GOOD DESIGN POLICY

Where the policy applies

This policy applies to all land.

Policy basis

The MSS identifies 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 instil community pride in existing residents.

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.

Public space is more than areas that are publicly owned and used. It includes privately owned land that is visible from public areas such as roads and footpaths. Not all public spaces are created equally. Some spaces are valued more by the community and some spaces enjoy wider exposure because of their location. The former includes areas of high landscape value such as Harkaway and the coastal areas around Western Port. The latter includes activity centres throughout the municipality and areas along main travel corridors such as freeways and railway lines. Particular attention must be paid to the design of buildings in these key public spaces if the strategic directions of the MSS are to be followed.

Policy objectives

- To recognise the importance of good design in the development of key public spaces.
- To ensure that development in key public spaces occurs in a manner that is responsive to local cultural, historic, environmental and climatic factors.
- To create a built environment that is functional, safe, aesthetically pleasing and that the community can identify with.
- To create a built environment that instils business confidence and that is conducive to new investment.

Policy

It is policy that:

- Development in key public spaces acknowledge local cultural, historic, environmental and climatic factors in shaping design solutions.
- Development in activity centres and rural settlements conform with any adopted urban design strategy or structure plan.
- Non-residential development in activity centres provide a legible, varied and safe pedestrian environment through the judicious placement of windows, entrances, pathways and verandahs.
- Loading bays and waste collection areas be sited in unobtrusive locations.
- Non-residential development in activity centres be of consistent scale and have regard to the height, location and appearance of adjacent buildings.
- Roofs of non-residential buildings be carefully designed to avoid the display of roof mounted machinery, advertising signs and other visually disruptive elements against the skyline.

- Development along main travel corridors incorporate design elements that add visual interest to the front/rear of the building.

- Non-residential development along main travel corridors avoid visual screens such as dense landscape planting, opaque fences and blank walls.

- Residential development in sensitive areas (coastal areas and areas of identified landscape significance) be low key in terms of roof treatment and the height, massing, colours and finishes of buildings.

- The environmental impact of development in sensitive areas be minimised through the avoidance of proximity to watercourses and ridgelines, cutting and filling of land and removal of vegetation.

- Development within the Cranbourne Town Centre be in accordance with the Cranbourne Town Centre Urban Design Framework.

- Development along High Street, Berwick in the Berwick Village Commercial Centre between Wheeler Street and Lyall/Clyde Roads respect the streetscape character, scale and terraced pattern of the individual shopfronts and buildings up the hillside.

The following standards are deemed to satisfy this policy statement:

- Buildings a maximum of two storeys, with an average roof height of no more than 10.0 metres and an average front street elevation of 8.5 metres.

- Building frontages maintain a scale of 7.0 metre fronts stepping up the hill; avoiding continuous horizontal forms and elevations, and maintaining window displays.

- Buildings materials are of red brick, vitrified or clinker bricks; slate or stone masonry walls; with simple metal or timber framed windows; slate terracotta tile, corrugated iron roofs and upper levels of applied timber.

- Building colours are of vitrified red brick; heritage colours with cream, buff or beige background and dark green or stronger highlight/trim colours; and dark stained timber.

Policy references

