

# Autumn Place Masterplan Appendix

April 2016



## Document Control

Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at [www.casey.vic.gov.au/policiesstrategies](http://www.casey.vic.gov.au/policiesstrategies) to ensure that you have the current version. Alternatively you may contact Customer Service on 9705 5200.

Responsible Department – Strategic Planning and Environment

Draft Autumn Place Master Plan - April 2016

Electronic reference library version #

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 1989

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 must be by resolution of Council.

## Review

The next review of this document is scheduled for completion by June 2021.

## Acknowledgement

The following consultants have participated in the preparation of the document:

Amanda Roberts - SJB Urban

Geoff Falk - FPPV

Peter McNabb - Peter McNabb and Associates

GTA Consultants

Geoquitards Environmental



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# How to Use this Document

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- » Appendix to the Autumn Place Masterplan is a reference document to further elaborate on key areas of interest, in particular investment and development opportunities and traffic recommendations

## PART A:

- » This section outlines aspirational and long term plans for key sites. Concepts shown are for illustrative purposes only and require further investigation/validation with stakeholders and relevant consultants.
- » It identifies 'Areas of Potential Change' to demonstrate potential economic and social benefits, and encourages greater private investment in Autumn Place Neighbourhood Activity Centre (NAC)
- » Part A identifies development opportunities for Council to explore as demonstration projects within the NAC
- » It encourages complementary land uses such as residential and commercial opportunities that will generate more activities within the NAC.
- » Building typology concepts are outlined to show existing and prospective building owners the future potential of the sites, and aligns development with the objectives of the Masterplan.

## PART B:

- » This provides detailed information regarding Traffic Related recommendations from GTA Consultants and will inform strategic projects in the Masterplan.



# Part 1: Building Typology Concepts

## 1.0 Introduction

Autumn Place is ranked as a medium neighbourhood activity centre (NAC) consisting of a row of shops with post office, small grocer, community building and kinder to the south and medical clinic on the eastern border. It sits in the suburb of Doveton which is 32 km south-east of the Melbourne CBD. It is bordered on the west by Power Road which is a major connector to nearby Endeavour Hills and Rowville.

The centre serves a local catchment of just over 10,000 people with a large overseas born population, primarily Indian and Afghani, and has the lowest Socio-Economic Indexes for Areas (SEIFA) rating in the region (842).

Neighbourhood activity centres like Autumn Place serve as important indicators as well as instigators for healthy communities. Their potential to cluster local convenience, public amenity, and living are essential layers to gain the critical mass to make them thrive, creating new fine grain retail that provides competition and new incentive for existing retail owners to improve their offering.



# 2.0 Constraints and Opportunities

## Constraints / Challenges to renewal and activation

- » Small lot sizes within the existing block and fragmented ownership
- » Structural issues in building above existing buildings
- » Limited development potential on narrow lots, requiring site consolidation to achieve sizeable development opportunities
- » Generally modest/poor quality of existing building stock
- » Topographic constraints/challenges

## Opportunities and Potential Strategies

- » Utilising existing Council-owned land to facilitate early redevelopment and activation, and to incentivise new development and improve existing infrastructure
- » Achieving significant redevelopment on Council land at east and west ends of Autumn Place, as 'anchors'
- » Using the value of Council-owned land to facilitate feasible development and deliver mixed-tenure housing and commercial/retail spaces (and replace car parking)
- » Encouraging private sector lot consolidation and redevelopment as a result of Council-led development activity
- » Beginning to create a double-sided retail street and formalising the retail centre as a neighbourhood gathering place
- » Providing alternative residential offering for the local area, along with nearby local amenities
- » Creating new fine grain retail that provides competition and new incentive for existing retail owners to improve their offering



Areas for Potential Change Site Map



## 3.0 Over-all Strategy

In considering the centre's future not only as a productive retail hub but also as an attractive community gathering place, our overarching strategy takes in to account the following:

- » Using council owned lands to develop and provide a mix of commercial, living & community amenity.
- » Creating corner anchors that attract business and greater foot traffic in the centre.
- » Creating fine grain double sided retail that responds to the local demographic.
- » Mixing uses with residential living above commercial uses to provide a more regular flow of activity as well as passive surveillance for the centre.
- » Responding to the site topography and building at a scale appropriate to the context.
- » Building character that enhances the centre and is inviting for its customers & residents.

### 3.1 Existing Condition

In proposing a development model that enhances the identity of the centre and has optimum viability, it is necessary to provide a strategic sequencing of development which adheres to principles of a good mixed use neighbourhood centre.

#### Existing Retail Space

- » 5,400 m<sup>2</sup> (3,400 m<sup>2</sup> retail)

#### Ownership

- » Private ownership

#### Public Parking

- » 160 on and off street parking spaces



Existing Autumn Place Shops

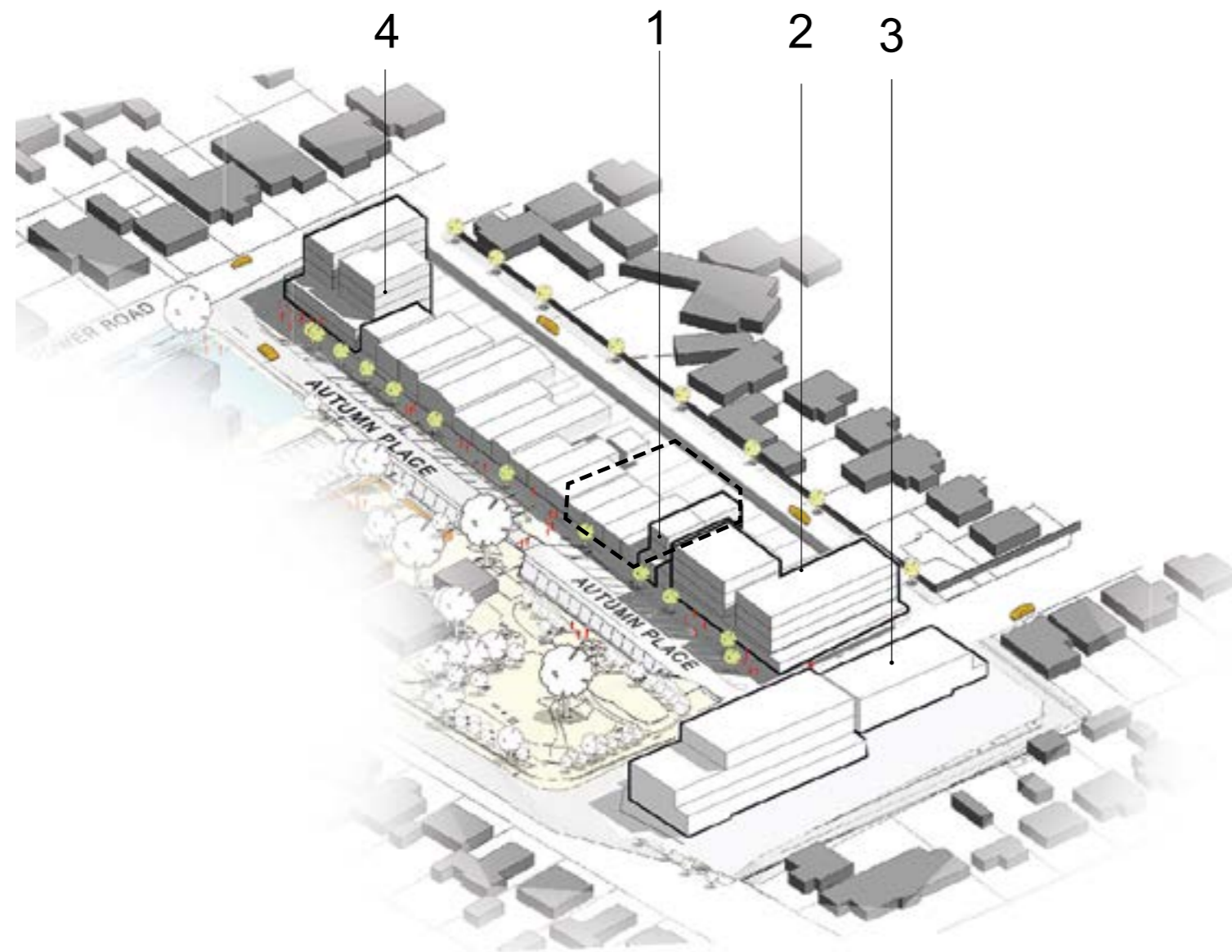
### 3.2 Areas of Potential Change

Site 1: Single Parcel Type

Site 2: Long term Development Potential - East side of shops

Site 3: Long term Development Potential - Council Carpark and Medical Centre Sites

Site 4: Long term Development Potential - West side of shops



Axonometric View of Aspirational Plan for Areas of Potential Change

### Site 1: Single Parcel Type (Typical)

Land Area

» 245 m<sup>2</sup>

Ownership

» Typical privately owned single parcel with frontage along Autumn Place and rear service entry

Existing Public Parking

» N/A

Potential Redevelopment Outcome

» Ground floor retail use with apartment entry and four to six dwelling units above. Rear secure parking via service lane and potential for communal open space.

Constraints

» Limited site potential in terms of development and less impact on overall streetscape.

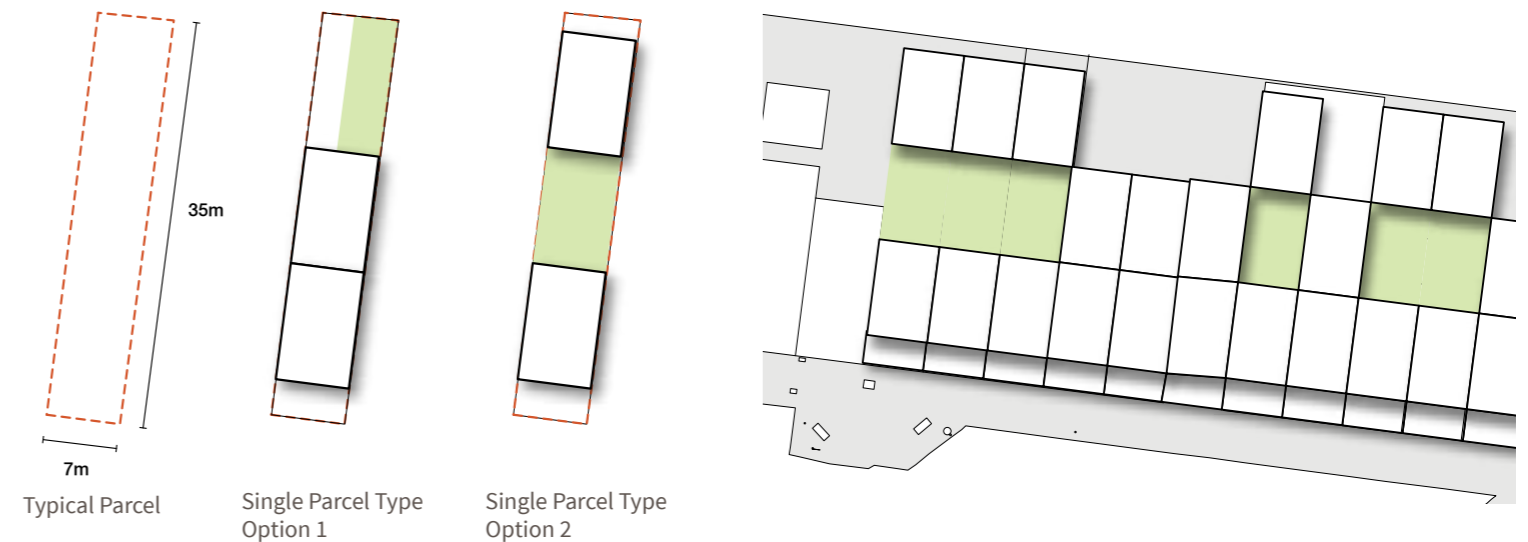
Potential Benefits

» The redevelopment of small parcel lots could allow landowners to see the potential of their sites and could trigger a wholesale change in the centre.

» Incremental development option that can be initiated immediately.

» Lower capital outlay for developers

» Manageable scale for existing owners and smaller developer





## Single Parcel Type - Option 1

Option 1 may enable first floor to have the following:

- » Commercial Space
- » Small Office Home Office (SOHO) model housing

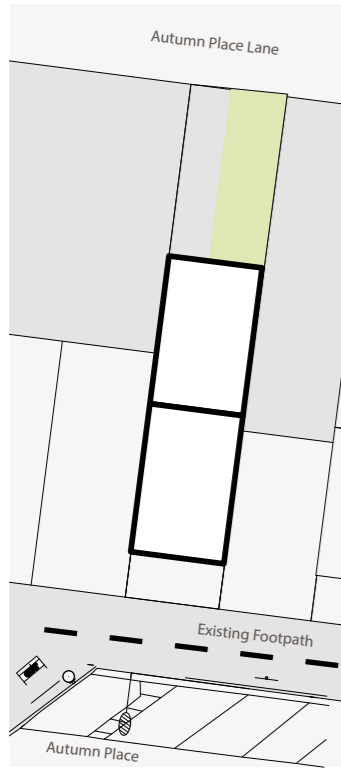
Maximum Height Limit:

- » 3-4 storey shop-top apartments
- » 15m from Autumn Place footpath

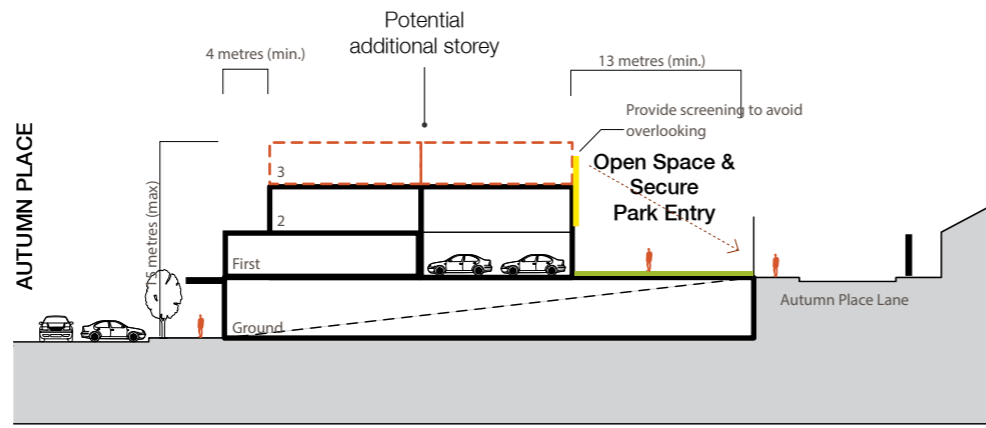
Setback:

- » front\*: Ground - 2nd zero  
3rd-4th level min. 4m
- » sides: Ground - 2nd zero  
3rd - 4th level 0.6m
- » Rear: All levels 13m

\*from edge of ex. footpath



Plan



Section

## Single Parcel Type - Option 2

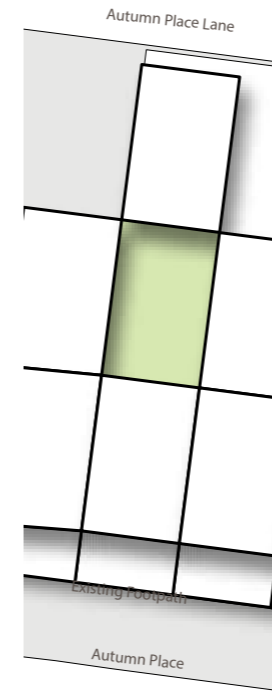
Maximum Height Limit:

- » 3-4 storey shop-top apartments
- » 15m from Autumn Place footpath

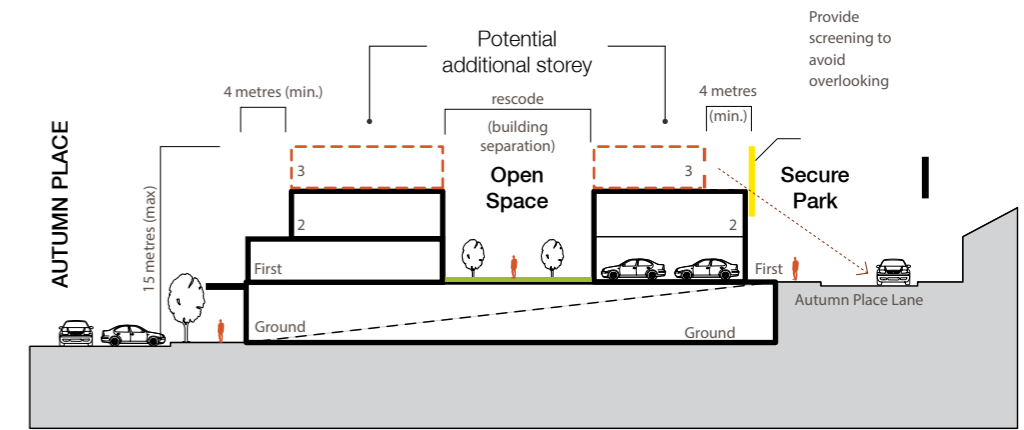
Setback:

- » front\*: Ground - 2nd zero  
3rd-4th level min. 4m
- » sides: Ground - 2nd zero  
3rd - 4th level 0.6m
- » Rear: All levels 13m

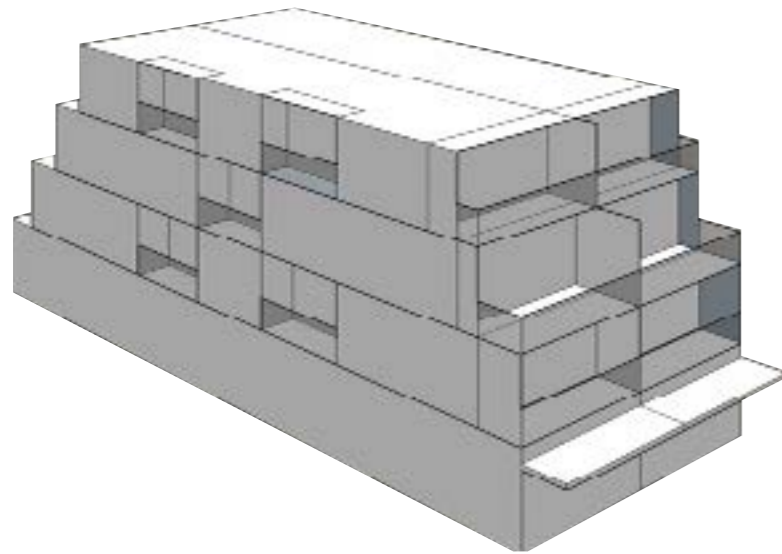
\*from edge of ex. footpath



Plan



Section



3d Massing Diagram: Shop Top Housing



Lewellyn Place, Eumemmerring: Shop Top Housing under construction



Example of Laneway Development with high-quality built-form



Example of SOHO model housing



## Site 2: Areas of Potential Change

### Nodal Significance (East)

#### Land Area

» 1248 m<sup>2</sup>

#### Ownership

» Privately Owned (Multiple Owners)

#### Existing Public Parking

» None

#### Potential Redevelopment Outcome

- » Provide a larger retail space on the ground floor to accommodate a small scale grocer or food market on the corner. Develop three levels of residential apartments above with rear parking accessed by the laneway to the north.
- » Potential to include first floor commercial space

#### Constraints

- » The site is currently under multiple ownership. Council will explore how it can facilitate consolidation and redevelopment.

#### Potential Benefits

- » Redeveloping this important corner site, which currently functions as the anchor tenancy for the site, could potentially change the identity of Autumn Place and provide a retail offer curated more to the local community. The apartments above would provide passive surveillance for the centre in off-peak hours
- » The active edge along the east would improve passive surveillance of the carpark and enhance engagement on Hawthorn Rd, which is currently a blank wall.
- » Upper levels have excellent aspect onto the park and distant views for balconies and roof terraces

#### Maximum Height Limit:

» 12 metres



Ormond, VIC: Existing Shop Top Housing



Site 2 - Area of Nodal Significance (East)



Artists Illustration of a corner development similar to Site 2

### Site 3: Areas of Potential Change

- » 18-20 (Council Carpark) and 22-24 Hawthorn Road (Medical Centre)

#### Land Area

- » 1150 m<sup>2</sup>

#### Ownership

- » 18-20 Council Owned Site. Currently public parking.
- » 22-24 Hawthorn Road Privately Owned Medical Centre Site

#### Existing Public Parking

- » 39 spaces

#### Potential Redevelopment Outcome

- » Ground floor retail and commercial use facing Hawthorn Road with potential residential apartments above and parking behind accessed from the laneway to the east.

#### Constraints

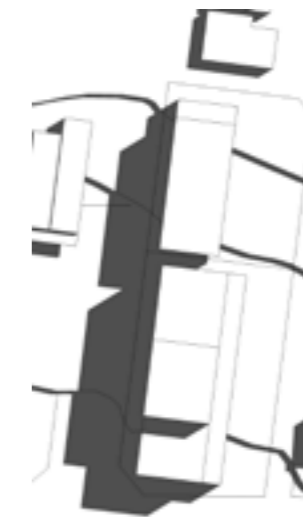
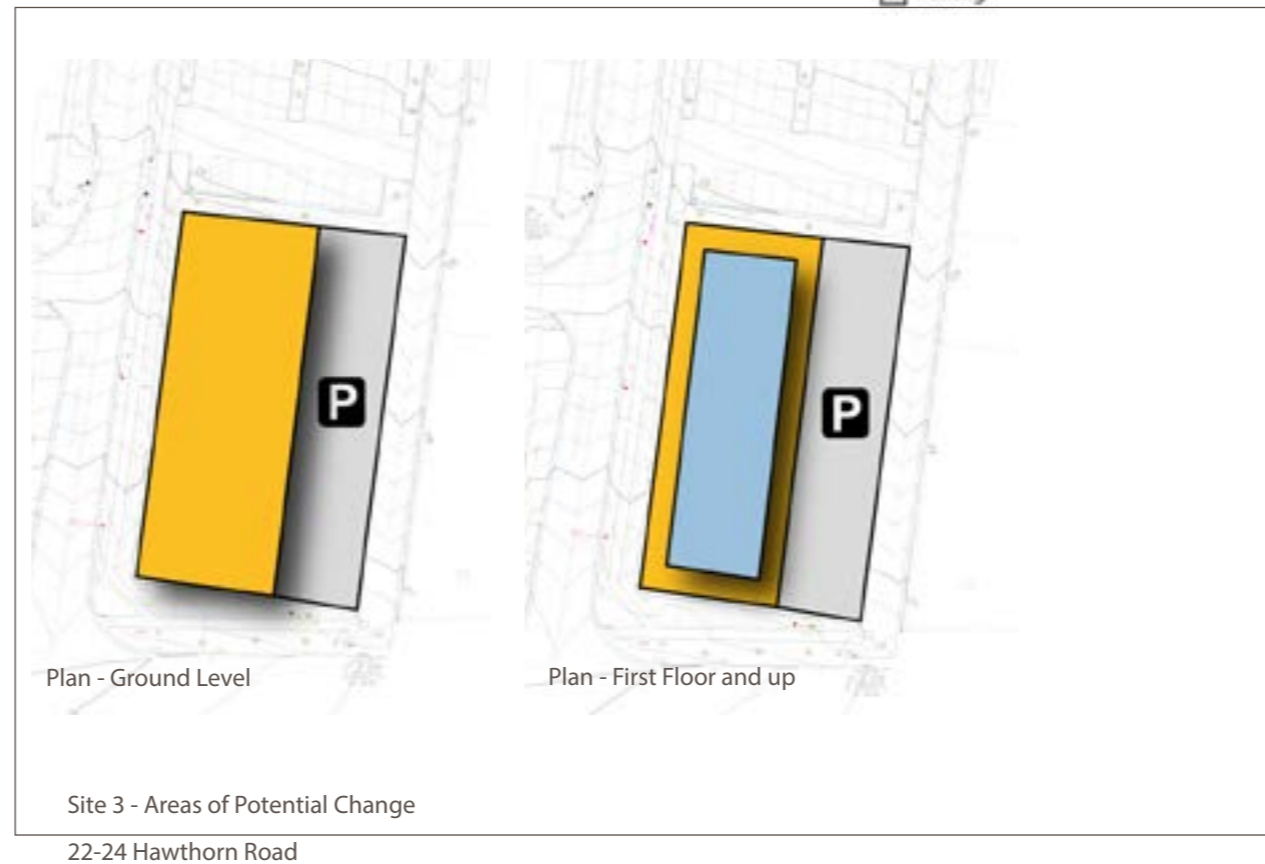
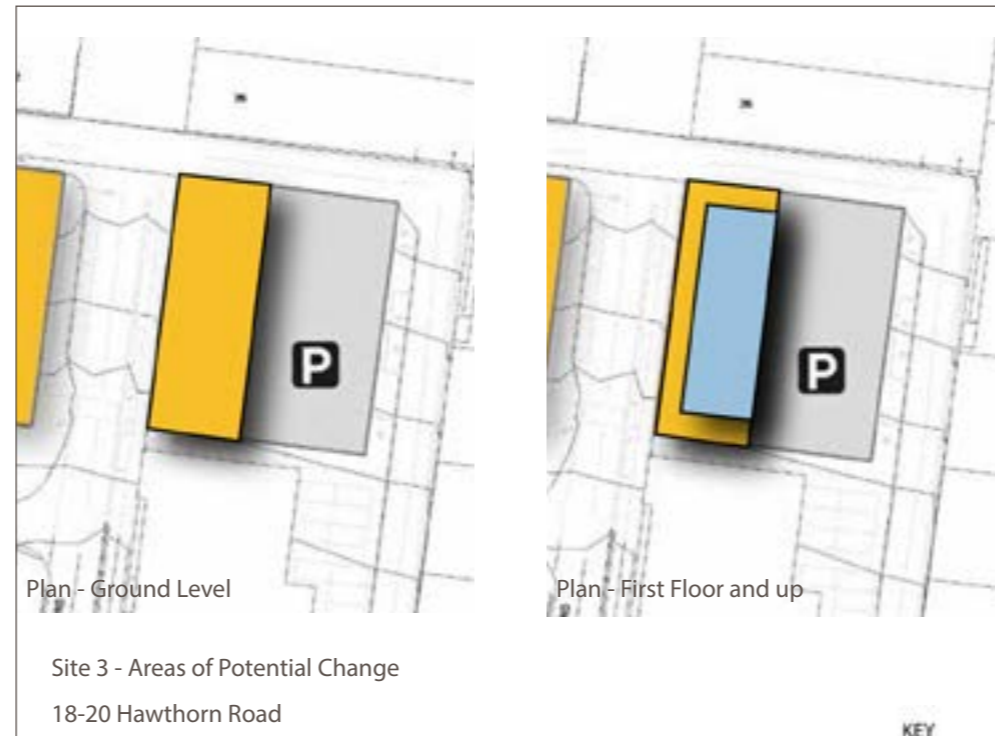
- » The site is currently used for public parking in the centre. Maintaining these parking numbers and catering for current demand would need to be taken into account for the overall centre development.
- » The site is currently under multiple ownership and would need valid incentive and strong business case to facilitate redevelopment.

#### Potential Benefits

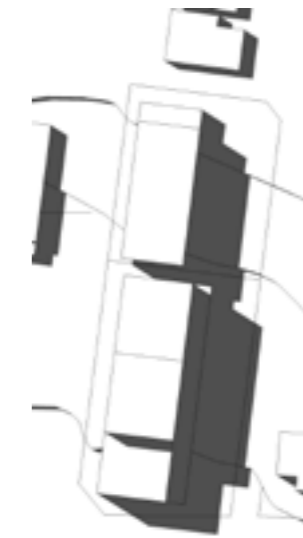
- » This potential development would complement the existing retail in Autumn Place and serve as an eastern gateway for the centre. The apartments above would provide passive surveillance for the centre in off-peak hours. Its development could stimulate improvement on the adjacent site across Hawthorn Road.
- » This development should provide an appropriate built-form transition to the adjacent neighbourhood along Aspen Lane with a high quality architectural design, safe, sustainable and well-landscaped environment.
- » An integrated development would enable greater capacity for medical suites and companion businesses within the centre.

#### Maximum Height Limit:

- » 12 metres



Site 3 @ 9am



Site 3 @ 12nn



Site 3 @ 3pm

Shadow Diagram



## Site 4: Areas of Potential Change Nodal Significance (West)

### Land Area

» 811 m<sup>2</sup>

### Ownership

» Privately Owned (Multiple Owners)

### Existing Public Parking

» None

### Potential Redevelopment Outcome

» Street level retail tenancies with three levels of residential apartments above and parking to the rear accessible from the laneway to the north.

### Constraints

» The site is currently under multiple ownership and would need valid incentive to generate redevelopment.

### Potential Benefits

- » Creating improved retail tenancies to respond to the Site 1 and 2 developments to the south. Activates the corner of the centre and provides passive surveillance on the eastern end of the centre with the residential above.
- » Strong architectural response to provide a gateway into the centre.
- » Redevelopment would introduce uses that provide more activation during business hours as well as more regular after hours activity.



Existing buildings at Power Road



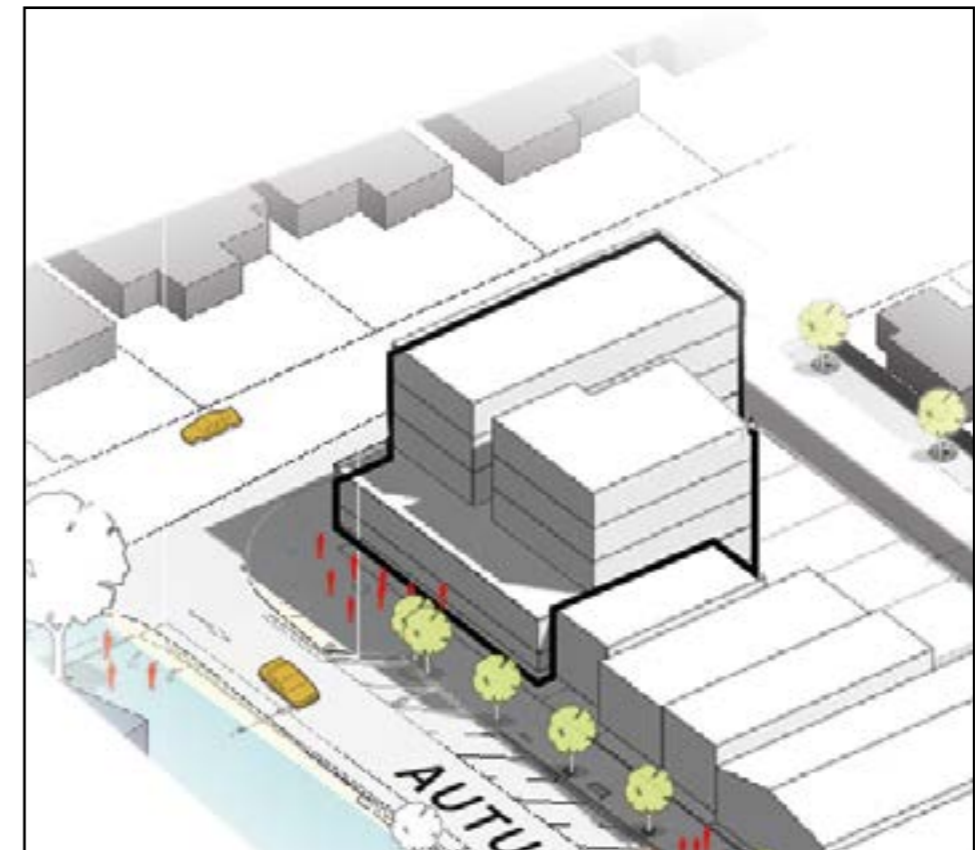
Artists Illustration of Site 4



Plan - Ground Level

Plan - First Floor and up

Site 4- Area of Nodal Significance (West)



Site 4 - Areas of Potential Change 3d

### 3.3 General Design Requirements:

#### Built-form and Building Design

- » A transitional built form interface is to be provided between the Neighbourhood Activity Centre and residential uses;
- » Create high-quality built form with strong architectural solutions that incorporate varying building heights, articulation, modulation, orientation and incorporate a range of facade treatments.
- » Create strong architectural treatments at key corners to create high character gateways into the Neighbourhood Centre.
- » All development should incorporate Crime Prevention Through Environmental Design (CPTED) principles.
- » Provide active building frontages to create active and passive surveillance of the public realm, avoid blank facades, enhance pedestrian experience and deliver a vibrant and safe centre.
- » Buildings should be oriented towards the street and public realm to give a sense of life through continuous shopfronts at ground level and balconies and roof terraces at upper levels.
- » Ensure that facades and building entries face the street for ground level and have a strong lane frontage at upper levels to provide legible and identifiable sense of address.
- » Maximise daylight and sunlight access for habitable spaces
- » Maintain existing fine grain tenancies fronting Autumn Place with lots ranging from between existing narrow lots of around 5-7 metres up to larger consolidated lot widths up to 15 metres.
- » Maintain transparency to glazing throughout the development.
- » Ground level frontages are to have at least 75% uninterrupted clear glazing.
- » Buildings should incorporate Ecologically Sustainable Development (ESD) principles that harness passive design principles, reduce energy and water consumption, utilise renewable energy and use sustainable landscape and building materials.
- » Use integrated architectural elements to provide screening that prevents overlooking of neighbouring properties
- » Ensure that the built-form will not have any negative impacts on the public realm .
- » Enable flexibility for future expansion.
- » Provide visual screening of loading/service facilities.

#### Signage

- » The signage hierarchy must have Autumn Place as the primary element, anchor facilities as secondary lesser elements, and any minor tenancies/features subservient in scale.
- » Develop signs appropriate to the scale and character of the Centre which integrate and respond positively to the architecture and built-form. Signs must not obscure shop front windows or architectural elements.
- » Incorporate tenancy signage zones into the architecture. No above-awning tenancy signs.
- » Wayfinding elements should be coordinated with the whole precinct wayfinding signage, rather than introduce new elements.

#### Landscaping

- » Incorporate Water Sensitive Urban Design (WSUD) within the development
- » Provide for an integrated landscape theme throughout the Neighbourhood Activity Centre and public open spaces
- » Provide suitable street trees along Autumn Place Lane and landscape features/garden bed opportunities into balconies and built form.
- » A landscape concept plan is to be provided at the planning/building permit application stage

#### Carparking

- » Design vehicle entry to car parking to be consolidated and pedestrian friendly;
- » Provide effective sightlines from moving cars and between parked cars to provide for a safe pedestrian and cycle environment;
- » Provide car park ratio as required during the planning/building permit application stage





# Part 2: Traffic Recommendations from GTA Consultants

Key recommendations are aimed at:

- » improving existing transport facilities within Autumn Place NAA
- » identifying opportunities and constraints
- » ensuring the land currently available is being used as efficiently as possible

With respect to the aspirational long term plan, it is difficult to specify in any great detail at this time what transport challenges the NAA will face under the long-term development scenario. However, it is anticipated that car parking, road/ intersection capacity and an increased reliance on alternate travel modes must be considered.

Table 8.1: Autumn Place NAC Recommendations

Recommendation	Timeframe				Key Stakeholder / Authority Responsible
	Masterplan (Short-Medium Term)			Aspirational (Long Term)	
	1	2	3		
Provision of additional visitor bicycle parking provision within Autumn Place	○	○	○	✓	Council
Undertake mitigating works at the Paperbark Street / Power Road intersection	○	✓	✓	✓	Council, PTV
Undertake a review of all footpath and crossing points for DDA compliance and make upgrades where necessary	✓	✓	✓	✓	Council
Relocate bus stops on Power Road to integrate with western edge of NAC	○	○	○	✓	Council, PTV, Local Bus Operator
Provide signage and wayfinding within NAC to advertise connections to – - Existing bus stops and services - Connections to off-road shared paths (Eumemmering Creek and Dandenong Creek).	✓	✓	✓	✓	Council
Prepare a Car Parking Overlay / Precinct Plan to guide and manage appropriate future parking provisions within the NAC for residential and retail land uses.	○	○	○	✓	Council
Undertake detailed traffic impact assessment to determine available capacity and any need for further mitigation.	○	○	✓	✓	Council
Formalise bicycle connections (on-road cycle lanes) on Power Road and Box Street / Paperbark Street to link the NAC to nearby off-street pathways.	○	○	○	✓	Council
Review existing bus routes and frequency of services in the vicinity of the NAC.	○	○	○	✓	Council, PTV, Local Bus Operator

 - works recommended to be undertaken / completed  
 - works to be considered



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