

# Diamond Creek Town Centre Design Guidelines PART B - Elizabeth Street & Station Street Industrial Area Design Guidelines

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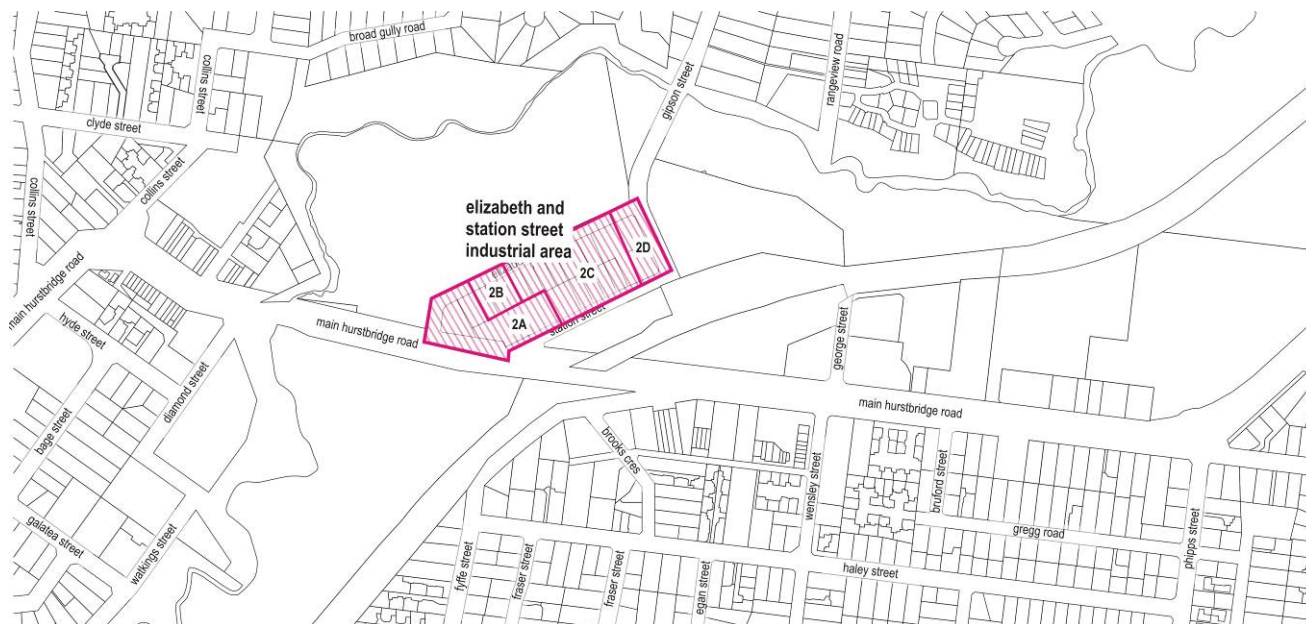
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# PART B – ELIZABETH & STATION STREET INDUSTRIAL AREA DESIGN GUIDELINES

## 1.1 The Elizabeth and Station Street Industrial Area

The Elizabeth and Station Street Industrial Area is generally bounded by Elizabeth Street to the north, Main Hurstbridge Road to the south, and Station Street to the east. The precinct is currently an industrial precinct with the Diamond Creek Activity Centre (*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 Elizabeth and Station Street Precinct includes:

- *This area will continue to be the hub for local trades and services.*
- *The streets will have a low speed feel and be safe for pedestrians moving to and from the station, community facilities and schools nearby.*
- *Buildings will present a cohesive image for the area with consistent setbacks and heights and will be articulated to break up the bulky forms usually seen in service industrial areas.*
- *A theme of native vegetation within front setbacks will link this area to the character of adjoining parklands and the station environs.*

## 1.3 Precinct Design Objectives

- *Encourage contemporary built form responses which provide interest to the streetscape and contribute to an attractive pedestrian environment.*
- *Emphasise the Main Hurstbridge Road frontage of this precinct with buildings which exemplify the overall character and image of Diamond Creek as an activity centre.*

## PART B – SITE DESIGN GUIDELINES

### SD04: STREETScape PATTERN

#### DESIGN GUIDELINES & DIRECTIONS:

- a. Adequate space should be provided in the front setback for limited convenience parking and areas for landscaping.
- b. New development within this precinct should provide a front setback of minimum 5.5metres from roadside kerbs.
- c. New developments within this precinct should provide no side setbacks.
- d. On larger sites, locate storage yards and loading docks to the side, rear or within the buildings to reduce their visual prominence.
- e. All developments must not store goods within the frontage of the site.

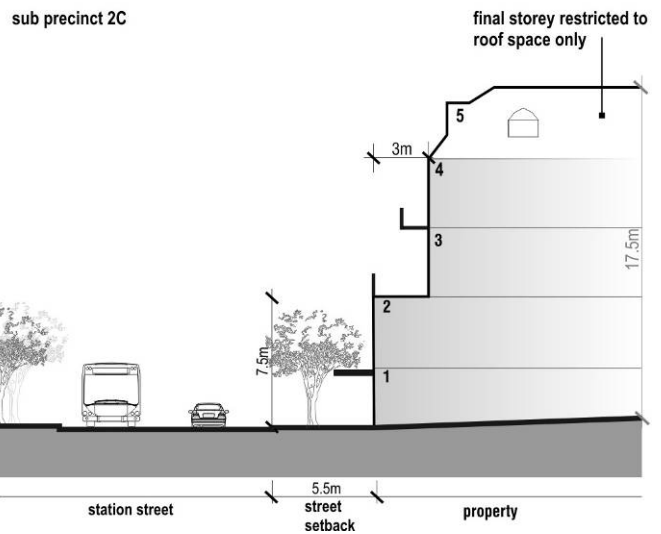
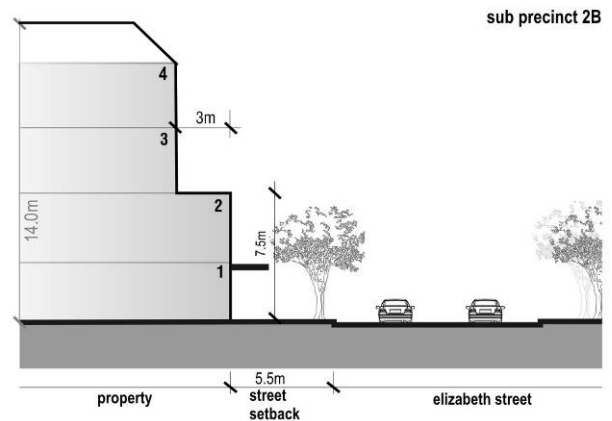
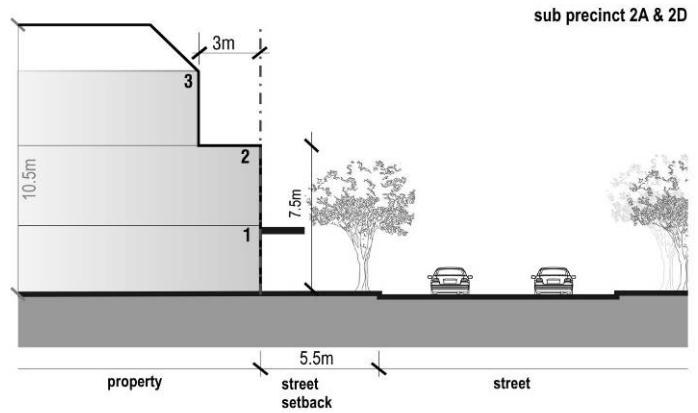


# PART B – BUILDING DESIGN GUIDELINES

## BD01: BUILDING HEIGHT & FORM

### DESIGN GUIDELINES & DIRECTIONS:

- a. Overall building height should not exceed 5 storeys (17.5 metres).
- b. Building height within Sub precinct 2A and 2D must not exceed three storeys (10.5 metres) and the third storey must be recessed a minimum of 3 metres from the first storey wall on any street frontage.
- c. Building height of the development fronting the parklands within Sub precinct 2B should not exceed 4 storeys (14.0 metres). A third storey and above should be setback a minimum of 3 metres from the first floor frontage.
- d. Building height on the identified key development site (Sub precinct 2C) should not exceed 5 storeys (17.5 metres). The 5<sup>th</sup> storey should only be located in the roof space. The third storey must be recessed a minimum of 3 metres from the first storey wall on any street frontage.



## BD02: BUILDING STYLE & FAÇADE COMPOSITION

### DESIGN GUIDELINES & DIRECTIONS:

- a. All industrial sheds should include an office/ display frontage component to face the street, to assist in concealing the 'boxed' form behind.
- b. Offices should present an attractive and articulated façade to provide visual interest to the overall development.
- c. Locate habitable spaces along the street frontage with windows overlooking the street or parklands to create a sense of surveillance.
- d. Front offices/ display rooms fronting the street should appear lightweight in construction. These buildings should be highly glazed and incorporate an interesting mix of materials to offset the often bulky and 'heavy' form behind.



## BD03: ROOF FORM

### DESIGN GUIDELINES & DIRECTIONS:

- a. Buildings within the precinct are encouraged to incorporate a flat or skillion roof form to allow for a prevailing canopy silhouette behind.
- b. All roof-mounted mechanical equipment must be screened from view by parapet walls or integrated screening devices that complement the building form.

## BD04: MATERIALS, COLOURS, HUES & TEXTURE

### DESIGN GUIDELINES & DIRECTIONS:

- a. Broad areas with the use of tilt up concrete slabs should be articulated using three dimensional imprint relief or broken up through window fenestration in appropriate areas.
- b. Primary base colours should be muted and subdued in tone. Accent colours are encouraged but should be used strategically for key building façade features.
- c. Extensive use of primary colours on walls should be avoided.





## PART B – BUILDING CONTEXT GUIDELINES

### BC01: ACCESS & PARKING

#### DESIGN GUIDELINES & DIRECTIONS:

- a. On smaller lots, limited on-site car parking should be located within the front setback of the building.
- b. Minimise the number of driveway cross-overs to improve footpath safety and scope for on-street parking.

### BC02: BOUNDARY TREATMENTS - LANDSCAPE & FENCING

#### DESIGN GUIDELINES & DIRECTIONS:

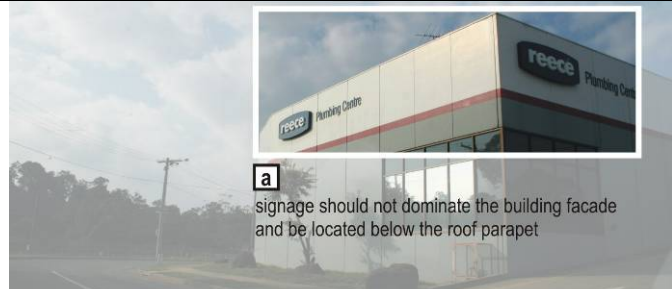
- a. Front landscaping should screen parking areas and achieve a layered effect including lower order plants (i.e. native grasses and accent plants), mid level shrubs and canopy trees. Sufficient permeable surfaces should also be provided to ensure plant growth.
- b. Developments should incorporate landscaping along the side boundaries in front of the building to assist in defining properties and screen car parking areas from oblique street views. Formal edge planting of evergreen vegetation is recommended.
- c. Front fencing along the street boundary is highly discouraged. If required for safety and security purposes, fencing should be permeable and have a maximum height of 1.8m.
- d. Use metal post with regularly spaced pickets that offer a transparent quality.
- e. Extensive chain wire or cyclone mesh fencing is discouraged within areas that are visible from the street.



### BC03: SIGNAGE & LIGHTING

#### DESIGN GUIDELINES & DIRECTIONS:

- a. New industrial buildings should incorporate signs so that they become an integral part of the architecture. Signage should not be painted/ fixed on the windows of the building.
- b. Overhead lights should not be higher than the building height and must be baffled to prevent light spilling onto adjoining lots.



## PART B – PUBLIC DOMAIN GUIDELINES

### PD01: ACCESS, FOOTPATHS & PARKING

#### DESIGN GUIDELINES & DIRECTIONS:

- a. Provide a footpath on the northern side of Elizabeth Street to create a safer option for pedestrians. Such footpath should be a minimum 2 – 2.5m in width.



### PD02: LANDSCAPE – SOFT & HARD

#### DESIGN GUIDELINES & DIRECTIONS:

- a. Enhance road side landscaping along the Main Hurstbridge Road with both native and exotic trees.
- b. Establish an avenue of native street tree planting along Elizabeth Street to provide an enhanced landscaped interface with the parkland.
- c. Suitable landscaping should be provided along road verges to filter excess run-off from adjoining developments. Landscaping should also be designed to minimise the visual impact of parking with low-lying shrubs and trees in tree pits where possible.
- d. Plant indigenous canopy trees where possible.





