

# bayside small neighbourhood activity centres

## urban design profiles & guidelines



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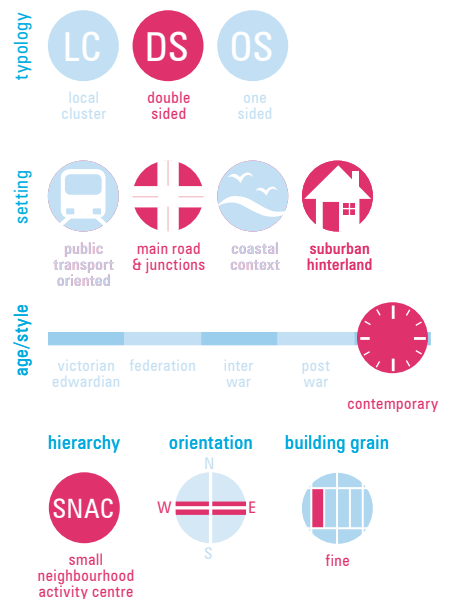
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### seaview shopping centre, beaumaris



development capacity ★★

### existing conditions



### primary activities

retail (restaurants, bakery, post office)

### general building height

1-2 storeys and high parapets

### area

6,008sqm

### interface treatments/features

rear laneways for car park access  
and service to retail uses

### percentage of active frontage

90%

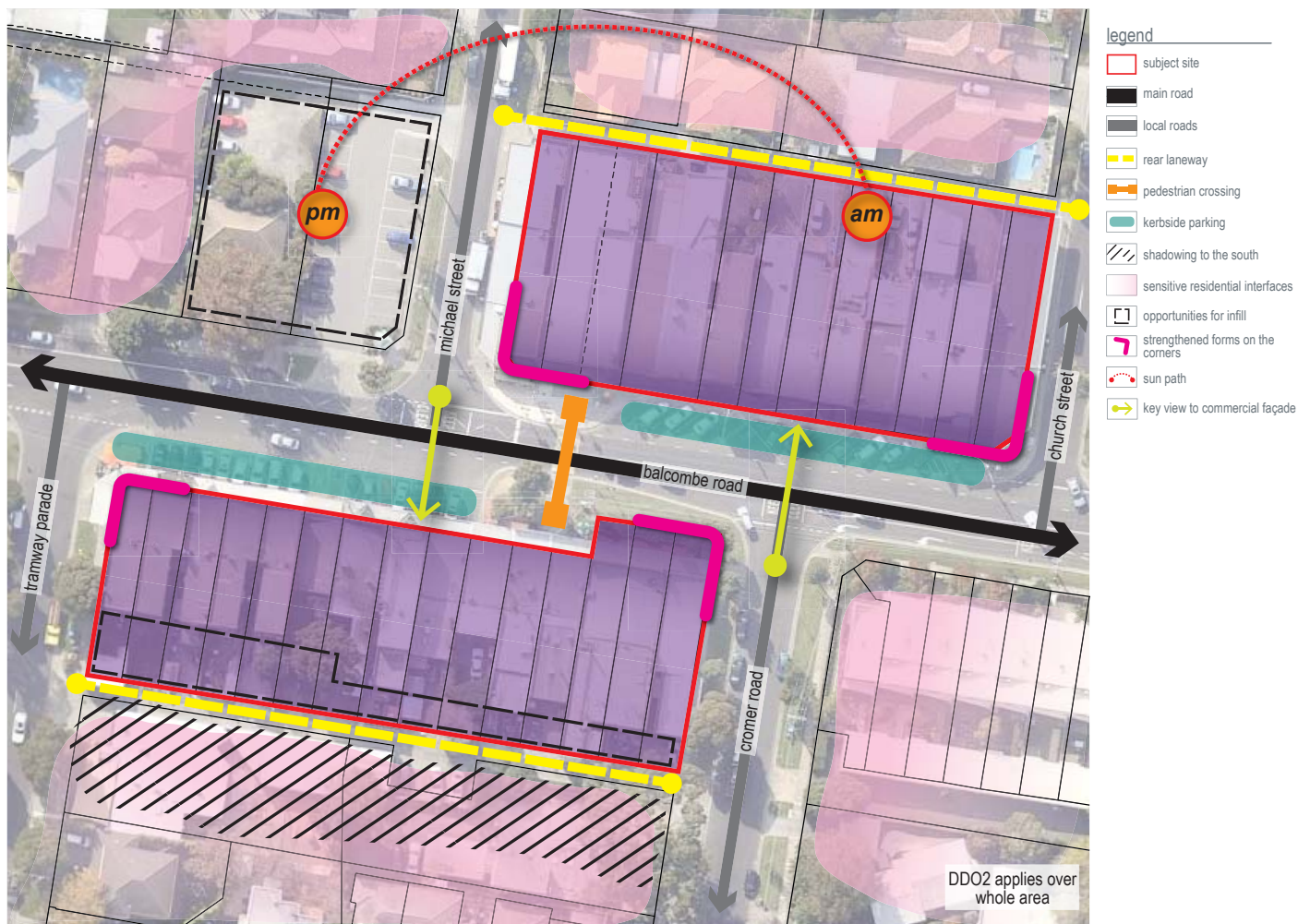
### discussion

Seaview centre is a vibrant convenience centre strip of narrow shopfronts with continuous footpath canopy and limited street tree planting. Angled and parallel car parking with a dedicated off street car park servicing the centre.

Prominent two storey forms to the south side of the street accommodate activities such as shop top offices and dwellings. Low scale and dispersed housing sits within a garden setting in the surrounds.

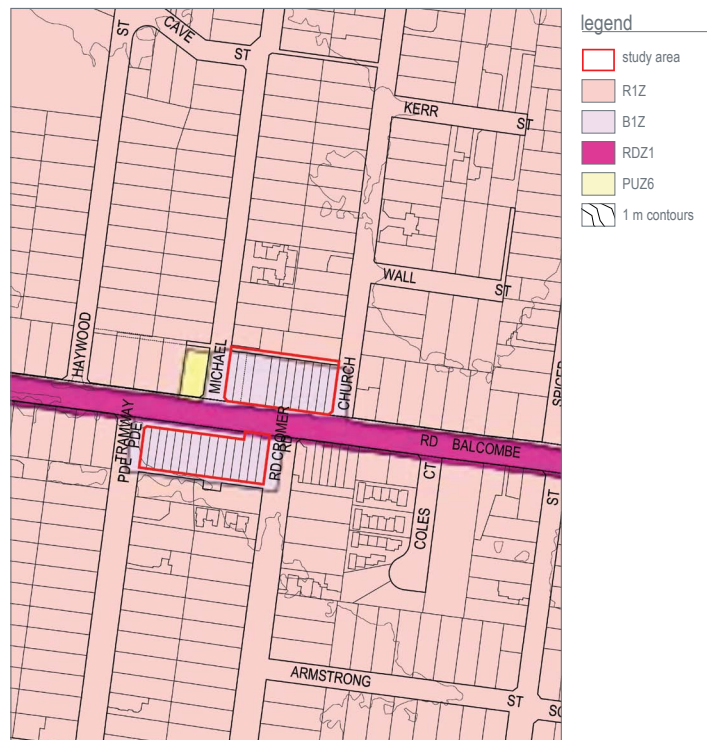


# opportunities and constraints



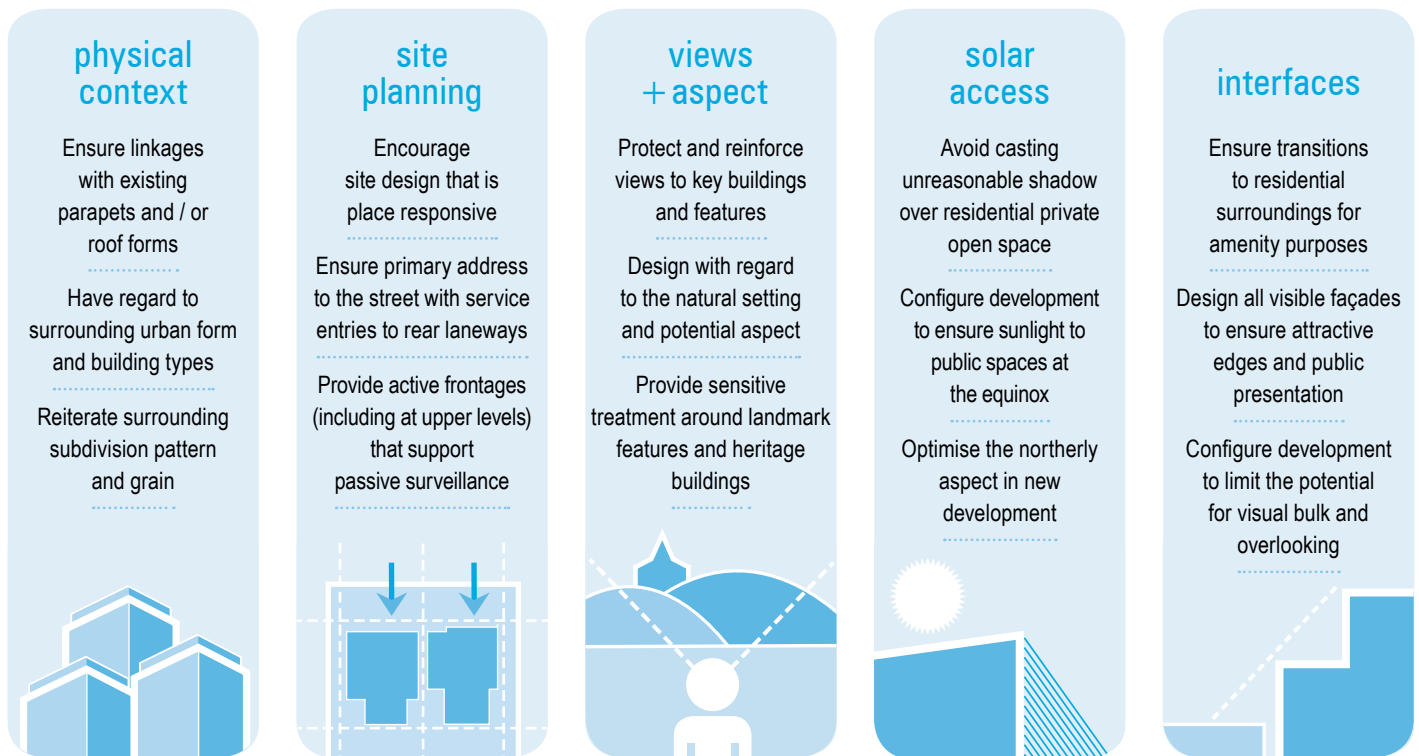
## implications

- State planning policy promotes consolidation within activity centres. Sites fronting Road Zone 1 land typically have a greater capacity to accommodate a more robust built form. 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.
- Laneways provide 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.
- There is capacity for change in rear setbacks abutting laneways. Although the laneway does provide some buffer, appropriate management of the residential interface 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

