

bayside small neighbourhood activity centres

urban design profiles & guidelines



DRAFT

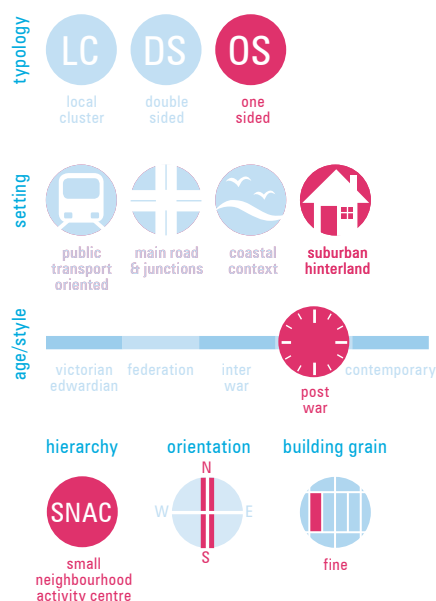
keith street & widdop crescent, hampton east



development capacity



existing conditions



primary activities

retail, residential and service business

general building height

1-2 storeys

area

1,828sqm

interface treatments/features

buffering rear and side laneways

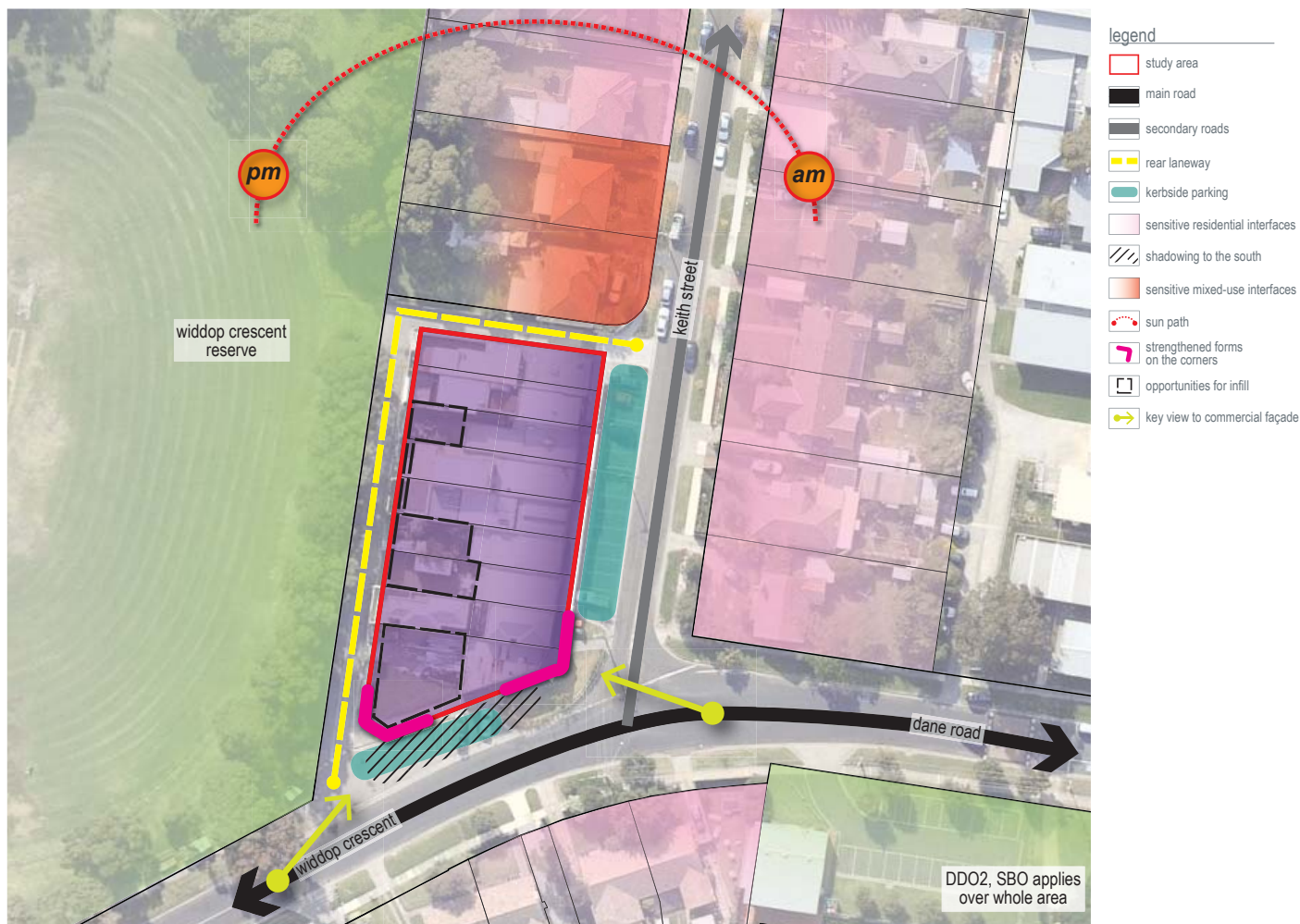
percentage of active frontage

90%

discussion

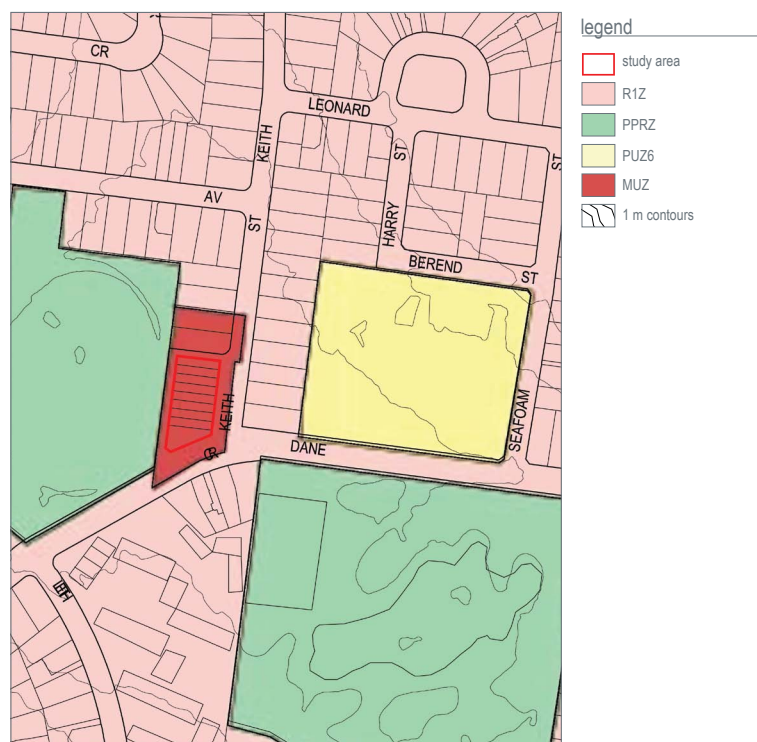
A small number of shop top housing forms have emerged in this centre. Little Avenue Reserve to the west provides a good outlook over the rear laneway for shop-top forms. The street front incorporates weather protection canopies. Perpendicular street parking is provided along both Keith Street and Widdop Crescent interfaces. Residential development in the surrounding area is mostly postwar dwellings and flats up to two storeys.

opportunities and constraints



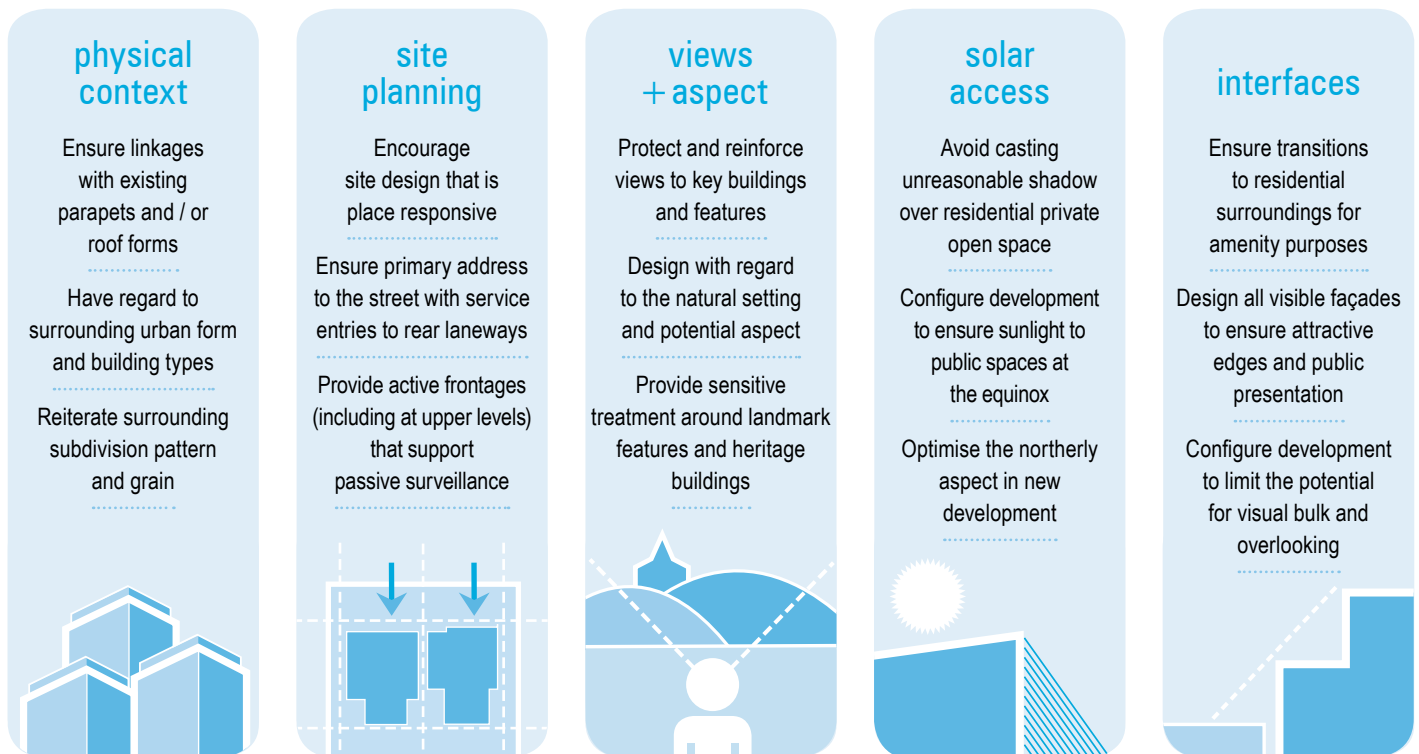
implications

- State planning policy promotes consolidation within activity centres which are well serviced by open space. 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.
- The laneway provides rear vehicle and service access, however it also creates a barrier to direct abuttal with the parklands.
- Prominent corners are an opportunity to distinguish the centre's identity and are key local orientation marks.
- With the exception of the southern corner site, sites within the centre present a consistent subdivision grain. Changes in subdivision grain through consolidation can negatively affect the fine grain character of the centre.
- There is capacity for change in rear setbacks abutting the laneway, all of which can take full advantage of providing outlook to the parkland.



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:



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 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.

