

RESTRICTED RETAIL DESIGN GUIDE

2023





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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.

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.

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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. INTRODUCTION

Overview

The Restricted Retail Design Guide (the Guide) applies to all retail developments within the City of Casey, which are identified as restricted retail under 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 an addendum to the Employment Land Design Guide (ELDG), and should be read in conjunction with the ELDG.

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, create sustainable, well designed and thriving large format shopping precincts.

Purpose of the Guide

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

The objectives of the Guide are to:

- Assist proponents, designers and developers on how to deliver Council's design vision for restricted retail premises;
- Ensure the proposal for redevelopment or new development of restricted retail premises will achieve quality urban design, landscape design, and architecture design, which positively contribute to the character of the surrounding urban environment;
- Facilitate the assessment of planning applications through the development of clear and instructive design guidelines;
- Encourage adaptation of environmental sustainability, and safer design principles.

A range of activities including site audits of large format retail and restricted retail precincts, and desktop research of state and national level policies were undertaken to inform the preparation of the guide.



What is a 'restricted retail' premises?

Restricted retail premises are often located on large prominent sites near main roads which have access to regional catchments of customers. They tend to sell large, bulky items such as furniture and trade supplies, 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 the local area can be considerable..

Refer to Casey Planning Scheme: https://www.planning.vic.gov.au/_data/assets/pdf_file/0015/108420/Proposed-changes-to-definitions-and-nesting-diagram.pdf



Image 2 : Casey Lifestyle Centre, Narre Warren

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 four themes, which align with the themes of ELDG.

The key urban design themes are as follows:



1 Urban Structure & Interfaces



2 Accessibility & Movement



3 Built Form & Architecture



4 Landscape & Environment

For all restricted retail development applications, the application should refer to this document in conjunction with the following sections from ELDG.



Image 3 : Summit Business Park, Clyde North

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

In addition to the ELDG Section 4.1, the following should be considered:

3.1.1 Subdivision Design and Orientation

- When sitting 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 higher order road.
- Buildings are encouraged to be located with a minimum setback from the street and provide an active street interface. Car parking should be located to support the active street frontage, either at the rear of the building with dedicated entrance points to the premises, or in the basement.
- Multilevel built forms with compatible and mixed land uses are encouraged in strategic sites or precincts.

3.1.2 Interfaces

- Provide a suitable transition to sensitive residential interfaces through building design and setbacks that provide separation and assist 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 through larger setbacks and appropriate screening.

3.2 Accessibility and Movement

In addition to the ELDG Section 4.2, the following should be considered:

3.2.1 Pedestrian and Cyclist

- Dedicated footpaths and 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, major tenancies and public footpath networks.
- Bicycle parking for visitors is recommended and should be located to the building/premise entrance.
- End-of-trip facilities should be provided to accommodate the needs of staff who ride to work.

3.2.2 Car Parking and Vehicular Circulation

- Car parking should be either located internally in the basement or at the rear of the building to avoid a carparking dominated site frontage. Where this is not possible, provide landscaping opportunities to enhance visual amenity break up carparking areas and site address.
- Long term staff parking and loading bays should be sited 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

3.2.3 Loading and Back of House Area

- Improve the overall appearance of the retail premise, the loading zone and back of house area by positioning it out of sight of the public.
- 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

3.3 Built Form and Architecture

In addition to the ELDG Section 4.3, the following should be considered:

3.3.1 Building Design

- 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 should 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

- 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

In addition to the ELDG Section 4.3, the following should be considered:

3.4.1 Landscape Design

- Landscape concept design should be included as part of the application submission.
- Provide garden beds with well-designed landscape treatment along site boundaries and setback areas 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 and building edges 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.
- Increase canopy cover within the site and on the nature strips of adjoining road reserves to provide shading.
- Any existing vegetation with significant value should be retained on site where possible.
- Street furniture should be provided to create seating opportunities for all users.



Image 6 : Restricted retail precinct, Nunawading

3.4.2 Sustainability and Smart Design

- 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

- The site planning and design should maximise infiltration of stormwater into the soil, reduce runoff, and improve its quality. 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.

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Narre Warren: Bunjil Place, 2 Patrick Northeast Drive

Cranbourne: Cranbourne Park Shopping Centre



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