Scarborough Beach Road West
Community Open Day Plans

Scarborough Community Centre
173 Gildercliffe Street, Scarborough
Saturday 23 August 2014
10.30am-1pm
Process so Far

• Vision Workshop
• Design Workshop
• Community Open Day

Process from here...

• Council Workshop
• Public Advertising
• Council Approval and Adoption
• MRS Amendment to increase Scarborough Beach Road Reserve
• Scheme Amendment to change zoning
Opportunities & Constraints - Land Uses
Opportunities & Constraints – Built Form

- **Opportunities**
  - Consider increased density/height/variety to mixed use nodes to support activation of Scarborough Beach Road.
  - Consider increased density/height/variety to residential to support activation of Scarborough Beach Road.
  - Minimal front setbacks to mixed use development to promote a well-defined edge to Scarborough Beach Road (allow for outdoor living area and/or planting within front setback).
  - Consider tall landmark built form to emphasize key views and terminate view lines.
  - Opportunity for carwash site to be a landmark site.
  - Consider increased height to take advantage of view lines towards the ocean, city, and Darling Scarp.

- **Issues**
  - Setback residential development along Scarborough Beach Road to allow for existing trees, trees planting/ landscaping, and easements from road to buffer zone from Scarborough Beach Road.
  - Development along Scarborough Beach Road to minimize impact (visual, privacy, and overshadowing) on existing residential development.
  - Consider rationalizing Scarborough Beach Road working to avoid demolition of existing built form within the mixed use nodes built to the current zero lot line.
Main Street – Mixed Use Options

Mixed Uses Centres Option 1
- Limited change, potential for additional sites to be added to existing centre

Mixed Uses Centres Option 2 – Intermediate/Short Term
- Strengthening/growing centre with mixed use and development at Munroe Park

Mixed Uses Centres Option 3 – Ultimate/Long Term
- Consolidating centres to create one larger centre with intensity at Munroe Park
Vision Plan Principles and Objectives

- Support an integrated and complete community
- Balance broader goals with the existing community and its context
- Provide land use that optimises the investment in transit
- Provide public amenity and facilities as a focus for intensity, mix and Community activity
- Create an appealing urban place for moving through and living in
Principles and Considerations

**MOVEMENT**
- Improve public amenity and streetscape
- Built Form to create a well-defined and appealing public domain
- Optimisation of public transport use
  - Dedicated public transport lanes along its length
- Ensure safe access and movement through Precinct for pedestrians and cyclists
  - Safe, connected bicycle paths
  - High-quality pedestrian environment and safe crossing points
- Effectively manage vehicular traffic flow; distribution, slow speed, legible
  - Connectivity and safety over capacity and high speeds
- Effectively manage parking
  - On-street parking where required

**PUBLIC REALM**
- Improve built form outcomes
- Improve public amenity and streetscape
- Well integrated public transport
- Effectively manage traffic flow along Scarborough Beach Road and side streets
- Ensure and appropriate interface between new development and existing residential/commercial.
- Enhance and create a sense of place/community
- Provide a diversity of green spaces for passive recreation
- Enhance Munroe Reserve

**LAND USE**
- Enhance growth of mixed uses at nodes to improve local convenience, amenity and local employment
- Provide residential densities and permissible land uses that have regard for the amenity of existing residents.
- Facilitate residential development that responds to the amenity of mixed-use nodes and public transport.
- Widen the range of accommodation choice

**BUILT FORM**
- The height and scale of new buildings should have an appropriate relationship with existing built fabric.
- Provide architectural qualities that contribute to the attractiveness of the Precinct.
- Minimise the visual impact of parking on public domain amenity.
- Allow appropriate built form height to take advantage of views towards the ocean and city.
Proposed Movement Plan

LEGEND
- STUDY AREA
- PROPOSED 1 LANE, ON-STREET PARKING, CYCLE LANE AND PEDESTRIAN FOOTPATH BOTH SIDES OF SCARBOROUGH BEACH ROAD WEST
- PROPOSED 2 LANES, CYCLE LANE AND PEDESTRIAN FOOTPATH BOTH SIDES OF SCARBOROUGH BEACH ROAD WEST
- MIXED USE OF RESIDENTIAL STREETS (SUBJECT TO MIXED USE OPTIONS)
- PROPOSED FUTURE LIGHT RAIL
- RESIDENTIAL SIDE STREET
- RESIDENTIAL LANEWAY
- MIXED USE SIDE STREET
- MIXED USE LANEWAY
- MIXED USE OR RESIDENTIAL LANEWAYS (SUBJECT TO MIXED USE OPTIONS)

- LIGHT RAIL STOPS
- FULL SIGNALISED INTERSECTIONS
- LOCALISED WIDENING AT PEDESTRIAN ONLY SIGNALISED INTERSECTION
INDICATIVE Extent of Scarborough Beach Road Widening

Note: Road widening specified above is the ultimate widening, split between both sides of the road. Split to be established at detailed design.
Scarborough Beach Road Cross-Section
(WEST of St Brigids Terrace)

Scarborough Beach Road Cross-Section
(EAST of St Brigids Terrace)

NOMINAL CROSS SECTION (29.0m)

NOMINAL CROSS SECTION (30.6m)

NARROWER CROSS SECTION AT CENTRES (27.5m)

INDICATIVE SCARBOROUGH BEACH ROAD VISION
Proposed Building Heights

[Map showing proposed building heights with various color codes for different heights and types of buildings]
Landscape Masterplan
Munro Reserve Option 1
Development Site - Retain exiting community buildings
Park - slightly enhance existing park

Munro Reserve Option 2
Development Site – 2 Storey redevelopment including new community building and cafe
Park – enhance existing park, including play equipment and place attractor

Munro Reserve Option 3
Development Site – 4-5 Storey redevelopment including residential, community, office, mixed use, roof garden and cafe.
Park – create an active park including play equipment, place attractor.
**Community Centre Plaza Option 1**
- Retain small civic space on northern side of Scarborough Community Centre
- 3-5 Storey residential mixed use development

**Community Centre Plaza Option 2**
- Create large civic space (Plaza) connecting Scarborough Beach Road with the Scarborough Community Centre
- Retain small civic space on northern side of Scarborough Community Centre
- 3-5 Storey residential/mixed use

PLEASE IDENTIFY PREFERRED OPTION ON FEEDBACK FORM

Indicative photo of option 2 (active civic space – plaza)

Indicative photo of option 2 (active civic space – plaza)
Built Form

Issues to be Considered:

• Optimise mixed use activation of the public realm

• Sensitive bulk and scale transition between mixed use and residential

• Sensitive overshadowing and overlooking of the private realm

• Optimise surveillance of the public realm

• Optimise useable communal open spaces with adequate solar penetration

• Concealment of parking and services from public realm

• Sufficient natural light and ventilation to dwellings

• Environmental sustainable design
Built form guidance has been identified for the 4 different lot types below

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Lot Type</th>
<th>Laneway</th>
<th>No Laneway</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed Use</td>
<td>Scarborough Beach Road Frontage</td>
<td>![Image]</td>
<td>n/a</td>
</tr>
<tr>
<td>Residential</td>
<td>Scarborough Beach Road Frontage</td>
<td>![Image]</td>
<td>![Image] Only applies to amalgamated lots. Single lots as per existing Residential Coding and R-Code controls</td>
</tr>
<tr>
<td></td>
<td>Side Street Frontage</td>
<td>![Image]</td>
<td>n/a</td>
</tr>
</tbody>
</table>
Plan illustrating building setbacks

View from Scarborough Beach Road - illustrating building envelopes

View from side - illustrating building envelopes

Character Facades protected and pronounced through 2nd Storey setbacks

Indicative built form development – ground view along Scarborough Beach Road

Indicative built form development – aerial view

Photo examples of indicative built form development

BUILDING PLACEMENT (1)

Indicative built form development – aerial view

View from Scarborough Beach Road - illustrating building envelopes

Character Facades protected and pronounced through 2nd Storey setbacks
Residential Lot – Scarborough Beach Road Frontage – Laneway Access

Indicative built form development – ground view along Scarborough Beach Road

Plan illustrating building setbacks

View from Scarborough Beach Road – illustrating building envelopes

Indicative built form development – aerial view

View from side – illustrating building envelopes

Indicative built form development – view down laneway from Side Street (on left in image)

Photo examples of indicative built form development

BUILDING PLACEMENT (1)

<table>
<thead>
<tr>
<th>Building setbacks (minimum distance from property boundary)</th>
<th>To Scarborough Beach Road (m)</th>
<th>To North or Western Side Boundary</th>
<th>To Southern or Eastern Side Boundary</th>
<th>To Side Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st, 2nd and 3rd Storey Building</td>
<td>2m</td>
<td>2m</td>
<td>4m</td>
<td>4m</td>
</tr>
<tr>
<td>2nd and 3rd Storey Balcony/Overhang</td>
<td>3m</td>
<td>2m</td>
<td>4m</td>
<td>4m</td>
</tr>
<tr>
<td>To North or Western Side Boundary</td>
<td>3m</td>
<td>2m</td>
<td>6m</td>
<td>6m</td>
</tr>
<tr>
<td>3rd Storey Building</td>
<td>2m</td>
<td>3m</td>
<td>4m</td>
<td>4m</td>
</tr>
<tr>
<td>1st and 2nd Storey Building/Barndy</td>
<td>Nil CB</td>
<td>Nil CB</td>
<td>Nil CB</td>
<td>Nil CB</td>
</tr>
<tr>
<td>To Southern or Eastern Side Boundary</td>
<td>2m</td>
<td>4m</td>
<td>8m</td>
<td>8m</td>
</tr>
<tr>
<td>2nd Storey Balcony</td>
<td>4m</td>
<td>6m</td>
<td>8m</td>
<td>8m</td>
</tr>
<tr>
<td>2nd Storey Balcony</td>
<td>5m</td>
<td>7m</td>
<td>9m</td>
<td>9m</td>
</tr>
</tbody>
</table>

(1) Subject to any additional measures in other elements of the R-Code and DCP
(2) Setbacks from ultimate road widening
(3) For up to half the length between the Scarborough Beach Road and laneway setbacks
Residential Lot – Scarborough Beach Road Frontage – No Laneway Access

Indicative built form development – ground view along Scarborough Beach Road

Plan illustrating building setbacks

Indicative built form development – aerial view

Indicative built form development – aerial street view

View from Scarborough Beach Road – illustrating building envelopes

Indicative built form development – ground view along Scarborough Beach Road

View from side – illustrating building envelopes

Indicative built form development – aerial view

Photo examples of indicative built form development

Plan illustrating building setbacks

Indicative built form development – aerial street view

View from side – illustrating building envelopes

Indicative built form development – aerial view

Photo examples of indicative built form development
Residential Lot – Side Street Frontage – Siding Laneway

Plan illustrating building setbacks

View from Side Street - illustrating building envelopes

View from side - illustrating building envelopes

Indicative built form development – ground view down laneway from Side Street

Indicative built form development – aerial view

Indicative built form development – reverse angle down laneway (on right in image)

Photo examples of indicative built form development

### BUILDING PLACEMENT (1)

**Building Setbacks (minimum distance from property boundary)**

- To Side Street:
  - Ground Floor Building: 3m
  - 2nd and 3rd Storey Building: avg. 6m
  - 2nd and 3rd Storey Balcony/Overhang: nil

- To Side Lane/way Boundary (2):
  - 1st, 2nd and 3rd Storey Building/Balcony: nil

- To Side Lot Boundary:
  - 1st and 3rd Storey Building/Balcony: 6m
  - 1st and 2nd Storey Building/Balcony: nil
  - 3rd Storey Building: 7m

- To Rear Lane/way Boundary:
  - Ground Floor Building: 0.5m
  - 2nd and 3rd Storey Building/Balcony: nil

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1. Subject to any additional measures in other elements of the R-Codes and DAF.
2. Setbacks from ultimate road widening.
3. As per Residential R-Codes (Tables 2A and 2B).
4. Up to 12m in length between 12m side street setback and 12m laneway setback.

City of Stirling
City of Choice
Implementation

Cross sections opposite indicatively illustrate, where possible, how short term changes to Scarborough Beach Road could be implemented (applies only west of St Brigids and outside of localised widenings at signalised intersections and future light rail stations).