cultural and landscape significance of the Eltham Gateway are strongly discouraged. Such uses include:
 - Car wash
 - Service station

- Car park
- Convenience restaurant
- 24 hour medical centres.
- Uses that may undermine the operation and viability of the Eltham Major Activity Centre are strongly discouraged.
- Hours of operation for non-residential uses are limited to protect the amenity of the area.
- Car parking should be provided on-site and the reduction or waiving of car spaces will not generally be supported.
- Car parking spaces for non-residential uses should be provided at the rear of sites.

22.10-4 Policy References

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- *Eltham Gateway Review 2011*