

21.19 DOVETON/EUMEMMERRING

03/05/2018
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21.19-1 Profile

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Doveton and Eumemmerring are established, diverse, areas with attractive, open, treed streetscapes and a strong, proud sense of place. There is a need, however, for modern facilities and services to be provided that are tailored to help the community establish firm links with newcomers and strengthen existing relationships.

21.19-2 Objectives

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- To develop a positive image for the community.
- To develop, expand and refurbish Doveton's and Eumemmerring's spaces, places and programs to meet changing needs.
- To develop a strong local shopping and community centre.
- To create quality and diverse housing opportunities.
- To enhance the value of Eumemmerring Creek as the green spine of the community.
- To promote employment and learning.
- To encourage vibrant industry and business in the area.
- To promote better and safer transport options for the community.

21.19-3 Strategies

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- Reinforce the identity, character, and sense of place of Doveton and Eumemmerring by encouraging development that improves the physical presentation of the local area and reflects local community values.
- Create a green-treed image and strengthen the landscape character of the area by encouraging extensive tree planting within streets, parks, public spaces and on private land.
- Provide extensive boulevard planting along the main road network.
- Improve the image and physical presentation of the area, including all gateways to the local area, together with the Autumn Place Neighbourhood Activity Centre and the Linden Place Convenience Activity Centres.
- Encourage the protection and management of heritage places.
- Encourage the physical renewal and development of new "places for people" to reflect changing demographic needs and to strengthen community pride.
- Improve local amenity and open space areas, including revitalising local infrastructure.
- Progressively strengthen the community education, recreation and leisure activities at Myuna Farm.
- Support the progressive upgrade of the Autumn Place Neighbourhood Activity Centre as an important retail, business and community place.
- Revitalise community facilities with a preference to consolidating these facilities in and around the Autumn Place Neighbourhood Activity Centre.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Provide a diversity of housing opportunities to meet the future needs of the community, including family accommodation, and better manage the extent and design of medium-density development.

- Facilitate the equitable and balanced provision and distribution of public housing opportunities, recognising high existing levels of public housing in the local area.
- Encourage the upgrading of local housing stock and the development of unused sites.
- Enhance, in consultation with relevant public land managers, the Eumemmerring Creek waterway to highlight its parkland attributes and to take full advantage of the environmental and recreational opportunities it offers.
- Facilitate the creation of local employment opportunities.
- Enhance the presentation of the industrial areas, including their image and character.
- Monitor and manage traffic flows on key access roads within Doveton and Eumemmerring.

21.19-4 Implementation

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These strategies will be implemented by the following measures:

Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Doveton/Eumemmerring Local Area Map.
- Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Autumn Place Neighbourhood Activity Centre and the Box Street, Doveton Avenue, Freeway Sports, Linden Place and Llewellyn Place Convenience Activity Centres.
- Using the Industrial Policy at Clause 22.03 to create an attractive and well maintained industrial area.

Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, being Autumn Place Neighbourhood Activity Centre and the Box Street, Doveton Avenue, Linden Place and Llewellyn Place Convenience Activity Centres.
- Applying the Mixed Use Zone to activity centres with a mixed use function, being the Freeway Sports Convenience Activity Centre.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of mixed use areas and activity centres, as appropriate.

Further strategic work

- Developing a strategy, in conjunction with Parks Victoria and the City of Greater Dandenong, for the enhancement of Dandenong Creek as an active and passive community recreation area.

Other actions

- Undergrounding overhead powerlines on key roads over the long-term.
- Undertaking, in consultation with relevant public land managers, local re-vegetation programs, particularly along the Dandenong and Eumemmerring Creeks.

- Advocating for increased bus services within Doveton and Eumemmerring and to provide improved connectivity with major activity centres to the east, including Fountain Gate-Narre Warren CBD.

21.19-5 Doveton/Eumemmerring Local Area Map

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