nepean highway & north road, brighton

existing conditions

**typology**
- local cluster (LC)
- double sided (DS)
- one sided (OS)

**setting**
- public transport oriented
- main road & junctions
- coastal context
- suburban hinterland

**age/style**
- victorian
- edwardian
- federation
- inter war
- post war
- contemporary

**hierarchy**
- SRS

**orientation**
- main

**building grain**
- wide

**primary activities**
- car based retail precinct
- (fast food, service station)

**general building height**
- 1 storey

**area**
- 4,564sqm

**interface treatments/features**
- rear laneways for car park access

**percentage of active frontage**
- activated but setback from the streets

**discussion**
This centre is predominantly car based with a petrol station with surface car park/bowsers to the street and buildings well setback from North Road / Nepean Highway. Coronation Street and a child care centre are opposite to the south whilst residential dwellings are immediately adjacent to the east. Activity is quite removed from the main pedestrian interfaces of North Road / Nepean Highway.
opportunities and constraints

- State planning policy promotes consolidation within activity centres that are well serviced by public transport. 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 three road frontages (two being major roads), providing the opportunity for several configurations of built form massing and access to be realised across the site, as well as a more intense built form to be absorbed towards the corner. Prominent corners are an opportunity to distinguish the centre’s identity and are key local orientation marks. Prioritisation of pedestrian street interfaces should be incorporated into any redevelopment.

- Appropriate management of the residential private open space to the east is necessary having regard to overlooking, overshadowing and visual bulk effects.

- The size and proportions of the site may enable higher forms than proposed given the ability for generous setbacks and landscaped edges to be incorporated in any redevelopment.
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

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**proposed urban form concept plan**

- **Legend**
  - Study area
  - Capacity for recessive 4th storey
  - 3-storey street wall
  - Transitional setbacks
  - Transitional setbacks to direct residential abutal
  - Announce corner through design treatments
  - Reflect subdivision grain
  - Primary active frontage
  - Secondary active frontage
  - Provide passive surveillance
  - Maximize northerly aspect
  - New connections/extend laneways

- **Length of primary active frontage**
  - 210m (including proposed primary active frontages as shown in plan)
**design guidelines**

**building height**
The overall building height should not exceed 4 storeys (up to 13.5m).

**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. Floor levels above the street wall should be setback 5m from the street wall.

**rear/side setback**
Buildings abutting business zoned land should not be setback from abutting business zoned land except at the fourth storey.

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
- 15m at 4th 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.

**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.