City of Casey

EMPLOYMENT LAND DESIGN GUIDE

2022

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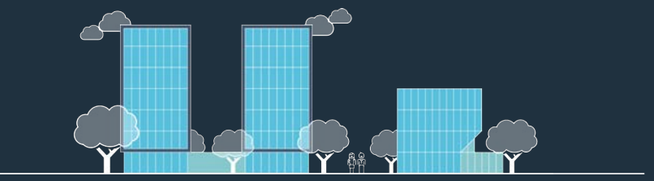

City of Casey

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This Design Guide has been prepared by the City of Casey's City Design and Construction department in conjunction and collaboration with the Growth and Investment, Planning and Building, City and Asset Planning, Improvement and Innovation departments.

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 2020.

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 should be by resolution of Council.

Acknowledgement to Country

The City of Casey proudly acknowledges the traditional owners, Casey's Aboriginal communities and their rich culture and pays respect to their Elders past, present and future. We acknowledge Aboriginal people as Australia's first peoples and as the traditional owners and custodians of the land on which we work and live.

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What is a "design guide"?

A design guide is a technical document that provides a series of good design principles and sets of recommendations on how to achieve good design outcomes.

1. OVERVIEW

The Employment Land Design Guide is a resource to aid discussions on commercial, light industrial and industrial land use related development applications between applicants and Council officers.

Overview of the Document

The Employment Land Design Guide (The Guide) applies to all commercial, light industrial and industrial developments within the municipality of the City of Casey. The Guide provides guidance on good design principles and a series of recommendations on how high quality built form and public realm outcomes can be achieved in Casey's employment areas.

The review of the planning scheme in 2018 identified the need for the review of Casey's Industrial Development Policy. Another key driver is the large land parcels identified for employment precincts in the new growth areas of Casey. This Guide has been prepared to address the gaps regarding design guidance in the existing policy and also to facilitate and promote design excellence across both growth areas and urban renewal sites within established estates. This will enable Casey to attract a diversity of employment opportunities and create sustainable, well designed and thriving employment precincts.

Purpose of the Employment Land Design Guide

The City of Casey aims to set a new benchmark for future employment-focused developments in the municipality. To achieve this outcome, a high standard of urban design, architecture and landscape architecture is required. In turn, this will improve the quality of the work environment and attractiveness to new and innovative businesses, customers and employees alike.

This Guide is not intended to prescribe template outcomes or erode the diversity of possible design approaches. Instead, the purpose of this Guide is to establish a clear vision and framework within which project proponents and their selected design practices can innovate.

What does this guide do?

- Provide built form and landscape design guidance.
- Provide series of design principles.
- Provide an advocacy tool for good urban design outcomes.

What does this guide not do?

- Provide design control / requirements.
- Perform the function of a statutory plan.
- Provide land use guidance.

Objectives of the Document

The objectives of the Guide include:

- To facilitate the assessment of planning applications through the development of clear and instructive design guidelines; and
- To encourage principles of environmental sustainability and good design within developments; and
- To facilitate consistency in built form outcomes throughout the municipality; and
- To provide an appropriate benchmark for commercial, light industrial and industrial developments; and
- To assist proponents, designers and developers on how to deliver Council's design vision for employment areas.

Guide Methodology

A range of activities including best practice research, national and international benchmarking and site audits of major employment precincts were undertaken to inform the preparation of the Design Guide. Preliminary discussions with the development industry and an online survey targeting local businesses, traders and their employees on how safe, inviting and well maintained is Casey's built environment has also shaped the key design themes.

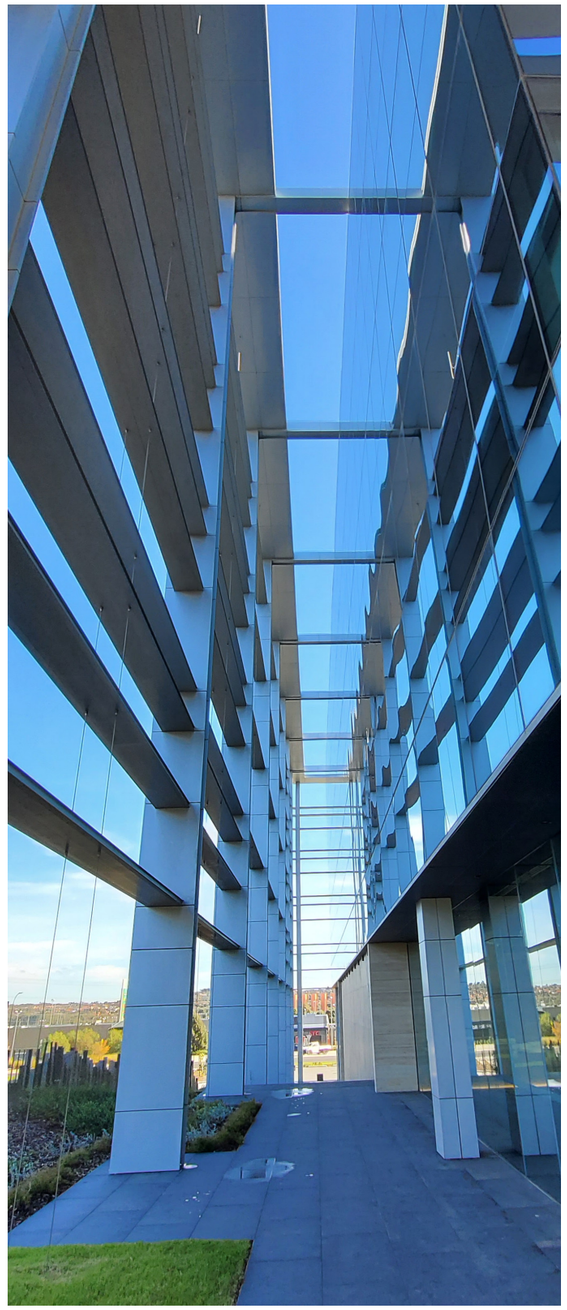


Image 2 : Caribbean Business Park, Scoresby

2. VISION

The Employment Land Design Guide aligns with the Council Plan 2021-25, Strategic Direction 1: Drive stronger connections and places.

Casey's employment areas will be vibrant and exciting places with innovative businesses and quality public spaces, which will create local connections, celebrate their heritage and landscapes, and become centres for the jobs of the future and economic growth.

Image 3 : Park Reserve, LOGIS Eco-Industrial Park, Dandenong

3. URBAN DESIGN THEMES

The purpose of this section is to ensure that individual lots, and the development as a whole, are designed within a sustainable design framework. This Guide summarises the design elements into a series of six themes.

The key urban design themes are as follows:

- **Urban Structure & Interfaces**
- **Accessibility & Movement**
- **Built Form & Architecture**
- **Landscape & Environment**
- **Public Realm & Amenity**
- **Services & Maintenance**

4. DESIGN GUIDELINES

This section provides recommendations on the design and development objectives to achieve the desired built form and public realm outcomes within future and existing employment areas in Casey. This will help facilitate and achieve the design excellence aspirations of Casey within emerging precincts and urban renewal of established areas.

In areas where Precinct Structure Plans (PSPs) requirements apply, the PSP takes precedence over these guidelines if there are any contradictions. Generally:

- The following guidelines should inform new PSPs.
- If an existing PSP is in place, the guidelines will only apply when the PSP lacks clarity of design guidance.
- Where the Guidelines conflict with Victorian Planning Provisions or the Casey Planning Scheme, the Planning Scheme takes precedence.

Environmentally Sustainable Development (ESD) principles are an integral part of the design guidelines and it applies across all of following design elements. ESD principles should be considered in the early stages of all developments to give the greatest opportunity to create a sustainable environment for Casey.

4.1 Urban Structure and Interfaces

4.1.1 Subdivision Design and Orientation

Subdivision design has a lasting impact on how a precinct develops, operates and integrates with surrounding areas. Subdivision design considerations:

- Promote optimal allotment orientation for passive solar design and maximising northern aspects.
- Create allotments of varying sizes and dimensions, which meets the need of different businesses and to enable innovation and diversity in building products.
- Orientate and design streets to capture any key landscape/ high amenity view.
- Provide a logical street hierarchy that considers all street users, including pedestrians, cyclists, cars, public transport and heavy vehicles. If the site condition permits, separate heavy vehicle road away from pedestrian and cyclist paths.
- Allow for the efficient, safe and easy movement of people and freight.

4.1.2 Interfaces

Interfaces between employment land and sensitive uses must be dealt with carefully to avoid amenity impacts and improve safety. Interface design treatments should:

- Activate the street frontage with land uses such as retail, commercial reception, food and drink, and public plazas.
- Maximise active frontages to the street and address the adjoining areas. It is not recommended to install fence backing onto streets, parks or reserves. Where fencing is unavoidable, visually permeable architectural fencing treatment should be considered.
- Provide an active interface to the street.
- Screen the loading docks from the vicinity of primary and secondary roads.
- Not dominate the street interfaces with loading docks and blank walls.
- In a business/industrial park setting, it is recommended that all street networks connect directly to existing surrounding streets to enhance permeability and legibility.
- All developments are encouraged to provide a design solution to integrate the development to the existing neighbouring context seamlessly.
- Land uses which may generate unpleasant noise, odour or visual amenity is highly recommended to be located with appropriate buffers from sensitive land uses and land zoned for sensitive uses (e.g. residential). Note that some employment land uses must also comply with Environment Protection Authority's standards.
- Within an employment precinct, adverse amenity land uses should be located away from employment land uses which do not generate adverse amenity impacts.

In cases of residential interfaces:

- Industrial developments immediately adjoining residential lots are discouraged.
- If the development is fronting a residential property (across a street), the built form should provide increased front setback for landscaping to compliment the residential character.
- The wall interfacing the residential property should be architecturally designed to provide visual interest instead of a blank wall. The wall should also be treated to minimise the amenity impact to the neighbouring site.

4.1.3 Significant Sites

For an identified significant site, or site with features worth retaining (i.e. cultural, heritage, environmental value, etc.), it is recommended that the design of streets and block should retain it where possible and ensure that these features are focal points for the overall precinct.

Key gateway and corner sites should allow for additional architectural and landscape expressions to address and activate the street edges and create landmarks for the overall precinct.

Image 4 : Caribbean Business Park, Scoresby - Demonstration of great landscape buffers and interface to its surrounding context.

4.2 Accessibility and Movement

4.2.1 Street Network

Street network should be designed to allow people of all abilities to easily access into and through the estate, moving easily by foot, bicycle, car, truck and public transport. The design of the premises should achieve functional and safe access, circulation, loading and parking, and be accessible to public transport nodes.

- It is recommended that allotments will have a clearly defined entrance.
- A minimum of 1.8m for footpath provision or 3.0m minimum for shared path provision.
- For buildings reliant on mechanical ventilation, parking spaces are not recommended to be located adjacent to air intake vent(s).

4.2.2 Pedestrian and Cyclist

- A dedicated footpath should be provided to connect the front door of the office to the street.
- Shared path provision is recommended to existing and proposed strategic path networks for recreation and commuter use.
- It is recommended to provide one locker for clothing and accessories for each bicycle space, and changing room with shower(s) as required.
- Bicycle parking facilities are recommended to have direct access to the end of trip facilities, and be close to the building entrance.
- It is recommended to provide clear and visible way-finding signage for the bicycle parking facilities.
- The design standards for public pathways recommended in the latest version of Casey's Walk and Ride Strategy should be incorporated.

4.2.3 Car Parking and Vehicular Circulation

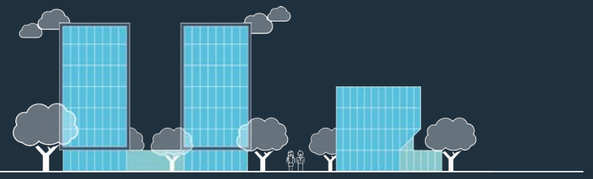
Car parking and circulation are essential to design considerations and are critical to the success of the overall site design process. Car movement needs to be carefully considered along with that of heavy vehicles.

- Primary site frontage should be well designed and avoid excessive car parking that dominates the street interface. Well-designed front landscaping should be considered to provide a welcoming and active street frontage that is safe for all users, visitors and pedestrians.
- Short-term visitor parking is recommended to be situated close to the reception/lobby area of the development.
- Long term staff parking and loading bays are recommended to be provided either on the side or the back of the allotment.
- Generally, it is recommended that the car parking spaces be broken up by tree islands at a rate of at least one island per six spaces, where feasible.

4.2.4 Truck Parking, Loading and Servicing

- Loading bays are essential for the movement of freight into and out of retail, warehouses and factories. To improve the security of the development and overall appearance, loading bays are best positioned out of sight of the public. For traffic safety and to minimise traffic obstruction, trucks are recommended to go forward both entering and exiting.
- A building is recommended not to have more than one loading bay or roller shutter door in any street-facing façade where applicable. Larger warehouse formats should be designed to provide a positive design response to the streetscape.
- If the site context allows, a development facing major road is not recommended to have any loading bays or roller shutter doors within the front façade.
- Ensure that trucks/heavy vehicles are able to safely egress the site and not conflict with the pedestrian/walking and cycling environments. Heavy vehicles are discouraged from sharing the pedestrian path to create a safe walking (pedestrian) and riding environment.

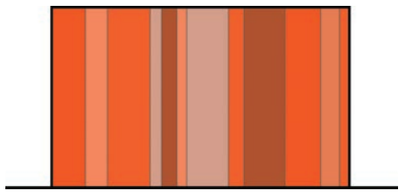
Image 5 : Footpath at LOGIS Eco-Industrial Park, Dandenong



4.3 Built Form, Architecture and Landscape

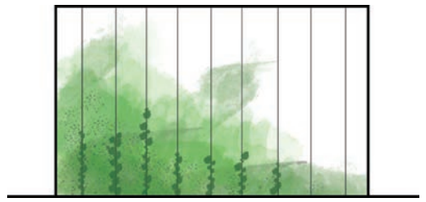
4.3.1 Site and Building Design

- The site planning and design should maximise infiltration of stormwater into the soil, reduce runoff, and improve its quality. The inclusion of rain gardens, swales and other stormwater treatment facilities are encouraged.
- It is recommended that the total permeability of the site aligns with the industry best practice.
- Any part of the proposed building façades that are street-facing or visible from the public is recommended to provide a high level of visual interest and design quality.
- It is recommended that the building design avoids blank wall conditions and lack of facade articulation. The use of glazing, height, variation in material and texture, the use of architectural features and other form and surface treatment strategies should be considered to provide visual interest, which can include but is not limited to the following:
  - Repeat one colour in multiple hues to create an ordered or random pattern to create a bar code effect.

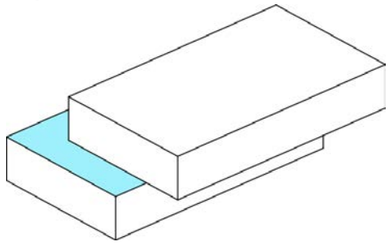


  - Use one material with multiple textures arranged in a random pattern.

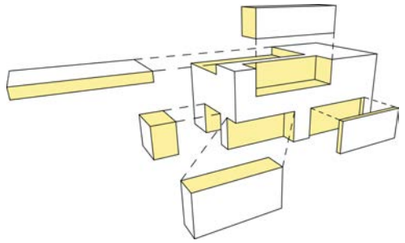
  - Consider using creeping vegetation over a base material to create a green wall to soften the building surface and offer high visual amenity when a visible side building face lacks visual interests.



  - Shapeshifting part of the building can be used to create an offset of building elements and break up the building bulk, leading to more articulated and dynamic built forms.



  - By subtracting shapes from the boxed like building mass, it could internalise the loading zone and entry zone into the building rather than have stuck-on canopies. This method can be further enhanced by using different materials or colours for the subtracted spaces to break down the building bulk further.



- The entrance of the built form is encouraged to be emphasised with creative forms and/or colour. Canopies and shading structures are encouraged to be integrated into the building facade, making wayfinding easier for visitors and making the entrance obvious.
- Active frontages are highly recommended to be provided at all street fronting façades to improve passive surveillance of the local area.
- The front façades are encouraged to be free of large unrelieved expanses of the wall surface. On corner sites, façades are encouraged to address both street frontages and may include a higher corner element or a design element to emphasise its street corner location.
- For any developments situated close to any significant public parkland, the proposed built forms should not cast an additional shadow on the public park space between 10 am and 2 pm on the winter solstice.
- For any developments that may impact surrounding residential properties, the proposed built forms should not cast an additional shadow on the secluded private open space of the residential properties for 5 hours between 9 am and 3 pm on the winter solstice.

4.3.2 Building Material

- External materials and finishes should be selected for appropriateness to their use and minimise their environmental impact (i.e. origin, durability, recyclability and toxicity.)
- The material exposed to the weather should maintain a satisfactory appearance and remain safe and fit for its purpose over a reasonable number of years.
- The selection of exterior material and colour finishes should complement its surrounding context and character.
- The colour used on exterior surfaces should be neither bland nor garish.
- Reflective material should avoid causing excessive glare to the public space.
- Glazed areas should achieve adequate internal daylighting, thermal performance and glare control.
- All concrete wall panels on front and site façade should be painted or textured unless abutting a wall that is existing or under construction.
- Building exterior finishes should allow in adequate daylight to safely illuminate the interior, except if the occupant requests that the interior be devoid of sunlight.

Image 6 : Caribbean Business Park, Scoresby

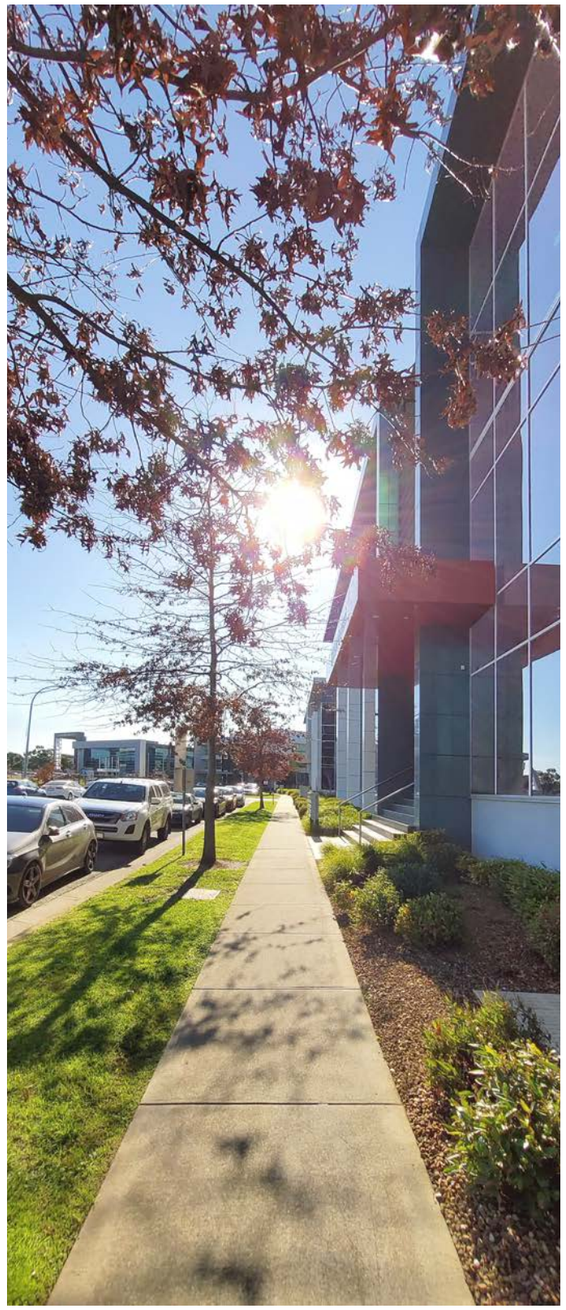


Image 7 : Casey Business Park, Narre Warren

4.3.3 Smart Design and Innovation

- As part of Casey's Smart City initiatives, the following measures to reduce carbon footprint are encouraged to be part of all development proposals and redevelopments:
  - Solar PV panel installation.
  - Smart recycling mechanism.
  - A mix of water sources (including potable, stormwater and recycled) for landscaping, toilet flushing, etc. to reduce water wastage.
- Recycled and locally resourced building materials are encouraged to be a priority when it comes to the selection of construction materials.
- Implementation of smart infrastructure provides inclusive access to all end-users, this includes:
  - Ensure smart infrastructure and digital developments are well understood by all users through providing staff training sessions.
  - Ensure the user has equal access to the technology and support is provided to those who are disadvantaged or digitally challenged.
  - Ensure all developments are digitally capable of supporting the latest internet technology at its time of being developed.
  - In the business park setting, ensure internet access is available for both indoor and outdoor users.
- Electric vehicle adoption and sustainable modes of personal transport are encouraged:
  - Electric vehicle charging facilities are encouraged to be installed in all developments, including both new construction and renewal of existing buildings.
- Energy-efficient lighting is encouraged to be used to reduce energy consumption and operating costs.

4.3.4 Staff Amenity

Well designed staff amenity areas should be provided in all developments for staff to unwind, relax and connect.

- For office design, visual connections between the workspace and outdoor are encouraged to promote employees' well-being through material choice (i.e. glazing) and design (i.e. the position of windows.)
- An outdoor staff amenity area capable of providing a sheltered dining area is recommended to be provided in a business park or super lot development. It is encouraged to provide some shade in summer, allow direct sunlight access in winter, and be screened from the wind.
- It is encouraged that staff amenity spaces such as lunchroom or similar internal facilities be provided with an outlook to natural light and public open spaces.

4.3.5 Security and Safe Design

- Crime Prevention Through Environmental Design (CPTED) principles should be applied.
- Public access to a space between buildings that cannot be easily observed from the street can create a dangerous entrapment site. It is recommended these spaces be easily observed by a passer-by driving past on the adjoining street.
- All design proposals are highly encouraged to prevent public access to potentially dangerous spaces between buildings with fences and/or gates.

Image 8 : Outdoor Amenity at Logis Eco-Industrial Park, Dandenong

4.3.6 Building Services and Placement

- With the goal to reduce greenhouse gas emissions and operational costs, it is recommended that building services, including heating, cooling, ventilation and lighting be energy efficient.
- It is recommended that building services, such as air-conditioning units, aerials and satellite disks be positioned away from the front facade and main entrance. The design of the screen is recommended to be integrated into the overall building design.
- If the site permits, a rainwater storage tank of at least 5,000 litres is recommended to be installed on every allotment, which may be used for garden irrigation and toilet flushing. On any allotment where the main building has a roof area or underground area of 1,000 m2 or larger, a larger tank capacity of at least 10,000 litres is preferred.
- The rainwater storage tank is recommended to be installed at the part of the premises with minimal views from the street. It can be placed inside a building, underground or be screened above ground.
- Pipes and conduits are not recommended to be placed on the exterior of the building.
- Some stormwater is recommended to be retained and detained on-site through permeable surfaces and infiltration areas such as rain gardens. Stormwater from an allotment should be drained to a legal point of discharge within the allotment.

Image 9 : Open park space at Tally Ho Business Park, Burwood East

4.3.7 Landscape Design

- All garden beds are recommended to be planted out and maintained in good condition. They should be easy to maintain.
- It is recommended that the water outlets be provided in convenient locations to irrigate plants for plants establishment and on-going maintenance.
- The materials and finishes used for the landscape and hardscape should be robust, age well, appropriate for their use, and easily maintained.
- It is encouraged to utilise water sensitive urban design (i.e. rain garden, etc.) as part of the landscape design.
- It is recommended the plant species are chosen to suit the environment, climate and intended use.
- Plants with known toxicity, allergenic properties, choking hazards, spines, abrasive trunks or foliage should be excluded from the design proposal.
- It is recommended the majority of plants, especially trees, be endemic.
- The mature size of the species selected is recommended to be in proportion to the size of the allotment. The larger the allotment and the larger the buildings, the larger mature size plants are recommended to be selected.
- Plants should be specified and planted closely enough that most of the garden bed surface is covered by plants after two spring growing seasons, and very little of the mulch is visible from the street.
- To promote a safe walk and ride environment, it is recommended that the choice of plant species, size and placement allow clear sightlines for pedestrians, cyclists and motorists to be maintained both at initial planting and maturity.

4.3.8 Signage

Signage is an important built-form element in employment land, and when designed and placed properly, it enhances the appearance of the host building and site premises. Key objectives include:

- Design quality -
  - Design fonts and style that blends with the overall theme, and
  - Use materials that are of high quality (sustainable, durable and attractive), and
  - Use a colour palette that provides sufficient contrast and legibility.
- Placement - Ensure that it does not obscure a building's architectural form and be integrated to the building façades.

The design of signages should consider the recommendations outlined in Casey's Advertising Sign Design Guide and Casey's Estate Entry Signage and Features Guide.

4.3.9 Fencing and Screening

- Pickets are not recommended to extend more than 1.8m above natural ground level (NGL), fence posts are not recommended to be more than 2m above NGL.
- The solid-to-void ratio of fences and gate is not recommended to exceed more than 20:80 to improve passive surveillance.
- Black palisade, blade or chain mesh fences may be used on the side and rear boundaries where it is not abutting the public realm behind the front façade of the warehouse component. If a chain mesh fence is proposed, razor wire is not recommended to be used for the chain mesh fence. It is recommended the chain mesh fences are not topped by more than two strands of barbed wire.
- Fencing design should be included as part of the planning application package. Installation of fencing cannot start without the Council's approval.

Image 10 : Business Park Sign at Summit Business Park, Clyde North

4.4 Public Realm and Recreational Amenity

4.4.1 Open Space in Business/Industrial Park

Publicly available and accessible open space has a range of health benefits for its users and creates improved liveability outcomes for the municipality. The City of Casey continues to commit to providing quality open space networks across the City, including within business and industrial park development, which play a vital role for employees, visitors, and local residents.

- Create higher order open spaces that function like social / family recreation spaces that support social interaction in green outdoor settings.
- Provision of sufficient on-street parking (incl. dedicated disabled parking) is highly recommended It is also considered appropriate to co-locate parking with cafe/offices.
- It is highly encouraged that the open spaces cater for all ages, abilities and cultural backgrounds.
- Diversify landscape settings across Casey's open space network.
- Facilitate informal physical activity through the development and/or enhancement of functional parks with recreational infrastructure.
- Recognise and protect significant landscapes such as aboriginal, environmental and heritage by co-locating public open space with the encumbered land.
- Where possible, co-locate public open space with mixed use areas such as cafés to create a social hub. Mix of urban town squares and green open spaces are encouraged.
- Locate public open space along key commuter links with supportive infrastructure such as bike repair stations and bike racks.
- Casey's Open Space Strategy provides recommended size and shape requirements for local open space. For more information, please refer to the latest version of Casey's Open Space Strategy.
- Increase the proportion of open space that integrates with existing treed parkland or bushland settings to connect users with nature.
- Support the retention of mature treed landscapes, including Casey's significant trees.
- Enhance the tree canopy coverage across the City to respond to the risk posed by climate change and reduce the heat island effect.
- Provide interpretative signage at nature reserves and along selected waterways to educate the community about aboriginal, environmental and heritage values.
- Provide a variety of recreational functions and amenities for employee activities through the weekdays and family activities over the weekends. The following facilities are recommended to be included in the design but not limited to:
  - Outdoor BBQ facilities;
  - Paved track for cycling and jogging;
  - Seated gathering spaces;
  - Open grassed space
  - Public toilets.
- In alignment with the City of Casey's Arts and Cultural Development Strategy and Public Art Policy, installation of appropriate art works at the newly provided public outdoor spaces is recommended. It is encouraged to promote local artists' art pieces with reclaimed/sustainable material.

4.4.2 Public Realm Safety and Security

- Active frontage from the surrounding premises onto the public open space to promote casual surveillance of the space.
- It is recommended that appropriate public lighting is installed throughout the site to ensure all footpaths and surrounding areas are well lit at night.
- Locational maps are recommended to be installed at various central locations and entrances to assist users in navigating through the site and highlights the location of emergency phone booths, location of security office and location of emergency assembly.

Image 11 : Open space and amenity at Caribbean Business Park, Scoresby

4.5 Site Services and Maintenance

4.5.1 Waste Management

Waste management includes both recyclable materials and non-recyclable waste. It is encouraged to minimise non-recyclable waste and maximise recyclable materials.

- Every premises should have a waste management plan for processing, collecting and storing wastes. It is recommended this system considers the opportunities for reusing and recycling waste and refuse.
- A dedicated waste disposal and storage area should be allocated on-site, the area is not recommended to be in close proximity to a pedestrian path or dedicated landscape area.
- Any external area allocated for rubbish disposal and storage is recommended to be within a building or within the rear half of the allotment and hidden from public view.
- It is recommended that the waste and refuse storage facility is integrated with the design of the premises and stored in a purpose-built facility, and be wind proofed to prevent scattering of waste.
- Screening devices are recommended to be used for minimising the view to the waste and refuse storage area from the street and staff amenity areas.

4.5.2 Storage Area

- Every premises are recommended to have a management system for storage materials, goods and equipment.
- All external plant and services facilities, as well as any areas for hardstand, loading, storage, are recommended to be located within a building or within the rear half of the allotment and should be hidden from public view.
- Pedestrian paths, dedicated landscape areas, vehicle parking areas and loading zones are not recommended to be used for storing material or equipment.
- Deodorisation measures are recommended to be taken place if the materials emit offensive odours.
- All material, goods and equipment are recommended to not be stored outside of the premises.

4.5.3 Ongoing Building and Landscape Maintenance

Property owners and tenants of the premises are encouraged to provide ongoing maintenance to the following:

- Cleanliness of the premises, include indoor space, outdoor area and fence.
- External finishes are highly encouraged to be kept in good condition, including re-coating or repainting as needed.
- Materials, waste or equipment are not recommended to be unloaded, stored or loaded in vehicle parking areas.
- All landscaping garden beds are highly encouraged to be kept in good condition. This includes being kept free of weeds, litter and dead plants, trimming plants for shape and good form, and beds re-mulched and replanted as needed.

Image 12 : Tally Ho Business Park, Burwood East

5. BUILDING TYPOLOGY

It is envisaged that Casey's employment land should include a range of building types, which will improve the urban image, offer a diversity of businesses, and boost economic growth.

In this section, the Guide will showcase 14 typologies based on prevailing lot sizes in Casey.

The illustrations included in this section for each of these development typologies describe when best to use them and assist in the site planning and building design. However, any development, particularly on large sites, may include one or a combination of the multiple types to suit a particular situation.

Disclaimer: These designs are for illustration purposes only. If you apply for a Planning Permit, copying or recreating any design from this brochure does not guarantee approval of the planning permit. All proposals will be assessed based on their design merits and their compliance with the Casey Planning Scheme.

Typical Casey Employment Land Lot Size Matrix

	Small Site	Medium Site	Large Site	Super Lot Site
Lot Size	Up to 1,000 m^2	Up to 5,000 m2	Up to 10,000 sqm	Larger than 10,000 sqm
	Recommended Primary Land Use			
Small Warehouse	●	● (Multiple Warehouses)	● (Multiple Warehouses)	
Medium Warehouse		●	●	● (Multiple Warehouses)
Large Warehouse				●
Commercial Office	●	●	●	
Commercial Office Precinct/Industrial Park			●	●
Preferred Front Office Height for Warehouse Typology	2 Storey	2 Storey	2 Storey	Up to 4 Storey

Typical Building Types and Land Uses

This section included the most common land uses in association with different building types observed in the City of Casey. The land uses are for reference purpose only. All proposed uses will be assessed based on their compliance with the Casey Planning Scheme.

Small Site - Warehouse

Small Storage
Small Light Industrial Use
Manufacturing Warehouse

Medium Site - Warehouse

Storage
Bulk Distribution
Small Light Industrial Use
Manufacturing Warehouse

Medium Site - Factoryettes

Storage
Small Light Industrial Use
Manufacturing Warehouse

Large Site - Warehouse

Storage
Bulk Distribution
Small Light Industrial Use
Manufacturing Warehouse

Large Site Commercial Office

General Commercial/Office

Super Lot Site - Warehouse

Large Distribution Centre
Logistic Warehouse
Manufacturing Facility
Light Industrial Use

Super Lot Site Commercial Office Precinct

General Commercial/Office

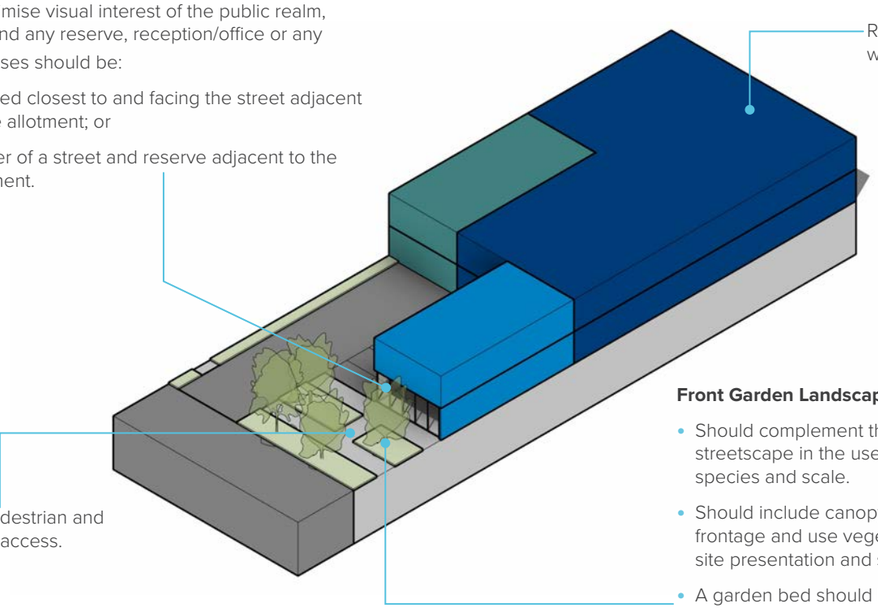
Image 13 : 3 Bromham Place, Richmond - Subdivision layout with adequate allotment size which respects the local character, meets the need of different businesses and positively contributes to the streetscape.

5.1 Recommended Small Site Typologies

Small Site - Single Warehouse

To maximise visual interest of the public realm, street and any reserve, reception/office or any active uses should be:

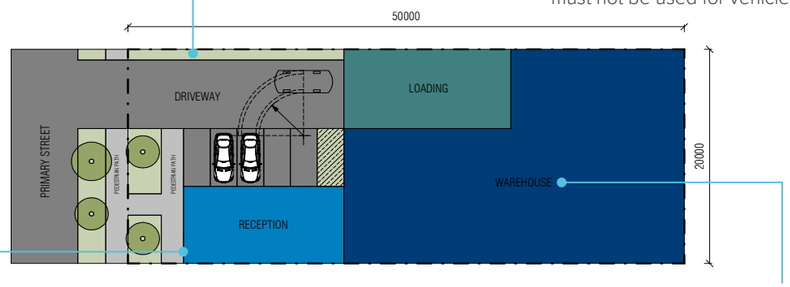
- Located closest to and facing the street adjacent to the allotment; or
- Corner of a street and reserve adjacent to the allotment.



Front Garden Landscape

- Should complement the adjacent public streetscape in the use of material, plant species and scale.
- Should include canopy trees at the site frontage and use vegetation to improve the site presentation and soften built form edges.
- A garden bed should be preferred minimum of 3 metre deep, should be provided immediately behind the front boundary across the entire frontage of an allotment, except where the frontage is crossed by a driveway and a pedestrian path.
- A minor proportion of this area may be used for utility structures such as substation; it must not be used for vehicle parking.

The planting strip along the site boundaries allows for perimeter planting to soften site edges and visually break up large car park areas.



Preferred minimum of 5 metre front setback.

(Architectural features may extend into the setback areas with responsible authority's approval.)

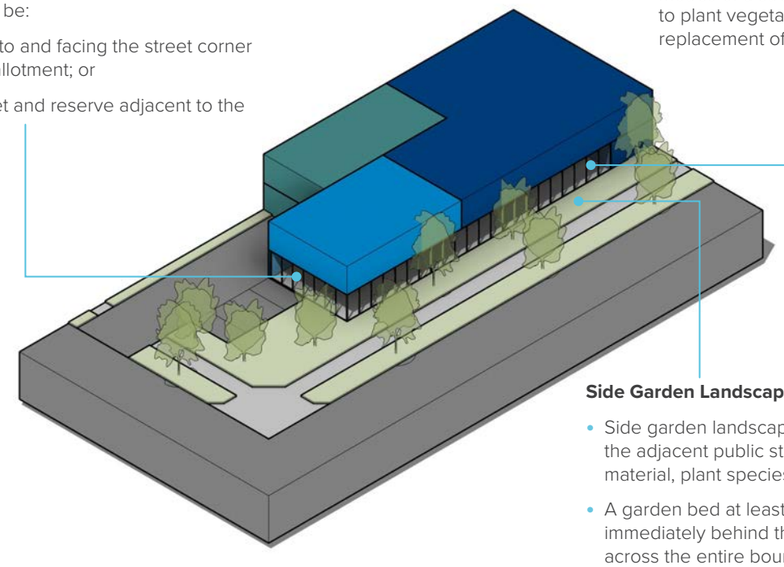
The warehouse component should be well setback from the street and in this scenario preferred minimum of 9 metre setback for the warehouse from the front allotment.

(Architectural features may extend into the setback areas with responsible authority's approval.)

Small Site - Corner Lot Single Warehouse

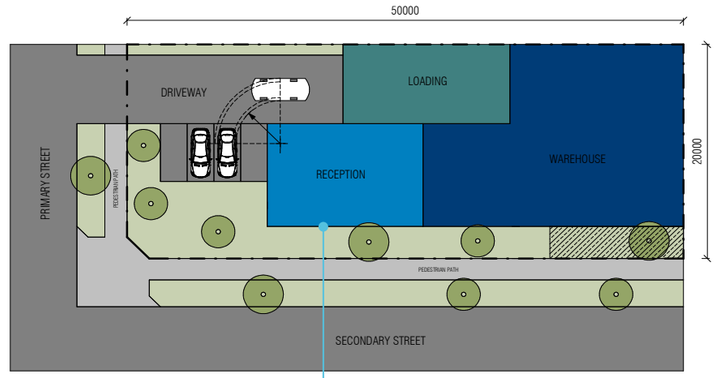
To maximise visual interest of the public realm, street and any reserve, reception/office or any active uses should be:

- Located closest to and facing the street corner adjacent to the allotment; or
- Corner of a street and reserve adjacent to the allotment.



Side Garden Landscape

- Side garden landscape should complement the adjacent public streetscape in the use of material, plant species and scale.
- A garden bed at least 1 metre deep immediately behind the side boundary across the entire boundary, except where the frontage is crossed by a driveway and a pedestrian path.
- Canopy trees at the site frontage, and use vegetation to provide a visual buffer.

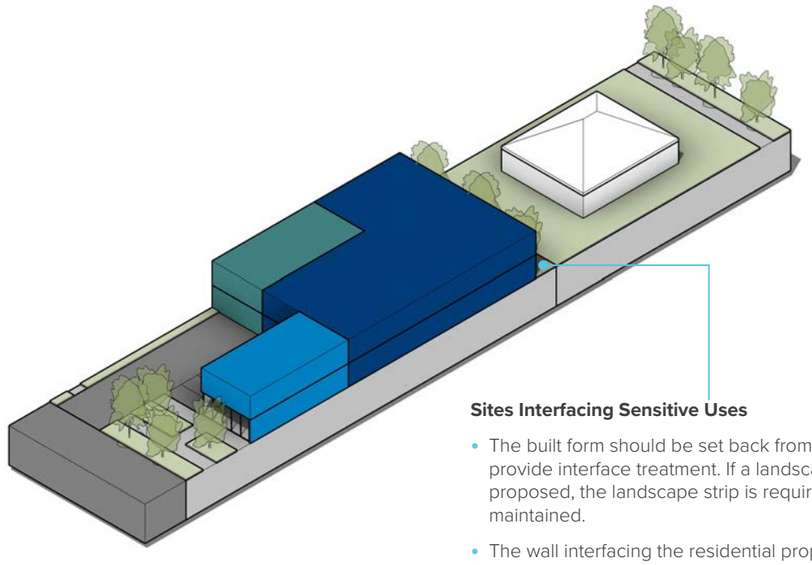


Preferred minimum of 3 metre side setback.

(Architectural features may extend into the setback areas with responsible authority's approval.)

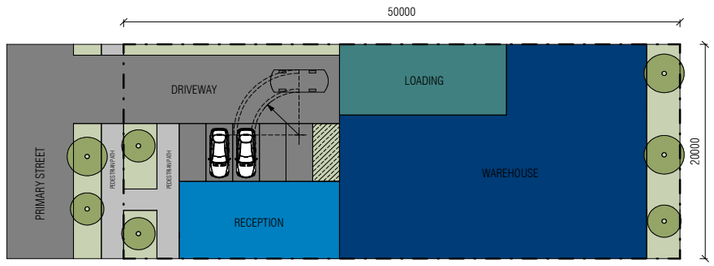
Small Site - Single Warehouse Adjoining Sensitive Use

Industrial developments immediately adjoining residential lots are discouraged. Where this is not possible due to existing site constraints, the following guidelines apply.



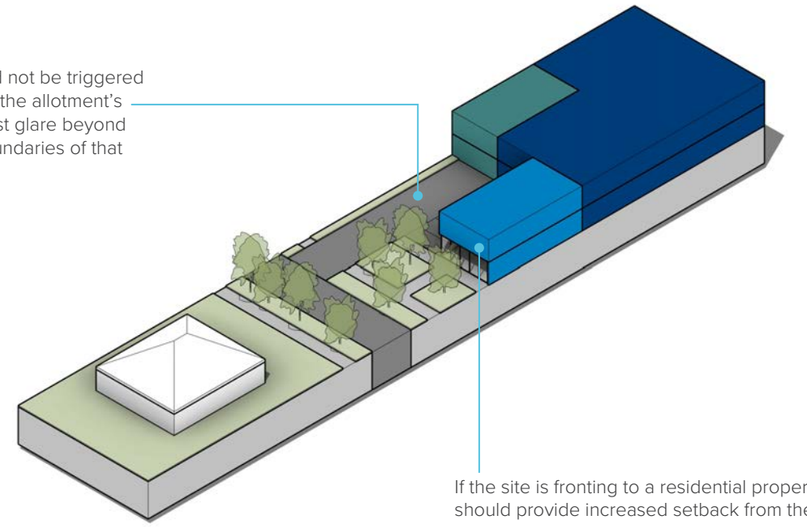
Sites Interfacing Sensitive Uses

- The built form should be set back from the interface to provide interface treatment. If a landscape buffer is proposed, the landscape strip is required to be well maintained.
- The wall interfacing the residential property should be architecturally designed to provide visual interests instead of a blank wall. The wall should also be treated to minimise the amenity impact to the neighbouring site.
- Any lighting should not be triggered by activity beyond the allotment's boundaries nor cast glare beyond the allotment's boundaries of that interface.



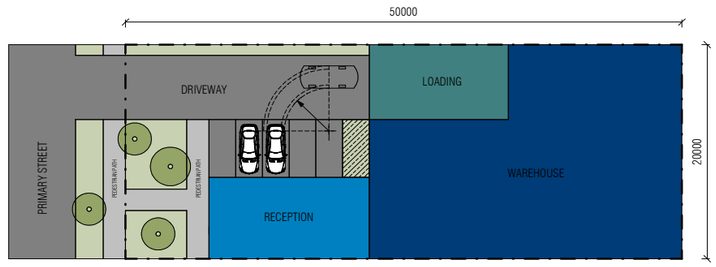
Small Site - Single Warehouse Fronting Sensitive Use

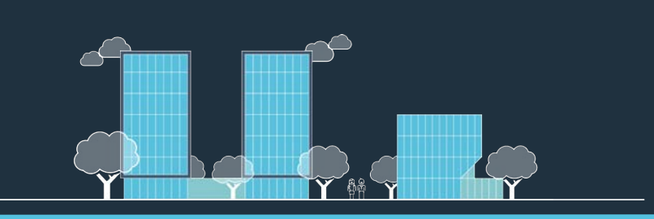
Any lighting should not be triggered by activity beyond the allotment's boundaries nor cast glare beyond the allotment's boundaries of that interface.



If the site is fronting to a residential property, the built form should provide increased setback from the interface.

(Architectural features may extend into the setback areas with responsible authority's approval.)





5.2 Recommended Medium Site Typologies

Medium Site - Single Medium Warehouse

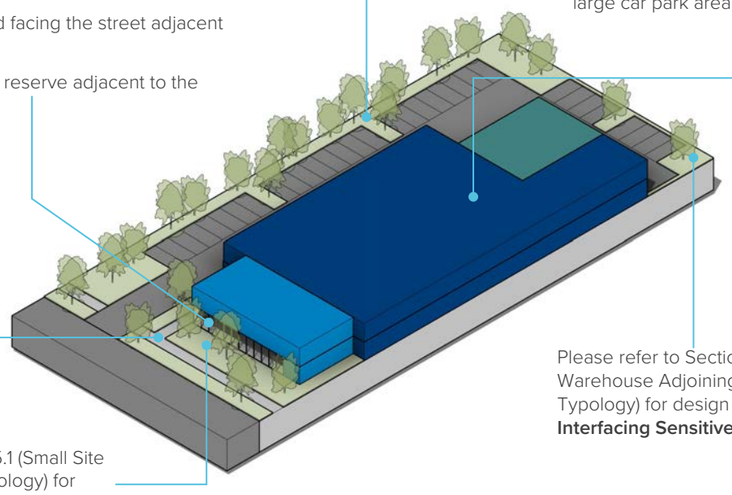
To maximise visual interest of the public realm, street and any reserve, reception/office or any active uses should be:

- Located closest to and facing the street adjacent to the allotment; or
- Corner of a street and reserve adjacent to the allotment.

The planting strip along the site boundaries allows for perimeter planting to soften site edges and visually break up large car park areas.

Recessed/concealed warehouse component.

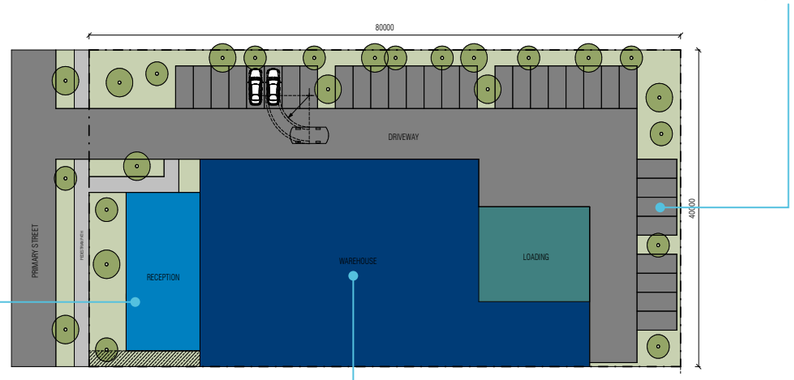
Safe pedestrian and vehicle access.



Please refer to Section 5.1 (Small Site - Single Warehouse Typology) for **Front Garden Landscape** design guidelines.

Please refer to Section 5.1 (Small Site - Single Warehouse Adjoining Sensitive Use Typology) for design guidelines to **Sites Interfacing Sensitive Uses**.

To avoid a car park dominated site frontage, the majority of on-grade parking, other than visitor parking, should be provided along the side and/or back boundary of the site.



Preferred minimum of 5 metre front setback. Setback should be in proportion with the building scale, additional setback may be required for large scale building.

(Architectural features may extend into the setback areas with responsible authority's approval.)

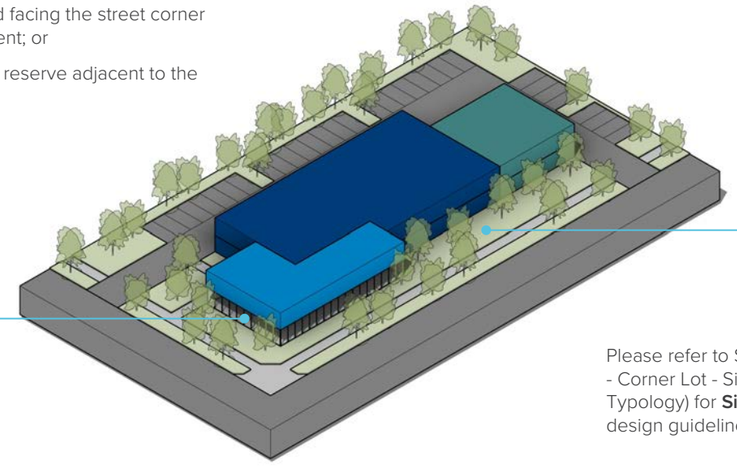
The warehouse component should be well setback from the street and in this scenario preferred minimum of 9 metre setback for the warehouse from the front allotment.

(Architectural features may extend into the setback areas with responsible authority's approval.)

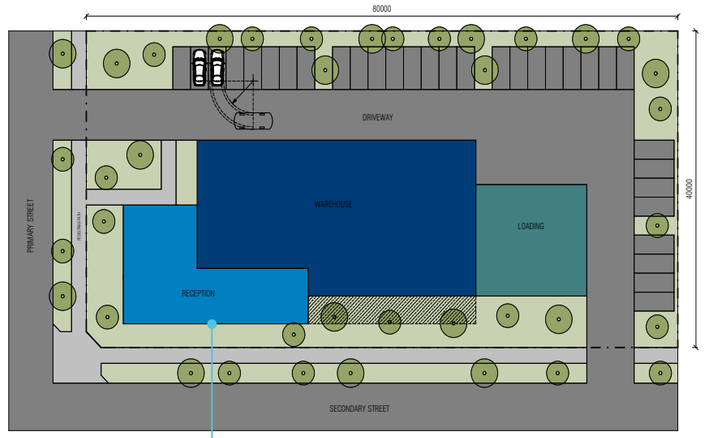
Medium Site - Corner Lot - Single Medium Warehouse

To maximise visual interest of the public realm, street and any reserves, reception/office or any active uses should be:

- Located closest to and facing the street corner adjacent to the allotment; or
- Corner of a street and reserve adjacent to the allotment.



Please refer to Section 5.1 (Small Site - Corner Lot - Single Warehouse Typology) for **Side Garden Landscape** design guidelines.



Preferred minimum of 3 metre side setback. Setback should be in proportion with the building scale, additional setback may be required for large scale building.

(Architectural features may extend into the setback areas with responsible authority's approval.)

Medium Site - Standard Factoryettes

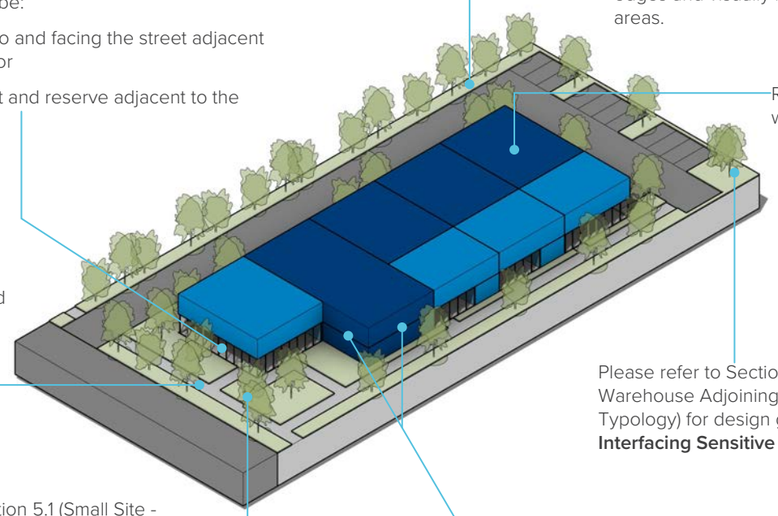
To maximise visual interest of the public realm, street and any reserves, reception/office or any active uses should be:

- Located closest to and facing the street adjacent to the allotment; or
- Corner of a street and reserve adjacent to the allotment.

The planting strip along the site boundaries allows for perimeter planting to soften site edges and visually break up large car park areas.

Recessed/concealed warehouse component.

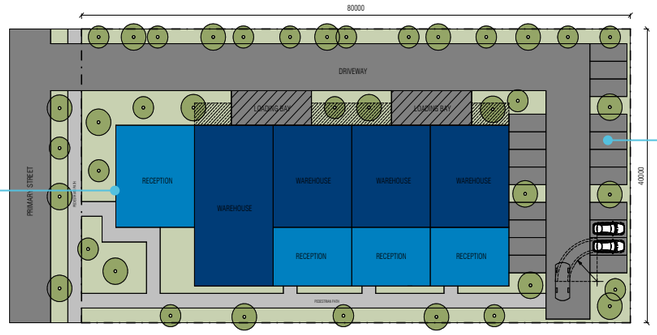
Safe pedestrian and vehicle access.



Please refer to Section 5.1 (Small Site - Single Warehouse Adjoining Sensitive Use Typology) for design guidelines to **Sites Interfacing Sensitive Uses**.

Please refer to Section 5.1 (Small Site - Single Warehouse Typology) for **Front Garden Landscape** design guidelines.

Creative facade treatment.

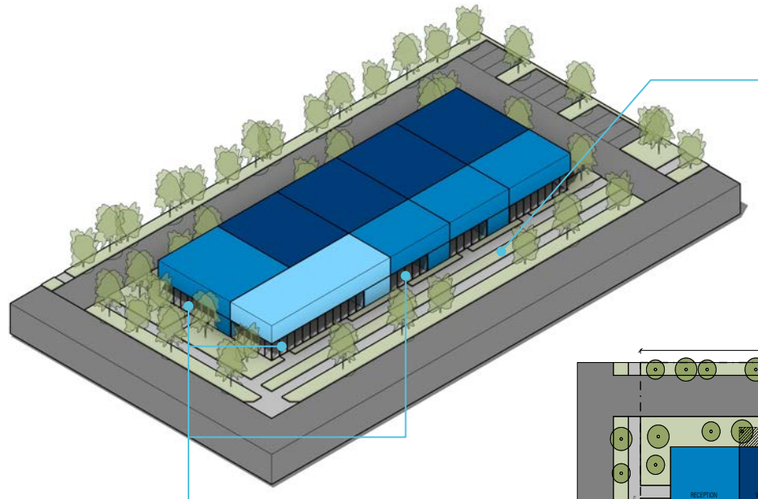


Preferred minimum of 5 metre front setback. Setback should be in proportion with the building scale, additional setback may be required for large scale building.

(Architectural features may extend into the setback areas with responsible authority's approval.)

To avoid a car park dominated site frontage, the majority of on-grade parking, other than visitor parking, should be provided along the side and/or back boundary of the site.

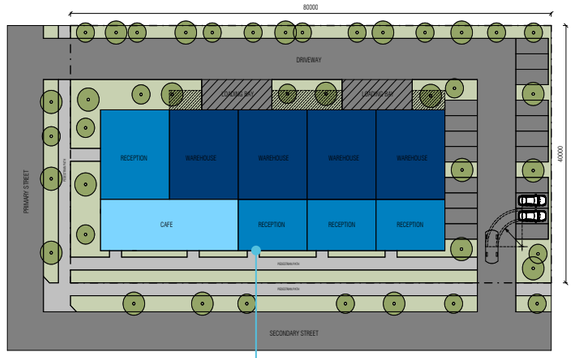
Medium Site - Corner Lot - Factoryettes



Please refer to Section 5.1 (Small Site - Corner Lot - Single Warehouse Typology) for **Side Garden Landscape** design guidelines.

To maximise visual interest of the public realm, street and any reserve, reception/office or any active uses should be:

- Located closest to and facing the street corner adjacent to the allotment; or
- Corner of a street and reserve adjacent to the allotment.

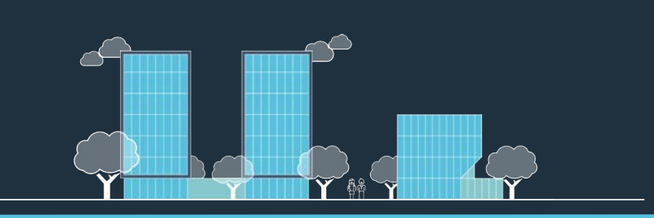


Preferred minimum of 5 metre front setback. Setback should be in proportion with the building scale, additional setback may be required for large scale building.

(Architectural features may extend into the setback areas with responsible authority's approval.)

Image 14 : 20-22 Hardner Road, Mount Waverley

Image 15 : 3 Bromham Place, Richmond



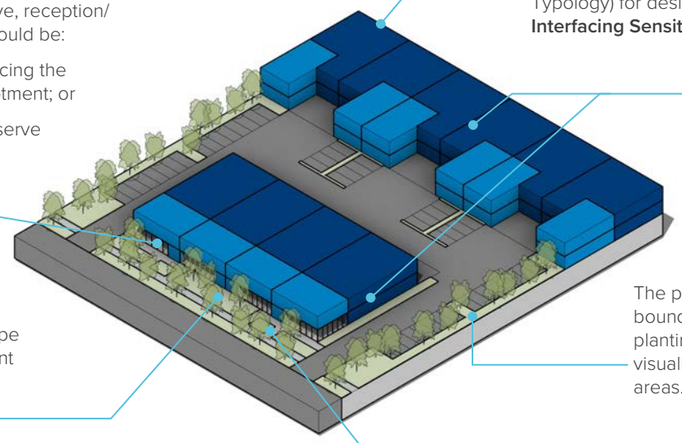
5.3 Recommended Large Site Typologies

Large Site - Standard Multi-Warehouse

To maximise visual interest of the public realm, street and any reserve, reception/ office or any active uses should be:

- Located closest to and facing the street adjacent to the allotment; or
- Corner of a street and reserve adjacent to the allotment.

Please refer to Section 5.1 (Small Site - Single Warehouse Adjoining Sensitive Use Typology) for design guidelines to **Sites Interfacing Sensitive Uses**.



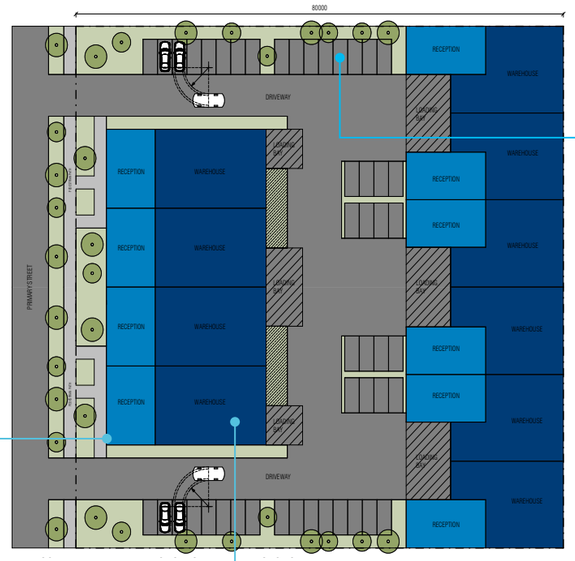
Recessed/concealed warehouse component.

The planting strip along the site boundaries allows for perimeter planting to soften site edges and visually break up large car park areas.

Safe pedestrian and vehicle access.

Front Garden Landscape

- Should complement the adjacent public streetscape in the use of material, plant species and scale.
- Should include canopy trees at the site frontage and use vegetation to improve the site presentation and soften built form edges.
- A garden bed should be preferred minimum of 4 metre deep, should be provided immediately behind the front boundary across the entire frontage of an allotment, except where the frontage is crossed by a driveway and a pedestrian path.
- A minor proportion of this area may be used for utility structures such as substation; it must not be used for vehicle parking.



To avoid a car park dominated site frontage, the majority of on-grade parking, other than visitor parking, should be provided along the side and/or back boundary of the site.

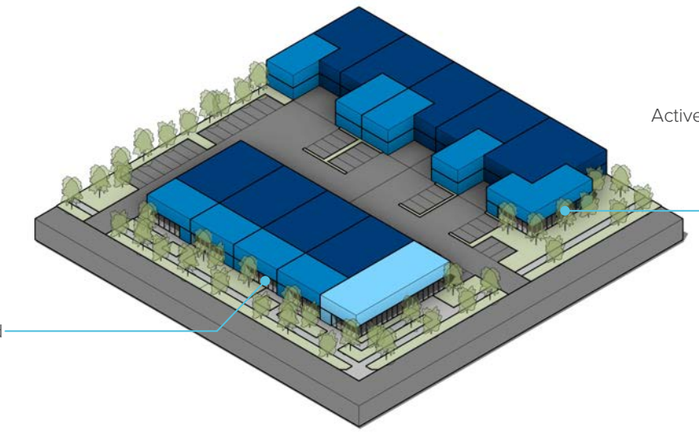
Preferred minimum of 5 metre front setback. Setback should be in proportion with the building scale, additional setback may be required for large scale building.

(Architectural features may extend into the setback areas with responsible authority's approval.)

The warehouse component should be well setback from the street and in this scenario preferred minimum of 9 metre setback for the warehouse from the front allotment.

(Architectural features may extend into the setback areas with responsible authority's approval.)

Large Site - Corner Lot - Multi-Warehouse

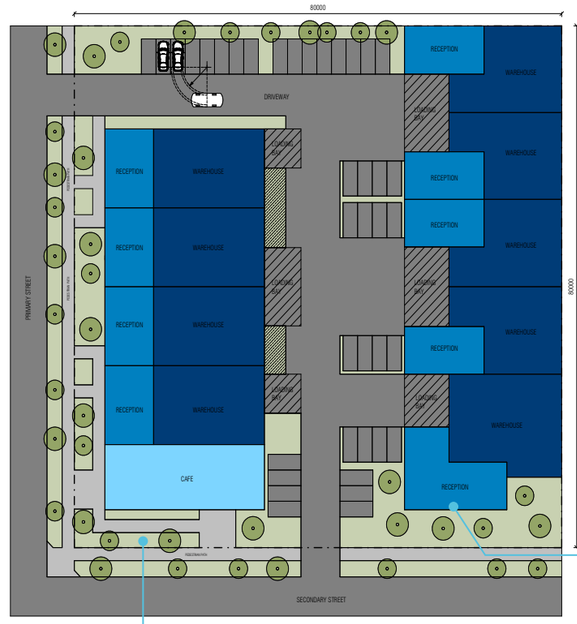


Active secondary street frontage

Active primary street and street corner frontage.

Side Garden Landscape

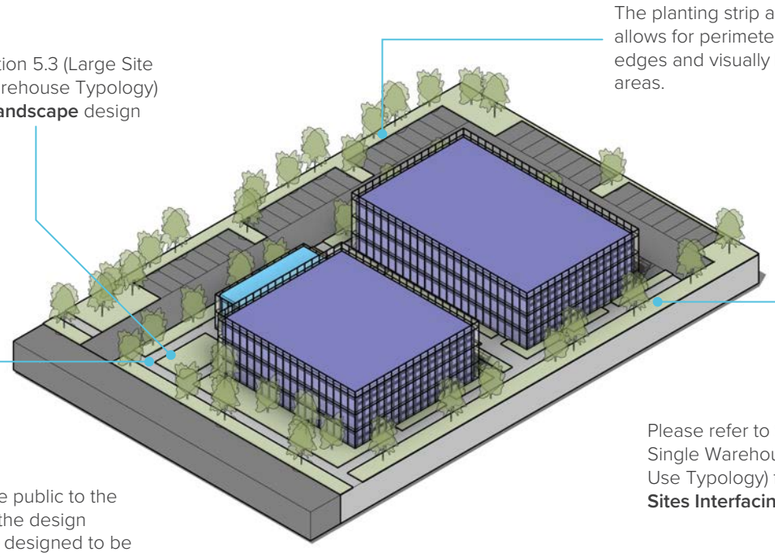
- Side garden landscape should complement the adjacent public streetscape in the use of material, plant species and scale.
- A garden bed at least 2 metre deep immediately behind the side boundary across the entire boundary, except where the frontage is crossed by a driveway and a pedestrian path.
- Canopy trees at the site frontage, and use vegetation to provide a visual buffer.



Preferred minimum of 5 metre side setback for the built form due to individual reception/office frontage.

(Architectural features may extend into the setback areas with responsible authority's approval.)

Large Site - Standard Commercial Office



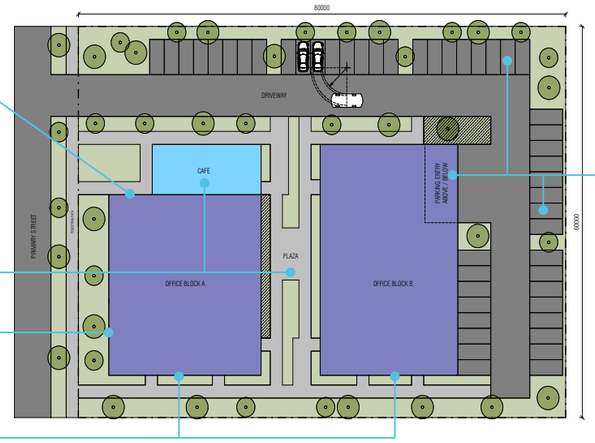
Please refer to Section 5.3 (Large Site - Standard Multi-Warehouse Typology) for **Front Garden Landscape** design guidelines.

The planting strip along the site boundaries allows for perimeter planting to soften site edges and visually break up large car park areas.

Safe pedestrian and vehicle access.

Please refer to Section 5.1 (Small Site - Single Warehouse Adjoining Sensitive Use Typology) for design guidelines to **Sites Interfacing Sensitive Uses**.

The entrance for the public to the primary building of the design proposal should be designed to be easy for navigation/way finding. It should be immediately obvious on casual observation by the first time visitor approaching from any direction on the adjacent street.



On-site amenity and activation.

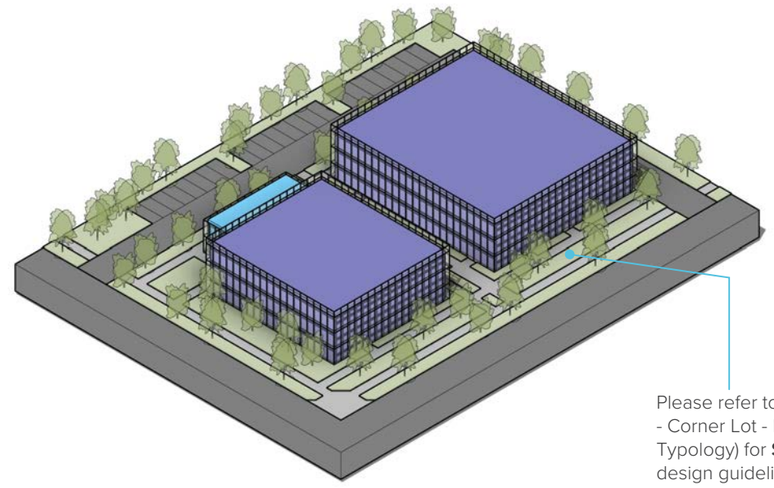
Parking

- To avoid a car park dominated site frontage, the majority of on-grade parking, other than visitor parking, should be provided along the side and/or back boundary of the site.
- If the on-grade parking is insufficient to satisfy the parking requirement from relevant policies, parking can be provided through underground and above ground car park. However, it is recommended the ground floor provide active frontage at all facade to improve passive surveillance of the site.

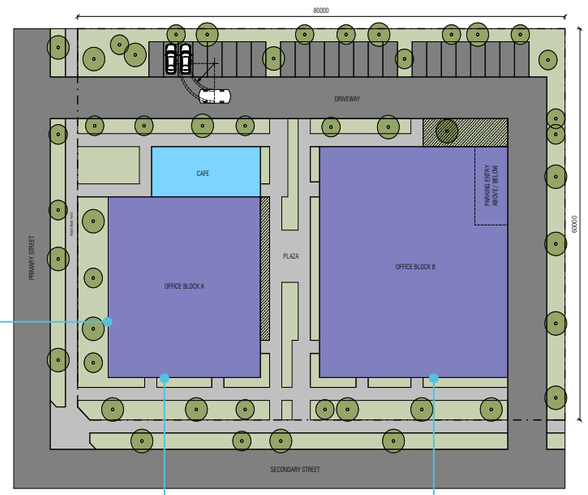
Preferred minimum of 5 metre front setback. Setback should be in proportion with the building scale, additional setback may be required for large scale building.

(Architectural features may extend into the setback areas with responsible authority's approval.)

Large Site - Corner Lot - Commercial Office



Please refer to Section 5.3 (Large Site - Corner Lot - Multi-Warehouse Typology) for **Side Garden Landscape** design guidelines.



Preferred minimum of 5 metre front setback. Setback should be in proportion with the building scale, additional setback may be required for large scale building.

(Architectural features may extend into the setback areas with responsible authority's approval.)

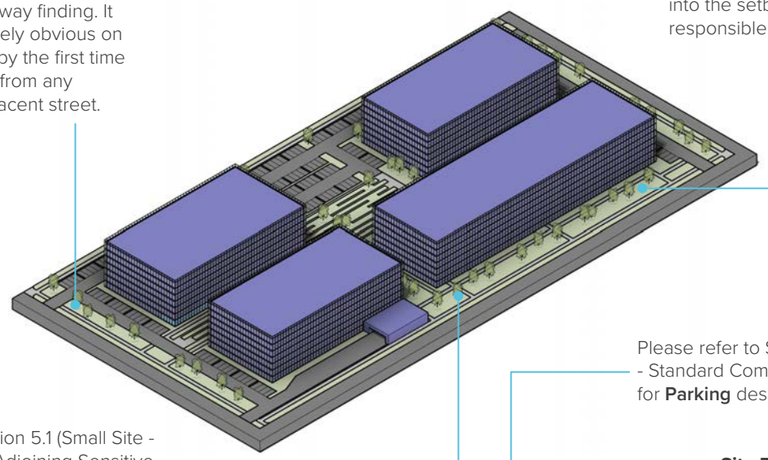
5.4 Recommended Super Lot Site Typologies

Super Lot Site - Commercial Office Precinct

The entrance for the public to the primary building of the design proposal should be designed to be easy for navigation/way finding. It should be immediately obvious on casual observation by the first time visitor approaching from any direction on the adjacent street.

An appropriate setback should be provided from all title boundaries to ensure a good urban design outcome.

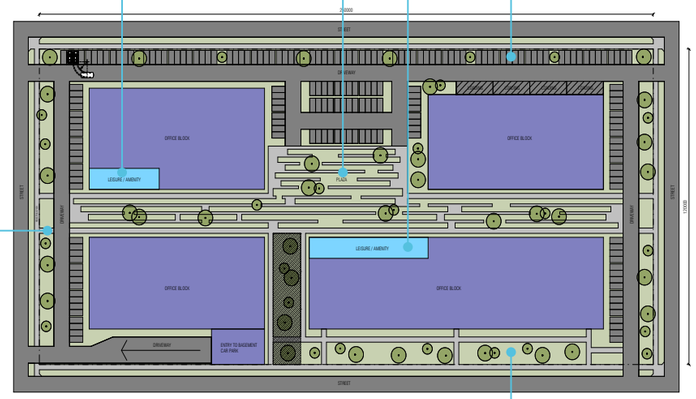
(Architectural features may extend into the setback areas with responsible authority's approval.)



Please refer to Section 5.1 (Small Site - Single Warehouse Adjoining Sensitive Use Typology) for design guidelines to **Sites Interfacing Sensitive Uses**.

Please refer to Section 5.3 (Large Site - Standard Commercial Office Typology) for **Parking** design guidelines.

On-site amenity and activation.



Safe pedestrian and vehicle access.

Site Boundary Landscape

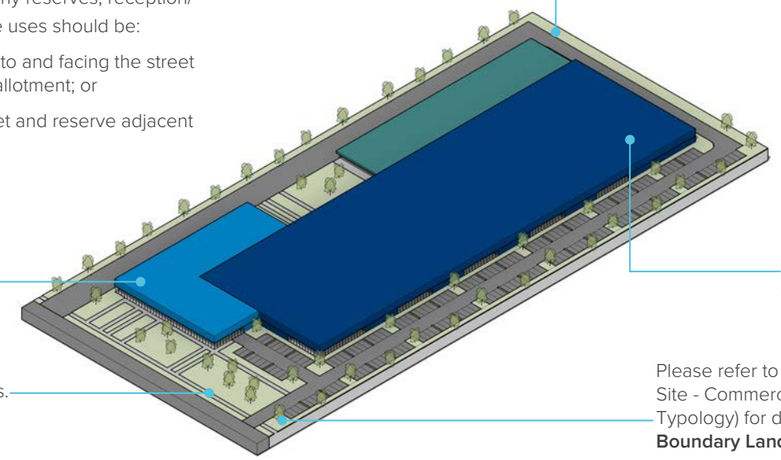
- Should complement the adjacent public streetscape in the use of material, plant species and scale.
- Should include canopy trees at the site frontage and use vegetation to improve the site presentation and soften built form edges.
- A garden bed should be preferred minimum of 5 metre deep, should be provided immediately behind the front boundary across the entire frontage of an allotment, except where the frontage is crossed by a driveway and a pedestrian path.
- A minor proportion of this area may be used for utility structures such as substation; it must not be used for vehicle parking.

Super Lot Site - Large Warehouse

Please refer to Section 5.1 (Small Site - Single Warehouse Adjoining Sensitive Use Typology) for design guidelines to **Sites Interfacing Sensitive Uses**.

To maximise visual interest of the public realm, street and any reserves, reception/ office or any active uses should be:

- Located closest to and facing the street adjacent to the allotment; or
- Corner of a street and reserve adjacent to the allotment.



Recessed/concealed warehouse component.

Safe pedestrian and vehicle access.

Please refer to Section 5.4 (Super Lot Site - Commercial Office Precinct Typology) for design guidelines to **Site Boundary Landscape**.

Site Boundary Landscape

- Should complement the adjacent public streetscape in the use of material, plant species and scale.
- Should include canopy trees at the site frontage and use vegetation to improve the site presentation and soften built form edges.
- A garden bed should be preferred minimum of 5 metre deep, should be provided immediately behind the front boundary across the entire frontage of an allotment, except where the frontage is crossed by a driveway and a pedestrian path.
- A minor proportion of this area may be used for utility structures such as substation; it must not be used for vehicle parking.

An appropriate setback should be provided from all title boundaries to ensure a good urban design outcome.

(Architectural features may extend into the setback areas with responsible authority's approval.)

To avoid a car park dominated site frontage, the majority of on-grade parking, other than visitor parking, should be provided along the side and/or back boundary of the site.

City of Casey

Contact the City of Casey:
Web: casey.vic.gov.au
Email: caseycc@casey.vic.gov.au
Phone: 03 9705 5200
Post: PO Box 1000, Narre Warren VIC 3805
NRS: 133 677 (for the deaf, hearing or speech impaired)

Customer Service Centres:
Narre Warren: Bunjil Place, 2 Patrick Northeast Drive
Cranbourne: Cranbourne Park Shopping Centre

Interpreter **TIS:** 131450 (Translating and Interpreting Service) المترجم الفوري 翻译 مترجم شفاهی ਦੁਭਾਸ਼ੀਆ භාෂණ පරිවර්තක

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