bayside small neighbourhood activity centres
urban design profiles & guidelines

DRAFT
nepean highway & union street, brighton east

existing conditions

primary activities
mix of retail, bulky goods and some shop top housing

general building height
1-2 storeys

area
1.95ha

interface treatments/features
rear laneway exist to northern area and parkland interface on the southern boundary

percentage of active frontage
30%

discussion
This lengthy strip centre consists of larger format frontages to Nepean Highway with service roads including parallel on-street car parking. The larger format retail and service centre has a range of uses with a number of surface car parks. The centre is anchored by key retail uses with a highway address such as Retro Vision, Dan Murphy’s and JB HI-FI. In general the shopping strip has limited street activation and varied building typology comprising of flat and pitched roofs. The centre has a blank wall interface to the park.
opportunities and constraints

▪ State planning policy promotes consolidation 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 atypical road alignments of Nepean Highway, Milroy Street and Union Street, result in irregular shaped lots, including large prominent corner parcels. Located on a wide major road, these lots provide an opportunity for landmark building, distinguishing the centres identity.

▪ Future redevelopment should seek to provide a regular street rhythm and respond to the prominent highway frontage and park address.

▪ Consideration must be taken to the southern park interface to provide direct or indirect activation and passive surveillance, allowing a level of integration with the park.

▪ Appropriate management of the residential interface to the east is necessary having regard to overlooking, overshadowing and visual bulk effects of future redevelopments.

implications

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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

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**proposed urban form concept plan**

- Length of primary active frontage: 479m (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).

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.