

Frequently Asked Questions and Answers



Why do we need a Renewal Strategy for Bayswater Activity Centre?

The current structure plan for Bayswater was adopted in 2005 and is now outdated. Creating a new plan for Bayswater will ensure we help manage current social, environmental and economic challenges and opportunities, and sets Bayswater up for the future.

We have developed the draft Bayswater Renewal Strategy to provide a framework that sets the vision for the Bayswater Activity Centre to the year 2040. The draft strategy will help manage and facilitate housing, renew public spaces, improve transport links, and create community services and spaces within the activity centre.

How does the Renewal Strategy respond to State Government planning objectives?

Bayswater has been identified as a **Major Activity Centre** in the State Government's [Plan Melbourne \(2017-2050\)](#) strategy that guides the growth of Metropolitan Melbourne for the next 35 years. The strategy predicted the population in Metropolitan Melbourne to grow from the current population of 4.5 million to 8 million people by 2050. Supporting population growth will require the creation of more housing and jobs. Population growth will also lead to:

- Additional demand on the transport network
- The need to manage growth in consideration of the environment and climate change
- A need to protect liveability and sense of community.

The Plan's vision includes:

- A city of centres with more housing closer to jobs, public transport, infrastructure and services.
- Walkable mixed-use neighbourhood at varying densities where you can walk, cycle, or take a short public transport trip to access most of your everyday needs.

The State Government requires local Council to provide adequate planning of Activity Centres, hence the preparation of the new renewal strategy for Bayswater.

Will Bayswater become like Box Hill and Ringwood?

Ringwood and Box Hill are identified as **Metropolitan Activity Centres** within *Plan Melbourne* and are in a different category of higher growth and planning expectations.

Bayswater is identified as a **Major Activity Centre** and is not expected to support density and heights in the same way as Metropolitan Activity Centres like Box Hill and Ringwood are expected to.

How are the views lines to Dandenong Ranges being protected in Bayswater Activity Centre?

The draft Bayswater Renewal Strategy identified key locations to protect view lines to Dandenong Ranges. The heights and other built form recommendations in the draft strategy have been determined based on the following:

- 3D visualisation model to test and protect significant distant key views to the Dandenong Ranges and impacts at street level
- Consideration of existing height controls included in the Knox Planning Scheme for the Activity Centre
- Demonstrate housing capacity within the recommended heights to meet the expected population growth until 2040.
- Allowing for heights and density to attract development investment in the centre, particularly in the commercial core, the Bayswater Triangle and train station precinct.

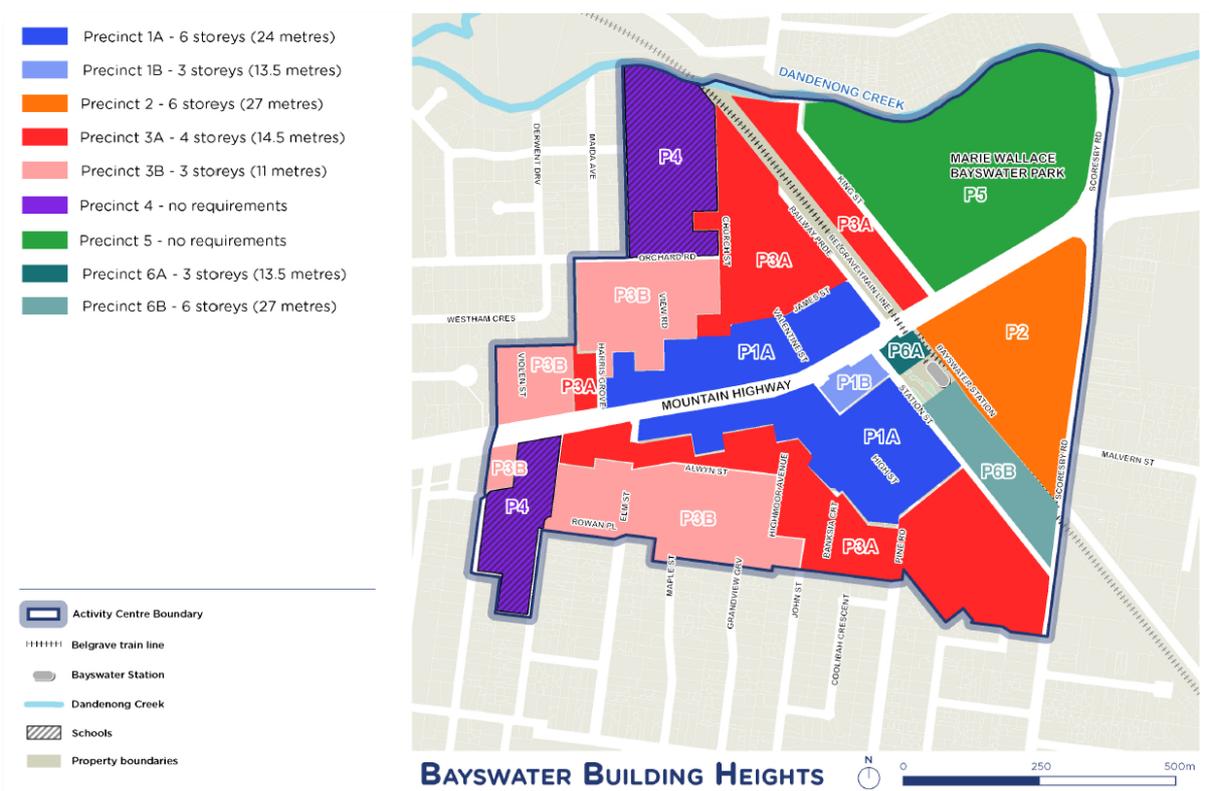
How are the proposed height controls in the Bayswater Activity Centre different from the current controls?

The current planning controls in Bayswater Activity Centre are included in the Design and Development Overlay Schedule 6 (DDO6) of the Knox Planning Scheme. The highest height recommended in the current controls are 5 storeys. The draft Bayswater Renewal Strategy proposes to increase building heights by one storey, from the current planning controls to a total of 6 storeys in key precincts 1, 2 and 6B.

Maps 1 and 2 show the current and proposed built form controls.



Map 1. Current planning controls in Bayswater Activity Centre



Map 2. Proposed planning controls in the draft Bayswater Renewal Strategy for Bayswater Activity Centre

Why are you proposing to increase development heights in the draft Bayswater Renewal Strategy?

Bayswater is expected to experience population growth over the next 15 years. The draft strategy has key initiatives to support population growth and increasing housing needs.

In 2021, the population in Bayswater was 13,013 and by 2040, it is projected to increase to 18,682. The draft strategy proposes to increase building heights by one storey, from the current planning controls to a total of 6 storeys. This will allow more people to live in the activity centre, close to services and public transport.

Why are you proposing mostly discretionary height planning controls instead of mandatory height planning controls for Bayswater Activity Centre?

The draft Bayswater Renewal Strategy proposes discretionary height planning controls to support sustainable design excellence in Bayswater Activity Centre.

Introducing discretionary heights gives Council flexibility to consider better design outcomes, including introducing sustainable green features and materials for new buildings, protecting views to the Foothills, and requiring development setback from the street to minimise visual bulk.

It also allows Council to consider other beneficial community initiatives such as social or affordable housing.

How will the draft Bayswater Renewal strategy improve car parking and traffic in Bayswater?

The draft Bayswater Renewal Strategy aims to improve car parking and traffic in Bayswater by supporting more people to walk, cycle and use public transport in the centre, to ultimately reduce the usage of cars. The draft strategy promotes the priority, safety and amenity of pedestrians, public transport, bicycle networks to improve the Bayswater economy, public spaces, accessibility and connectivity for all users.

Will new trees and landscaping be planted in Bayswater Activity Centre Centre and how will existing trees be protected?

Enhancing the greening and biodiversity of the centre is an important part of the strategy. Key actions include increasing tree canopy cover in public spaces, and along pedestrian routes. Built form controls will provide for landscaping to help enhance 'green and leafy' streetscape in the area.

There are existing controls (e.g. Vegetation Protection Overlay) in the activity centre that protect trees and plants in the area. These controls will remain to continue the protection of valuable vegetation.

How does the renewal strategy plan for key locations in the Bayswater Activity Centre?

Penguin Place and Macauley Place

There are plans in the strategy to enhance areas such as Penguin Place and Macauley Place as spaces where people can come to socialise and enjoy what Bayswater has to offer.

Marie Wallace Park

Marie Wallace Park is an important part of the centre providing space for organised sporting and links the centre to the creek environment. At the moment access between the park and the centre are challenging. The strategy includes a number of initiatives to enhance the connectivity between the two areas.

Mountain High Shopping Centre

The recent redevelopment of the shopping centre means that it remains an important hub for activity in Bayswater. The strategy through economic development initiatives aims to continue to support businesses within Mountain High and the other businesses throughout the centre.

Knox Community Arts Centre and surrounding precinct

The Knox Community Arts Centre is an important community asset. The strategy identifies the site as an important gateway site and the surrounding area as an area for mixture of commercial and residential uses.

The train station and surroundings

Should *Vic Track* (government agency) make the decision to relocate the train storage facilities, the strategy is preparing for the future by proposing some redevelopment opportunities including the possibility of social and affordable housing in the precinct. The area will also be an important link between the centre, the triangle precinct and the Bayswater Business Precinct beyond.

How will Council pay for all these actions in the strategy?

The draft Bayswater Renewal Strategy is a long-term strategy until 2040. Some actions are part of our operations and funded in Council's existing budget. Other actions will require new funding through future Council budgets or be supported through State Government grants.