

# Berwick Village

## Urban Design Guidelines

(Appendix A to the Berwick Village Structure Plan)



September 2011



*Our Vision: Casey – Creating the most Caring, Safe, Innovative and Sustainable City*

## Document Control

This document forms Appendix A to the Berwick Village Structure Plan 2011.

Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at [www.casey.vic.gov.au/policiesstrategies](http://www.casey.vic.gov.au/policiesstrategies) to ensure that you have the current version. Alternatively you may contact Customer Service on 9705 5200.

Responsible Department – Strategic Development

Adopted 6 September 2011

Review Period – 5 years

Electronic reference library version 1.1

### *Preamble*

In accordance with a resolution of Council on 21 June 2005 to include definitions of Council, Councillors and Council officers in all Council policy documents, the following definitions are provided:

Council – means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989

Councillors – means the individuals holding the office of a member of Casey City Council

Council officers – means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.

### *Administrative Updates*

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

## Acknowledgements

**Peer Reviewed by:** Steve Thorne, *Design Urban Pty Ltd.*, David Helms, *Context Pty Ltd. (Heritage)*

**Illustrations:** Peter Edgeley, *Peter Edgeley Pty Ltd.*



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# Introduction

## 1.1 PURPOSE AND OBJECTIVES

The purpose of this document is to provide detailed urban design guidelines for all property owners, developers, building and design professionals, planners and the community on how to achieve the development vision for Berwick Village (the Village), as expressed in the associated Berwick Village Structure Plan (Structure Plan). The Guidelines should also be read in conjunction with the Department of Sustainability and Environment Activity Centre Guidelines 2005.

The objectives of the document are to:

- Implement the general recommendations of the Berwick Village Structure Plan.
- Provide built and urban form guidance that will encourage an improved mix of uses in order to meet development pressures without undermining the existing character of the Village.
- Provide a framework that will make Berwick Village a pleasant and vibrant pedestrian environment for shopping, dining, working and living.
- Reinforce High Street as the activity core and respect its valued character.
- Improve interaction between the northern and southern retail and commercial precincts within the Village Centre, including upgrades to the public realm.
- Provide built and urban form directions that incorporate sustainability principles, including sustainable building design and sustainable transport practices.

## 1.2 HOW TO USE THE GUIDELINES

### 1.2.1 Approach

The City of Casey strongly encourages property owners and developers to have a clear understanding of the Berwick Village Structure Plan and Urban Design Guidelines prior to the lodgement of an application for development within the Village area. It is recommended that all future development proposals should respond and adhere to the Council's vision for Berwick Village. The guidelines do not apply to the education, medical and mixed use precinct, which will be subject to a separate strategic planning process.

### 1.2.2 How to comply with the guidelines

A development should generally be in accordance with the development framework directions set by the Structure Plan and must satisfy all relevant urban design guidelines outlined in this document. The proposal will be assessed in three levels against the following:

1. The urban design guidelines study area (Section 4) provides the overall desired outcomes to be achieved and applies to the entire study area.
2. The precinct design and development guidelines (Section 5) provide more precinct specific design requirements to meet the preferred precinct character outcomes.
3. The strategic site design requirements (Section 6) detail the site specific design objectives and requirements that the particular development should respond to.

All future developments must demonstrate a high order response to these urban design guidelines and should comply with all of the above.



Figure 1: Berwick Village Vision 3D Model



### 1.2.3 Terminology

A glossary defining the key terminologies used in these guidelines is included at the end of these guidelines.

### 1.3 STRATEGIC PLANNING CONTEXT

Planning and design is undertaken within a State policy and legislative context, both of which must be implemented at the local level by Council.

Casey's Municipal Strategic Statement sets out the following policies specific to Berwick:

- **Clause 21.12 IMAGE STRATEGY**  
There is a strong need to build a positive image of Casey as a desirable place to live in order to attract business investment, to create employment opportunities, to attract future residents and to instill community pride in existing residents.
- **Clause 22.07 RETAIL POLICY**  
This provides direction for the development of a diverse, robust activity centre system focused on viable retail goods and services that form vibrant foci for community life and which are capable of evolving to accommodate changing needs. There are a number of objectives and strategies identified to achieve this direction, as well as supporting strategic activity centre planning observations. The relevant objectives being:
  - *To consolidate Casey's retail and commercial development patterns into recognized and planned activity centres.*
  - *To develop a clear activity centre hierarchy.*
  - *To direct and facilitate a diversity of activity (retail, commercial, community, institutional, education, recreation and housing) in activity centres.*
  - *To ensure land use and development proposals for retail and commercial activities produce a net community benefit when measured against clear assessment criteria.*
- **Clause 22.15 GOOD DESIGN POLICY**  
The good design of public spaces is a key factor in shaping our perceptions of and responses to our built environment. Good design not only addresses functional and aesthetic considerations, but is also responsive to local cultural, historic, environmental and climatic factors. One of the objectives being:
  - *Development in key public spaces should acknowledge local cultural, historic, environmental and climatic factors in shaping design solutions.*

*“To build a positive image of Casey as a desirable place to live, to attract business investment, to create employment opportunities, to attract future residents and to instill community pride in existing residents....*

*Development in key public spaces should acknowledge local cultural, historic, environmental and climatic factors in shaping design solutions...”*



Figure 2: Old Post Office and Court House Building



# Built Form

## 2.1 OVERVIEW

Berwick Village holds significant historic, cultural, economic and social values within its built form providing a design richness and collective urban identity to Berwick. The Village is a mix of heritage buildings (Victorian, Tudoresque, neo-Gothic and Venetian style architecture) and eclectic structures; the urban fabric is of modest architectural interest; a mix of fine and coarse grain structures offers variety and vibrancy to the street façade.

The Village is accessible from all sides, well connected by a good network of streets. There is a high level of north-south and east-west permeability through intimate walkways, laneways, arcades and pedestrian prioritised streets. However, most of it is not efficiently used due to a lack of visual legibility and attractiveness.

Its northern aspect to the sun provides appropriate micro climate and thermal comfort for major outdoor activities. The interesting topography of the hill, significant landmarks and heritage buildings, along with the greenery of Berwick frames picturesque long distance views and vistas to and from the hill.

High Street is divided and visually dominated by the central median strip, which contains mature native and exotic trees and the memorial. This creates a grand entrance and gateway to the Village adding to civic pride and scenic beauty. The built form is distinguished by a mixture of building types, with heritage buildings largely responsible for the character of the Village. Buildings are a mix of single and double storey. Shop front facades have continuous canopies of various architectural styles forming verandahs which create excellent outdoor dining and informal people spaces.



Figure 3: Berwick Village Study Area - Axonometric View



## 2.2 CHARACTER STATEMENT

The Village exudes a gentle charm reminiscent of a more traditional English village. The essential elements of the Village contributing to its distinct character, are the low scale street oriented built form along High Street, the mature trees with large canopies along all the major streets, the sloping hill, the building structures and an interesting mix of fine grain shops with the classic High Street verandahs.

At present, the Village is experiencing a change in built form and increased parking demand and usage. It is also faced with a host of problems and difficulties, often experienced in older strip shopping centres, such as, parking, traffic and circulation; new building designs not being sympathetic to the prevailing character; and declining health of the older trees and limited space to replace new ones.

The evolution of the centre has been from that of a traditional strip shopping centre to what is presently a fully expanded sub-regional centre with two major anchor attractors located off the main axis of the shopping strip at its northern and southern ends. The centre has benefited from the significant population growth of the surrounding suburbs over recent years, which is forecast to continue rapidly into the foreseeable future. With this growth comes increased demand for goods and services that need to be managed spatially.

## 2.3 KEY DESIGN ELEMENTS OF THE VILLAGE CHARACTER

It is not the mere accumulation of borrowed features that achieves a successful relationship of the old to the new; the greatest chances of success come from the combination of a healthy respect for the existing Village and a careful response to the growing needs of the community; together working towards the holistic success of Berwick Village.

Through public consultation; design workshops and detailed built form analysis (adopted as part of the Key Issues Paper, July 2008) the Berwick Village Character Statement has been defined. Future development must respond to the following key design elements that strongly contribute to the identity of 'Berwick Village':

- Heritage Buildings & Character
- Fine Grain, Pedestrian Friendly, Street Based Activity Centre
- Native and Exotic Mature Trees
- Pleasant Views to the Hill, Impressive Approaches and Long Distance Vistas of the Landscape
- Low Scale, Vertical Rhythm, Verandah Style Built Form within the Village Centre

### HERITAGE & CHARACTER

1



### FINE GRAIN, PEDESTRIAN FRIENDLY, STREET BASED ACTIVITY CENTRE

2



### NATIVE AND EXOTIC MATURE TREES

3



### PLEASANT VIEWS TO THE HILL, IMPRESSIVE APPROACHES AND LONG DISTANCE VISTAS

4



### LOW SCALE, VERTICAL RHYTHM, VERANDAH STYLE BUILT FORM

5



Figure 4: Key Design Elements of the Village

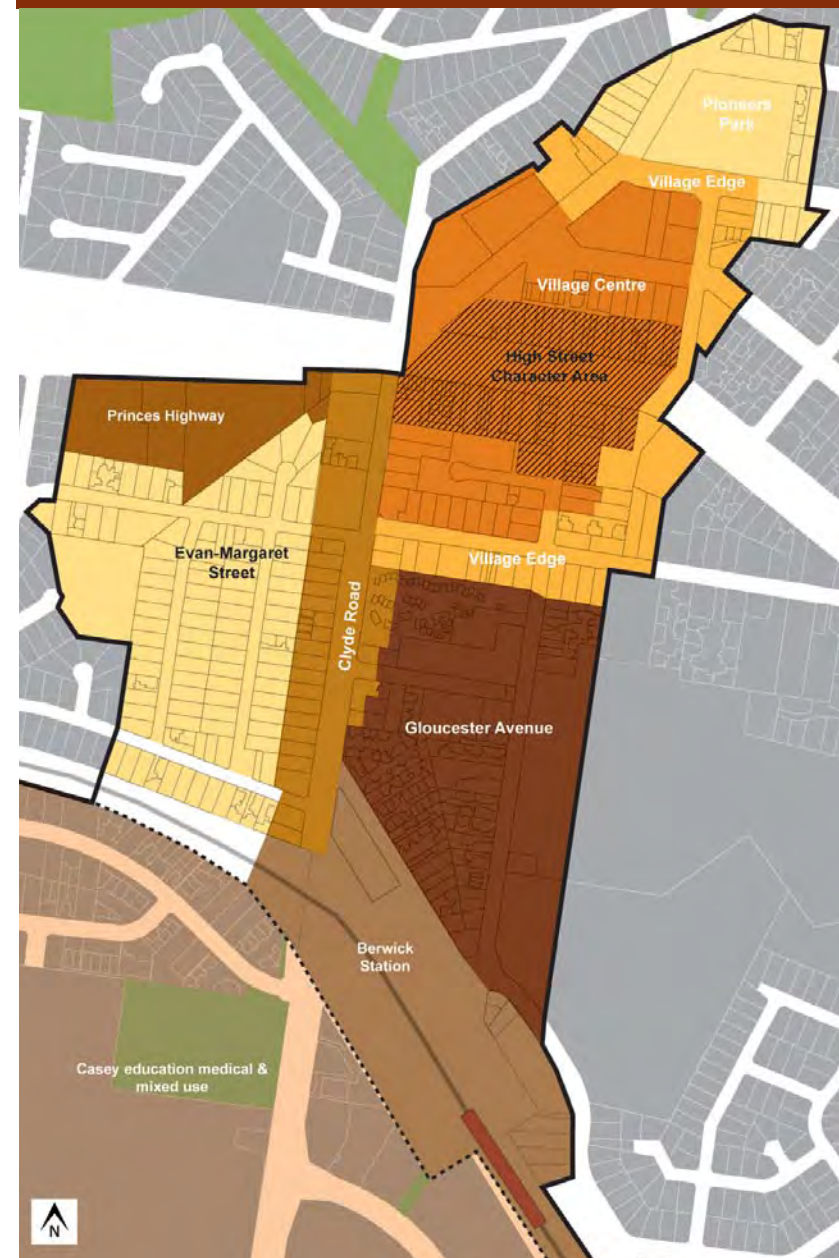
# 3 Urban Design Principles

The following principles form the basis of the urban design guidelines which aim to deliver the vision for Berwick Village outlined in the Structure Plan. These principles apply to the entire Berwick Village Study Area. More detailed guidelines are identified later in the Precinct Guidelines section, relating to specific locations.

The five overarching urban design principles are:

- **SENSE OF PLACE**  
Create a better pedestrian environment and experience for the users of Berwick Village.
- **ENRICH THE EXISTING**  
Protect and enhance the identity and character of Berwick Village.
- **PLACES FOR PEOPLE**  
Create a high quality public realm that is vibrant, active and safe at all times.
- **MAKE CONNECTIONS**  
Enhance connectivity between pedestrian and vehicular movement through various modes and lines of movement.
- **ENVIRONMENTAL SUSTAINABILITY**  
Minimise the Village requirement for, and use of, natural resources to develop a more sustainable Village.

Figure 5: Precincts





# Urban Design Guidelines

The guidelines in Section 4 apply throughout the Berwick Village Activity Centre Area (except the education, medical and mixed use precinct):

## 4.1 SITE RESPONSIVE DESIGN

### 4.1.1 Objectives

To encourage building design which is suited to the local context.

- To enhance the “Berwick Village” character (refer to section 2.3: Key Design Elements).
- To promote high quality, well-considered design.
- To optimise the use of sites and create distinctive and inspiring environments.
- To develop a legible and liveable environment.
- To build local landmarks and maintain views to existing landmarks.
- To respect natural environments and deliver sustainable, adaptable environments.
- To provide sensible linkages and access for all.

### 4.1.2 Design Requirements

Buildings should be designed to respond to the local context and preferred character; and demonstrate a response to the following, where relevant:

- Heritage characteristics.
- Adjacent and nearby buildings.
- The preferred precinct character.
- Street theme.
- Environmental conditions.
- Transport and access opportunities.
- Interface to surrounding residential areas.

## 4.2 BUILDING HEIGHTS

Building heights should seek to balance the accommodation of activities with response to local character. (All building heights are measured from the lowest natural ground level to the highest point of the building, ie: apex. (Refer to *Australian Height Datum AHD*).

### 4.2.1 Objectives

- To avoid building heights which have a negative impact on the public realm.
- To provide a good sense of enclosure and definition to the street edges.

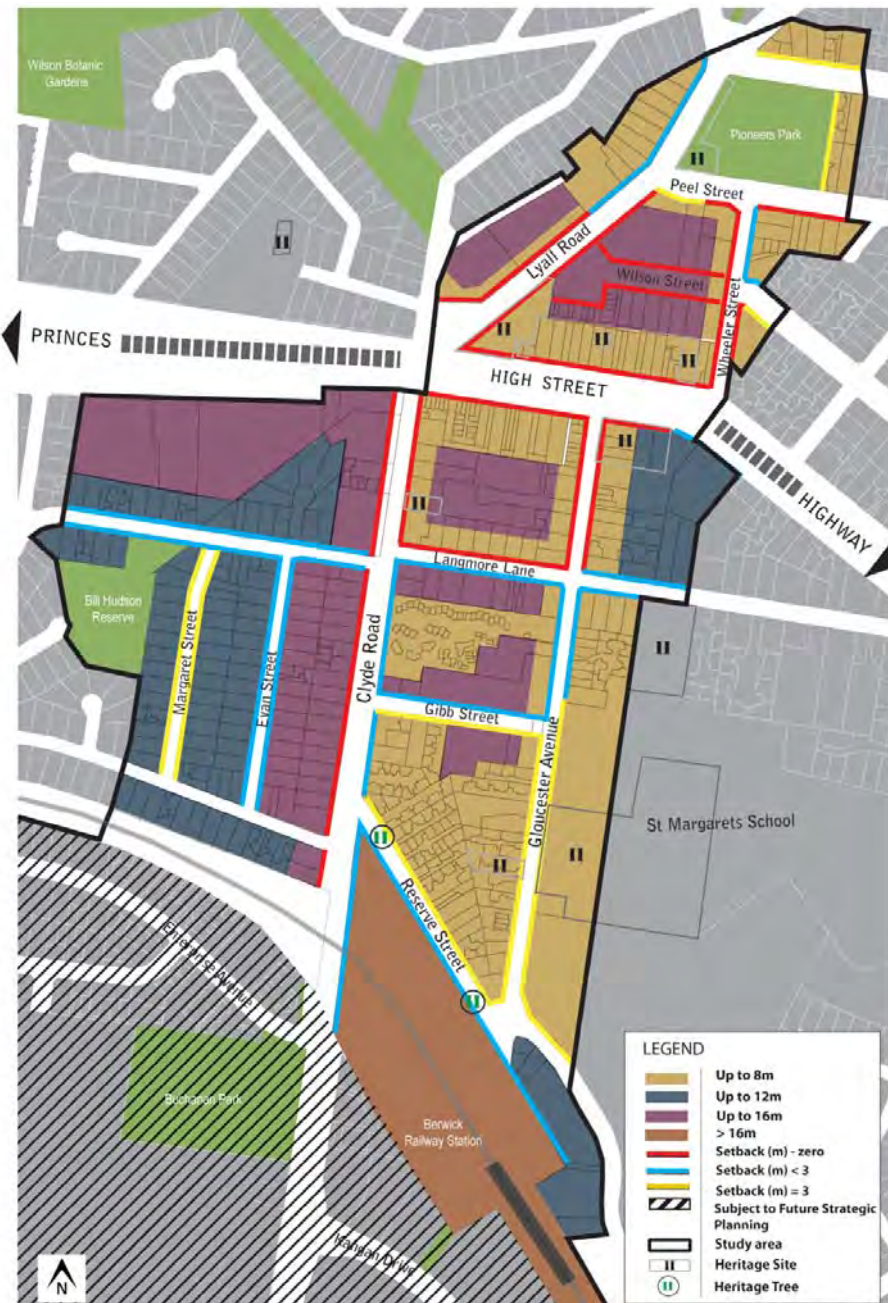
### 4.2.2 Design Requirements

- Building heights should be generally in accordance with Table 1 and as shown in the Built Form Plan A and B (Figure 6 and 9), and generally should not exceed heights in the street theme diagram; most importantly at the street level, (refer to Figure 6: Built Form Plan-A).

- Where buildings abut residential zones, a transition maximum building height of 8m should occur at the residential interface.
- Buildings should not block sunlight to the southern footpaths of major streets between 9am and 3pm in midwinter (22 June).
- All buildings taller than 2 storeys should have a maximum of 8m (2 storeys) podium at the street level with the upper levels recessed by 4m.
- See Corner Sites and Prominent Sites for guidelines on the use of height for architectural statements, (refer to Figure 6: Built Form Plan-A).

| Precinct  | Preferred Building heights (m)  |
|---|---|
| Village Centre  | <ul style="list-style-type: none"> <li>• Lyall Road, Blackburne Square and Northside and Southside strategic sites: 8m and 16m (refer to Figure 6 and Sections 6.1 and 6.2)</li> <li>• All other land: 8m</li> </ul>  |
| Village Edge  | <ul style="list-style-type: none"> <li>• Community Services strategic site and some surrounding land: 12m (refer to Figure 6)</li> <li>• Lyall Road strategic site: 8m and 16m (refer to Figure 6 and Section 6.3)</li> <li>• South of Langmore Lane (15-17 Clyde Road and 2-14 Langmore Lane): 16m</li> <li>• All other land: 8m*</li> </ul> |
| Pioneers Park   | <ul style="list-style-type: none"> <li>• 8m*</li> </ul>   |
| Clyde Road  | <ul style="list-style-type: none"> <li>• 29 Clyde Road: 16m</li> <li>• All other land east of Clyde Road: 8m*</li> <li>• All land west of Clyde Road: 16m</li> </ul>  |
| Gloucester Ave  | <ul style="list-style-type: none"> <li>• Gibb Street: 8m* or 16m (refer to Figure 6)</li> <li>• All other land: 8m*</li> </ul>  |
| Princes Highway   | <ul style="list-style-type: none"> <li>• 16m</li> </ul>   |
| Evan-Margaret Street  | <ul style="list-style-type: none"> <li>• East of Evan Street: 16m</li> <li>• All other land: 12m</li> </ul>   |
| Berwick Station   | <ul style="list-style-type: none"> <li>• Abutting Melville Park Drive: 12m</li> <li>• All other land: over 16m and over</li> </ul>  |
| All precincts   | <ul style="list-style-type: none"> <li>• Unless otherwise specified within these guidelines, maximum height at street frontage is 8m, with upper levels (where permitted) recessed by minimum of 4m</li> </ul>  |
| * Except where a development is assessed under Clause 54 or 55 of the Casey Planning Scheme, in which case the heights prescribed under those Clauses apply |   |

**Table 1: Preferred Building Heights**, (Refer Figure 6: Built Form Plan-A for building heights relating to Strategic Sites). **Note:** This is a summary only – detailed requirements are in Figure 6 and Section 6 – Strategic Sites)



**Figure 6: Built Form Plan A**

\*Except where a development is assessed under Clause 54 or 55 of the Casey Planning Scheme, in which case the heights prescribed under those Clauses apply

## 4.3 BUILDING BULK & MASSING

### 4.3.1 Objectives

- To enable buildings in the Village to provide an appropriate level of enclosure and spatial definition to adjoining streets.
- To reduce the visual bulk and scale of large buildings.
- To reduce the impact of bulk on heritage buildings.

### 4.3.2 Design Requirements

- For large buildings, facades should be articulated to break up their visual bulk, through architectural treatments, emphasising the vertical rhythm.
- Buildings taller than two storeys should generally be designed with a podium of two storeys, except developments on the designated key strategic sites.
- Buildings adjacent to heritage sites should comply with the requirements of 4.16 Heritage Buildings.

## 4.4 SETBACKS

### 4.4.1 Objectives

- To promote a safe, active, legible public realm.
- To enhance the preferred precinct character.
- To provide natural light and ventilation.

| Precinct              | Preferred Setback (m)   |
|-----------------------|---|
| Village Centre        | All buildings at 0 metres   |
| Village Edge          | All buildings at 0 metres   |
| Clyde Road            | 0 metres for non-residential building. Lesser than or equal to 3 metre for residential buildings  |
| Princes Hwy           | To align with existing setbacks for extensions to existing buildings                              |
| Gloucester Avenue     | 0 metres for non-residential buildings. 3 metres for residential buildings.                       |
| Evan-Margaret Streets | 3 metres for residential buildings  |
| Berwick Station       | Generally 0 metres for non-residential buildings. 3 metres for conventional residential buildings |

**Table 2: Preferred Building Setbacks**, (Refer to Figure 6: Built Form Plan A). **Note:** This is a summary only – detailed requirements are in Figure 6 and Section 6 – Strategic Sites)



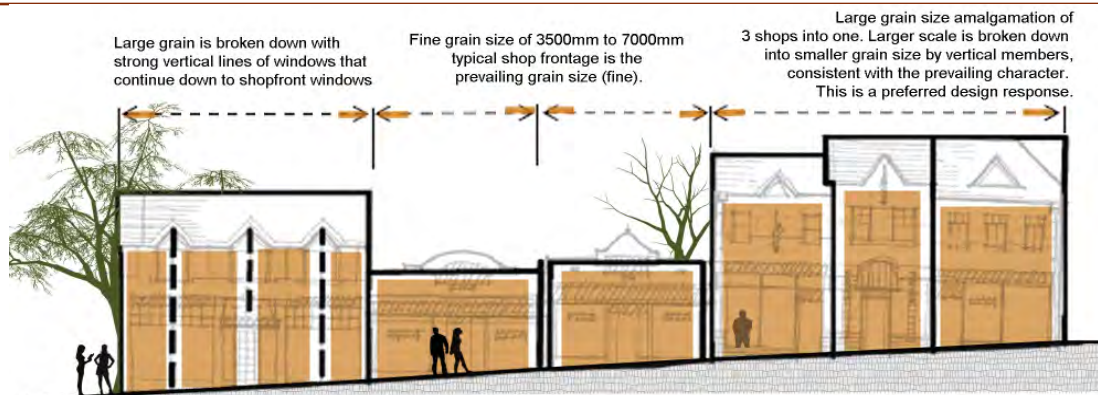


Figure 7: Variation of Grain Size (Shop Width)

#### 4.4.2 Design Requirements

Building setbacks should generally be consistent with Figure 6: Built Form Plan A, Table 2: Preferred Building Setbacks and the Street theme diagrams, requiring commercial buildings to be generally built to the front of the site, with car parking at the rear; except where an increased setback:

- Creates a substantial contribution to the public realm.
- Is required as a design response to a heritage building.
- On a residential building is used to create a private garden.

#### 4.5 BUILDING ORIENTATION

##### 4.5.1 Objectives

- To promote a safe, active, legible public realm,
- To promote designs which orientate buildings towards the public realm and create a sense of address.
- To maximise sunlight exposure to the habitable spaces.
- To ensure the front facade and building entry face the street.
- To minimise the need for air conditioning and heating.

##### 4.5.2 Design Requirements

- Buildings should be oriented towards the street and address the public realm wherever possible.
- Active areas should be located to the front of buildings.

#### 4.6 GRAIN SIZE (SHOP WIDTH)

The grain size of buildings (ie: the spacing between building entrances from the street), has a cumulative impact upon the vibrancy of the public realm. For retail and commercial areas, fine grain (narrower widths) provides the mix that generally creates more street activity.

#### 4.6.1 Objectives

- To create activated street edges, walkable, safe and interesting streets.
- To create high levels of functional integration between commercial buildings and the public realm.

#### 4.6.2 Design Requirements

The grain size of buildings should be established in accordance with the Built Form Plan (refer to Figure 9: Built Form Plan B), which shows:

- Widths of between 4.5m to 6m in the Village Centre and high activity areas. Larger widths are permitted at the designated strategic sites. However these should be addressed with architectural treatments emphasising the vertical rhythm.
- Widths of between 15m to 25m, in moderate activity areas being Clyde Road, Gloucester Avenue and the Village Edge precincts.
- Widths generally not greater than 25m in the Princes Highway and Berwick Station precincts, except for the existing car sales yard buildings.

#### 4.7. DOORWAYS & ENTRANCES

##### 4.7.1 Objectives

- To ensure that building entrances effectively activate public space.
- To enhance the legibility of entrances and doorways in the streetscape.
- To highlight building entrances with architectural features and to provide weather protection at entrances.

##### 4.7.2 Design Requirements

- The primary entrance to a building should always be from the highest order street (ie. High Street, Clyde Road, Lyall Road, Wheeler Street, Gloucester Avenue) adjacent to the building.
- Building entrances be sited to maximise activation of the public realm.
- Entrances should be spaced in accordance with Section 4.6-Grain size for guidelines on entrance spacing.
- Buildings with dual or multiple street abutments should provide walk-through access wherever possible.

#### 4.8 WINDOWS

##### 4.8.1 Objectives

- To enhance the Village character.
- To maximise passive surveillance of the public realm.
- To provide good access to natural light and ventilation.
- To provide views to the surrounding landscape.

Figure 8: Proportions of Doors and Windows



#### 4.8.2 Design Requirements

- Reflective glazing should not be used at ground floor level, and should not be used anywhere in the Village Centre or Pioneers Park precincts.
- The percentage of clear glazing at the ground floor level, that is clear should not be more than 75% of the overall building façade.
- Design of new buildings should be in accordance with Section 5.1.2 Materials.

#### 4.9 VERANDAHS & AWNINGS

##### 4.9.1 Objectives

- To provide weather protection to the public realm in high activity areas.
- To enhance the Village character and the architectural style.

##### 4.9.2 Design Requirements

- Designs for buildings in the Village Centre and other high activity areas should incorporate awnings or verandahs to provide weather protection to the public realm.
- Awnings and verandahs should extend to a maximum of 3m over the public realm, subject to clearance requirements for traffic, buildings, trees and infrastructure.
- Height clearance of at least 2.7m should be provided below awning structures.
- Awnings and verandahs should be constructed to provide continuous weather protection with adjacent structures, wherever possible.
- Verandah posts should be setback 600mm from the back of kerbs, given the fall of the land.
- Suitable locations for fixed signage should be incorporated into the design of verandahs.
- Extensions to verandahs should be temporary.

#### 4.10 BALCONIES

##### 4.10.1 Objectives

- To provide for private outdoor space.
- To increase passive surveillance.
- To enhance the Village character.
- To provide views to the surrounding landscape.

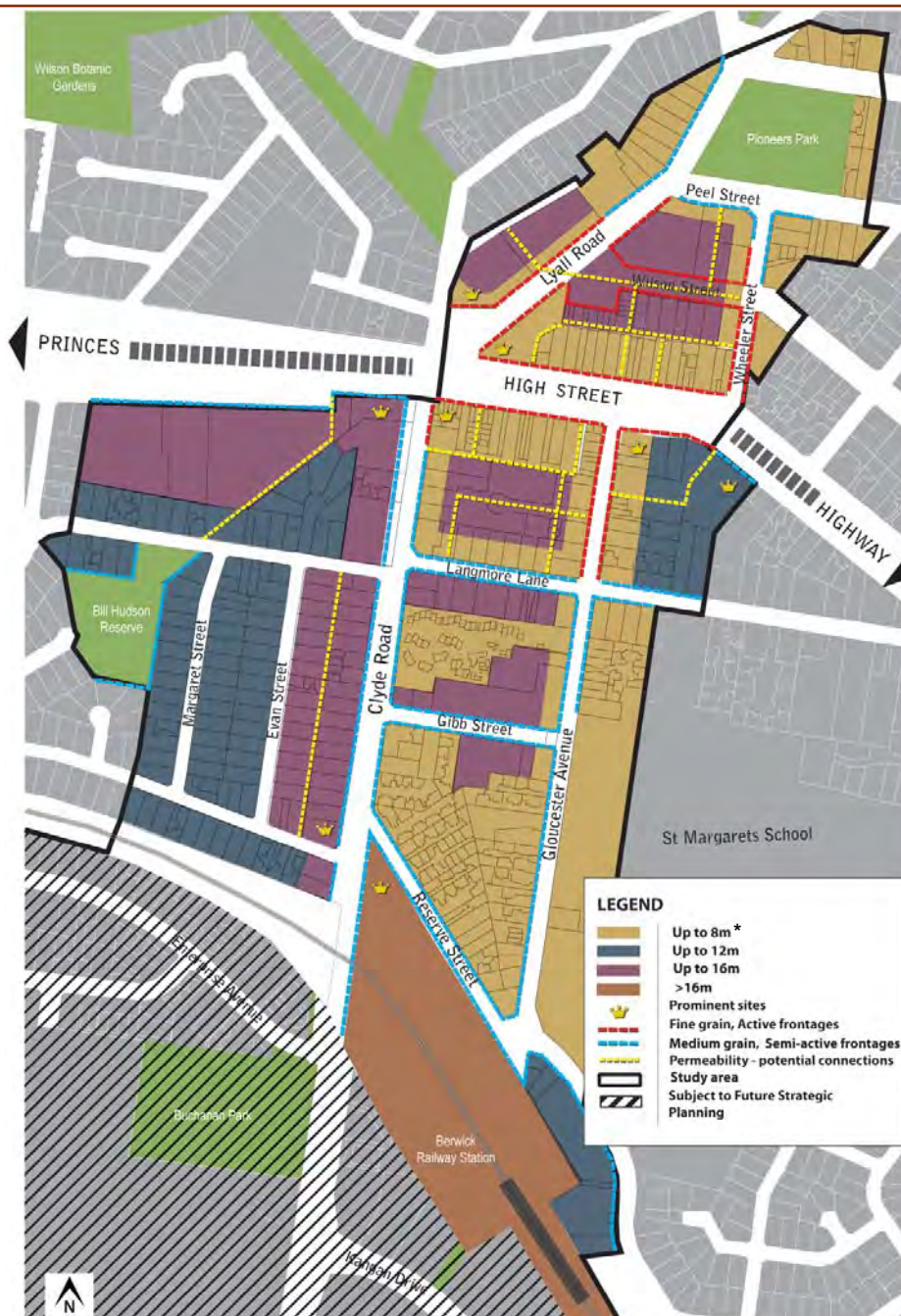


Figure 9: Built Form Plan B

\*Except where a development is assessed under Clause 54 or 55 of the Casey Planning Scheme, in which case the heights prescribed under those Clauses apply



#### 4.10.2 Design Requirements

- Balconies which extend into the public realm must allow for clearance and safety requirements for traffic, buildings, trees, and infrastructure.
- Balconies in the Village Centre precinct should have a depth not less than 1.83 metres, subject to clearance and safety requirements.
- Any vertical weather protection for balconies should be see-through and temporary above waist height (1.10m), and should not be completely solid below waist height.

#### 4.11 CORNER & PROMINENT SITES

Corner and prominent sites are identified in the Built Form Plan (Refer to Figure 9: Built Form Plan B).

##### 4.11.1 Objectives

- To improve the legibility of the built form.
- To promote architectural emphasis and the construction of landmark buildings on strategically located corner sites.
- To ensure that buildings on corner and prominent sites appropriately address the public realm.

##### 4.11.2 Design Requirements

- All buildings on corner sites should provide frontage to both adjacent streets, by having an entry from the street.
- Commercial buildings on corner sites should activate the primary street address.
- Use architectural features to emphasise building prominence, create landmarks, and 'bookends' to street blocks.
- Architectural elements may extend above the heights specified in the Built Form Plan for prominent corner emphasis in some circumstances (strictly subject to evaluation of design merit.)

#### 4.12 FENCES

##### 4.12.1 Objectives

- To clearly define, but not create overly privatised space.
- To enhance the Village character.
- To allow for passive surveillance of the public realm.

##### 4.12.2 Design Requirements

- Front fences in the Village Centre precinct, along High Street, Lyall Road and Wheeler Street are not supported.
- Side and rear fences should not be above 1.8m high.
- Forward of the building line, side fences should reduce in height to the height of the front fence, only for the commercial and residential properties in the Village periphery.

#### 4.13 SERVICING AREA

##### 4.13.1 Objectives

- Servicing, waste collection and loading areas of buildings should be designed and sited to be operationally functional, with minimal visual impact on the public realm.

##### 4.13.2 Design Requirements

- Heavy loading bays should be located in accordance with the Access Framework Plan, and incorporated within the building envelope.
- Servicing areas should be screened from the public realm, using high quality designed screens.
- Avoid the use of impervious metal sheets for screening.

#### 4.14 PUBLIC TOILETS

##### 4.14.1 Objectives

- To enhance public amenity.
- To maintain public safety.

##### 4.14.2 Design Requirements

- Development of large retail anchor stores should include provision of suitably sited public toilets.
- The design of public toilets should be safe, attractive, functional, well lit, appropriately signed and generally accessible.

#### 4.15 STREET LIGHTING

##### 4.15.1 Objectives

- To enhance public safety and amenity.
- To enhance the Village character.
- To highlight existing historic elements of the Village through lighting design.

##### 4.15.2 Design Requirements

- Specifications for public lighting should be consistent with the guidelines in the Public Realm Plan in the Berwick Village Structure Plan.
- Developments which create public or semi-public space, including car parking, should include appropriate lighting.

#### 4.16 HERITAGE SITES

##### 4.16.1 Objectives

- To encourage buildings to adopt a 'respectful neighbour' design response to 'nearby' heritage sites, (refer Figure 6: Built Form Plan A, for Heritage Sites).

#### 4.16.2 Design Requirements

- Buildings adjacent to heritage sites should be setback the same or greater than the heritage building.
- Buildings which impact on heritage sites must demonstrate a sympathetic response to the site.
- Heights of buildings adjacent to heritage sites should be contained within an envelope which extends upwards from the bottom of the roof of the heritage building on a 22-degree angle.
- Buildings adjacent to heritage sites should allow prominent views to key features of heritage sites to be maintained.
- Buildings should maintain a responsive clearance to heritage trees; in order to balance the greenscape feel without dominating.

#### 4.17 MEDIUM DENSITY RESIDENTIAL BUILDINGS

Medium-density residential buildings in Berwick Village will predominantly be in the form of two and three storey apartments and townhouses. This style of development will become an increasingly noticeable feature of Berwick Village over time.

##### 4.17.1 Objectives

- To ensure that medium-density residential development responds to Berwick Village character objectives.

- To encourage high quality designs for medium-density residential development.
- To maintain the amenity of areas where medium-density residential development occurs.

#### 4.18 ECOLOGICALLY SUSTAINABLE DESIGN (ESD)

Berwick Village offers a unique opportunity for Council to continue to showcase ecologically sustainable design and deliver best practice sustainable outcomes, maximising environmental, economic and social benefits.

##### 4.18.1 Objectives

- To minimise and off-setting of carbon emissions: To set new benchmarks in energy conservation and increase use of renewable energy resources.
- To minimise waste generation, water consumption and storm water run off.
- To incorporate Water Sensitive Urban Design principles into the future landscape works.

##### 4.18.2 Design Requirements

- Plan or design all buildings and facilities to minimise and off set carbon emissions.
- All landscape components of developments should consider Water Sensitive Urban Design guidelines set by the Melbourne Water Authority.

Figure 10: Former School Building, Pioneers Park





# Precinct Requirements



## 5.1 VILLAGE CENTRE PRECINCT

At the Village Centre precinct's heart, the High Street Character Area retains a low-scale built form which is sympathetic to its iconic heritage buildings. This area retains its heritage feel through:

- Prevailing building heights of two storeys and of a generally fine grain (narrow shop widths).
- A strong reference to heritage architecture in the design of new buildings, through the use of proportions, materials, colours, roofs, verandahs, awnings, etc.
- Busy street-based pedestrian activity, including dining and shopping.
- Large trees and landscaping in the spacious median strip with a mix of native and exotic European trees.

To ensure the heritage feel is retained into the future, development should incorporate:

- Public artwork and lighting design to enhance civic pride.
- Maintenance of the central median as a high quality people place.
- In the parts of the precinct away from High Street, newer developments should provide the anchors for activity, while retaining a fine-grain and street-based orientation to the street. In these areas, building heights may be up to 4 storeys on key strategic sites.



Chapel Street, Prahran



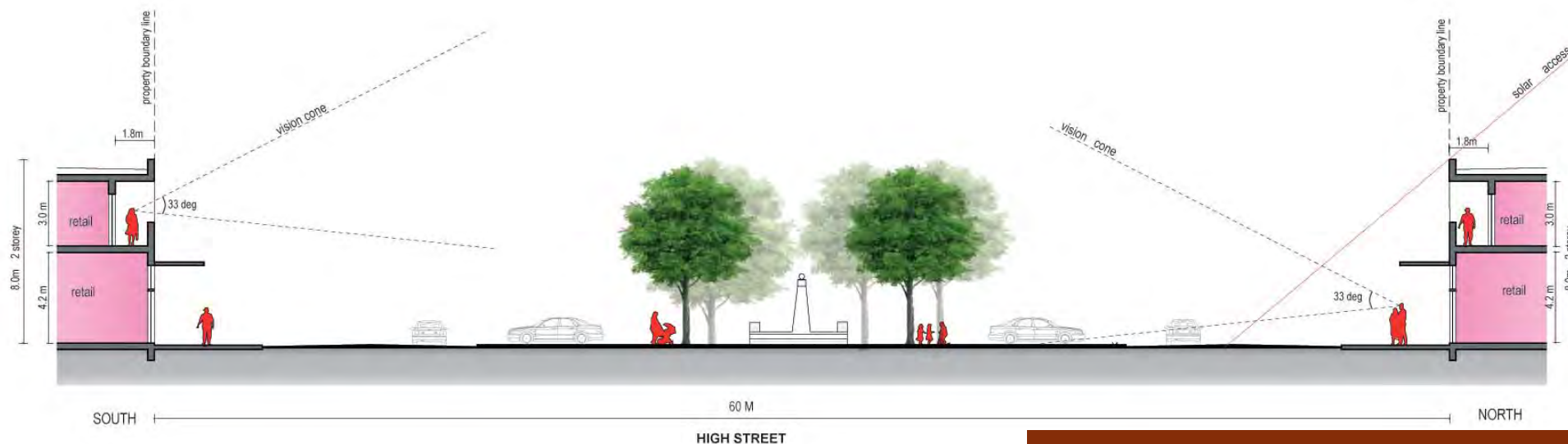
Malvern Road, Toorak Village

Auburn Road, Hawthorn



Figure 11: Examples of street based Shopping Centres

Figure 12: High Street Theme



The following specific guidelines apply to new development in the Village Centre:

### 5.1.1 Colours

#### Objectives

- To promote a 'sense of cohesiveness' for the entire Village that is sympathetic to its existing heritage and character,
- To establish a 'high quality' design theme in the Village Centre,
- To promote colours that are consistent with the Village character.

#### Design Requirements

- Dominant building colours should be earthy tones and or natural washes, (refer Fig 13a).
- Use bright or complementary colours for trims and highlights.
- Use exposed brickwork as a reference to traditional architectural styles wherever relevant.

#### Colour Scheme for the High Street Character Area

(refer to Figure 5: Character Precincts for area boundary)

The built form along High Street is predominantly of late Victorian and Edwardian style architecture. All new developments should share the characteristics of existing buildings; and relate to in a contemporary style. The colour and material palette discussed below is preferred and is in accordance with the Building Commission Victoria and Heritage Victoria, 'What house is that?' guidelines.

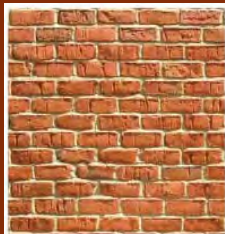
Figure 13a: Preferred Colour Palette





Figure 13b: Preferred Material Palette

### Masonry



Red Brick

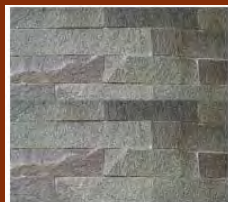


Vitrified Brick



Clinker Brick

### Wall finishes



Slate



Stone Masonry



Stucco



Stucco texture

## 5.1.2 Materials

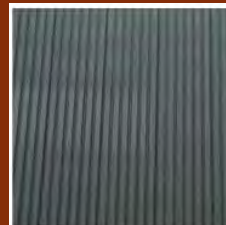
### Objectives

- To conserve the Village fabric that contributes to the significance of heritage places.
- To ensure that new development is of the highest quality design that positively and creatively interprets and responds to the historic character of Berwick Village.

### Design Requirements

- The preferred dominant material palette for facades consists of plastered masonry, exposed brick and clear glazing, (refer Figure 13b).
- Avoid bricks of garish and shiny finishes.
- The preferred dominant materials palette for roofs consists of tile, slate, and corrugated iron.
- Clear glazing that is non tinted and non-reflective without signage and or like obstructions should form 75% of the façade at ground floor level.
- All selected materials must be of a demonstrably high quality.
- Accentuate the load-bearing function of lower storeys.

### Roof tiles



Corrugated iron roof



Slate tiles



Terracotta tiles

### Window finishes



Light metal frames



Simple timber frames  
- not painted

### 5.1.3. Scale, Proportions and Rhythms

#### Objectives

- To enhance the Berwick Village heritage and character.
- To design buildings of a 'human' scale.
- To complement the existing architectural style and built environment.
- To encourage a 'respectful neighbour' design response to 'nearby' heritage sites (the layer of 'nearby' should be assessed by the developer during the development application stage, as part of the development proposal).

#### Design Requirements

- Buildings should consist of three clearly defined horizontal sections: a base, middle, and top.
- Architectural proportions should be more vertical than horizontal.
- Dominant vertical rhythms at ground floor should be a maximum of 6 metres wide or matched to tenancy widths, whichever is finer and upper floors should maintain the vertical rhythm appropriately.
- Height and proportions of new buildings should reflect the predominant height and proportion of adjacent heritage buildings. The proportions of windows and doors (voids) to walls (solids) when viewed from the street should be similar to those of adjoining significant buildings.
- Window proportions should be vertically dominant, except ground floor retail windows.
- Decorative elements in the 'top' section of facades should be arranged symmetrically on the vertical axis.
- Accentuate the load-bearing function of lower storeys with proportional structures.

### 5.1.4. Roofs

#### Objectives

- To promote a 'villagescape' which enhances and is sympathetic to the Berwick Village heritage character.
- To establish a 'high quality' design theme in the Village Centre.

#### Design Suggestions

- Pitched roofs are preferred as a reference to traditional architectural styles, wherever appropriate.



Dominant vertical members defining the vertical rhythm of the Village's built form

Figure 14: Built Form Rhythm



Pitched roof and architectural elements defining the Village's skyline

Figure 15: The Village's Roofline





## THE SITE

EXISTING PHOTOGRAPH

SIGNIFICANT VIEWS TO HILLS ARE PROTECTED

SETBACK OF SECOND STOREY TO RESPECT HERITAGE BUILDINGS



EXISTING HIGH STREET VILLAGE CHARACTER IS ENRICHED WITH VIBRANT STREET LIFE

## HIGH STREET VIEW

LOOKING NORTHWARDS OVER HIGH STREET TO WHEELER STREET

BOOKEND TREATMENT TO EMPHASISE CORNER BUILDING

P. EDGELEY

WHEELER STREET

Illustration 1: High Street



## 5.2 VILLAGE EDGE PRECINCT

The Village Edge Precinct defines the edge of the busy activity core. The urban fabric provides a transition of built form style and uses into a commercial and residential interface. This precinct is home to the major retail anchors on the north and south sides of High Street; however the design intent is not to undermine the richness and vibrancy of High Street. The precinct will continue to be predominantly commercial based business and medical based with retail components. There are several community and cultural uses in the Village edge area; and a handful of historic buildings maintaining strong links with a rich, cultural past.

### 5.2.1 Design Objectives

- Residential use is encouraged at upper levels to create home-of-fice or shop top housing opportunities.
- Street edges should be semi active and the buildings setback from the street with soft landscape along the commercial edges.

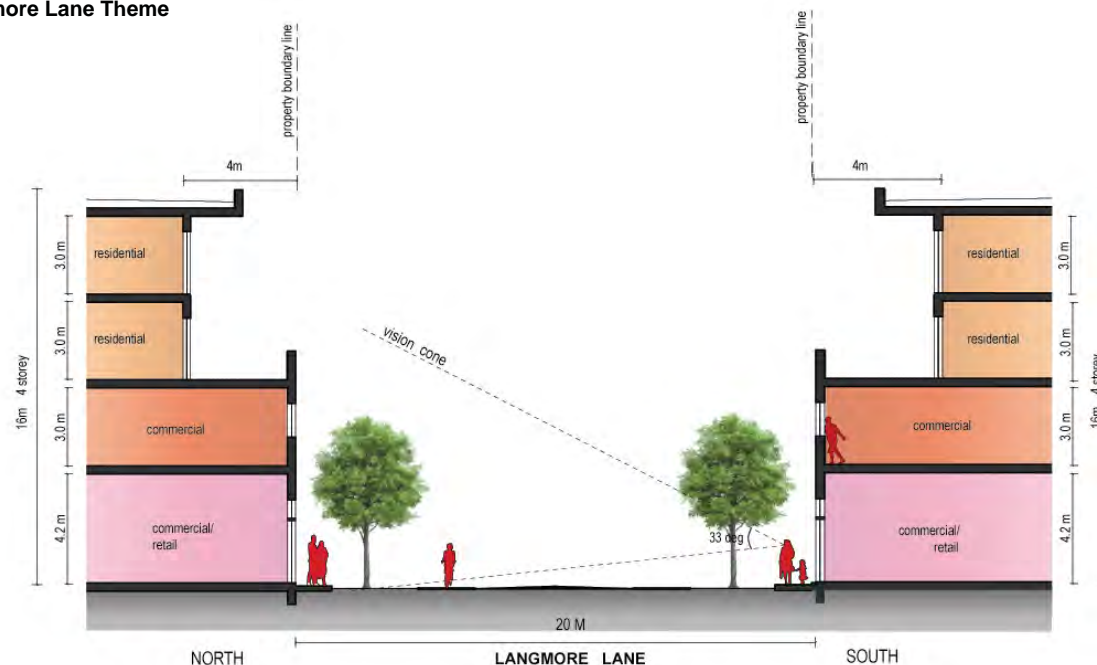
### 5.2.2 Design and Development Requirements

- The public realm should be upgraded to create a good walking environment connecting the Village Centre to the public transport nodes.
- All developments along Langmore Lane should be in accordance with Section 6.1 Southside Strategic Site and the Street theme diagram.
- Building façade covered by the vision cone should present excellent façade articulation and architectural treatment, in order to improve the aesthetic quality and visual experience of the street. Refer Figure 16, Langmore Lane Theme.

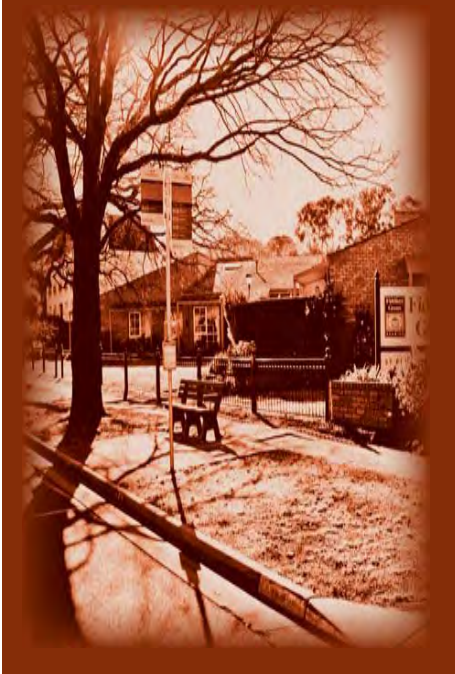


Preferred Skyline transition to the residential area

Figure 16: Langmore Lane Theme



Langmore Lane looking east; walkable pedestrian environment; with commercial interface to the street. Preferred built form should setback by 4m to provide for a sensitive residential interface.







### 5.3 CLYDE ROAD PRECINCT

Clyde Road is a regional arterial road and is the southern gateway to Berwick Village. It has a strong evolving character as a commercial boulevard built up with semi active edges. The intensity of development along the Clyde Road corridor will increase and emerge as the main local connection between the Village Centre and the education, medical and mixed use precinct.

#### 5.3.1 Design Objectives

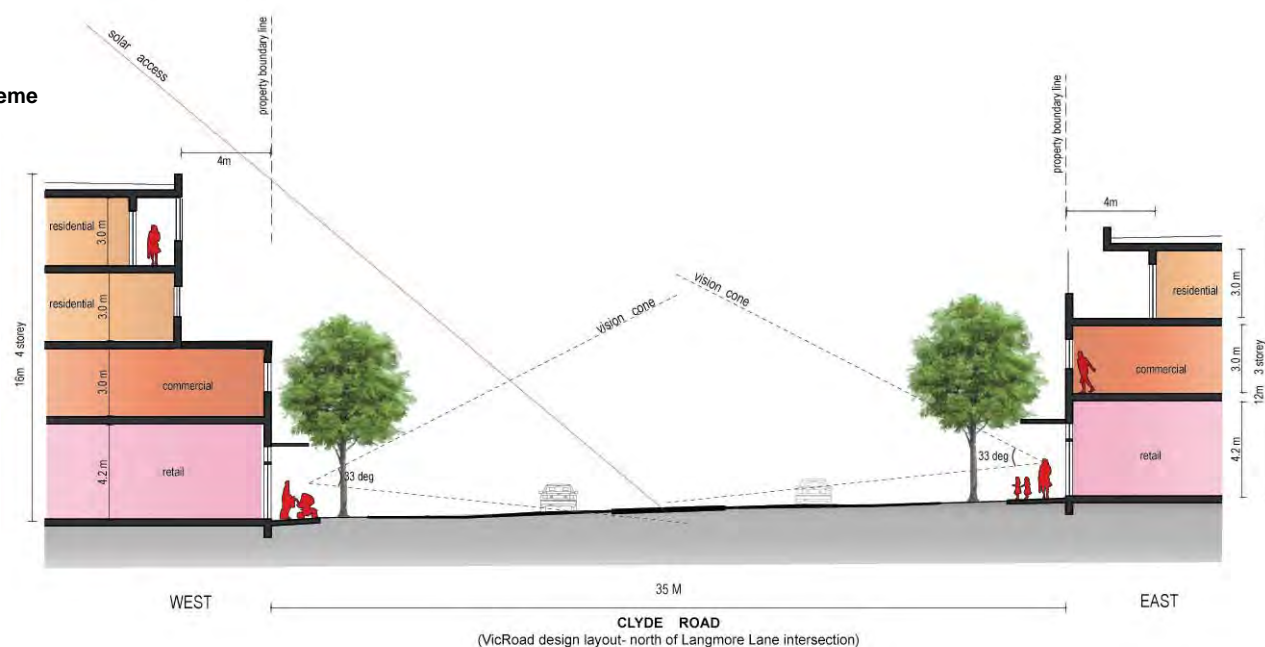
- Develop a safe and attractive walking and biking environment along the Clyde Road corridor.
- To encourage more intense commercial and mixed use development which creates an attractive urban boulevard.

#### 5.3.2 Design and Development Requirements

- To retain a leafy avenue feel in accordance with the future Civic Improvement Plan.

- For developments along Clyde Road should mainly consist of 16m tall, 4 storey buildings containing a mix of medical, commercial office and residential uses.
- For the first and second storeys to have a zero lot setback with the upper storey setback by 4m.
- Residential and accommodation above commercial spaces is encouraged to deliver shop-top housing and 'small home office' type developments.
- Building façades covered by the 'vision cone' should present excellent façade articulation and architectural treatment, in order to improve the aesthetic quality and visual experience of the street (refer Figure 17 Clyde Road Theme).

Figure 17: Clyde Road Theme



Note: This is based on the VicRoads draft design layout and is subject to change.





## 5.4 BERWICK STATION PRECINCT

The Berwick Station Precinct has long term development potential for a mix of medium-rise commercial and residential buildings. It is suitable for an integrated development due to the availability of a large parcel of land in close proximity to the railway station. The precinct has significant potential for transport oriented development, such as commercial offices, residential apartments, convenience retail and other uses which relate to the education, medical and mixed use precinct located to the south. The Clyde Road duplication will have a major impact on the future development of this precinct.

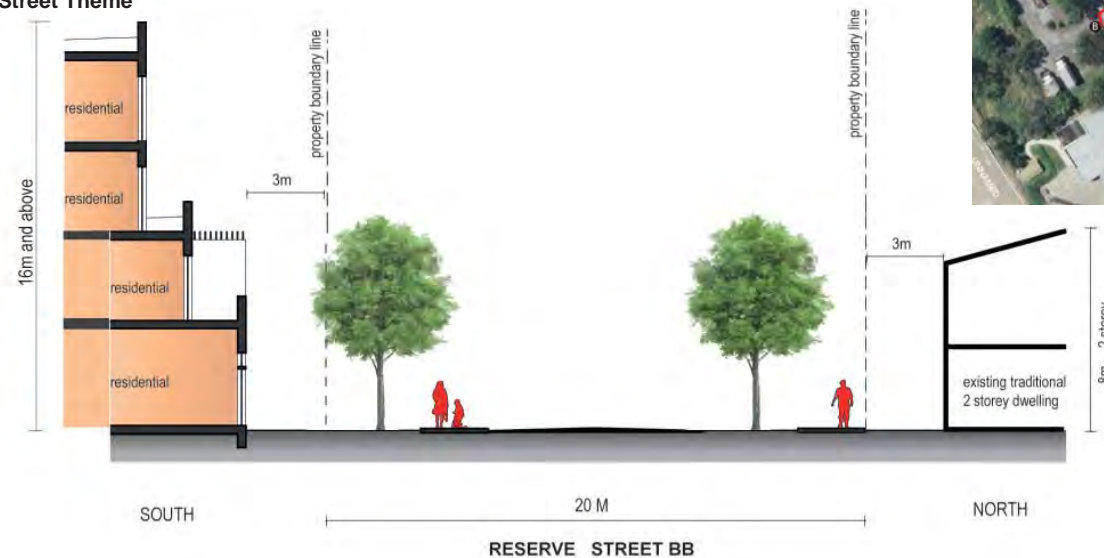
### 5.4.1 Design Objective

- To protect opportunities for larger scale development.
- To provide a transition to a high quality 'urban' built form.

### 5.4.2 Design and Development Requirements

- A masterplan is required to show a suitable network of internal streets and lanes to support street-based development throughout the land within the precinct at the street frontage.
- Buildings should have of a height of 2-3 storeys at the street interface, with a higher building height midblock 16m and over.
- Servicing areas for buildings should not be located on streets.
- Site consolidation is required to enable integrated development opportunities.
- All future developments along Reserve Street should address the existing residential interface with a 2 storey at the street level and upper storeys to be setback by 4m; must complement and respect the heritage trees and the leafy feel of the residential area.

Figure 18: Reserve Street Theme



Reserve Street looking west; residential street with low scale development along the street interface and upper storeys recessed to complement the existing residential character of the street.







## 5.5 GLOUCESTER AVENUE PRECINCT

Gloucester Avenue will continue to be the main pedestrian and local traffic link between the Berwick Station and the Village Centre. The precinct contains a mix of medium-density residential uses and features the St John of God Hospital and St Margarets School.

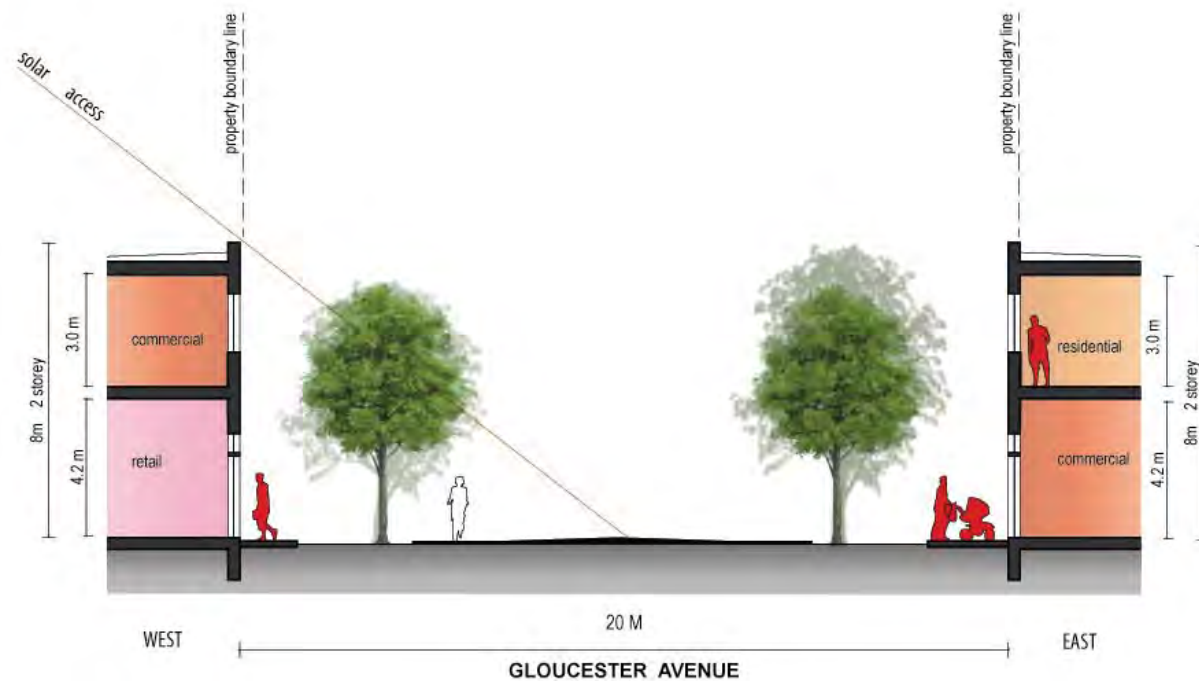
### 5.5.1 Design Objectives

- To enhance the leafy street character.
- To enhance the pedestrian friendly walking environment and improve connectivity.

### 5.5.2 Design and Development Requirements

- New buildings will contribute to a semi-active edge with setbacks not greater than 3m.
- Commercial developments to be sympathetic to surrounding residential uses in terms of height, setback and scale.

Figure 19: Gloucester Avenue Theme



Gloucester Avenue looking south; human scale, pedestrian environment with low scale built form; leafy avenue feel and intimate enclosure at street level.





## THE SITE

EXISTING PHOTOGRAPH

HERITAGE BUILDING -  
COURT HOUSE

LOW SCALE RETAIL  
WITH COMMERCIAL OVER

P. EDGELEY

SOUTHSIDE  
DEVELOPMENT

INFORMAL PEOPLE PLACE

## COURT HOUSE VIEW

LOOKING SOUTHWARDS FROM HIGH STREET CORNER

HIGH QUALITY LANDSCAPE TREATMENT IN PUBLIC REALM

Illustration 2: Court House





## 5.6 PRINCES HIGHWAY PRECINCT

### 5.6.1 Design Objectives

- Developments should respect and complement High Street with possible commercial densities and active urban edges.

### 5.6.2 Design and Development Requirements

- Lots should be consolidated to provide for an integrated development.
- Street plantings and public realm upgrades are required to complement the High Street character.
- Servicing areas for buildings should not be located on streets.
- Site consolidation is required to enable integrated development opportunities.

## 5.7 PIONEERS PARK PRECINCT

The Pioneers Park Precinct will continue to showcase the park and historic school building. Surrounding residential buildings should be oriented to overlook the park to provide passive surveillance. A distinctly heritage feel should be present in new buildings,

sympathetic to the heritage architecture. The park will continue to provide a pleasant, safe and attractive open space for visitors to the Village and nearby residents.

### 5.7.1 Design objectives

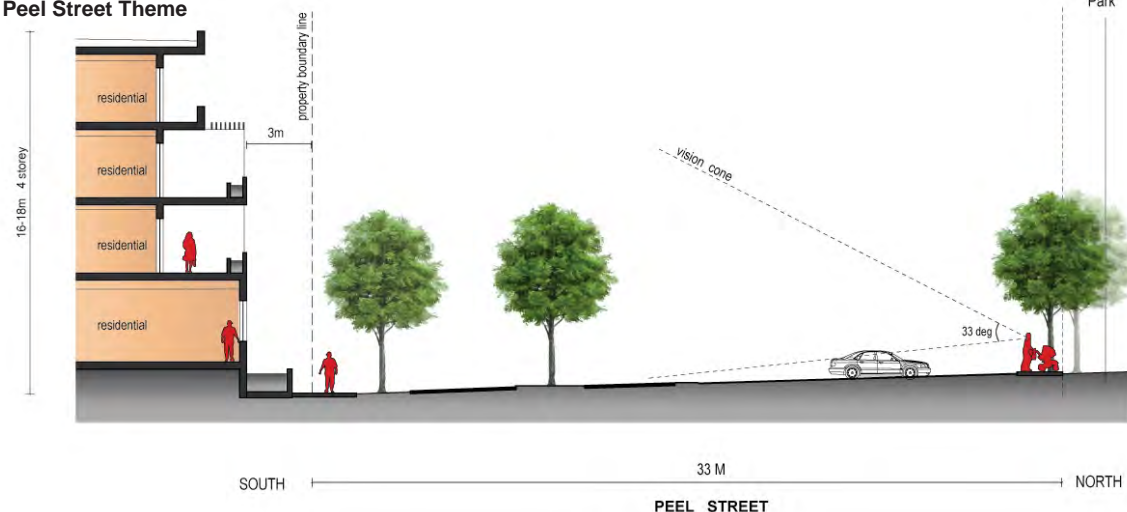
- To provide an excellent built form response to public open spaces, in particular to Pioneers Park.
- To provide passive surveillance to public open spaces.
- To provide activity around public open spaces.
- To enhance the amenity of buildings adjacent to public open spaces.

### 5.7.2 Design and Development Requirements

- Designs should locate living areas and high activity areas adjacent to the public open space.
- Visible activity and passive surveillance of public open spaces should be created through the use of balconies, verandahs, and windows.
- Architecture of new buildings should frame views, and allow overlooking on to the open space, while controlling views back into private spaces.
- Building façades covered by the 'vision cone' should present excellent articulation and architectural treatment, to improve the aesthetic quality and visual experience of the street (refer Figure 20, Peel Street Theme).



Figure 20: Peel Street Theme



Peel Street looking west along Pioneers Park; all future developments should address and provide passive surveillance to the Park; built form to maximise views to the Park.



## 5.8 EVAN AND MARGARET STREETS PRECINCT

The Evan and Margaret Streets residential precinct is a residential infill neighbourhood. The close proximity to the Village Centre, the Station and the Casey education, medical and mixed use precinct makes it an ideal location for apartment-style living. Improvements and expansion of Bill Hudson Reserve will provide a high quality open space for the neighbourhood.

### 5.8.1 Design Objectives

- To provide for high quality residential built form which offers diverse housing opportunities in an attractive residential environment.
- To provide an excellent built form response to public open spaces, in particular to Bill Hudson Reserve
- To provide passive surveillance to public open spaces.
- To provide activity around public open spaces.
- To enhance the amenity of buildings adjacent to public open spaces.

### 5.8.2 Design and Development Requirements

- Apartment buildings in the neighbourhood should be 2-3 storeys high, with 4 storeys east of Evan Street.
- Street plantings in the precinct should provide a leafy suburban character.
- Consolidation of lots for integrated residential development is encouraged.
- Building typologies such as apartments, are encouraged to be located adjacent to the public open space.
- Designs should locate living areas and high activity areas adjacent to the public open space.
- Visible activity and passive surveillance of public open spaces should be created through the use of balconies, verandahs, and windows.
- Architecture of new buildings should frame views, and allow overlooking on to the open space, while controlling views back into private spaces.

Figure 21: Pioneers Park





# 6 Strategic Site Requirements

This section details the site specific design objectives and requirements that the particular development should respond to. For nominated strategic sites all future developments should demonstrate a high order response to all requirements outlined in this section and the relevant precinct requirements stated in Section 5.

## 6.1 STRATEGIC SITE 1: SOUTHSIDE

The Southside strategic site is identified for a retail and mixed use complex. It requires an integrated approach of consolidating the retail component between Adams and Langmore Lanes.

### 6.1.1 Design Objectives

- To ensure that future development on the site supports the Village's established street-based structure and responds to the Village's character.
- To contribute to the establishment of 'urban' street frontages along Clyde Road, Langmore Lane, and Gloucester Avenue.
- To improve permeability and to establish a central pedestrian concourse creating a mid block connection to Adams Lane with strong links to High Street, Gloucester Avenue, and Langmore Lane.

### 6.1.2 Design and Development Requirements

The design should:

- Provide an integrated response to the above objectives and the Land Use, Built Form, Public Realm and Access Framework Plans.
- Replace existing parking in addition to providing parking to satisfy any new development.
- Incorporate a mix of uses including retail, commercial office space; and ideally also residential accommodation.
- Establish Clyde Lane (east of Clyde Road) as a public right of way, which may be accessed from all abutting properties subject to traffic engineering requirements, and prohibit heavy loading from major streets.
- Use the pedestrian access points to public car parking to feed pedestrian activity onto the central concourse, Adams Lane and connecting streets.
- Provide building heights consistent with the Built Form Plan and the Street theme diagram.
- Avoid overlooking from the upper storey of the development into neighbouring residential properties along the southern interface to Langmore Lane.
- Built to the street frontage along Clyde Road (0 metres setback) to activate the Clyde Road edges appropriately.
- Achieve a leading response to environmentally responsible design and construction.
- Consider and respond to the urban design principles as expressed in the Southside Concept Plan (Figure 23).
- Comply with the Village Centre Precinct guidelines and provide appropriate interface to all developments along Langmore Lane.



Figure 22: Existing Southside Shopping Centre



Figure 23: Southside Concept Plan

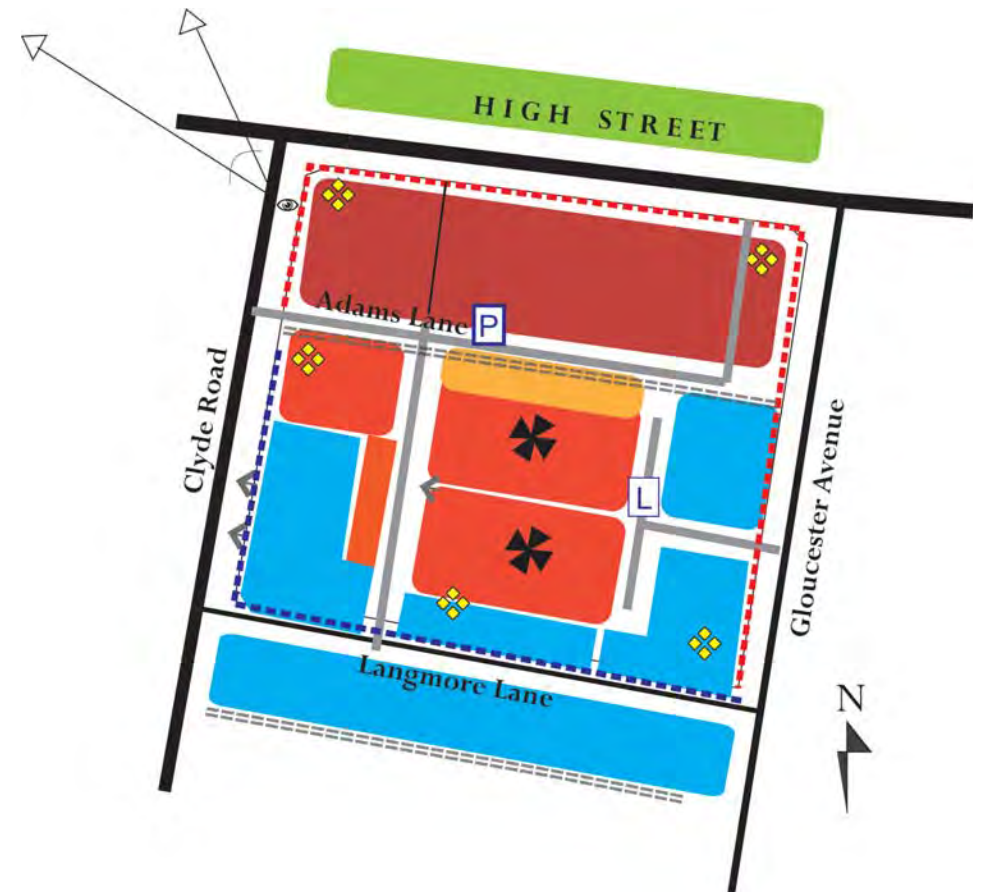


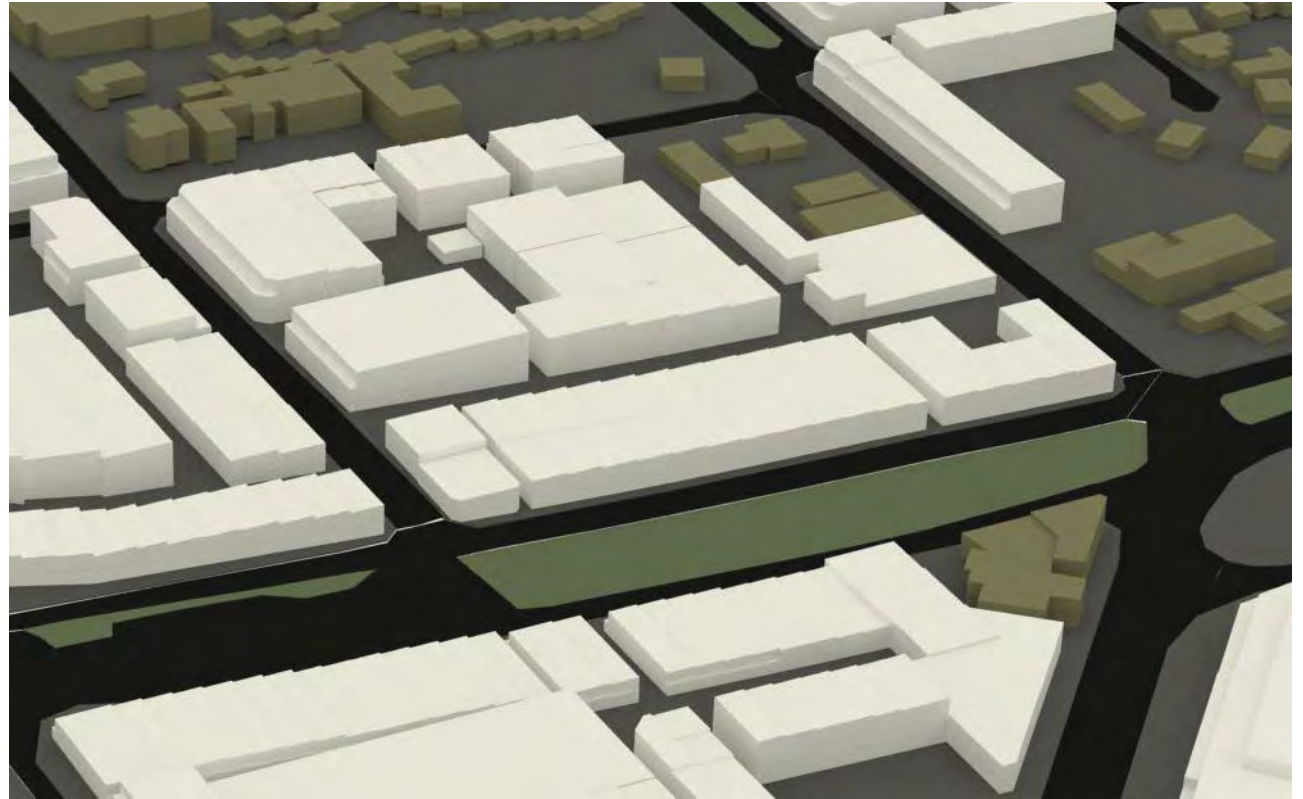
Figure 24: Main Entrance to the Southside Shopping Centre





*Figure 25: Southside 3D Visualisation*

3D built form massing reflecting the preferred low scale development along the street edges; enhanced laneway connections; walkable and safe pedestrian routes with high quality 'people places' on 'Southside'.



Gloucester Avenue looking south; leafy avenue feel, predominantly residential properties with front garden; low scale built form.



Langmore Lane looking west; commercial and semi active street edge condition.





**THE SITE**  
EXISTING PHOTOGRAPH

APARTMENTS SETBACK OVER 2 STOREY PODIUM  
INCLUDING RETAIL TO GROUND & COMMERCIAL OVER



# **SOUTHSIDE VIEW**

IN GLOUCESTER AVENUE - LOOKING NORTHWARDS  
AT LANGMORE LANE CORNER

LANGMORE LANE

P. EDGELEY  
MARCH 2011

COMMERCIAL OVER SHOPS TO GROUND

Illustration 3: Southside





## 6.2 STRATEGIC SITE 2: NORTHSIDE

The 'Northside' strategic site is designated for development as a retail activated, pedestrian prioritised, street-based environment, which will form a focal point for social and retail activities north of High Street in the long term. Future proposals for the site should respond to the following:

### 6.2.1 Design Objectives

- To ensure that future development on the site supports the Village's established street-based structure and responds to the Village's character.
- To contribute to the establishment of 'urban' street frontages along Wilson Street and Wheeler Street.
- To create a high quality public plaza space with shared traffic on Wilson Street.

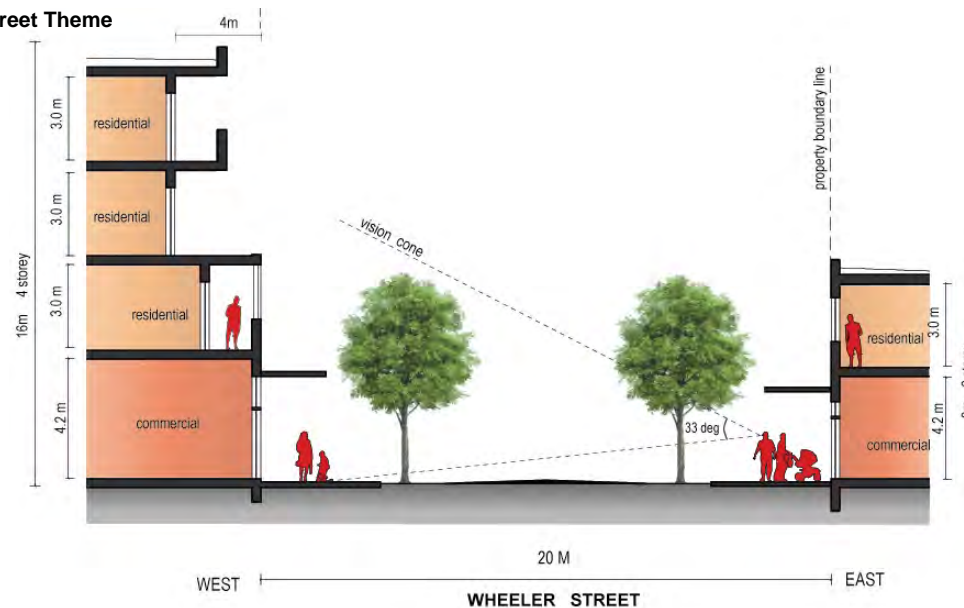
### 6.2.2 Design and Development Requirements

The design should:

- Provide an integrated response to the above objectives and the Land Use, Built Form, Public Realm and Access Framework Plans of the Structure Plan.

- Provide for replacement public car parking in addition to the new requirements of the proposal.
- Incorporate a mix of uses including retail and commercial office space; and ideally also residential accommodation.
- Provide or contribute towards construction of Wilson Street as a vibrant plaza-style space.
- Provide or contribute towards streetscape works on Wheeler Street.
- Provide vehicular carpark entries to both sides of Wheeler Street.
- Provide an excellent response to the street width, northern aspect and trees on Wilson Street to create an attractive plaza space.
- New developments fronting Pioneers Park should be sympathetic to and complement the heritage building adjacent to Peel Street and comply with Section 5.7
- Achieve a leading response to environmentally responsible design and construction.
- Feature a building facade with excellent articulation and architectural treatment in order to improve the aesthetic quality and visual experience of the street.
- Consider and respond to the urban design principles as expressed in the Northside Concept Plan (Figure 27).

Figure 26: Wheeler Street Theme



Wheeler Street looking north; mix of retail and commercial interface to the street; high quality public realm that is human scale and provides a walkable and intimate enclosure at street level.

Figure 27: Northside Concept Plan

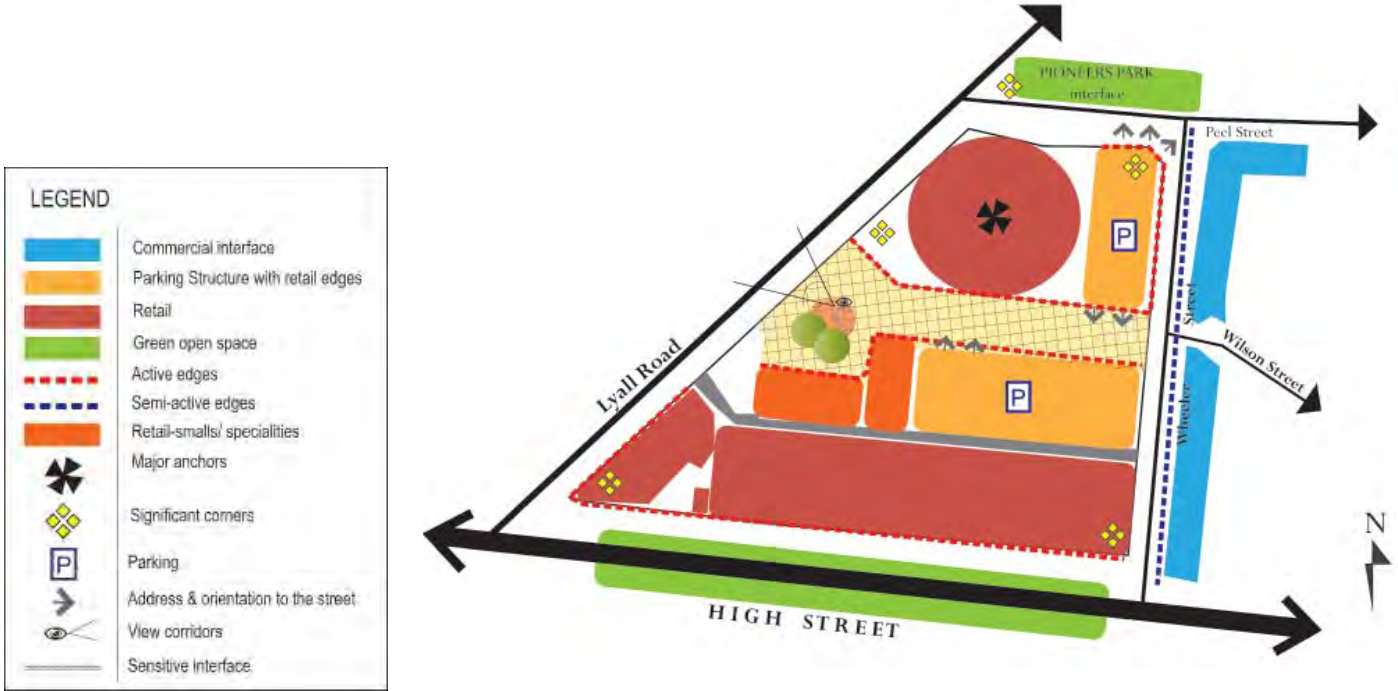


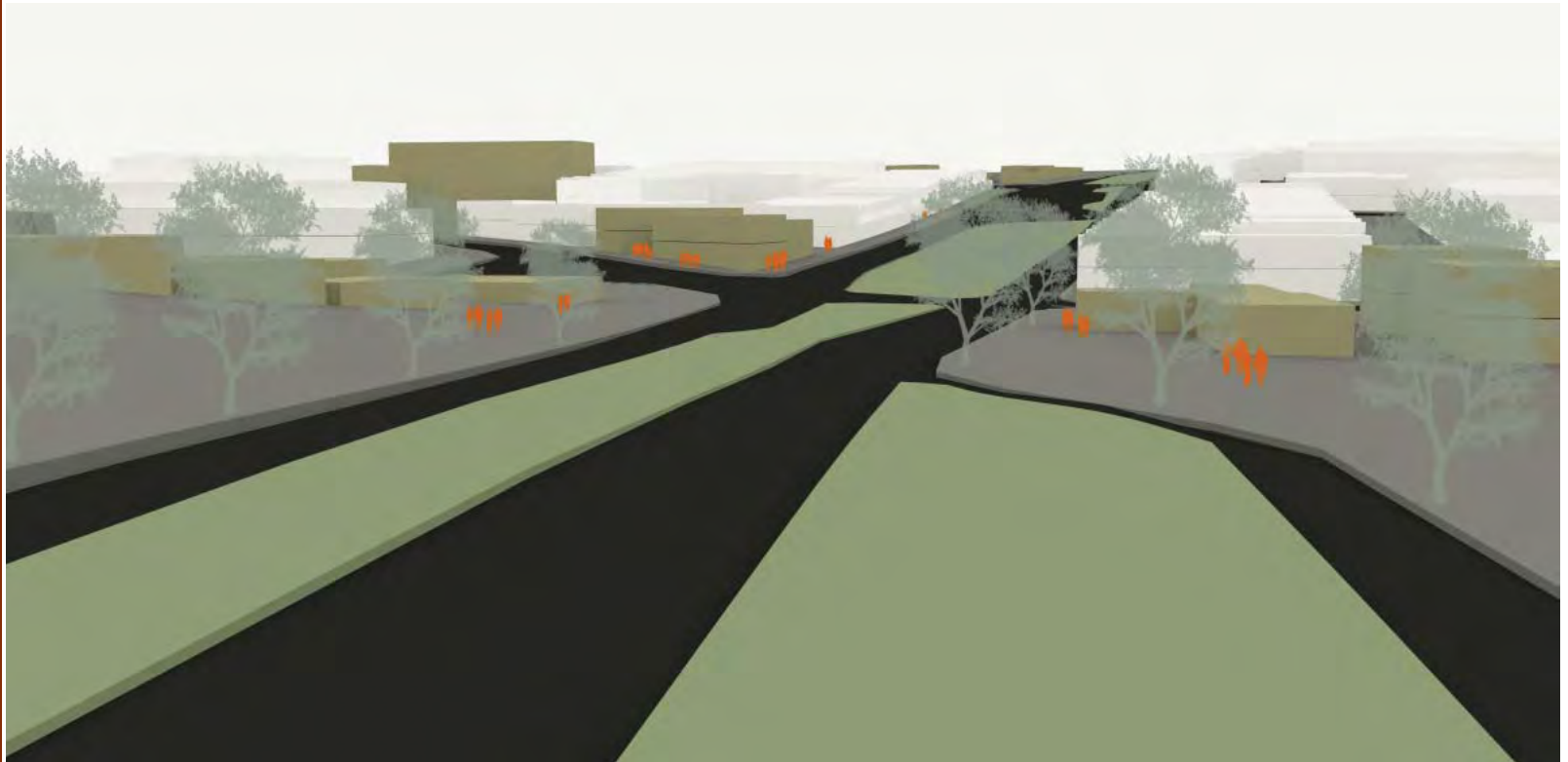
Figure 28: Wilson Street Interface





*Figure 29: 3D Visualisation*

High Street looking east; grand entrance gateway to the Village; significant views to the hill and matured greenery of the central median contributing to the rich landscape character.

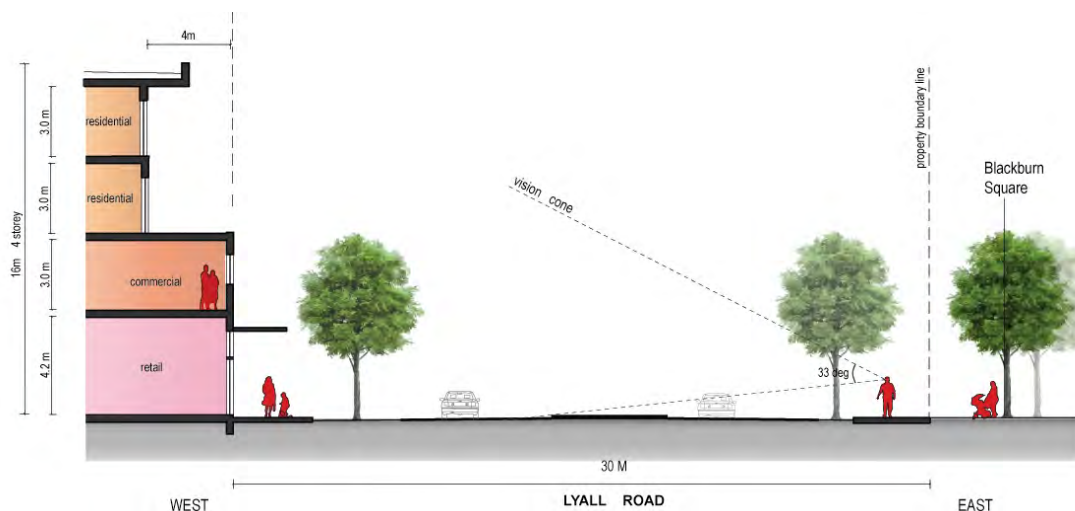


Pedestrian friendly shopping environment along High Street with high quality landscape treatment





Figure 30: Lyall Road Theme



Lyall Road looking north; expansive view lines to the hill; reflecting the preferred built form of a fine grain, active and safe street edge complementary to the Village Centre.

### 6.3 STRATEGIC SITE 3: 1-17 LYALL ROAD

The Lyall Road strategic development site is identified for integrated mixed use development. Future proposals for the site should respond to the following:

#### 6.3.1 Design Objectives

- To enhance the Berwick Village character.
- To contribute to Berwick Village's role as a mixed use, street based Major Activity Centre.
- To contribute to the establishment of Lyall Road as an urban street.
- To deliver an architectural design that is innovative and respectful in its response to the established built form character of High Street.

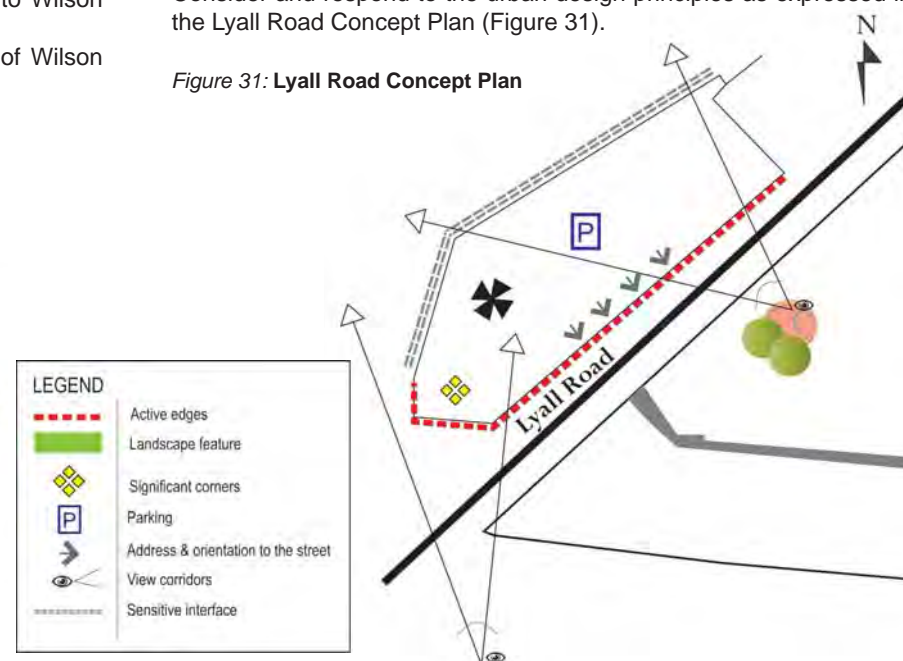
#### 6.3.2 Design and Development Requirements

The design should:

- Provide a strong 'street-oriented' design response with respect to Lyall Road.
- Provide building heights consistent with the Built Form Plan (ie 2 storeys at street level and up to 4 storeys recessed from the building line).
- Contribute to the architectural character providing a strong response to the Built Form design guidelines, and respect the character of the Village Centre precincts.
- Establish excellent pedestrian access across Lyall Road into Wilson Street and connecting to High Street.
- The building should provide a visual landmark at the end of Wilson Street.

- Provide a mix of uses, including retail and office and opportunities for residential development.
- Provide a design response to the residential interface which is appropriate in scale, orientation and protective of residential amenity.
- Provide a demonstrated comprehensive response to the Design Objectives above, and the Land Use, Built Form and Public Realm Design Guidelines.
- Establish appropriate vehicular access to the site, which minimises traffic on adjoining residential streets.
- Incorporate and provide streetscape improvements on Lyall Road to deliver an appropriate urban streetscape to support the development, including underground powerlines.
- Address the sensitive residential interfaces on all sides with preferably zero setback to the retail edge along Lyall Road.
- Incorporate a building façade covered by the vision cone should present excellent façade articulation and architectural treatment, in order to improve the aesthetic quality and visual experience of the street. (refer Figure 30 Lyall Road Theme).
- Feature architectural focal points that contribute to the harmony of the long distance views to the hill from various vantage points throughout the Village.
- Achieve a leading response to environmentally responsible design and construction.
- Consider and respond to the urban design principles as expressed in the Lyall Road Concept Plan (Figure 31).

Figure 31: Lyall Road Concept Plan







## 6.4 STRATEGIC SITE 4: COMMUNITY SERVICES HUB

The cultural communities of Berwick have brought and continue to bring rich traditions and perspectives to modern day Berwick. The communities in this area have influenced the development of the Village and its design style and character. It is proposed that this precinct will be a celebration space for the community that continues to help build Berwick at a social, cultural, environmental and economic level. A number of community services will infill this precinct.

### 6.4.1 Design Objectives

- To enhance the Berwick Village character.
- To support and contribute to the Village's role as a mixed use, street based Major Activity Centre.
- To improve exposure, access, provision and accommodation of community and cultural facilities in the Village.
- To contribute to the supply of public car parking for Berwick Village.

### 6.4.2 Design and Development Requirements

The design should:

- Provide a demonstrated comprehensive response to the Development Objectives above, and the Land Use, Built Form and Public Realm Design Guidelines.
- Provide an excellent interface to High Street and Langmore Lane.
- Provide for replacement of Council car parking in addition to the requirements of the proposal.

- Provide a central pedestrian spine through the precinct between High Street and Gloucester Avenue.
- Ensure that the interface with neighbouring residential properties is sensitive to their amenity.
- Provide development up to 12m (3 storeys).
- Provide a development for pedestrian link between Wheeler Street and Langmore Lane.
- Achieve a leading response to environmentally responsible design and construction.
- Deliver a landmark development with high quality architecture to create a focal point along Princes Highway, given the site topography.

Figure 32: Community Services Hub





Illustration 4: Community Hub





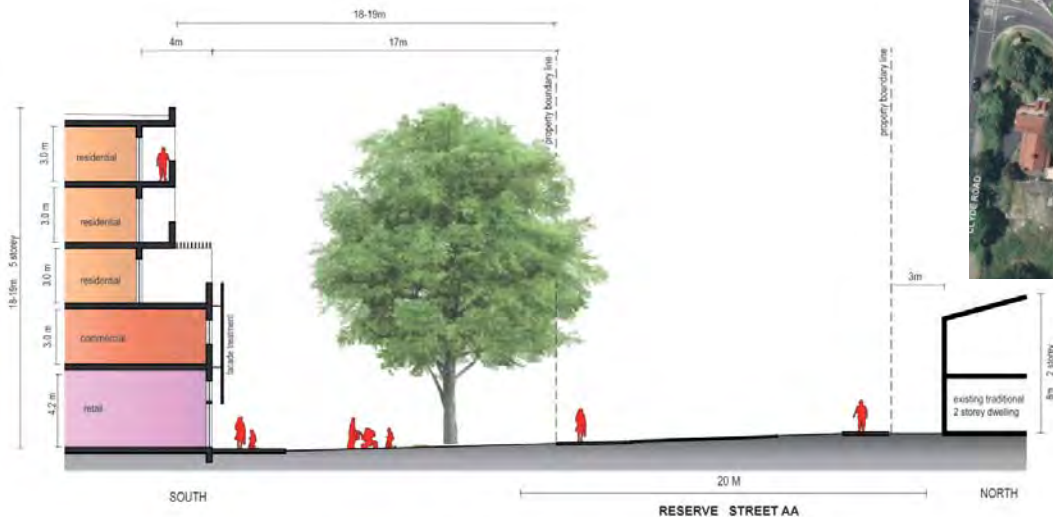
Figure 33: Reserve Street Theme

## 6.5 STRATEGIC SITE 5: RESERVE STREET

Developments along Reserve Street should respond to the existing residential interface and deliver a higher intensity integrated development of mixed use style. Full development of these sites will provide a cluster of high order activity creating a gateway to the Berwick Village Major Activity Centre. The heritage trees and leafy feel of the area should be maintained.

### 6.5.1 Design Objectives

- To contribute to Berwick's role as a mixed use Major Activity Centre with a regional employment role.
- To support the Berwick Village Framework Plans.
- To improve pedestrian and vehicular permeability across Clyde Road and around the Activity Centre.
- To create strong public spaces and street-oriented design responses.
- To facilitate public transport-oriented development.
- To facilitate sustainable transport outcomes.
- To provide an attractive, walkable gateway to Berwick Village and the Casey education, medical and mixed use precinct.
- To improve access and provide increased active connections between Berwick Village and the Casey education, medical and mixed use precinct.
- To increase activity and enhance the urban character of the Berwick Station precinct.
- To achieve the best urban design outcome for the rail crossing at Clyde Road.



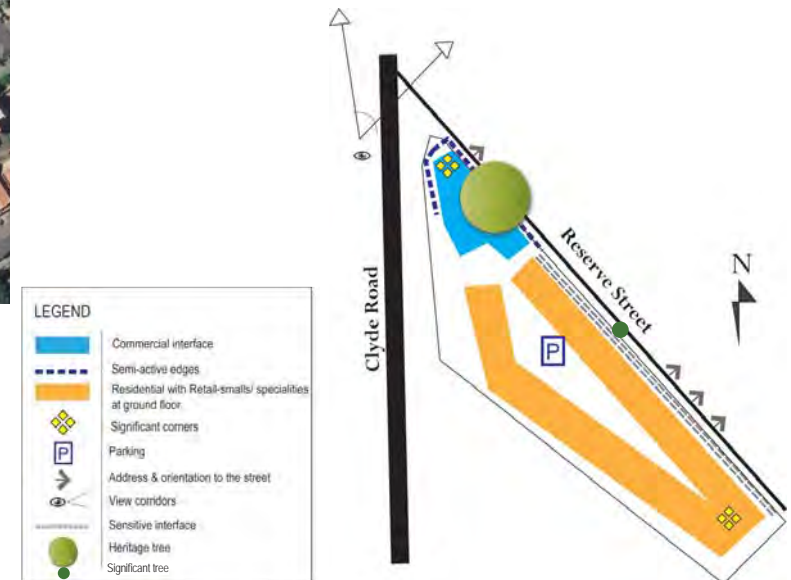
Reserve Street looking west; respectful development with appropriate setback to the heritage tree and the existing residential interface



## 6.5.2 Design and Development Requirements

- Develop a permeable internal circulation network that creates a north - south pedestrian connection across the railway and the bus interchange.
- Provide an urban, street-oriented built form response to perimeter streets.
- Provide opportunities to attract a mix of uses, including small-scale retail to activate the train station plaza and other uses.
- Ensure that building heights are consistent with the Built Form Plan (ie up to 2-storeys on streets and 16m and above mid-block).
- Integrate the precinct with any future master plan developed for the educational, medical and mixed use precinct.
- Provide local access roads and appropriate streetscapes to meet the development vision for the precinct.
- Future development must not impact on the health of the heritage tree (refer to Figure 33) and other significant trees and provide generous setbacks.
- Achieve a leading response to environmentally responsible design and construction.
- Building façade covered by the 'vision cone' should present excellent façade articulation and architectural treatment, in order to improve the aesthetic quality and visual experience of the street (refer Figure 18 Reserve Street Theme).
- Consider and respond to the urban design principles as expressed in the Reserve Street Concept Plan (Figure 34).

Figure 34: Reserve Street Concept Plan



## GLOSSARY

**Active Frontage** - The condition created when buildings face streets and other public spaces with windows and doors opening onto those streets and public places.

**Amenity** - design features which are valued by the users of a building or public space. Examples of amenities include: good architecture, open space, landscaping, seating, public art, etc.

**Apex** - The highest point; the vertex, the summit of any permanent structure.

**Awning** - Any structure that extends from the facade of a building and provides weather protection.

**Axonometric** - describes a method of drawing a three-dimensional object so that the vertical and horizontal axes are drawn to scale but the curves and diagonals appear distorted. In this instance a South-West axonometric view is used.

**Axis** - a real or imaginary straight line around which the parts of a structure or plan are symmetrically or evenly arranged or composed.

**Balcony** - semi-private outdoor area accessed from a building's upper floors.

**Building height** - is the vertical distance from natural ground level to the apex of the roof or ridgeline or parapet at any point.

**Circulation** - movement patterns of pedestrians, cyclists and vehicular traffic.

**Conservation** - all the processes of looking after a place so as to retain its cultural significance.

**Cultural significance** - aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

**Density** - measurement of the number of units, eg: housing, or persons per acre, which may indicate the level of activity in an area.

**Design guidelines** - criteria established to direct development. Good guidelines offer options without restricting; reflect community image and character and should be determined prior to development proposals.

**Enclosure (sense of)** - An experience where a pedestrian feels sheltered in a semi private realm. Trees, narrow streets, awnings and canopies and articulated edges create a sense of enclosure.

**Eyes on the street, Passive Surveillance, Transparency** - refers to the interaction between observer and an activity in an environment. It allows the observer to "read" what is happening inside a structure or in another area from outside the structure, or a nearby space.

**Fabric** - all the physical material of the place including components, fixtures, contents and objects. (e.g urban fabric): the physical material of a building, structure or city, connoting an interweaving of component parts.

**Facade** - the exterior wall of a building exposed to public view or that wall that is viewed by persons on the street from outside the building.

**Grain size (shop width)** - the spacing between building entrances from the street.

**Infill** - housing or other development in an urban area that is designed to fill a void left by vacant property, such as redevelopment land. Generally, the purpose of infill is to revitalize an existing urban area.

**Landmark** - is a structure or feature of historic, cultural or architectural significance.

**Linkage** - tying one sort of development to a related service/ transit or cluster of services

**Maintenance** - the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

**Massing** - refers to the volumetric arrangement of elements within a building such as the proportion of 'positive' or solid elements such as walls in relation to 'negative' elements such as windows or voids.

**Micro-climate** - The climate of a small, specific place within an area as contrasted with the climate of the entire area. In this case, outdoor spaces that is comfortable to use.

**Mixed-use** - a project or limited area of development which combines different land uses, such as housing, retail and office uses.

**Node** - a hub of activity.

**Parapet** - a wall built up higher than the line of the roof, typically to hide the roof surface.



**Pedestrian flow** - the direction and rate and frequency of pedestrian movement in an area.

**Place** - site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

**Precinct** - an area which has a distinct character or purpose, such as an area with predominantly historic buildings, art facilities, ethnic residents or unique topography.

**Proportion** - the ratio or relative size of two or more dimensions. The term can be used to refer to the ratio of the width to the height of a door or window opening, or to the ratio of the width of a building to its height.

**Public art** - is an art work in the public realm that is used to create an urban space or viewed as an object, temporary or permanent, participatory or not. Such art can broaden perceptions about the physical environment.

**Public realm** - All areas within which people have a right of way. That part of the environment which is owned by the public or overtly public in nature.

**Ratio of solid to void** - the solid-to-void relationship refers to the proportions between the total area of wall surface area and the area of 'holes' (i.e. windows, doors, arches, etc.) of a building. This relationship determines the appearance of a building in a very basic way.

**Rhythm and pattern** - relate to materials, styles, shapes and spacing of building elements and the buildings themselves. The predominance of one material or shape, and its patterns of recurrence, are characteristics of an area that need to be maintained.

**Scale** - the apparent size of a building, window or other element as perceived in relation to the size of a human being. Scale refers to the apparent size, not actual size, since it is always viewed in relationship to another building or element. For instance, the scale of one element may be altered simply by changing the size of an element nearby, such as windows, doors, or other architectural details. These relationships contribute to the experience of a place as intimate, vast, and daunting, etc.

**Sense of place** - the feeling associated with a location, based on a unique identity and other memorable qualities.

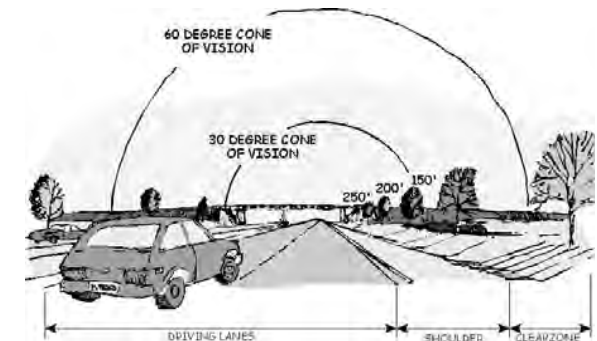
**Setback** - building code standard for locating a building or structure at a minimum distance (set back) from a street or lot line. Distance between the edge of the public realm and the building.

**Streetscape** - the distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture and forms of surrounding buildings.

**Use** - means the functions of a place, as well as the activities and practices that may occur at that place.

**Villagescape** - the relationship of buildings, shapes, spaces and textures that gives a town or area its distinctive visual character or image.

**Vision Cone** - The limits of outlook from any given viewpoint for the purposes of assessing the extent of overlooking from that point. The aesthetic quality of a corridor is the sum of the visual experience over time and not just the quality of any single view.



*How the vision cone works*

**Vista, scenic corridor** - a strip of land on each side of a stream or roadway that is generally visible to the public travelling on such route or a roadway that has a view of unusual natural significance in a community.

*Figure 35: Wilson Street Interface*





## **Customer Service Centres**

### **Cranbourne**

Centro Cranbourne

### **Narre Warren**

Magid Drive

### **Narre Warren South**

Amberly Park  
Shopping Centre

Telephone: 9705 5200

Facsimile: 9704 9544

TTY: 9705 5568

TIS: 131 450

(Translating and Interpreting Service)

Magid Drive

PO Box 1000

Narre Warren VIC 3805

Email: [caseycc@casey.vic.gov.au](mailto:caseycc@casey.vic.gov.au)

Website: [www.casey.vic.gov.au](http://www.casey.vic.gov.au)