

# bayside small neighbourhood activity centres

## urban design profiles & guidelines



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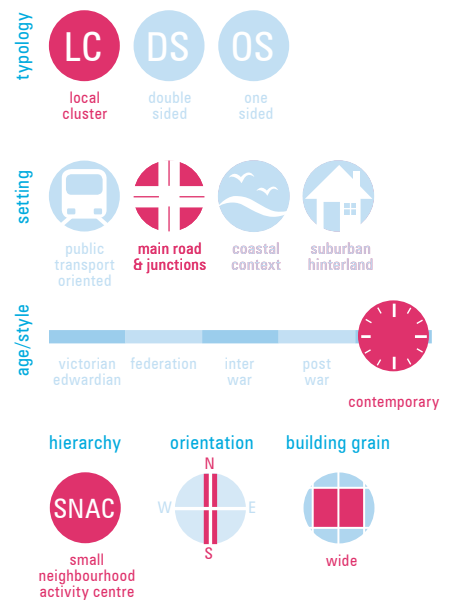
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## south road plaza, hampton



development capacity ★★

### existing conditions



### primary activities

retail (restaurants, market, small petrol station, fitness etc)

### general building height

1-2 storeys

### area

3,896sqm

### interface treatments/features

no buffering laneways to the abutments

### percentage of active frontage

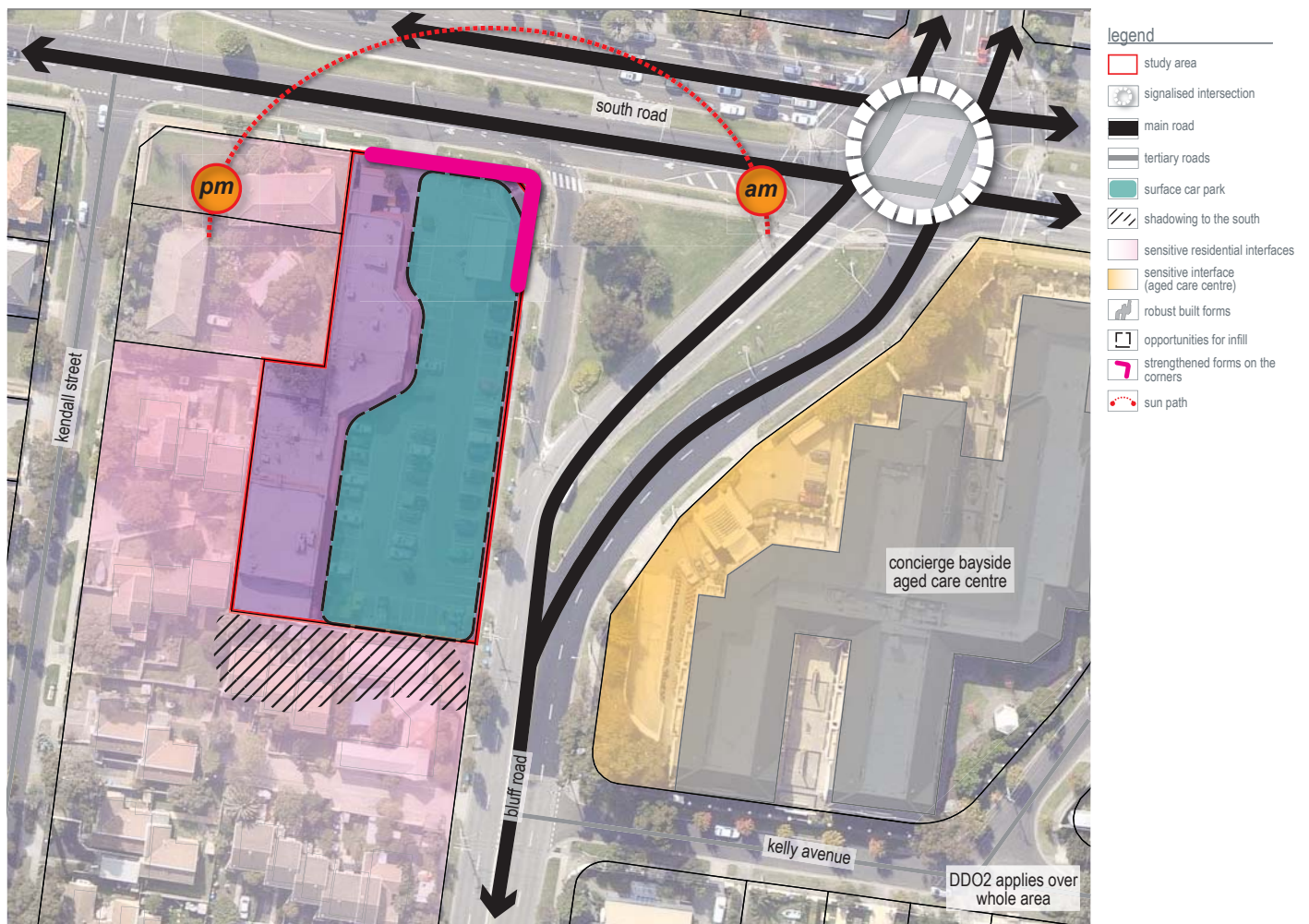
100%

### discussion

Large surface car parks buffer the one-two storey building from the street edges. Primary frontage and address is to Bluff Road. It is in one ownership with a focus on local convenience shops and services but lacks a visible profile to the street due to the substantial building setbacks. A fitness centre occupies the only two storey component. Castlefield Community Centre is to the south whilst a substantial two storey aged care facility is to the east.

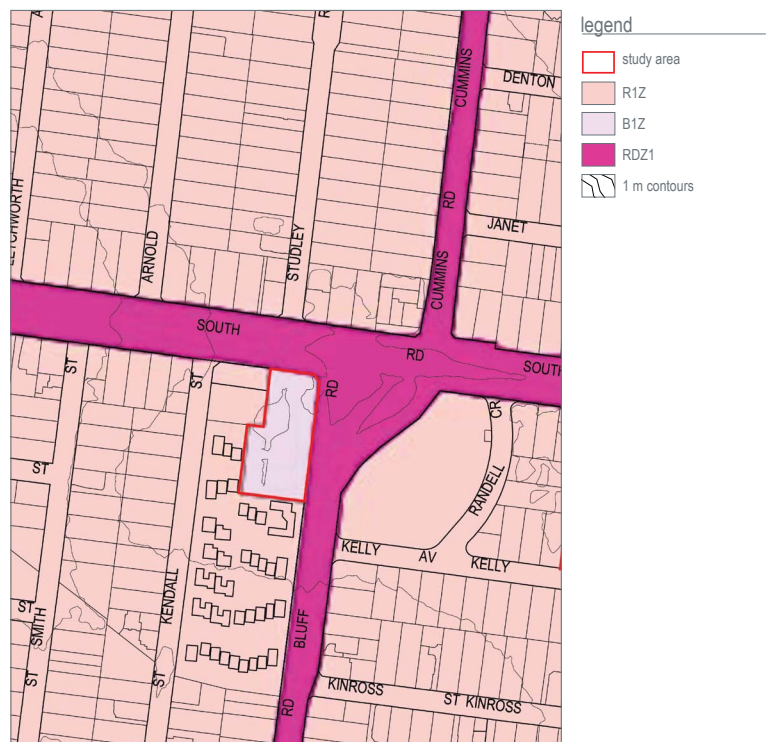


# opportunities and constraints



## implications

- State planning policy promotes consolidation within activity centres and along key arterial roads. 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.
- The centre comprises one large corner site with two main road frontages, providing the opportunity for several configurations of built form massing to be realised across the site, as well as a more intense built form to be absorbed at the centre of the property. Redevelopment of the site would require the provision of access, which can occur from both of the street frontages.
- The north-east site corner can incorporate massing and detail to announce the corner, as a key orientation mark.
- Redevelopment on the site has the opportunity to create a human scale presentation to and better integration with the footpath.
- Appropriate management of the residential interface to the west and south is necessary having regard to overlooking, overshadowing and visual bulk effects of future redevelopments.



# 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

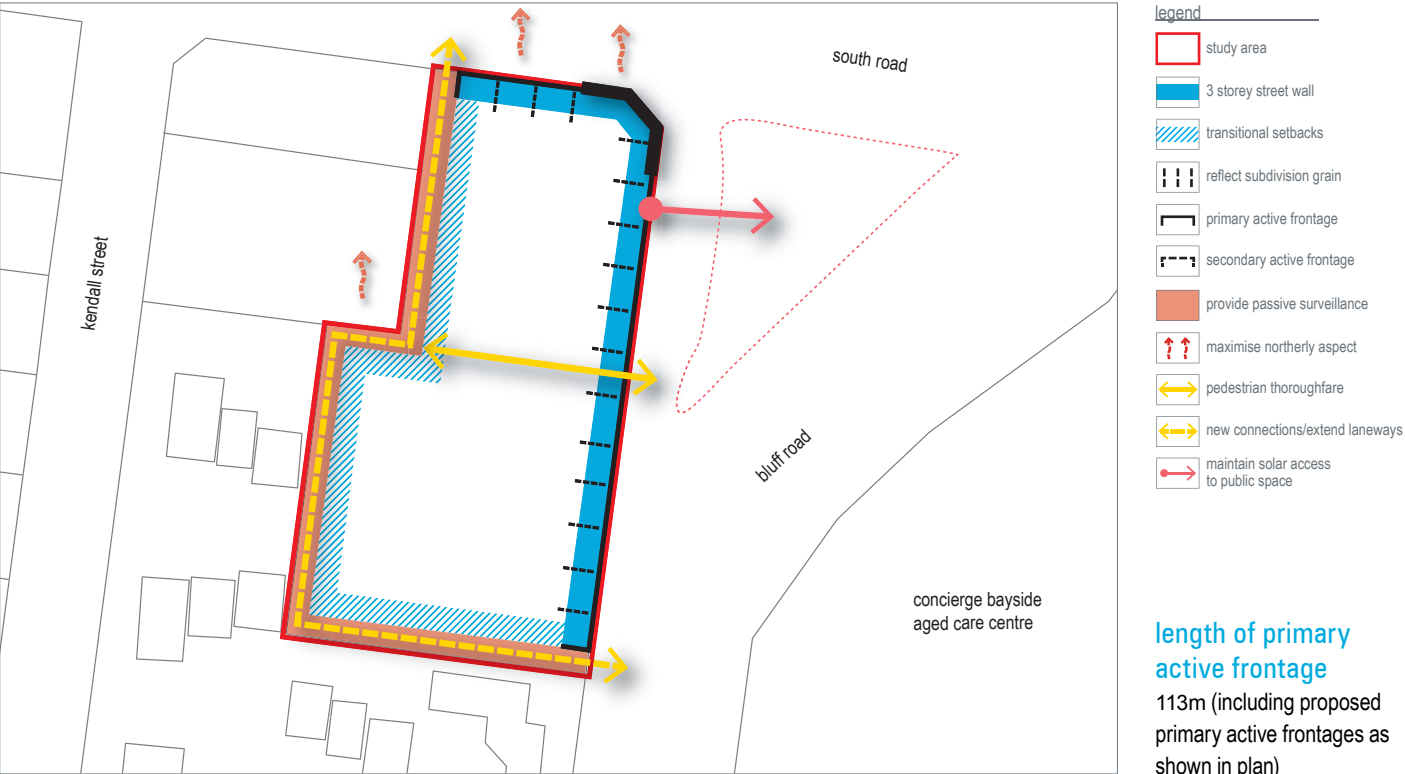
Optimise the northerly aspect in new development

### 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



proposed urban form concept plan

## design guidelines

building height

The overall building height should not exceed 3 storeys (up to 11m).

street wall

Buildings 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.

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

\* 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.

