

Diamond Creek Town Centre Design Guidelines

PART A - General Design Guidelines

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guidelines prepared by
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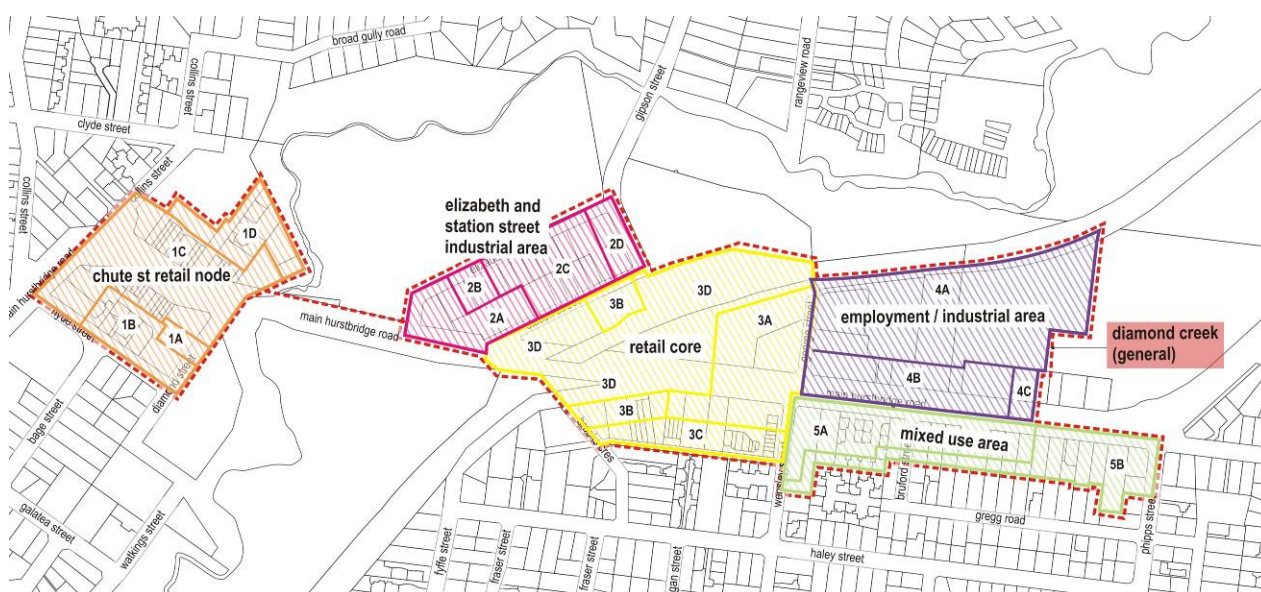
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PART A – DIAMOND CREEK ACTIVITY CENTRE DESIGN GUIDELINES GENERAL

1.1 The Diamond Creek Activity Centre

These Design Guidelines have been prepared to guide the future development of land within the Diamond Creek Activity Centre and build upon the findings and recommendations of the Diamond Creek twenty20 Major Activity Centre Structure Plan and Leisure Facilities Plan (September 2006). The Design Guidelines affect five key commercial, industrial and mixed use/ residential precincts within the Diamond Creek Activity Centre (*refer to map*) consisting of:

1. Chute Street Retail Node
2. Elizabeth Street and Station Street Industrial Area
3. Retail Core
4. Employment/ Industrial Area
5. Mixed Use Area



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 Diamond Creek Existing Characteristics

The image and character of the Diamond Creek town centre is formed by its distinct landscape setting and the quality of its buildings and spaces. In addition, the activity on the street created by the people who live or work in, or visit, the township is also a key aspect of its image and character.

The natural environment of the Diamond Creek corridor and adjoining open space, is central to the township's image and character. There is a sense that the town is surrounded by landscape due to the vegetation planted throughout, the corridor of open spaces that runs through the heart of the town centre and the surrounding bushland or open pastoral land.

Diamond Creek still retains a strong and distinctive rural township atmosphere. It is essential that the future development in the town respects this highly valued quality.

1.2.1 Existing Quality and Tones

The following provides a summary and illustration of key existing textural qualities available within the Diamond Creek Activity Centre:

- Lightweight Materials
- Bold and Expressive Colours
- Rural Bushland Landscape
- Tall Canopy Frames



1.2.2 Existing Form and Pattern

The following provides a summary and illustration of key typical building and landscape features within the Diamond Creek Activity Centre:

- Low Lying and Staggered Buildings
- Simple Geometric Forms
- Strong Horizontal Lines
- Slim Column Profiles



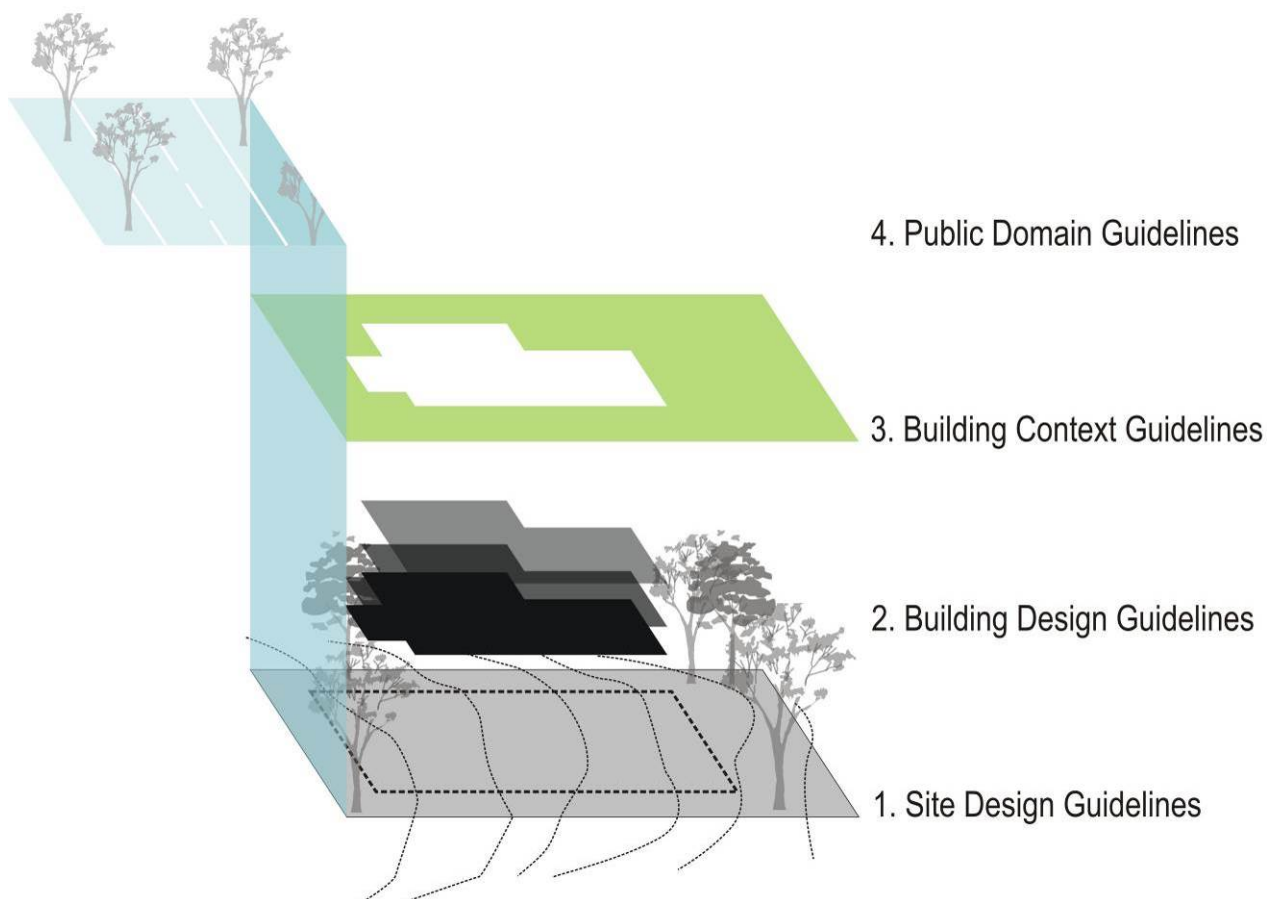
1.3 The Design Guidelines Structure

These design guidelines are intended to ensure that new development provides an appropriate response to the preferred character of the Diamond Creek Activity Centre Precincts.

The Diamond Creek Activity Centre Design Guidelines is structured around 4 themes including the following:

- 1. Site Design (SD):** Covers aspects which relate to the existing qualities of the land such as vegetation, topography and land form, streetscape character and pattern and development configuration.
- 2. Building Design (BD):** Focuses on the design on the building. It provides guidance on the desired scale, building form, appearance, and material treatments.
- 3. Building Context (BC):** Pays attention to the landscape and access areas around the development. It also provides guidance on ancillary features including signage and lighting.
- 4. Public Domain (PD):** Provides information on how public places such as streets and civic spaces should be designed to enhance the local character of the area.

Within each theme, a set of *objectives*, *guidelines* and *design directions* provide advice on good design measures that should be considered in all new developments within the Diamond Creek Activity Centre.



PART A – SITE DESIGN GUIDELINES

SD01: SITE ANALYSIS

OBJECTIVE: Ensure the building design is site and context responsive.

DESIGN GUIDELINES & DIRECTIONS:

New applications should provide statements/ detail in regards to:

- Site location, orientation and key views to and from the site
- Proximity to services and open space
- Existing vegetation
- Existing heritage attributes or if abutting any heritage buildings
- Response to the design guidelines

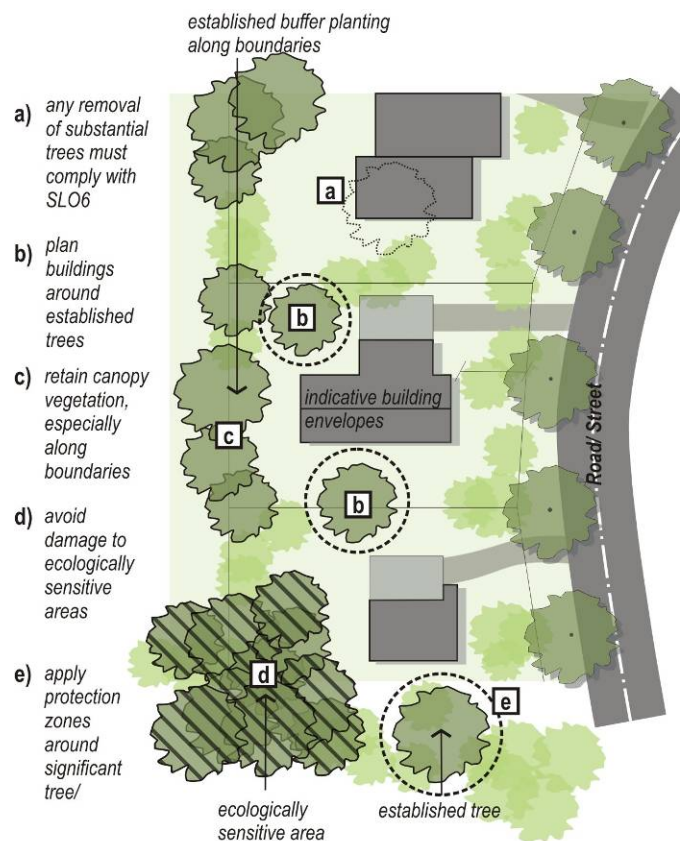
SD02: VEGETATION

OBJECTIVE: Guide development towards a preferred future character as a semi-rural township with low scale buildings and a treed landscape of predominantly local native trees.

Protect, retain and enhance significant vegetation and landscape that contributes to the character of the area.

DESIGN GUIDELINES & DIRECTIONS:

- Lots affected by a Significant Landscape Overlay 6 (shown on the planning scheme map as SLO6) must comply with the Landscape Character Objectives and Permit Requirements as stated in the schedule.
- When planning, site development to minimise removal of vegetation, particularly established canopy trees.
- Development should retain the sense of a strong canopy tree silhouette behind the buildings.
- Avoid damage to environmentally and ecologically sensitive areas.
- Apply appropriate protection zones/ buffers around established trees and/ or sensitive areas.

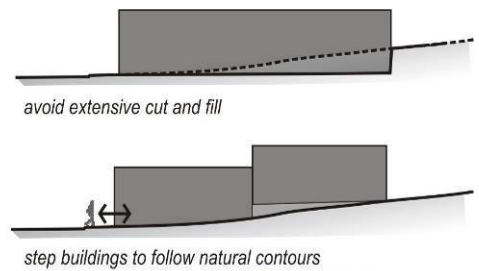


SD03: TOPOGRAPHY

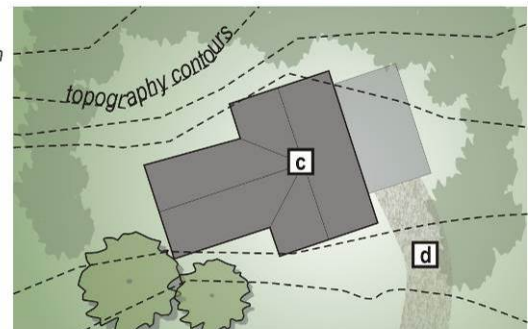
OBJECTIVE: Ensure development integrates with the surrounding landscape and minimises disturbance to the natural landform.

DESIGN GUIDELINES & DIRECTIONS:

- Site buildings to avoid extensive cut and fill.
- Minimise earthworks and visual impact by using split level design on larger sites.
- Step development to follow contours and the prevailing slope of the land.
- Access driveways should also follow the contour profile and avoid significant excavation works.
- Minimise the use and reliance on retaining walls and batter walls. If required, they should appear inconspicuous (no greater than 500mm high) and constructed with natural materials such as stone, timber and textured materials.



avoid extensive earthworks, design buildings and access ways to follow natural contours



discrete retaining walls (max 500mm high)

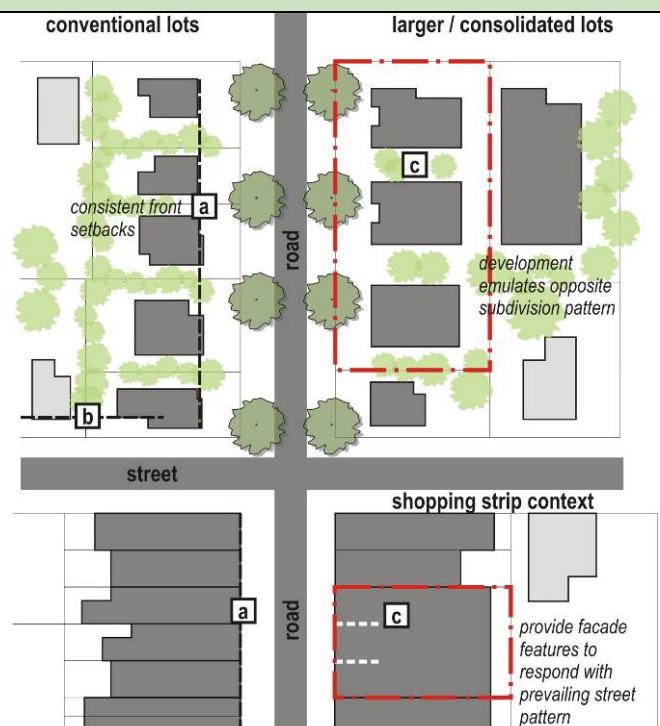


SD04: STREETSCAPE PATTERN

OBJECTIVE: Increase surveillance and activity in the main retail and mixed use areas with more consistent street set-backs and active retail or business frontages.

DESIGN GUIDELINES & DIRECTIONS:

- Apply consistent front setbacks with neighbouring buildings.
- Development located on street corners should have regard to prevailing setback distances to both streets.
- Development on large sites should emulate the subdivision pattern of the streetscape. Incorporate articulated facades with building reliefs to correspond with the prevailing pattern.



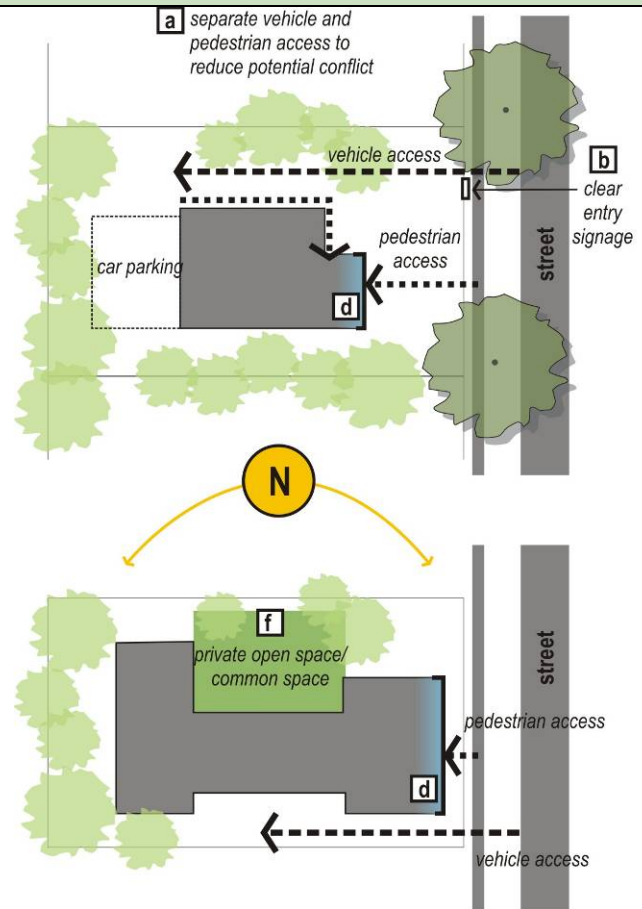
SD05: FUNCTIONALITY

OBJECTIVE: Ensure that pedestrian routes, streets, footpaths and open spaces interact with and are overlooked by buildings.

Develop more attractive public spaces to enhance social interaction and the image of the centre with seating, shade trees and outdoor eating.

DESIGN GUIDELINES & DIRECTIONS:

- Minimise the number of vehicle cross-overs entering the site. Vehicle access points should be separate from pedestrian access points.
- Avoid functional impacts on public spaces and pedestrian footpaths.
- Entry and exit points should be adequately signed and include sufficient lighting.
- Street façade and ground floor internal layout should allow visual and physical access to adjoining public realm/street.
- If possible and appropriate, establish through pedestrian linkages to connect with key attractions such as open spaces, street networks and public transport.
- Locate private open spaces/ key active areas to face a northerly and/or easterly direction.
- New developments with a vertical mix of uses and residential above, should provide equitable and sufficient private open space/ common space for residents.

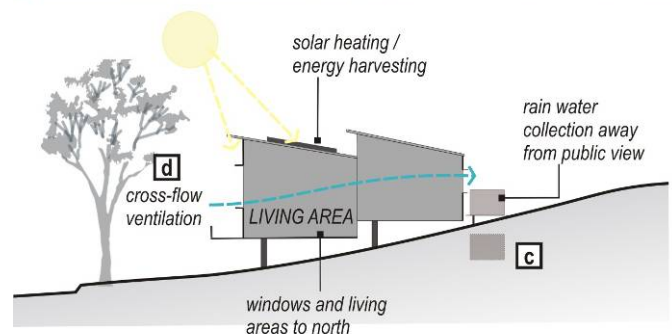


SD06: SUSTAINABILITY

OBJECTIVE: Establish energy efficient developments that are appropriate to local conditions and climate.

DESIGN GUIDELINES & DIRECTIONS:

- Investigate opportunities for solar heating/ energy harvesting and rain water collections. Locate equipment to be away from public view or be integrated with the building design.
- Rain water tanks are strongly encouraged to be located to the rear or underground.
- Position windows to allow for natural cross ventilation.
- Provide external shading devices to control heat gain.
- Incorporate extended eaves to allow winter sun and restrict summer sun.



PART A – BUILDING DESIGN GUIDELINES

BD01: BUILDING HEIGHT & FORM

OBJECTIVES: Promote building scales consistent with the Schedule 7 to the Design and Development Overlay Diamond Creek Major Activity Centre.

DESIGN GUIDELINES & DIRECTIONS:

- a. New development must not exceed the maximum heights specified in the precinct provisions. Refer to Nillumbik Shire Council Planning Scheme and specific precinct design guidelines for further details.
- b. Generally, upper level of developments should be recessive in form and highly articulated.
- c. A landscape setback of 5.5 metres should be provided as shown in the precinct plans.

BD02: BUILDING STYLE & FAÇADE COMPOSITION

OBJECTIVES: Create a local Diamond Creek architectural style and a more consistent character in new development.

DESIGN GUIDELINES & DIRECTIONS:

- a. New buildings within Diamond Creek should draw upon the rural bushland character of the area. Currently, there is a sense of 'openness' as the streets are wide and the surrounding landscape coverage is sparse (as compared to Eltham).
- b. Design building elements such as canopies, balconies, porticos, pergolas, and columns to have slender and elongated profiles.
- c. Emphasise a 'lightweight' appearance through material use and extensive glazing.
- d. Façade designs should incorporate horizontal and vertical features such as fenestration, columns, framing etc to correspond with neighbouring buildings within the streetscape.
- e. Architectural elements should be proportionate or correspond to the lot size (i.e. finegrain, conventional, large lots). Break up expansive elevations with architectural features.
- f. Buildings located on corner sites should address both streets and provide 'multi-sided' façade treatments. Apply a feature architectural element that 'wraps' around the corner of the building.
- g. Buildings should be contemporary in style and use simple building details.
- h. Excessive decoration and historical reproduction styles are strongly discouraged.
- i. Position front entrance to face the primary street.
- j. Facades should incorporate features such as porticos and/or verandahs to visually break up long walls.
- k. Use simple and robust design elements such as modest verandahs with timber colonnades.
- l. Seek to incorporate art to be integrated with the facade design.
- m. Front facades should incorporate treatments that lighten the building form such as glazed balconies, transparent balustrading and fenestration.
- n. Exposed side elevations from the street should incorporate varying material treatments and building articulation.
- o. Service related areas and equipment should be located away from public view or adequately screened.

a open streetscapes



scattered tall native vegetation



narrow and elongated building elements such as columns, eaves, awnings



use 'light weight' materials such as corrugated iron, timber, metal sheeting, glazing etc.

e continue streetscape patterns

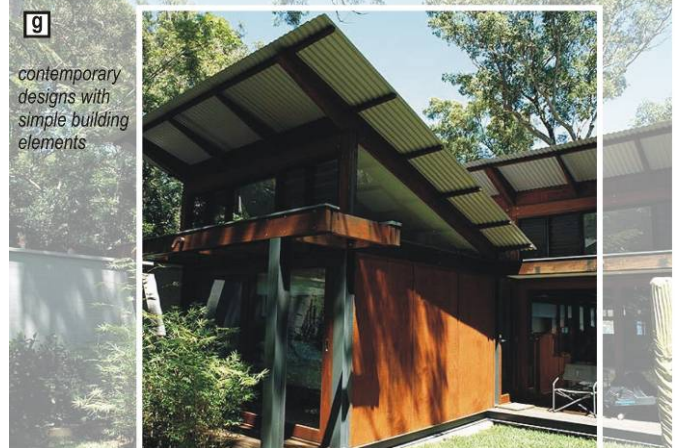


f wrap feature facade treatment to exposed side elevations



g

contemporary designs with simple building elements

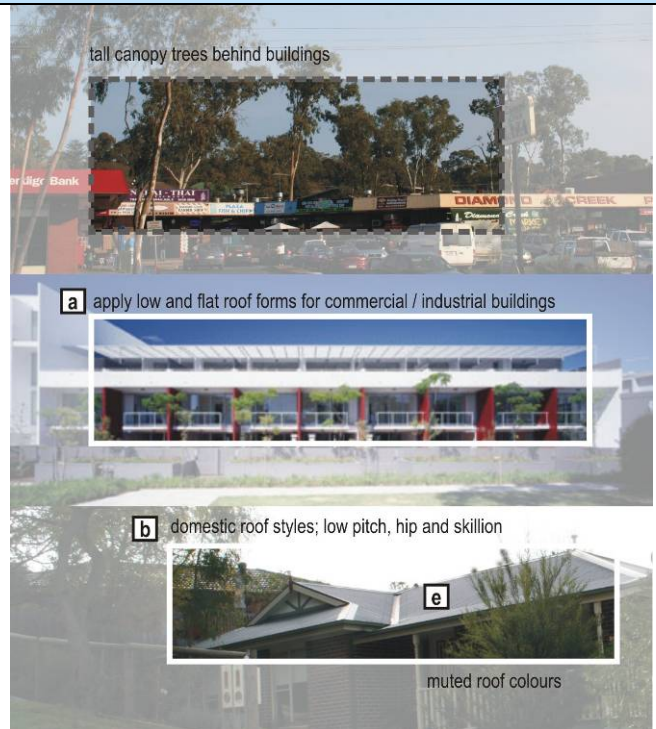


BD03: ROOF FORM

OBJECTIVE: Promote roof styles that are respectful to the existing buildings within the area and establish a consistent 'roofscape' image

DESIGN GUIDELINES & DIRECTIONS:

- New commercial and industrial buildings should incorporate a flat or shallow pitched roof to allow for a canopy silhouette behind.
- Residential and mix use buildings should incorporate low single pitch roof, low hip or skillion roof styles.
- Avoid excessive use curved or high pitch roof forms.
- Apply extended roof eaves/ capping (of at least 450mm in depth) to the roof design. This will enhance the presentation of the building and assist in controlling sun light penetration.
- Roof material should be matte in finish and avoid surfaces that are highly reflective material such metal panels
- Service related areas and equipment should be located away from public view or screened appropriately through integrated architectural or landscape treatments.

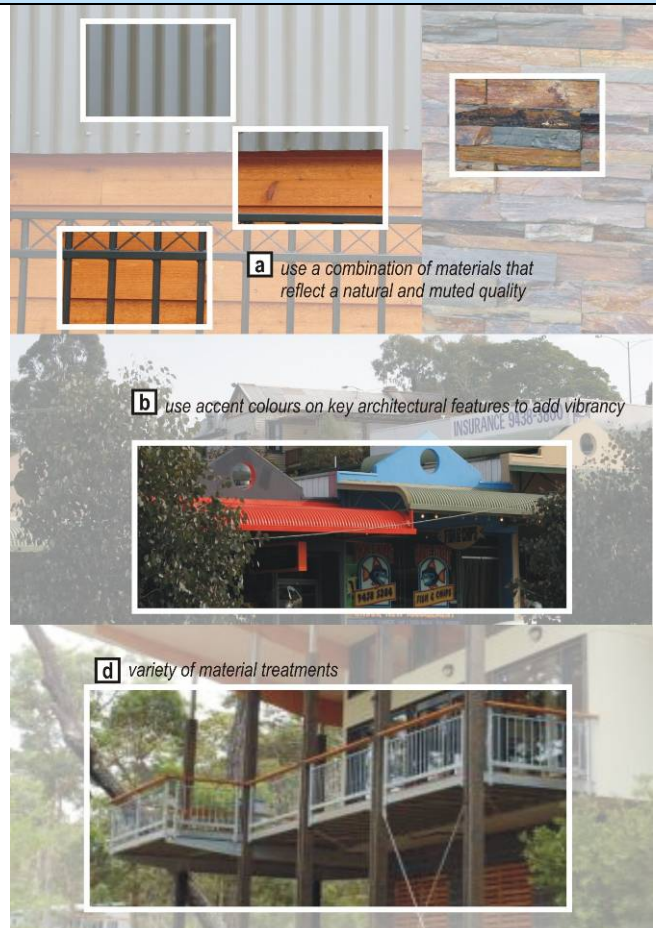


BD04: MATERIALS, COLOURS, HUES & TEXTURE

OBJECTIVE: Encourage a diverse range of material usage that complement the urban and landscape setting of Diamond creek.

DESIGN GUIDELINES & DIRECTIONS:

- Primary base colours should be muted and subdued in tone.
- Accent colours are encouraged but should be used strategically for key building façade features.
- Within commercial/ retail areas, new shop fronts or offices have the opportunity to incorporate a façade design that utilises vibrant and expressive colours. Such features should be limited to the ground level to provide an interesting pedestrian experience.
- Use a mixture of contemporary and traditional natural materials, textures and finishes including lightweight cladding, timber, render, non masonry sheeting, glazing, stone, brick and iron roofing.
- Avoid large expanses of uninterrupted walls of a singular surface treatment.
- Walls detailed with natural stone and masonry such as brickwork (including rendered), rammed earth or stacked stone walls will create an appearance of mass and weight. Such wall treatments should be offset with features that offer a light weight appearance such as verandahs, pergolas, and balanced areas of glazing.



PART A – BUILDING CONTEXT GUIDELINES

BC01: ACCESS & PARKING

OBJECTIVES: Ensure the design of parking and access areas is safe, practical and attractive.

Reduce the visual dominance of car-parking by encouraging development on existing ground level car-parks or relocating car-parking to the rear of shops.

DESIGN GUIDELINES & DIRECTIONS:

- The number of vehicle crossovers entering a site should be minimised and where possible provided from laneways or secondary street frontages.
- Locate entry and exit points to facilitate safe vehicle and pedestrian movements.
- All commercial and industrial parking areas, including entry and exit points, should be well lit and clearly identified with signage.
- Position parking areas to have a minimal visual impact on the streetscape and adjoining public spaces.
- Parking areas should be located to the sides or rear of the development. If this is not possible, a suitable landscape frontage should be provided to conceal car parking areas.
- Parking areas of medium density housing or mix use buildings should be contained within the building form. Garages should be designed to complement the style of the building and be finished with similar materials to the façade.
- Plant indigenous canopy trees to provide shade and screen car parking areas.
- Incorporate a clear and legible pedestrian footpath network in open car parking areas. Footpaths should be a minimum 1.5m wide to allow for comfortable pedestrian traffic.



BC02: BOUNDARY TREATMENTS - LANDSCAPE & FENCING

OBJECTIVE: Ensure that development sites with front, side or rear setbacks are extensively landscaped with indigenous vegetation so as to contribute to the Diamond Creek form and character.

Encourage front fences that offer a sense of openness from the street.

DESIGN GUIDELINES & DIRECTIONS:

- a. Vegetation selection should be of native or indigenous species.
- b. Apply a 'layered' landscaping regime which incorporates canopy trees, shrub planting and low lying plants.
- c. Seek to define the front boundary through landscaping treatments and edge planting.
- d. Front fencing is discouraged. But if required, they should be:
 - Low in height (maximum of 1.2m);
 - Visually transparent (which incorporates regular spacing between pickets and rails); and
 - Constructed with light weight materials, such as timber and steel.
- e. Chain wire or cyclone mesh fencing is discouraged within areas that are visible from the street.
- f. Side fences should not begin in front of the main building façade.
- g. Side, rear or screen fences should not exceed 1.8m in height.
- h. For retaining walls design, refer to guidelines SD04 – Topography.



BC03: SIGNAGE & LIGHTING

OBJECTIVE: Encourage signage that is integrated into the design of the building façade, surrounding streetscape and landscape setting.

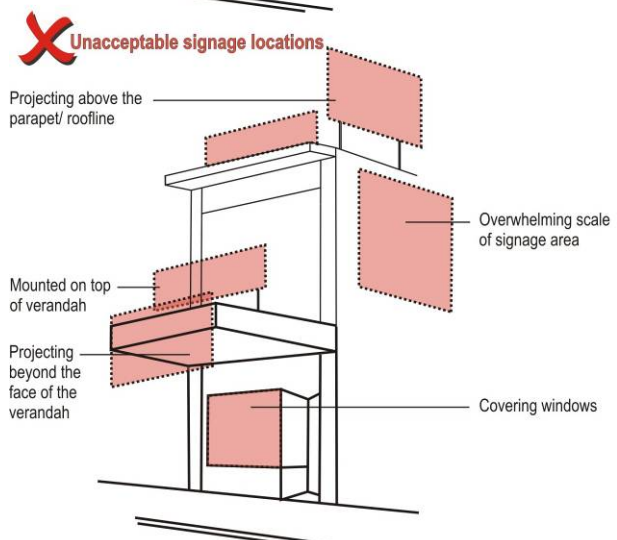
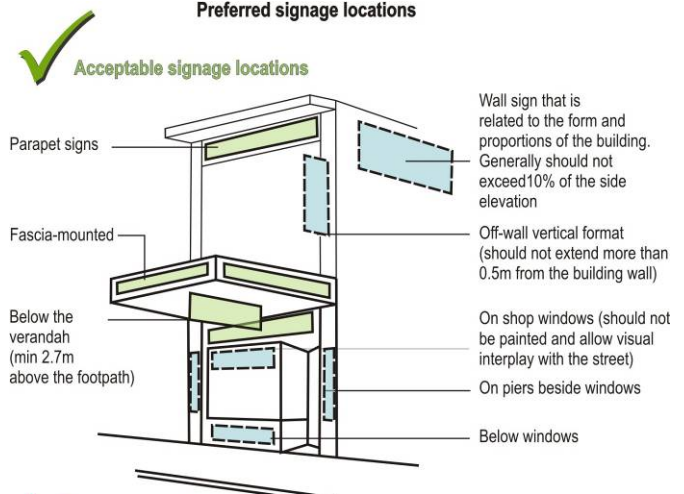
Ensure signage and lighting is not dominating elements within the streetscape.

DESIGN GUIDELINES & DIRECTIONS:

- Signage must be in accordance with Nillumbik Shire Council's Signage Policy (Clause 22.09).
- Integrate signage and lighting with the building form. Signage should be located below the roof eave.
- The size, height and proportion of signage should be complementary to the building and not a dominating element.
- Generally, signage should not exceed 10% of the entire façade or clearly demonstrate that it 'fits' with the style of the building.
- Consolidate signs for mixed use and commercial developments to avoid the visual clutter of signage and displays.
- Signage should not be painted/ fixed on the windows of the building.
- Road side signage should be avoided.
- Signage should not be located on the roof or exceed the parapet height of the building.
- Avoid the use of animated signs or coloured neon lighting.
- Lights and equipment should be simple in style and discrete in profile.
- Light spillage from signage and lighting for car parks should be contained to within property lines. Landscaping should not be relied upon to prevent light spillage into the public realm.



Preferred signage locations



PART A – PUBLIC DOMAIN GUIDELINES

PD01: ACCESS, FOOTPATHS & PARKING

OBJECTIVES: Encourage more sustainable transport through improved infrastructure and access for pedestrians and cyclists and better links to the railway station and bus services.

DESIGN GUIDELINES & DIRECTIONS:

- a. Avoid removal of existing canopy trees when locating new vehicle crossovers.
- b. Provide direct and logical pedestrian links to key public transport facilities (Diamond Creek Train Station and Bus stops). These pathways should incorporate adequate signage and way finding devices.
- c. Continue feature paving along Chute Street (random stone paving or provide similar treatment) at key pedestrian spaces and around the station.
- d. Design pedestrian spaces to be clearly separated with vehicle routes and employ traffic calming devices (such as bollards, rumble paving) to foster low speed environments.
- e. Shared bicycle and pedestrian paths should be a minimum of 2.5 metres in width, clearly marked and preferably constructed with asphalt or finished concrete.



PD02: LANDSCAPE – SOFT & HARD

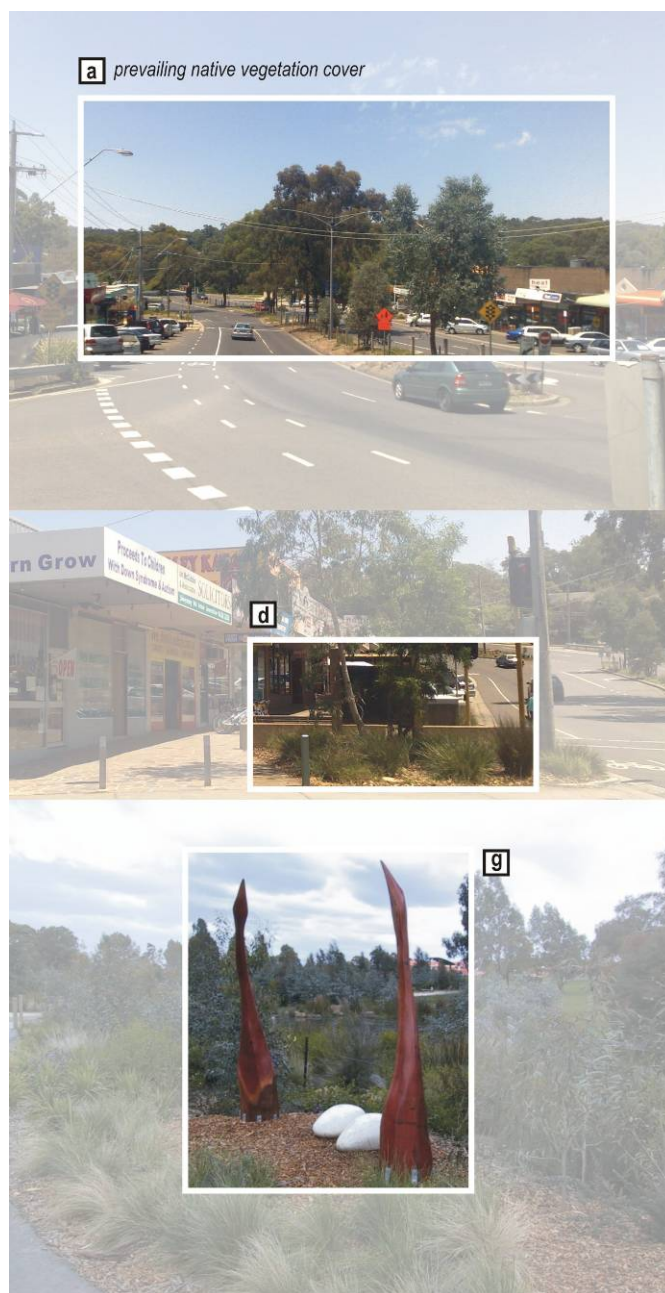
OBJECTIVE: Create a ‘landscaped civic spine’ along Main Hurstbridge Road as the connecting feature of the town centre.

Incorporate references to European and indigenous heritage in the landscape and use art in public spaces.

Develop more attractive public spaces to enhance social interaction and the image of the centre with seating, shade trees and outdoor eating.

DESIGN GUIDELINES & DIRECTIONS:

- a. Enhance landscaping along Main Hurstbridge Road with extensive native and indigenous canopy planting. Additionally, continue the grassy woodland theme along road reserves and medians.
- b. Retain existing established native vegetation within all streets that contribute to the ‘green and leafy’ appearance of the area.
- c. The location of new street trees should be within road verges and should generally be no more than 10-15 metres apart.
- d. Landscaping should be designed to minimise the visual impact of roadside parking with low-lying shrubs and trees in tree pits where possible.
- e. Plant indigenous canopy tree and shrub planting within car parking areas to provide shade and enhance the streetscape appearance.
- f. Reinforce a consistent native bush themed avenue planting with a common selection of species available in the area.
- g. At key civic spaces, allow for prominent areas for public art to be established. Utilise works from local artists that captures the local spirit (i.e. landscape character, community essence, historical references etc).



PD03: STREET FURNITURE, LIGHTING & SIGNAGE

OBJECTIVE: Ensure the signage, lighting and street infrastructure do not dominate the streetscape and visual clutter is minimised.

DESIGN GUIDELINES & DIRECTIONS:

- a. Seek to progressively upgrade bus stops and street furniture such as bins, seating and shelters to be consistent in design and appearance.
- b. Utilise textured materials such as timber and stone to reflect an earthy quality that blends with the surrounding landscape.
- c. Street furniture should be designed to offer a 'lightweight' appearance through narrow and discrete proportions.
- d. Lights should be simple in appearance. Mock heritage or ornate features are to be avoided.
- e. New signage should be contemporary and incorporate materials familiar to the area such as timber, steel and stone.
- f. Public signage should be compatible in design, scale, material, style, and colour with the existing bushland qualities and with the overall streetscape.
- g. Where possible, progressively reduce kerbside infrastructure to minimise visual clutter. Limit the quantity of 'A' frame signage along key pedestrian routes and shared ways.



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