

Autumn Place Masterplan

April 2016



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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:

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1.0 Introduction

The Autumn Place Masterplan sets out a framework for the use, development and regeneration of the Autumn Place neighbourhood activity centre over the next 20 years.

Autumn Place is identified as a Medium Neighbourhood Activity Centre (NAC) in the Casey Activities Area and Non-Residential Uses Strategy 2012. The centre comprises a core retail shopping precinct together with a number of community uses. It offers huge value to residents of Doveton by allowing them to meet their everyday shopping needs locally as well as providing a hub from which they can access key services and unite as a community.

The adjacent map indicates the Masterplan boundary as well the approximate local area catchment for the centre. The catchment includes dwellings which are located within a 5 minute walkable distance of Autumn Place.

This document is intended to support future growth and transformation of Autumn Place as it develops into a more mixed-use centre with an intensified residential component.



Image 1: Aerial image of Autumn Place Neighbourhood Activity Centre (NAC) and surrounding area

1.1 Purpose of the Masterplan

The purpose of the Masterplan is to coordinate future change within Autumn Place neighbourhood activity centre and its immediate catchment. The document sets out a vision for Autumn Place, a strategic framework to achieve this, and an implementation plan to support delivery. The Masterplan will inform strategic planning in the Doveton and Eumemmerring area, as well as guiding the investment of Council funds in the locality and future decisions in relation to Council's Doveton assets. It also highlights a range of opportunities for private sector investment into the centre.

The Masterplan has been shaped by extensive community input and provides the foundation upon which the community can define and create its own image, reflecting their needs and aspirations for the future. Autumn Place Masterplan complements the aims and objectives of the Doveton and Eumemmerring Community Plan 2005 and the Victorian State Government's Neighbourhood Renewal Program 2003-2011.

The document addresses key priorities which have been identified by local residents as well as supporting the broader revitalisation of Autumn Place and the surrounding residential catchment.

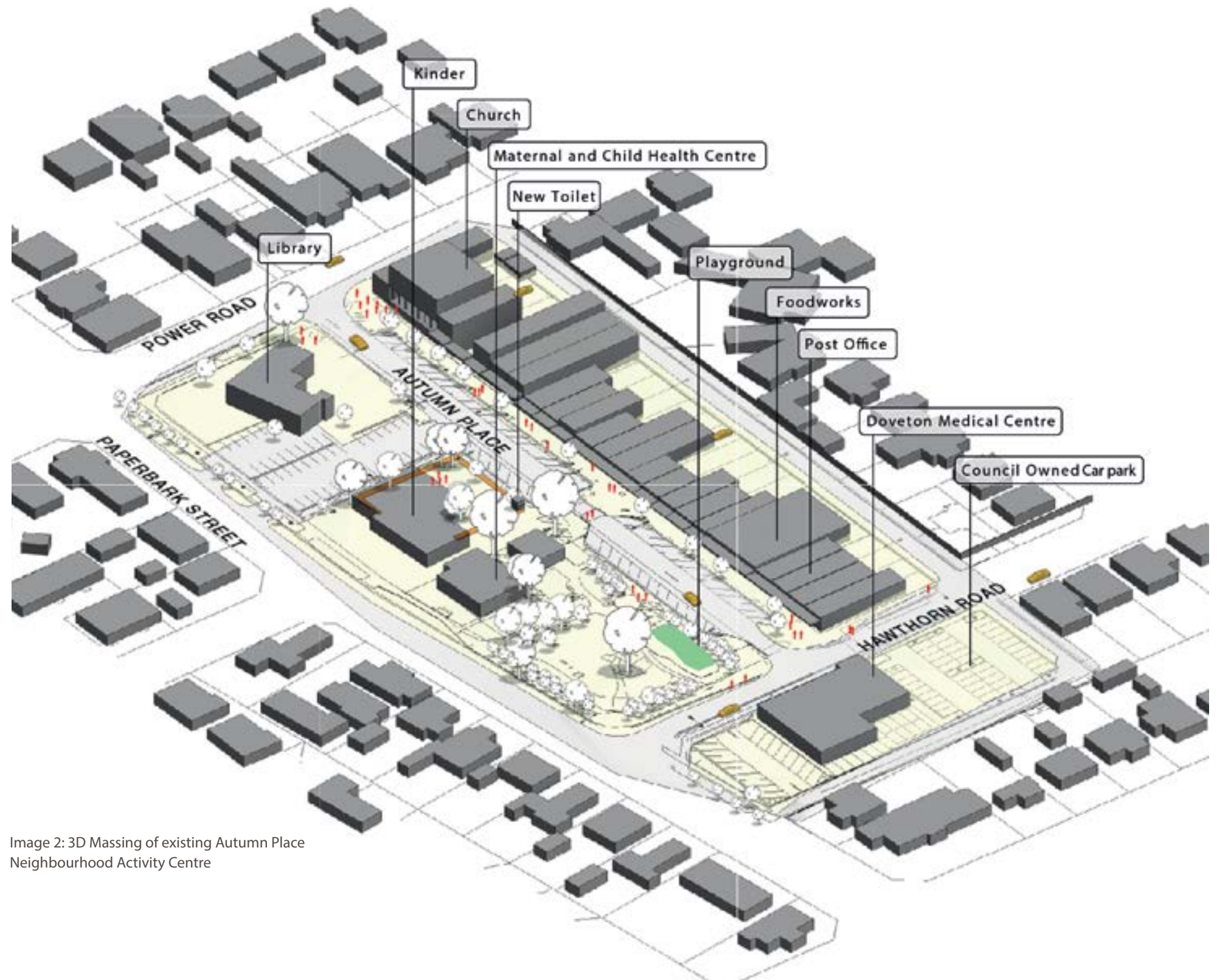


Image 2: 3D Massing of existing Autumn Place Neighbourhood Activity Centre

1.2 Strategic Context

The Masterplan represents an important next step in the ongoing renewal of Doveton. It builds upon significant past achievements in the Doveton and Eumemmerring area which have both empowered and strengthened the local community.

In the early 2000s, Doveton was selected to be part of the State Government's Neighbourhood Renewal initiative. This resulted in the creation of the Doveton and Eumemmerring Community Plan 2005, a strategic document designed to help manage development of the community in a manner that reflected and was responsive to expressed community aspirations and needs. The Doveton and Eumemmerring Neighbourhood Renewal program took a partnership based approach to neighbourhood renewal bringing together stakeholders and providing neighbourhood agreement upon community priorities and focuses for action. The Community Plan identified issues of greatest significance to the local community and put in place a range of strategies to address them.

Following the end of the Neighbourhood Renewal initiative in 2011, the Doveton Eumemmerring Township Plan 2011-2014 was prepared. This sought to build on the success of the Neighbourhood Renewal program and to provide agreement upon ongoing community priorities and areas for continued local focus and action.

The Autumn Place Masterplan is informed by all of the previous renewal activity in Doveton and Eumemmerring and will help deliver the priorities previously established by the community and other renewal partners. The Doveton and Eumemmerring Community Plan identified as a key priority to recognise and enhance the role of Autumn Place as the town centre for Doveton and Eumemmerring. The Masterplan will make a significant contribution to delivering this objective as well supporting wider priorities such as building a sense of place, creating a more positive image, improving safety and increasing opportunities relating to housing, employment, business and learning.

Doveton and Eumemmerring
Community Plan 2005

Doveton and
Eumemmerring Township
Plan 2011-2014

Autumn Place Masterplan
2015-2025

1.3 Vision

Autumn Place will be a thriving neighbourhood activity centre focused around a central heart which unites the community and provides a sense of pride and ownership. The Centre will have high quality public realm which promotes walking and cycling and maximises community safety. Community facilities will be better integrated and shopping and business provision will be enhanced.

The Masterplan has been shaped through extensive engagement with the local community and by the shared vision that the local community has developed for their future through previous regeneration initiatives.

The Masterplan's vision is consistent with the vision expressed in both the Doveton and Eumemmerring Community Plan 2005 and the Doveton and Eumemmerring Township Plan 2011-2014:

"Proud of our past, United for our Future"

Further, it supports the key local aspirations set out in the Doveton and Eumemmerring Township Plan 2011-2014. These include:

"Making it great, our home and our place".

The Masterplan responds to key messages received from the community in previous consultations held in relation to Autumn Place. These include the following:

"We want to transform Autumn Place into a thriving local centre that enriches community connectedness, strengthens local character and supports local businesses."

"We want to clean it up, make it nicer and safer and become a more inviting place to shop."



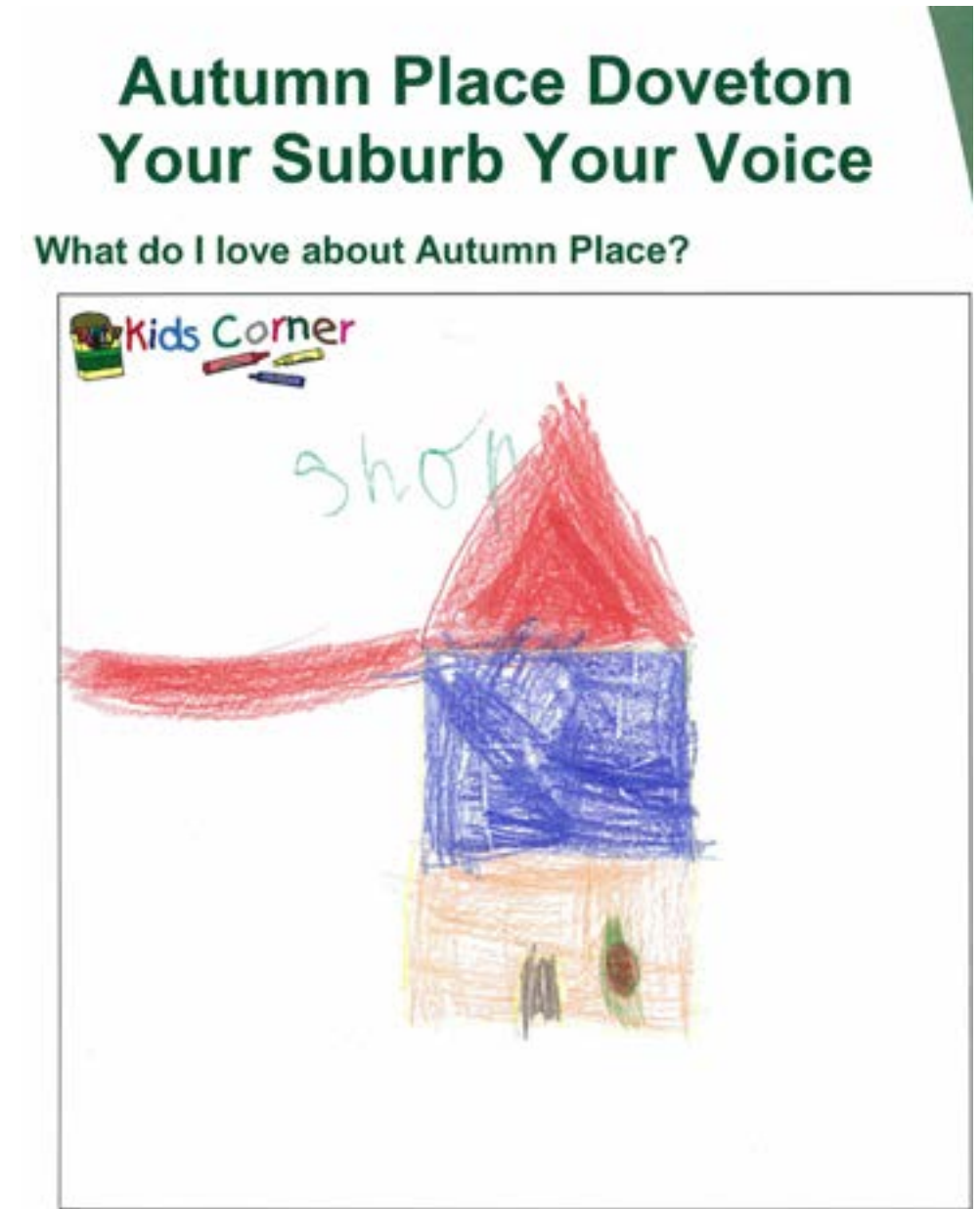


Image 3: Community Consultation Photos

Image 4: 30 November 2013 -
Response to previous consultation: a child's
illustration of what they love about Autumn
Place

1.4 Design Principles

The Autumn Place Masterplan has been developed using the following design principles:



a. Safety

Users feel safe and secure when moving in and around the area. The centre is composed of spaces that are designed to inhibit crime and anti-social behaviour, and minimise risks of personal harm day and night.



b. Sense of Place

The centre is designed to give a strong sense of the unique character of Autumn Place, builds on its local history and enhances the qualities that give it a valued identity.



c. Inclusiveness and Interaction

All people feel welcomed to the centre and are able to freely interact and fully participate in their community.



d. Complementary Mixed Uses

The different activities and uses complement each other, foster growth and vibrancy, and create synergy through mutual support and encouragement.



e. Legibility

Locals and visitors can easily find their way around and can comfortably navigate the precinct.



f. Engagement

Community members and relevant stakeholders have been meaningfully engaged in developing and improving Autumn Place. Their voice has been heard and the centre reflects their influence.



g. Sustainability

The centre is committed to ecologically sustainable practices through its built-form and embraces innovation, adaptability and resilience. Design encourages walking and cycling. Economic and social sustainability are key building blocks of the decisions and projects that are planned and delivered.

2.0 The Masterplan

The area covered by the Autumn Place Masterplan is shown in Image 5.

The Masterplan is underpinned by four overarching design elements:

- » Built Form and Land Use
- » Sustainability
- » Public Realm and Landscape, and
- » Movement and Access

For each of these, the Masterplan sets out the key objective for Autumn Place together with a range of strategies to achieve the objective.

The Masterplan area has been divided up into six (6) precincts which are differentiated by their land use, form and character:

1. Retail Core Precinct
2. Main Street Precinct
3. Urban Heart / Park Precinct
4. Laneway and Interface Precinct
5. Community Facility Precinct
6. Edge Zone Precinct

For each precinct, a key objective has been identified together with a range of strategies to achieve the objective.

The Masterplan identifies a range of development opportunities on both Council owned and privately owned land.

The Council's current priorities for investing in Autumn Place are outlined in the implementation plan at Section 4.0. This plan is based upon extensive consultation with the community as well as a variety of professional assessments. Council will undertake further work to understand the feasibility and viability of projects which relate to Council land. The delivery of the outlined projects will be subject to capital works or other funding being secured. This document will provide a strategic basis for seeking funds to deliver projects.

Through highlighting opportunities on privately owned land it is hoped this will catalyse interest from the private sector to deliver new development within Autumn Place.

The purpose of the Masterplan is to co-ordinate future change to Autumn Place neighbourhood shopping centre. The document is not a planning tool to implement the aspirations for the area. Council will monitor planning activity within the Masterplan area and will prepare a strategic planning framework if required to support delivery.



Image 5: The Masterplan catchment and extent

2.1 Masterplan Overarching Themes

2.1.1 Built form and Land use

Autumn Place is a medium neighbourhood activity centre focused on retail but also comprising commercial and community uses. Land uses surrounding the centre are predominantly residential with housing stock that is typical of the standard size public housing, single storey detached, small pre-fabricated fibre-cement dwellings of the 1950s era. The public housing dwellings are gradually being replaced with double storey townhouses in two lot subdivisions. Due to the area's affordability and proximity to shopping centres like Dandenong, Endeavour Hills and Fountain Gate, it is attractive to the wider community, particularly migrants and new families. There are a number of opportunities within the Autumn Place NAC to deliver new residential uses.

The current size of the centre is insufficient to accommodate other business opportunities needed to support economic development in the area. Strategic sites have been identified for potential future development, subject to feasibility and viability.



Image 6: Autumn Place NAC view from Power Road

The masterplan aims to progressively shift negative public perceptions of Doveton by emphasising the positive associations with the place and its people. This cannot be achieved by simply forgetting the past. Rather it requires strengthening of the community's self-image and self-confidence. Physical renewal is needed to build a more positive image, particularly in terms of housing and the public realm.

Objective:

Promote a sustainable and diverse mix of land uses, including the strong retail and commercial opportunities in Autumn Place NAC along with residential options within the centre and the immediate surrounds.

Strategies:

1. Achieve highest and best use of Council owned land that delivers net community benefit.
2. Provide capacity for a greater mix of uses in the retail core in order to maximise business opportunities and jobs in the local area.
3. Inform Council's local strategies and policies including relevant directions and controls in the Casey Planning Scheme.
4. Deliver adaptable and flexible built-form to accommodate a mix of retail, commercial, community and residential related activities.
5. Require a high quality of design in all new development
6. Plan and deliver a new integrated community facility within Autumn Place NAC to become a central and more accessible focus for the community.



Image 7: Existing built-form for residential neighbourhood along Paperbark St.

2.1.2 Sustainability

Strengthened by the City of Casey Sustainability Plan, Council is already embedding sustainable design principles into the infrastructure it is building for the city. The Masterplan encourages innovative thinking to help find pathways to a sustainable future. It is important to consider that choices and decisions made on any development will determine how sustainable this area will become in the future.

Objective:

Create a sustainable built form outcome for Council owned assets and encourage this to occur in the retail precinct and surrounding residential area.

Strategies:

1. Embed Ecologically Sustainable Development (ESD) within the design guidelines for any future development.



Image 8: Doveton College incorporates Ecologically Sustainable Design (ESD)

2.1.3 Public Realm and Landscape

The visitor's main experience of Autumn Place is along the street and within the park, both of which require improvement to encourage people to feel safe and comfortable, and happy to occupy the spaces. These public realm areas would benefit greatly from better surfaces and pavements, comfortable street furniture, less clutter, public art, good lighting and more activity. When people enjoy and use these types of spaces they are more likely to return, more likely to stay and therefore businesses are better able to thrive. Addressing the current issues will help Autumn Place become a destination for people to meet and interact. The existing Autumn Place Kindergarten has a blank and inactive fence line, and key corner sites within the shopping precinct could offer an improved sense of arrival and activity.

An Arboricultural Report has been completed for Autumn Place. This indicates that some of the trees have low Arboricultural value and can be replaced, while there are several high value trees that should be retained. The preferred landscape character of the area is to consider new and appropriate tree species whilst taking advantage of the excellent view lines from the ridgeline north of Power Road, Doveton.

Objective:

Regenerate Autumn Place to become a vibrant, attractive and safe place for the community.



Image 9: View of shops along the Main Street facing East



Image 10: View of playspace and park from Hawthorn Road facing West

Strategies:

1. Create an attractive, convenient and safe pedestrian network within Autumn Place NAC.
2. Strengthen the identity and presence of Autumn Place NAC through improved built-form, appropriate signage and way finding measures, consistent material palette of furniture, material and landscape to improve negative perception of the area.
3. Facilitate short, medium and long term projects that will provide an active, safe, high quality visually attractive public realm.
4. Retain and harness the existing rich natural landscape of the local area.
5. Increase the perception of safety at all times amongst the users, visitors and wider community of Doveton.
6. Celebrate the cultural diversity of Doveton Eumemmerring through quality urban design (e.g. public art opportunities) and recognise the dynamic and evolving character of the community.

2.1.4 Movement and Access

Doveton and Eumemmerring's local road network is based predominantly on a grid model. This area has a comparatively established road network and some roads are experiencing increasing traffic demands.

The surrounding road network from Autumn Place provides excellent multi-directional access to the area. The main arterial road system of the Princes Highway, located 700 metres south of the NAC provides access to the Fountain Gate-Narre Warren Metropolitan Activity Centre and the Dandenong South Employment Cluster and Southern Industrial Precinct to the east. These are both infrastructure-led employment opportunities identified in Plan Melbourne.

However, traffic (speed and road width) on these roads impacts negatively on pedestrian and bicyclist comfort in the area. There are existing public transport (bus) connections to Dandenong railway station and Fountain Gate major activity centre, although these could be more frequent, direct and prioritised to make the centre more public transport oriented.

Objective:

Improve accessibility into and around the centre by promoting the use of more sustainable transport modes such as walking, cycling and public transport.

Strategies:

1. Improve path connectivity and pedestrian crossings to create a walking and cycling network that promotes a healthy urban environment through cohesive links between the shopping centre, schools, residential areas and recreation reserve (see Image 14).
2. Increase passive surveillance along key routes to encourage walking and cycling for recreational as well as commuting/shopping trips.
3. Ensure a safe, convenient and legible pedestrian network within the area through high quality streetscape design.
4. Improve public transport (bus) connections (frequency and travel time) from Autumn Place NAC to Dandenong railway station and Fountain Gate major activity centre
5. Review the entire pedestrian network for Disability Discrimination Act (DDA) compliance and make upgrades if necessary



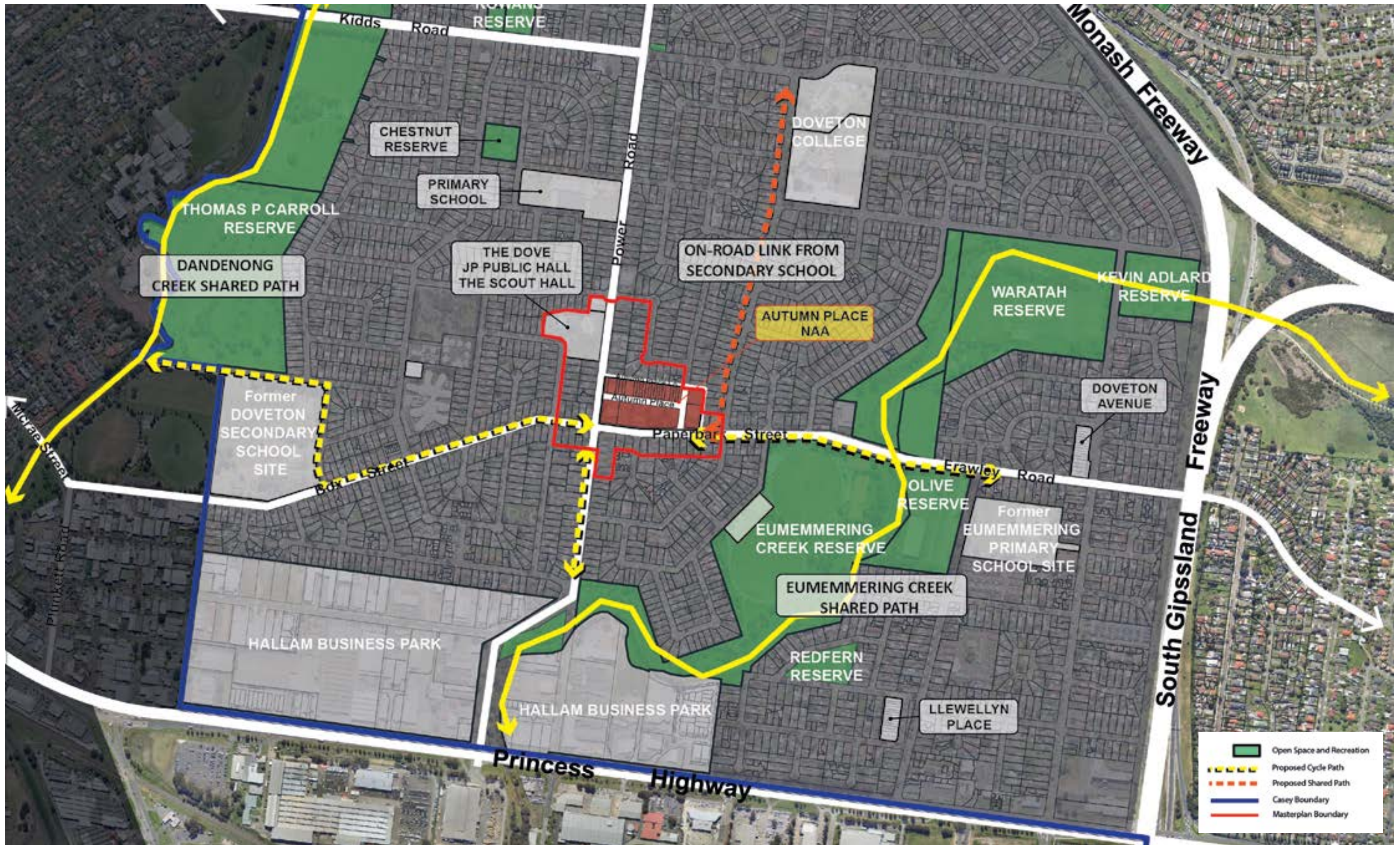
Image 11: Existing bike rack along the Main Street highly used by the community



Image 12: Footpath from John Pandazopolous Hall to the adjacent park along Power Road



Image 13: View of pedestrian light crossing from Hawthorn Road to safely cross from Council carpark to the shops



(Refer to GTA Report: Autumn Place Neighbourhood Activity Centre
Doveton 18.08.2014)

3.0 Masterplan Precincts

3.1 Precinct 1: Retail Core

The core of Autumn Place is within a Commercial Zone 1 and comprises a mix of retail uses including take-away shops, bakery, discount shops, post office and newsagency. The retail shops along the main street face south and therefore the retail premises lack access to natural light.

Most of the retailers operate between normal business or trading hours from 8am to 6pm Mondays to Fridays and 8am to 2pm on Saturdays. From the community's perspective the retail precinct is an unsafe environment outside of trading hours. There is a 1-hour carpark in front of the shops and council carpark along Hawthorn Road to service Autumn Place shops. The presence of Council facilities which includes the Maternal and Child Health (MCH) Centre, Autumn Place Kindergarten and Doveton Library encourages the surrounding community to visit the area within the normal business hours.

The long term plan for the centre is to deliver additional retail floor space to service the local catchment. This plan is supported by a Strategic Planning and Economic Development Analysis completed by Peter McNabb and Associates. The delivery of additional floor space in the retail core is however a challenge due to site constraints. Appendix A to the Masterplan illustrates a number of potential options which could enable the delivery of additional floorspace.

Objective:

Provide commercial mixed use development in the retail core precinct that integrates with the Main Street (of Autumn Place) and Autumn Place rear laneway and will make an outstanding and positive contribution to the NAC.

Actions:

1. Advocate to building owners to enhance the built-form of the street based retail use at ground level and enhance the character of Autumn Place premises with its small shop fronts, verandas and high pedestrian activity.
2. Investigate future development opportunities for mixed uses to activate the street edges at ground level and above, and improve safety (see 3.6 Areas for potential change).
3. Enhance branding and wayfinding signage for the centre.
4. Ensure car parking capacity around the site is suitable to meet the needs of any proposed development.
5. Support the economic development of the area through trader education and information.



Image 15: Existing shops along north edge facing east



Image 16: Precinct 1 - Retail Core Precinct



Image 17: View of footpath along the Main Street



Image 18: Artist illustration of Retail Core

3.2 Precinct 2: Autumn Place Main Street

The Autumn Place main street is the primary access to the shops. It is currently a low speed environment with angled parking on both sides. The presence of banner poles along the main street requires better programming and management to help project a positive image for the retail precinct.

The uneven footpath along the North main street has been a concern for residents and traders in the area and needs to addressed as a priority. Council is working on short to long term projects to provide a walkable and attractive main street environment.

Objective:
An attractive, vibrant and safe Main Street that creates a synergy with the retail core precinct and the immediate surrounding area.



Image 19: Precinct 2 - Autumn Place Main Street Precinct

- North Main Street
- South Main Street
- Main Pedestrian Crossing
- Existing Pedestrian Crossing
- Proposed Pedestrian Crossing
- People Place
- Significant Tree

Actions:

- Enhance the Main Street precinct with activated edges in order to provide a high quality public realm that encourages outdoor activity in the area, provides immediate access to car parking and pedestrian links to the park and adjacent areas within the precinct.
- Provide a safe, convenient and well lit environment that will further enhance usability and visibility within the streetscape.
- Improve the pedestrian link from the shops to the Urban Heart precinct
- Ensure the material and colour palette is consistent, robust and legible.
- Provide a consistent selection of street furniture to enhance the area.
- Provide practical urban landscape treatments along Main Street and investigate opportunities for Water Sensitive Urban Design (WSUD).
- Encourage owners of retail shops along Main Street to implement al fresco dining.
- Prepare a clear, innovative and consistent branding and wayfinding strategy for the precinct.
- Prepare and deliver a place management plan to ensure these spaces are properly utilised and maintained in consultation with traders and stakeholders.



Image 20: Activated public realm: Lonsdale St, Dandenong





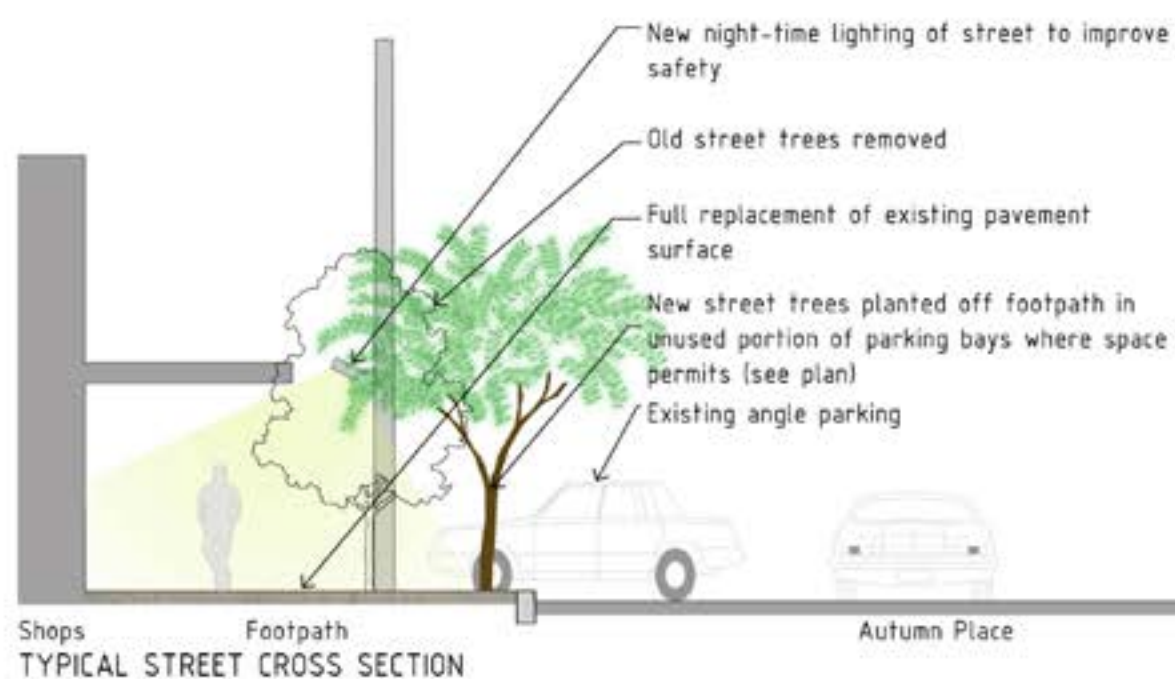
Image 21: Autumn Place street facing East



Image 22: Artist illustration of Autumn
Place Main Street



CONCEPT LANDSCAPE MASTERPLAN



LEGEND

	Replacement of footpath pavement
	Bike Racks
	Rubbish Bin
	Street light
	Small street tree
	Large street tree

KEY FEATURES

- 01 Nodal point/gathering space with street furniture, public art and feature lighting. Large deciduous trees to provide shade in summer and light in winter.
- 02 Updated, widened and raised crossing to slow traffic and make Autumn place more pedestrian friendly.
- 03 All existing evergreen street trees to be removed and replaced with new deciduous trees at the end of the car parks. This will greatly improve the usable space on the footpath and provide winter light and summer shade to the footpath and parking area.
- 04 Existing public phones removed.
- 05 Potential future pedestrian crossing
- 06 Speed limit reduced to 20km/hr - subject to VicRoads approval
- 07 Street narrowed to match eastern end and provide more footpath space and slow traffic as it enters shopping strip.
- 08 Kerb line adjusted to allow for tree planting



Image 23: Concept plan for the north edge of the Main Street Precinct. (This will be further developed for local consultation, along with the south edge design concept)

* A consistent design approach will be used on both sides of the Main Street.

3.3 Precinct 3: Urban Heart/Park

There is currently no clearly defined town square or heart of the town centre. However there is a significant opportunity to deliver this if the Maternal and Child Health Centre functions are integrated into the Community Precinct.

The Urban Heart Precinct will combine three elements: town square, pedestrian link and park. This Council owned asset would provide an attractive open space for the community as well as a central place to meet and gather. Within Autumn Place Park there are three trees identified in Casey's Significant Tree Study 2011 that must be preserved. The park will be integrated into the town square to provide an interactive and inclusive community space.

In response to the community's concerns Council has recently applied situational Crime Prevention through Environmental Design (CPTED) techniques to the redesign of Autumn Place park with the removal and relocation of the public toilet block and installation of a temporary pop-up park.

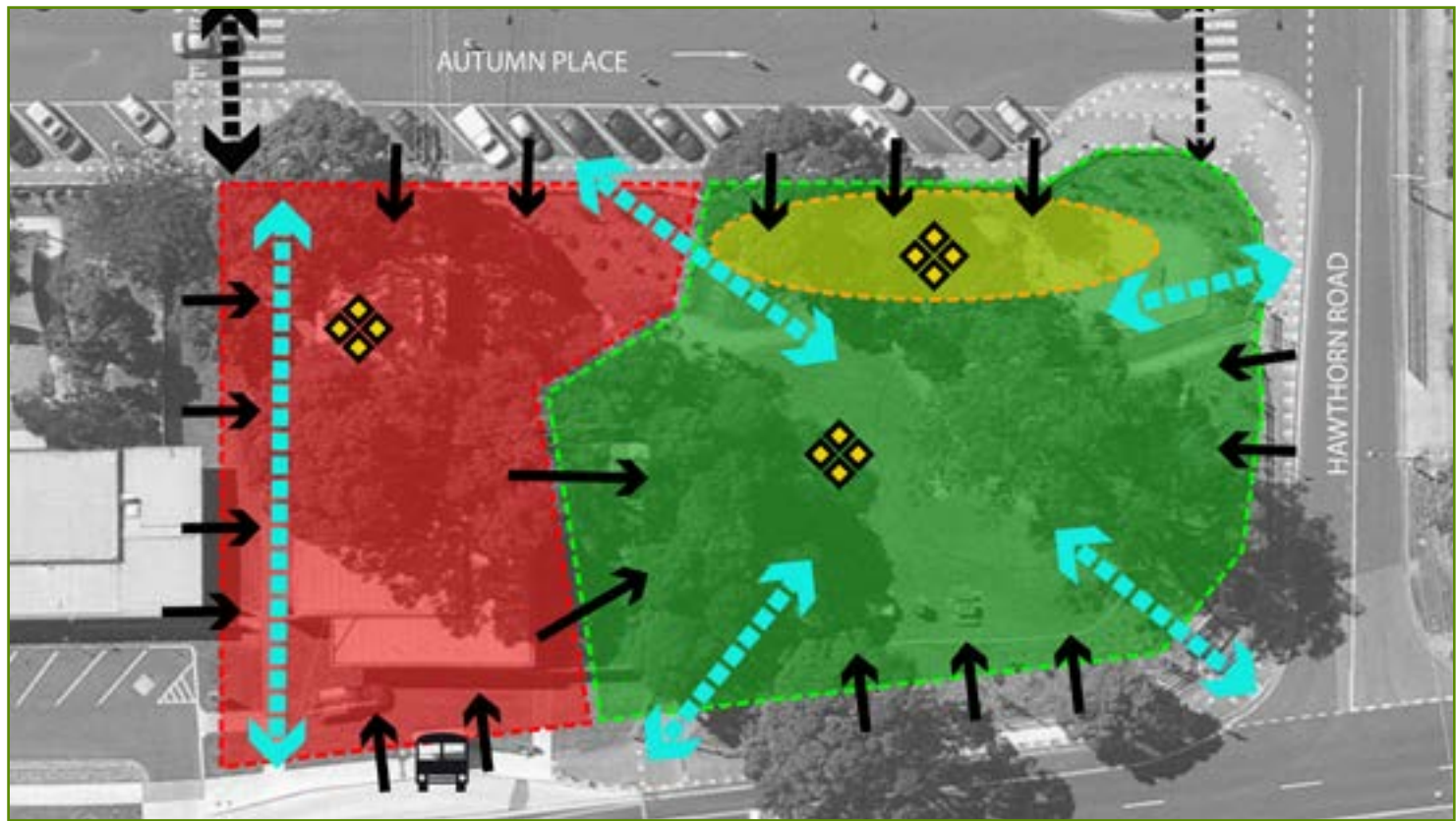


Image 24: Precinct 3 - Urban Heart and Park Precinct



Image 25: Autumn Place regeneration project



Objectives

Enhance the amenity, safety and community role of the Urban Heart precinct as a people place that caters to all ages and abilities.

Actions

1. Integrate Maternal and Child Health functions into the Community Precinct.
2. Redesign the park to include a multi-purpose space and playspace, ensuring the design values the significant trees and is sympathetic to the future community site and surrounds. Integrate a bespoke playspace that is highly visible and considerate of safety issues, passive surveillance and proximity to roads.
3. Provide a town square that achieves a high quality public realm.
4. Provide comfortable well-placed seating with good shade and interesting views.
5. Provide park amenities such as lighting, drinking fountains, public information, public toilets, furniture and bbqs.
6. Provide clear pedestrian connection and clear desire line from the retail shops to Paperbark Street and Hawthorn Road.
7. Introduce legible and high quality signage and way finding in the area.
8. Encourage adjacent buildings to have an outlook towards the park to improve passive surveillance and activate street edges.
9. Remove obstructions to key sight lines, and investigate public art replacement options that enhance the precinct.



Image 27: Artist illustration of view Urban Heart and Park Precinct facing Northwest corner (Play opportunities shown are diagrammatic only)



Image 26: Significant Tree in Autumn Place Park

FUTURE LAND USE ZONES



Urban heart precinct/town square including events space, community gathering space, public art, seating, good connectivity with park, adjacent streets and future Council facility.



Park to be upgraded with improved facilities, path connections and interface with surrounding areas



Upgraded playspace with improved connectivity to Autumn Place

ARBORICULTURAL ASSESSMENT PLAN



Significant tree to be retained and protected as part of any future design. Hatched area shows tree protection zone in accordance with Australian Standards.



Tree of high arboricultural value to be retained and protected as part of any future design. Hatched area shows tree protection zone in accordance with Australian Standards.



Tree of moderate arboricultural value to be retained if possible as part of any future design.



Tree of low value may be removed as part of any future design.



Tree recommended for removal due to poor health or structure



Image 28: Arboricultural assessment of Urban Heart and Park Precinct

3.4 Precinct 4: Laneway and Interface

Autumn Place Lane, running east-west between Hawthorn Road and Power Road, provides service access to the retail shops on the lower south side and is bordered by back fences of residential dwellings on the north side. Steep gradients enable uncontrolled roof access which could be addressed through multi-storey built-form. There is currently very little passive surveillance and intermittent activity resulting in a higher level of anti-social behaviours. Council is undertaking security infrastructure improvements to increase safety and improve public perception of the area. Future opportunities for regeneration include residential apartments and commercial uses above the retail, taking advantage of the elevated outlook as well as longer term opportunities for the redevelopment of the existing residential to the north to medium density housing.

Objectives:

Activate the space and encourage long term commercial development that fronts the lane in collaboration with the land owners of the retail core precinct.

Attract higher patronage and more activity to the retail precinct across a wider spread of hours.

Encourage site consolidation of retail properties to facilitate expansion of commercial and residential uses.

Actions

1. Advocate to land owners to encourage mixed use development and consolidation.
2. Influence future strategic work in recognising the desired role and character of this laneway and creating an opportunity for any possible future development that will complement the whole centre.
3. Explore case studies for laneways standards to assist in the formulation of design guidelines that improves walkability and create a safe environment.
4. Facilitate and create opportunities for activation through public / street art as an interim measure.
5. Provide passive surveillance to laneway and park, and prevent uncontrolled access to buildings.
6. Prepare and deliver a place management plan to maximise utilisation, maintain engagement with traders and stakeholders, and capitalise on development opportunities through building owners.

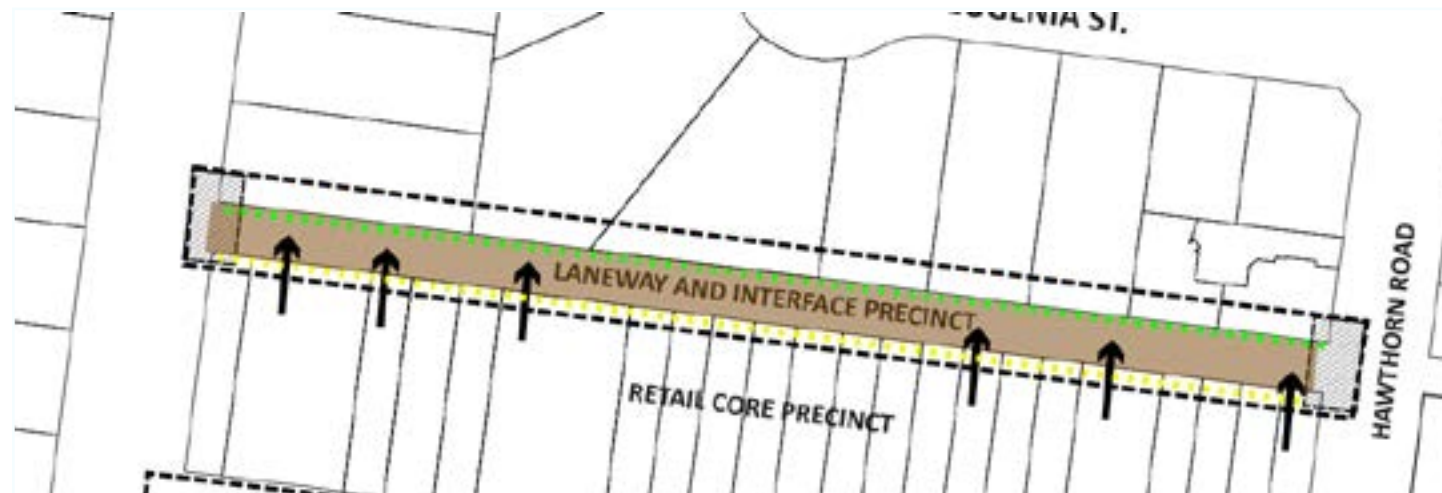


Image 29: Precinct 4 - Laneway and Interface Precinct

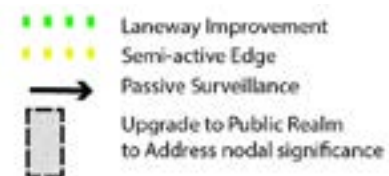


Image 30: View Autumn Place Lane facing West



Image 31: View of existing residential units along Autumn Place Lane



Pakington Street laneway improvement Project, ST. Kilda



Little Napier Street laneway development, Fitzroy



Little George St. Fitzroy laneway development

Image 32: Examples of laneway redevelopment in Melbourne

3.5 Precinct 5: Community Facility

This precinct is Council-owned and accommodates a kindergarten and library which serve as major community anchors for Autumn Place. The precinct comprises two strategic sites with potential to accommodate new community facilities that provide a more integrated service to the wider community.

Objective:

Strengthen the presence of centralised community services and facilities within Autumn Place to cater to the needs of a diverse community and maximise access.



Image 33: Precinct 5 - Community Facility Precinct

Potential Uses

Community functions that meet the needs of a broad cross section of the community are encouraged.

These may include:

- » library services
- » shared community meeting rooms
- » maternal and child health rooms
- » kindergarten with outdoor play
- » other government services and offices
- » other non-government services and offices
- » complementary social and commercial enterprises

These could be achieved through multiple levels of development (see Image 35)

Actions

1. Investigate opportunities to consolidate and centralise council facilities from within and around Doveton/ Eumemmerring.
2. Deliver an integrated community facility that becomes an anchor development for the Autumn Place NAC and builds synergy with the surrounding precincts. Community Facility Planning Principles will provide a basis for decision making to implement the key capital work projects.
3. Provide a Family and Community Centre within the precinct.
4. Design high quality built-form to become a destination in the community.
5. Proposed buildings should have active frontages to the main street and provide effective passive surveillance of the park to the east
6. Deliver a strong architectural gateway feature to the Power Road (see Image 35).
7. Integrate design of the Community Facility with the adjacent Urban Heart Precinct through consistent colour and material palette.
8. Incorporate sustainable design into the site and built-form of the community facility.
9. Investigate opportunities for complementary uses at upper levels.



Image 34: Precinct 5 - Community Facility Precinct



Image 35: Artist illustration of Community Facility Precinct facing West



Image 36: Artist illustration of Community Facility Precinct facing South

3.6 Edge Zone Precinct (Long Term Projects)

The Edge Zone Precinct has been identified in the Council's Housing Strategy as having potential to accommodate more intense forms of residential development. It is earmarked as a suitable opportunity for substantial change and is proposed to be rezoned to the Residential Growth Zone. The delivery of new typologies in this precinct will help support the future growth of Autumn Place by creating increased local demand for local businesses.

Objective:

To enable high quality medium density residential development like town houses, flats and apartments that supports the growth and regeneration of Autumn Place and makes a positive overall contribution to the local area

Actions:

1. Support the development of medium density housing opportunities which improve the amenity of the neighbourhood through building design and landscaping.
2. Explore incentives that encourage land consolidation through planning provisions.
3. Encourage land consolidation to facilitate good design outcomes for residential apartments.



Image 37: Existing residential development along Power Road facing East

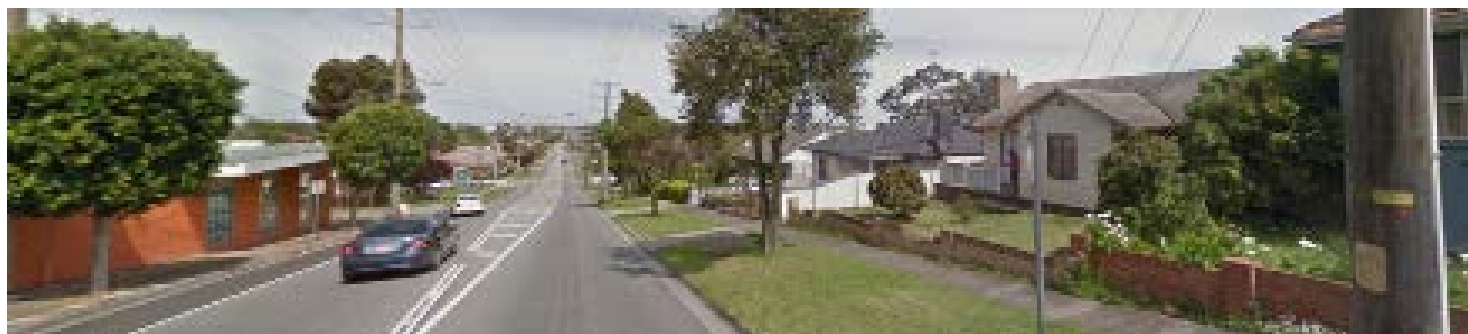


Image 38: Existing residential development along Power Road facing South



Image 39: Edge Precinct



Image 40: Green Tea Cafe, Op Shop and Dovecare Medical Centre along Hawthorn Road facing South

» 18-20 and 22-24 Hawthorn Road

Land at 18-24 Hawthorn Road presents a significant opportunity for regenerating Autumn Place. 18-20 Hawthorn Road, formally the site of Doveton Police Station, is owned by Council and is currently utilised as a car park to service the shopping centre. The car park has an adjacent pedestrian crossing to promote safe access to the centre.

Council has recently installed a solar-powered street light funded by State Government to ensure that the area is well-lit and to discourage anti-social behaviour.

Site 22-24 Hawthorn Road is privately owned and has a cafe, op shop and medical centre with car parking.

Actions:

1. Investigate long term options for one or both sites to facilitate an integrated development
2. Retain the existing parking capacity and respond sensitively to the adjacent residential interfaces.
3. Provide for street-based commercial uses at ground level that deliver active edges, and residential uses on the upper floors.
4. Provide additional car parking requirements on site to meet the needs of the development.
5. Provide an attractive, vibrant, functional and sustainable design that positively contributes to the public realm and environment.



Image 41: Lighting Project - Council Carpark at 18-20 Hawthorn Road on night time

Objective:

Provide new uses that are complementary to the existing retail uses and assist in activating the ground level

Increase population of the area through residential opportunities on the upper level.

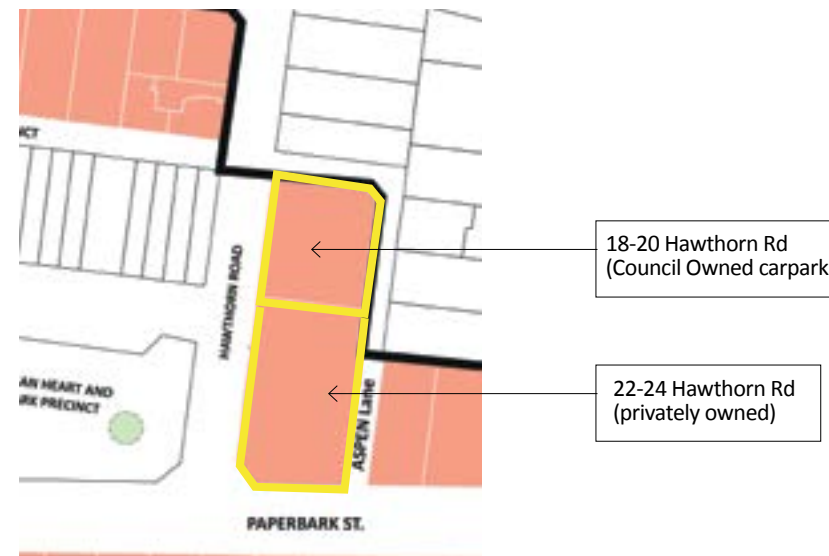


Image 42: 18-20 Hawthorn Road and 22-24 Hawthorn Road Map



Image 43: Lighting project - Council car park at 18-20 Hawthorn Road on daytime



Image 44: Examples of medium to high density development



Image 45: Examples of high quality built-form

4.0 Implementation

4.1 13 Key Action Points

Delivery:

1. Deliver public realm improvements to create a safe, convenient, sustainable and well-lit environment
2. Design and deliver a high quality and sustainable streetscape which includes Main street, footpath along the shops, and street furniture.
3. Prepare and deliver a clear, innovative and consistent branding and wayfinding strategy for this precinct.
4. Demolish existing MCH and Kinder to build a Family and Community Centre that has high quality sustainable design, sustainable and demonstrates CPTED principles in Stage 1.
5. Rejuvenate the existing park and its amenities and create a new and bespoke playspace within the area.
6. Create a town square with new public art.

Planning:

7. Prepare and deliver a place management plan to ensure spaces are properly utilised and maintained in consultation with traders and stakeholders.
8. Introduce planning controls and explore incentives which encourage mixed use development and possible integration with Council functions.
9. Facilitate and create opportunities for activation through public / street art as an interim measure incorporating CPTED principles within the Laneway precinct.

Advocacy:

10. Investigate and advocate for future development opportunities within the masterplan area through community, land owner and trader engagement.
11. Advocate for improved access to the bus network.
12. Investigate an Integrated Community Facility that centralises community activities, has high quality design, embedded ESD, activates the main street and demonstrates CPTED principles.
13. Undertake a Council Facilities Audit for Doveton and Eumemmerring to identify strategic ways to fund revitalisation of the Autumn Place precinct and adjoining park.

4.2 Short Term Project: 1-5 Years

Stage 1 is envisaged to deliver works for the improvement of Main Street, construction of Family and Community Centre and Playspace and development of a Council Investment Strategy. This stage will revitalise the centre with improved streetscapes, improve amenity to help businesses thrive and inform management of council's assets.

Table 1: Short Term Projects

Project	Description	Indicative Cost	Funding Source/s	Year
North and South Main Street	Stage 1: Design and Documentation and Site Preparation (Aerial Bundling)	\$200 k	CWP and other funding Source	Year 1
Town Square, Park and Playspace Redevelopment	Design and Construct new enhanced play space within the Urban Heart / Park Precinct that is responsive to the future community site.	\$150 k	CWP and other funding Source	Year 1-2
North and South Main Street	Stage 2: Construction Stage	\$2M	CWP (Subject to Council Approval) and other funding source	Year 2
Family and Community Centre	Design and Construction	\$3.47 M	CWP (Subject to Council Approval) and other funding source	Year 2
Lighting Upgrade and Improvement Plan	Prepare a strategy and plan to improve public safety through lighting implementation works	to be confirmed	to be confirmed	Year 2
	Stage 1: Design and Development			
	Stage 2: Implementation			
Doveton and Eumemmerring Investment Strategy	Complete a Council Facilities Audit of Doveton and Eumemmerring to identify funding options that will assist in revitalisation of Council's assets in Autumn Place	to be confirmed	in-kind	Year 2
Transport Advocacy - Phase 1	On-going activity for Council that seeks a reconfigured bus network providing high levels of service and accessibility, including to the Autumn Place (NAC) to support the masterplan	\$15 k	to be confirmed	Year 3
Streetscape Works - Tristania St.	Stage 1: Design Streetscape	to be confirmed	to be confirmed	Year 4-5
	Stage 2: Provide shared path along Power Road to accommodate bike paths			
	Stage 3: Implement			

4.3 Long Term Project: 5-20 Years

The list of long term projects outlined below are intended to provide a safe, comfortable, diverse, inclusive, vibrant, successful and sustainable centre for Autumn Place. Additional funding sources will need to be explored to assist with the delivery of the identified projects. This may include external grants and strategic disposal of Council assets as identified in the City of Casey Investment Strategy for Doveton and Eumemmering to deliver an improved community outcome.

Table 2: Long Term Projects

Project	Description	Funding Source/s	Priority
Civic Improvement plan	Develop a framework and implementation program for improving and maintaining the aesthetics, usability and safety of public realm including the streets, laneways, carparks, reserves and other people spaces	to be confirmed	high
Access and Movement Plan	Prepare a plan addressing road, public transport and cycling/pedestrian networks and facilities, including car parking requirements	to be confirmed	high
Laneway Redevelopment	Street Art Activation and redesign of laneway	to be confirmed	medium
	Stage 1: Design and Development		
	Stage 2: Implementation		
Develop 28 Autumn Place (Library Site)	Stage 1: Feasibility and Design Development of further community facilities	to be confirmed	medium
	Stage 2: Implementation		
Branding and Wayfinding Strategy	Prepare and Implement branding and wayfinding signage	to be confirmed	medium
	Stage 1: Strategy		
	Stage 2: Detailed Design and Fabrication		
Building Typology Design Guidelines	Provide clear design guidelines that assist the Edge Zone Precinct sites to be developed in a way that delivers an accessible, safe, functional, environmentally sustainable, comfortable, engaging, diversified, and distinctive outcome, and that celebrates social, cultural and natural heritage of the area.	to be confirmed	medium
Transport Advocacy - Phase 2	Advocate for improved public transport services and path connections to contribute to the achievement of the overall vision and objectives of the Masterplan (see detailed recommendation from consultant, Appendix A)	to be confirmed	medium - low
Improve Streetscape on Power Road, Paper Bark and Box Street	Stage 1: Design Streetscape	to be confirmed	low
	Stage 2: Provide shared path along Power Road to accommodate bike paths		
	Stage 3: Implement		

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Customer Service Centres

Cranbourne

Cranbourne Park Shopping Centre

Narre Warren

Magid Drive

Narre Warren South

Amberly Park Shopping Centre

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