

# Highton Interim Final Urban Design Framework

## Consultation Summary Report

### Introduction










The City of Greater Geelong (The City) released the Interim Final Highton UDF for public comment on the 12th of July 2021. Following this the Highton community was given a six week period to provide feedback if desired. The City has since assessed the feedback received and determined areas of concerns and support for the UDF. This report outlines the findings from the public consultation which will inform the final Highton UDF.

As part of the Highton UDF the Concept Plan was available on the Have your Say Page during the consultation period (12th of July to 20th of August 2021) for public comment.

#### KEY

- 1 Existing Field
- 2 Belle Vue Ave. Reconfiguration - Refer to Following Detail Concept
- 3 Laneway Upgrade - Refer to Following Detail Concept
- 4 Service Lane Upgrade
- 5 Barrabool Service Rd Car Park Reconfiguration
- 6 Proposed Relocation of Supermarket Loading Bay
- 7 Proposed Long Term Removal of Existing Library
- 8 Development Site To Include Retail, Office, Residential, Community Uses
- 9 Supermarket Extension
- 10 Potential For Longer Term on Street Parking
- 11 Improve Pedestrian Connections
- 12 Additional Parking, \*Access Point to Rosalyn Rd to be Resolved
- 13 Improved Pedestrian Connection and Feature Fence
- 14 Barrabool Rd Bike Lanes & Intersection Upgrade

NOTE: All potential building modifications or redevelopments are subject to coordination with owners

-  Existing trees (dotted centre)
-  Proposed trees (crossed centre)
-  Garden bed
-  New pavement - e.g. concrete with saw cuts to help differentiate space
-  New furniture and fixtures - e.g. lighting, bollards, bins, incorporated seating, benches and bike racks
-  Pedestrian crossings
-  Future opportunity for building modifications/ additions
-  Loading bay
-  Opportunities for local artists engagement
  - murals for blank building facades - art piece, history or aid in wayfinding
  - wayfinding signage
  - pavement 'tapestry' within laneways and in areas of belle vue avenue
  - childrens play elements weaved into the public



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### Previous community and stakeholder engagements

The development of Highton's Urban design Framework has been ongoing since 2016. Throughout the process there has been multiple opportunities for community engagement. We have now completed the final phase of community and stakeholder engagement.

We  
are  
here

- |    |   |                       |
|----|---|-----------------------|
| 01 | Project set up and scope  | - Commences 2016      |
| 02 | Technical reports and referrals                                     | - 2016                |
| 03 | Phase 1 - Community engagement                                      | - 2016                |
| 04 | Draft Highton Urban Design Framework                                | - 2017                |
| 05 | Phase 2 - Community engagement on Draft UDF                         | - 2017                |
| 06 | Phase 3 - Targeted consultation with Traders                        | - 2018                |
| 07 | Phase 4 - Targeted consultation with Traders                        | - 2021                |
| 08 | Interim Final Highton UDF Plan                                      | - 2021                |
| 09 | Phase 5 - Community engagement on the Interim Final UDF             | 12 Jul to 20 Aug 2021 |
| 10 | Council to consider endorsing the Final Highton UDF                 | - NOV 2021            |
| 11 | If endorsed work will commence for Streetscape and laneway upgrades | - 2022 onwards        |

### Community Engagement and Consultation



Community Workshops, November 2016



Trader Group Workshops, May 2021

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### Phase 5: Community Engagement Process

A mailout was sent to every property and traders in the study area on 10 July. It explained how to read the current Urban Design Framework and the ways in which the community could provide feedback. A period of six weeks was given for those wishing to provide comment on the UDF.



### What we heard: Elements of the UDF that have community support

**26**

Support pavement renewal, minor upgrades to Belle Vue Ave and upgrades to laneways.

**Local Trader:**

*"beautification of the walkway, retention of trees and pavement works would greatly improve the look and safety of pedestrians"*

**8**

Support Mixed-use development which includes community uses, such as library.

**Community Member:**

*"The centre is becoming 'run down' and needs to be upgraded."*

**5**

Support traffic and pedestrian changes.

**Community Member:**

*"Changes to improve traffic flow would be very welcome and it's great to see planned upgrades to footpaths, lighting and the library."*

**4**

Support four storey development within the village.

**Highton Property Owner:**

*"There is so much potential in the Highton Village and I look forward to the developments."*

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### What we heard: Elements of the UDF that needs improvement

33

Do not support roundabout changes, Taylor Court intersection changes. Changes to Taylor Court.

Local Trader:

*"The new plan to change the roads would be a blow to our community and would be an unnecessary cost"*

33

Do not support removal of service lane to Barrabool Road to carpark.

Community Member:

*"Please don't remove the left slip road from Bellevue to Barrabool. No one will use that space. Better for the traders and vehicle movements."*

24

Do not support the multi-use development due to the removal of car parking.

Community Member:

*"The proposed development at the Council Car Park should be taken off the books, full stop."*

21

Do not support two additional pedestrian crossings.

Community Member:

*"Increasing pedestrian crossings will not only contribute to the above traffic concerns, but also poses a number of safety concerns."*

8

Do not support alfresco dining.

Local Trader:

*"I have never had a customer complain that they had to go elsewhere because of lack of parking, lack of alfresco dining, or poor traffic flow."*

7

Do not support high-rise development in Highton village.

Community Member:

*"We do not want a huge mess of retail high rise buildings."*

3

Do not support works which will close / impact businesses.

Local Trader:

*"Businesses have brutally suffered enough due to Covid-19, we need to be supporting the best interests of the community."*

2

Do not support library building being removed.

Community Member:

*"The library should not be removed, even with some features transferred to the Senior Citizens Centre as suggested."*

2

Do not support loading dock, particularly the intersection with Barrabool Road.

Community Member:

*"Woolworth Trucks entering or exiting Barrabool Road is very questionable."*

2

Do not support removal of the clock tower.

Local Trader:

*"The clock tower needs to be restored and maintained."*

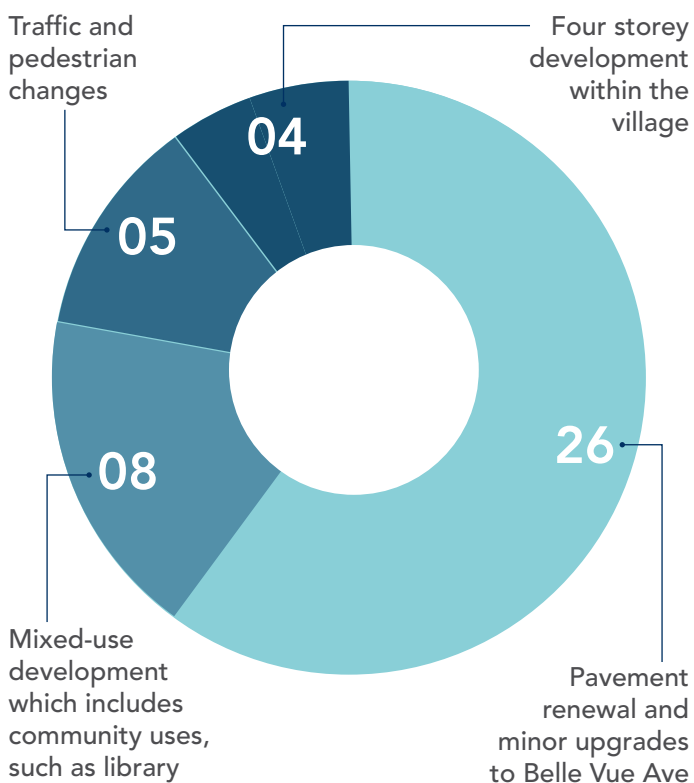
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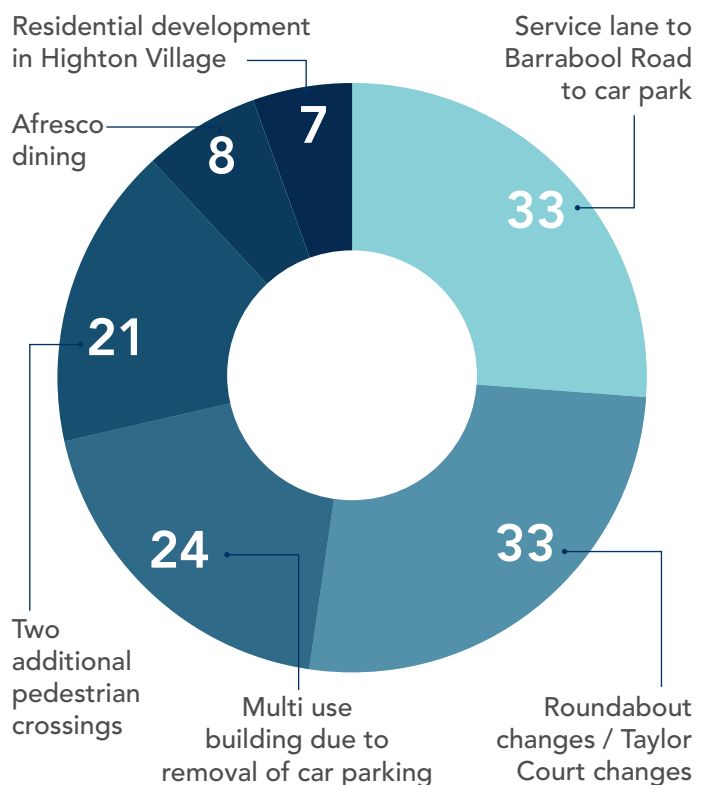
### Summary of Public Feedback...

In general there was support for improvements to the Highton streetscape and public realm but concerns over changes to road layouts and car parking.

#### Support for:



#### Lack of support for:



### Changes to the UDF following consultation

Amendments made to the Urban Design Framework as a result of consultation with community and stakeholders include:

1. Retention of service lane access from Belle Vue Avenue.
2. Retention of the Library next to Woolworths carpark .
3. Removal of proposed loading dock off Belle Vue Arcade.
4. Strategic cycle corridors added along Barrabool Road.
5. New pedestrian crossing design at entrance/exit of carpark east of Belle Vue Avenue.