

# / **URBAN DESIGN GUIDELINES**

**Woods Street (North), Beaconsfield**  
Prepared for Cardinia Shire Council  
May 2013



Hayball 4/135 Sturt Street Southbank Victoria Australia 3006  
T 03 9699 3644 F 03 9699 3708 [www.hayball.com.au](http://www.hayball.com.au)

**Land affected by these guidelines**

These guidelines apply to the land in Woods Street West and Woods Street East precincts as identified in figure 2. Where more detailed Cardinia Shire Council site or precinct designs exist these shall take precedence over the general guidelines contained in this document.

**Background + context**

The northern end of Woods Street is the commercial and civic heart of Beaconsfield. It has a strong natural landscape and topography resulting from Cardinia Creek which runs to the west and parallel to the street. This area is also the historic core of Beaconsfield and still has a number of heritage properties.

This whole area is experiencing change to accommodate more intense uses. Whilst this change is generally desirable, guidance is required to ensure that new development enhances the natural and built form character of this distinctive place. This document provides the necessary guidelines to manage this growth in a manner that benefits the whole of town now and in the future.



Figure 2 - Precinct areas



Figure 1 - Location plan

**ILLUSTRATION** X

Guideline XX  
'XX'

**Guideline text**

**Illustration of guideline(s) located here**

**ILLUSTRATION** X

Guideline XXa  
'XX'

Guideline XXb  
'XX'

**Where more than one guideline applies to an illustration, a suffix (a, b or c) is applied**

**ILLUSTRATION** X

Guideline XX  
'XX'

Guideline XX\*  
'XX'

**All guidelines herein apply to Woods Street West precinct.  
An asterisk (\*) following the guideline number indicates that the guideline is applicable to Woods Street East precinct in addition to Woods Street West precinct. See previous page for locations**

**ILLUSTRATION**

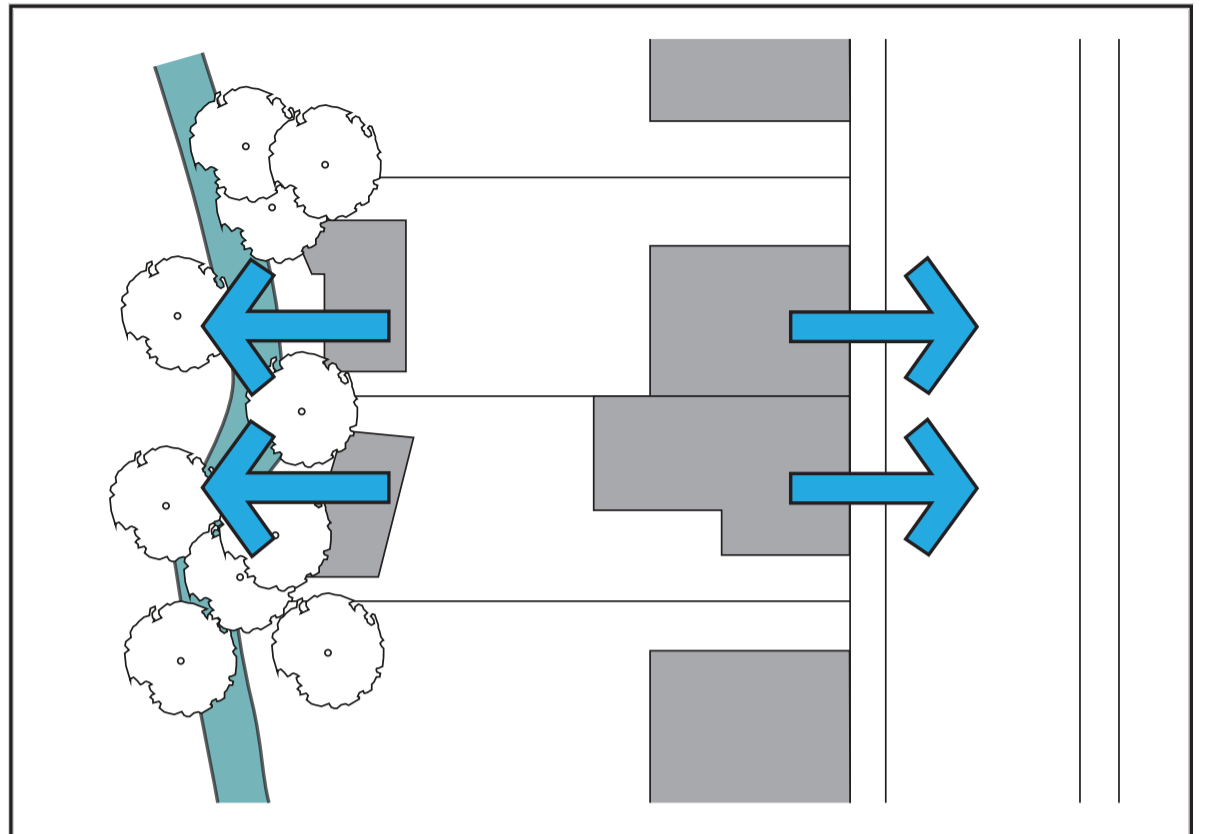
**1.1**

**Guideline 1.1a**

*'Site new buildings to positively address both the Woods Street and Cardina Creek frontages.'*

**Guideline 1.1b\***

*'In the case where there is only one building on the site it must be built onto Woods Street with no setback.'*

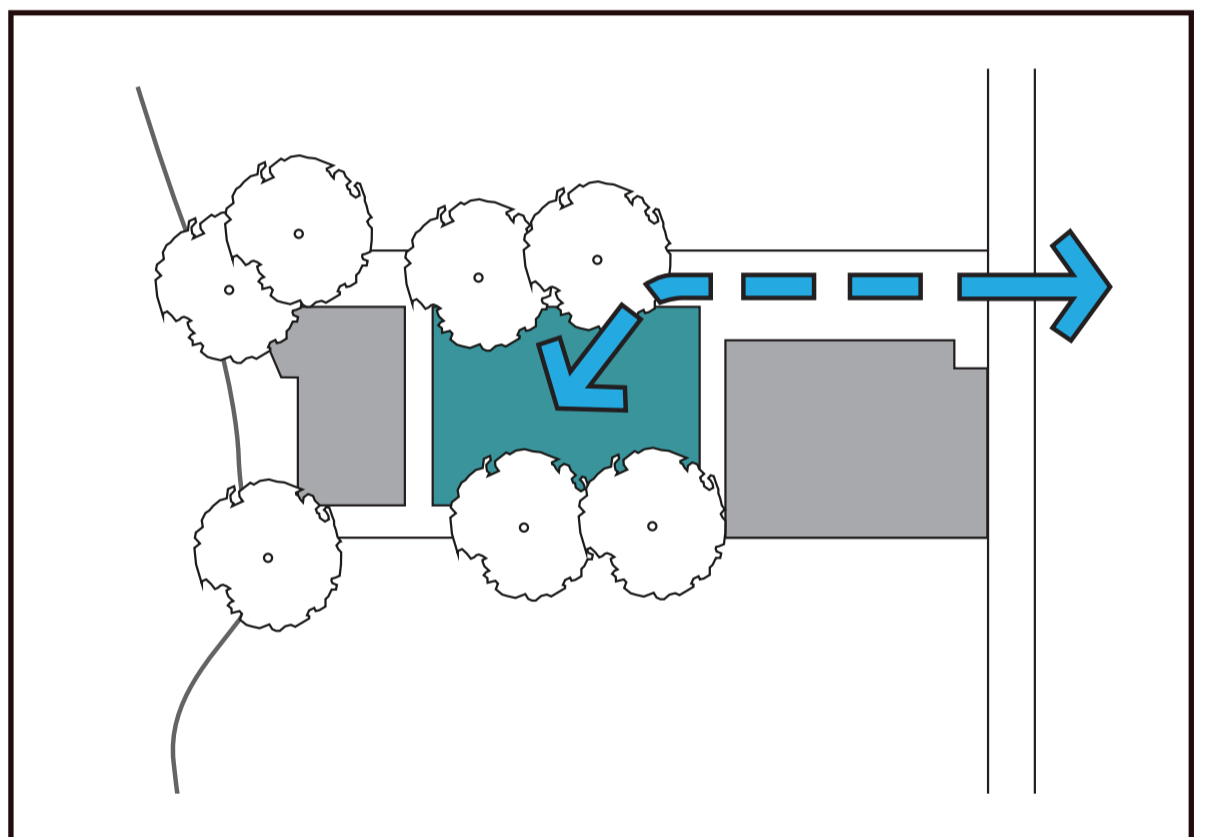


**ILLUSTRATION**

**1.2**

**Guideline 1.2\***

*'Use landscaped inner spaces between Woods Street buildings and Creek buildings (West precinct) or Woods Street buildings and inner buildings (East precinct) for access, servicing and parking.'*



**ILLUSTRATION**

**1.3**

**Guideline 1.3a\***

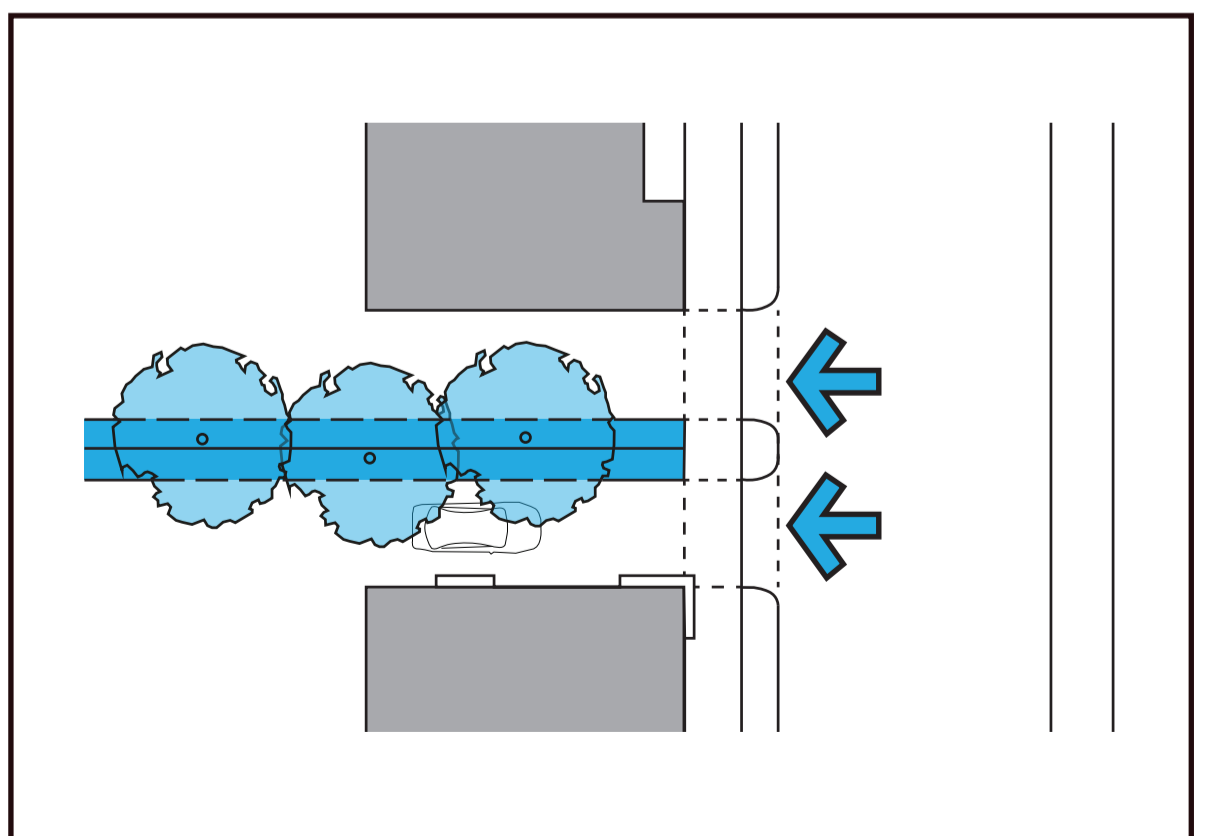
*'Arrange vehicle entries to minimise vehicle crossovers on pedestrian paths and to minimise breaks in the street frontage.'*

**Guideline 1.3b\***

*'Where possible by agreement, and where timing allows, adjacent sites should share a single vehicle crossover.'*

**Guideline 1.3c\***

*'Where individual vehicle crossovers are required and are located adjacent to each other, a generous planting zone is required along the boundary line up to the street frontage.'*

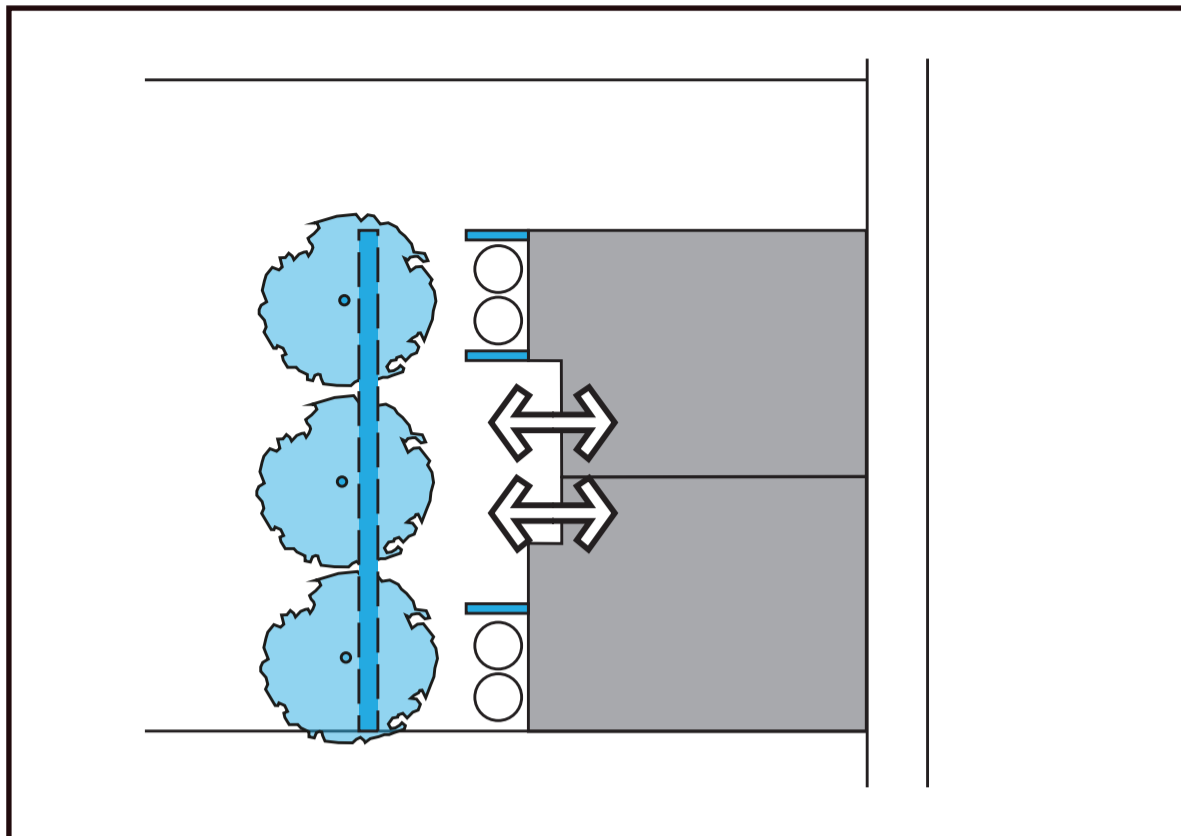


ILLUSTRATION

1.4

**Guideline 1.4\***

*'Provide built or landscaped visual screening to all service/bins areas of all buildings.'*



ILLUSTRATION

1.5

**Guideline 1.5a**

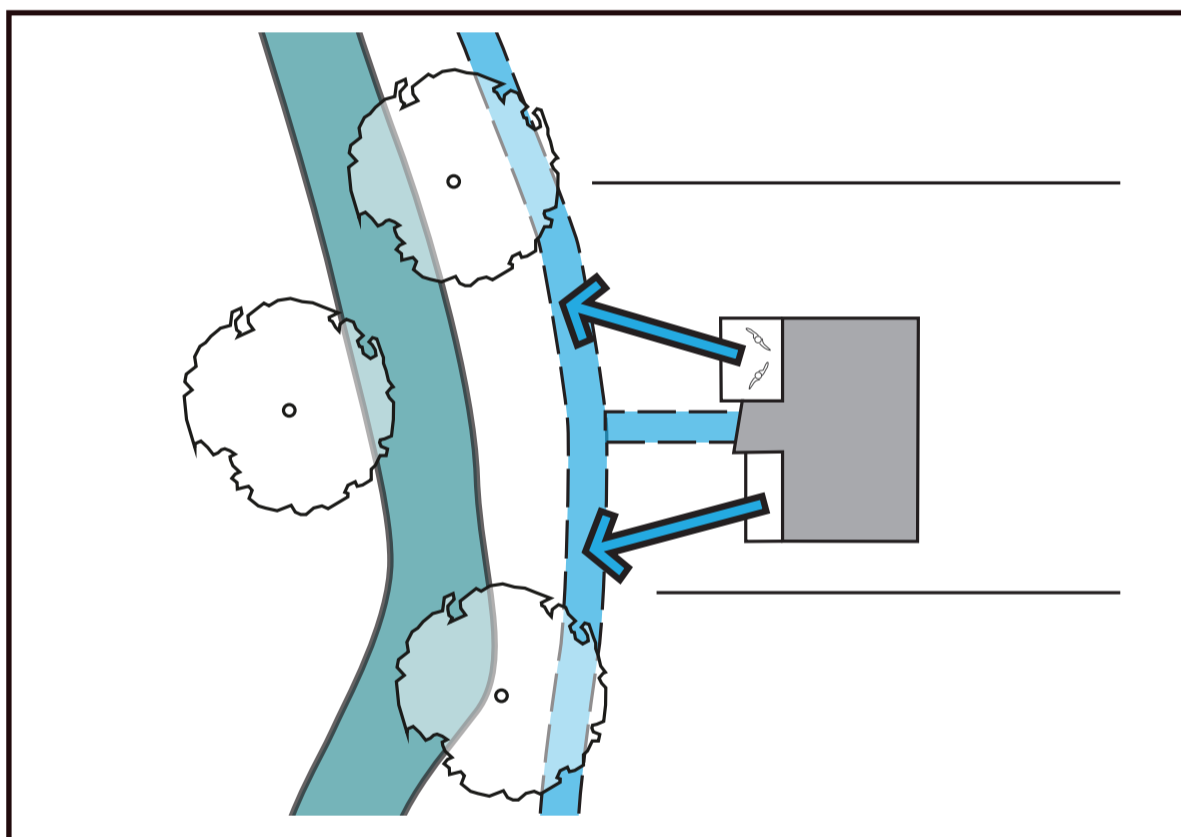
*'Set back all creek fronted buildings by a sufficient distance to allow for a buffer to a public creek pathway (in negotiation with CSC and other relevant authorities).'*

**Guideline 1.5b**

*'Design creek-side buildings to offer passive surveillance of a public creek-side pathway.'*

**Guideline 1.5c**

*'Design creek-side buildings to include access points from a public creek-side pathway.'*



ILLUSTRATION

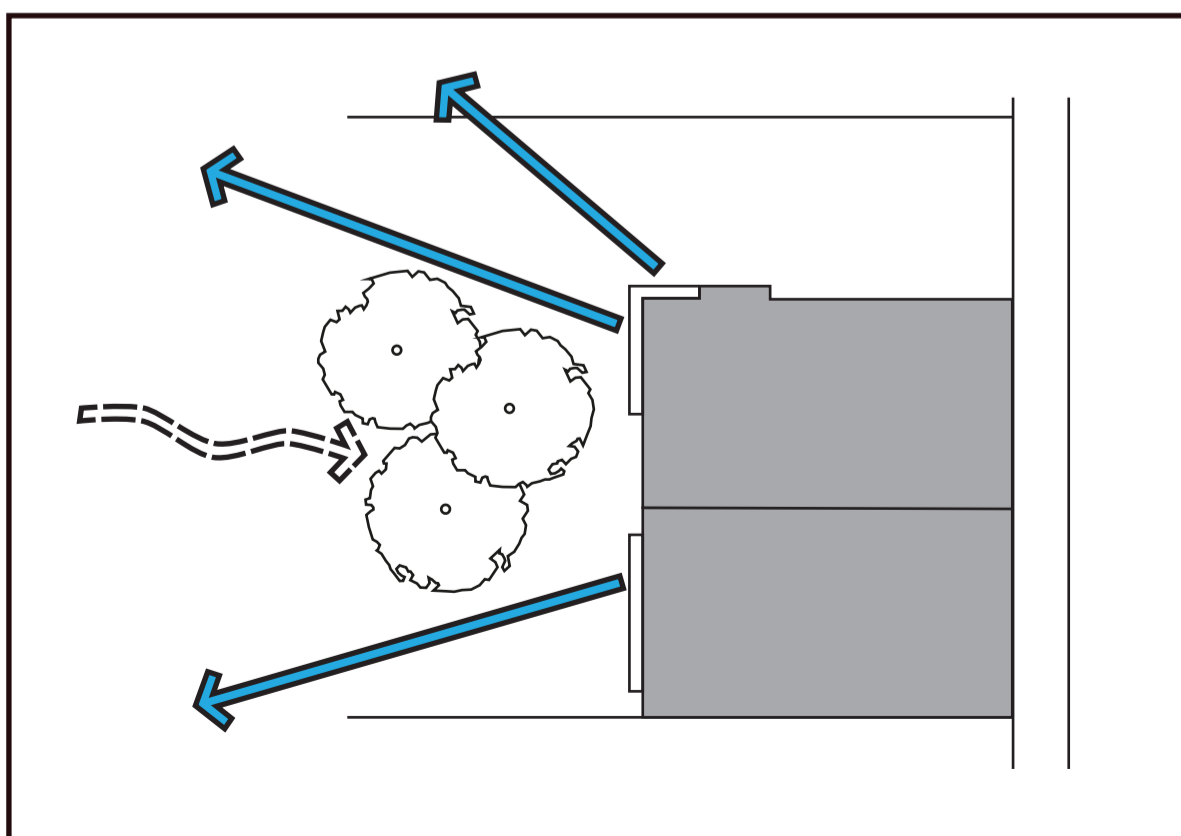
1.6

**Guideline 1.6a**

*'Maximise opportunities for western (creek) views from Woods Street buildings.'*

**Guideline 1.6b**

*'Use landscape screening and/or west facade designs to mitigate solar overheating from low west sun.'*

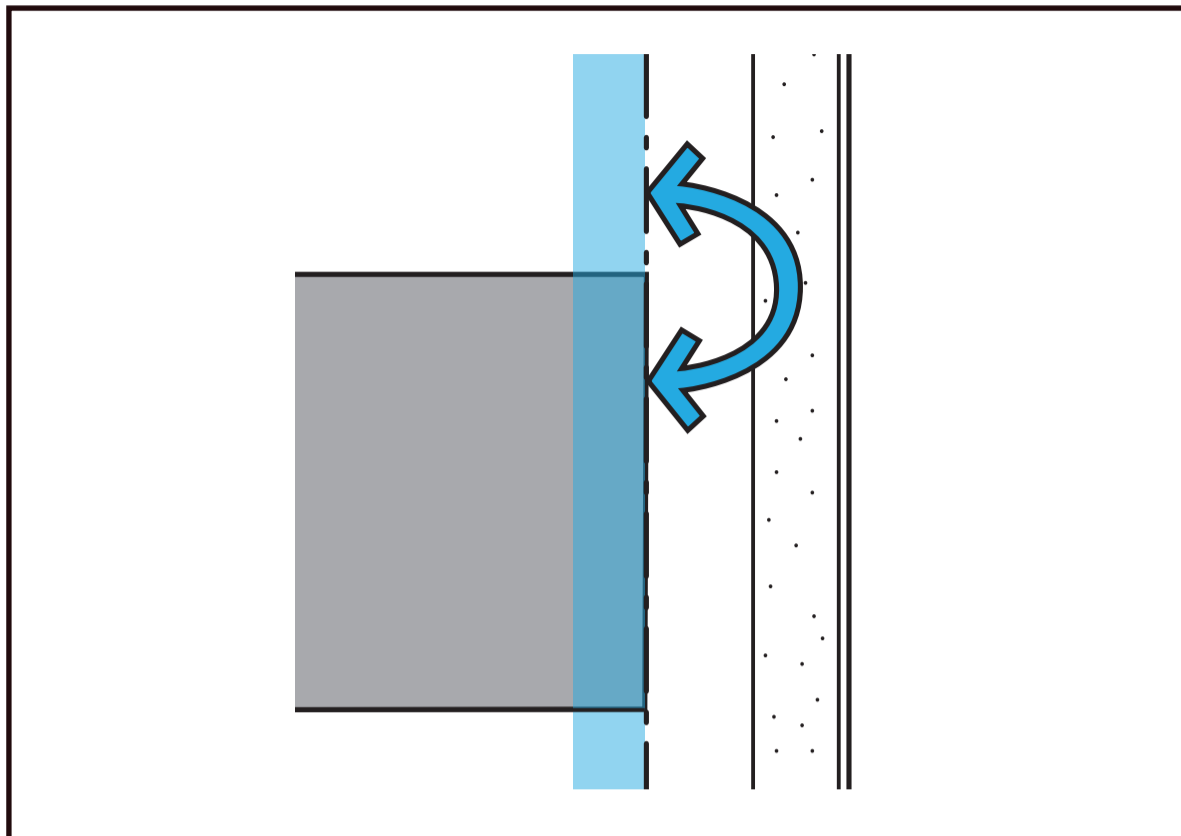


ILLUSTRATION

1.7

**Guideline 1.7\***

*'New buildings must have no setback on the Woods Street frontage – the majority of the building facade should align with the Woods Street lot line.'*



ILLUSTRATION

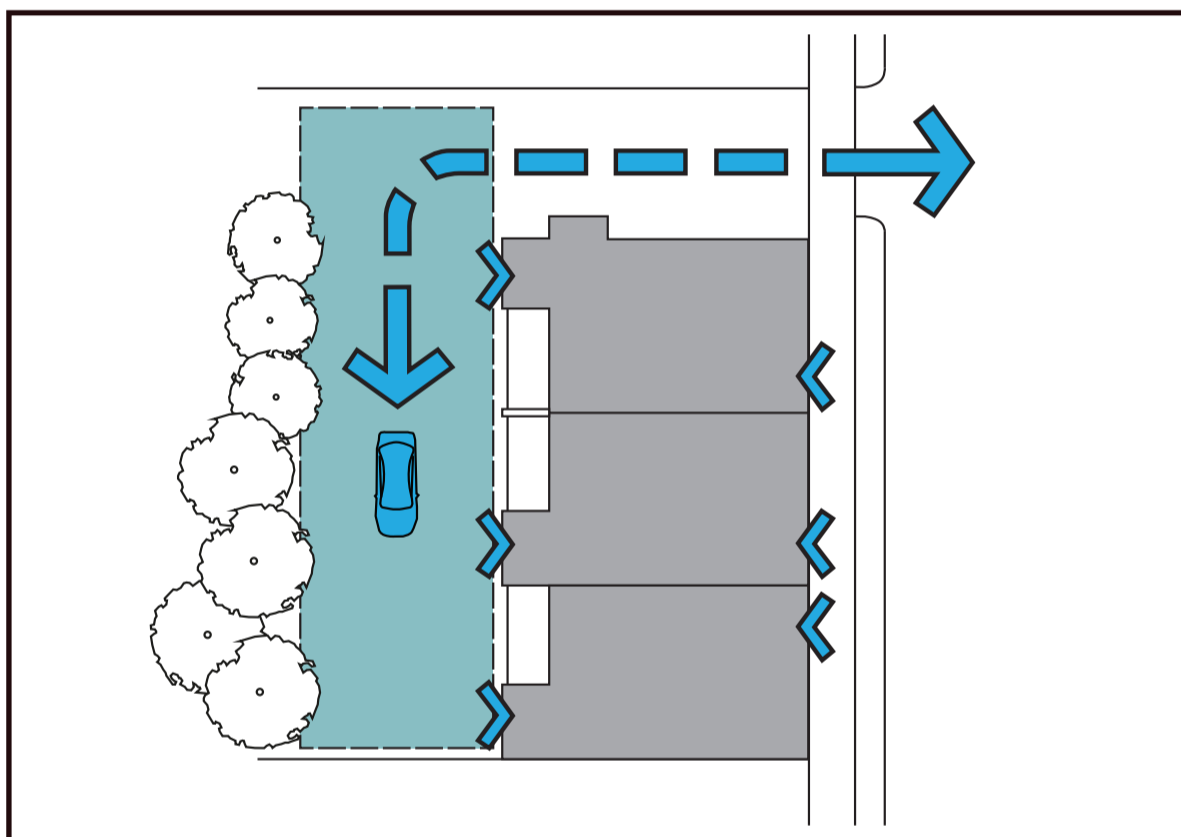
1.8

**Guideline 1.8a\***

*'Where site consolidations occur, reduce number of vehicle entry points through shared parking/service provision.'*

**Guideline 1.8b\***

*'Safe pedestrian access must be provided from car parking areas to building entries.'*

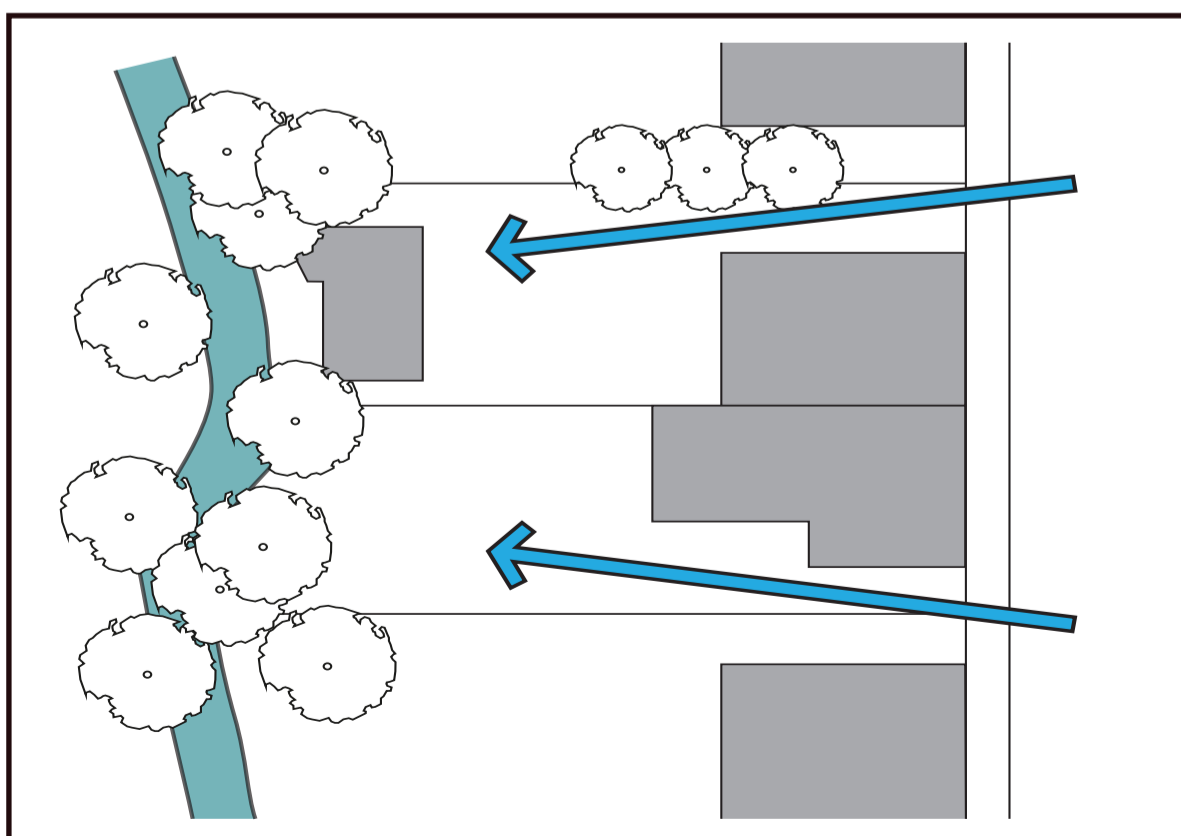


ILLUSTRATION

1.9

**Guideline 1.9**

*'In site layout and design consider the opportunity for views from Woods Street to Cardinia Creek and creek-side buildings.'*

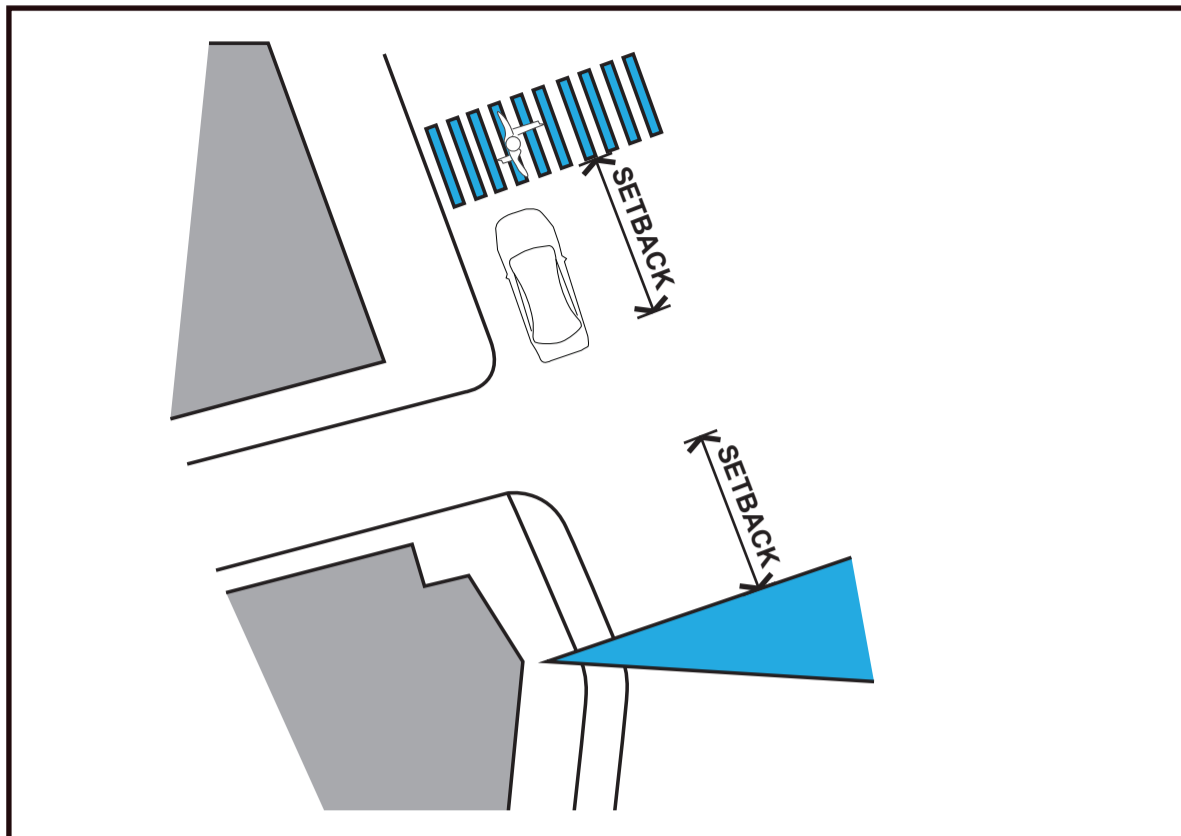


ILLUSTRATION

1.10

**Guideline 1.10\***

*'Locate essential crossovers away from Woods Street angle changes and away from any pedestrian crossing points.'*

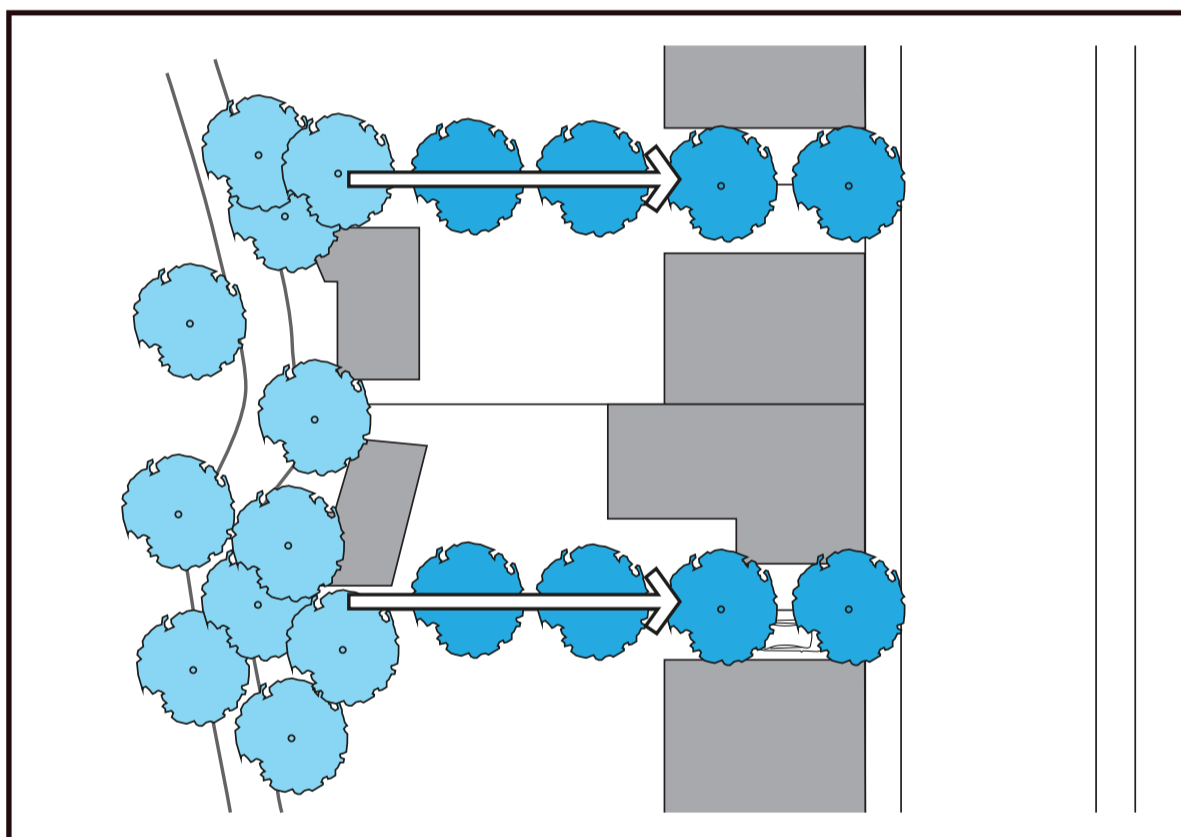


ILLUSTRATION

1.11

**Guideline 1.11**

*'On larger sites on the west side of Woods Street, building envelopes and vehicular access should be located to facilitate 'green links' between Woods Street and Cardinia Creek.'*

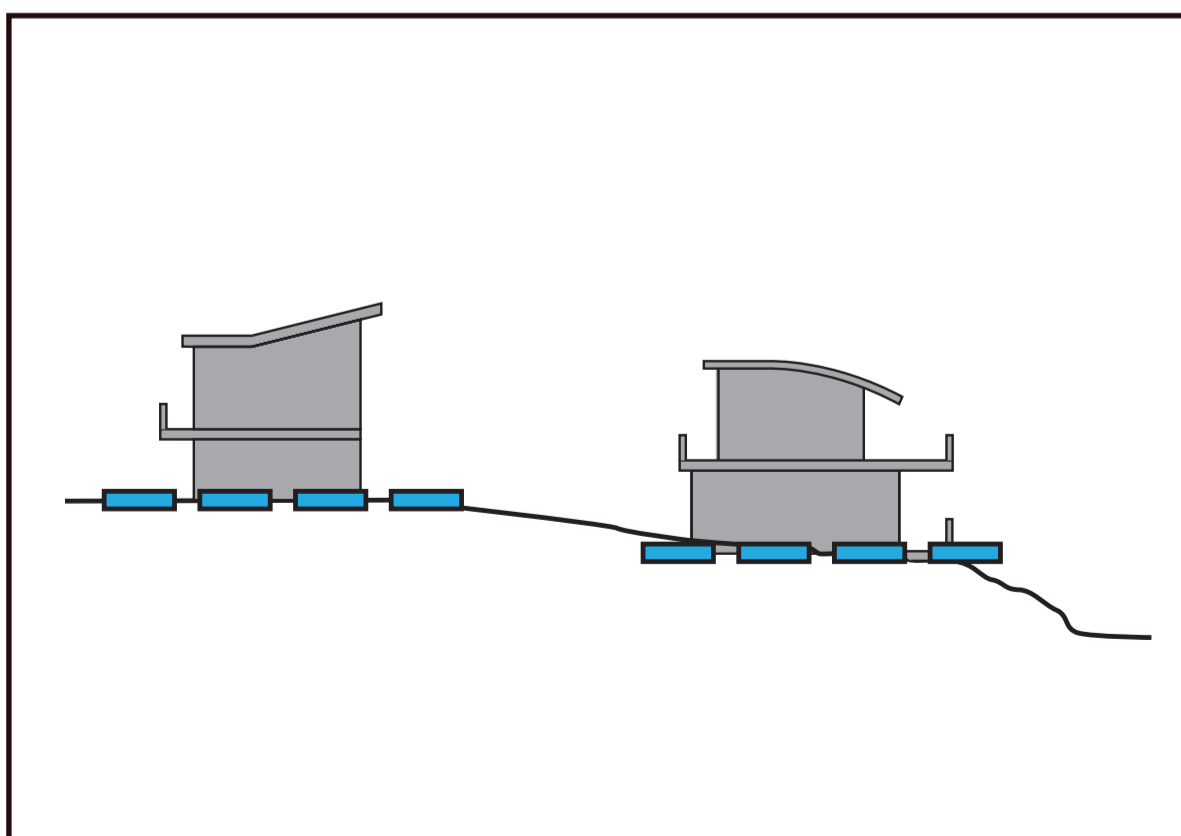


ILLUSTRATION

1.12

**Guideline 1.12\***

*'Ensure that the design of new buildings and landscape responds to the natural slope of the site and minimises unnecessary cut and fill.'*



ILLUSTRATION

1.13

**Guideline 1.13\***

*'Parking areas should be designed in a formalised pattern with generous tree canopy cover to offer shading. Ensure that surface gradients in parking areas are less than 20%.'*





ILLUSTRATION

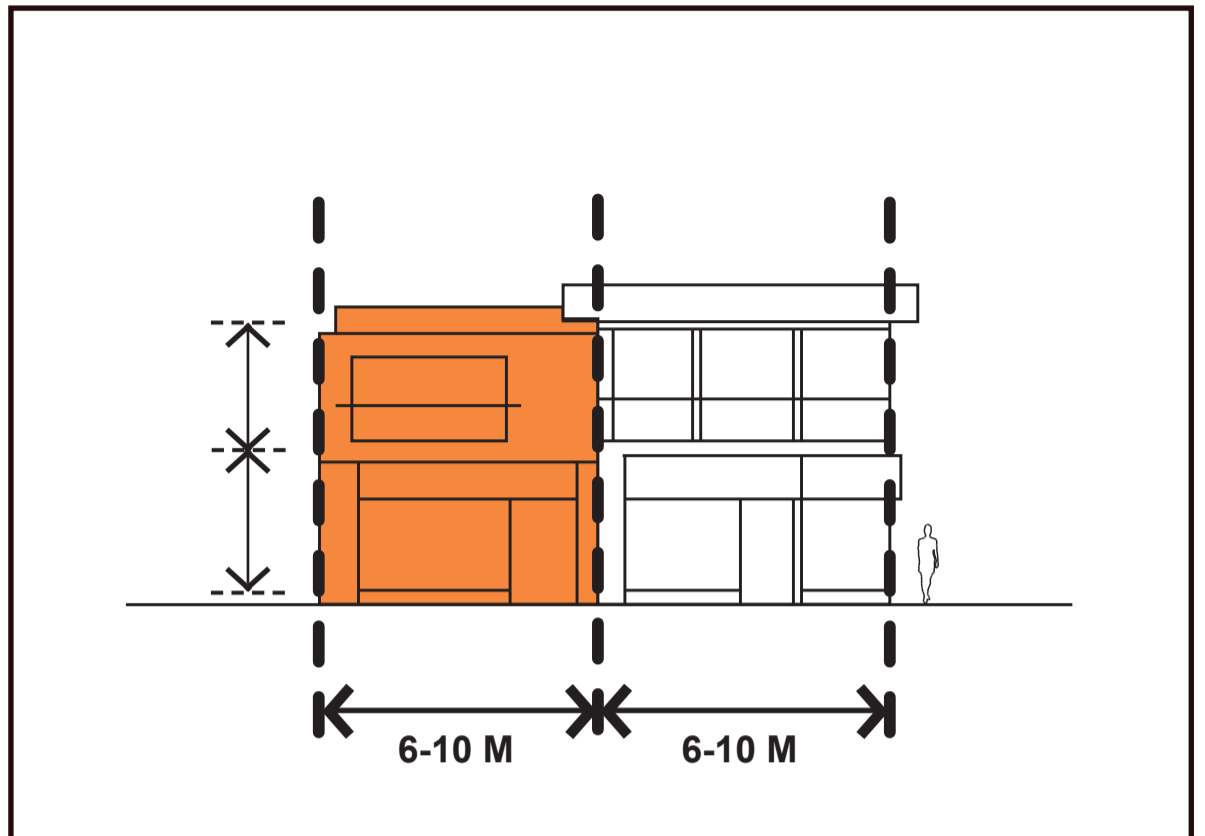
2.1

**Guideline 2.1a\***

*'Building facades on Woods Street should be at least two storeys in height, except within or immediately adjacent to a site with heritage significance – in these cases the building height will be determined on a case-by-case basis.'*

**Guideline 2.1b\***

*'New buildings should express a fine grain to Woods Street of 6-10m in keeping with the existing street front character.'*



ILLUSTRATION

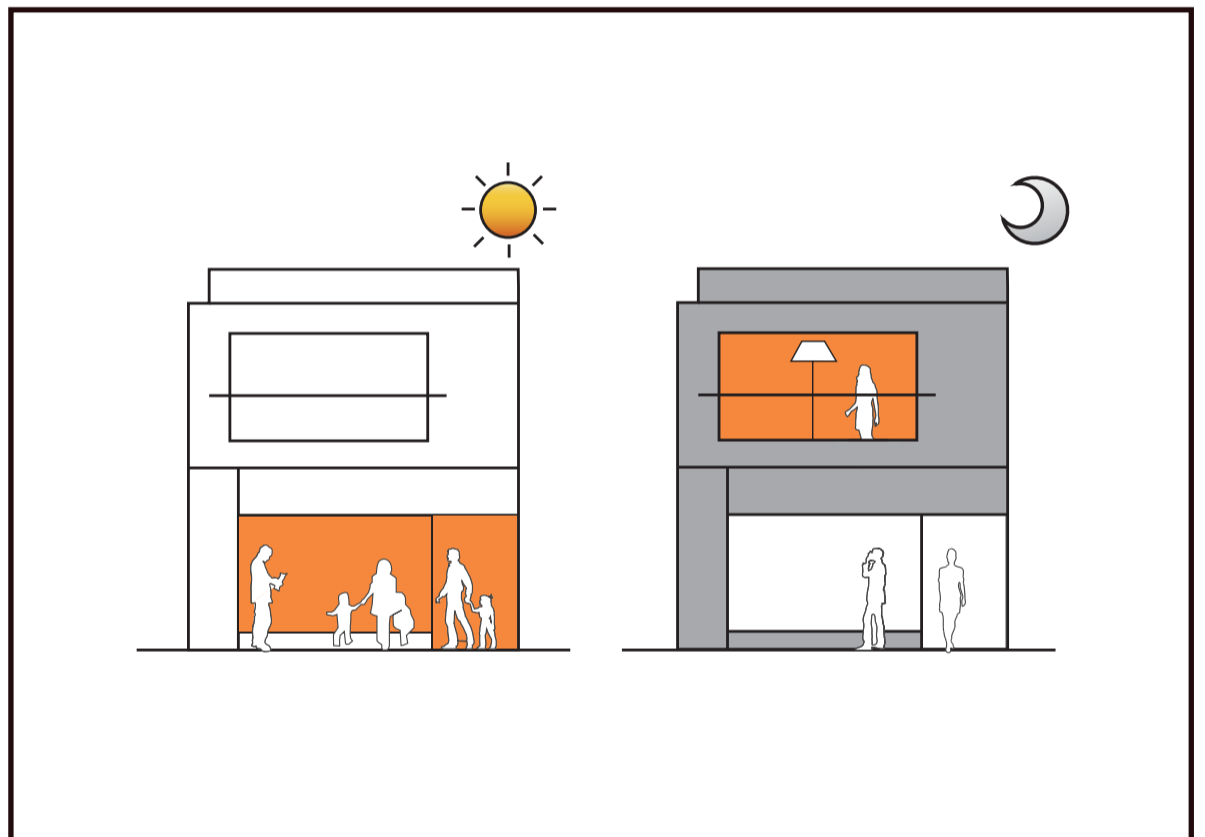
2.2

**Guideline 2.2a\***

*'Design upper floor fenestration to encourage passive surveillance of Woods Street.'*

**Guideline 2.2b\***

*'In mixed use buildings, include activities that will ensure the presence of people beyond business hours.'*



ILLUSTRATION

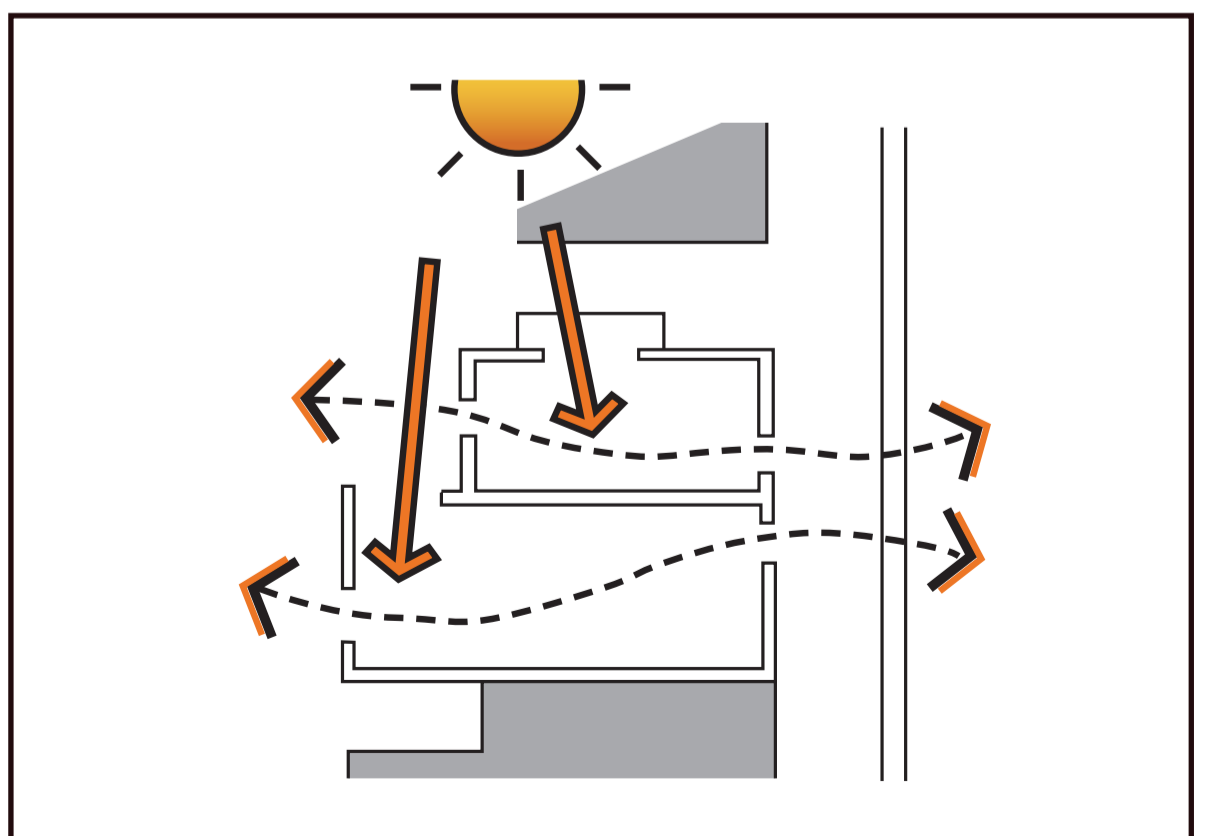
2.3

**Guideline 2.3a\***

*'Design building forms to facilitate good solar access.'*

**Guideline 2.3b\***

*'Design building forms to facilitate natural cross ventilation.'*

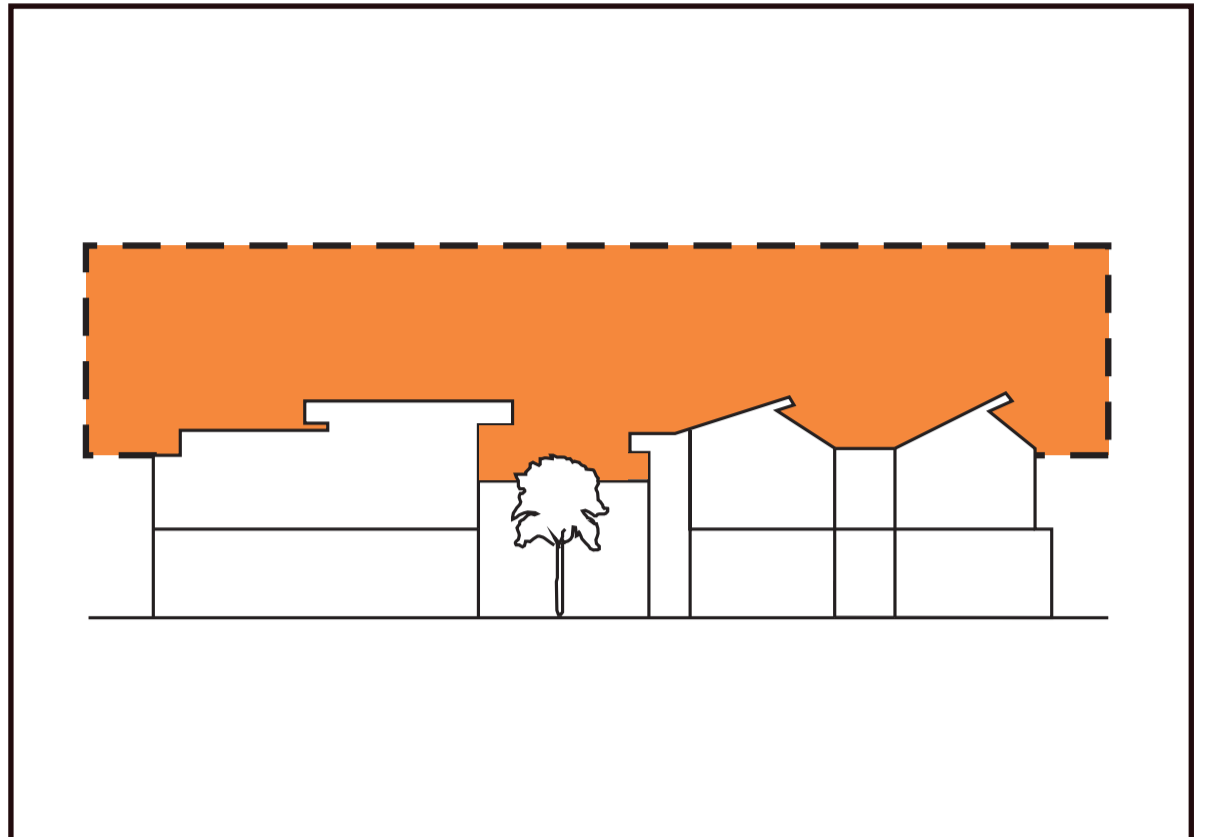


ILLUSTRATION

2.4

**Guideline 2.4\***

*'Use a variegated roofline and/or upper floor part-setbacks to provide skyline interest to the streetscape except where these are restricted due to heritage planning controls.'*



ILLUSTRATION

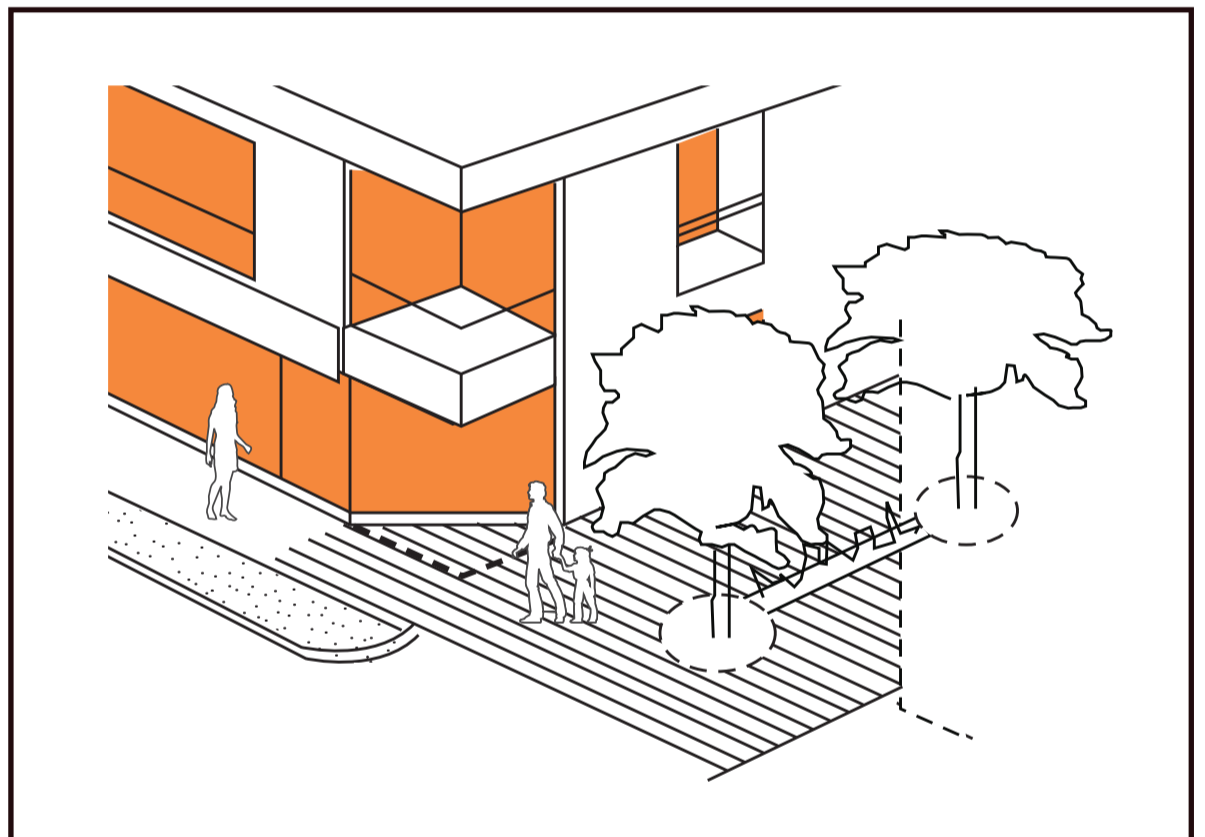
2.5

**Guideline 2.5a\***

*'Activate flank elevations at site entry points.'*

**Guideline 2.5b\***

*'Design active and visually transparent corners at site entry points.'*

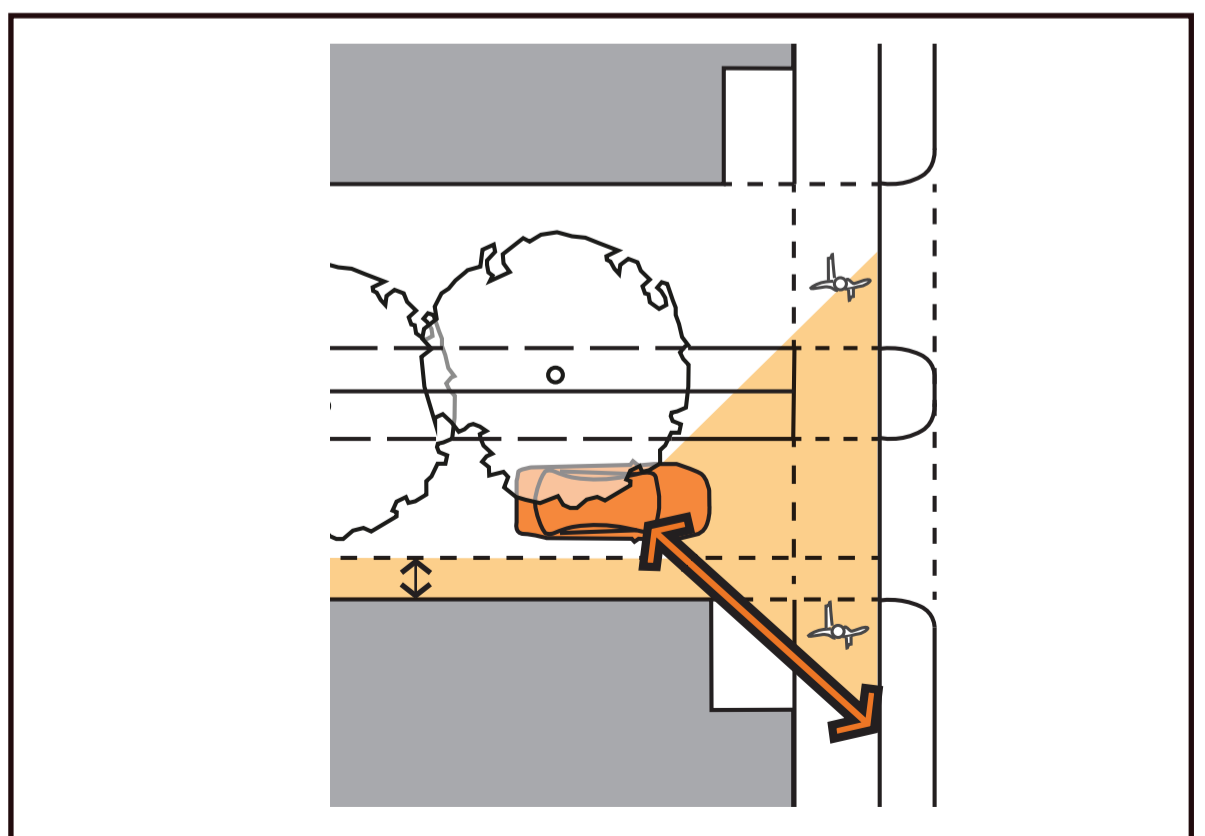


ILLUSTRATION

2.6

**Guideline 2.6\***

*'Avoid vehicle/pedestrian conflicts at site entry points by providing a side verge and/or a visibility splay across the corner.'*

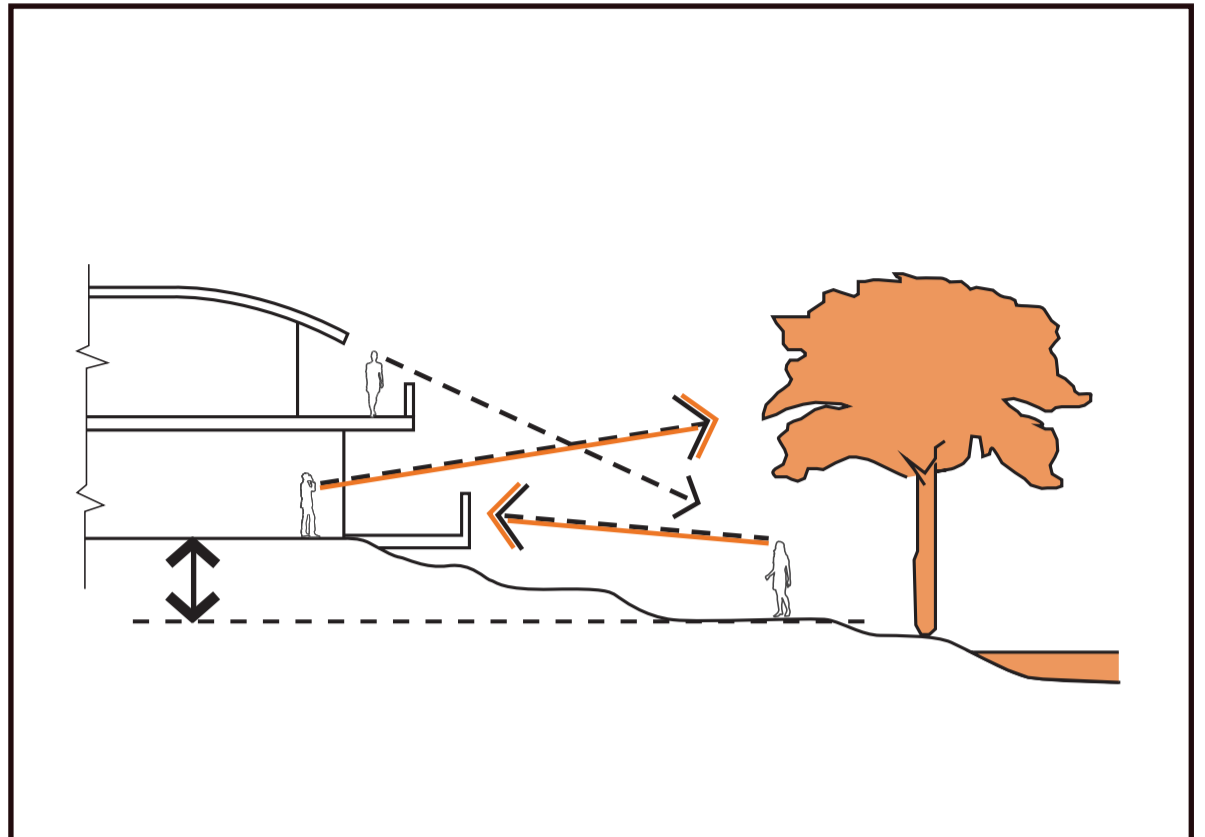


ILLUSTRATION

2.7

**Guideline 2.7**

*'At the creek edge, consider issues of privacy + surveillance – use level differences (topography) to address these.'*

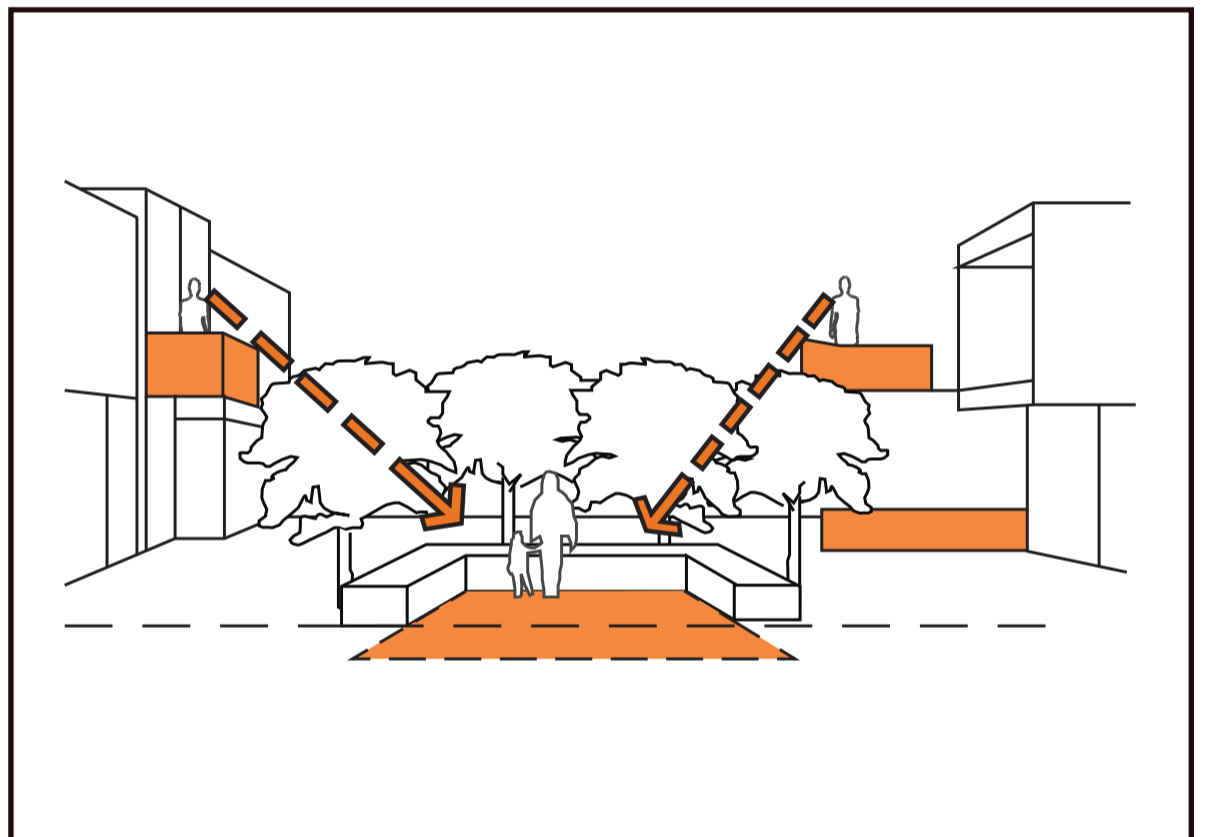


ILLUSTRATION

2.8

**Guideline 2.8\***

*'Provide an outlook from buildings onto internal open spaces on the site while maintaining security and privacy for occupants.'*

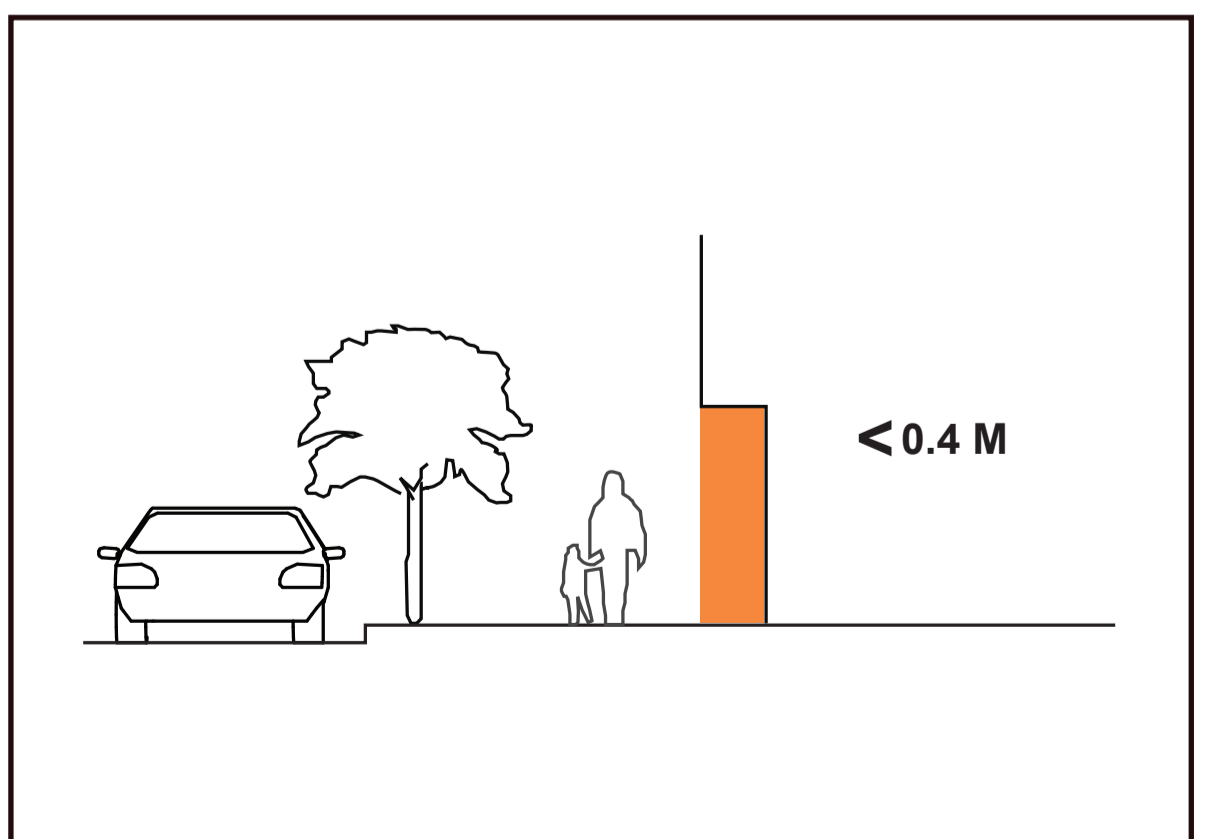


ILLUSTRATION

2.9

**Guideline 2.9\***

*'Limit recesses or niches on the edges of buildings to less than 0.4m deep to avoid their use as concealment places.'*

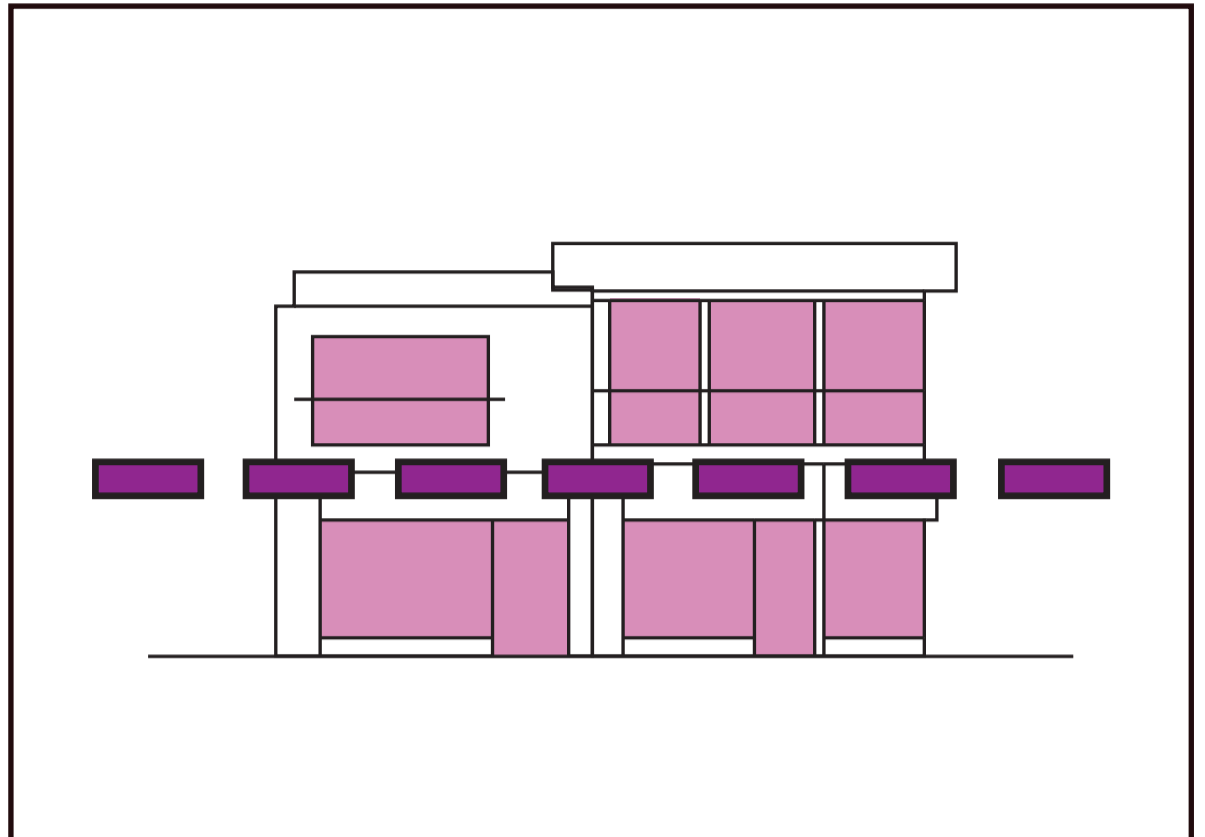


ILLUSTRATION

3.1

**Guideline 3.1\***

*'New facades to Woods Street should maintain an expression line/element between ground and first levels in the form of a fascia, floor expression or canopy etc. This line/element should, if possible, align with those of the adjoining buildings.'*

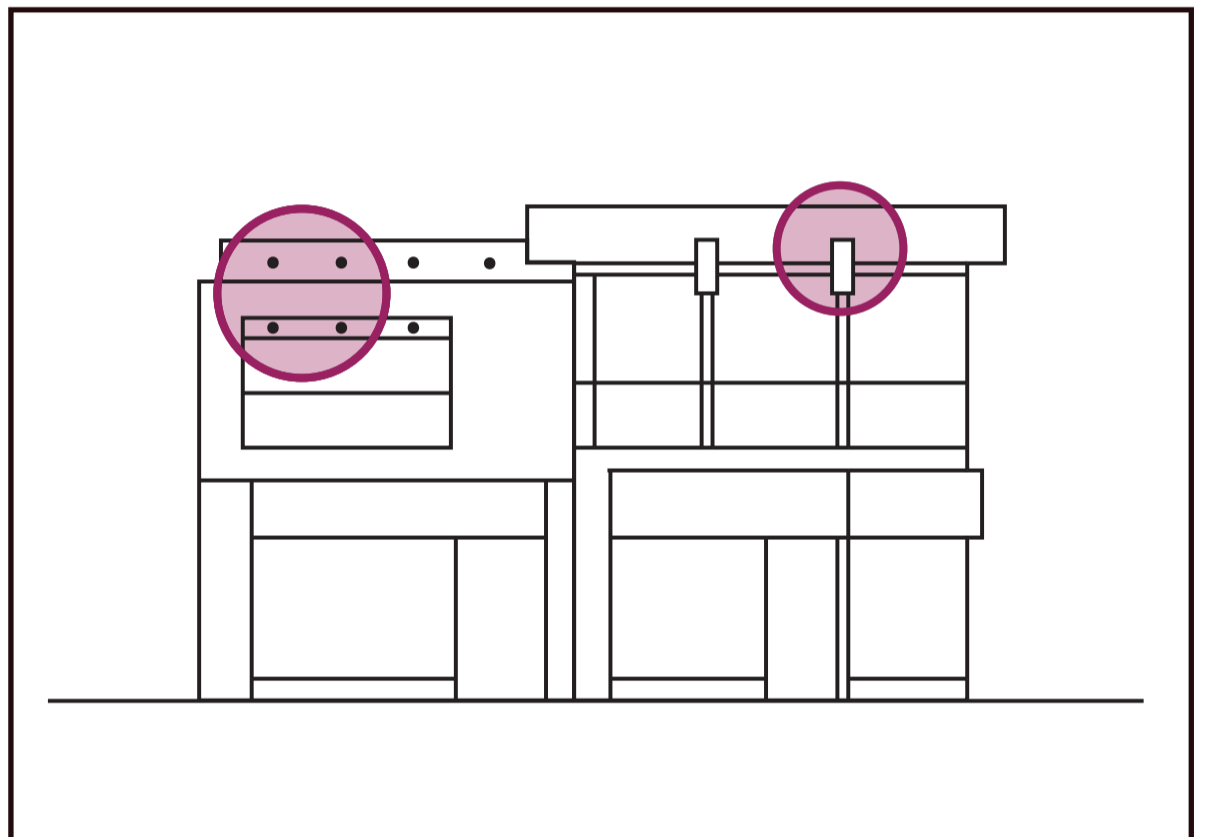


ILLUSTRATION

3.2

**Guideline 3.2\***

*'On new facades to Woods Street, use elements of detail at eaves/fascia level to articulate roof/wall junction and to provide visual interest from the street.'*



ILLUSTRATION

3.3

**Guideline 3.3\***

*'On new facades to Woods Street, provide functional and well-designed canopies to give weather protection to pedestrians at windows/entrance. Canopies must be cantilevered and integrated into the building design.'*



ILLUSTRATION

3.4

**Guideline 3.4a\***

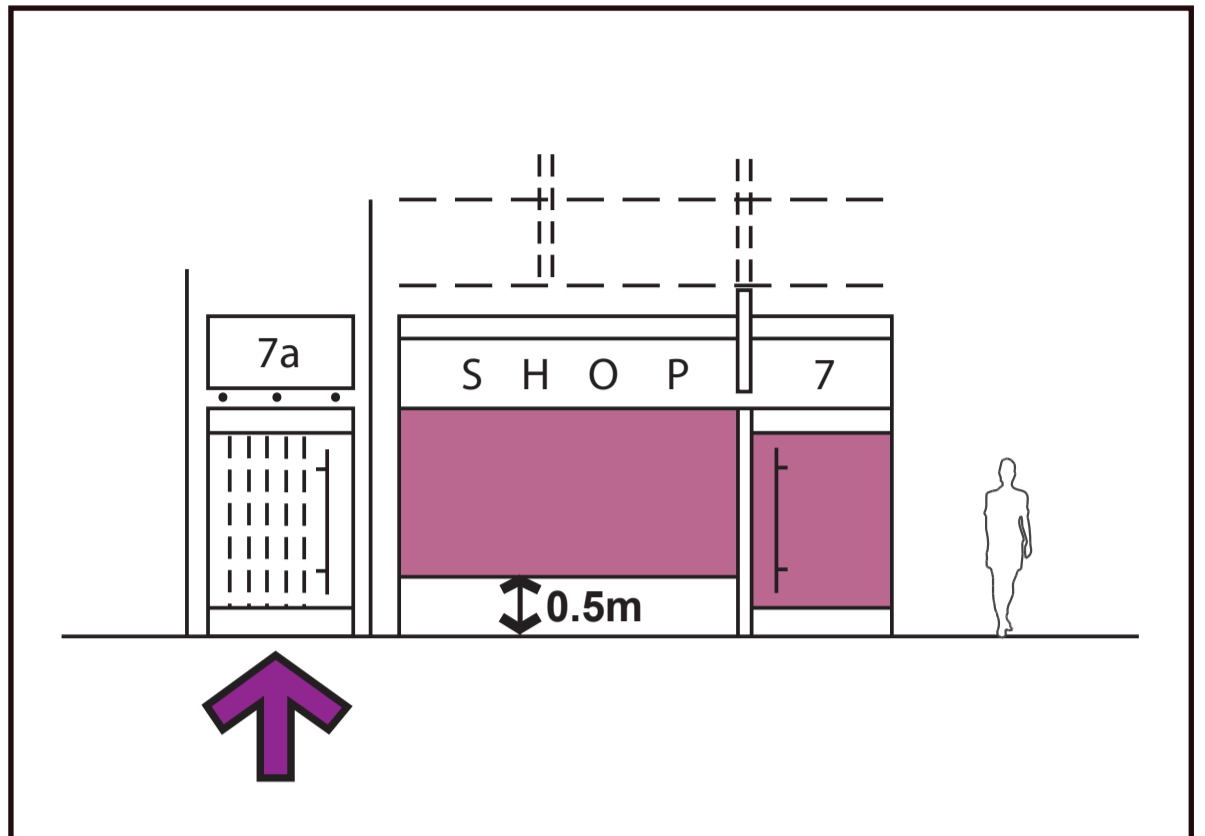
*'Retail units at ground level should provide visual permeability and avoid domestic expression.'*

**Guideline 3.4b\***

*'Shopfront designs must include a stall riser of an appropriate height.'*

**Guideline 3.4c\***

*'Entry points to upper level uses should be architecturally expressed.'*



ILLUSTRATION

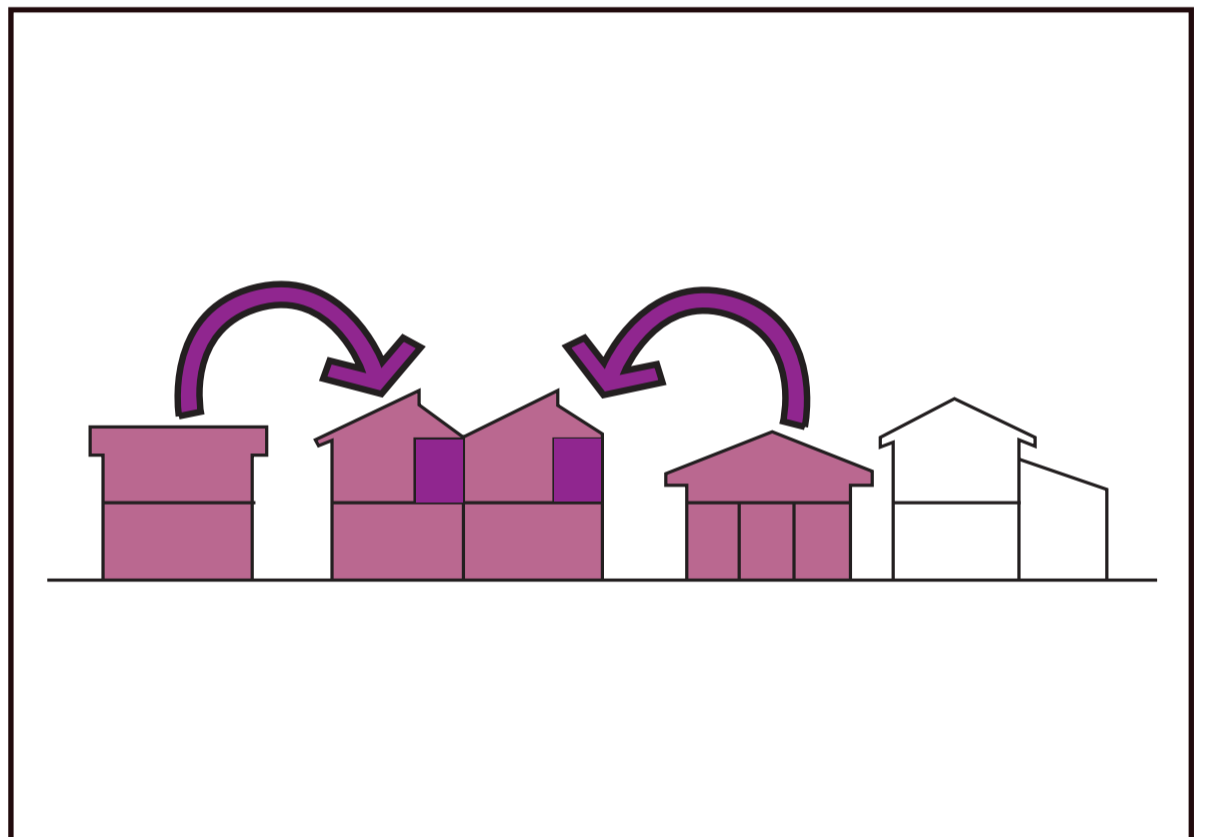
3.5

**Guideline 3.5a\***

*'Proposals must provide a materials and colour palette for new buildings which complements the context of Woods Street.'*

**Guideline 3.5b\***

*'Use contrasting materials or colours in small areas only.'*



ILLUSTRATION

3.6

**Guideline 3.6a\***

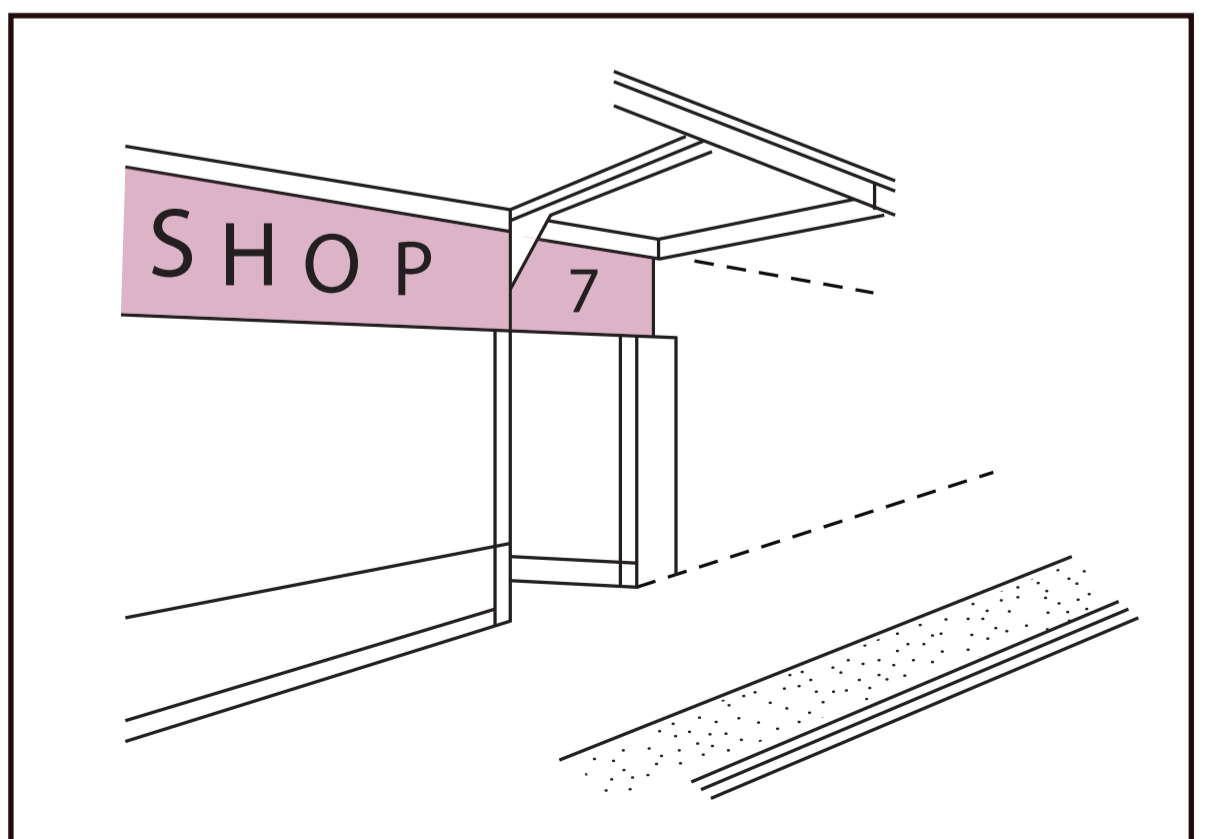
*'Restrict all primary retail signage to the expression line/building fascia between ground and first levels.'*

**Guideline 3.6b\***

*'Use individual fret-cut letters rather than fascia signs.'*

**Guideline 3.6c\***

*'Maintain all shop windows clear of any significant visual obstruction such as large surfaces of promotional signage.'*

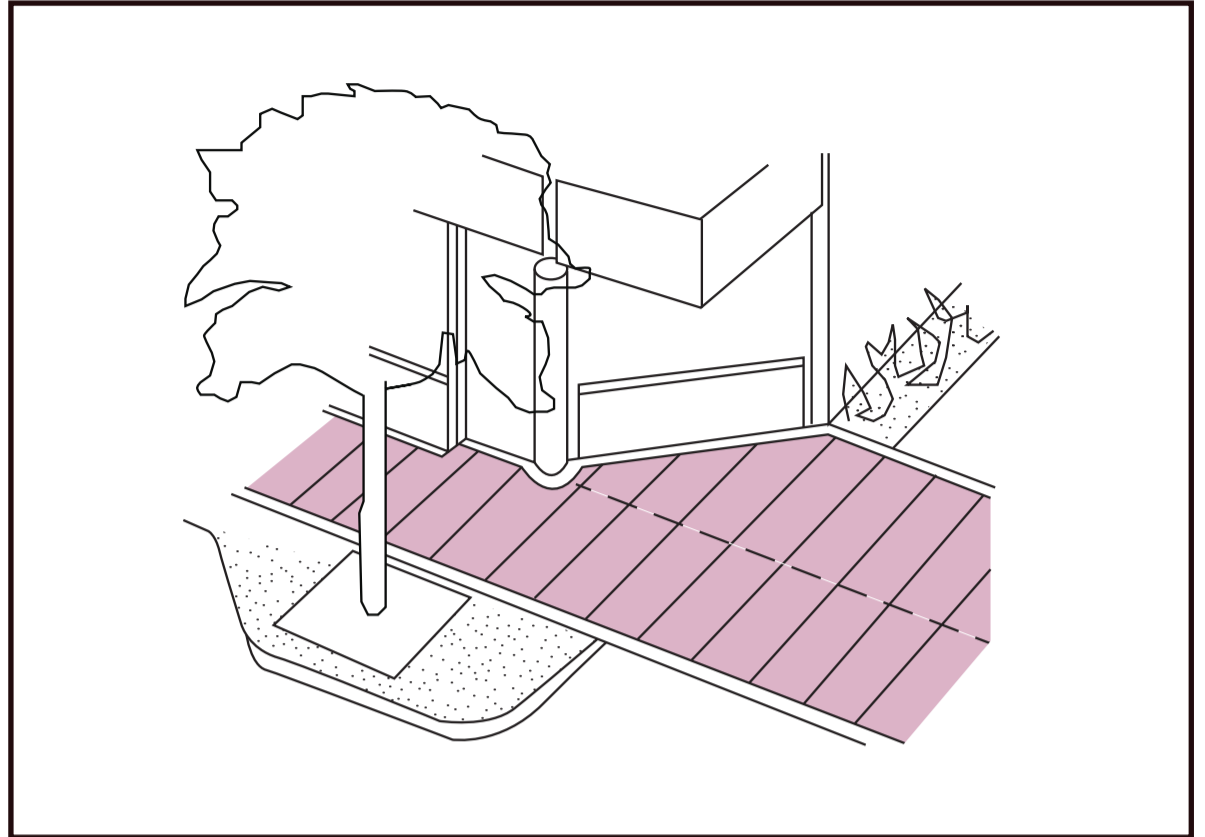


ILLUSTRATION

3.7

**Guideline 3.7\***

*'Ensure that materials and details of buildings on Woods Street are coordinated with Cardinia Shire Council streetscape proposals.'*

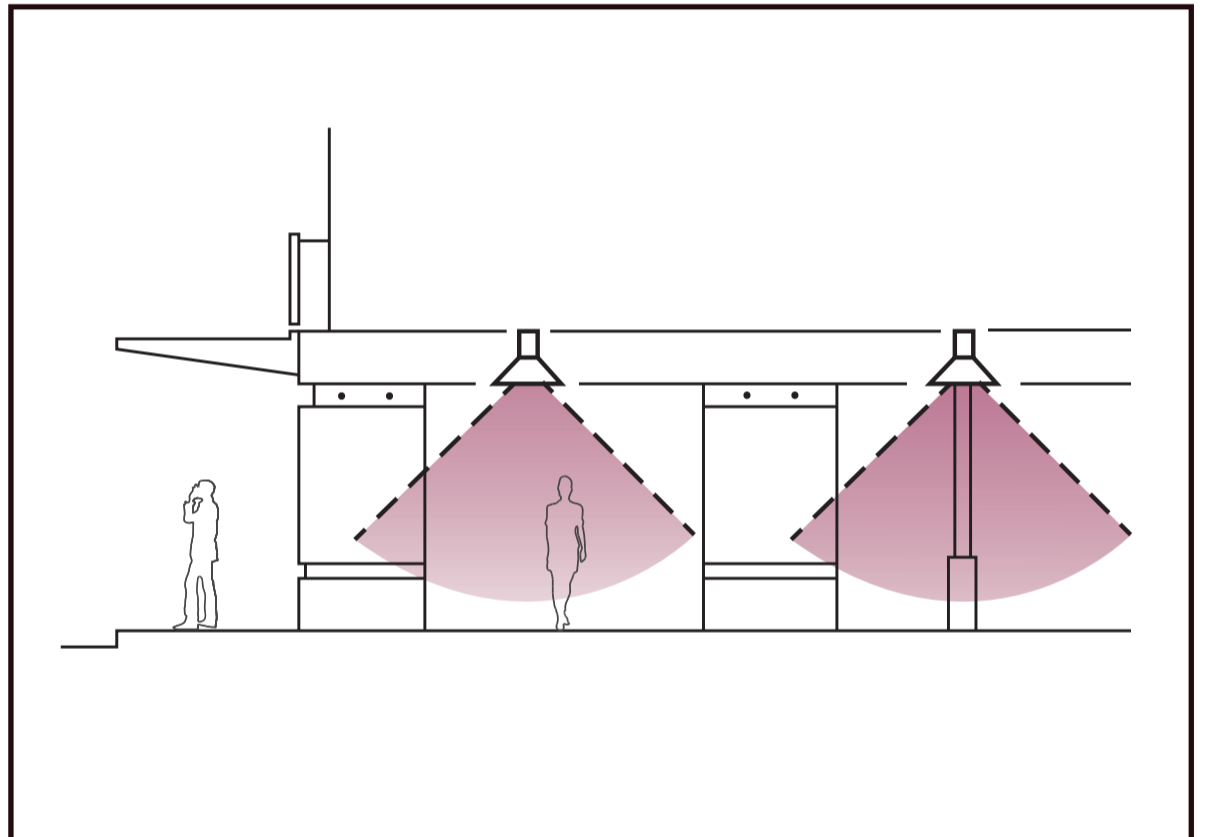


ILLUSTRATION

3.8

**Guideline 3.8\***

*'Provide directed low-glare lighting to site access points (flank elevations).'*

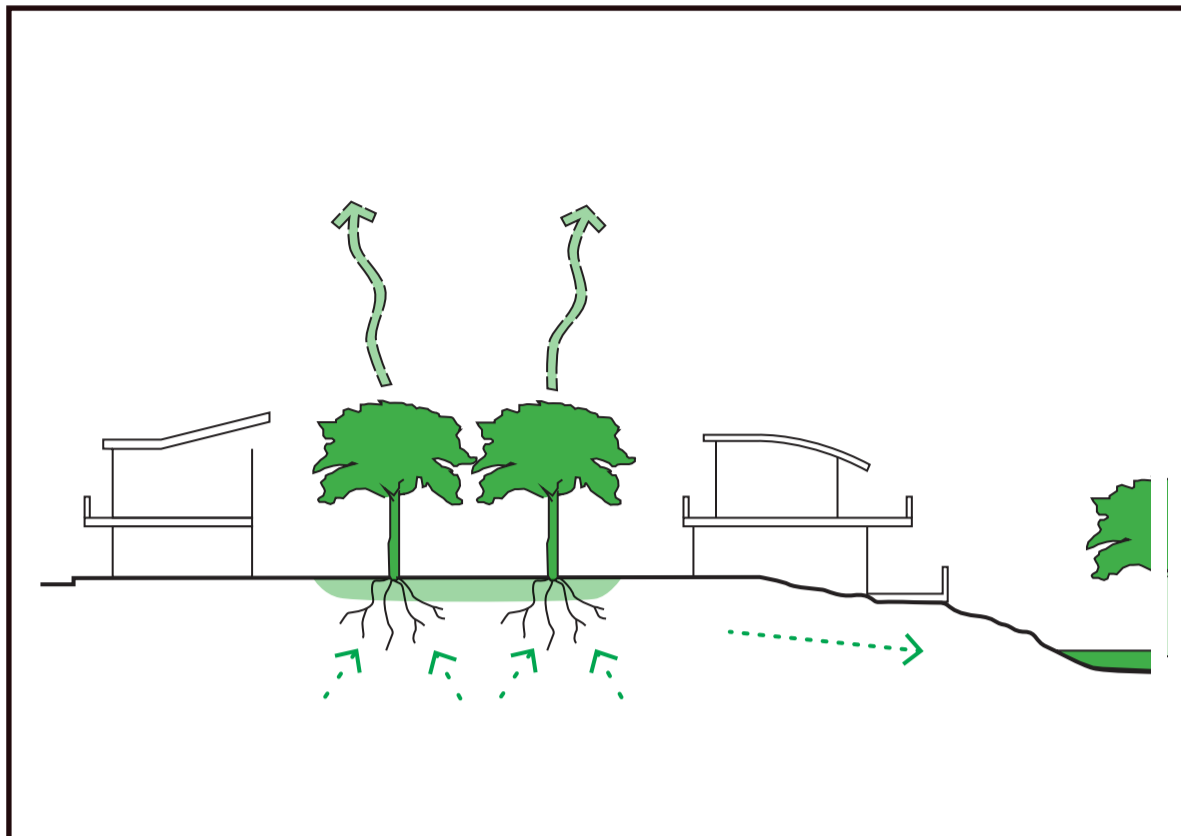


ILLUSTRATION

4.1

**Guideline 4.1**

*'Exploit internal spaces between Street and Creek buildings for WSUD benefits/strategies.'*

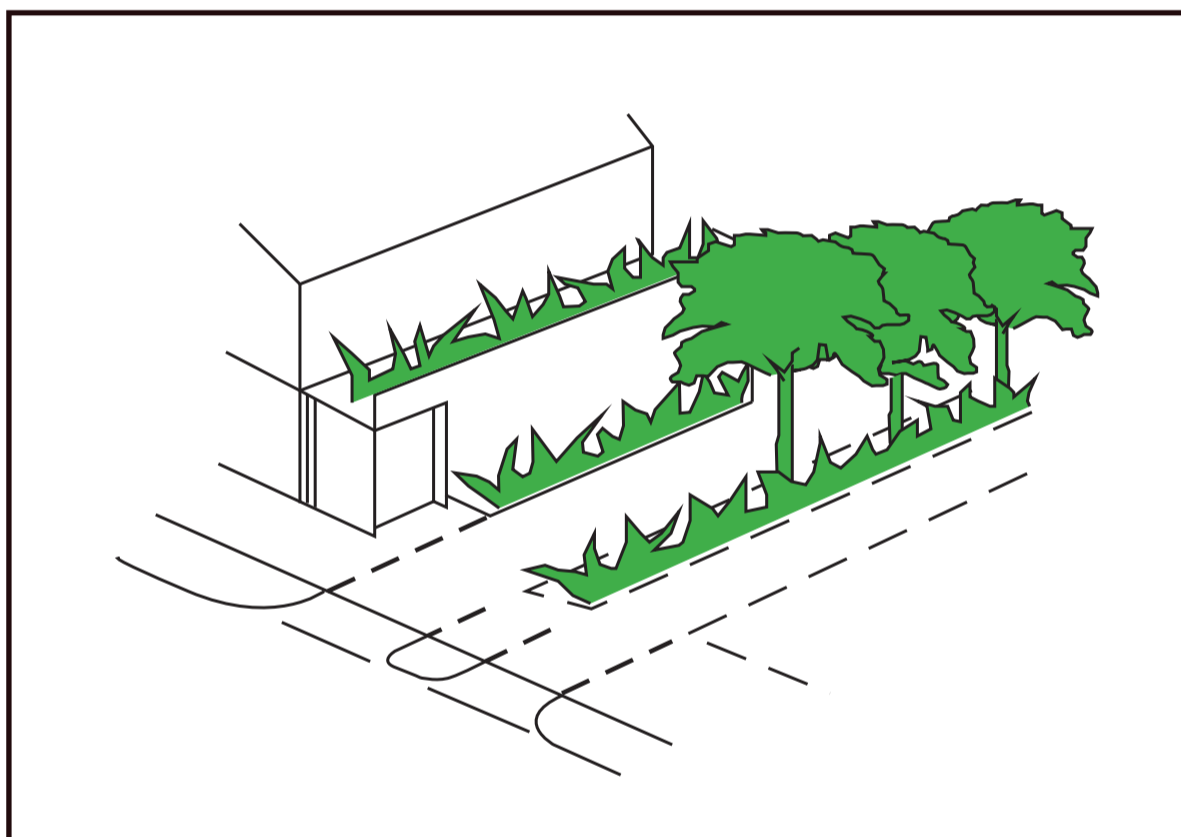


ILLUSTRATION

4.2

**Guideline 4.2\***

*'Where there are gaps between buildings in Woods Street explore the potential to incorporate landscape 'fingers' from the street to the creek – particularly along north-facing elevations.'*

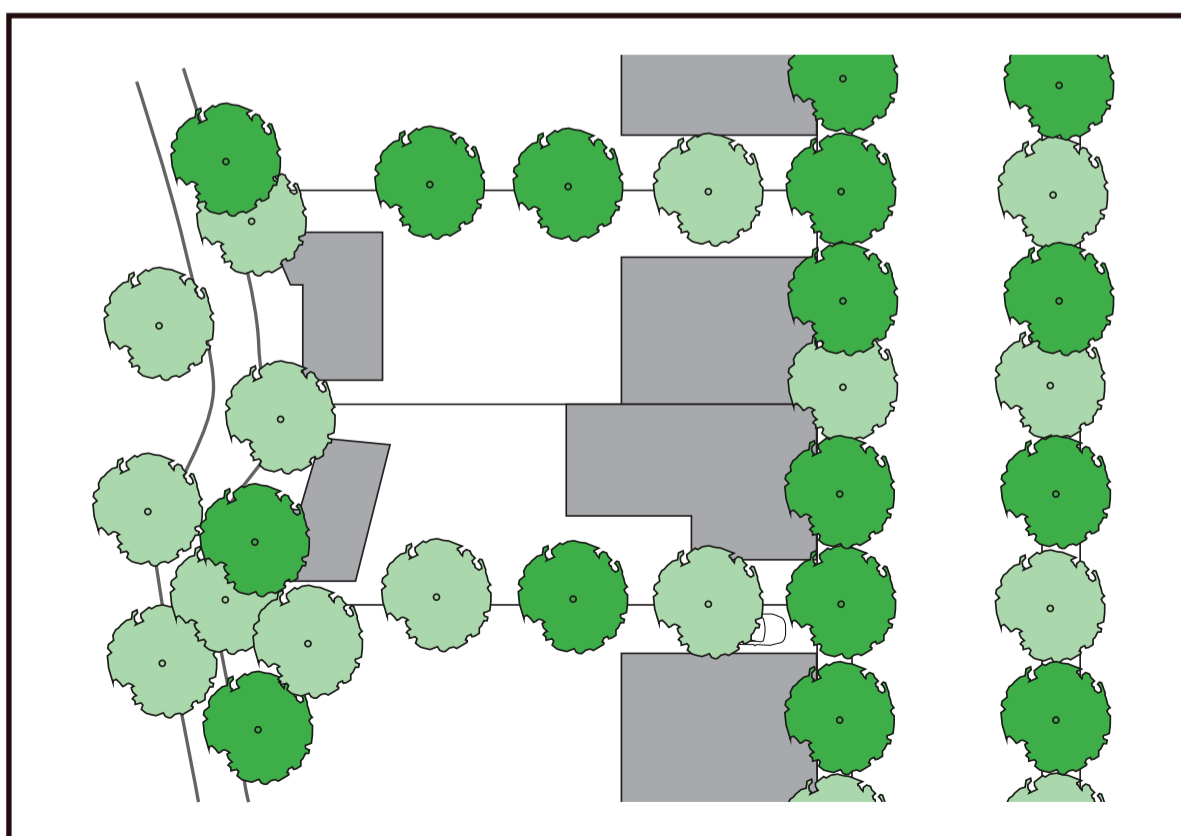


ILLUSTRATION

4.3

**Guideline 4.3\***

*'Provide new canopy trees where possible, and protect existing canopy trees to provide additional shading both along Woods Street and the Creek, where they should integrate with the natural environment.'*

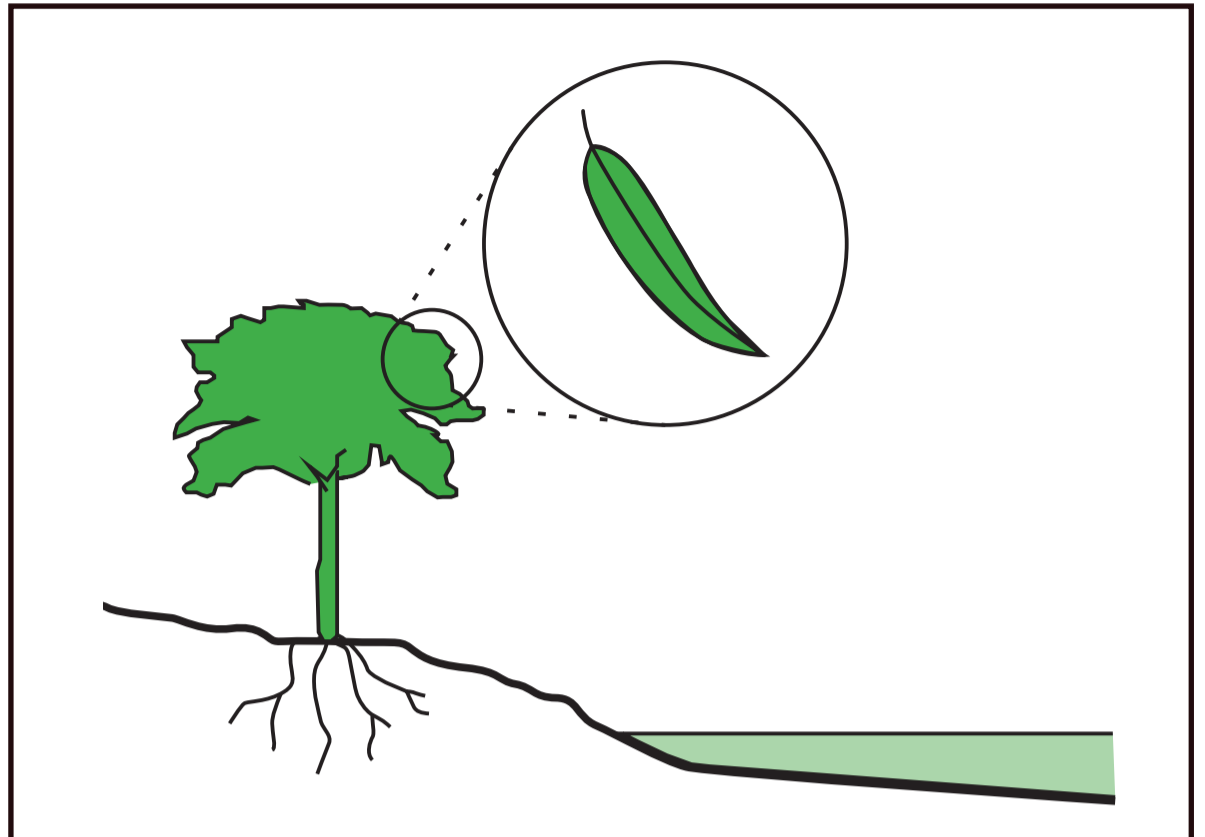


ILLUSTRATION

4.4

**Guideline 4.4**

*'Incorporate in the landscaping indigenous species along the creek side that improve the environmental qualities of the creek.'*



ILLUSTRATION

4.5

**Guideline 4.5\***

*'Provide a shared landscape surface treatment at site entry points and take this through to internal spaces of the site. Limit as far as possible any expression of fences between properties.'*

