

**22.05 BAYSWATER MAJOR ACTIVITY CENTRE INCLUDING KEY REDEVELOPMENT SITES**

06/02/2014  
C118

This policy applies to the Bayswater Major Activity Centre.

**22.05-1 Policy Basis**

03/02/2011  
C54

This policy gives effect to Clause 21.07 on Major Activity Centres with regard to the Bayswater Major Activity Centre

Key Issues in the Bayswater Major Activity Centre are:

- The core retail area is located off the main road so lacks exposure to through traffic but provides opportunities for good access for walking, cycling and vehicles.
- Mountain Highway acts as a barrier between the north and south side of the centre.
- Uses located on Mountain Highway are competing with retail land uses are encouraged to locate within the retail core area.
- Poor access is provided between land located on the east side of the railway line and the rest of the centre.
- Land east of the railway line has been developed in a disjointed fashion and provides the potential for higher density integrated development that includes significant gateway buildings.
- Improve links between the centre and the industrial estate to the east to attract more people working in the industrial estate to use the centre.

Council has selected a number of Key Redevelopment Sites to act as catalysts for attracting other new development and investment in the centre to contribute to the facilitation of these changes within Bayswater MAC.

The following Key Redevelopment Sites are identified in the Bayswater MAC:

- A. Mountain Highway (corner of High Street);
- B. 700 Mountain Highway (south-west corner of Mountain Highway and High Street);
- C. Station Street (including railway land and car parks);
- D. Corner of Church Street and James Street;
- E. King Street; and
- F. Land bounded by the railway land, Mountain Highway and Scoresby Road.

See Map 1 Bayswater Activity Centre Key Redevelopment Sites for locations.

**22.05-2 General Objectives and Strategies for the Bayswater Major Activity Centre**

03/02/2011  
C54

**Land Use**

**Objectives**

- To encourage a land use mix that contributes to the revitalisation of the centre.
- To ensure there is a range of activities and opportunities in Bayswater for people to live, work or meet.

## **Strategies**

- Encourage land use in accordance with Map 1 Land Use Plan.
- Consolidate retail activity to within the retail core.
- Encourage retail floor space outside the retail core to be redeveloped for other uses that compliment and do not compete with the function of the retail core. Such uses include offices, showrooms, entertainment and community uses.
- Encourage food premises to locate on the north side of Mountain Highway to build on the restaurants and cafes already located in this area.
- Encourage mixed use development to locate west of High Street with active uses located at ground level and office/residential uses above.
- Encourage sites along Mountain Highway, west of the retail core to be redeveloped for large scale mixed use developments with offices/showrooms at ground level and residential above.
- Promote higher and medium residential development within and around the centre to increase the number of people and level of activity within the centre.
- Encourage medium density housing in residential areas immediately surrounding business zoned areas, yet ensure that neighbourhood character and the landscape significance of the Significance Ridgeline Area is protected.
- Encourage land east of the railway line to be development for community, entertainment, bulky goods and education uses including a high quality gateway landmark building providing a convention centre and/or residential hotel with quality conference facilities.
- Facilitate the preferred development of Key Redevelopment Sites to act as catalyst for further development and investment in the centre. See Map 1 for locations of Key Redevelopment Sites.
- Encourage a range of uses and services to locate in the centre to meet the needs of the growing community.
- Discourage new industrial uses from locating within the centre and encourage existing industrial uses to relocate to more appropriate locations.
- Facilitate consolidation of land to create viable redevelopment sites.

## **Urban Design**

### **Objectives**

- To achieve a high quality built environment.
- To increase the height and density of development in the Centre while protecting and capitalising on the views of the Dandenong Ranges.
- To improve pedestrian amenity within the centre.

### **Strategies**

- Encourage an increase in building heights while ensuring that the public views of the Dandenong Ranges are protected and enhanced.
- Require development adjacent to major pedestrian routes to provide active frontages, upper level surveillance and weather protection.

- Ensure the design of new development provides for the protection, comfort and enjoyment of adjoining public spaces and streets.
- Encourage innovative, high quality architecture that incorporates Ecologically Sustainable Design, Crime Prevention through Environmental Design and Water Sensitive Urban Design.
- Minimise the visual clutter of signage within the centre.

### **Accessibility**

#### **Objectives**

- To improve access to and within the centre for all modes of transport with priority placed on pedestrian movements.

#### **Strategies**

- Implement the improvements shown on Map 2 Accessibility Plan.
- Improve pedestrian safety and access of Mountain Highway.
- Develop a hierarchy of pedestrian links in the centre along major and secondary pedestrian circulation routes.
- Develop new pedestrian links connecting the retail core with land to the west.
- Improve linkages to and upgrade the public transport interchange.
- Improve pedestrian access across the railway line.
- Investigate with State Government the feasibility of under grounding the rail line. In short term improve the level crossing.
- Improve linkages between the centre and the industrial estate to the east.
- Improve cycling facilities and paths to and within the centre.
- Develop a shared traffic zone along the laneways at the rear of the north side of Mountain Highway.
- Redevelop underutilised at-grade car parks and provide car parking at basement levels or at the rear of new development with clearly defined and safe pedestrian access.

### **The Public Realm**

#### **Objectives**

- To promote an improved and vibrant public realm.

#### **Strategies**

- Implement the improvements shown on Map 3 Public Spaces and Landscape Plan.
- Widen the footpath along Mountain Highway to provide an improved public realm for walking, eating, trading and informal community meeting places.
- Develop a landscape/artwork gateway treatment along Mountain Highway.
- Upgrade the appearance of the Public Transport Interchange to provide an important focal point and gateway.

- Upgrade existing and develop new open space areas to cater for the increased workers, visitors and residents in the centre.
- Improve access and the appearance of linear open space areas.
- Encourage the incorporation of public art in new development and public spaces.

**22.05-3**

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**Key Redevelopment Sites**

**Objective**

- To facilitate development of Key Redevelopment Sites to act as a catalysts for attracting other new development and investment elsewhere in Bayswater MAC.

**Strategies**

- The following strategies will implement this objective: The land use of Key Redevelopment Sites is to be in accordance with the following directions.
- Council will only consider alternative land use options for Key Redevelopment Sites subject to the developer demonstrating that an alternative proposed land use will achieve the general objectives and strategies of this clause and of Clause 21.07 on Major Activity Centres.

**A. South of Mountain Highway (corner of High Street)**

- Active uses such as cafes and shops should be located on the Mountain Highway frontage.
- Upper storey uses should include offices and shop top housing.

**B. 700 Mountain Highway (south-west corner of Mountain Highway and High Street)**

- Active uses such as shops and cafes should be located at ground level.
- Upper storeys uses should include offices with residential development above.

**C. Station Street (including railway land and car parks)**

- Active uses such as shops and cafes should be located at ground level.
- Upper storeys uses should include offices and residential development.

**D. Corner of Church Street and James Street**

- Higher density residential development with some small scale office developments are encouraged to develop in this area.
- The higher density residential development should include a range of housing sizes and types.

**E. King Street**

- Higher density residential development is encouraged in this area.

**F. Land bounded by the railway land, Mountain Highway and Scoresby Road.**

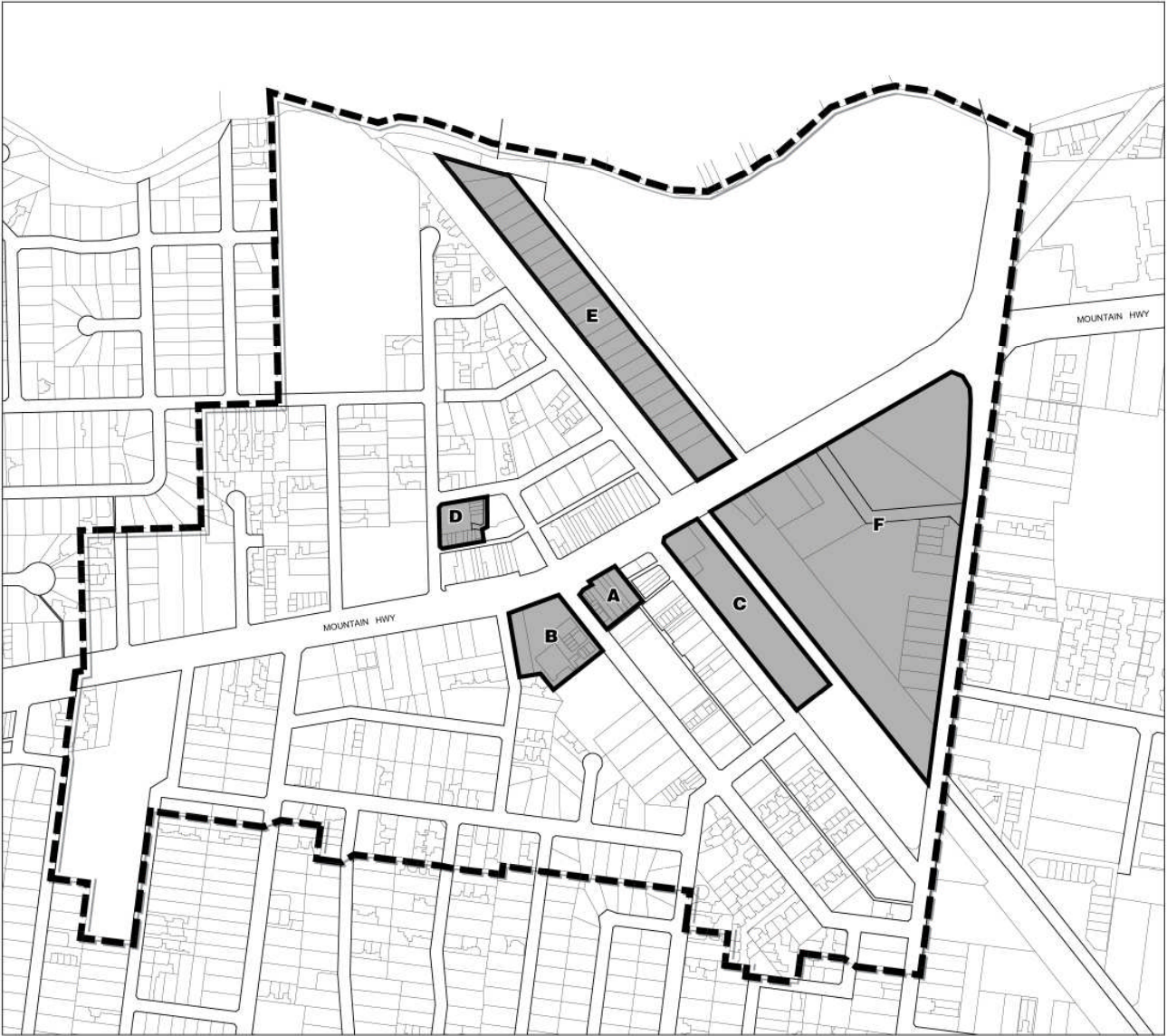
- If an approved master plan or urban design framework exists, the use and development be guided by the plan or framework.
- Community facilities, entertainment, bulky goods and education uses are encouraged to locate within this area.
- Provision of a hotel/convention centre which can provide meeting facilities and accommodation for nearby industrial and business uses.
- Development of a prominent gateway building at the intersection of Mountain Highway and Scoresby Road.
- Buildings are to provide for passive surveillance of adjoining open space and railway land.
- Incorporation of ESD principles.
- Improve linkages between the industrial estate located to the east and other areas of the Bayswater MAC located on the west side of the railway line.
- Improved pedestrian safety for pedestrians using the Mountain Highway and Scoresby Road intersection.
- Enhance pedestrian amenity within this area with priority being given to pedestrian movements.
- Perseveration of remnant vegetation.

**22.05-4 Reference document**



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Bayswater 2020: Bayswater Activity Centre Structure Plan, May 2005 and addendum dated March 2012.

Map 1 Bayswater activity centre key redevelopment sites



**LEGEND**

-  Bayswater Activity Centre Boundary
-  Key Redevelopment Sites
- A** South of Mountain Highway  
Corner of High Street
- B** 700 Mountain Highway (south  
west corner of Mountain  
Highway and High Street)
- C** Station Street (including the  
railway line and carpark)
- D** Corner of Church Street and  
James Street
- E** King Street
- F** Land bounded by railway land,  
Mountain Highway and  
Scoresby Road