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your city



# Bayswater Renewal Strategy

Issues and Opportunities Summary

# About the Bayswater Renewal Strategy

We are currently preparing a Renewal Strategy for the Bayswater Major Activity Centre.

The Renewal Strategy will guide future development over the next 30 years to ensure Bayswater remains a desirable place to live, work and play. It will set out a planning framework to manage growth and change that carefully balances social, economic and environmental priorities.

The Strategy will replace the existing 'Bayswater 2020 Activity Centre Structure Plan' and will include a 5 - 10 year implementation plan that will reflect local priorities and future community needs.

We invite you to share your feedback on the opportunities outlined in this brochure. Your views will help to develop the final Renewal Strategy.

## Opportunities for Bayswater

Following a preliminary round of community consultation in 2020, we have developed an Issues and Opportunities Paper that sets out a range of emerging opportunities that will help to inform the development of the Renewal Strategy.

In total, we have identified 32 opportunities which are organised into 6 key themes, outlined below. Please refer to the map on page 3 for further information.

If you would like to read more about the Issues and Opportunities for Bayswater, you can view a copy of the full report online (scan QR code opposite) or by visiting the Knox Council Civic Centre.

### Have your say

To provide feedback on the Bayswater Issues and Opportunities Paper, please visit: [knox.vic.gov.au/haveyoursay](https://knox.vic.gov.au/haveyoursay).

Feedback closes on 14 November 2022



Scan the QR code to share your feedback



### Housing and residential development



New homes on mixed use development sites



### Business and economic development



Redevelopment opportunities



Key opportunity sites for urban renewal



### Environment, sustainability, climate change



Revitalise Dandenong Creek and surrounding habitat



Potential EV charging stations



New canopy tree planting throughout the centre



### Urban design and built form



New civic heart at Penguin Place/Macauley Place



Placemaking through arts and cultural initiatives, installations and programs



Increase outdoor dining around the centre



### Transport and movement



New cycling routes and connections to improve connectivity



Improve linkages for pedestrians



Reduce speed limits to improve safety



Consider lane reduction



### Community infrastructure



Enhance existing community infrastructure



# Summary of Opportunities for the Bayswater Activity Centre

The map below shows the boundary of the Bayswater Activity Centre and some of the key opportunities outlined in the Issues and Opportunities Paper. You can view a full copy of the Issues and Opportunities Paper online at [knox.vic.gov.au/haveyoursay](http://knox.vic.gov.au/haveyoursay)



## Theme 1:



# Housing and residential development

## Context

Bayswater's population is growing and over the next decade, the suburb will need more homes and a greater diversity of housing choices to accommodate new residents.

There are opportunities to promote more residential development within the core of the Bayswater Activity Centre, particularly on key development sites located next to the Bayswater train station. These locations are suitable because they are located close to shops and services and have excellent public transport connectivity. Facilitating opportunities for more medium density around the inner core and higher density in the core of Bayswater will provide more diverse and affordable housing options (refer to map on page 3).

Additionally, more housing in the centre will help to attract more people to Bayswater which will increase its vibrancy and desirability as a place to live, work and play.



More medium density and higher density housing in the core and inner core of Bayswater will help to increase housing options.

## Opportunities

Share your thoughts on the proposed opportunities for Bayswater Activity Centre:

**01** Promote the Bayswater Activity Centre as a place to live, work and visit by encouraging more residential and mixed used development within the commercial core.

**02** Increase the supply of medium and higher density housing on large redevelopment sites within the Activity Centre.

**03** Explore policies to facilitate more diverse housing choices that cater for a broad range of community and demographic needs and preferences.

**04** Focus new residential and mixed used developments on sites close to the Bayswater Train station and on Council-owned land.



## Theme 2:

# Business and economic development



## Context

Bayswater is designated as a Major Activity Centre which means that it is a hub for services, employment, public transport and housing. The centre is known as a destination for convenience shopping, food outlets and retail services.

The Issues and Opportunities Paper has identified a range of opportunities to attract more commercial and economic investment into the centre that will help make Bayswater a more desirable destination to work, establish and operate a business.

The Bayswater Activity Centre it is located next to the Bayswater Business Precinct, a regionally significant employment hub for eastern Melbourne. Integrating the centre with the business precinct will enable better connectivity and opportunities to develop synergies between the precincts.



Connecting the Bayswater Business Precinct with the Activity Centre will help to improve synergies and encourage more local businesses.

## Opportunities

Share your thoughts on the proposed opportunities for Bayswater Activity Centre:

05

Integrate and connect the Bayswater Activity Centre with the adjoining Business Precinct.

06

Explore ways to encourage new office and commercial uses that complement existing businesses and diversify the local service offering.

07

Establish a clear identity and role for the Bayswater Activity Centre that builds on its existing strengths.

08

Investigate initiatives and programs to foster an inclusive night-time economy.

09

Maintain and increase commercial floorspace in the Bayswater Activity Centre.

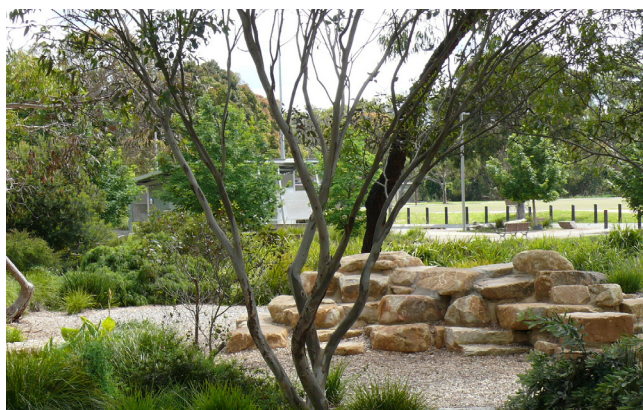


# Environment, sustainability and climate change

## Context

Over the coming decade climate change will continue to influence many aspects of our daily lives and it is important to consider ways to reduce the impact on the environment. The preparation of the Renewal Strategy will provide an opportunity to embed environmentally sustainable development principles and strategies to support Council's net zero emissions target by 2040.

These opportunities will contribute not only to environmental sustainability and reduction of waste, but also support positive social outcomes, such as improving the health and wellbeing of the local community.



More trees and landscaping throughout the Centre will help to reduce the impacts of climate change

## Opportunities

Share your thoughts on the proposed opportunities for Bayswater Activity Centre:

**10** Promote the role of Council in championing best practice Environmentally Sensitive Design.

**11** Reduce the impacts of urban heat through initiatives such as canopy tree planting, use of reflective building materials and permeable surfaces.

**12** Revitalise habitat along the Dandenong Creek through re-vegetation, tree planting and improvements to pedestrian connections.

**13** Embed sustainable design principles into all aspects of Council's decision making in Bayswater.

**14** Improve waste management practices throughout the Bayswater Activity Centre to reduce landfill waste and increase recycling.



## Theme 4:

# Urban design and built form



## Context

In the past 15 years, Bayswater has seen the benefits from major revitalisation projects such as the redevelopment of Mountain High Shopping Centre, the Level Crossing Removal at Mountain Highway and the new Bayswater train station.

There are still significant opportunities to revitalise existing public spaces and connections so they are inclusive, safe, and accessible for everyone to enjoy. A key opportunity has been identified to re-imagine Penguin Place as the central heart of the activity centre. This would see streetscape upgrades such as improvements to landscaping, new places to connect and dine, installation of public art, and better connections to the train station for pedestrians and cyclists.



There is a significant opportunity to transform Penguin Place into the new town centre of Bayswater.

## Opportunities

Share your thoughts on the proposed opportunities for Bayswater Activity Centre:

**15** Review planning policies to ensure that new development meets community values and expectations.

**16** Redevelop under-utilised spaces for new housing, employment and community uses.

**17** Explore a range of place making initiatives to promote the arts, celebrate local culture and build community identity.

**18** Re-imagine Penguin Place as the new town centre for Bayswater.

**19** Increase outdoor dining and eating spaces.

**20** Improve access and connectivity to existing parks and open spaces.

**21** Protect and enhance existing cultural heritage.

**22** Develop guidelines to promote high quality building and design practices.

## Theme 5:

# Transport and movement



## Context

The new Bayswater train station and level crossing removal along Mountain Highway have improved the connectivity and accessibility around the centre. The Issues and Opportunities Paper has identified a range of opportunities to further improve movement around the centre.

Trips to and from the Bayswater Activity Centre are predominantly undertaken by car, and over time this has resulted in increasing levels of congestion. Mountain Highway is also a significant physical barrier that creates an unwelcoming pedestrian environment.

We are exploring a range of opportunities that consider specific improvements along Mountain Highway, as well as enhancements to the wider network that will encourage more people to catch public transport, walk and cycle around the activity centre.



**Better pedestrian and cycling paths will help to connect the Bayswater Activity Centre and encourage more people to walk and cycle.**

## Opportunities

Share your thoughts on the proposed opportunities for Bayswater Activity Centre:

**23** Improve the network of pedestrian and cycling paths within and around the Bayswater Activity centre.

**24** Improve connectivity to key destinations such as the Marie Wallace Bayswater Park and the Bayswater Business Precinct.

**25** Consider changing travel patterns and explore whether the centre needs more car parking in the future.

**26** Review existing car parking to identify possible surplus land, and consider installation of electric vehicle charging points.

**27** Review existing bus routes and services to ensure public transport services reflect community needs.

**28** Explore initiatives to improve safety, connectivity and accessibility for pedestrians across Mountain Highway.



## Theme 6:

# Community infrastructure



## Context

Community infrastructure plays a critical role in supporting vibrant, connected and socially sustainable communities. As one of the fastest growing populations in Knox, the Bayswater community and social infrastructure includes a range of arts, cultural, sporting and recreational facilities.

The Issues and Opportunities Paper has undertaken a review of existing community facilities and has identified a number of opportunities to enhance community infrastructure to ensure that it meets the needs of current and future residents. This includes supporting the development of a potential new community hub and exploring opportunities to integrate child, youth and seniors spaces into new buildings and public spaces.



Community facilities such as The Knox Community Arts Centre and a potential community hub could help to facilitate a cultural-led renewal.

## Opportunities

Share your thoughts on the proposed opportunities for Bayswater Activity Centre:

**29** Consider the potential development of a new multipurpose community hub with flexible spaces for diverse activities and programs.

**30** Recognise and celebrate indigenous heritage of First Nations people and engage with local elders.

**31** Consider opportunities for a cultural-led renewal that builds on existing arts programs and explore opportunities at the Knox Community Arts Centre.

**32** Integrate child, youth and seniors-friendly spaces that are suitable for all abilities into new public buildings and spaces.



# Share your feedback to shape the Bayswater Renewal Strategy

We invite your feedback on the proposed opportunities for Bayswater Activity Centre. Do you agree with the opportunities we've identified or are there any that we've missed? There are many ways to have your say:

## Complete an online survey

Scan the QR code or visit:  
[knox.vic.gov.au/haveyoursay](https://knox.vic.gov.au/haveyoursay)



## Attend pop up information sessions

Visit website for details.

## Send us an email

[bayswaterrenewal@knox.vic.gov.au](mailto:bayswaterrenewal@knox.vic.gov.au)

## Post your feedback

Bayswater Renewal Consultation  
City Futures, Knox City Council,  
Reply Paid 70243, Wantirna South 3152.

## Further Information

### View Issues and Opportunities Paper

Visit [knox.vic.gov.au/haveyoursay](https://knox.vic.gov.au/haveyoursay) for an online copy.

Hard copies are available to view on weekdays, between 8:30am - 5pm at:

Knox Council Civic Centre  
Building and Planning Counter  
511 Burwood Highway  
Wantirna South VIC 3152

### Visit website

[knox.vic.gov.au/haveyoursay](https://knox.vic.gov.au/haveyoursay)

### Get in touch

[bayswaterrenewal@knox.vic.gov.au](mailto:bayswaterrenewal@knox.vic.gov.au)  
9298 8000

## Project stages



CURRENT STAGE



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@ [knoxccouncil](https://www.instagram.com/knoxccouncil)  
i [knoxccouncil](https://www.linkedin.com/company/knox-city-council)  
Interpreter  
131 450  
National Relay Service  
133 677



Knox City Council acknowledges the traditional custodians of the city of Knox, the Wurundjeri and Bunurong people of the Kulin Nation.