

This table provides a summary of the exhibited planning controls as well as the revised planning controls included as Part of Council’s Part A submission, as well as providing an explanation as to the rationale for the change.

Clause	Exhibited Content	Revised Content	Reasons for Change																														
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<p>GRZ14</p>	<p>Neighbourhood character objectives To maintain the area's green, leafy and treed character with buildings sitting within a canopy tree, garden setting.</p> <p>To maintain the visual separation between buildings.</p> <p>To retain the areas largely 1 and 2 storey character by recessing any 3rd storey.</p> <p>To encourage a mix of housing types including town houses, units and detached houses with front gardens, back gardens and greenery.</p> <p>Requirements of Clause 54 and Clause 55</p> <table border="1"> <thead> <tr> <th></th> <th>Standard</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>Minimum Street Setback</td> <td>A3 and B6</td> <td>Walls of buildings should be setback at least 8 metres from the frontage for properties that front Jackson Road, Princess Avenue and Royalty Avenue. Walls of buildings should be setback at least 6 metres from the frontage for properties in all other areas. 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This will achieve the character outcomes that are envisaged and will provide greater certainty in relation to how the design response is to achieve the objectives. It aligns more clearly with the objective relating to vegetation within front, side and rear setbacks.</p> <p>The side and rear setback requirements have been amended to reflect the interface outcomes sought at the rear of lots addressing Bay Road. This will ensure greater clarification on how new development can limit its impact on existing low density rear development, consistent with the objectives of the zone schedule.</p>
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<p>GRZ16</p>	<p>Neighbourhood character objectives To maintain the area's green, leafy and treed character with buildings sitting within a canopy tree, garden setting.</p> <p>To maintain the visual separation between buildings.</p> <p>To retain the areas largely 1 and 2 storey character by recessing any 3rd storey,</p> <p>To encourage a mix of housing types including town houses, units and detached houses with front gardens, back gardens and greenery.</p> <p>Requirements of Clause 54 and 55</p> <table border="1"> <thead> <tr> <th></th> <th>Standard</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>Minimum Street Setback</td> <td>A3 and B6</td> <td>Walls of buildings should be setback at least 6 metres from the frontage.</td> </tr> <tr> <td>Site Coverage</td> <td>A5 and B8</td> <td>50%</td> </tr> <tr> <td>Permeability</td> <td>A6 and B9</td> <td>None specified</td> </tr> <tr> <td>Landscaping</td> <td>B13</td> <td>Development should provide deep soil (at least 41m³ of soil volume) within the front or rear setback, and plant a 10 metre wide canopy tree within this deep soil area.</td> </tr> <tr> <td>Side and rear setbacks</td> <td>A10 and B17</td> <td>A new building not on or within 200mm of a boundary should be setback 2 metres from the side boundary and 3 metres from the rear boundary, plus 0.6 metres for every metres of height over 3.6 metres up to 6.9 metres, plus 2 metres for every metre of height over 6.9 metres.</td> </tr> <tr> <td>Walls on boundaries</td> <td>A11 and B18</td> <td>None specified</td> </tr> <tr> <td>Private open space</td> <td>A17 and B28</td> <td>None specified</td> </tr> <tr> <td>Front fence height</td> <td>A20 and B32</td> <td>A front fence within 3 metres of a street should not exceed 1.2 metres</td> </tr> </tbody> </table>		Standard	Requirement	Minimum Street Setback	A3 and B6	Walls of buildings should be setback at least 6 metres from the frontage.	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Walls on boundaries	A11 and B18	None specified	Private open space	A17 and B28	None specified	Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1.2 metres	<p>Neighbourhood character objectives To encourage apartment style residential development of up to four storeys, with recessed upper floors.</p> <p>To ensure new development retains existing vegetation and provides canopy trees within the front, side and rear setbacks.</p> <p>To maintain the visual separation between buildings.</p> <p>To limit the impact of new development on the amenity of existing low density residential development.</p> <p>To create a safe, landscaped, attractive and publicly accessible link through the site from the Lyle Anderson Reserve to Graham Road.</p> <p>Requirements of Clause 54 and Clause 55</p> <table border="1"> <thead> <tr> <th></th> <th>Standard</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>Minimum street setback</td> <td>A3 and B6</td> <td>Walls of buildings should be setback at least 6 metres from the street.</td> </tr> <tr> <td>Site coverage</td> <td>A5 and B8</td> <td>None specified</td> </tr> <tr> <td>Permeability</td> <td>A6 and B9</td> <td>None specified</td> </tr> <tr> <td>Landscaping</td> <td>B13</td> <td>Development should provide deep soil (at least 41m³ of soil volume) within the front and rear setback, and plant a 10 metre wide canopy tree within this deep soil area.</td> </tr> <tr> <td>Side and rear setbacks</td> <td>A10 and B17</td> <td>A new building not on or within 200mm of a boundary should be setback 2 metres from the side boundary and 3 metres from the rear boundary, plus 0.6 metres for every metres of height over 3.6 metres up to 6.9 metres, plus 2 metres for every metre of height over 6.9 metres.</td> </tr> <tr> <td>Walls on boundaries</td> <td>A11 and B18</td> <td>None specified</td> </tr> <tr> <td rowspan="2">Private open space</td> <td>A17</td> <td>None specified</td> </tr> <tr> <td>B28</td> <td>None specified</td> </tr> <tr> <td>Front fence height</td> <td>A20 and B32</td> <td>A front fence within 3 metres of a street should not exceed 1.2 metres.</td> </tr> </tbody> </table>		Standard	Requirement	Minimum street setback	A3 and B6	Walls of buildings should be setback at least 6 metres from the street.	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This will ensure that the intent is clear and consistent within the clause.</p> <p>The word 'frontage' has been replaced with the word 'street' in response to submissions.</p> <p>The site coverage has been altered to reflect the apartment typology sought in this precinct and to improve the clarity of the outcomes sought for this part of the centre.</p> <p>The landscaping requirements were amended to reflect the intent of the Structure Plan and consider the interface treatment required, by ensuring that landscaping is provided both within the front setback and the rear setback. This will achieve the character outcomes that are envisaged and will provide greater certainty in relation to how the design is to achieve the objectives. It aligns more clearly with the objective relating to ensuring the protection of the amenity of existing low density residential development.</p>
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<p>NRZ1</p>	<p>Neighbourhood character objectives To maintain the area’s green, leafy and treed character with buildings sitting within a garden setting.</p> <p>To maintain the visual separation between buildings.</p> <p>To encourage canopy tree retention and planting in front and rear setbacks.</p> <p>Requirements of Clause 54 and Clause 55</p> <table border="1" data-bbox="299 485 1308 1892"> <thead> <tr> <th></th> <th>Standard</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>Minimum Street Setback</td> <td>A3 and B6</td> <td> Where there is an existing building on both the abutting allotments facing the same street, and the site is not on a corner, the following minimum setback from the front street applies: <ul style="list-style-type: none"> The greater distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser. 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<p>Application requirements have been added to ensure that the schedule has regard to the landscaping requirements of the schedule. This will ensure that the ability to assess compliance with the canopy tree requirements will be clear when operating the control.</p> <p>Decision guidelines have been added to ensure that there is a clearer link to the outcomes related to the retention of existing vegetation and providing new vegetation are achieved in this precinct.</p>		

<p>DDO4</p>	<p>Design objectives To create a proportionate 3 storey street wall along the Highett Road Shopping Strip, with any 4th storey set back from the street wall.</p> <p>To provide weather protection for pedestrians, such as verandahs or canopies, along the Highett Road Shopping Strip.</p> <p>To provide interest at street level and reinforce the human scale of the Highett Road Shopping Strip by ensuring buildings are fine grained, provide active frontages, articulated, well designed facades, fenestrations and parapet treatments and include detailing and materials to provide interest at street level and encourage retail and ground level.</p> <p>To increase the amount of greenery within the Highett Road Shopping Strip either through the use of landscaping at ground level or the use of green roofs and walls where landscaping opportunities at ground level are limited.</p> <p>To minimise the adverse amenity impacts of increased building heights in the Highett Shopping Strip on surrounding residential areas through setbacks and landscaping.</p> <p>Buildings and works The following buildings and works requirements apply to an application to construct a building or construct or carry out works:</p> <ul style="list-style-type: none"> • A building must not exceed the maximum building height (in metres and storeys) specified in Table 1- Built Form Precinct Provisions below. • A building must not be set back from Highett Road at the ground floor and must be set back 5 metres from the 4th storey. • A building should meet the side and rear setback specified in Table 1- Built Form Precinct Provisions below. • A building must present a fine grained, human scale to streets. • A building must provide active frontages, articulated and well designed facades, fenestrations and parapet treatments and include detailing and materials to provide interest at street level. • A building fronting Highett Road must provide weather protection for pedestrians. • Screen planting and landscaping must be provided in side and rear setbacks that abut land within a residential zone to reduce amenity impacts and to increase the amount of greenery in the Highett Road Shopping Strip. 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Precinct	Maximum building height	Side and rear setbacks																
1A	4 storeys (14 metres)	0 metres from a side or rear boundary that adjoins land in a commercial zone.																

			<p>Where a side or rear boundary adjoins a rear laneway that is less than 4.5 metres, part of the ground floor setback should be set aside to achieve a 4.5 metre laneway.</p>	<p>1B</p>	<p>3 storeys (11 metres)</p>	<p>3 metres from a rear boundary that adjoins land in a residential zone, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>Where a rear boundary adjoins a rear laneway that is less than 4.5 metres, part of the ground floor setback should be set aside to achieve a 4.5 metre laneway.</p>	<p>Reference to ‘side’ boundaries have been removed as there are only rear interfaces with land in a residential zone, or the sites are separated by a road.</p> <p>The wording has been amended as there is no maximum building height able to be specified in the Commercial 1 Zone.</p> <p>Map 1 has been updated to add the transitional setbacks at the rear of properties on the southern side of Highett Road in precinct 1B, where they interface with land in the Neighbourhood Residential Zone. The transitional provisions are referenced throughout the clause however are not reflected in the map.</p>
<p>If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.</p>						<p>If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.</p>	

Changes to the Municipal Strategic Statement

<p>21.02</p>	<p>Insert a new Map 2 that reflects the revised Highett Structure Plan boundary</p>	<p>No changes were proposed following exhibition.</p>	<p>Council has become aware that the proposed residential strategic framework plan includes content to be approved through other planning scheme amendments currently with the Minister for Planning, most notably, amendment C126.</p> <p>Council considers that the changes to this map through this amendment should only reflect the altered boundary, and the map will be amended to reflect such.</p>
<p>21.04</p>	<p>Objective 3 To protect the biologically significant Highett Grassy Woodland</p> <p>Strategies</p> <ul style="list-style-type: none"> • Apply a 3 metre wide buffer zone around the perimeter of the Highett Grassy Woodland on adjoining properties. • Ensure new development does not overshadow the Highett Grassy Woodland. 	<p>Objective 3 To protect the biologically significant Highett Grassy Woodland</p> <p>Strategies</p> <ul style="list-style-type: none"> • Apply a 3 metre wide buffer zone around the perimeter of the Highett Grassy Woodland on adjoining properties, outside the CSIRO site. • Ensure new development does not overshadow the Highett Grassy Woodland. 	<p>It is proposed to amend the wording of the first strategy to make it clear that it only relates to land outside the CSIRO site in response to submissions.</p>
<p>There are no changes proposed to Clauses 21.06, 21.07, 21.08, 21.09 and 21.10 from the exhibited versions.</p>			
<p>21.11</p>	<p>Objectives and Strategies</p> <p>Land Use</p> <p>Objective 1</p> <ul style="list-style-type: none"> • To maintain a viable and vibrant mixed use corridor along Highett Road <p>Strategies</p> <ul style="list-style-type: none"> • Accommodate additional retail and commercial floorspace through the expansion of the Highett shopping strip along Highett Road to Worthing Road and Donald Street. • Encourage the establishment of offices and dwellings above and at the rear of shops fronting Highett Road within the Highett shopping centre. <p>Objective 2</p> <ul style="list-style-type: none"> • To provide for and encourage residential development at a range of densities and typologies. <p>Strategies</p> <ul style="list-style-type: none"> • Encourage residential consolidation in Precinct 1, 2 and 6 to provide housing close to transportation and encourage active modes of transport. <p>Objective 3 To support the redevelopment of the CSIRO site for medium density residential use and a new public open space and conservation area for the community.</p> <p>Strategies</p>	<p>Objectives and Strategies</p> <p>Land Use</p> <p>Objective 1</p> <ul style="list-style-type: none"> • To maintain a viable and vibrant mixed use corridor along Highett Road <p>Strategies</p> <ul style="list-style-type: none"> • Accommodate additional retail and commercial floor space through the expansion of the Highett shopping strip along Highett Road to Worthing Road and Donald Street. • Encourage the establishment of offices and dwellings above and at the rear of shops fronting Highett Road within the Highett shopping centre. <p>Objective 2</p> <ul style="list-style-type: none"> • To reinforce Bay Road as a key connector between the Southland Shopping Centre, Southland Station and the Bayside Business District. <p>Strategies</p> <ul style="list-style-type: none"> • Support the Bay Road corridor as a key redevelopment opportunity for better integration between Southland and the Bayside Business District. 	<p>In response to submissions, a number of objectives and strategies have been deleted as they relate to matters which generally sit outside the Planning Scheme, or are duplication of State policy. These include matters relating to advocacy, streetscape improvements or relate directly to the CSIRO site. Other objectives have been renumbered to reflect these changes.</p>

<ul style="list-style-type: none"> Advocate for Council’s adopted package of Planning Provisions for the CSIRO site to facilitate redevelopment as follows: <ul style="list-style-type: none"> Apply the Public Conservation and Resource Zone (PCRZ) to 3 hectares of land, the area of conservation value generally to the south of the site around the Highett Grassy Woodland. The exact boundary of the area should be determined following the sale of the CSIRO land. This zoning will protect the land for conservation purposes; Apply the Public Park and Recreation Zone (PPRZ) to the 1ha of open space for active and passive recreation. This should be provided within the centre of the site to link with the Lyle Anderson Reserve to the east of the site and broader Highett to the west; Apply the Residential Growth Zone to the remainder of the site; Apply a Development Plan Overlay (DPO) which includes design guidelines for development form and height, including prescriptive recommendations to manage the adjoining residential interface. It allows for buildings of up to 5 storeys in the northern portion of the site, up to four storeys towards the centre of the site with development immediately adjacent to the residential areas to the east and west to be 2 storeys; and Apply a Vegetation Protection Overlay (VPO) to the entire site. There are a large number of substantive, mostly native trees that provide an important landscape feature of the site. As these trees have been planted by the CSIRO they are not remnant indigenous vegetation and are not protected by the Native Vegetation Framework. <p>Objective 4 To reinforce Bay Road as a key connector between the Southland Shopping Centre, Southland Station and the Bayside Business District.</p> <p>Strategies</p> <ul style="list-style-type: none"> Support the Bay Road corridor as a key redevelopment opportunity for better integration between Southland and the Bayside Business District. Ensure new residential development along Bay Road provides passive surveillance of the Bay Road footpath. <p>Built Form</p> <p>Objective 5 To provide a range of housing typologies to cater to all ages and circumstances and meet expected population growth.</p> <p>Strategies</p> <ul style="list-style-type: none"> Encourage a range of housing typologies from detached houses, units and townhouses in Precinct 3 and 5 to apartments in Precincts 1, 2 and 6. Encourage the consolidation of lots within Precincts 1, 2 and 6 to provide for greater efficiency in housing development. Encourage opportunities for affordable housing. <p>Objective 6 To maintain the emerging human scale of Highett Road.</p> <p>Strategies</p>	<ul style="list-style-type: none"> Ensure new residential development along Bay Road provides passive surveillance of the Bay Road footpath. <p>Built Form</p> <p>Objective 3 To provide a range of housing typologies to cater to all ages and circumstances and meet expected population growth.</p> <p>Strategies</p> <ul style="list-style-type: none"> Encourage the consolidation of lots within Precincts 1, 2 and 6 to provide for greater efficiency in housing development. Encourage opportunities for affordable housing. <p>Objective 4 To encourage development to contribute to a high quality public realm.</p> <p>Strategies</p> <ul style="list-style-type: none"> Encourage new development to front and activate key pedestrian links and public open space (existing and proposed) to facilitate natural surveillance. Increase the amount of greenery and vegetation within the Highett Road Shopping Strip. <p>Objective 5 To create high quality, liveable buildings that respect the existing valued neighbourhood character.</p> <p>Strategies</p> <ul style="list-style-type: none"> Encourage the use of green roofs and walls, particularly in commercial areas where there are limited landscaping opportunities at ground level. Encourage canopy tree retention and planting in front and rear setbacks to retain the areas leafy character and biodiversity. <p>Objective 6 To promote excellence in architectural and design quality.</p> <p>Strategies</p> <ul style="list-style-type: none"> Support the development of adaptable housing typologies that can change to meet the needs of multiple users. Ensure that development is environmentally sustainable by employing Environmentally Sustainable Design. <p>Access and Movement</p> <p>Objective 7 To prioritise walking and cycling through the Activity Centre, with a convenient, safe and connected local infrastructure network.</p> <p>Strategies</p>	
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<ul style="list-style-type: none"> • Create a proportionate 3 storey street wall along Highett Road, distinctive from the 1-2 storey street wall profile of the eastern (Kingston) portion of Highett Road. <p>Objective 7 To encourage development to contribute to a high quality public realm.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Ensure developments fronting Highett Road provide weather protection in the form of canopies to improve pedestrian amenity. • Encourage the establishment of appropriate grain (frontage width) to avoid excessive visual bulk and create visual interest. • Encourage new development to front and activate key pedestrian links and public open space (existing and proposed) to facilitate natural surveillance. • Ensure development provides articulated and well designed façade, fenestration, parapet treatments and other detailing and high quality building materials to provide interest at street level and reinforce the human scale. • Development fronting Highett Road should be designed with activated, engaging and articulated frontages. • Increase the amount of greenery and vegetation within the Highett Road Shopping Strip. <p>Objective 8 To create high quality, liveable buildings that respect the existing valued neighbourhood character.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Encourage the use of green roofs and walls, particularly in commercial areas where there are limited landscaping opportunities at ground level. • Encourage canopy tree retention and planting in front and rear setbacks to retain the areas leafy character and biodiversity. <p>Objective 9 To promote excellence in architectural and design quality.</p> <p>Access and Movement</p> <p>Objective 10 To prioritise walking and cycling through the Activity Centre, with a convenient, safe and connected local infrastructure network.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Create a continuous pedestrian experience along Highett Road through raised pavements on Worthing Road, Donald Street, Middleton Street and Major Street. • Advocate for the provision of a pedestrian and cycling bridge/underpass across the Railway corridor to reduce barriers to pedestrian movement and improve access to Lyle Anderson Reserve and Sir William Fry Reserve. • Improve pedestrian access to Highett Station from Highett Road and Train Street by improving the public realm, way finding and access. • Improve pedestrian safety and amenity along Bay Road, Worthing Road, Highett Road, Train Street, Middleton Street, Graham Road and the pedestrian link along the 	<ul style="list-style-type: none"> • Improve pedestrian access to Highett Station from Highett Road and Train Street by improving the public realm, way finding and access. • Improve pedestrian safety and amenity along Bay Road, Worthing Road, Highett Road, Train Street, Middleton Street, Graham Road and the pedestrian link along the railway line through improved lighting, smooth and level walking surfaces, safe crossing points, passive surveillance and increased amenity. • As part of any redevelopment of 36-40 Graham Road, Highett, require a public open space link to be delivered though the site to link Lyle Anderson Reserve and the new public open space to be provided on the CSIRO site. This link must be direct, legible and provide a strong visual and pedestrian link between Lyle Anderson Reserve and the public open space to be provided on the CSIRO site. • Ensure any redevelopment of the CSIRO site provides public shared pedestrian and bicycle paths that connect Highett Road to Bay Road and Graham Road to Middleton Street. <p>Objective 8 To mitigate traffic and car parking impacts of future population growth.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Ensure developments provide the required number of car parking spaces under the Bayside Planning Scheme. <p>Objective 9 To improve the provision of public open space and enhance the amenity of and access to existing open space assets.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Investigate the feasibility of requiring new developments to provide Green Travel Plans that outline alternative transport options in the local area, incentives for use of alternative transport options, and consider partnering with transport services to provide bike or car share programs. • As part of any redevelopment of 36-40 Graham Road, Highett, require a public open space link to be delivered though the site to link Lyle Anderson Reserve and the new public open space to be provided on the CSIRO site. This link must be direct, legible and provide a strong visual and pedestrian link between Lyle Anderson Reserve and the public open space to be provided on the CSIRO site. <p>Objective 10 To protect the biologically significant Highett Grassy Woodland.</p> <p>Strategies</p> <ul style="list-style-type: none"> • For sites abutting the Highett Grassy Woodland provide a 3 metre wide buffer zone along the perimeter of the Highett Grassy Woodland, outside the CSIRO land. • Minimise shading of the Highett Grassy Woodland. 	
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<p>railway line through improved lighting, smooth and level walking surfaces, safe crossing points, passive surveillance and increased amenity.</p> <ul style="list-style-type: none"> • Provide a pedestrian crossing at Bay and Graham Road and near the Frankston railway line (ideally in the form of a pedestrian overpass bridge). • Investigate pedestrian crossing opportunities on Graham Road, to correspond with the public link to Lyle Anderson Reserve and the new open space to be provided on the CSIRO site. • As part of any redevelopment of 36-40 Graham Road, Highett, require a public open space link to be delivered through the site to link Lyle Anderson Reserve and the new public open space to be provided on the CSIRO site. This link must be direct, legible and provide a strong visual and pedestrian link between Lyle Anderson Reserve and the public open space to be provided on the CSIRO site. • Ensure any redevelopment of the CSIRO site provides public shared pedestrian and bicycle paths that connect Highett Road to Bay Road and Graham Road to Middleton Street. • Advocate for the provision of a continuous, shared, pedestrian and cycling route along the Frankston Railway corridor. • Investigate opportunities for improving connectivity by linking Worthing Road and Major Street in the west to Train Street in the east. <p>Objective 11 To integrate and enhance public transport infrastructure in the Activity Centre.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Advocate for the removal of level crossings by lowering the rail line at Highett and Wickham Roads. • Upgrade and integrate public transport infrastructure on Highett Road, creating a seamless and accessible precinct, improving the arrival experience to Highett Activity Centre. <p>Objective 13 To mitigate traffic and car parking impacts of future population growth.</p> <p>Strategies Ensure developments provide the required number of car parking spaces under the Bayside Planning Scheme.</p> <p>Public Realm</p> <p>Objective 14 To enhance the main street quality of Highett Road, including better infrastructure, landscaping and pedestrian spaces.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Enhance amenity along Highett Road through consistent paving treatments, street tree planting and street furniture. <p>Objective 15 To improve the provision of public open space and enhance the amenity of and access to existing open space assets.</p>	<p>Local Area Implementation</p> <ul style="list-style-type: none"> • Ensure that proposed developments within the Highett Activity Centre are consistent with the plan contained in Map 1 to this Clause. <p>Further strategic work</p> <ul style="list-style-type: none"> • Investigate the introduction of a municipal wide Environmentally Sustainable Design Policy to assist in the assessment of the environmental performance of new development (eg. BESS). • Undertake an Urban Design Framework to ensure that the housing, open space and community facilities provided on the CSIRO site are well connected and integrated with the existing Highett Road shopping strip, the train station and the Livingston Street Community Hub. As part of this, investigate ways to make Highett Road more pedestrian and cycling friendly and to improve the public transport experience for users. • Investigate opportunities for improving connectivity to the Highett train station by linking Worthing Road and Major Street in the west to Train Street in the east • Investigate the feasibility of requiring new developments to provide Green Travel Plans that outline alternative transport options in the local area, incentives for use of alternative transport options, and consider partnering with transport services to provide bike or car share programs. • Investigate whether a Vegetation Protection Overlay or Significant Landscape Overlay is justifiable and appropriate for some or all of the residential areas of the Highett Activity Centre. <p>Reference Documents Highett Structure Plan, September 2018 Graham Road, Highett: Traffic Management Plan 2004 Flora and Fauna Assessment of CSIRO Land, Highett, Victoria 2004</p>	
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<p>Strategies</p> <ul style="list-style-type: none"> • Investigate the feasibility of requiring new developments to provide Green Travel Plans that outline alternative transport options in the local area, incentives for use of alternative transport options, and consider partnering with transport services to provide bike or car share programs. • Investigate whether a Vegetation Protection Overlay or Significant Landscape Overlay is justifiable and appropriate for some or all of the residential areas of the Highett Activity Centre. • As part of any redevelopment of 36-40 Graham Road, Highett, require a public open space link to be delivered through the site to link Lyle Anderson Reserve and the new public open space to be provided on the CSIRO site. This link must be direct, legible and provide a strong visual and pedestrian link between Lyle Anderson Reserve and the public open space to be provided on the CSIRO site. <p>Objective 16 To enhance the desired 'treed' streetscape character of residential streets.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Enhance greening and biodiversity throughout the streetscapes within Highett Activity Centre through large tree planting and landscaping. • For new subdivisions, ensure nature strip widths of at least 5 metres are provided to allow for the planting of larger canopy trees. Services should be located to allow for street tree planting in accordance with the Road Management Act 2004 and Code of Practice for Management of Infrastructure in Road Reserves. <p>Objective 17 To protect the biologically significant Highett Grassy Woodland.</p> <p>Strategies</p> <ul style="list-style-type: none"> • For sites abutting the Highett Grassy Woodland provide a 3 metre wide buffer zone along the perimeter of the Highett Grassy Woodland. • Minimise shading of the Highett Grassy Woodland. <p>Objective 18 To incorporate green infrastructure initiatives as part of all public realm works.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Ensure streetscape and open space upgrades incorporate green sustainable infrastructure, including increased tree canopy cover and landscaping, storm water management and Water Sensitive Urban Design (WSUD) strategies or any other energy capture and green initiatives <p>Local Area Implementation</p> <ul style="list-style-type: none"> • Ensure that proposed developments within the Highett Activity Centre are consistent with the plan contained in Map 2 to this Clause. <p>Further strategic work</p> <ul style="list-style-type: none"> • Investigate the introduction of a municipal wide Environmentally Sustainable Design Policy to assist in the assessment of the environmental performance of new development (eg. BESS). 		
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Post-exhibition changes to Planning Ordinance – Comparison Table and Council comment

<ul style="list-style-type: none"> • Develop a Streetscape Plan for Highett Road in conjunction with Kingston City Council that provides design guidance on the treatment and materials to be used throughout the Activity Centre • Undertake a Place making study/Urban Design Framework to ensure that the housing, open space and community facilities provided on the CSIRO site are well connected and integrated with the existing Highett Road shopping strip, the train station and the Livingston Street Community Hub. As part of this, investigate ways to make Highett Road more pedestrian and cycling friendly and to improve the public transport experience for users. • Investigate opportunities for improving connectivity to the Highett train station by linking Worthing Road and Major Street in the west to Train Street in the east • Investigate the feasibility of requiring new developments to provide Green Travel Plans that outline alternative transport options in the local area, incentives for use of alternative transport options, and consider partnering with transport services to provide bike or car share programs. • Investigate whether a Vegetation Protection Overlay or Significant Landscape Overlay is justifiable and appropriate for some or all of the residential areas of the Highett Activity Centre. <p>Reference Documents Highett Structure Plan, September 2018 Graham Road, Highett: Traffic Management Plan 2004 Flora and Fauna Assessment of CSIRO Land, Highett, Victoria 2004</p>		
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