



Summary of Existing and Proposed Planning Strategies and Controls - Highett Activity Centre

April 2018

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Bayside City Council - Highett Activity Centre Snapshot

Population



2006



2016

Occupation: Professionals



2006



2016

Occupation: Labourers



2006



2016

Detached Dwellings

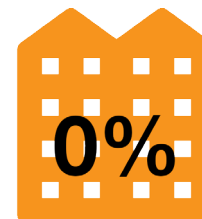


2006

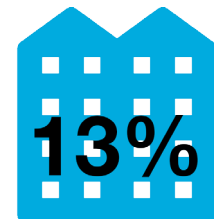


2016

High Density Dwellings



2006



2016

Most Common Household Size: 2 People



2006



2016

The Vision

The vision from the original Structure Plan remains relevant today and has only had minor revisions to make it more concise and to recognise that the core of the centre is no longer just on the Kingston side, but now includes retail in the Bayside part of the centre.

To revitalise the Highett Road shopping ~~strip centre~~ as an attractive, vibrant and well used main street and community focal point that provides a wide range of local shopping, business and community services suited to the needs of people living and working in the area.

To provide the opportunity for a mix of retail, employment, other associated activities and residential in that part of the Highett ~~S~~shopping ~~strip~~Centre to the west of the ~~train line railway~~, in a form that complements the ~~rest core~~ of the centre located to the east of the ~~train line railway~~, and to better link the two parts of the centre for pedestrians ~~and cyclists~~.

To provide an opportunity for as many people as is appropriate given the character of the area and the opportunities for change to live and work in Highett, with access to public transport and within walking and cycling distance of ~~shops and services activity centres~~, and hence to provide a real transport option for people other than the private car.

To recognise the character of Highett's established residential areas and managing change in a way that responds to ~~this~~ ~~their~~ character ~~qualities, and to the~~ ~~whilst recognising their~~ proximity ~~of the some parts of the residential area~~ to public transport, ~~shops~~ and ~~services activity centres~~.

~~There are limited large scale vacant sites available for residential development in Bayside. The largest remaining site is the GSIRO land, currently in operation and located within the Highett Activity Centre. Should this land become available, it will present a significant development opportunity for Bayside.~~

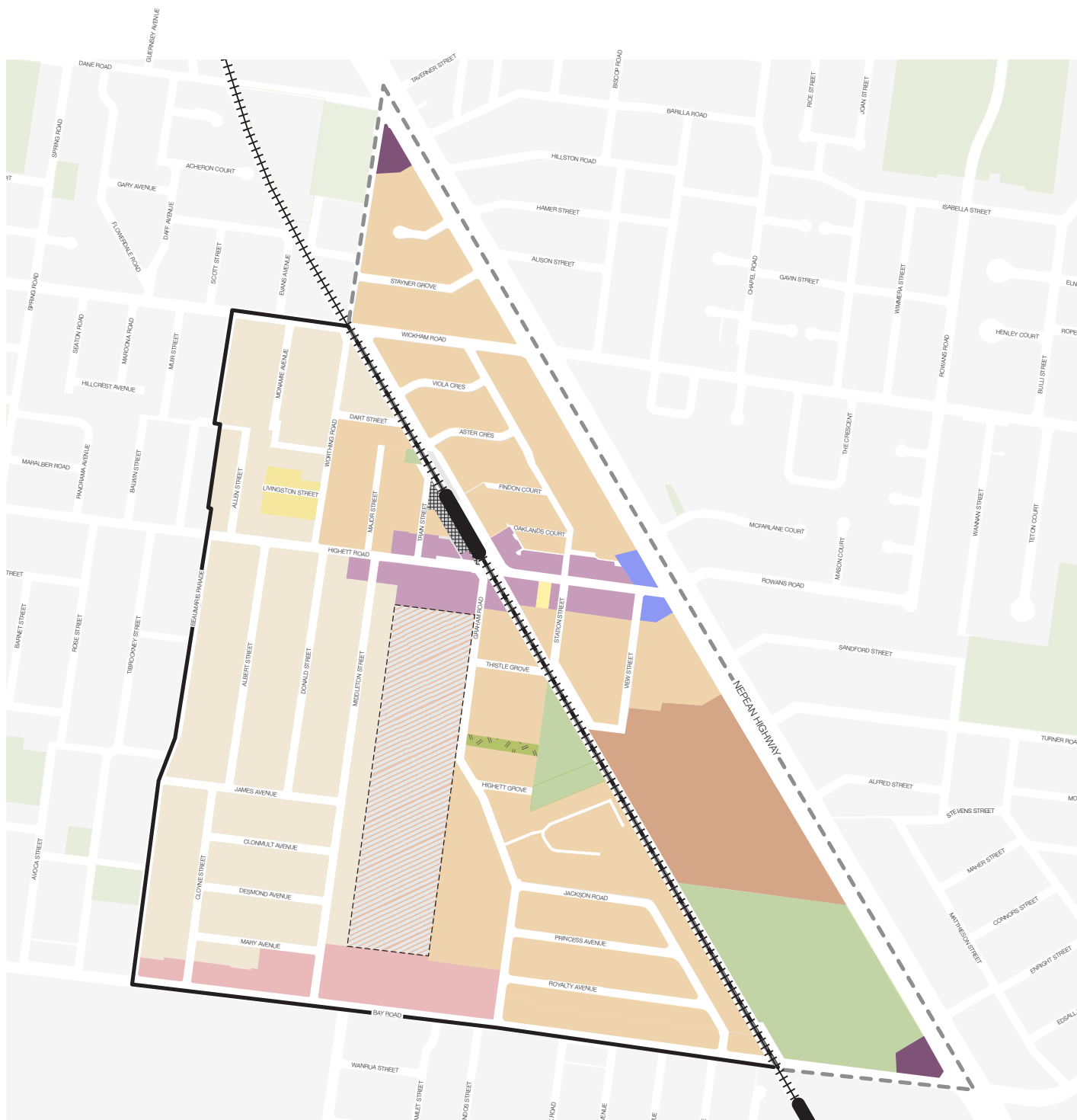




Existing Controls - Highett Land Use Plan

Legend

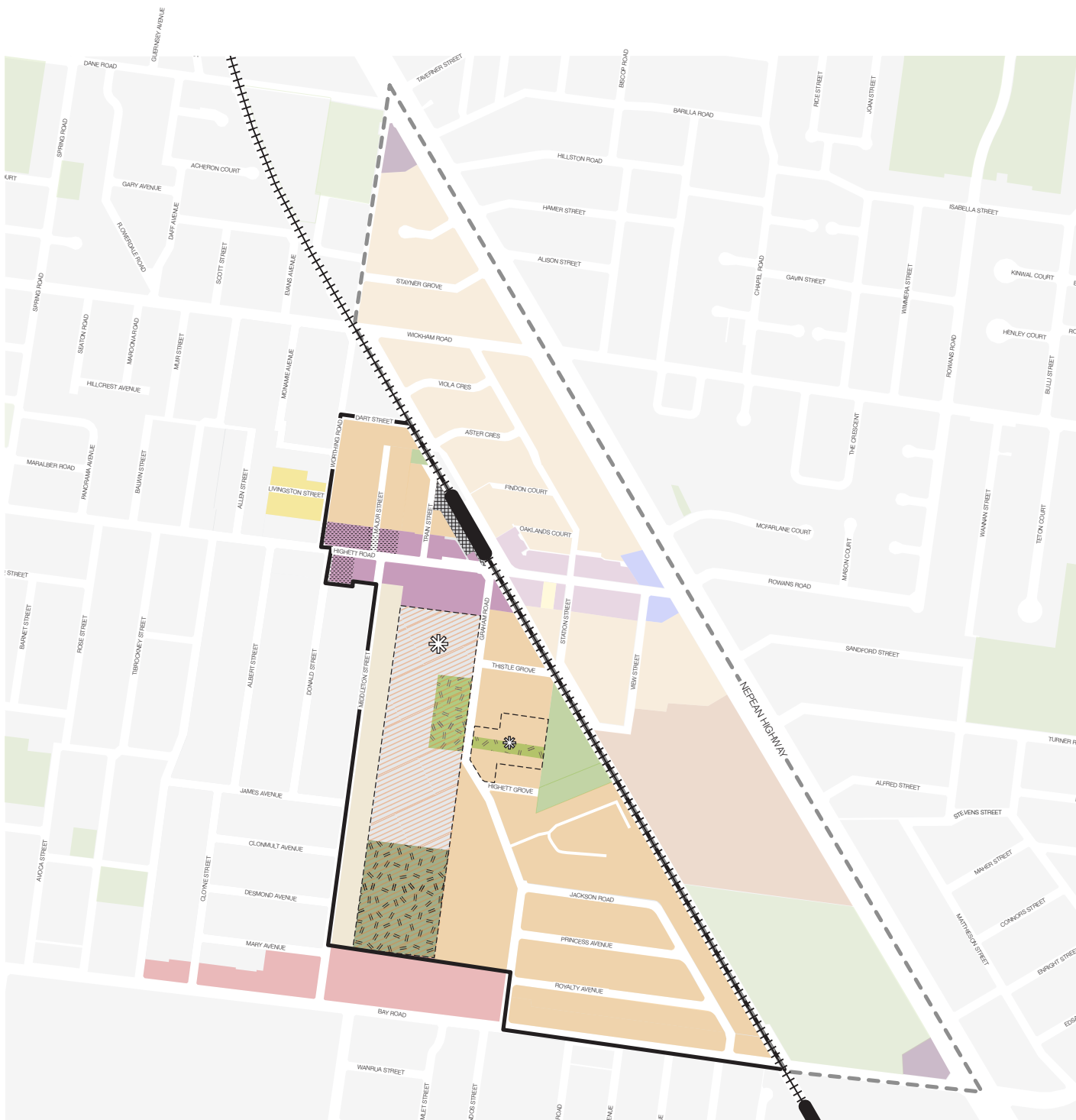
-  Activity Centre Boundary
-  Frankston Railway Line
-  Railway Station
-  Station Car Parking
-  Residential Incremental Change (NRZ)
-  Residential Medium Density (GRZ)
-  Residential Growth Zone (RGZ)
-  Highett Road Retail (C1Z)
-  Bay Road Mixed Use (MUZ and C1Z)
-  Community Uses
-  Nepean Highway Mixed Use (MUZ)
-  Nepean Highway Retail (C2Z)
-  Existing Open Space
-  Potential Open Space
-  CSIRO Site - Commonwealth Land



Proposed Controls - Draft Hightett Structure Plan Land Use Plan

Legend

-  Activity Centre Boundary
-  Frankston Railway Line
-  Railway Station
-  Station Car Parking
-  Residential Incremental Change (NRZ)
-  Residential Medium Density (GRZ)
-  Hightett Road Retail (C1Z)
-  Bay Road Mixed Use (MUZ and C2Z)
-  Community Uses
-  Existing Open Space
-  Potential Open Space
-  Potential Open Space (Conservation)
-  Key Development Site
-  Proposed Rezoning from NRZ and GRZ to C1Z
-  CSIRO Site



Existing Controls - Highett Built Form Plan

Legend

-  Activity Centre Boundary
-  Frankston Railway Line
-  Railway Station
-  Station Car Parking
-  Active Frontages
-  6m Minimum Landscaped Setbacks
-  Heritage Overlay
-  Maximum 5 Storeys
-  Maximum 4 Storeys
-  3 to 4 Storeys
-  Maximum 3 Storeys
-  Maximum 2 Storeys
-  Existing Open Space
-  Potential Open Space
-  CSIRO Site - Commonwealth Land



Built Form



- Activity Centre Boundary
- Frankston Railway Line
- Railway Station
- Station Car Parking
- Active Frontages
- Transitional Height and Setback
- Open Space / Pedestrian Link Interface
- Railway Corridor Interface
- 3m Minimum Landscaped Setbacks
- 6m Minimum Landscaped Setbacks
- 9m Minimum Landscaped Setbacks
- Heritage Overlay
- Maximum 5 Storeys
- Maximum 4 Storeys
- Maximum 3 Storeys
- Maximum 2 Storeys
- Locations Where Heights Are Proposed To Change
- Existing Open Space
- Potential Open Space
- CSIRO Site

Activity Centre Boundary

Frankston Railway Line

Railway Station

Station Car Parking

Proposed New Pedestrian Crossing

Improved Pedestrian Safety - Highbett Road

Manage Traffic Flow - Graham Road

Potential Graham Road Extension

Existing Pedestrian Connection

Proposed Shared Path Route

Existing Open Space

Potential Open Space

Proposed New Roads



Access and Movement



- Activity Centre Boundary
- Frankston Railway Line
- Railway Station
- Station Car Parking
- Proposed Level Crossing Removal
- Existing Bus Routes
- Existing Bus Stops
- Bus Stop Upgrade
- Existing Signalised Intersection
- Proposed Intersection Upgrade
- Proposed New Pedestrian Crossing
- Enhance Pedestrian Experience
- Proposed Cycle Infrastructure (On Road)
- Primary Vehicular Movement
- Potential Vehicular Movement
- Existing Pedestrian Connection
- Proposed Shared Path Connection
- Existing Open Space
- Potential Open Space
- Proposed Laneway
- Improve Safety and Amenity - Graham Road

Legend

-

Public Realm



- Activity Centre Boundary
- Frankston Railway Line
- Frankston Railway Line
- Station Car Parking
- Bus Stop Upgrade
- Existing Bus Stops
- Existing Bus Routes
- Improved Open Space Edge Conditions
- Maintain Leafy Residential Streetscape
- Establish Canopy Planting
- Existing Open Space
- Potential Open Space (Recreation)
- Potential Open Space (Conservation)
- Maintain Private Vegetation
- Protect Significant Vegetation



Contact us

If you have any queries with regards to the Summary of Existing and Proposed Planning Strategies and Controls - Highett Activity Centre, please contact the Strategic Planning Team:

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