

Diamond Creek Town Centre Design Guidelines PART B - Chute Street Retail Node Design Guidelines

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guidelines prepared by
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PART B – CHUTE STREET DESIGN GUIDELINES

1.1 The Chute Street Precinct

The Chute Street Precinct is generally bounded by Main Hurstbridge Road to the west, Hyde Street to the south, Diamond Street to the east and properties fronting Inglis Street to the north. The precinct is identified as a secondary retail node (*refer to map*).



These Design Guidelines are intended to be used by anyone who is interested or involved in the planning and development process (landowners, designers, developers, community, Council etc) to better understand *how* to suitably respond to local planning policies and design controls associated with the Diamond Creek Activity Centre.

A Design and Development Overlay (DDO7) applies to land within the Diamond Creek Activity Centre, which sets regulations and development expectations to realise the preferred character of the area. Use these design guideline documents to assist in the design phases for all new development within the Diamond Creek Activity Centre precincts.

The Diamond Creek Activity Centre Design Guidelines have been separated into 2 parts and include the following:

Part A: The General Design Guidelines (applicable to all land within the Diamond Creek Activity Centre Precincts)

The purpose of the General Diamond Creek Activity Centre Design Guidelines is to provide basic design directions for all development formats within the Diamond Creek Activity Centre boundary including new commercial, industrial, residential and mix use developments.

Part B: Precinct Design Guidelines (applicable to land located within the specified precinct boundary)

The purpose of the Precinct Design Guidelines is to provide specific guidance that supports the *preferred character* for each precinct.

Note: All new development must have regard to both documents, PART A & B respectively.

1.2 The Preferred Character

The preferred character for the Chute Street Precinct includes:

- *This is the entry point to Diamond Creek from the west with a distinct character reflecting its early history as the town centre and small township atmosphere.*
- *New buildings will be low scale, help define the street space and allow views to the surrounding tree canopy and, in places, wider views of the valley and hills.*
- *The main street will present a range of shop-fronts, cafes, places to sit and stop with established trees and other attractions to promote a pedestrian oriented environment.*
- *Buildings will step down the slope to the corridor of creek-side parkland providing a link and orientation to the natural settings and leisure opportunities along the creek valley.*

1.3 Precinct Design Objectives

- *Retain a low building scale and develop a greater sense of enclosure in the streetscape of Chute/Main Street.*
- *Create a safe, accessible and attractive pedestrian environment.*
- *Develop a strong sense of identity through a coordinated approach to building design, signage and landscape treatments.*

PART B – SITE DESIGN GUIDELINES

SD02: VEGETATION

DESIGN GUIDELINES & DIRECTIONS:

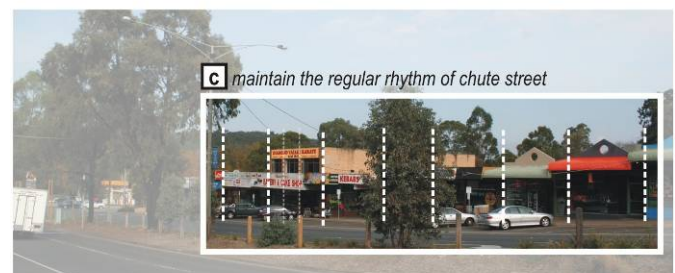
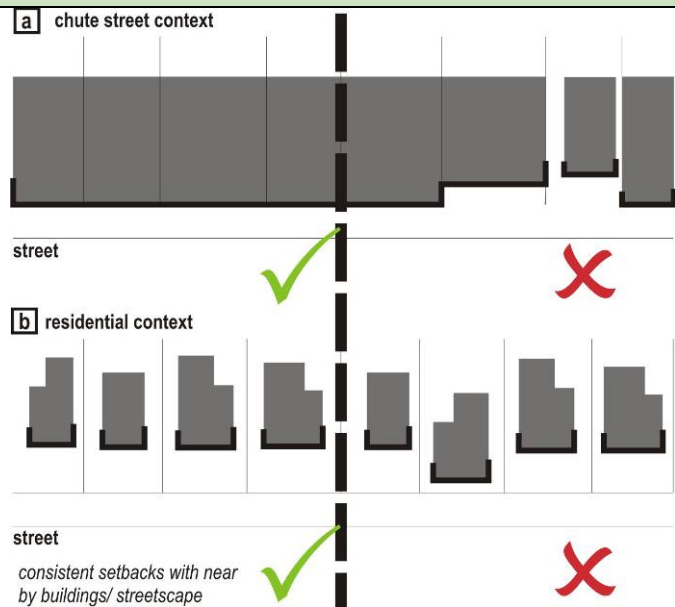
- a. New development within existing residential properties to the rear of the Chute Street shopping strip should protect and retain any existing vegetation when constructing new buildings. Development should provide a sense of transition to the creek valley and surrounding residential streets.



SD04: STREETScape PATTERN

DESIGN GUIDELINES & DIRECTIONS:

- a. New buildings fronting Chute Street or Main Street should provide 5.5metres front setback from the roadside kerb.
- b. Residential development to the rear of Chute Street should adopt consistent setback distances to adjacent buildings and seek to retain any existing vegetation along property boundaries.
- c. On sites with wide frontages, design facades to reflect the pattern of narrow shopfronts that exists in Chute Street.
- d. On corner allotments, ensure the buildings address both street frontages with shopfront windows at street level.
- e. Any development of 69 Main Road should consider the requirements of the Heritage Overlay that applies to the site.

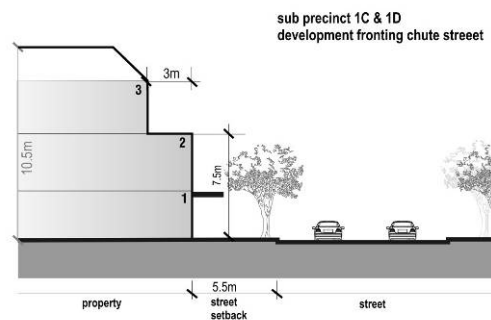
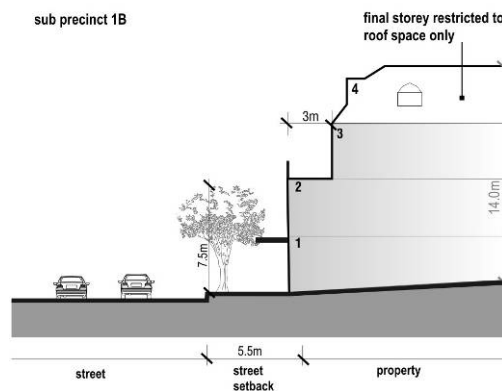
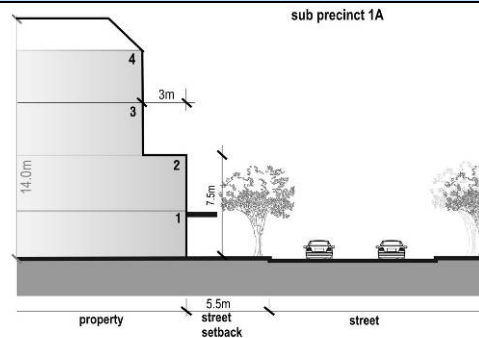


PART B – BUILDING DESIGN GUIDELINES

BD01: BUILDING HEIGHT & FORM

DESIGN GUIDELINES & DIRECTIONS:

- Overall building height must not exceed 4 storeys (14.0 metres). Landscaped front setbacks should be a minimum of 5.5 metres from the roadside kerbs.
- Building height should not exceed 4 storeys (14.0metres) within the Sub precinct 1A which is identified as key development site. The third storey should be setback a minimum 3metres from the first floor frontage.
- Building height of the development fronting Hyde Street within Sub precinct 1B should not exceed four storeys (14.0 metres) and the third storey must be recessed a minimum of 3 metres from the first storey wall on any street frontage. The fourth storey should only be located in the roof space.
- Building height to the north of Chute Street within Sub precincts 1C and 1D must not exceed 3 storeys (10.5metres). The third storey should be setback a minimum of 3metres from the first floor frontage.
- Ensure that new buildings do not significantly overshadow or overlook the private open spaces and habitable windows of adjoining residential properties.



BD02: BUILDING STYLE & FAÇADE COMPOSITION

DESIGN GUIDELINES & DIRECTIONS:

- a. Design new buildings with well articulated facades, roof forms, fenestration, parapet treatments and other detail and materials to provide interest at street level and reinforce the human scale of Chute Street.
- b. Ensure that the facades of new buildings maintain the vertical and horizontal design rhythm of buildings along Chute Street.
- c. Provide continuous weather protection (such as cantilevered canopies/ verandahs) over footpaths for business properties that front to Chute Street.
- d. Mixed use and residential development to the rear of Chute Street, should be designed to reflect a domestic quality. Façade proportions and building articulation should be diverse in pattern to create a visually interesting development.
- e. Buildings abutting the creek should provide an attractive frontage and be designed to open out towards the creek setting. Back of house activities such as storage, services and loading areas should not be located along this interface.



BD03: ROOF FORM

DESIGN GUIDELINES & DIRECTIONS:

- a. Buildings within Chute Street are preferred to incorporate a flat roof form to allow for a prevailing canopy silhouette behind.
- b. Surrounding mixed-use and residential developments are encouraged to incorporate a shallow pitched (between 20° - 30°) and gable ended roof forms. Curved and flat roof styles are not preferred.



BD04: MATERIALS, COLOURS, HUES & TEXTURE

DESIGN GUIDELINES & DIRECTIONS:

- a. Shopfronts along the Chute Street shopping strip should seek to include architectural features with vibrant colours such as entrances, awnings, and divisions between adjacent buildings.
- b. Given the slope in topography of the area, side elevations of buildings will be highly visible from public and private areas. Attention to the side and exposed elevations should incorporate varying material and patterned treatments.



PART B – BUILDING CONTEXT GUIDELINES

BC01: ACCESS & PARKING

DESIGN GUIDELINES & DIRECTIONS:

- a. Residential development should include driveways that do not dominate the front setback of the property or the streetscape. They should be a secondary element to landscaping and the building.
- b. Materials of driveways and footpaths should have a textural finish and natural appearance to complement the environmental quality.



BC02: BOUNDARY TREATMENTS - LANDSCAPE & FENCING

DESIGN GUIDELINES & DIRECTIONS:

- a. Font fencing is strongly discouraged along Chute Street.
- b. Fencing in front of residential properties along Inglis Street and Hyde Street should be low in profile, transparent in appearance and constructed with materials that complement the design of the building and surrounding landscape.

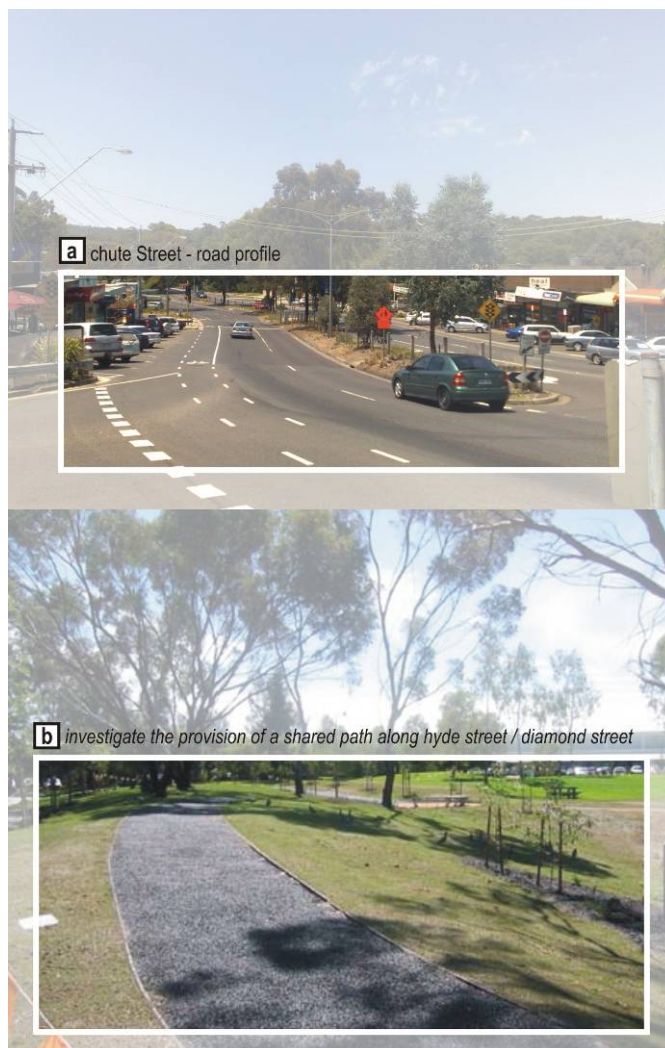


PART B – PUBLIC DOMAIN GUIDELINES

PD01: ACCESS, FOOTPATHS & PARKING

DESIGN GUIDELINES & DIRECTIONS:

- a. Ensure vehicle entry points of new developments do not adversely impact the function of main roads such as Chute Street, Main Street and Main Hurstbridge Road.
- b. Provide a convenient and formal pathway for pedestrians and cyclists through Hyde Street to link with Main Street and existing path along Main Hurstbridge Road. Such pathway should be a minimum width of 2.5 – 3 metres.



PD02: LANDSCAPE – SOFT & HARD

DESIGN GUIDELINES & DIRECTIONS:

- a. Plant indigenous canopy trees where possible.

