

22.10 BULLEEN GATEWAY POLICY

19/01/2006
VC37

This policy applies to land in Bulleen as identified on Map 1 to this policy.

22.10-1 Policy basis

19/01/2006
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Bulleen is subject to a number of development pressures arising from industrial, commercial and retail development and transport-based impacts, including road development.

The above matters impact on the local environment, including open space. They also pose a threat to residential amenity.

Bulleen is a major gateway to Manningham and adjoins the Yarra Valley Parklands and the Yarra River.

The Municipal Strategic Statement encourages the improvement and enhancement of the visual amenity and function of the Bulleen Gateway area.

22.10-2 Objectives

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The objectives of this policy are:

- To retain the commercial area as a 'neighbourhood' level centre.
- To encourage high standards of development and promote compatibility between the various forms of land use.
- To encourage appropriate built form to enhance this gateway to the municipality.

22.10-3 Policy

19/01/2006
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It is policy that:

- Viewlines between development and adjoining parklands be protected and enhanced through the sensitive siting and design of buildings and works.
- The integrity of the residential areas be maintained and enhanced.
- The industrial area be promoted as an attractive place to do business.
- Development be designed to enhance the entrance to the municipality.
- The role of the industrial area be consolidated by discouraging non-industrial uses.

22.10-4 Policy reference

19/01/2006
VC37

City of Doncaster and Templestowe (1991) Bulleen Gateway Study City of Doncaster & Templestowe, Doncaster.

Map 1 - Bulleen Gateway Policy Study Area

