bayside small neighbourhood activity centres

urban design profiles & guidelines

18

DRAFT

highett road & spring road, highett

development capacity ★

existing conditions

typology: LC local cluster; DS double sided; OS one sided

setting: public transport oriented; main road & junctions; coastal context; suburban hinterland

age/style: victorian edwardian; federation; inter war; post war; contemporary

hierarchy: SNAC small neighbourhood activity centre

orientation: N W E S

building grain: fine

primary activities

retail (restaurants, hair dresser etc) and clinics

general building height

1-2 storeys with high parapets, second floors are mostly residential uses

area

3,260sqm

interface treatments/features

rear laneway for car park access
buffering the site

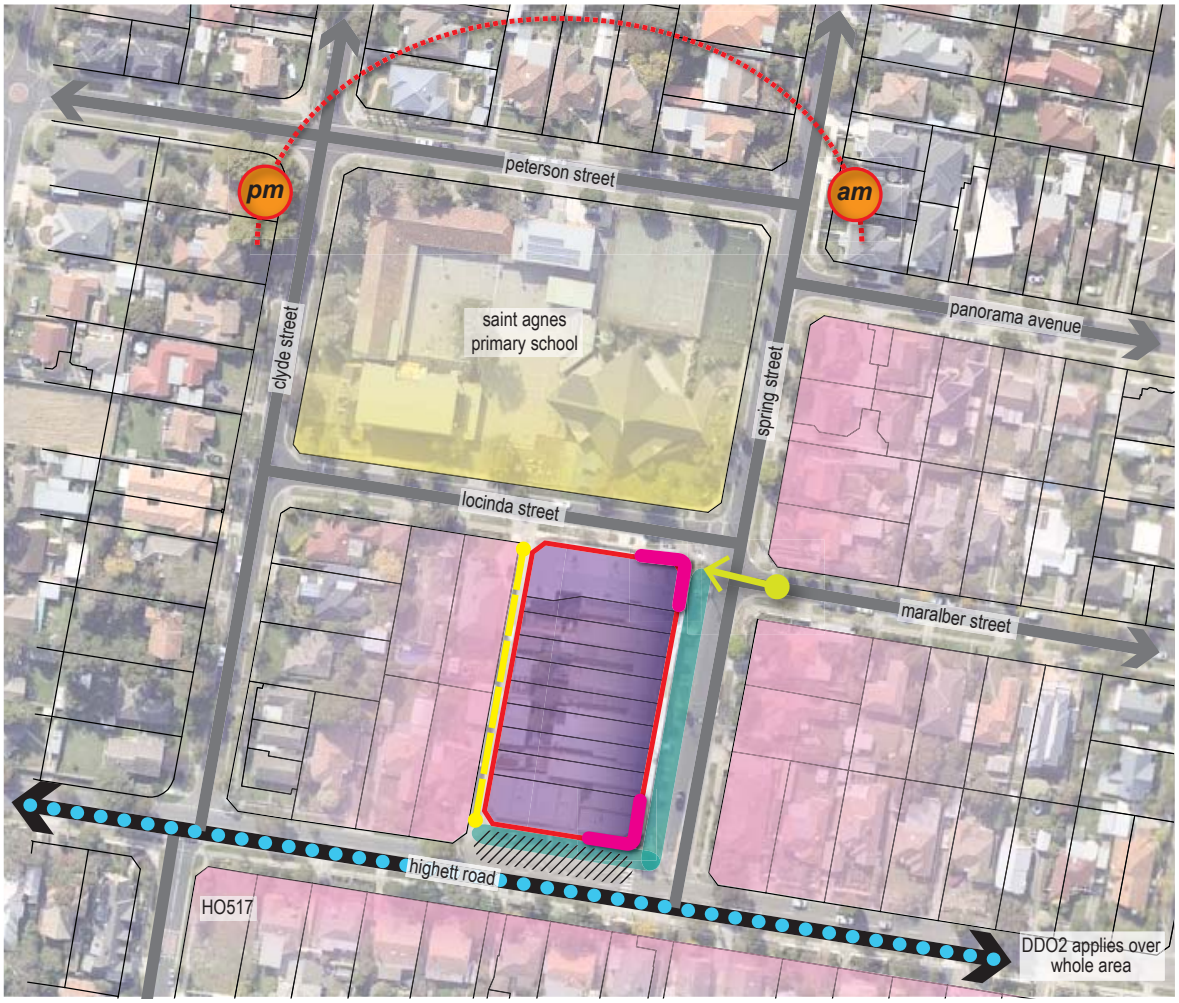
percentage of active frontage

80%

discussion

With three street frontages and a laneway surrounding this mostly single storey centre it is both contained and buffered from direct residential interfaces. It incorporates local convenience retail and medical uses, and benefits from proximity to St Agnes Primary School. Parallel parking adjoin Highett and Spring Roads. Surrounding residential development features one and two storey dwellings.

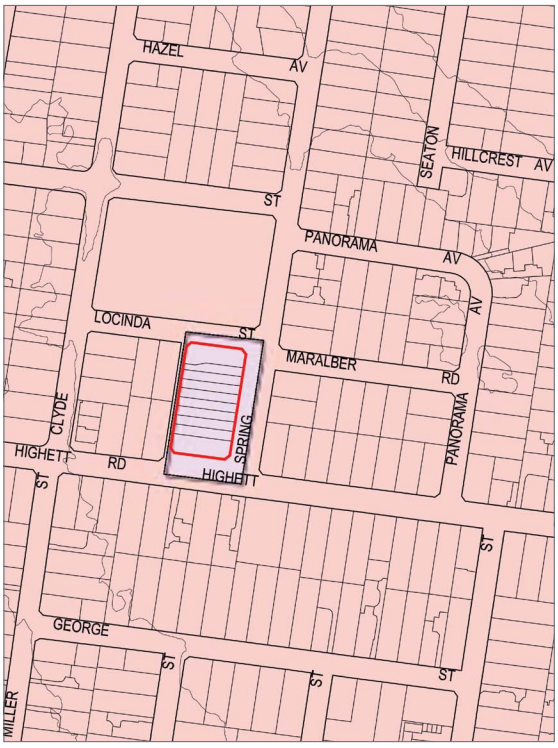
opportunities and constraints



legend
- study area
- main road
- secondary roads
- rear laneway
- kerbside parking
- bus route 828
- shadowing to the south
- sensitive institutional interfaces
- sensitive residential interfaces
- opportunities for infill
- strengthened forms on the corners
- sun path
- key view to commercial façade

implications

- State planning policy promotes consolidation within activity centres which are well serviced by public transport. DDO2 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.
- A laneway provides rear vehicle and service access, as well as acting as a buffer to residential interfaces.
- 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. Changes in grain through consolidation can negatively affect the fine grain character of this centre.
- The site at the northern end of the centre has recently been developed. Although the laneway acts as a buffer, appropriate management of the residential interface within the centre to the residential private open space to the west is necessary having regard to overlooking, overshadowing and visual bulk effects.



legend
- study area
- R1Z
- B1Z
- 1 m contours

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:

physical context

Ensure linkages with existing parapets and / or roof forms

Have regard to surrounding urban form and building types

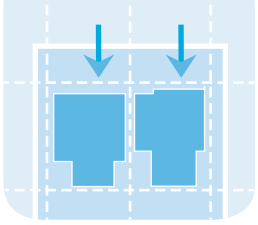
Reiterate surrounding subdivision pattern and grain

site planning

Encourage site design that is place responsive

Ensure primary address to the street with service entries to rear laneways

Provide active frontages (including at upper levels) that support passive surveillance

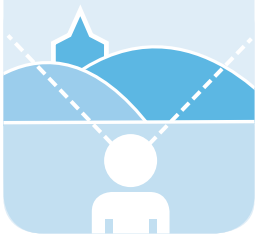


views + aspect

Protect and reinforce views to key buildings and features

Design with regard to the natural setting and potential aspect

Provide sensitive treatment around landmark features and heritage buildings

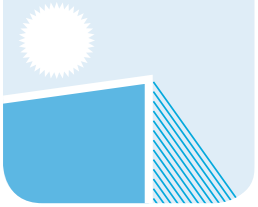


solar access

Avoid casting unreasonable shadow over residential private open space

Configure development to ensure sunlight to public spaces at the equinox

Optimise the northerly aspect in new development

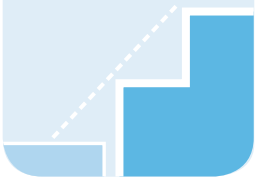


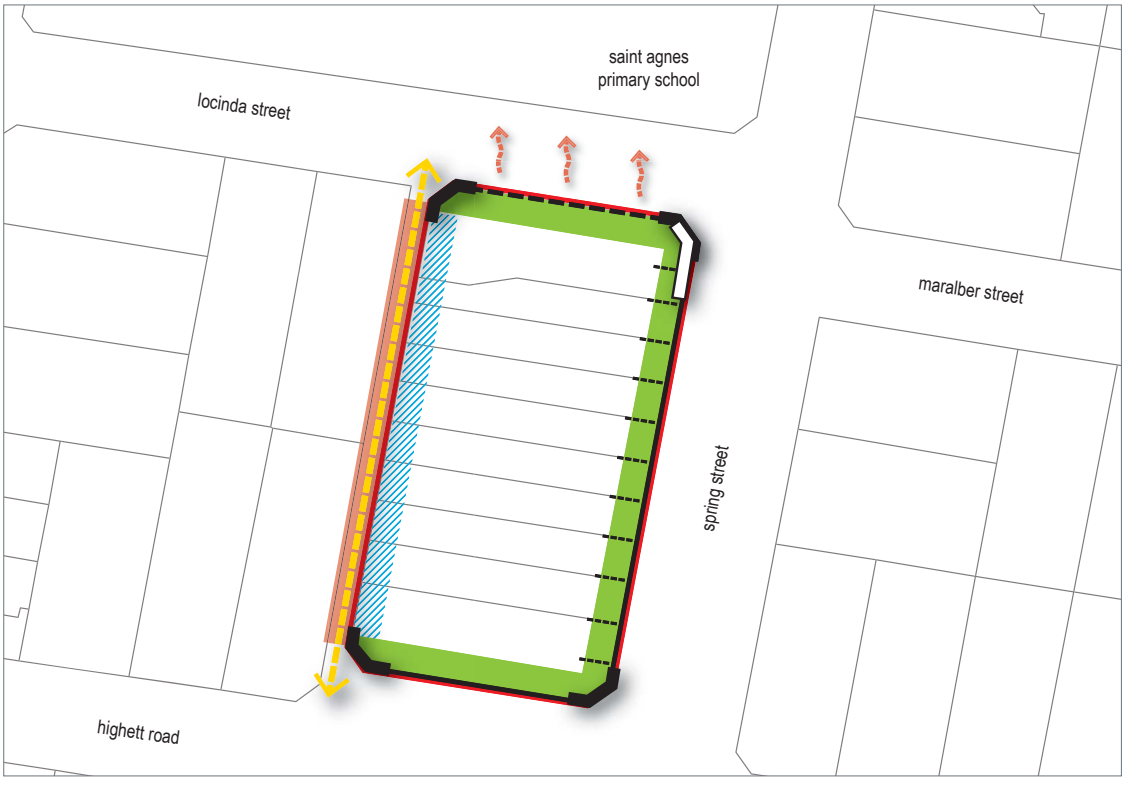
interfaces

Ensure transitions to residential surroundings for amenity purposes

Design all visible façades to ensure attractive edges and public presentation

Configure development to limit the potential for visual bulk and overlooking





legend

- study area
- 2 storey street wall
- transitional setbacks
- announce corner through design treatments
- design detail at street vista termination point
- reflect subdivision grain
- primary active frontage
- secondary active frontage
- provide passive surveillance
- maximise northerly aspect
- new connections/extend laneways

proposed urban form concept plan

length of primary active frontage

122m (including proposed primary active frontages as shown in plan)

design guidelines

building height

The overall building height should not exceed 2 storeys (up to 9m).

street wall

Buildings should present a street wall of up to 2 storeys (up to 9m) with a zero street setback to maintain consistent commercial frontage at ground level.

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

* Where a through laneway separates new development from a residential title boundary, the laneway width can form part of the setback measurement at ground 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.

Development with direct abuttal to a no-through access laneway will need to consider the provision of appropriate access as part of any development proposal.

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.

Buildings interfacing parkland or open space should maximise outlook from balconies and windows.

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.

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.