

bayside small neighbourhood activity centres

urban design profiles & guidelines



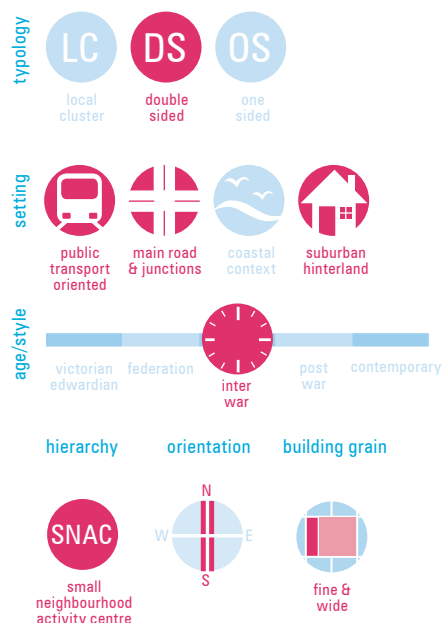
DRAFT

bluff road & edward street, sandringham



development capacity ★★

existing conditions



primary activities

mix of retail (restaurants, cafe's, milk bar etc), service business (offices, chiropractor, solicitor etc) and residential.

general building height

2 storeys

area

1,674 sqm

interface treatments/features

no side or rear laneways

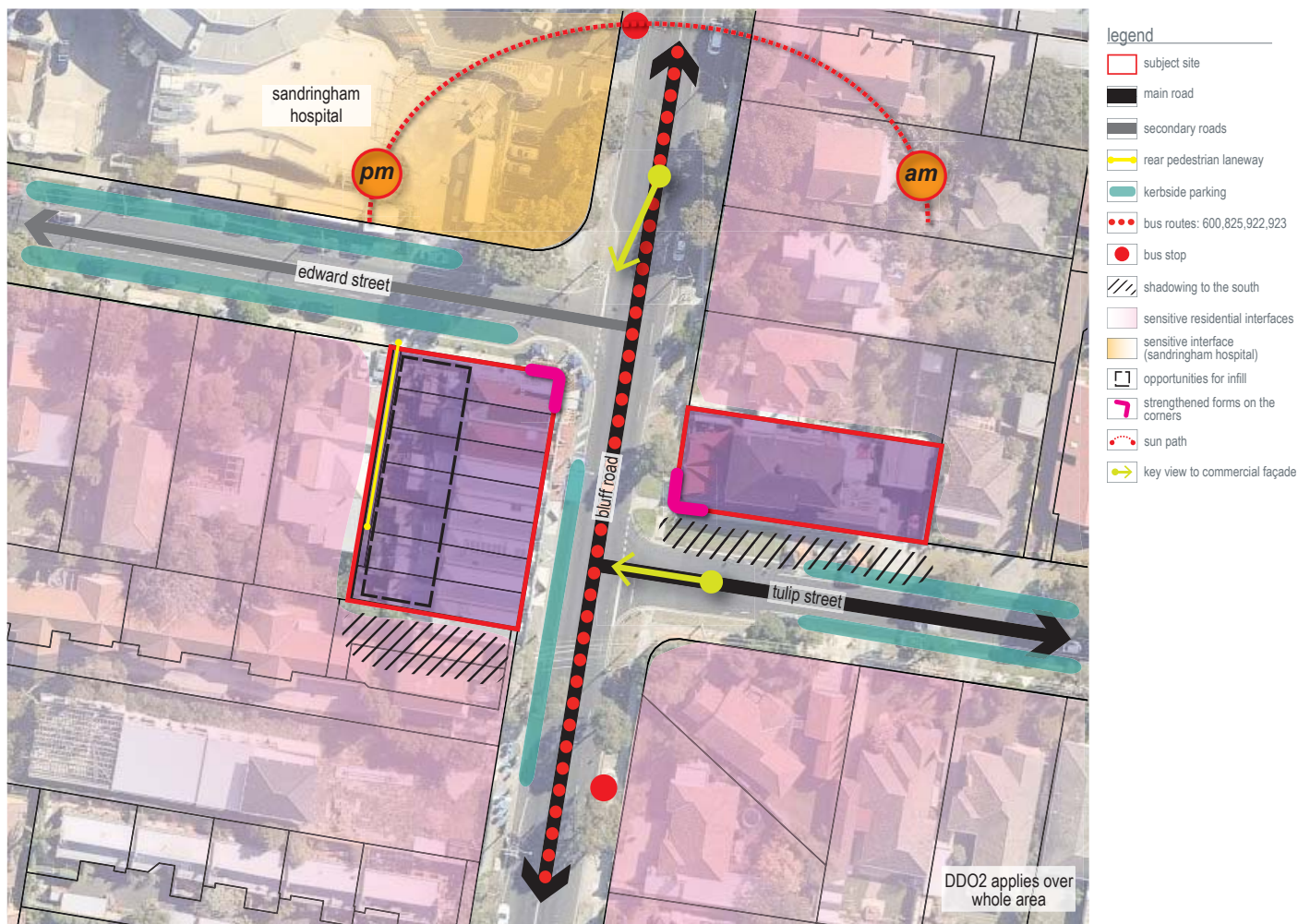
percentage of active frontage

90%

discussion

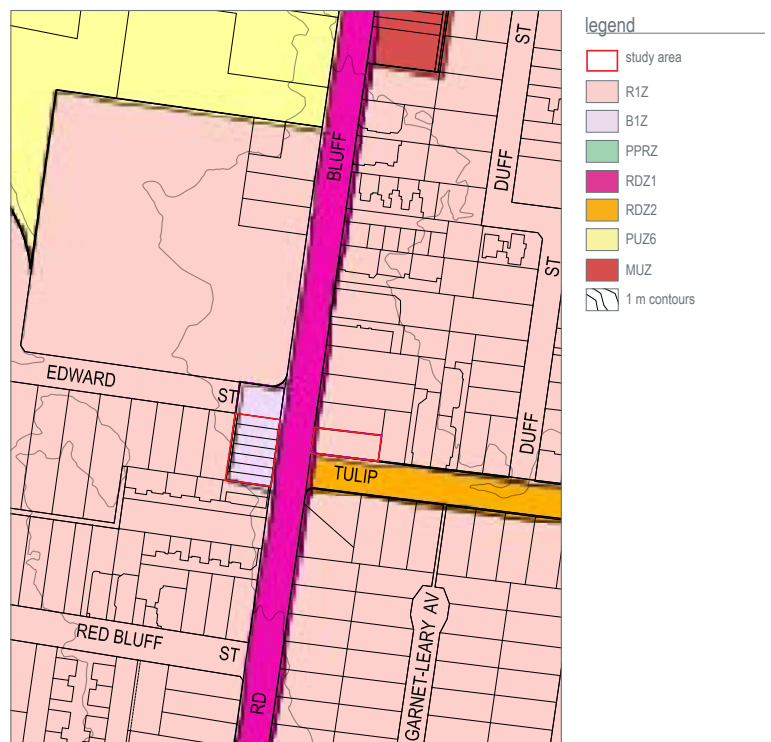
The centre contains fine grain retail, service businesses and residential uses to the west of Bluff Road, with a hard active frontage to the street. To the east of Bluff Road is a wide single lot with generous setbacks to the street. The centre benefits from its close proximity to Sandringham Hospital to the north. 1-2 storey residential hinterland surrounds the site including some medium density housing. Small neighbourhood mixed use centres exist to the north and south of this centre along Bluff Road.

opportunities and constraints



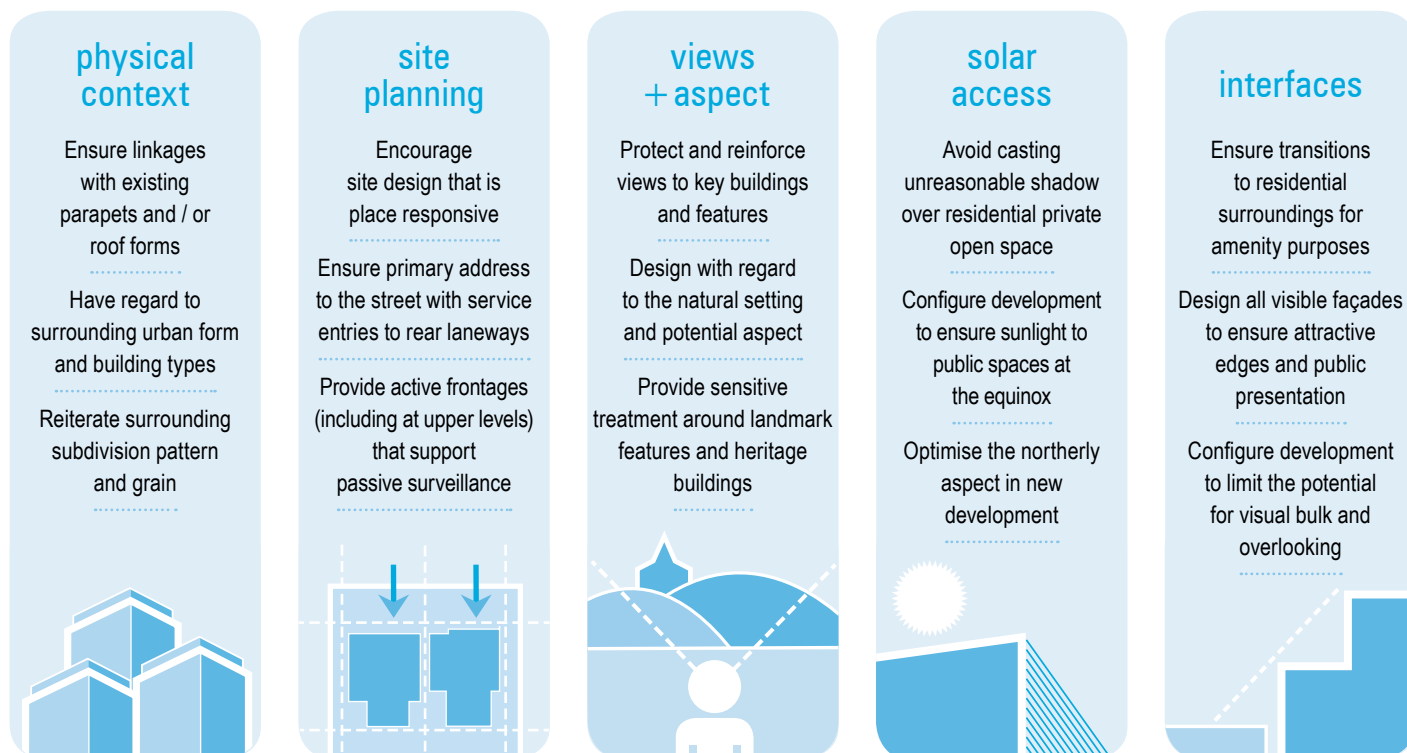
implications

- State planning policy promotes consolidation with any activity centre that is well serviced by public transport. Sites fronting Road Zone 1 land typically have a greater capacity to accommodate a more robust built form. DDO2 applies to the land, which seeks to maintain the prevailing streetscape rhythm, building scale and height of the neighbourhood, requiring a permit to be sought for development of more than 2 storeys.
- There are no rear laneways in the centre.
- Prominent corners are an opportunity to distinguish the centre's identity and are key local orientation marks.
- Sites within the centre present a consistent subdivision grain to the west, with a larger lot to the east. Consolidation of lots should retain the fine grain streetscape character to the west.
- There is capacity for change in rear setbacks on the west side and consolidation of larger lot to the east. Appropriate management of the residential interfaces is necessary having regard to overlooking, overshadowing and visual bulk effects.

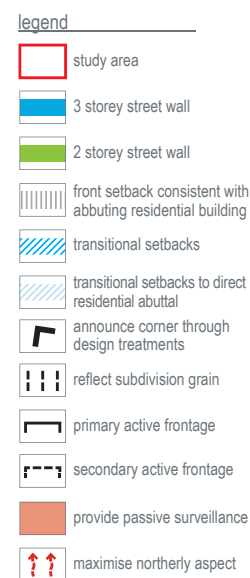


key urban design criteria

Small Neighbourhood Activity Centres & Strategic Redevelopment Sites are places for residential consolidation and change. Redevelopment of these precincts is actively supported and should be influenced by the following factors:



proposed urban form concept plan



length of primary active frontage
76m (including proposed primary active frontages as shown in plan)

design guidelines

building height

The overall building height should not exceed 3 storeys (up to 11m) on the west side of Bluff Road and 2 storeys (up to 9m) on the east side.

street wall

Buildings on the west side of Bluff Road should present a street wall of up to 3 storeys (up to 11m) with a zero street setback to maintain consistent commercial frontage at ground level. Redevelopment of the single lot to the east of Bluff Road should retain existing residential setbacks.

rear/side setback

Buildings abutting business zoned land should not be setback from abutting business zoned land except above the street wall.

Buildings should be setback from a residential title boundary as follows:

- 3m at ground level*
- 5m at 2nd storey level
- 10m at 3rd storey level

Setbacks may be reduced if a building abuts a residential title to the side boundary, provided that development can maintain adequate sunlight access to the dwelling's private open space in accordance with Clause 55.04-5.

public realm

Encourage active uses at ground floor oriented towards and engaging with the street.

Incorporate human activity and passive surveillance opportunities (e.g. windows, balconies) to all public frontages including use of perforated screens and visually permeable wall surface treatments to laneways.

access

Prioritise pedestrian access and ensure a good sense of building address.

Encourage concealment of car parking at basement or the rear of buildings.

Encourage use of existing laneways for vehicle access from the side and rear of buildings.

Provision of bicycle parking and access should be legible and convenient.

design detail

Retain fine grain frontages and street rhythm with regular vertical divisions to the west side of Bluff Road.

Redevelopment of the single lot to the east of Bluff Road should respect the surrounding residential context.

Building massing and detail should demarcate key street corners and key street viewlines through the following techniques:

- variations in parapet details.
- incorporating more intricate detail and visual interest (e.g. colour, material variations)
- maintaining human scale proportions
- incorporating focal points of activity and building entries
- wrapping design treatments around building corners or alterations in building alignment

Ensure all elevations visible to the public realm are fully designed.

Architectural detailing and building form should provide for a balance of horizontal and vertical elements.

esd

Encourage buildings to maximise natural light access and ventilation including orientation of offices, habitable room windows and balconies to the northerly aspect.

