

Diamond Creek Town Centre Design Guidelines

PART B - Mixed Use Area Design Guidelines

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PART B –MIXED USE AREA DESIGN GUIDELINES

1.1 Mixed Use Area

This precinct includes properties fronting Main Hurstbridge Road to the north and is bounded by the Wensley Street to the west and Phipps Street to the east. The precinct is identified as an area for mixed commercial, service and residential (*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 East of Wensley Street, south of Main Hurstbridge Road includes:

- *This area will provide for an increase in the mix of offices, professional and medical suites and residential activity that integrates with the existing character of the area and adjoining residential area, and takes advantage of the main road frontage.*
- *When viewed from Main Hurstbridge Road, there will be a strong presence of native vegetation including trees shrubs and grasses located in front and rear gardens.*

1.3 Precinct Design Objectives

- *Encourage a mix of residential and small offices, including higher density housing with a predominantly residential appearance in respect to form, heights, set-backs streetscape and landscape.*
- *Encourage more intensive development to provide increased floor-space and efficient use of land.*

PART B – SITE DESIGN GUIDELINES

SD04: STREETScape PATTERN

DESIGN GUIDELINES & DIRECTIONS:

- a. Buildings should be set-back a minimum of 5.5metres metres from the front boundary.
- b. Provide space in the front setback for adequate landscaping which should include native grasses, shrubs and canopy trees and sufficient permeable surface to ensure plant growth.

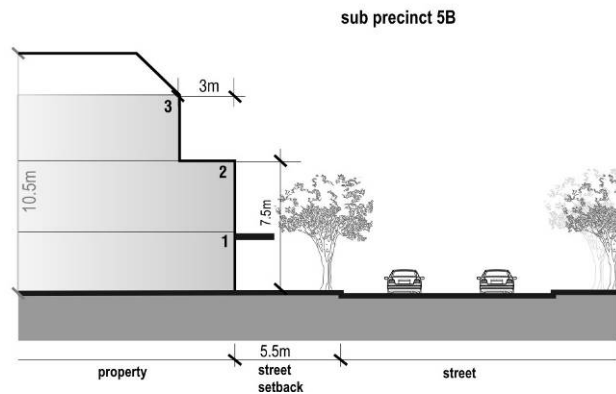
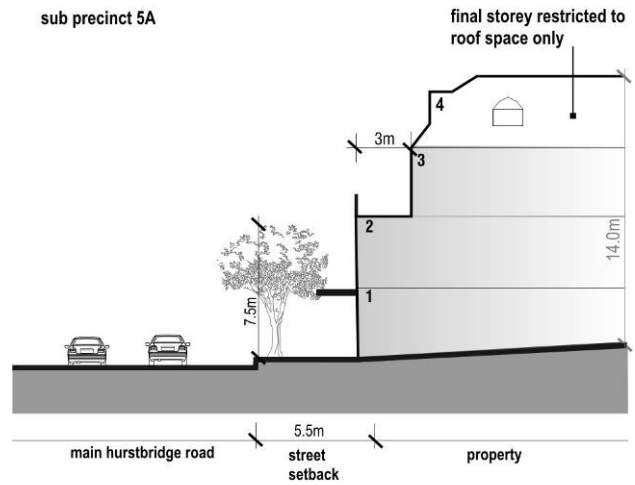


PART B – BUILDING DESIGN GUIDELINES

BD01: BUILDING HEIGHT & FORM

DESIGN GUIDELINES & DIRECTIONS:

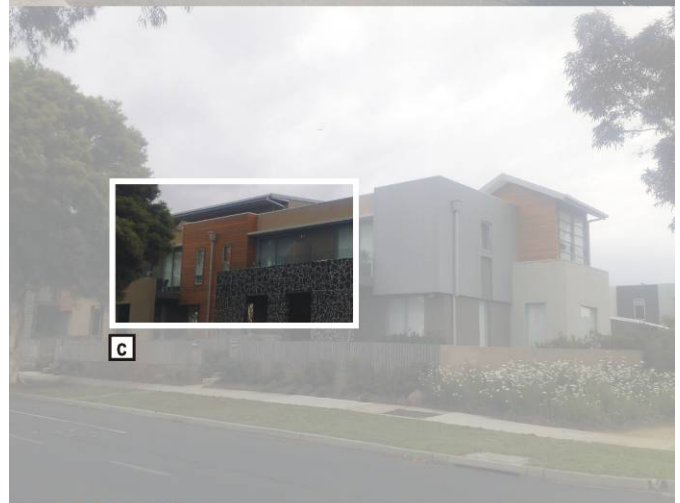
- Overall building height in any part of the precinct must not exceed 4 storeys (14.0 metres).
- Any development within Mixed Use Area in Wensley Street Precinct should provide a minimum of 5.5 metres landscaped front setback from the roadside kerb.
- Development with a frontage to Main Hurstbridge Road and identified in Sub precinct 5A should not exceed 14.0 metres with a 4th storey to be located in the roof space. A third storey should be setback a minimum of 3 metres from the first floor frontage.
- Building height within Sub precinct 5B must not exceed 10.5m. The third storey should be recessed a minimum of 3 metres from the first floor frontage.



BD02: BUILDING STYLE & FAÇADE COMPOSITION

DESIGN GUIDELINES & DIRECTIONS:

- a. Mix use and residential developments, should be designed to reflect a domestic quality. Façade proportions and building articulation should be diverse in pattern to create a visually interesting development.
- b. Design new buildings with the ground floor street frontages to provide windows with displays and doors at the street level.
- c. Locate habitable spaces on upper levels along the street frontage with windows overlooking the street to create a sense of surveillance.
- d. Incorporate a range of materials that are common in the area and select earthy/ muted tones to blend with the landscape.



BD03: ROOF FORM

DESIGN GUIDELINES & DIRECTIONS:

- a. Buildings are preferred to incorporate a shallow pitched (between 20° - 30°) and gable ended roof forms. Curved, flat and skillion roof styles are not preferred.

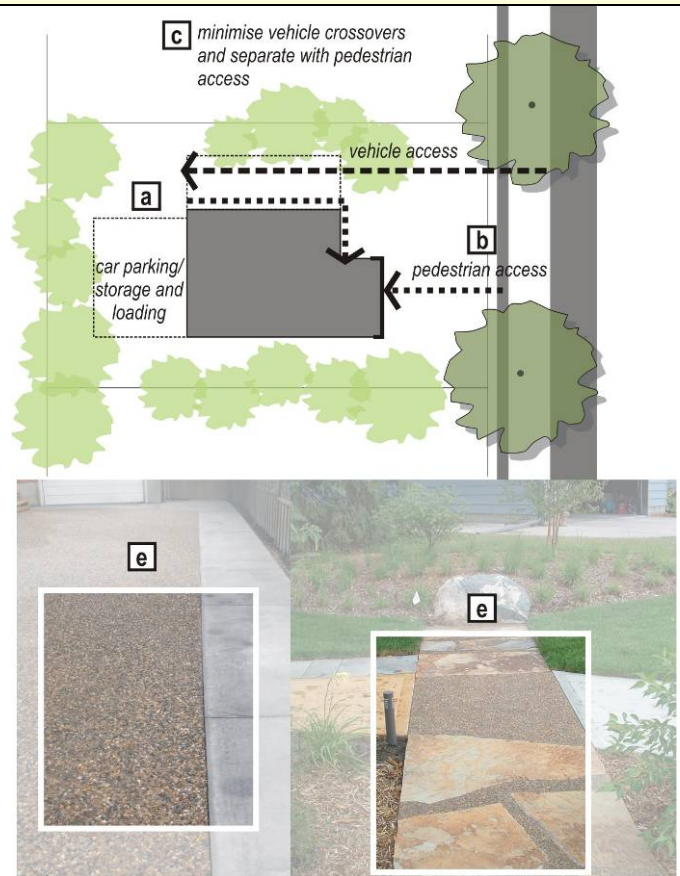


PART B – BUILDING CONTEXT GUIDELINES

BC01: ACCESS & PARKING

DESIGN GUIDELINES & DIRECTIONS:

- Locate car-parking areas to the side or rear of the buildings to reduce their visual prominence.
- Provide access paths to building entrances.
- Minimise the number of driveway cross-overs to improve footpath safety and scope for on-street parking.
- 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.
- 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:

- Encourage new development to include a 'layered' landscaping regime which incorporates canopy trees, shrub planting and feature low lying plants.
- It is preferred that front property boundaries are defined by landscape treatments rather than fencing. If front fencing is required, they should be designed to be low in height, visually transparent and does not dominate the streetscape.
- Front fencing should consist of light weight materials such timber or steel with a minimum 70% transparency and a maximum height of 1.2 metres.



PART B – PUBLIC DOMAIN GUIDELINES

PD02: LANDSCAPE – SOFT & HARD

DESIGN GUIDELINES & DIRECTIONS:

- a. Retain the existing blossom trees within this part of Main Hurstbridge Road.
- b. Establish an entry feature along the Main Hurstbridge Road verge. Continue a grassy woodlands theme consistent with the northern side of the road. Plant native grasses in combination with permeable surfaces such as bark and sand.

