APP9 - LARGE FORMAT RETAIL DESIGN GUIDELINES

Architectural and Building Design Control

1. Buildings should have active frontages to public parking areas and streets with entrance and window elements forming at least 50% of the surface area of any ground floor building façade. The height of window elements should relate to pedestrian scale.

2. Buildings should be designed to provide adequate weather protection where appropriate for pedestrians.

3. Corner sites should be emphasi~~z~~sed through building design. The design of buildings on corner sites should express the corner element as a vertical transition between the two adjoining street frontages.

4. Where a building is visible from the street or the main public parking areas, building facades must display architectural relief with contemporary design and a simple mix of materials and colour. The rhythm and scale of architectural features, fenestrations and finishes should harmonise with and complement the streetscape. Reliefs should be of a human scale.

5. Where visible from the street and/or reserve, all building facades and associated elements must be finished to a good standard.

6. Where visible from the street and/or reserve, concrete panelling is to include some detail relief, patterned or other.

7. Coloursteel or other trapezoidal metal cladding to exterior walls, of warehouse/workshop form must not be carried full height to ground level.

8. Service yards and loading bays should be sited to the rear of buildings or integrated in such a way that they do not dominate its public frontage.

Building Materials

9. All buildings should be constructed from the following:
   a. ~~G~~glass;
   b. ~~C~~composite aluminium cladding;
   c. ~~B~~blockwork, in a stacked or decorative pattern with architectural character;
   d. ~~C~~concrete panel, where taken full height must show some form of simple relief to break up the edifice;
   e. ~~C~~colour steel, zincalume or trapezoidal wall claddings to warehouse/workshop walls only, above the 2m dado height only;
   f. ~~C~~ceramic or porcelain tile;
   g. ~~S~~solid plaster work;
   h. ~~F~~folded metal proprietary cladding;
   i. ~~S~~stone; and/or
   j. ~~D~~decorative finishes such as louvers, etc.

10. All roofing should be of the following material:

a. ~~L~~long run trapezoidal roofing; or
b. ~~M~~membrane roofing.

11. All paving should be of the following materials:
    a. ~~C~~cobblestone type paving;
    b. ~~A~~asphalt;
    c. ~~C~~concrete with the aggregate exposed;
    d. ~~C~~concrete, with or without trowel or broom finish to yard areas only; and/or
    e. ~~C~~ceramic or porcelain tiles at pedestrian entranceways, etc.

Fencing and Walls

12. Where wire mesh fencing is required for security to any site, it should be contained within the service area only.

13. All fencing which is visible from the street should have a maximum height of 2.4m.

14. Fencing decorative screens, privacy walls, courtyards and other enclosures, may project forward of the front of a building only where they are designed as an integral part of the building.

Storage Areas

15. Rubbish bins, storage bins, disposal bins, recycling bins, etc including pallet storage, and other loose debris or materials, which would otherwise be visible to the street front should be contained within a solid wall enclosed with gate access a minimum 2m high.

16. Except where required by other legislation or regulations, storage areas, gas and fuel tanks, meters, silos and other tank storage and equipment should be contained within a solid wall enclosure with gate access minimum 2m high or incorporated as part of the building design function, and where not practicable should be screened from public view by landscaping.

Security and Safety

17. Possible entrapment spots such as loading bays, rubbish bin bays, alleys and areas requiring access after hours, should be lit with vandal resistant lighting.

18. Night security lighting should be provided to car-parking areas, pathways, recessed areas, building entrances, enclosures, courtyards, etc so as to provide after hours security and discourage vandalism.

19. Buildings should be designed to provide strong architectural cues to accessways with clearly indicative entrance imagery, to enhance the visible sense of pedestrian access to the area.

20. Development must provide dedicated, clearly defined pedestrian access linking carparking areas to building entrances. Consideration shall also be given to connectivity with adjoining areas including residential areas.

Public Transport

21. Provision should be made for bus stops and taxi stands, located on the vehicle, pedestrian and cycleway linkages to ensure that the development can be serviced by public transport.
22. Bus stops should be provided in recessed set downs to avoid blocking streets.
23. Pedestrian footpaths should be at their widest adjacent to bus stops/shelters, and the footpath should extend to the kerb edge to allow convenient bus ingress/egress.

Signage

24. Signage should be provided to give direction to people to find safe routes and facilities.
25. Signage should be provided to identify public facilities and places.
26. Public facility signage should be consistent in design and of a high quality manufacture.
27. Signage should be designed to be legible by pedestrians from a reasonable distance and located where it can be readily seen by pedestrians.
28. Where possible, the content of signage should be able to be understood without the need of English literacy, e.g. by the use of international symbols and pictograms.
29. Within carparks, street exits should be clearly marked.