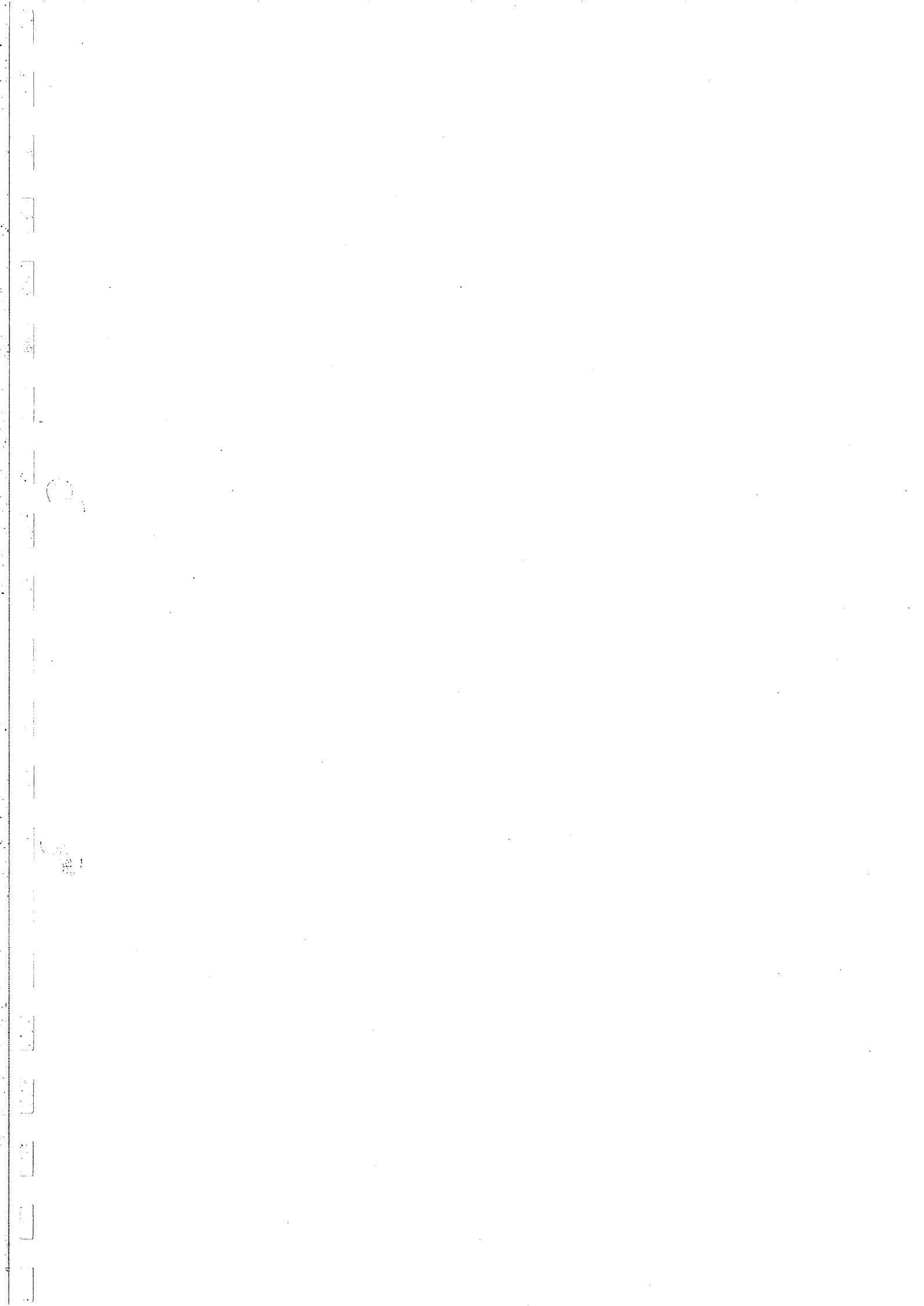


**BRIGHTON LOCAL SECTION**

**OUTLINE DEVELOPMENT PLAN  
FOR THE  
CHURCH STREET COMMERCIAL  
AND  
COMMUNITY ACTIVITY CENTRE**

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# BRIGHTON LOCAL SECTION

## OUTLINE DEVELOPMENT PLAN FOR THE CHURCH STREET CENTRE

The most dominant character components are listed below:

1. The two distinct character/built form sections of the Church Street Centre are the predominantly single storey western end with a significant landscape component, and the predominantly 2 storey eastern end with a narrower street area between the building facades and a distinctive Victorian era streetscape character.
2. The conflict of character type and visual image between the two sections of the centre detrimentally affects the visual and functional integration of the Centre. This conflict should be remedied.
3. The at-grade rail crossing and associated buildings.
4. The dominant central area Post Office building.
5. Significant off-street parking areas.
6. The significant on-street parking provision of both parallel and angle parking with the angle parking in the western end of the Centre.
7. The existing number of arcade links.
8. The attractive landscaped areas at each end of the Centre.

# BRIGHTON LOCAL SECTION

## RECOMMENDATIONS

1. Actions as noted on the following Outline Development Plan. Some actions are site specific and others relate to the total Centre or portions of the Centre.
2. Development of a design theme for the Centre.

Due to the two distinct centre character components, it is proposed that a design theme for the Centre be based on a modern interpretation of historic precedent - that is, a modern interpretation of the forms, materials, landscape components and design themes of Victorian era buildings, landscape and street layout. Such a design interpretation would be applicable to all street furniture items, including lighting and planting, with the layout, placement, scale and materials used similar to the Victorian era streetscape approach. Such an approach has already been used within the Centre in the renovation and fitting out of several premises and hence is supportive of the design theme.

## ACTIONS

### General

1. Retain and enhance the existing two storey, generally Victorian era buildings focusing on streetscape groups east of Carpenter Street.
2. Provide seating areas at regular intervals in widened footpath areas.
3. Encourage development of arcade links to off-street parking areas from the Church Street footpaths wherever possible.
4. Encourage stores adjacent to lane links to provide glazed shop front areas to lanes and possibly provide glazed awnings over lanes to provide a more attractive link for pedestrians. These lanes should be pedestrian only and paved accordingly.
5. Provide appropriate signage at entrances to Station.
6. Existing vistas along rail lines at grade are interesting, hence at-grade pedestrian crossings should be encouraged.
7. Street furniture throughout the Centre should be a modern style interpreted from a Victorian era style precedent to blend successfully with both eras of development. A purpose designed street light fitting (bracket form) could also be included to enhance the Centre's image and character.

## BRIGHTON LOCAL SECTION

### ACTIONS (Cont'd)

8. Recessed shopfront entrances should be encouraged, where possible, to increase footpath width and hence improve pedestrian amenity. The Statewide Building Society shopfront is an appropriate example.
9. A consistent strong edged landscaping scheme should be developed for the off-street car parking areas. Such a scheme would assist in visually upgrading and uniting the varying, and often untidy, rear elevations of Church Street premises. Similar fencing materials at the rear of the shops should also be encouraged.
10. "Walk through" premises are appropriate, but the rear elevation should not be encouraged as a shopfront area given that the emphasis is on Church Street.
11. Areas at the rear of shops should be paved and linemarked to better utilise the Centre's car parking capacity and appropriate signage installed to encourage use of public parking areas.
12. Continue street tree planting to define edge to Centre.
13. Native shrub and small tree planting in footpath corners at car parking bays should be replaced with canopy tree planting and seating areas to improve the spatial quality of the footpath, to remove the obstruction to movement and to more successfully integrate the activities on both sides of the street.
14. As an option, a more attractive footpath paving material should be introduced to unify the centre's pedestrian networks and the attractiveness of these spaces.

### Specific: Refer to Outline Development Plan for the Church Street Centre.

1. St. Andrews Church landscaped grounds are a very attractive element at this entrance to the Centre and should be retained in their current form.
2. The medical centre should remain single-storey to harmonise with the Church buildings opposite in terms of scale.
3. Street trees are not required in this area due to the extent of planting in adjacent spaces. Furthermore, street trees would be detrimental to the very open spacious atmosphere provided by the Church grounds.
4. Large distinctive nodal tree planting is required at this entrance to the Centre.

## BRIGHTON LOCAL SECTION

**Specific: Refer to Outline Development Plan for the Church Street Centre.  
(Cont'd)**

5. Landscape and built-form upgrading of the northern corner site is desirable as it forms an important entrance route to the Centre.
6. Street tree planting in the adjacent street area would assist in defining this edge to the Centre. The number of breaks to the plantation should be reduced to enhance its form. However, this option is less important if larger canopy street trees are included which will provide a stronger link at canopy level.
7. New office development is at an appropriate peripheral location and compatible in scale with the Centre.
8. A distinctive row of larger canopy trees would be more suitable in this central plantation to provide a strong visual element and a more intimate scale to the Centre. Such canopy tree planting would also be appropriate as there is little upper floor advertising and it would provide a more distinctive, compatible landscape link with the architectural style and era of the portion of the Centre to the east where the street width is narrower.
9. More interesting parapet design and detailing and location of signage on these parapets would improve the attractiveness of the built form components in this section of the Centre.
10. Continue the centre road canopy tree planting into this section to the Carpenter Street corner thus providing a more gradual transition to the eastern end of the Centre and to upgrade the visual quality of this immediate area.
11. Retain corner bank building and Post Office as significant built form character elements.
12. The cross street traffic priority at Male Street and St. Andrews Street introduces potential vehicular and pedestrian conflict. A strong statement needs to be made to clearly indicate this situation or suitable traffic management implemented to ensure safety.
13. Widen footpath at the Post Office to provide a more attractive plaza area adjacent to public telephones, etc. The telephones should also be relocated to highlight the building facade.
14. As an option, the Centre's footpath paving material should extend to the entrance of the off-street parking area. Also the links from this parking area into the Centre should be improved by either upgrading the lane beside the Post Office or by providing a new arcade link through the Church Street (north side) shops.

## BRIGHTON LOCAL SECTION

**Specific: Refer to Outline Development Plan for the Church Street Centre.  
(Cont'd)**

15. Encourage redevelopment of 99-107 Church Street in the form of compatible two storey development, to enhance the two storey continuous built form character of the streetscape in this section of the Centre.
16. This pedestrian link to the off-street car parking area needs significant visual upgrading. Inclusion of well lit display areas on each side, illuminated ceiling area, the inclusion of a detailed paving pattern and the removal of the barriers and parking spaces at the car park end would significantly upgrade its image and attractiveness and hence, also its use and function. The link roof should be fully glazed where possible.
17. Provide nodal tree planting and signage at this location to highlight the arcade link through to the off-street parking area.
18. More clearly indicate and improve attractiveness of lane link to off-street parking area.
19. The frontage of the Safeway site should be upgraded to provide a two storey built form link and to provide glazed shopfront areas to add interest and continuity to the retail frontage.
20. Retain these corner buildings as they continue to the built form and character of the streetscape.
21. All fencing in this area, ie. underpass, pedestrian crossings over the railway line and fences to station platform should be co-ordinated in a similar style. The Victorian era form of the iron picket palisade fence existing on the subway would be an appropriate form having regard to the style of a significant number of the adjacent buildings, and in particular the station buildings. Planting in the railway area behind the fence should be low level ground cover to retain vision to the attractive station buildings.
22. Provide attractive seating area and landscaping at entrance to the Railway Station area and at the entrance to the underpass. The facade of the adjacent single storey building requires upgrading with the inclusion of an attractive verandah form.
23. Retain underpass primarily for its historical interest, but also provide an at-grade pedestrian crossing point to this side of the street.
24. Upgrading, restoration and maintenance of upper floor facades is desirable and is particularly necessary in this portion of the Centre.

## **BRIGHTON LOCAL SECTION**

**Specific: Refer to Outline Development Plan for the Church Street Centre.  
(Cont'd)**

25. Remove existing trees planted in footpath as these conflict with shop verandahs. Provide visual upgrading at footpath level with improved paving, inclusion of attractive seat furniture in new seating areas, and with the incorporation of an attractively designed pole street light fitting located in the seating areas and in the parking bay width.
26. Strengthen street tree planting in Male Street to define edge more clearly.
27. This area is suitable for well designed office development, (one or two-storey), to establish an attractive built element at this major entrance area to the centre.
28. The vista towards the eastern edge of the Centre is attractive given that the built-form edge is clearly defined and the landscaping beyond is mature and continuous. Ensure the Centre does not extend beyond this current eastern limit.



