Bayside Small Activity Centres
Urban Design and Built Form Review
Prepared for Bayside City Council - December 2017
Prepared by Echelon Planning and Catalyst Development Services

For

Bayside City Council

<table>
<thead>
<tr>
<th>Project Number</th>
<th>2324</th>
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<tr>
<td>Prepared by</td>
<td>SA, VC and LS</td>
</tr>
<tr>
<td>Reviewed by</td>
<td>MW</td>
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<td>Version</td>
<td>Final 171213</td>
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</table>
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1.0 Introduction

Echelon Planning and Catalyst Development Services have been engaged by Bayside City Council to undertake an urban design review of their Small Activity Centres (SACs). The centres are identified in the Bayside Small Activity Centres Strategy (July 2014), and are subject to proposed Planning Scheme Amendment C126 which seeks to implement the Strategy via a range of measures including rezonings and the application of Design and Development Overlays.

SACs are defined in the Bayside Small Activity Centres Strategy (July 2014) as centres that are not Principal, Major or Large Neighbourhood Activity Centres. They are either zoned Commercial 1 or have a cluster of three or more retail outlets or shop premises regardless of their zoning.

The 33 centres investigated in this review are as follows (refer to Figure 1):

- 19 Small Neighbourhood Activity Centres (centres 1 to 19):
  - Hawthorn Road Shopping Centre, Brighton East
  - East Brighton Shopping Centre, Brighton East
  - South Road Plaza, Hampton
  - Dendy Village, Brighton East
  - Bluff Road & Hightett Road Centre, Hampton East
  - Bluff Road & Bay Road, Sandringham / Hightett
  - Bay Road & Avoca Street, Hightett
  - Bay Road & Jack Road, Cheltenham
  - Bluff Road & Love Street, Black Rock
  - Seaview Shopping Centre, Beaumaris
  - Balcombe Road & Charman Road, Beaumaris
  - Balcombe Park, Beaumaris
  - Bluff Road & Edward Street, Sandringham
  - Thomas & Egan Street, Brighton East
  - Brighton Beach (Were Street) Centre, Brighton
  - Ludstone Street, Hampton
  - Keith Street & Widdop Crescent, Hampton East
  - Hightett & Spring Road, Hightett
  - Keys Street Shopping Centre, Beaumaris

- 4 Small Commercial Activity Centres (Highway Oriented) (centres 20, 21, 22 and 33):
  - Nepean Highway & North Road, Brighton East
  - Nepean Highway & Milroy Street, Brighton East
  - Nepean Highway & Union Street, Brighton East
  - Nepean Highway & Centre Road, Brighton East

- 10 Small Commercial Activity Centres (Mixed Use) (centres 23 to 32):
  - South Road & Esplanade Avenue and around Milano’s, Brighton
  - Beach Road & Georgiana Street, Sandringham
  - New Street & Bay Street, Brighton
  - Esplanade & Grosvenor Street, Middle Brighton
  - Hampton Street & Durrant Street, Brighton
Our methodology for undertaking this review was as follows:

- Review of background documents (refer to Section 2 for details of these) including the Bayside Small Activity Centres Strategy (July 2014), the exhibited Amendment C126 documents, and summaries of the 88 submissions lodged in response to the amendment.
- Desktop review of all 33 centres.
- Site visits to selected centres, i.e. those that received multiple submissions to Amendment C126, those without existing concepts plans, or with a height proposed in Amendment C126 that we consider warranted closer review.
- Preparation of concept plans and guidelines for larger centres where no concept plan currently exists.
- Preparation of recommendations on changes to the planning provisions proposed by Amendment C126.
Figure 1 – Centres reviewed
2.0 Context

2.1 Previous studies and documentation

Council has prepared or commissioned several reports over the past decade which address the future planning and development of its SACs.

We have listed all of these for context, but have only reviewed the current documents (i.e. the Bayside Housing Strategy September 2012, Bayside Small Activity Centres Strategy (June 2014) and the Small Activity Centres Strategy – Economic Analysis (prepared in 2017 by SGS Economics).

The documents are summarised as follows:

Draft Bayside Small Activity Centres report (2005)

IUM prepared this draft report in 2005, but it was not considered by Council at that time due to the concurrent preparation of the Major Activity Centre Structure Plans.

Update to the Draft Bayside Small Activity Centres report (2010)

Red Ink updated the draft 2005 report in 2010 to take into account changes in policy context as well as physical changes within the centres.

Bayside Housing Strategy (September 2012)

The Strategy provides a Vision Statement which seeks to direct medium density development to

...identified Small Neighbourhood Activity Centres [which] will accommodate shoptop housing which respects the local built form character (p. 5), and identified Strategic Redevelopment Sites [which] will also contribute to accommodating future housing growth (p. 5).

The Strategy also identifies Established Residential Areas which include identified Small Neighbourhood Activity Centres and Strategic Redevelopment Sites which are deemed to have limited capacity for change.

Of the 33 centres investigated as part of the present review¹,

- 14 are identified as moderate growth:
  - 1 = Hawthorn Road Shopping Centre, Brighton East
  - 2 = East Brighton Shopping Centre, Brighton East
  - 3 = South Road Plaza, Hampton
  - 4 = Dendy Village, Brighton East
  - 5 = Bluff Road and Higlett Road Centre, Hampton East
  - 6 = Bluff Road and Bay Road, Sandringham / Higlett
  - 7 = Bay Road and Avoca Street, Higlett
  - 8 = Bay Road and Jack Road, Cheltenham
  - 9 = Bluff Road and Love Street, Black Rock

¹ The numbering of centres throughout this report corresponds to the numbers assigned to each centre in the Bayside Planning Scheme Amendment C126 Explanatory Report.
- 10 = Seaview Shopping Centre, Beaumaris
- 11 = Balcombe Road and Charman Road, Beaumaris
- 12 = Balcombe Park, Beaumaris
- 30 = Nepean Highway and North Road, Brighton
- 31 = Nepean Highway and Milroy Street, Brighton East

- 8 are identified as minimal growth:
  - 14 = Thomas & Egan Street, Brighton East
  - 15 = Brighton Beach (Were Street), Brighton
  - 16 = Ludstone Street, Hampton
  - 17 = Keith Street & Widdop Crescent, Hampton East
  - 18 = Highett & Spring Road, Highett
  - 19 = Keys Street Shopping Centre, Beaumaris
  - 20 = South Road and Esplanade Avenue and around Milano’s, Brighton
  - 21 = Beach Road and Georgiana Street, Sandringham

- And 11 are not specifically identified so by default fall within minimal growth:
  - 13 = Bluff Road & Edward Street, Sandringham
  - 22 = New Street & Bay Street, Brighton
  - 23 = Esplanade & Grosvenor Street, Middle Brighton
  - 24 = Hampton Street & Durrant Street, Brighton
  - 25 = Bluff Road & Spring Street, Sandringham
  - 26 = Bluff Road & Arranmore Avenue, Black Rock
  - 27 = Weatherall Road Shopping Centre, Cheltenham
  - 28 = Weatherall Road & Morey Road, Cheltenham
  - 29 = New Street & Martin Street, Brighton
  - 32 = Nepean Highway & Union Street, Brighton East
  - 33 = Nepean Highway & Centre Road, Brighton East

The Bayside Housing Strategy (September 2012) is a reference document to the Bayside Planning Scheme.

**Bayside Small Neighbourhood Activity Centre Urban Design Assessments & Guidelines (2012)**

Urban design assessments and guidelines were prepared in 2012 by Hansen Partnership Pty Ltd for centres 1 to 21 and 30 to 32 on Figure 1. The guidelines were prepared from first principles and identified the development capacity of each centre/site and urban design guidelines to guide development.

**Bayside Small Activity Centres Review (May 2013)**

Council staff undertook this review, which included land use surveys and consultation with business owners and managers.

**Draft Bayside Small Activity Centres Strategy (July 2013)**

In preparing the Strategy, Council combined information from the 2005 and 2010 draft reports, the Bayside Small Neighbourhood Activity Centre Urban Design Assessments & Guidelines (2012), and the Bayside Small Activity Centres Review (May 2013). Appendix 3 to the Strategy comprises urban design profiles and guidelines which we understand are based on the Hansen Partnership work from 2012.
Economic Assessment and Peer Review (2013)

Essential Economics undertook a review of the draft 2013 Strategy and recommended some minor changes to it.

Bayside Small Activity Centres Strategy (June 2014)

The final version of the Strategy incorporated most of the recommendations from the 2013 Essential Economics review. It categorised the 33 centres considered in the present review as Small Neighbourhood Activity Centres, Small Commercial Activity Centres (Mixed Use) or Small Commercial Activity Centres (Highway Oriented), and identified policy recommendations and rezoning options for each.

The Strategy makes 16 recommendations which include the preparation of Design and Development Overlay Schedules based on the Bayside Small Neighbourhood Activity Centre Urban Design Assessments & Guidelines (2012). These are discussed in Section 2.2 below.

Amendment C126 to Bayside Planning Scheme

The amendment implements the recommendations of the Bayside Small Activity Centres Strategy 2014 by amending the Municipal Strategic Statement, inserting the Bayside Small Activity Centre Strategy (June 2014) as a reference document, rezoning some parcels of land to match the centre boundaries, and applying the newly created Design and Development Overlay Schedules 13, 14, 15, 16 and 17 to various SACs across the municipality.


In order to address some of the submissions to Amendment C126, Council commissioned SGS Economics to review the Bayside Small Activity Centres Strategy (June 2014) in relation to the role of the centres, their catchments, the potential commercial growth, and the alignment of the built form controls with the future role of the centres.

The key findings of the review are summarised in Table 1. It is noted that SGS recommend that some centres be reclassified or declassified. SGS also recommend that some centres expand over time, either through the inclusion of a few additional businesses, or in the case of the Bluff Road & Highett Road, Thomas & Egan Street, and Weatherall Road Shopping Centres, through urgent or significant expansions.

Table 1 – SGS findings by centre

<table>
<thead>
<tr>
<th>Centre</th>
<th>SGS Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Hawthorn Road Shopping Centre, Brighton East</td>
</tr>
<tr>
<td>2</td>
<td>East Brighton Shopping Centre, Brighton East</td>
</tr>
<tr>
<td>Centre</td>
<td>SGS Recommendation</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>South Road Plaza, Hampton</td>
<td>Retain/Expand – Provides an opportunity to expand the centre in a manner that maintains the centre’s character. Only a few additional businesses should be added to the centre in future.</td>
</tr>
<tr>
<td>Dendy Village, Brighton East</td>
<td>Retain/Expand – Provides an opportunity to expand the centre in a manner that maintains the centre’s character. Only a few additional businesses should be added to the centre in future.</td>
</tr>
<tr>
<td>Bluff Road &amp; Highett Road, Hampton East</td>
<td>Expand – Centre footprint should expand either urgently or significantly to accommodate current/future demand.</td>
</tr>
<tr>
<td>Bluff Road &amp; Bay Road, Sandringham / Highett</td>
<td>Retain/Expand – Provides an opportunity to expand the centre in a manner that maintains the centre’s character. Only a few additional businesses should be added to the centre in future.</td>
</tr>
<tr>
<td>Bay Road &amp; Avoca Street, Highett</td>
<td>Reduce/Rezone – Centre should reduce its current size or be re-zoned to support other uses in future.</td>
</tr>
<tr>
<td>Bay Road &amp; Jack Road, Cheltenham</td>
<td>Retain/Expand – Provides an opportunity to expand the centre in a manner that maintains the centre’s character. Only a few additional businesses should be added to the centre in future.</td>
</tr>
<tr>
<td>Bluff Road &amp; Love Street, Black Rock</td>
<td>Transition to Local Convenience – Centre should be maintained, but serve a more local convenience function (i.e. include more retail and hospitality services).</td>
</tr>
<tr>
<td>Seaview Shopping Centre, Beaumaris</td>
<td>Retain/Expand – Provides an opportunity to expand the centre in a manner that maintains the centre’s character. Only a few additional businesses should be added to the centre in future.</td>
</tr>
<tr>
<td>Balcombe Road &amp; Charman Road, Beaumaris</td>
<td>Retain/Expand – Provides an opportunity to expand the centre in a manner that maintains the centre’s character. Only a few additional businesses should be added to the centre in future.</td>
</tr>
<tr>
<td>Balcombe Park, Beaumaris</td>
<td>Retain – Keep the centre’s current size and function in the future.</td>
</tr>
<tr>
<td>Bluff Road &amp; Edward Street, Sandringham</td>
<td>Retain/Expand – Provides an opportunity to expand the centre in a manner that maintains the centre’s character. Only a few additional businesses should be added to the centre in future.</td>
</tr>
<tr>
<td>Thomas &amp; Egan Street, Brighton East</td>
<td>Expand – Centre footprint should expand either urgently or significantly to accommodate current/future demand.</td>
</tr>
<tr>
<td>Brighton Beach (Were Street) Centre, Brighton</td>
<td>Retain/Expand – Provides an opportunity to expand the centre in a manner that maintains the centre’s character. Only a few additional businesses should be added to the centre in future.</td>
</tr>
<tr>
<td>Ludstone Street, Hampton</td>
<td>Retain – Keep the centre’s current size and function in the future.</td>
</tr>
<tr>
<td>Keith Street &amp; Widdop Crescent, Hampton East</td>
<td>Remove/Rezone – Centre should either be removed/declassified from the activity centre hierarchy and/or rezoned to another use.</td>
</tr>
<tr>
<td>Centre</td>
<td>SGS Recommendation</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>18 Highett &amp; Spring Road, Highett</td>
<td>Retain/Expand – Provides an opportunity to expand the centre in a manner that maintains the centre’s character. Only a few additional businesses should be added to the centre in future.</td>
</tr>
<tr>
<td>19 Keys Street Shopping Centre, Beaumaris</td>
<td>Retain – Keep the centre’s current size and function in the future.</td>
</tr>
<tr>
<td>20 South Road &amp; Esplanade Avenue and around Milano’s, Brighton</td>
<td>Retain/Expand – Provides an opportunity to expand the centre in a manner that maintains the centre’s character. Only a few additional businesses should be added to the centre in future.</td>
</tr>
<tr>
<td>21 Beach Road &amp; Georgiana Street, Sandringham</td>
<td>Retain – Keep the centre’s current size and function in the future.</td>
</tr>
<tr>
<td>22 New Street &amp; Bay Street, Brighton</td>
<td>Transition to Local Convenience – Centre should be maintained, but serve a more local convenience function (i.e. include more retail and hospitality services).</td>
</tr>
<tr>
<td>23 Esplanade &amp; Grosvenor Street, Middle Brighton</td>
<td>Retain – Keep the centre’s current size and function in the future.</td>
</tr>
<tr>
<td>24 Hampton Street &amp; Durrant Street, Brighton</td>
<td>Remove/Rezone – Centre should either be removed/declassified from the activity centre hierarchy and/or rezoned to another use.</td>
</tr>
<tr>
<td>25 Bluff Road &amp; Spring Street, Sandringham</td>
<td>Transition to Local Convenience – Centre should be maintained, but serve a more local convenience function (i.e. include more retail and hospitality services).</td>
</tr>
<tr>
<td>26 Bluff Road &amp; Arranmore Avenue, Black Rock</td>
<td>Transition to Local Convenience – Centre should be maintained, but serve a more local convenience function (i.e. include more retail and hospitality services).</td>
</tr>
<tr>
<td>27 Weatherall Road Shopping Centre, Cheltenham</td>
<td>Expand – Centre footprint should expand either urgently or significantly to accommodate current/future demand.</td>
</tr>
<tr>
<td>28 Weatherall Road &amp; Morey Road, Cheltenham</td>
<td>Reduce/Rezone – Centre should reduce its current size or be re-zoned to support other uses in future.</td>
</tr>
<tr>
<td>29 New Street &amp; Martin Street, Brighton</td>
<td>Transition to Local Convenience – Centre should be maintained, but serve a more local convenience function (i.e. include more retail and hospitality services).</td>
</tr>
<tr>
<td>30 Nepean Highway &amp; North Road, Brighton East</td>
<td>Remove/Rezone – Centre should either be removed/declassified from the activity centre hierarchy and/or rezoned to another use.</td>
</tr>
<tr>
<td>31 Nepean Highway &amp; Milroy Street, Brighton East</td>
<td>Retain – Keep the centre’s current size and function in the future.</td>
</tr>
<tr>
<td>32 Nepean Highway &amp; Union Street, Brighton East</td>
<td>Retain – Keep the centre’s current size and function in the future.</td>
</tr>
<tr>
<td>33 Nepean Highway &amp; Centre Road, Brighton East</td>
<td>Retain – Keep the centre’s current size and function in the future.</td>
</tr>
</tbody>
</table>
2.2 Amendment C126

The amendment implements the recommendations of the Bayside Small Activity Centres Strategy 2014 by amending the Municipal Strategic Statement, inserting the Bayside Small Activity Centre Strategy (June 2014) as a reference document, rezoning some parcels of land to match the centre boundaries, and applying the newly created Design and Development Overlay Schedules 13, 14, 15, 16 and 17 to various SACs across the municipality.

The schedules from Amendment C126 are summarised in Table 2.

The amendment was exhibited in March and April 2017, and 88 submissions were received which raised the following issues relating to planning controls:

- Building heights, with some viewing the proposed heights in certain centres as being too high, some viewing the heights as too low, and other supporting the proposed heights.
- Building setbacks, with some submitting that existing setbacks from residential properties should be maintained.
- Overlooking to residential properties with direct and road interfaces to centres.
- The need to enforce shop activation rather than allowing residential uses at ground floor level.
- Concerns about traffic control and parking which could be exacerbated by additional development within the centres.
- Rezoning concerns for individual sites or small portions of centres.

Table 2 – Summary of Amendment C162 Design and Development Overlay Schedules

<table>
<thead>
<tr>
<th>Design and Development Overlay requirements</th>
<th>DDO13</th>
<th>DDO14</th>
<th>DDO15 (East Brighton SAC)</th>
<th>DDO16 (Coastal Areas)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height</td>
<td></td>
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<tr>
<td>A building must not exceed 9 metres above natural ground level and must be no more than 2 storeys (excluding basement). Building height may extend to 10 metres where the slope of the natural ground level at any cross section of the site of the building wider than 8.0 metres is 2.5 degrees or more. A planning permit cannot be granted to vary this requirement. The height of works should not exceed 9 metres in height above natural ground level.</td>
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We have reviewed the summary of submissions prepared by Council.
<table>
<thead>
<tr>
<th>Design and Development Overlay requirements</th>
<th>DDO13</th>
<th>DDO14</th>
<th>DDO15</th>
<th>DDO16 (East Brighton SAC)</th>
<th>DDO17 (Coastal Areas)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height must not exceed 11 metres above natural ground level and must be no more than 3 storeys (excluding basement). Building height may extend to 12 metres where the slope of the natural ground level at any cross section of the site of the building wider than 8.0 metres is 2.5 degrees or more. A planning permit cannot be granted to vary this requirement. The height of works should not exceed 11 metres in height above natural ground level.</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
</tr>
<tr>
<td>Building height must not exceed 13.5 metres above natural ground level and must be no more than 4 storeys (excluding basement). Building height may extend to 10 metres [mistake in drafting?] where the slope of the natural ground level at any cross section of the site of the building wider than 8.0 metres is 2.5 degrees or more. A planning permit cannot be granted to vary this requirement. The height of works should not exceed 13.5 metres in height above natural ground level.</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
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<tr>
<td>The height of buildings within the Special Building Overlay is to be measured from the applicable flood level (to Australian Height Datum) for the site as advised by the relevant floodplain management authority.</td>
<td>Green</td>
<td>Green</td>
<td>Green</td>
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<tr>
<td><strong>Setbacks</strong></td>
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<tr>
<td><strong>Primary Street Frontage</strong></td>
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<tr>
<td>A building should not be set back from the front boundary.</td>
<td>Green</td>
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<tr>
<td>A building should achieve a two storey street wall height with zero setback to the primary street frontage.</td>
<td>Green</td>
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<tr>
<td>A building should achieve a three storey street wall height with a zero setback to the primary street frontage.</td>
<td>Green</td>
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<tr>
<td>A building should not be set back from the front boundary, except at the 4th storey, which should be set back a minimum of 5 metres from the primary street frontage.</td>
<td>Green</td>
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<tr>
<td>A street wall must not exceed 11 metres (three storeys) in height.</td>
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</tbody>
</table>
### Design and Development Overlay requirements

<table>
<thead>
<tr>
<th>Setbacks from a side or rear boundary</th>
<th>DDO13</th>
<th>DDO14</th>
<th>DDO15</th>
<th>DDO16 (East Brighton SAC)</th>
<th>DDO17 (Coastal Areas)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A building should not be set back from a side or rear boundary that adjoins land in a Commercial Zone or Mixed Use Zone.</td>
<td></td>
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<tr>
<td>A building should be set back from a side or rear boundary that adjoins land in a Residential Zone:</td>
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<td>3 metres at ground level.</td>
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<td>5 metres at the second storey.</td>
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<td>10 metres at third storey.</td>
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<td>15 metres at fourth storey.</td>
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</tr>
<tr>
<td>If the side and rear setback requirements of this Schedule are not met, sunlight to the secluded private open space of an existing dwelling in a Residential Zone should be in accordance with Standard B21 at Clause S5.04.5.</td>
<td></td>
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</tr>
<tr>
<td>Where a side or rear boundary is separated from a boundary of a property in a Residential Zone by a through laneway, the laneway width can form part of the setback distance at ground floor level.</td>
<td></td>
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</tr>
<tr>
<td>Where a site adjoins the boundary of a property in a Residential Zone, the development must be designed and located to avoid direct views into the secluded private open space or habitable room window of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window.</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>If the side and rear setback requirements of this Schedule are not met, the development must be designed and located to avoid direct views into the secluded private open space or habitable room window of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Site specific setback controls</td>
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</tr>
<tr>
<td>For land on the eastern side of Hawthorn Road, a building and works must be setback from the boundary with the heritage property ‘Otley’ at 1 Clive Street a minimum of 3.5 metres at ground floor level and 5.5 metres at first floor level</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Design and Development Overlay requirements</td>
<td>DDO13</td>
<td>DDO14</td>
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<td>DDO16 (East Brighton SAC)</td>
<td>DDO17 (Coastal Areas)</td>
</tr>
<tr>
<td>--------------------------------------------</td>
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</tr>
<tr>
<td>Land within the South Road &amp; Esplanade Avenue, Brighton activity centre which adjoins the heritage building at 2-6 Esplanade, Brighton must be designed to provide appropriate setbacks to the heritage building.</td>
<td></td>
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</tr>
</tbody>
</table>
3.0 Overarching issues

3.1 Commercial floorspace demand and activity centre boundaries

Many centres were identified by SGS (2017) as having a deficit of floorspace by 2036, although this varies from a shortfall of 16 sqm (in Balcombe Park, Beaumaris) to 2,038 sqm (in Bluff Road and Highett Road). SGS recommend that some centres expand over time through the inclusion of a few additional businesses, and for Bluff Road & Highett Road, Thomas & Egan Street, and Weatherall Road Shopping Centres to expand either urgently or significantly.

Council has indicated that they will consider these recommendations and may make changes to the classification and/or size of some centres in the future, but that these do not need to be considered in this urban design and built form review.

3.2 Built form considerations

Existing building heights and orderly planning

The recently issued Planning Panel report for Bayside Planning Scheme Amendment C152 (for the Martin Street Activity Centre) includes the following relevant discussion of building heights:

Council is proposing to apply a four-storey height limit to sites that have recently been developed with five-storey buildings.

These sites provide a good test as to whether the height limits proposed by Council make sense. If the five-story building had clearly demonstrable shortcomings related to their height, then it might be possible to conclude that a four-storey limit was the correct approach and approving the five-storey development was, in hindsight, a poor decision. Neither Council, nor other submitters were able to identify any specific issue with the new development.

The fact that Council says that a four-storey limit is appropriate where perfectly acceptable five-storey buildings have been constructed seem to indicate that Council is under estimating how tall buildings should be.

The Panel can see no logic in applying a four-storey height limit to buildings that are already constructed at five storeys, especially when these buildings seem to make a positive contribution to the centre. This approach has the potential to imply the ‘four’ really means ‘five’ undermining orderly planning. (p. 21)

In preparing our recommendations regarding building heights, we have had regard to the heights of recent developments within the centres. Several centres have successfully incorporated built form that is higher than the proposed height limits, demonstrating that these may need to be reviewed.

Mandatory vs discretionary height controls

Amendment C126 proposes mandatory height controls via Schedules 13 to 17 to the Design and Development Overlay.
Planning Practice Note 60 (Height and Setback Controls for Activity Centres) notes the following in respect of mandatory built form controls in activity centres:

Even where exceptional circumstances are identified, mandatory height and setback controls should only be applied where they are absolutely necessary to achieve the built form objectives or outcomes identified from the comprehensive built form analysis. Where mandatory controls are proposed, it will need to be demonstrated that discretionary controls could result in an unacceptable built form outcome.

Where identified, it is more than likely that exceptional circumstances will apply to particular sections of an activity centre and not the entire activity centre. In some situations, it may be appropriate to include a mix of discretionary and mandatory height and setback controls over one precinct.

Where blanket mandatory height and setback controls are proposed over most or the entire activity centre, rigorous strategic justification has to be provided. The level of strategic work required is:

- A Housing Strategy which examines the city’s future housing needs and the role of activity centres (including neighbourhood centres) in accommodating these needs
- An activity centre/economic strategy which examines the role of the centre as part of a network of centres
- An analysis of the capacity and constraints of each centre where planning controls are proposed
- A comprehensive built form analysis of each centre where planning controls are proposed
- Identification and analysis of key sites within each centre which can accommodate more intense development when compared with the remainder of the centre.

Planning Practice Note 59 (The Role of Mandatory Provisions in Planning Schemes) also outlines criteria to determine the appropriateness of a mandatory control covering the following five areas:

- Is the mandatory provision strategically supported?
- Is the mandatory provision appropriate to the majority of proposals?
- Does the mandatory provision provide for the preferred outcome?
- Will the majority of proposals not in accordance with the mandatory provision be clearly unacceptable?
- Will the mandatory provision reduce administrative costs? (p. 2)

We have considered the criteria set out in the above practice notes, and we recommend that a combination of mandatory and discretionary height controls is appropriate in relation to the Bayside SACs as follows.

**Design and Development Overlay – Schedule 13**

We recommend retaining the mandatory 2 storey maximum height in DDO – Schedule 13. Mandatory controls are justifiable in these centres for the following reasons:

- The centres have limited scope for change.
- The Bayside Housing Strategy anticipates minimal growth in these centres.
- The centres are all surrounded by the Neighbourhood Residential Zone where a maximum 2 storey height applies.
• The centres are generally not located on main roads. Those that are on main roads are small centres consisting of just a few lots with generally shallow lot depths.
• No opportunities for development greater than 2 storeys in height have been identified through this urban design review.
• A 2 storey maximum would be appropriate in the local streetscape.
• The majority of proposals for higher development would be reasonable expected to result in an unacceptable built form outcome.

Our review of the centres identified that some of the centres that were exhibited as DDO – Schedule 13 have opportunities for some 3 or more storey development. Our recommendations for the individual centres (refer to Section 4) seek to apply DDO – Schedule 14 or DDO – Schedule 15 to these instead.

Design and Development Overlay – Schedule 14

DDO – Schedule 14 currently provides for a mandatory height of 3 storeys. We recommend amending the schedule to provide for a discretionary height of 2 storeys and a mandatory height of 3 storeys where the additional height can be justified in regards to high design quality, site consolidation, protecting the amenity of residential properties etc. The change will allow for some centres currently in Schedule 13 to be instead incorporated into Schedule 14 in recognition that some sites within these may be suitable for 3 storey development but with some parts for 2 storeys only.

Heights up to 2 and 3 storeys are justifiable in these centres for the following reasons:

• The centres have some scope for change, being generally larger centres. Many have larger lot depths.
• The centres are located on main roads.
• Some centres adjoin sites in zones where taller buildings are present or could be constructed.
• Some centres are not on main roads but do have larger lots depths where a third storey could be accommodated.

We suggest that the following criteria be used to assess whether a third storey can be justified (these are adapted from Clause 21.05-2 of the Yarra Planning Scheme):

• The amenity of any adjoining residential properties can be protected.
• The development site is larger and/or will consolidate sites.
• Architectural design excellence is proposed.
• The project proposes high quality restoration and adaptive re-use of heritage buildings.
• The project will make a positive contribution to the enhancement of the public domain.

Design and Development Overlay – Schedule 15

DDO – Schedule 15 currently provides for a mandatory height of 4 storeys. We recommend amending the schedule to provide for a discretionary height of 4 storeys and for additional height to only be considered in regards to high design quality, site consolidation, protecting the amenity of residential properties etc.
Heights up to 4 storeys and potentially higher (subject to meeting design criteria) are justifiable in these centres for the following reasons:

- The centres are larger than the other SACs and have good scope for change.
- The centres are either located on the Nepean Highway or at the intersection of major roads.
- Some centres already have some 4 storey development.
- The centres have large sites and large lot depths.

**Design and Development Overlay – Schedule 16**

DDO – Schedule 16 applies only to the East Brighton Shopping Centre, and currently provides for a mandatory height of 2 storeys. We recommend amending the schedule to provide for a discretionary height of 2 storeys, and a mandatory height of 3 storeys where the additional height can only be located on 758-768 Hawthorn Road to allow third storey roof space conversions.

**Design and Development Overlay – Schedule 17**

DDO – Schedule 17 applies to the coastal centres of the Keys Street Shopping Centre, South Road & Esplanade Avenue, Beach Road & Georgiana Street, Esplanade & Grosvenor Street. We recommend amending DDO – Schedule 17 to provide for a discretionary height of 2 storeys and a mandatory height of 3 storeys where the additional height can be justified in regards to high design quality, site consolidation, protecting the amenity of residential properties etc, although we note that only some centres will be suitable for 3 storey developments.

**Setbacks**

We note that the setback controls in the Design and Development Overlay Schedules are discretionary aside from in some specific defined circumstances where mandatory controls are applied. We recommend that the use of discretionary controls be retained as it accords with Planning Practice Notes 59 and 60. Our comments on the scale of the setbacks are provided on the following pages.

The side and rear setbacks in proposed in Amendment C126 are as follows:

A building should be setback from a side or rear boundary that adjoins land in a Residential zone a minimum of:

- 3 metres at ground floor.
- 5 metres at second storey.
- 10 metres at third storey.
- 15 metres at fourth storey.

Where a side or rear boundary is separated from a boundary of a property in a Residential Zone by a through laneway, the laneway width can form part of the setback distance at ground floor level.

The Amendment does not nominate setbacks between commercially zoned lots, which are almost entirely contained within the centre boundaries.
The setbacks to land in a residential zone reflect the guidelines from Appendix 3 of the Bayside Small Activity Centres Strategy (June 2014). The singular setback standard applies to all centres, irrespective of their capacity for growth or the presence or absence of a laneway.

As illustrated in Figures 2 and 3, the setback controls proposed in Amendment C126 are far more restrictive than those contained within ResCode. Given that the majority of the SACs are Commercial zoned (either via their existing zoning or the zoning proposed in Amendment C126), we do not consider that it is appropriate that the built form controls that apply to the centres permit less built form than the residentially zoned land interfacing with them.

We also note that many of the SACs in Bayside have a Victorian or a Pre-War subdivision pattern comprising narrow street frontages proportionate to site depth. The application of the proposed setback controls to these elongated sites limit in the most extreme cases building heights to one or two storeys on lots interfacing with residential areas. For example if an 8m wide site within an activity centre interfaces on the side boundary with a residential zone, theoretically that site could only contain built form up to a single storey given the second storey should be set back 5m from the residential boundary. This is illustrated by the diagrams at Figures 4 and 5 below.

On this basis, we recommend that the ResCode building setbacks should be applied at side and rear boundaries rather than the more restrictive setbacks proposed in Amendment C126. We are also of the view that this should be varied to allow for the measurement to be taken from the far side of any intervening laneways, i.e. from the boundary between the laneway and the residential property.

Activity centres have a strategic role to play and the level of amenity for properties adjacent would not be the same as if that property adjoined a residential property. Therefore applying the access to sunlight provisions of ResCode would not be appropriate, and it is recommended that the reference to the Clause 55 overshadowing objectives be deleted from the decision guidelines.
Figure 2 – ResCode setback not taking into consideration wall on boundaries allowance (B18) vs. proposed setbacks contained within DDO15 of Bayside C126.
Figure 3 – ResCode setback taking into consideration wall on boundaries allowance (B18) vs. proposed setbacks contained within DDO15 of Bayside C126.
Figure 4 – Plan of the proposed setbacks contained within DDO15 of Bayside C126.

Figure 5 – Elevation of the proposed setbacks contained within DDO15 of Bayside C126.
Site consolidation vs individual lots

The draft DDO Schedules contained within Amendment C126 seek to ensure that:

...buildings are designed to retain and reinforce the pattern and rhythm of land subdivision and narrow building frontages within the streetscape and maintain human scale proportions.

We also note that Clause 21.03-1 Activity Centres of the Bayside Planning Scheme provides the following strategy which should be further reflected in the Small Neighbourhood Activity Centres Strategy documentation:

Encourage the more efficient use of built form through the consolidation of sites and construction of basement car parks.

We support these design principles and strategies. However achievement of these does not mean that development must be constrained within existing lot boundaries. So long as development is designed so as to achieve the design outcomes described in the policies, then in our view it is preferable that land is consolidated.

We consider that the consolidation of long, narrow lots within Bayside’s SACs is likely to enable much more efficient urban development outcomes than the redevelopment of individual lots. Consolidation of lots will enable more holistic design outcomes to be achieved, including a reduction in vehicle crossovers, less fragmented built form elements, and an increased use of basement parking, which can free up the ground floor level for more active uses.

The use of basement car parks is generally only feasible for larger developments on larger/consolidated sites and where multiple levels of development can be realised so as to offset the cost of constructing basement parking.

The DDOs that encourage development three or more stories could be more explicit in encouraging site consolidation where appropriate.

We therefore recommend that an additional design and development requirement be included within DDOs that allow development of three or more stories that promotes the consolidation of lots and the construction of basement car parks where practicable.

3.3 Centres with opportunities for growth

Lateral vs vertical growth

As discussed in Section 2.1 above, Council has indicated that based on the recommendations of SGS (2017), it will consider the need to expand some centre boundaries in the future, and to declassify and rezone others.

The current opportunities for growth in Baysides’ SACs generally relate to the provision of apartments above retail/commercial floor space and in some cases ground floor residential dwellings where centres have an excess of commercial floorspace. Bayside’s SACs and SCACs can therefore contribute medium density housing opportunities in a municipality with a relatively small provision of such opportunities. As per Table 3, only a very small proportion of residential land in Bayside is within the Residential Growth
We have reviewed the centres with a view to ensuring that opportunities to deliver housing diversity and yields can be realised in settings where the urban character of specific centres and their surrounds can support such growth.

Table 3 – Proportion of residential zone share within the Bayside municipal area.

<table>
<thead>
<tr>
<th>Zone</th>
<th>Area (ha)</th>
<th>Percentage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Residential Zone</td>
<td>2,485.97</td>
<td>84.08%</td>
</tr>
<tr>
<td>General Residential Zone</td>
<td>467.67</td>
<td>15.82%</td>
</tr>
<tr>
<td>Residential Growth Zone</td>
<td>2.88</td>
<td>0.10%</td>
</tr>
<tr>
<td>All</td>
<td>2,956.52</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

(The above figures include road reserves contained within residentially zoned areas)

Building height vs amenity on arterial roads

There are several centres on Nepean Highway sites that offer the potential for growth due to large site sizes and the ability to provide good setbacks from surrounding residential development due to the presence of intervening roads and laneways. However, in practical terms the presence of the Nepean Highway makes these sites less attractive for apartments.

SGS (2017) has identified that the bulky goods components in the Nepean Highway & Centre Road, Nepean Highway & Milroy Street, and Nepean Highway & Union Street centres play a specialised retail role in the municipality due to the limited provision of bulky goods sites within Bayside. They note that redevelopment which retains the provision of bulky goods is supportable on economic grounds. We agree with this view and we therefore recommend that the planning controls for these sites should encourage the retention of large retail floorplates at ground level by avoiding the creation of smaller shops if sites are redeveloped.

3.4 Public realm

Whilst our brief did not include a review of the public realm elements of the centres (e.g. street furniture, landscaping), we have made some observations in relation to such matters. Many of the centres incorporate high quality paving and clear signage at the entry to the centres. However where we observed that improvements could be made, we have included comments within Appendices A and B.
4.0 Centre by centre review and recommendations

We undertook desktop reviews for all centres, site visit to selected centres (i.e. those that received multiple submissions to Amendment C126, those without existing concepts plans, or with a height proposed in Amendment C126 that we consider warranted closer review), and prepared concept plans and guidelines for larger centres where no concept plan currently exists; refer to Table 4.

Table 4 – Summary of review

<table>
<thead>
<tr>
<th>Centre</th>
<th>Desktop Review</th>
<th>Site Visit</th>
<th>Existing Concept Plan</th>
<th>New Concept Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Hawthorn Road Shopping Centre, Brighton East</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>2 East Brighton Shopping Centre, Brighton East</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>3 South Road Plaza, Hampton</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Dendy Village, Brighton East</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>5 Bluff Road &amp; Highett Road Centre, Hampton East</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>6 Bluff Road &amp; Bay Road, Sandringham / Highett</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>7 Bay Road &amp; Avoca Street, Highett</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>8 Bay Road &amp; Jack Road, Cheltenham</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>9 Bluff Road &amp; Love Street, Black Rock</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>10 Seaview Shopping Centre, Beaumaris</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>11 Balcombe Road &amp; Charman Road, Beaumaris</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>12 Balcombe Park, Beaumaris</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>13 Bluff Road &amp; Edward Street, Sandringham</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>14 Thomas &amp; Egan Street, Brighton East</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>15 Brighton Beach (Were Street) Centre, Brighton</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>16 Ludstone Street, Hampton</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>17 Keith Street &amp; Widdop Crescent, Hampton East</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>18 Highett &amp; Spring Road, Highett</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>19 Keys Street Shopping Centre, Beaumaris</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>20 South Road &amp; Esplanade Avenue, Brighton</td>
<td>✔</td>
<td></td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>21 Beach Road &amp; Georgiana Street, Sandringham</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>22 New Street &amp; Bay Street, Brighton</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>23 Esplanade &amp; Grosvenor Street, Middle Brighton</td>
<td>✔</td>
<td>✔</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>24 Hampton Street &amp; Durrant Street, Brighton</td>
<td>✔</td>
<td>✔</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>25 Bluff Road &amp; Spring Street, Sandringham</td>
<td>✔</td>
<td>✔</td>
<td>No</td>
<td>✔</td>
</tr>
<tr>
<td>26 Bluff Road &amp; Arranmore Avenue, Black Rock</td>
<td>✔</td>
<td>✔</td>
<td>No</td>
<td>✔</td>
</tr>
<tr>
<td>27 Weatherall Road Shopping Centre, Cheltenham</td>
<td>✔</td>
<td>✔</td>
<td>No</td>
<td>✔</td>
</tr>
<tr>
<td>28 Weatherall Road &amp; Morey Road, Cheltenham</td>
<td>✔</td>
<td>✔</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>29 New Street &amp; Martin Street, Brighton</td>
<td>✔</td>
<td>✔</td>
<td>No</td>
<td>✔</td>
</tr>
<tr>
<td>30 Nepean Highway &amp; North Road, Brighton</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>31 Nepean Highway &amp; Milroy Street, Brighton East</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>32 Nepean Highway &amp; Union Street, Brighton East</td>
<td>✔</td>
<td>✔</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>33 Nepean Highway &amp; Centre Road, Brighton East</td>
<td>✔</td>
<td>✔</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>
4.1 Individual centres

Our recommendations for each centre are set out in Table 5. The reasoning for selecting building heights (and thus the applicable DDO) is set out in Section 3.2, and further detailed in Table 5. Centres which have fewer of the attributes identified in the table have been identified for lower building heights unless specific opportunities have been identified for increased building heights. A response to the Amendment C126 submissions is also provided in Table 6.

New concept plans were prepared for the following centres:

- New Street & Bay Street, Brighton
- Bluff Road & Spring Street, Sandringham
- Weatherall Road Shopping Centre, Cheltenham
- New Street & Martin Street, Brighton

Information sheets for these centres are attached as Appendix A, and include notes on the existing conditions, a concept plan, and design guidelines.

The following centres do not currently have concept plans prepared:

- Hampton Street & Durrant Street, Brighton
- Bluff Road & Arranmore Avenue, Black Rock
- Weatherall Road & Morey Road, Cheltenham
- Nepean Highway & Centre Road, Brighton East

Due to the small size of these centres and the low capacity for change, no concept plans are required.

Information sheets on the following centres where site visits were conducted are attached as Appendix B:

- East Brighton Shopping Centre, Brighton East
- Bluff Road & Hightett Road Centre, Hampton East
- Bay Road & Jack Road, Cheltenham
- Seaview Shopping Centre, Beaumaris
- Thomas & Egan Street, Brighton East
- Keys Street Shopping Centre, Beaumaris
- Beach Road & Georgiana Street, Sandringham
- Hampton Street & Durrant Street, Brighton
- Bluff Road & Arranmore Avenue, Black Rock
- Weatherall Road & Morey Road, Cheltenham
- Nepean Highway & Milroy Street, Brighton East
- Nepean Highway & Union Street, Brighton East
- Nepean Highway & Centre Road, Brighton East
Table 5 – Identification of building heights

<table>
<thead>
<tr>
<th>Centre</th>
<th>Larger centre (above 3,500 sqm)</th>
<th>Larger lot depths (35m or more)</th>
<th>Surrounding zones other than NRZ</th>
<th>On main road (Road Zone)</th>
<th>Existing 2+ storeys devpt’s or opps for 2+ storeys identified</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>SNACS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Hawthorn Road Shopping Centre, Brighton East</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>2</td>
<td>East Brighton Shopping Centre, Brighton East</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Continue to apply DDO16 which is specific to this centre, but amend it to allow for 3 storey development on 758-768 Hawthorn Road.</td>
</tr>
<tr>
<td>3</td>
<td>South Road Plaza, Hampton</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>4</td>
<td>Dendy Village, Brighton East</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>5</td>
<td>Bluff Road &amp; Highett Road Centre, Hampton East</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory) apart from the Coles site where DDO15 (4 storeys discretionary) should apply.</td>
</tr>
<tr>
<td>6</td>
<td>Bluff Road &amp; Bay Road, Sandringham / Highett</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>7</td>
<td>Bay Road &amp; Avoca Street, Highett</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>8</td>
<td>Bay Road &amp; Jack Road, Cheltenham</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>9</td>
<td>Bluff Road &amp; Love Street, Black Rock</td>
<td></td>
<td></td>
<td>✔️</td>
<td></td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory). Whilst this is a smaller centre, opportunities have been identified for development above 3 storeys.</td>
</tr>
<tr>
<td>10</td>
<td>Seaview Shopping Centre, Beaumaris</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Apply DDO14 (2 storeys discretionary, 3 storeys mandatory) rather than DDO13 (2 storeys mandatory).</td>
</tr>
<tr>
<td>11</td>
<td>Balcombe Road &amp; Charman Road, Beaumaris</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>Centre</td>
<td>Larger centre (above 3,500 sqm)</td>
<td>Larger lot depths (35m or more)</td>
<td>Surrounding zones other than NRZ</td>
<td>On main road (Road Zone)</td>
<td>Existing 2+ storeys devpt’s or opps for 2+ storeys identified</td>
<td>Recommendation</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>---------------------------------</td>
<td>---------------------------------</td>
<td>---------------------------------</td>
<td>--------------------------</td>
<td>----------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>12  Balcombe Park, Beaumaris</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>Continue to apply DDO13 (2 storeys mandatory).</td>
</tr>
<tr>
<td>13  Bluff Road &amp; Edward Street, Sandringham</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>Continue to apply DDO13 (2 storeys mandatory) and DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>14  Thomas &amp; Egan Street, Brighton East</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td>Apply DDO14 (2 storeys discretionary, 3 storeys mandatory) rather than DDO13 (2 storeys mandatory).</td>
</tr>
<tr>
<td>15  Brighton Beach (Were Street) Centre, Brighton</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>Continue to apply DDO13 (2 storeys mandatory)</td>
</tr>
<tr>
<td>16  Ludstone Street, Hampton</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Continue to apply DDO13 (2 storeys mandatory)</td>
</tr>
<tr>
<td>17  Keith Street &amp; Widdop Crescent, Hampton East</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Continue to apply DDO13 (2 storeys mandatory)</td>
</tr>
<tr>
<td>18  Highett &amp; Spring Road, Highett</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>Continue to apply DDO13 (2 storeys mandatory)</td>
</tr>
<tr>
<td>19  Keys Street Shopping Centre, Beaumaris</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td>Modify DDO17 to allow 3 rather than 2 storeys in this centre (i.e. 2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
</tbody>
</table>

**SCACS – Mixed Use**

<table>
<thead>
<tr>
<th>Centre</th>
<th>Larger centre (above 3,500 sqm)</th>
<th>Larger lot depths (35m or more)</th>
<th>Surrounding zones other than NRZ</th>
<th>On main road (Road Zone)</th>
<th>Existing 2+ storeys devpt’s or opps for 2+ storeys identified</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>20  South Road &amp; Esplanade Avenue and around Milano’s, Brighton</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td>Continue to apply DDO17 (2 storeys discretionary, 3 stories mandatory). It is noted that no opportunities for 3 storey development have been identified in this review.</td>
</tr>
<tr>
<td>21  Beach Road &amp; Georgiana Street, Sandringham</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>Continue to apply DDO17 (2 storeys discretionary, 3 stories mandatory). It is noted that no opportunities for 3 storey development have been identified in this review.</td>
</tr>
<tr>
<td>22  New Street &amp; Bay Street, Brighton</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td>Apply DDO15 (4 storeys discretionary) rather than DDO13 (2 storeys mandatory). A new concept plan has been prepared for this centre (refer to Appendix A). The centre boundaries should also be expanded to encompass all the sites identified on the Concept Plan in Appendix A.</td>
</tr>
<tr>
<td>Centre</td>
<td>Larger centre (above 3,500 sqm)</td>
<td>Larger lot depths (35m or more)</td>
<td>Surrounding zones other than NRZ</td>
<td>On main road (Road Zone)</td>
<td>Existing 2+ storeys devpt's or opps for 2+ storeys identified</td>
<td>Recommendation</td>
</tr>
<tr>
<td>--------</td>
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<td>---------------------------------</td>
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<td>--------------------------</td>
<td>---------------------------------------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>23</td>
<td>☑️</td>
<td>☑️</td>
<td></td>
<td>☑️</td>
<td>Continue to apply DDO17 (2 storeys discretionary, 3 stories mandatory). It is noted that no opportunities for 3 storey development have been identified in this review.</td>
<td></td>
</tr>
<tr>
<td>24</td>
<td></td>
<td>☑️</td>
<td></td>
<td>☑️</td>
<td>Continue to apply DDO13 (2 storeys mandatory).</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>☑️</td>
<td>☑️</td>
<td>☑️</td>
<td>☑️</td>
<td>Apply DDO14 (2 storeys discretionary, 3 storeys mandatory) rather than DDO13 (2 storeys mandatory). A new concept plan has been prepared for this centre (refer to Appendix A).</td>
<td></td>
</tr>
<tr>
<td>26</td>
<td></td>
<td></td>
<td></td>
<td>☑️</td>
<td>Continue to apply DDO13 (2 storeys mandatory).</td>
<td></td>
</tr>
<tr>
<td>27</td>
<td>☑️</td>
<td></td>
<td></td>
<td>☑️</td>
<td>Apply DDO14 (2 storeys discretionary, 3 storeys mandatory) rather than DDO13 (2 storeys mandatory) as opportunities have been identified for development above 2 stores and this centre has been identified by SGS as requiring significant growth. A new concept plan has been prepared for this centre (refer to Appendix A).</td>
<td></td>
</tr>
<tr>
<td>28</td>
<td></td>
<td></td>
<td></td>
<td>☑️</td>
<td>Continue to apply DDO13 (2 storeys mandatory).</td>
<td></td>
</tr>
<tr>
<td>29</td>
<td>☑️</td>
<td>☑️</td>
<td>☑️</td>
<td>☑️</td>
<td>Apply DDO14 (2 storeys discretionary, 3 storeys mandatory) rather than DDO13 (2 storeys mandatory). A new concept plan has been prepared for this centre (refer to Appendix A).</td>
<td></td>
</tr>
<tr>
<td>SCACS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30</td>
<td>☑️</td>
<td>☑️</td>
<td></td>
<td>☑️</td>
<td>Continue to apply DDO13 (2 storeys mandatory) as no opportunities have been identified for higher development.</td>
<td></td>
</tr>
<tr>
<td>31</td>
<td>☑️</td>
<td>☑️</td>
<td></td>
<td>☑️</td>
<td>Continue to apply DDO15 (4 storeys discretionary).</td>
<td></td>
</tr>
</tbody>
</table>
Table 6 – Recommendations and response to Amendment C126 submissions

<table>
<thead>
<tr>
<th>Centre</th>
<th>Recommendation</th>
<th>C126 submissions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Hawthorn Road Shopping Centre, Brighton East</td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>2</td>
<td>East Brighton Shopping Centre, Brighton East</td>
<td>Continue to apply DDO16 which is specific to this centre, but amend it to allow for 3 storey development on 758-768 Hawthorn Road.</td>
</tr>
<tr>
<td>3</td>
<td>South Road Plaza, Hampton</td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>4</td>
<td>Dendy Village, Brighton East</td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>5</td>
<td>Bluff Road &amp; Highett Road Centre, Hampton East</td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory) apart from the Coles site where DDO15 (4 storeys discretionary) should apply.</td>
</tr>
<tr>
<td>6</td>
<td>Bluff Road &amp; Bay Road, Sandringham / Highett</td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>7</td>
<td>Bay Road &amp; Avoca Street,</td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
</tr>
<tr>
<td>Centre</td>
<td>Recommendation</td>
<td>C126 submissions</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>-----------------------------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>Highett</td>
<td>storeys discretionary, 3 storeys mandatory.</td>
<td></td>
</tr>
<tr>
<td>Bay Road &amp; Jack Road, Cheltenham</td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
<td>7 submissions received. A range of submissions both supporting and questioning the application of 3 storey development, the proposed setbacks, and the three storey street wall height. After analysis and site visits the 3 storey height limit is deemed appropriate to recognise the potential growth of this centre. The presence of a widened road reserve in front of the centre means that a 3 storey street wall is appropriate as a large separation distance is provide to dwellings on the north side of Bay Road.</td>
</tr>
<tr>
<td>Bluff Road &amp; Love Street, Black Rock</td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
<td>No submissions received.</td>
</tr>
<tr>
<td>Seaview Shopping Centre, Beaumaris</td>
<td>Apply DDO14 (2 storeys discretionary, 3 storeys mandatory) rather than DDO13 (2 storeys mandatory).</td>
<td>2 submissions received. Comments relating to increasing the height limit to 4 storeys. After analysis and site visits the 3 storey height limit is deemed appropriate to recognise the potential growth of this centre.</td>
</tr>
<tr>
<td>Balcombe Road &amp; Charman Road, Beaumaris</td>
<td>Continue to apply DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
<td>No submissions received.</td>
</tr>
<tr>
<td>Balcombe Park, Beaumaris</td>
<td>Continue to apply DDO13 (2 storeys mandatory).</td>
<td>1 submission received. Submitter is supportive of greater height within the centre. However, given the small size of this centre, no height increase is recommended.</td>
</tr>
<tr>
<td>Centre</td>
<td>Recommendation</td>
<td>C126 submissions</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>-------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------</td>
</tr>
<tr>
<td>13  Bluff Road &amp; Edward Street, Sandringham</td>
<td>Continue to apply DDO13 (2 storeys mandatory) and DDO14 (2 storeys discretionary, 3 storeys mandatory).</td>
<td>1 submission received. Submission relating to a single rezoning of a property.</td>
</tr>
<tr>
<td>14  Thomas &amp; Egan Street, Brighton East</td>
<td>Apply DDO14 (2 storeys discretionary, 3 storeys mandatory) rather than DDO13 (2 storeys mandatory).</td>
<td>3 submissions received. Comments relating to the appropriateness of a 2 storey height limit, given 3 storey development has been built. After analysis and site visits the 3 storey height limit is deemed appropriate in line with existing built form.</td>
</tr>
<tr>
<td>15  Brighton Beach (Were Street) Centre, Brighton</td>
<td>Continue to apply DDO13 (2 storeys mandatory)</td>
<td>1 supportive submission received.</td>
</tr>
<tr>
<td>16  Ludstone Street, Hampton</td>
<td>Continue to apply DDO13 (2 storeys mandatory)</td>
<td>1 submission received.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Seeks clarification regarding whether two or three storeys are provided for, and objects to a limit of 2 storeys. However, given the small size of this centre, no height increase is recommended.</td>
</tr>
<tr>
<td>17  Keith Street &amp; Widdop Crescent, Hampton East</td>
<td>Continue to apply DDO13 (2 storeys mandatory)</td>
<td>No submissions received.</td>
</tr>
<tr>
<td>18  Highett &amp; Spring Road, Highett</td>
<td>Continue to apply DDO13 (2 storeys mandatory)</td>
<td>No submissions received.</td>
</tr>
<tr>
<td>19  Keys Street Shopping Centre, Beaumaris</td>
<td>Modify DDO17 to allow 3 rather than 2 storeys in this centre (i.e. 2 storeys discretionary, 3 storeys mandatory).</td>
<td>3 submissions received. Comments relating to lack of public realm improvements and traffic calming are noted and are briefly addressed in section 3.4. Comments relating to existing built form heights exceeding the proposed 2 storey limit are noted and addressed in the recommendation.</td>
</tr>
<tr>
<td>20  South Road &amp; Esplanade Avenue and around Milano’s</td>
<td>Continue to apply DDO17 (2 storeys discretionary, 3 stories)</td>
<td>2 submissions received.</td>
</tr>
<tr>
<td>Centre</td>
<td>Recommendation</td>
<td>C126 submissions</td>
</tr>
<tr>
<td>------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Brighton</td>
<td>mandatory). It is noted that no opportunities for 3 storey development have been identified in this review.</td>
<td>Submissions both relate to rezoning of properties. One also seeks to increase the height limit. However, given the small size of this centre, no height increase is recommended.</td>
</tr>
<tr>
<td>21 Beach Road &amp; Georgiana Street, Sandringham</td>
<td>Continue to apply DDO17 (2 storeys discretionary, 3 stories mandatory). It is noted that no opportunities for 3 storey development have been identified in this review.</td>
<td>41 submissions received. Submissions supporting the 2 storey height limit, in conjunction with greater setbacks than those proposed as part of the documentation. Concerns around overlooking into direct and adjacent properties. Given low amenity of the site and lack of vehicle access points, the two storey height limit is maintained. Setbacks as per comments relating to 3.2.</td>
</tr>
<tr>
<td>22 New Street &amp; Bay Street, Brighton</td>
<td>Apply DDO15 (4 storeys discretionary) rather than DDO13 (2 storeys mandatory). A new concept plan has been prepared for this centre (refer to Appendix A). The centre boundaries should also be expanded to encompass all the sites identified on the Concept Plan in Appendix A.</td>
<td>4 submissions received. Generally relating to the inconsistencies between a proposed 2 storey height limit with existing 4 storey developments. These are noted and are addressed in the recommendations. Refer to the discussion at Section 3.2 regarding orderly planning in regards to the presence of existing 4 storey developments.</td>
</tr>
<tr>
<td>23 Esplanade &amp; Grosvenor Street, Middle Brighton</td>
<td>Continue to apply DDO17 (2 storeys discretionary, 3 stories mandatory). It is noted that no opportunities for 3 storey development have been identified in this review.</td>
<td>No submissions received.</td>
</tr>
<tr>
<td>24 Hampton Street &amp; Durrant Street, Brighton</td>
<td>Continue to apply DDO13 (2 storeys mandatory).</td>
<td>No submissions received.</td>
</tr>
<tr>
<td>25 Bluff Road &amp; Spring Street,</td>
<td>Apply DDO14 (2 storeys</td>
<td>1 submission received.</td>
</tr>
<tr>
<td>Centre</td>
<td>Recommendation</td>
<td>C126 submissions</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Sandringham</td>
<td>discretionary, 3 storeys mandatory (rather than DDO13 (2 storeys mandatory)).</td>
<td>Comments relating to the need to recognise growth potential of this centre. This has been confirmed through site visits and urban design analysis.</td>
</tr>
<tr>
<td></td>
<td>A new concept plan has been prepared for this centre (refer to Appendix A).</td>
<td></td>
</tr>
<tr>
<td>26 Bluff Road &amp; Arranmore Avenue, Black Rock</td>
<td>Continue to apply DDO13 (2 storeys mandatory).</td>
<td>No submissions received.</td>
</tr>
<tr>
<td>27 Weatherall Road Shopping Centre, Cheltenham</td>
<td>Apply DDO14 (2 storeys discretionary, 3 storeys mandatory) rather than DDO13 (2 storeys mandatory).</td>
<td>No submissions received.</td>
</tr>
<tr>
<td></td>
<td>A new concept plan has been prepared for this centre (refer to Appendix A).</td>
<td></td>
</tr>
<tr>
<td>28 Weatherall Road &amp; Morey Road, Cheltenham</td>
<td>Continue to apply DDO13 (2 storeys mandatory).</td>
<td>No submissions received.</td>
</tr>
<tr>
<td>29 New Street &amp; Martin Street, Brighton</td>
<td>Apply DDO14 (2 storeys discretionary, 3 storeys mandatory) rather than DDO13 (2 storeys mandatory).</td>
<td>1 submission received. Comments relating to inconsistencies between a 2 storey height limit and the designation of the centre as a SAC. DDO14 is proposed, however given no room for expansion of the centre and constrained access higher growth is not achievable.</td>
</tr>
<tr>
<td></td>
<td>A new concept plan has been prepared for this centre (refer to Appendix A).</td>
<td></td>
</tr>
<tr>
<td>30 Nepean Highway &amp; North Road, Brighton</td>
<td>Continue to apply DDO13 (2 storeys mandatory).</td>
<td>No submissions received.</td>
</tr>
<tr>
<td>31 Nepean Highway &amp; Milroy Street, Brighton East</td>
<td>Continue to apply DDO15 (4 storeys discretionary).</td>
<td>4 submissions received. A range of submissions calling for discretionary height controls and setback controls. After analysis and site visits existing DDO15 with the proposed amendments is deemed appropriate. The bulky goods role should be retained and large floorplates required at ground level (refer Section</td>
</tr>
<tr>
<td>Centre</td>
<td>Recommendation</td>
<td>C126 submissions</td>
</tr>
<tr>
<td>--------</td>
<td>----------------</td>
<td>------------------</td>
</tr>
<tr>
<td>32</td>
<td>Nepean Highway &amp; Union Street, Brighton East</td>
<td>Apply DDO15 (4 storeys discretionary) rather than DDO13 (2 storeys mandatory).</td>
</tr>
<tr>
<td>33</td>
<td>Nepean Highway &amp; Centre Road, Brighton East</td>
<td>Apply DDO15 (4 storeys discretionary) rather than DDO13 (2 storeys mandatory).</td>
</tr>
</tbody>
</table>
5.0 Conclusions and recommendations

We consider that certain elements of the built form framework proposed in Amendment C126 should be modified so as to better balance enabling redevelopment of centres with respecting the character of surrounding neighbourhoods. Some of the centres are identified for potential declassification by SGS (2017) and it is therefore likely that there will be ongoing opportunities to redevelop smaller centres in Bayside for mixed use and residential purposes. The Bayside Housing Strategy only anticipates modest housing growth in such centres but they will nonetheless play an important role in providing housing diversity and choice within the municipality. Our review of these centres and the draft design guidelines contained within Amendment C126 concludes that whilst many centres ought to retain a low-scale (2 storey) character in future, other centres can accommodate more significant building scale and intensity, ranging from 3 storey in some centres to 4 or more storeys in other centres.

Based on the above analysis we recommend the following changes to the DDOs contained within Amendment C126:

- **DDO13:**
  - Amend the side and rear setback provisions from residential properties to reflect ResCode, with a variation to allow the measurements to be taken from the far side of an intervening laneway (i.e. from the boundary between the laneway and the residential property).
  - Delete the reference to the Clause 55 overshadowing objectives from the decision guidelines.

- **DDO14:**
  - Amend the height provisions to provide for a discretionary height of two storeys and a mandatory height of three storeys where the additional height can be justified in regards to high design quality, site consolidation, protecting the amenity of residential properties etc.
  - Amend the side and rear setback provisions from residential properties to reflect ResCode, with a variation to allow the measurements to be taken from the far side of an intervening laneway (i.e. from the boundary between the laneway and the residential property).
  - Delete the reference to the Clause 55 overshadowing objectives from the decision guidelines.
  - Add a design detail to encourage site consolidation and the use of basement parking.

- **DDO15:**
  - Amend the height provisions to provide for a discretionary height of 4 storeys, and for additional height to only be considered in regards to high design quality, site consolidation, protecting the amenity of residential properties etc.
  - Amend the side and rear setback provisions from residential properties to reflect ResCode, with a variation to allow the measurements to be taken from the far side of an intervening laneway (i.e. from the boundary between the laneway and the residential property).
  - Delete the reference to the Clause 55 overshadowing objectives from the decision guidelines.
  - Add a design detail to encourage site consolidation and the use of basement parking.
o Add a design detail to encourage the retention of large floorplates on sites currently used for bulky goods if these sites are redeveloped.

• DDO16:
  o Amend the height provisions to provide for a discretionary height of two storeys, and a mandatory height of three storeys where the additional height can only be located on 758-768 to allow third storey roof space conversion similar to what has already occurred within this block of shops.
  o Amend the side and rear setback provisions from residential properties to reflect ResCode, with a variation to allow the measurements to be taken from the far side of an intervening laneway (i.e. from the boundary between the laneway and the residential property).
  o Delete the reference to the Clause 55 overshadowing objectives from the decision guidelines.

• DDO17:
  o Amend the height provisions 17 to provide for a discretionary height of two storeys and a mandatory height of three storeys where the additional height can be justified in regards to high design quality, site consolidation, protecting the amenity of residential properties etc.
  o Amend the side and rear setback provisions from residential properties to reflect ResCode, with a variation to allow the measurements to be taken from the far side of an intervening laneway (i.e. from the boundary between the laneway and the residential property).
  o Delete the reference to the Clause 55 overshadowing objectives from the decision guidelines.
  o Add a design detail to encourage site consolidation and the use of basement parking.

We recommend that within the Design and Development Overlays that the present mix of discretionary and mandatory setback controls be retained (albeit with adjustments to the setbacks), and that the mandatory height controls be changed to a mix of discretionary and mandatory height controls. We also recommend that design details be added to encourage site consolidation and the use of basement parking in centres where three or more storeys are encouraged, and to encourage the retention of large floorplates on sites currently used for bulky goods if these sites are redeveloped.

In respect of the individual centres, four new concept plans are proposed for the following centres:

- New Street & Bay Street, Brighton
- Bluff Road & Spring Street, Sandringham
- Weatherall Road Shopping Centre, Cheltenham
- New Street & Martin Street, Brighton

The zonings in Amendment C126 are considered appropriate and no changes are recommended to these aside from the expansion of the centre boundaries on the New Street and Bay Street centre to encompass all the sites identified on the Concept Plan in Appendix A.

As per Section 4, the changes listed in Table 7 are recommended to the application of the DDOs.
<table>
<thead>
<tr>
<th>Centre</th>
<th>C126 Proposed DDO</th>
<th>Recommended DDO</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>East Brighton Shopping Centre, Brighton East</td>
<td>DDO16 (2 storeys)</td>
</tr>
<tr>
<td>5</td>
<td>Bluff &amp; Hightt Roads, Hampton East</td>
<td>DDO14 (3 storeys)</td>
</tr>
<tr>
<td>10</td>
<td>Seaview Shopping Centre, Beaumaris</td>
<td>DDO13 (2 storeys)</td>
</tr>
<tr>
<td>14</td>
<td>Thomas &amp; Egan Street, Brighton East</td>
<td>DDO13 (2 storeys)</td>
</tr>
<tr>
<td>19</td>
<td>Keys Street Shopping Centre, Beaumaris</td>
<td>DDO17 (2 storeys)</td>
</tr>
<tr>
<td>22</td>
<td>New Street &amp; Bay Street, Brighton</td>
<td>DDO13 (2 storeys)</td>
</tr>
<tr>
<td>25</td>
<td>Bluff Road &amp; Spring Street, Sandringham</td>
<td>DDO13 (2 storeys)</td>
</tr>
<tr>
<td>27</td>
<td>Weatherall Road Shopping Centre, Cheltenham</td>
<td>DDO13 (2 storeys)</td>
</tr>
<tr>
<td>32</td>
<td>Nepean Highway &amp; Union Street, Brighton East</td>
<td>DDO13 (2 storeys)</td>
</tr>
<tr>
<td>33</td>
<td>Nepean Highway &amp; Centre Road, Brighton East</td>
<td>DDO13 (2 storeys)</td>
</tr>
</tbody>
</table>
Centre 25 - Bluff and Spring Streets Sandringham

Existing Conditions

Single sided with community, health and open spaces uses on opposite side of road

Setting
- Public transport – bus stop
- Main road frontage
- Cross road
- Suburban location
- Proximity to Sandringham Hospital and Bayside Council offices
- On road cycle paths
- Widened road reserves along Spring Street

Hierarchy
SNAC

Orientation
North-south

Building grain
Fine grain with some potential future development sites

Primary Activities
Mix of retail (bottle shop, cafes, florist, hairdresser) service businesses (dentist, medical, architectural services, travel agent)

General Existing Building Height
Two storey

Interface treatments/features
- Side streets
- Rear laneway opportunity in southern portion of the centre
- Future development opportunity in northern portion of the centre
- Opposite existing open space

Development Potential
High given the leafy amenity of the centre, combined with rear laneways and potential for a direct connection to open space.

Singular pedestrian island at the south end of the centre could be duplicated to the north, improving accessibility to open space.

Retain widened footpaths within the centre to offer generous pedestrian spaces and potential for kerb side activities.

Improve connections to the Indigenous Resource Garden open space on the west of the centre.
Proposed Urban Form Concept Plan

LEGEND

- STUDY AREA
- PRIMARY ACTIVE FRONTAGE
- SECONDARY ACTIVE FRONTAGE
- LANEWAY
- PEDESTRIAN CIRCULATION OPPORTUNITIES
- 2-3 STOREY STREET WALL
- TRANSITIONAL SETBACK
- MAXIMISE NORTHERN ASPECT
- OPEN SPACE/PUBLIC SPACE OPPORTUNITIES
- EXISTING NODES
- NODAL POINTS/CORNER DESIGN TREATMENT
- LANDSCAPE OPPORTUNITIES

Bluff and Spring Sandringham

0 10 20 30

Existing park
Family Life Community House
Fairway Hostel Aged Care Service
Design Guidelines

Building Height
The overall building height should not exceed 3 storeys facing Bluff Road. 2 storey building height should wrap around Spring Street to provide a transition to the predominantly single storey detached residential area behind.

Street Wall
- Buildings facing Bluff Road should present a street wall of up to 3 storeys with a zero setback to maintain consistent commercial frontage at ground level.
- Primary active frontage along Bluff Road
- Secondary active frontage along Spring Street

Rear/side setback
Apply ResCode setbacks with variation to take into account laneways as per section 3.2 of our report.

Public Realm
- Strengthen pedestrian connections to adjacent open space, existing health and community services and existing bus stops
- Encourage active shop fronts at ground level
- Landscape opportunity with existing widened road reserve along Spring Street
- Public realm/destination opportunity in existing park at the corner of Bluff Road and Royal Avenue
- Opportunity to ‘reclaim’ slip lane and create a destination park as part of the SNAC
- Incorporate large windows and balconies on upper floors to provide passive surveillance opportunities to the public realm

Access
- Prioritise pedestrian movement particularly along Bluff Road frontage
- Investigate opportunities to provide safe pedestrian crossing points across Bluff Road to the north of the centre
- Retain parallel parking
- Utilise existing rear lane for access and as a physical break to future developments
- Investigate incorporation of a rear laneway as part of future development opportunities in the northern portion of the centre

Design Detail
- Retain fine grain street frontages and street rhythm
- Building massing and detail should demarcate key street corners and key street view lines through the following techniques:
  - Variations in parapet detail
  - Suitable mix of complimentary materials and colours
  - Maintaining activation of ground floor
  - Passive surveillance opportunities from upper floors
  - Maintain human scale proportions
  - Incorporating focal points of activity at building entries
  - Screening ancillary structures from public view
  - Wrapping design treatments around building corners
- Ensure nodal points/corner treatments are included to assist in creating a destination
- Ensure all facades visible from the public realm are fully designed
- Ensure new developments are sympathetic in their design to the existing character of the centre and the surrounding residential community
- Architectural detailing and building form should provide for a balance of horizontal and vertical elements.
Centre 22 - New and Bay Streets
Brighton

**Existing Conditions**

Double sided located at a 5-way intersection

**Setting**
- Public transport – bus stops
- Main road frontage
- Cross road
- Suburban location
- Proximity to Bay Street Centre
- On road cycle paths
- Existing nodal park at corner of Bay and Barkly Streets

**Hierarchy**
SNAC

**Orientation**
North-south and east-west

**Building grain**
Larger building grain due to a number of redevelopment sites

**Primary Activities**
Mix of retail (retail shops, cafes, restaurants) service businesses (offices) and upper floor residential. 2 residential developments under construction

**General Existing Building Height**
Two storey with elements of 3-4 storeys

**Interface treatments/features**
- Side streets
- Located at a major intersection
- Future development opportunities along Bay Street

**Development Potential**
High due to the large lot sizing, favourable orientation and numerous corner or dual frontage sites.

---

**Existing Conditions**

Existing four storey development within the centre with a three storey street wall, setting precedence for centre capacity.

Opportunity to improve green space and pedestrian connections due to the convergence of three roads into the main intersection.

Current development occurring on the north-east and north-west corners of Bay and New Streets.
Proposed Urban Form Concept Plan

LEGEND

- STUDY AREA
- PRIMARY ACTIVE FRONTAGE
- SECONDARY ACTIVE FRONTAGE
- LANEWAY
- 3-4 STOREY STREET WALL
- 2-3 STOREY STREET WALL
- TRANSITIONAL SETBACK
- MAXIMISE NORTHERN ASPECT
- OPEN SPACE/PUBLIC SPACE OPPORTUNITIES
- NODAL POINTS/CORNER DESIGN TREATMENT
Design Guidelines

Building Height
The overall building height should not exceed 4 storeys facing New Street and Bay Street.

2 storey building height should wrap around New Street and Barkly Street to provide an appropriate residential interface to the surrounding residential environment.

Street Wall
• Buildings facing New Street and Bay Street should present a street wall of up to 4 storeys with a zero setback to maintain consistent commercial frontage at ground level.
• Primary active frontages along New and Bay Streets, and at corner of New and Barkly Streets.
• Secondary active frontage along Barkly Street.

Rear/side setback
Apply ResCode setbacks with variation to take into account laneways as per section 3.2 of our report.

Public Realm
• Encourage active shop fronts at ground level.
• Landscape and nodal opportunity with existing pocket park at corner of Bay and Barkly Streets.
• Opportunity to ‘reclaim’ road frontage at corner of New and Barkly Streets to increase and improve amenity in the centre.
• Incorporate large windows and balconies on upper floors to provide passive surveillance opportunities to the public realm.

Access
• Prioritise pedestrian movement, particularly along Bay and New Streets.
• Investigate opportunities to provide safe pedestrian crossing points to public realm opportunities/existing pocket park.
• Retain parallel parking.
• Investigate incorporation of a rear laneway as part of future development opportunities on the northern side of Bay Street as part of future development opportunities.

Design Detail
• Retain fine grain street frontages and street rhythm.
• Building massing and detail should demarcate key street corners and key street view lines through the following techniques:
  - Variations in parapet detail
  - Suitable mix of complimentary materials and colours
  - Maintaining activation of ground floor
  - Passive surveillance opportunities from upper floors
  - Incorporating focal points of activity at building entries
  - Screening ancillary structures from public view
  - Wrapping design treatments around building corners.

• Ensure nodal points/corner treatments are included to assist in creating a destination.
• Ensure all facades visible from the public realm are fully designed.
• Ensure new developments are sympathetic in their design to the existing character of the centre and the surrounding residential community.
• Architectural detailing and building form should provide for a balance of horizontal and vertical elements.
Centre 27 - Weatherall Road Cheltenham

**Existing Conditions**
- Single sided
- Setting
  - Public transport – bus stop
  - Main road frontage
  - Suburban location
- Hierarchy
  - SNAC
- Orientation
  - East-west
- Building grain
  - Fine grain

**Primary Activities**
- Mix of retail (bottle shop, cafes, florist)
- service businesses (dentist), service station (redevelopment site) and some upper floor residential

**General Existing Building Height**
- Single storey

**Interface treatments/features**
- Side streets
- Rear laneway
- Opposite existing open space

**Development Potential**
- High given the connection to open space, rear laneway/access and opportunities for improvements in the public realm to accommodate amenity upgrades.

---

**Existing Conditions**

Improving connections across Weatherall Road to the north will enable greater accessibility to the Cheltenham Recreation Reserve.

Existing amenities within the centre, opportunity to enhance these spaces through development lead contributions.

Three storey development, positioned behind existing parapet. Potential for repetition of the existing grain sizing with all new development in this centre.
Proposed Urban Form Concept Plan

LEGEND

- STUDY AREA
- PRIMARY ACTIVE FRONTAGE
- SECONDARY ACTIVE FRONTAGE
- LANEWAY
- KERBSIDE PARKING
- PEDESTRIAN CIRCULATION OPPORTUNITIES
- 2-3 STOREY STREET WALL
- TRANSITIONAL SETBACK
- MAXIMISE NORTHERN ASPECT
- OPEN SPACE/PUBLIC SPACE OPPORTUNITIES
- EXISTING NODES
- NODAL POINTS/CORNER DESIGN TREATMENT
Design Guidelines

Building Height
The overall building height should not exceed 3 storeys facing Weatherall Road.

Street Wall
- Buildings facing Weatherall Road should present a street wall of up to 3 storeys with a zero setback to maintain consistent commercial frontage at ground level.
- Redevelopment of the service station/mechanic site should also comply with this criteria. Maintain awning structure to ensure pedestrian comfort along northern boundary.
- Primary active frontage along Weatherall Road
- Secondary active frontage along side street interfaces

Rear/side setback
Apply ResCode setbacks with variation to take into account laneways as per section 3.2 of our report.

Public Realm
- Strengthen pedestrian connections to adjacent open space and existing bus stops
- Encourage active shop fronts at ground level
- Landscape opportunity with existing kerbside parking
- Public realm/destination opportunity in existing landscaped areas at corners of study area
- Incorporate large windows and balconies on upper floors to provide passive surveillance opportunities to the public realm

Access
- Prioritise pedestrian movement particularly along Weatherall Road frontage
- Investigate opportunities to provide safe pedestrian crossing points across Weatherall Road.
- Retain kerbside parking
- Utilise existing rear lane for access and as a physical break to future developments

Design Detail
- Retain fine grain street frontages and street rhythm
- Building massing and detail should demarcate key street corners and key street view lines through the following techniques:
  - Variations in parapet detail
  - Suitable mix of complimentary materials and colours
  - Maintaining activation of ground floor
  - Passive surveillance opportunities from upper floors
  - Maintain human scale proportions
  - Incorporating focal points of activity at building entries
  - Screening ancillary structures from public view
  - Wrapping design treatments around building corners

- Ensure nodal points/corner treatments are included to assist in creating a destination
- Ensure all facades visible from the public realm are fully designed
- Ensure new developments are sympathetic in their design to the existing character of the centre and the surrounding residential community
- Architectural detailing and building form should provide for a balance of horizontal and vertical elements.
**Existing Conditions**

**Setting**
- Public transport – bus stop on Martin Street
- Main road frontage
- Cross road
- Suburban location
- On road cycle paths

**Hierarchy**

- SNAC

**Orientation**

- North-south

**Building grain**

- Larger land holdings but developed in a fine grain manner.

**Primary Activities**

- Mix of retail (bottle shop, cafes) service businesses (picture framer, surveyor etc)

**General Existing Building Height**

- Two storey

**Interface treatments/features**

- Located at a cross intersection
- Future development opportunity on larger sites with single storey development

**Development Potential**

- Low due to lack of site access, few remaining development sites and smaller grain/lot sizing.

---

Existing two storey development, reflecting the Post-War two storey shop frontage to the south of the site (far right corner of the image)

Maintain and extend weather protection for kerb side activities within the centre.

Surrounding residential development contains some two and three storey
PROPOSED URBAN FORM CONCEPT PLAN

LEGEND

- STUDY AREA
- PRIMARY ACTIVE FRONTAGE
- SECONDARY ACTIVE FRONTAGE
- LANEWAY
- 2-3 STOREY STREET WALL
- TRANSITIONAL SETBACK
- MAXIMISE NORTHERN ASPECT
- NODAL POINTS/CORNER DESIGN TREATMENT
Design Guidelines

Building Height
The overall building height should not exceed 3 storeys facing New Street. 2 storey building height should wrap around Martin Street to provide a transition to the predominantly single storey detached residential area surrounding the centre.

Careful consideration will need to be given to future development in this centre and rear setback treatment due to lack of laneway access.

Street Wall
- Buildings facing New Street should present a street wall of up to 3 storeys with a zero setback to maintain consistent commercial frontage at ground level.
- Primary active frontage along New Street
- Secondary active frontage along Martin Street

Rear/side setback
Apply ResCode setbacks with variation to take into account laneways as per section 3.2 of our report.

Public Realm
- Strengthen pedestrian connections along New Street, Martin Street and existing bus stops
- Encourage active shop fronts at ground level
- Incorporate large windows and balconies on upper floors to provide passive surveillance opportunities to the public realm

Access
- Prioritise pedestrian movement particularly along New Street frontage
- Retain parallel parking
- Investigate rear access arrangements for future development sites

Design Detail
- Retain fine grain street frontages and street rhythm
- Building massing and detail should demarcate key street corners and key street view lines through the following techniques:
  - Variations in parapet detail
  - Suitable mix of complimentary materials and colours
  - Maintaining activation of ground floor
  - Passive surveillance opportunities from upper floors
  - Maintain human scale proportions
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  - Screening ancillary structures from public view
  - Wrapping design treatments around building corners

- Ensure nodal points/corner treatments are included to assist in creating a destination
- Ensure all facades visible from the public realm are fully designed
- Ensure new developments are sympathetic in their design to the existing character of the centre and the surrounding residential community
- Architectural detailing and building form should provide for a balance of horizontal and vertical elements.
East Brighton Shopping Centre
Brighton East

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<td>DDO16</td>
</tr>
</tbody>
</table>

Summary of key submission topics

- Supportive of 2 storey/9m height restrictions
- Protection of heritage building at 1 Clive Street
- Setbacks to adjoining residential areas to not include laneway widths - should be measured from title boundaries;
- Traffic, parking and loading issues already exist

Observations from site visit

- Mix of single and two storey buildings
- Strip shopping centre
- Existing heritage building
- Evidence of some development with 3 storeys already occurred
- No rear lane

Opportunity for Growth

No

Recommendations

Continue to apply DDO16 which is specific to this centre, but amend it to allow for 3 storey development on 758-768 Hawthorn Road, as this is a block of buildings which has already had one rooftop conversion and this approach could be adopted for the other buildings in this block.
### Bayside Small Neighbourhood Activity Centre – Urban Design Review

**Bluff Road and Highett Road**

**Hampton East**

<table>
<thead>
<tr>
<th>Proposed Height</th>
<th>3 storeys</th>
<th>Existing Zone</th>
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<td>Existing DDO</td>
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<td>Proposed DDO</td>
<td>DDO14/DDO15</td>
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</tbody>
</table>

#### Summary of key submission topics
- Submitter/owner looking at a 3-storey development on property may not be able to be achieved with service requirements for supermarkets
- Height should be 13m not 11m
- Some oppose mandatory 3 storey height requirements

#### Observations from site visit
- Bluff Road busy, difficult to cross
- Strip shopping on both sides with a mixture of 1-3 storeys
- Opportunities for height increase and redevelopment sites
- Coles Supermarket - SGS have identified redevelopment opportunity here
- Predominantly retail and commercial
- Density surrounding the centre particularly on Highett Road (3 storeys)

#### Opportunity for Growth
Yes

#### Recommendations
Continue to apply DDO14 (3 storeys) except for Coles site where DDO15 (4 storeys) should apply.
Seaview Shopping Centre
Beaumaris

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| Approved/Existing Height | - | Proposed Zone | No change |

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</table>

**Summary of key submission topics**
- Development should be 4 storeys not 2 storeys
- Potentially missing an opportunity as ideal location for infill
- Keeps higher density out of residential areas and increases catchment for retail
- Council previously determined 3 storeys in this location as opposed to 2 storeys
- Not consistent with State Govt policy for higher density housing in activity centres

**Observations from site visit**
- 2-sided Strip shopping centre
- Widened road reserve allowing wide footpaths and landscape opportunities
- Mixture of 1-2 storeys
- Predominantly retail and commercial
- Rear laneway behind both sides of commercial framing Bluff Road
- Opportunities for height increases and site redevelopment opportunities

**Opportunity for Growth**
Yes

**Recommendations**
Apply DDO14 (3 storeys) rather than DDO13 (2 storeys) as the centre
### Thomas and Egan Street

**Brighton East**

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<thead>
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<th>C1Z</th>
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<td>Proposed DDO</td>
<td>DDO13</td>
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</table>

**Summary of key submission topics**

- 2 properties within the centre already exceed proposed heights, height should be increased to 3 storeys
- 2 storey restriction vs 3 storey buildings which already exist
- Opposes 2 storey height restriction given existing heights already approved
- Active frontages need to be up to land owner and land use council will consider on its merits

**Observations from site visit**

- Small selection of shops located on corner of Thomas and Egan Streets
- Predominantly 2 storey developments with 3 storey new development concealed from the street
- Low density housing surrounding the centre
- No rear lanes
- Thomas Street quite busy with no pedestrian crossing points
- Poor treatment of rear access/building form

**Opportunity for Growth**

No

**Recommendations**

Apply DDO14 (3 storeys) rather than DDO13 (2 storeys) as the centre.
Bay Road and Jack Road
Cheltenham

<table>
<thead>
<tr>
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<td>DDO14</td>
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</table>

**Summary of key submission topics**
- Mandatory 3 storeys vs discretionary 2 stories
- Proper setbacks required for shop top housing to protect village feel
- Shop awnings should not extend beyond the pavement
- Additional car parking to provide by rear laneway
- Should be 4 storeys rather than 3 storeys,
- Proposed setbacks, mandating of 3 storeys and street wall heights are inappropriate and will lead to over development of the centre
- Predominant character is single storey post war. Three storey buildings with upper floor front setbacks is not consistent

**Observations from site visit**
- One sided strip shops
- Surrounded by detached residential
- 3 storey developments already occurring within the centre
- Rear laneway exists
- By Road quite busy but pedestrian crossing already exists
- Widened footpath to encourage street based dining and activation

**Opportunity for Growth**
No

**Recommendations**
Continue to apply DDO14 (3 storeys).
## Proposed Height
<table>
<thead>
<tr>
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## Approved/Existing Height
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## Urban Design Guidelines
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<td>DDO17</td>
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</table>

## Summary of key submission topics
- Pedestrian safety and connectivity issues from Key Street to park opposite (Beach Road)
- Activation of shop fronts
- Primary street frontage should reflect existing scale and setback design of development
- Setbacks from upper boundaries should reflect major developments within activity centre
- Surrounding laneways should be made one way to move traffic
- Visibility poor turning into Beach Road
- Opportunity for significant residential growth and maintain commercial growth for the centre, already 3 storey buildings in and around the centre.
- Keys Street made one way accessible only from Beach Road

## Observations from site visit
- Two-sided strip shops with some shops facing Beach Road
- Good local character
- Widened footpaths
- Low traffic volume – easy to cross road to either side
- Some development sites do exist
- 3 storey developments already occurring within the centre
- No rear laneway
- Sightlines along Beach Road limited
- No opportunities to cross
- One 4 storey development occurring in side streets

## Opportunity for Growth
| Opportunity for Growth | Yes |
| Recommendations | Modify DDO17 to allow 3 rather than 2 storeys in this centre. |
Nepean Highway and Milroy Street  
Brighton East

<table>
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<th>Proposed Height</th>
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</table>

**Summary of key submission topics**
- Setbacks to future development sites and impact on residential properties surrounding the site
- Heights should be increased from 4-6 storeys
- Delete prescribed building setback
- Pedestrian link dissecting the site should be deleted
- Review laneway in context of current ownership situation
- Setbacks should be mandatory rather than discretionary
- Concern 4 storey development will impact residential amenity - height should be limited to 3 storeys
- Encourage residential development which is not limited to 'shop top' housing

**Observations from site visit**
- Existing 2 storey buildings with awnings and street presence
- Large BMW dealership – opportunity for future development
- 2 storey townhouse development behind BMW site
- Surrounded by single storey homes
- No rear access/laneway
- Facing Nepean Hwy

**Opportunity for Growth**
Yes however, limited amenity for residential development

**Recommendations**
Continue to apply DDO15 (4 storeys).
### Nepean Highway and Centre Road

**Brighton East**

<table>
<thead>
<tr>
<th>Proposed Height</th>
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<th>Existing Zone</th>
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<tr>
<td></td>
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#### Summary of key submission topics
- Supportive of 2 storey height restriction
- Concerned about traffic control and parking
- Applications suggesting higher built form can be achieved and existing permit exists for a mixed-use development site
- Nepean Hwy is robust enough to accommodate higher built form
- Centre divided into 2 halves - SNAC with residential and business facing Hwy
- Residential development already occurring in this centre
- Centre can grow beyond 2 storeys

#### Observations from site visit
- 2 storey residential development already occurring behind commercial frontage
- 1-2 storey commercial frontage
- Rear laneways and streets to provide access and assist in setbacks to existing residential areas
- Some 3-storey residential development occurring fronting Nepean Hwy
- Fine grain shop fronts and larger Good Guys retailer
- Centre Road is predominantly single storey detached housing

#### Opportunity for Growth
Yes however, limited amenity for residential development

#### Recommendations
Apply DDO15 (4 storeys) rather than DDO13 (2 storeys) given the large size of sites within this centre.
### Nepean Highway and Union Street
**Brighton East**

<table>
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<th>Proposed Height</th>
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</table>

### Summary of key submission topics
- 1a Esplanade Avenue to be within Commercial 1 Zone
- Height for Hwy oriented centres should be increased to 4-6 storeys,
- Delete prescribed building setbacks
- Residential development which is not limited to 'shop top' housing;

### Observations from site visit
- Long strip centre facing Nepean Hwy
- Range of single storey commercial properties
- Large format commercial premises – Reece, JB HI FI and Dan Murphy’s
- 2 storey shop fronts with heritage character
- Adjacent to park
- Single storey homes surrounding precinct
- Rear laneways and streets to provide access and assist in setbacks to existing residential areas

### Opportunity for Growth
Yes however, limited amenity for residential development

### Recommendations
Apply DDO15 (4 storeys) rather than DDO13 (2 storeys) given the large size of sites within this centre.
# Bayside Small Neighbourhood Activity Centre – Urban Design Review
## August 2017
### Beach Road and Georgiana Street
#### Sandringham

<table>
<thead>
<tr>
<th>Proposed Height</th>
<th>2 storeys</th>
<th>Existing Zone</th>
<th>C1Z and NRZ</th>
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</thead>
<tbody>
<tr>
<td>Approved/Existing Height</td>
<td>-</td>
<td>Proposed Zone</td>
<td>C1Z</td>
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<tr>
<td>Urban Design Guidelines</td>
<td>Yes</td>
<td>Existing DDO</td>
<td>DDO1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Proposed DDO</td>
<td>DDO17</td>
</tr>
</tbody>
</table>

**Summary of key submission topics**
- Caltex petrol station (C1Z or NRZ),
- 4 Arthur Street setback for commercial premises at rear of the property
- Overlooking from future developments
- Supports 2 storey mandatory heights
- Rear building setbacks 3.5m/5.5m or greater setbacks if they already exist
- Screening on ancillary structures
- Prevent overlooking from surrounding residential areas

**Observations from site visit**
- Beach Road interface – traffic quite heavy
- Side streets very quiet from a traffic perspective
- Single storey detached houses surrounding the site
- 2 storey commercial buildings
- Re-development sites opportunity
- No rear lane
- Amenity across road – playing fields and cycle track
- Difficult to cross Beach Road
- No on street parking

**Opportunity for Growth**
- No unless multiple sites are acquired

**Recommendations**
- Continue to apply DDO17 (2 storeys).