bayside small neighbourhood activity centres
urban design profiles & guidelines

DRAFT
beach road & georgiana street, sandringham

development capacity ✪

existng conditions

primary activities
retail

general building height
2 storeys

area
5,004sqm

interface treatments/features
rear laneways for car park access

percentage of active frontage
10%

discussion
The two storey forms in this centre include some built to the street edge and others which are setback with car parking to the front. A petrol station abuts Bridge Street to the north. Beach Road is a major arterial road and given the proximity to the Hampton Street intersection, there is minimal street based parking on Beach Road. Established substantial canopy trees align the west side of Beach Road. Sandringham Football Oval opposite to the west is surrounded by high solid fencing.

This centre is located within the coastal DDO1 and therefore mandatory height limits apply.
opportunities and constraints

implications

- State planning policy promotes consolidation within activity centres which are well serviced by public transport and open space. Sites fronting Road Zone 1 land typically have a greater capacity to accommodate a more robust built form. DDO1 seeks to protect and enhance the foreshore environs of Port Phillip Bay, limiting development along the coastline to a maximum of 2 storeys.

- The rear laneway has limited permeability, however provides some vehicle and service access to the southern sites, as well as acting as a buffer the residential interface.

- This centre has several large sites of varying width. Buildings are positioned irregularly across lots, creating a disjointed pedestrian view line and future redevelopment should establish a continuous street edge and reflect fine grain, human scale proportions. Prominent corners are an opportunity to distinguish the centre’s identity and are key local orientation marks.

- There is capacity for change on sites with street setbacks. 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:

### 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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Length of primary active frontage
148m (including proposed primary active frontages as shown in plan)
design guidelines

This centre is located within the coastal DDO1 and therefore mandatory height limits apply.

building height
The overall building height should not exceed 2 storeys in accordance with DDO1.

street wall
Buildings should present a street wall of up to 2 storeys 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.