

RESTRICTED RETAIL DESIGN GUIDE DRAFT

2023





Document Control

Approval Body:	Council
Public Exhibition Date:	13 February 2023
Endorsement Date:	
Current Version:	1.0
	Council policy documents change from time to time and it is recommended that you consult the electronic reference copy on Casey Council's Website to ensure that you have the current version. Alternatively, you may contact Customer Service on 9705 5200
Council Plan Reference:	1, 1.1 & 1.2
Division:	City Planning and Infrastructure
Department:	City Design and Construction
ECM ID:	

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.

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.

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.

CONTENTS

1.	Introduction	4
2.	Urban Design Themes	6
3.	Design Guidelines	7
3.1	Urban Structure and Interfaces	7
3.2	Accessibility and Movement	9
3.3	Built Form and Architecture	10
3.4	Landscape and Environment	11

Cover: Summit Business Park, Clyde North

Image 2 : Casey Lifestyle Centre, Narre Warren

Image 3 : Summit Business Park, Clyde North

Image 4 : Element Park, Clyde North

Image 5 : HomeCo., Cranbourne

Image 6 : Restricted Retail Precinct, Nunawading



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. INTRODUCTION

Overview of the Document

The Restricted Retail Design Guide (the Guide) applies to all retail developments within the City of Casey, which are identified as restricted retail by the Casey Planning Scheme. 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 restricted retail development sites, including the design of designated Restricted Retail Precincts.

The Guide is designed as an addendum to the Employment Land design Guide (ELDG), and should be read in conjunction with ELDG. The majority of the design guidance is aligned with the ELDG, where restricted retail specific design guidance will be listed in this document. For any restricted retail related topics or design advice that contradicts with the ELDG, The readers should refer to the Guide for design advice.

This Guide has been prepared to address the gaps regarding restricted retail design guidance in the planning scheme. This will enable Casey to attract a diversity of restricted retail jobs and growth, create sustainable, well designed and thriving large format shopping precincts.



What is a “restricted retail” land use?

Restricted retail premises tend to sell large, bulky items, such as furniture and thus are visited periodically rather than for everyday shopping. The scale of the premises used for these forms of retailing is often larger than other retailing and so their impact on local area can be considerable.

For more information and the full list of restricted retail uses, please refer to Casey Planning Scheme.

Purpose of the Restricted Retail Design Guide and Who Should Use It

The Casey Activity Centres Strategy (2020) discourages restricted retail uses from locating in an ad hoc manner. The Strategy designates Restricted Retail Precincts across the municipality where most restricted retail uses should locate. The Strategy also directs that Restricted Retail developments complement surrounding neighbourhoods and be sensitive to surrounding residential interfaces.

The Restricted Retail Design Guide implements these directions of the Activity Centre Strategy. The Guide is a resource to aid discussions on restricted retail land use related development applications between applicants and Council officers to achieve good design outcomes.

While the Guide was prepared to aid in the assessment of restricted retail development, it may also be used in the assessment of other large format retail use proposals, which present similar development characteristics as restricted retail.

Objectives of the Document

The objective of the Guide include:

- To assist proponents, designers and developers on how to deliver Council’s design vision for restricted retail premises; and
- To ensure the proposal for redevelopment or new development of restricted retail premises will achieve high standards of urban design, landscape design, and architecture design, which positively contribute to the character of the surrounding urban environment; and
- To facilitate the assessment of planning applications through the development of clear and instructive design guidelines; and
- To encourage adaptation of environmental sustainability, Crime Prevention Through Environmental Design (CPTED) and good design principles within developments.

Preparation of the Document

A range of activities including site audits of large format retail and restricted retails and a desktop policies audit were undertaken to inform the preparation of the guide and shaped the key design themes.



Image 2 : Casey Lifestyle Centre, Narre Warren - The decal covered windows frontage does not provide the proper street activation and passive surveillance as the building design intended.

2. URBAN DESIGN THEMES

The purpose of this section is to ensure that individual premises and retail precincts are designed within a sustainable design framework. This Guide summarises the design elements into a series of five themes, which align with the themes of ELDG.

The key urban design themes are as follows:



Urban Structure
& Interfaces



Accessibility
& Movement



Built Form
& Architecture



Landscape
& Environment

For all restricted retail development applications, the application should refer to this document in conjunction with the following sections from ELDG for design guidance. Where the guidelines in this document conflict with ELDG, the Guide takes precedence.

- Section 4.1 - Urban Structure and Interfaces
- Section 4.2 - Accessibility and Movement
- Section 4.3 - Built Form, Architecture and Landscape Design



Image 3 : Summit Business Park, Clyde North - Restricted retail premises in the small warehouse typology.

3. DESIGN GUIDELINES

This section provides guidelines for implementing the design and development objectives to achieve the desired built form and public realm outcomes for future and existing restricted retail premises 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 Plan (PSP) 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.

3.1 Urban Structure and Interfaces

3.1.1 Subdivision Design and Orientation

Please refer to ELDG Section 4.1.1 Subdivision Design and Orientation. In addition, the following restricted retail premise specific design guidelines should be considered:

- Mixed-use developments with upper level commercial and residential uses are encouraged if site conditions, site context and planning provision allows.
- When siting a restricted retail use on a corner site, it is preferred the premise frontage addresses both streets. If addressing both streets is impossible, the premises should address the road with the higher hierarchical status.
- Buildings are encouraged to be located with a minimum setback from the street and provide an active street interface. As a result, car parking should be located to support the active street frontage, either internally (i.e. on the ground level or in the basement) or at the rear of the building with dedicated entrance points to the premise.

3.1.2 Interface

Please refer to ELDG Section 4.1.2 Interfaces. In addition, the following restricted retail premise specific design guidelines should be considered in cases of sensitive use (i.e. residential):

- Interfaces between restricted retail premises and sensitive uses (i.e. residential) must be dealt with carefully to avoid amenity impacts (i.e. noise, smell, overshadowing, etc.) and improve safety.
- Provide a suitable transition to sensitive residential areas. Building design and setbacks should provide separation that assists in reducing building bulk and overlooking (without reliance on tall privacy screens to maintain outlook from active living areas for future residents).
- Minimise the impact of overshadowing on existing sensitive residential areas.

3.2 Accessibility and Movement

3.2.1 Pedestrian and Cyclist

Please refer to ELDG Section 4.2.2 Pedestrian and Cyclist. In addition, the following restricted retail premise specific design guidelines should be considered:

- Dedicated footpaths should be provided to connect the main entrance(s) of the premise(s) to the public footpath network.
- Dedicated pedestrian connections should be provided at strategic locations to enable safe and direct access for the pedestrian from the strategic locations to the shop entrance(s), i.e. pedestrian connection between car park and major tenancies.
- Some bicycle parking for visitors is recommended to be provided close to the building/premise entrance.
- End-of-trip facilities are recommended to be provided to accommodate the needs of staff who ride to work.

3.2.2 Car Parking and Vehicular Circulation

Please refer to ELDG Section 4.2.3 Car Parking and Vehicular Circulation. In addition, the following restricted retail premise specific design guidelines should be considered:

- All car parking is encouraged to be provided internally in the basement or at the rear of the building to avoid a parking-dominated site frontage. Where this is not possible, provide landscaping opportunities to enhance visual amenity and site address.
- Visitor parking is recommended to be situated with access to premises entrances.
- Long term staff parking and loading bays are recommended to be provided close to the back of house area.
- Generally, it is recommended that the car parking spaces be broken up by tree islands at a rate of at least one island per four spaces, where feasible.



Image 4 : Element Park, Clyde North - Car park dominated frontage provides minimum street activation.

3.2.3 Loading and Back of House Area

Please refer to ELDG Section 4.2.4 Truck Parking, Loading and Servicing. In addition, loading bays and back of house positioning are essential for the movement of trucks into and out of retail and the overall appeal of the premises. The following restricted retail premise specific design guidelines should be considered:

- To improve the overall appearance of the retail premise, the loading zone and back of house area are best positioned out of sight of the public.
- To improve the security of the premise, the loading zone and back of house area should be fenced and gated to prevent unauthorised personnel access and any anti-social behaviour.
- For traffic safety and to minimise traffic obstruction, trucks are recommended to go forward both entering and exiting.
- Each premise is recommended to have only one loading zone and back of house area which is designed to serve the need of the premise.
- Ensure that trucks can safely egress the site and not conflict with the pedestrian/walking and cycling environments. Trucks are discouraged from sharing the pedestrian path or visitor vehicle driveway to create a safe walking (pedestrian), riding and driving environment.
- If truck movements need to share with other modes of transport (i.e. pedestrian, cycling and visitor vehicles), the loading time should be limited outside of the premise's opening hours.

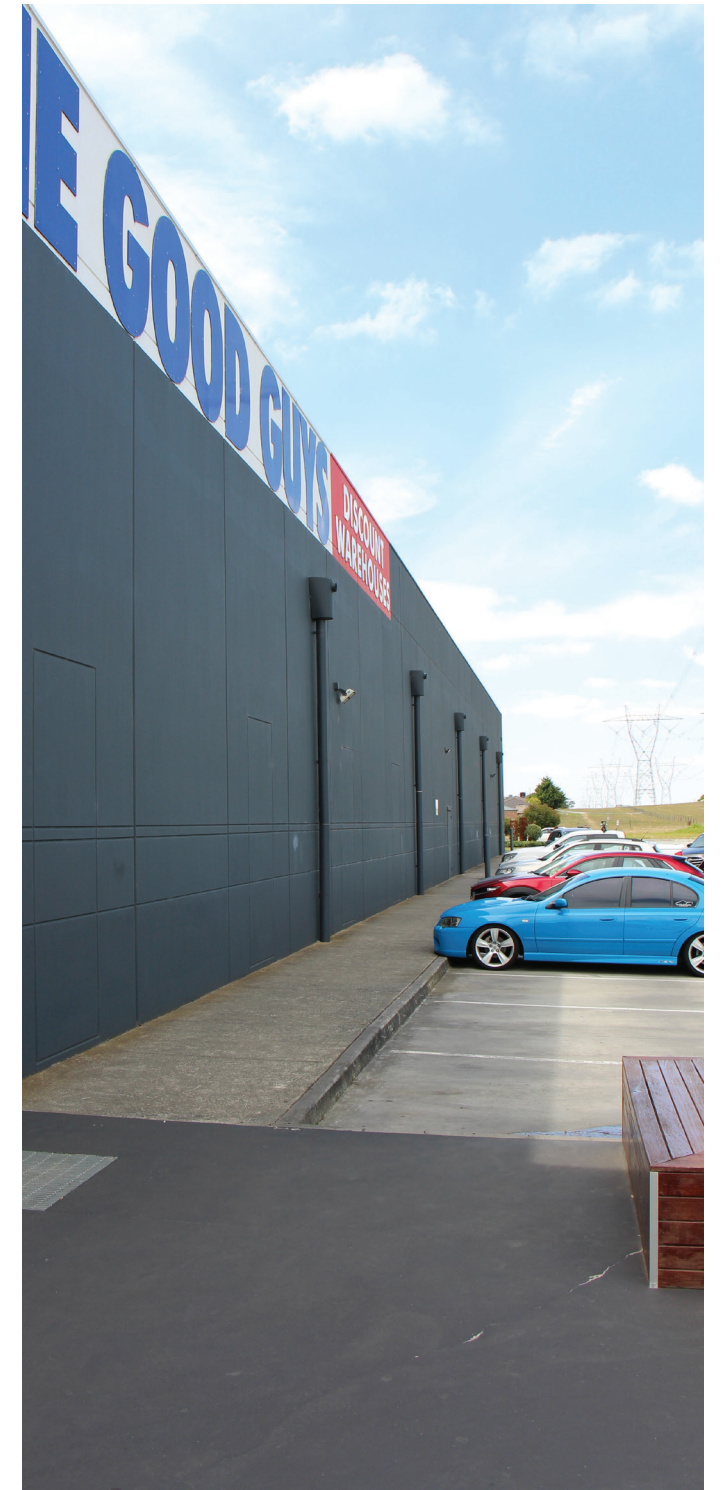


Image 5 : HomeCo., Cranbourne - Inactive back of house interface.

3.3 Built Form and Architecture

3.3.1 Building Design

Please refer to ELDG Section 4.3.1 Site and Building Design. In addition, the human scale design principles should be employed in the design process. The building should avoid being visually bulky and overwhelming when viewed from the street. It is recommended to provide low-scale street walls, weather protection and active frontages to all street frontages. The following restricted retail premise-specific design guidelines should be considered:

- The exterior design of the building (i.e. façade treatment, architectural feature, built form, roof form, etc.) should be architecturally designed to add visual interest and minimise the apparent visual bulk of the buildings.
- The provision of weather protection to visitors and staff through devices such as canopies, awnings or other shading structures are encouraged, these devices should be integral and complementary to the overall architectural design of the building.
- The street-level façade should adopt full height glazings as the façade treatment, where appropriate for visual permeability, visual activation, and passive surveillance.
- The façades which are visible from the public realm 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 well-designed higher corner element or architectural feature to emphasise its street corner location.
- For any development situated within close proximity of any significant public parkland, the proposed building should address the parkland and avoid locating the loading zone or back of house area interfacing the parkland.

3.3.2 Lighting

Lighting should be well integrated with signage, landscaping and other communal outdoor space elements within the site to maximise safety. It is recommended:

- To incorporate lighting under awnings for pedestrian safety;
- To avoid solid walls to shopfronts, to allow internal shop lighting to contribute to the safety of the street; and
- To provide appropriate lighting to common property areas that do not result in excessive light spill to dwellings.

3.3.3 Fencing

Please refer to ELDG Section 4.3.9 Fencing and Screening. In addition, the following restricted retail premise specific design guidelines should be considered:

- Low fence or no fencing be provided at the main frontage of the site.
- Architecturally designed high fence should be provided for the unobtrusive area of the site (i.e. loading zone and back of house area).
- If fencing is required, the fence should be surface treated with aesthetically pleasing finishes. Exposed wire or uncoated timber material is not supported.

3.4 Landscape and Environment

3.4.1 Landscape Design

Please refer to ELDG Section 4.3.7 Landscape Design. In addition, the following restricted retail premise specific design guidelines should be considered:

- Landscape concept design should be included as part of the application submission.
- If the proposed premise sets back from the site boundary, garden beds with well-designed landscape treatment would be provided on the site interface to surrounding streets to soften the appearance of the site and premises while also providing visual cues to separate the public street and the site. The proposed landscape should also be provided on the edge of the pedestrian paths to soften the appearance of paved surfaces.
- If the site is adjacent to a sensitive use (i.e. residential) or public parkland, the landscape should be provided at these interfaces to screen the development from the adjacent lands.
- Canopy trees should be provided on the nature strips of adjoining road reserves.
- Any existing vegetation with significant value should be retained on site if possible.



Image 6 : Restricted retail precinct, Nunawading - Tenancy is directly accessible from the street with a good level of landscape buffer.

3.4.2 Sustainability and Smart Design

Please refer to ELDG Section 4.3.3 Smart Design and Innovation. In addition, the following restricted retail premise specific design guidelines should be considered:

- Electric vehicle adoption and sustainable modes of personal transport are encouraged. Electric vehicle charging facilities are encouraged to be installed in large retail complexes, including both new construction and renewal of existing buildings.
- 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.

3.4.3 Water Sensitive Urban Design and Stormwater Management

Please refer to ELDG Section 4.3.6 Building Services and Placement. In addition, the following WSUD and Stormwater Management design guidelines should be considered:

- 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.

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



TIS: 131450 (Translating and Interpreting Service) المترجم الفوري 翻译 مترجم شفاهى ਦੁਆਰੀਆ ගਭਰਾ ਬਰੋਹਰਥ