

# Diamond Creek Town Centre Design Guidelines PART B - Retail Core Design Guidelines

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# TABLE OF CONTENTS

<b>PART B – RETAIL CORE DESIGN GUIDELINES</b>	<b>2</b>
1.1 The Retail Core	2
1.2 The Preferred Character	3
1.3 Precinct Design Objectives	3
<b>PART B – SITE DESIGN GUIDELINES</b>	<b>4</b>
<b>PART B – BUILDING DESIGN GUIDELINES</b>	<b>6</b>
<b>PART B – BUILDING CONTEXT GUIDELINES</b>	<b>9</b>
<b>PART B – PUBLIC DOMAIN GUIDELINES</b>	<b>10</b>



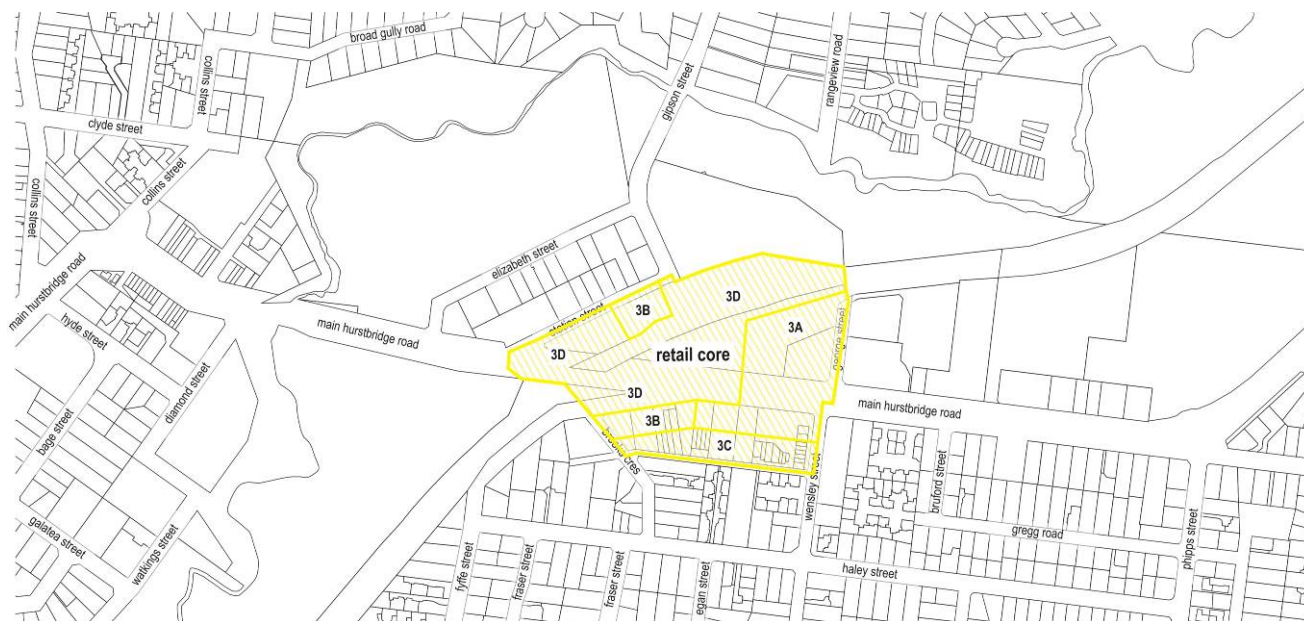
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# PART B – RETAIL CORE DESIGN GUIDELINES

## 1.1 The Retail Core

The Supermarket, Station and Plaza Precinct is generally bounded by Station Street to the north, Brooks Crescent to the west, George Street to the east and land fronting Main Hurstbridge Road. The precinct is identified as the retail core of 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 Supermarket, Station and Plaza Precinct includes:

- *This area will consolidate as the major focus for activity in Diamond Creek with shops, offices and housing.*
- *The township atmosphere of this precinct will be retained, while allowing opportunities for increased development on key sites.*
- *The street spaces will be heavily landscaped with native vegetation and provide attractive links for pedestrians moving between the shops, the station and other nearby attractions.*
- *Buildings will be well designed and have active and highly articulated facades and will maintain the low scale of Diamond Creek and provide additional interest at street level.*

## 1.3 Precinct Design Objectives

- *Link the various activities of the precinct visually and physically with contemporary building forms, public spaces and an attractive pedestrian environment.*
- *Create a stronger presence of built form and activity at the Main Hurstbridge Road frontage.*
- *Create a safe, accessible and attractive pedestrian environment.*
- *Create public spaces as the focal point for the Centre.*

# PART B – SITE DESIGN GUIDELINES

## SD02: VEGETATION

### DESIGN GUIDELINES & DIRECTIONS:

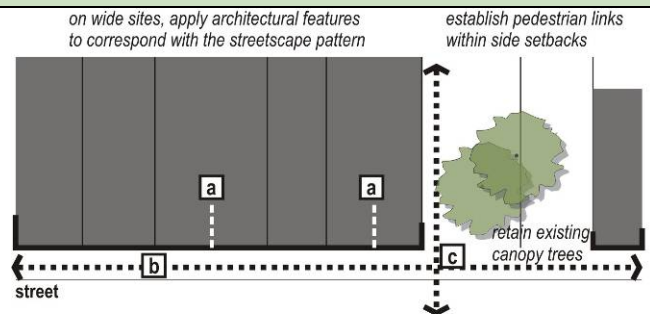
- a. Future development to be located within open car parking cells of the Supermarket and Plaza sites should seek to retain established native vegetation and integrate with the overall development.
- b. Development within this precinct should retain the sense of a strong canopy tree silhouette behind the buildings.



## SD04: STREETScape PATTERN

### DESIGN GUIDELINES & DIRECTIONS:

- a. On sites with wide frontages, design facades to reflect the existing pattern of narrow shopfronts.
- b. Encourage new buildings built to the street frontage boundary (with the exception of Station Street where buildings should be setback to accommodate established native trees).
- c. Ensure buildings are built to each side property boundary. Side setbacks should be considered to retain existing trees or achieve opportunities for new linkages to occur.
- d. Development abutting Wensley Street and Brooks Crescent should provide an articulated and attractive streetscape presentation and establish an appropriate transition to the residential hinterland beyond.
- e. Properties located on key corner locations, namely no. 42 and 46 Main Hurstbridge Road have important axial views gained from the west. Buildings are encouraged to achieve an interesting gateway form to demarcate the edge of the commercial precinct.



- d. corner buildings should establish an interesting side elevation to address adjoining streetscapes. Step building down to respond to lower scaled residential buildings to the south.



## SD05: FUNCTIONALITY

### DESIGN GUIDELINES & DIRECTIONS:

- a. New buildings should incorporate public access ways to improve linkages to the Diamond Creek Station.
- b. Encourage activity and surveillance oriented towards the station and railway line interface through positioning habitable rooms or spaces with windows which look onto the station or railway corridor.
- c. Encourage outdoor dining in retail areas to generate activity on the street.



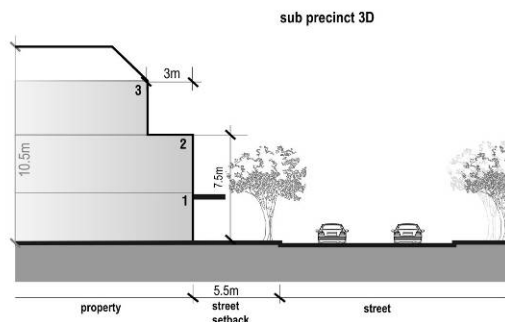
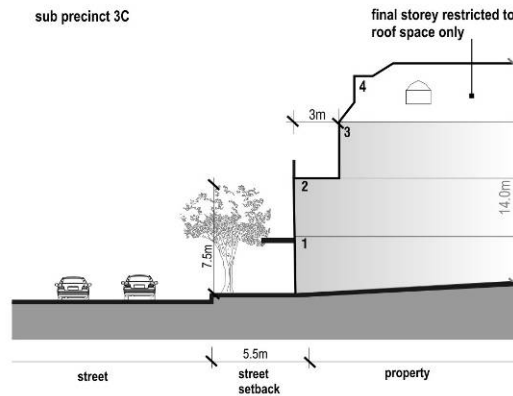
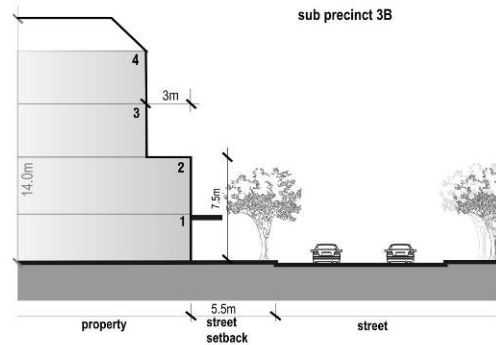
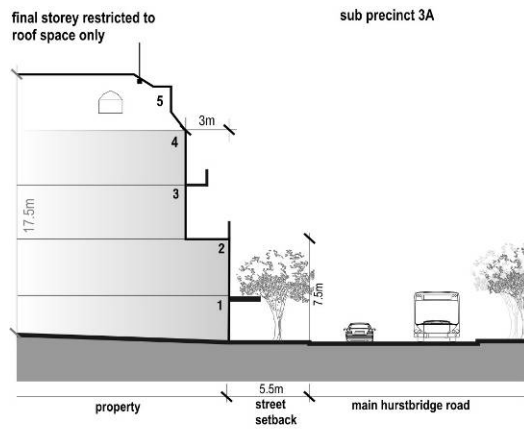
*provide for direct  
linkages to the  
station and other  
precinct features  
(shopping centres)*

# PART B – BUILDING DESIGN GUIDELINES

## BD01: BUILDING HEIGHT & FORM

### DESIGN GUIDELINES & DIRECTIONS:

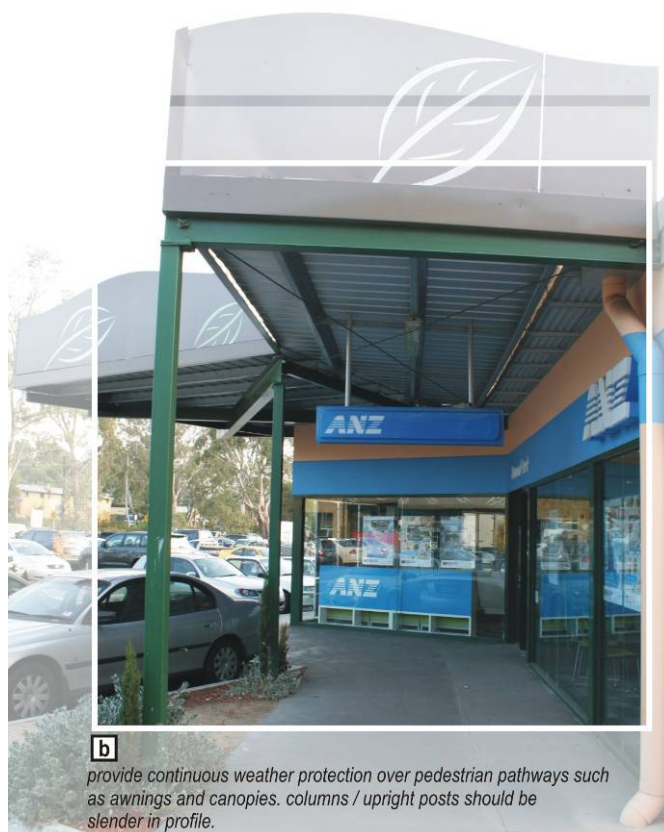
- Overall building height in any part of the precinct must not exceed 5 storeys (17.5 metres).
- Any development within Retail Core Precinct should provide a minimum of 5.5 m front setback from the roadside kerb.
- Building height on Sub precinct 3A with frontage to Main Hurstbridge Road and George Street should not exceed a maximum of 5 storeys (17.5 metres) and the final storey should be recessed a minimum of 3 metres from the first storey wall on any street frontage.
- Building height with frontage to Main Hurstbridge Road and identified in Sub precinct 3B should not exceed 14.0 metres with the third storey and above setback a minimum of 3metres from the first floor frontage.
- Development with a frontage to Waigo Way and identified in Sub precinct 3C should not exceed 14.0 metres with the 4<sup>th</sup> storey to be located in the roof space. A third storey should be setback a minimum of 3metres from the first floor frontage.
- Building height within Sub precinct 3D must not exceed 10.5m. The third storey should be recessed of a minimum of 3m from the first floor frontage.
- New development at 42 and 46 Main Hurstbridge Road should provide for the retention and improvement of the site as a local landmark building.



## 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 the shopping areas.
- b. Provide continuous weather protection (such as cantilevered canopies/verandahs) over footpaths along retail frontages.
- c. Columns and verandah posts should be slender in profile and be constructed with light weight materials such as timber and metal. Bulky and robust forms are discouraged.
- d. Encourage articulated facades and improved visual interest in building frontages to the railway station and railway corridor.
- e. The design and presentation of buildings around the train station should;
  - present as an interesting façade through varying textures and finishes,
  - allow for passive surveillance to and from the public realm,
  - reduce broad areas of a single surface finish to deter graffiti,
  - incorporate vegetative or architectural screening devices, and
  - ensure design measures are in place to reduce noise impacts for sensitive uses such as residential.





## BD03: ROOF FORM

### DESIGN GUIDELINES & DIRECTIONS:

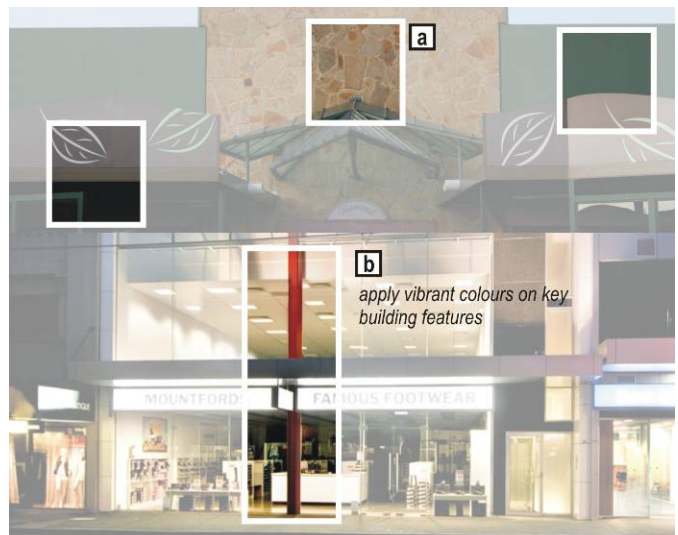
- a. Buildings within the precinct are encouraged to incorporate a flat or skillion roof form to allow for a prevailing canopy silhouette behind.
- b. All roof-mounted mechanical equipment must be screened from view by parapet walls or integrated screening devices that complement the building form.



## BD04: MATERIALS, COLOURS, HUES & TEXTURE

### DESIGN GUIDELINES & DIRECTIONS:

- a. All materials should be predominantly muted in tone and reflect an 'earthy' appearance.
- b. New commercial and retail buildings within this precinct should adopt vibrant colours strategically placed at key building features such as entrances, awnings, and divisions between adjacent buildings.
- c. 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.



# PART B – BUILDING CONTEXT GUIDELINES

## BC01: ACCESS & PARKING

### DESIGN GUIDELINES & DIRECTIONS:

- a. Open car parking areas to the south of Main Hurstbridge Road (east of Brooks Crescent) should be relocated to the rear of shops. Encourage new development to be built towards the street frontage to promote street activity and improve streetscape appearance.
- b. Locate service areas such as storage yards and loading docks to the rear or side of buildings.
- c. Utilise existing road infrastructure and avoid the creation of unnecessary access ways.



## BC02: BOUNDARY TREATMENTS - LANDSCAPE & FENCING

### DESIGN GUIDELINES & DIRECTIONS:

- a. Plant indigenous canopy trees where appropriate to provide shade in car parks and screen car parking areas.
- b. Front and side fencing is strongly discouraged within this precinct.



## 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 Hurstbridge Road.
- b. Upgrade existing informal paths around the station precinct. Utilise materials with a textured finish and muted 'earthy' tone.
- c. Ensure pedestrian and cycle access to the station are well defined through appropriate signage and landscaping. Provide direct and legible footpaths of 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. Plant indigenous canopy trees where possible.
- c. 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).

