

**DIAMOND CREEK 2020 MAJOR ACTIVITY CENTRE STRUCUTRE PLAN AND LEISURE FACILITIES PLAN  
IMPLEMENTATION PLAN 2013-2020**

<b>ACTIONS</b>	<b>UNIT RESPONSIBLE</b>	<b>TIMING</b>	<b>COMMENTS</b>
<p><b>Action 1 – Prepare a Master Plan for redevelopment of the Diamond Creek Community Centre and surrounding precinct</b></p> <p><b><i>Completion of Action 1 will consider the following actions and strategies from Diamond Creek 2020:</i></b></p> <ol style="list-style-type: none"> <li>1. Investigate opportunities for nodes of activity at Chute Street and near the Community Centre including things like a café, community facilities and leisure oriented retail or services which would add value to the parkland. (Precinct 2)</li> <li>2. Undertake a master planning exercise for the Marngrook Oval Reserve which should consider amongst other things: (Precinct 2)               <ol style="list-style-type: none"> <li>a. Replacement of the steel tubular fencing on the south side of MHR with timber bollards or similar.</li> <li>b. Possible relocation of the informal car parking area at the entrance to Marngrook oval to the western side, developing the area as a central meeting place for the township with appropriate design and treatment, and create a path link to the recreation trail either side of the Chute St bridge.</li> </ol> </li> <li>3. Develop a master plan for re-development of the Diamond Creek Community Centre as a venue for community services and programs which will include the following: (Precinct 2)               <ol style="list-style-type: none"> <li>a. Relocation of the Living and Learning Centre to Diamond Creek Community Centre</li> </ol> </li> </ol>	<p>Community and Leisure Facilities</p>	<p>Commenced and expected to be completed in September 2013.</p>	<p>The completion of the Masterplan will identify a priority works plan. The delivery of the priority works plan will be dependent on funding availability.</p> <p>Action 2 – To be considered within the Soccer Strategy.</p>

<ul style="list-style-type: none"> <li>b. Investigate the possible relocation the Senior Citizens Centre to the Diamond Creek Community Centre</li> <li>c. Retain the Maternal Child and Health Service at the Diamond Creek Community Centre, and provide consulting rooms for a range of allied health services</li> <li>d. Possible development of multi purpose performing arts spaces</li> <li>e. Possible development of a branch library at the Diamond Creek Community Centre</li> <li>f. Possible refurbishment of the health and fitness facilities to include an expanded gymnasium and program spaces to cater for the demands of the community</li> <li>g. Possible location of a Council customer service desk to provide municipal services</li> </ul>			
<p><b>Action 2: Prepare Diamond Creek Housing/Neighbourhood Design Guidelines and a Nillumbik Housing Strategy</b></p> <p><b><i>Completion of Action 2 will deliver the following actions and strategies from Diamond Creek 2020:</i></b></p> <ul style="list-style-type: none"> <li>1. Monitor retail and commercial floor-space demand and supply to 2020 and beyond over the life of this plan to ensure that building and land requirements are met but not oversupplied.</li> <li>2. Emphasise the sense of arrival into Diamond Creek and maintain the separation from adjoining townships by adopting the following strategies for each approach:</li> </ul> <p><b>Wattle Glen approach (Main Hurstbridge Road - MHR)</b></p> <ul style="list-style-type: none"> <li>a. Design buildings between the railway and MHR to be set into the hillside, with low scale forms allowing views across the tops of houses where possible. Restrict further subdivision in this area.</li> </ul>	<p>Strategic and Economic Planning and Statutory Planning</p>	<p>1-2 years</p>	

<p>b. Site and orientate development in this area to provide large gaps between buildings and maintain views across the creek valley.</p> <p>c. Ensure future residential development in the Herberts Lane hillside maintains a dominance of vegetation over built form when viewed from MHR.</p> <p>d. Strengthen clumped eucalypt planting close to the township entry sign on the southern side of MHR and encourage the planting of native trees within private land on the northern side of the road giving consideration to existing views across the creek valley.</p> <p><b>Eltham / St Helena approach (Ryans Road)</b></p> <p>e. Maintain the pastoral landscape where possible on the western side of Ryans Road and the views of vegetation above the road cutting.</p> <p>f. Maintain views across the creek valley to the vegetated hills of the Dering Street residential area.</p> <p>g. Strengthen the planting of native trees either side of the road cutting where the road rises north of the entry sign and Halsbury Drive. Give consideration to moving the entry sign further north to the base of the road cutting and promote the cutting as the entry point into the township where the views of Diamond Creek open up on the other side of the hill.</p> <p>h. Strengthen planting of native trees within the road reserve on the eastern side of Ryans Road giving consideration to views across the creek valley and passive surveillance of the pedestrian pathway.</p> <p><b>Greensborough approach (Diamond Creek Road)</b></p> <p>i. Maintain the pastoral hills and creek valley on the northern side Diamond Creek Road and encourage revegetation of the hills with native species.</p> <p>j. Maintain the heavily vegetated setting on the southern side of Diamond Creek Road and ensure development is sited as close as possible to the Old Diamond Creek Road frontage to retain the landscaped setbacks.</p> <p>3. In most areas, use indigenous vegetation as the theme for future landscaping.</p> <p>4. Prepare Guidelines for infill higher density housing in existing residential</p>			
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<p>areas that include the following:</p> <ul style="list-style-type: none"> <li>• Maintain existing street setbacks for landscaping.</li> <li>• Where possible, retain existing trees. Alternatively, ensure adequate space for the planting of new trees, particularly quick growing local native species.</li> <li>• Limit the height of buildings to a maximum of two storeys to retain the dominance of the tree canopy.</li> <li>• Consider a range of higher density housing styles that might allow greater opportunities for landscaping.</li> <li>• Avoid typical unit developments with single level buildings clustered around a driveway space unless there is adequate scope for new canopy trees.</li> <li>• Multi-dwelling developments that are 1-2 storeys in existing residential areas can have a mixture of single storey elements for accessibility and double storey elements to retain planting space and setbacks from neighbouring backyards.</li> <li>• Duplex housing may be appropriate where sites are wide enough so that each dwelling has a street address and the openness of back yards is maintained.</li> <li>• Avoid small setbacks between units as this is a waste of space. Share walls to consolidate open space on site into areas large enough for substantial planting and to allow for greater thermal efficiency of the buildings.</li> <li>• On hilly sites, vertically layered units may be an alternative.</li> </ul> <p>5. Ensure new buildings and structures within the open space corridor are low scale, with articulation on each visible facade and interesting roof forms. (Precinct 2)</p> <p>6. Use mixed materials and colours that complement those occurring naturally</p>			
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<p>in the area. (Precinct 2)</p> <p>7. Site new buildings and structures to minimise interruption of sight lines and close to walking paths for passive surveillance and convenient access. (Precinct 2)</p> <p>8. Generally maintain and improve sight lines to key recreational areas (Precinct 2)</p>			
<p><b>Action 3: Work with the Diamond Creek Traders Association, retailers and property owners to facilitate the development of:</b></p> <p><b>a) A town square/urban plaza</b></p> <p><b>b) Improvements to shopfronts</b></p> <p><b>c) Re-development of the Diamond Creek Plaza site and adjoining retail area</b></p> <p><b><i>Completion of Action 3 will deliver the following actions and strategies from Diamond Creek 2020:</i></b></p> <ol style="list-style-type: none"> <li>1. Create a new urban plaza (town square) within the heart of the town centre as a focus for activity and to provide an informal outdoor space.</li> <li>2. Work with traders and building owners to encourage improvements to poor quality buildings and shopfronts until redevelopment options are explored.</li> <li>3. Plan for the redevelopment of the area known as the Plaza and adjoining retail areas on the south side of Main Hurstbridge Road to improve the identity and attractions of this part of the centre.</li> </ol>	Strategic and Economic Planning	3-4 years	
<p><b>Action 4: Prepare a Landscape and Streetscape Master Plan</b></p>	Infrastructure	1-4 years	Draft plan is currently being prepared.

**Completion of Action 4 will consider the following actions and strategies from Diamond Creek 2020:**

1. Establish a 'landscaped civic spine' along Main Hurstbridge Road as a connecting feature throughout the township.
2. Use exotic species selectively, as an expression of the history of the area:
  - a. A 'blossom and fruit' orchard could be established as a feature of the township, reflecting the orcharding history of the area. This could be located in a part of the central open space area that is away from the natural environs of the creek. Alternatively an urban space such as the Plaza forecourt may be appropriate
  - b. Retain the stand of elms along Marngrook Oval as a distinct part of the township's character. Emphasise the creekside parklands by illuminating the trees at night time
  - c. Develop a management plan for the long term preservation and where necessary replacement of elms as they age or are diseased.
3. Create small, informal outdoor activity spaces within the commercial areas through seating (weather protected at 60 metre intervals) or small landscaping areas within the footpath/roadside space and potential footpath widening (Strategy and NSTSS).
4. Strengthen the presence of vegetation along all roadsides of the town centre.
5. Express the local character of Diamond Creek in the detailed landscape/urban design of streets and open spaces.
6. Establish a co-ordinated approach to street surfaces throughout the centre to improve their appearance, image and ease of access.
7. Develop a new Masterplan for the landscape design and traffic measures in Main Hurstbridge Road.
8. Use exotic planting selectively within these spaces to represent the European history of Diamond Creek, such as a 'fruit and blossom' orchard (to remind us

<p>of the important role of orchards around the district from 1880 to 1950) or illumination of the stand of elms alongside Marngrook Oval at night time. Exotic planting should be confined to locations away from areas of conservation significance or potential indigenous revegetation such as the creek margins.</p> <p>9. Establish additional native street tree planting in Elizabeth Street, provided that protection from vehicles parking on nature strips can be guaranteed (through tree guards or the creation of vehicle parking bays). (Precinct 3)</p> <p>10. Improve the landscape quality of all streetscapes in this area. Along MHR, plant new trees that add to the 'landscaped civic spine' of Diamond Creek. (Precinct 4)</p> <p>11. Undertake laneway improvements for improved access, safety and sanitation (without creating active pedestrian areas that might detract from the activity of MHR). This should include repaving to ensure even surfaces and lighting. (Precinct 4)</p> <p>12. Develop heads-up pedestrian way finding signage, which provides concise information for accessing a destination by walking (NSTSS).</p> <p>13. Improve safety at night-time with lighting and clear pedestrian access (all precincts)</p> <p>14. Undertake a lighting strategy to emphasis the elm tree avenue on the south side of Main Hurstbridge Road. A possible lighting solution could be up lighting the trees which also provides lighting for the pedestrian / cyclist path. (Precinct 2)</p> <p>15. Upgrade street lighting along Main Hurstbridge Road frontage and providing lighting under awnings in all shopping areas. (Precinct 4)</p>			
	Community and Leisure Facilities	Various	Action 1 - The introduction of fitness

<p><b>Action 5: Undertake Leisure Facilities Capital Works</b></p> <p><b>Completion of Action 5 will deliver the following actions and strategies from Diamond Creek 2020:</b></p> <ol style="list-style-type: none"> <li>1. Provide additional recreational activities and facilities in strategic locations along the creek corridor to encourage more people to use the spaces.</li> <li>2. Investigate the potential for improving play facilities for children in theme with the creek-side open spaces, such as a bush playground.</li> <li>3. Consider replacement of old lights on courts 3 and 4 of the Phipps Crescent tennis court with side lighting system.</li> <li>4. Marngrook Oval (Precinct2) <ul style="list-style-type: none"> <li>• Construct a stand-alone change room on the eastern side of the sports oval.</li> <li>• Investigate the upgrade of existing training lights</li> </ul> </li> <li>5. Campbell Street Reserve <ul style="list-style-type: none"> <li>• Install an automatic irrigation system</li> </ul> </li> <li>6. Diamond Creek Bowls Club <ul style="list-style-type: none"> <li>• Develop additional car parking to the south of the bowling club (<i>Precinct 2</i>)</li> </ul> </li> <li>7. An alternative route to link the Main Hurstbridge Road footpath from Station Street to the Coles Car park is currently being investigated.</li> </ol>			<p>stations along the Diamond Creek corridor is currently being scoped and is scheduled to be completed in December 2013.</p> <p>Action 2 – A playground policy will be prepared to cover the level of service for regional, municipal and local playgrounds throughout the Shire. The review is scheduled for 2014/15.</p> <p>Action 4 – Change room shelters (short term solution) to be delivered in 2013/14.</p> <p>Action 3 &amp; 4 - Sports field lighting audit to be completed in 2013/14.</p>
	Community and Leisure Facilities	Commenced and expected to be	Draft Public Toilet Strategy complete.



<p><b>Action 6: Prepare a Public Toilet Strategy</b></p> <p><b><i>Completion of Action 6 will consider the following actions and strategies from Diamond Creek 2020:</i></b></p> <ol style="list-style-type: none"> <li>1. Improve the cyclist/pedestrian facilities along the main Diamond Creek trail (Yarra to Hurstbridge) such as toilets and signage.</li> <li>2. Campbell Street Reserve (Precinct 2) <ul style="list-style-type: none"> <li>• Investigate development of a clubroom including public toilets to service the needs of sporting clubs using the reserve</li> </ul> </li> <li>3. Upgrade the public toilet facility at the skate park</li> </ol>		completed in 1-2 years	Scheduled for community consultation in 2013/14. Delivery of actions will be dependent on funding availability.
<p><b>Action 7: Develop a Master Plan for the Diamond Creek Reserve (former Horse and Pony Club site)</b></p> <p><b><i>Completion of Action 7 will consider the following actions and strategies from Diamond Creek 2020:</i></b></p> <ol style="list-style-type: none"> <li>1. Develop a Master Plan for the future use of the area, including extensive revegetation work to protect the Diamond Creek banks, recreation trail, an additional pedestrian bridge linking the Campbell Street Reserve, and the development of 2 playing fields (potentially soccer pitches) on available land – 1 adult and 1 junior pitch.</li> <li>2. Construct the required infrastructure to support the use of the area by sporting clubs, including clubrooms, car parking and training lights.</li> <li>3. Increase the use of parkland south of the Bowling Club between the creek and railway by providing for a mixture of active and passive recreation and</li> </ol>	Community and Leisure Facilities	Commenced and expected to be complete by September 2013	The completion of the Masterplan will identify a priority works plan. The delivery of the priority works plan will be dependent on funding availability.  Action 2 – Being undertaken as part of the Diamond Creek Community Centre Master Plan and Soccer Strategy.

conservation parkland. (Precinct 2)			
<p><b>Action 8: Undertake Environmental Management works</b></p> <p><b><i>Completion of Action 8 will deliver the following actions and strategies from Diamond Creek 2020:</i></b></p> <p>1. Recreate the natural environment of the creek-side spaces. Establish an environmental management plan for weed eradication, revegetation of indigenous species and improvement of water quality of the Creek. Consider the need for specific management plans to conserve remnant indigenous vegetation</p>	Environmental Works	Ongoing	
<p><b>Action 9: Undertake Footpath, Shared Path and Crossing Works</b></p> <p><b><i>Completion of Action 9 will deliver the following actions and strategies from Diamond Creek 2020:</i></b></p> <p>1. Main Hurstbridge Road bicycle lanes – Complete the installation of on-road bicycle lanes on both sides of Main Hurstbridge Road, across the study area. Currently on-road bicycle lanes only cover part of the western section of Main Hurstbridge Road. Completion of the on-road facilities will create a safer cycling environment in the area of Diamond Creek where the greatest concentration of retail, educational, civic, institutional and sporting facilities exists.</p> <p>2. Hyde Street connection – Provide a convenient and formal connection for pedestrians and cyclists through the road closure treatment on Hyde Street to link Collins Street with Diamond Street. Upgrade or provide a footpath where required.</p> <p>3. Recreational path extensions – existing recreational trails should be developed where feasible including:</p> <p>a. Extension of the existing recreation trail from Nillumbik Park to</p>	Infrastructure and Community and Leisure Facilities	Subject to funding availability	<p>Action 1 – currently investigating off road solutions.</p> <p>Action 3a – Alternative route being investigated.</p> <p>Action 3b – Identified to be investigated as part of the Diamond Creek Community Centre Master Plan and Soccer Strategy.</p> <p>Action 5 – ongoing action</p> <p>Action 6 – to be investigated in 2013/14</p>

<p>Hurstbridge, as shown on the Masterplan including railway land east of the Diamond Creek East primary school.</p> <p>b. A pedestrian bridge across the Diamond Creek at Campbell St Reserve and develop a recreation trail loop linking the Marngrook precinct with the Campbell Street Reserve Precinct.</p> <p>4. Prepare a works program to progressively make formal and informal pedestrian crossings DDA compliant throughout the Diamond Creek study area. This will maximise travel options for people with disabilities and mobility-impairments as well as the elderly.</p> <p>5. Undertake regular audit checks on existing off-road shared path network to report on issues that affect user safety including uneven poorly maintained surfaces, sight distance, intersection treatments, path widths, lighting etc.</p> <p>6. Provide a shared path along Hyde Street (Precinct 1)</p> <p>7. Add to the network of paths through the precinct both for recreational and functional purposes. (Precinct 2)</p> <p>8. Replace chain link fencing along the south-eastern boundary of the Coventry Oval reserve with timber bollards or similar.</p> <p>9. Consider a trail bridge across the Diamond Creek at Campbell St Reserve and develop a trail loop through the land formerly occupied by the Diamond Valley Horse and Pony Club.</p> <p>10. Extend the main Diamond Creek regional shared path to Wattle Glen, and ultimately to Hurstbridge.</p> <p>11. Provide a footpath on the northern side of Elizabeth Street to create a safer option for pedestrians. The proposed recreation trail in the park could suffice if constructed close enough to Elizabeth Street.</p> <p>13. Maintain all footpaths in good condition to ensure an attractive and accessible public realm in this high activity area.</p>			<p>Action 7 – ongoing action</p> <p>Action 8 – funding applications have been unsuccessful to date</p> <p>Action 9 – Identified to be investigated as part of the Diamond Creek Community Centre Master Plan and Soccer Strategy</p> <p>Action 10 – Alternative route being investigated</p> <p>Action 13 – ongoing action</p>
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<p>14. Investigate and implement the priority cycling network improvements shown in the NSTSS.</p> <p>15. Develop cycling orientated signage, which provides concise information for accessing a destination by cycling (NSTSS).</p> <p>16. Main Hurstbridge Road footpath – Provide a continuous path along the north side of Main Hurstbridge Road, and linking Station Street eastwards to the shops through the existing pedestrian rail crossing near the station.</p>			
<p><b>Action 10: Road and Public Transport Advocacy</b></p> <p><b><i>Completion of Action 10 will deliver the following actions and strategies from Diamond Creek 2020:</i></b></p> <p>1. Investigate a reduction in the speed limit along Main Hurstbridge Road to improve vehicular and pedestrian safety.</p> <p>2. Improve traffic management – pedestrian/cycle crossings at the following intersections with Main Hurstbridge Road:</p> <ul style="list-style-type: none"> <li>• entrance to Coles and the Plaza car park signalised intersection</li> <li>• unsignalised entrance to Plaza car park</li> <li>• George Street/Wensley Street</li> <li>• Bruford Street</li> <li>• Fyffe Street / Brooks Crescent</li> </ul> <p>3. Station - Provide safe, secure and convenient bicycle parking facilities at Diamond Creek Station. As a minimum cycle parking should be undercover and in a well lit location and close to the station entrance. Concurrently investigate options to improve bicycle access to rail station precinct.</p> <p>4. Develop a formal grade separated rail crossing behind the Diamond Creek East primary school, where the proposed recreation trail (linking the new</p>	<p>Infrastructure</p> <p>Diamond Creek Traders Association</p> <p>Public Transport Victoria</p> <p>VicRoads</p>	<p>Ongoing</p>	

<p>residential extension north of Diamond Creek) intersects with the proposed recreation trail from Nillumbik Park to Hurstbridge.</p> <ol style="list-style-type: none"> <li>5. Station - Provide safe, secure and convenient bicycle parking facilities at Diamond Creek Station. As a minimum cycle parking should be undercover and in a well lit location and close to the station entrance. Concurrently investigate options to improve bicycle access to rail station precinct.</li> <li>6. Establish a formal bus/train interchange at the railway station.</li> <li>7. Make representations to the Victorian Government to investigate resolving the peak hour capacity restraint on the Hurstbridge rail line and through Diamond Creek in particular.</li> <li>8. Advocate to the State and public transport service providers for a range of network improvements to bus and other services which link the train services to the Diamond Creek catchment and beyond. Links to Greensborough, Eltham and growth areas in the Shire of Whittlesea should be considered.</li> <li>9. Develop the role of the station as a sustainable transport hub. Provide for improved pedestrian, cycle and public transport connections. Encourage a greater level of activity around the station to better use land in close proximity to a range of transport options. (Precinct 4)</li> <li>10. Upgrade the station building to provide improved passenger amenities. (Precinct 4)</li> <li>11. Integrate the future role of the station with any changes to the Coles site, such as maintenance of access to the station or providing active retail frontages adjoining the station. (Precinct 4)</li> <li>12. Improve the walk-through spaces between Coles and the station. If the railway line is upgraded and the southern platform used, the space between Coles and the station would be required for transit facilities. (Precinct 4)</li> </ol>			
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<p><b>Action 11: Diamond Creek Car Parking Strategy</b></p> <p><b><i>Completion of Action 11 will deliver the following actions and strategies from Diamond Creek Car Parking Strategy:</i></b></p> <p><b><u>Strategy Recommendation 1</u></b></p> <p>Develop a signage strategy to highlight the existence of Diamond Street off-street car parking facilities.</p> <p><b><u>Strategy Recommendation 2</u></b></p> <p>Develop pedestrian guidance signage to highlight the convenient link between the Diamond Street car park and Chute Street.</p> <p><b><u>Strategy Recommendation 3</u></b></p> <p>Council to monitor and maintain Diamond Street off-street car parks and pedestrian facilities to ensure that tree roots do not cause pavement uplift and cracking which can detract from the safety and visual appeal of the car park.</p> <p><b><u>Strategy Recommendation 4</u></b></p> <p>Develop a signage strategy to highlight the availability of car parking facilities around sporting ovals.</p> <p><b><u>Strategy Recommendation 5</u></b></p> <p>Potential widening, landscaping and upgrading of Elizabeth Street, including potential access and parking management should be considered to improve traffic capacity and safety.</p> <p><b><u>Strategy Recommendation 6</u></b></p> <p>Council (in conjunction with VicTrack) develop a signage strategy to clearly highlight</p>	<p>Strategic Planning</p> <p>Infrastructure</p>	<p>Various</p>	<p>Strategy Recommendation 15 – Letter sent to Minister for Planning to take up an offer to introduce the car parking rates into the Planning Scheme by way of a ministerial amendment</p> <p>Strategy Recommendation 3 – some repair work has commenced.</p>

<p>the location of commuter parking areas to minimise driver circulation trying to find a parking space and maximise the use of commuter parking areas to limit the overspill of commuter parking into areas where staff and shoppers of Diamond Creek are preferred.</p> <p><b><u>Strategy Recommendation 7</u></b></p> <p>Convert some 5 spaces across precincts 1 and 4 to 10 and 15 minute parking spaces.</p> <p><b><u>Strategy Recommendation 8</u></b></p> <p>Convert some long term parking within Precinct 1 to customer parking (approximately 5 spaces) to ensure that the most proximate parking is prioritised to short term users.</p> <p><b><u>Strategy Recommendation 9</u></b></p> <p>Develop an overall car parking signage strategy for the Diamond Creek area.</p> <p><b><u>Strategy Recommendation 10</u></b></p> <p>Continue parking enforcement patrols as currently occurs.</p> <p><b><u>Strategy Recommendation 11</u></b></p> <p>Council should continually work with private car parking owners to ensure that car parking facilities meet with current design standards, and are maintained at an appropriate level. Further, the installation of parking sensors should be encouraged to assist with enforcement.</p> <p><b><u>Strategy Recommendation 12</u></b></p> <p>Council to monitor unsealed parking areas, particularly around sporting ovals, to ensure these areas do not cause pedestrian and vehicle safety issues.</p> <p><b><u>Strategy Recommendation 13</u></b></p> <p>Upgrades and pavement sealing works proposed for the off-street car park on the corner of Waigo Way and Brooks Crescent should be undertaken.</p> <p><b><u>Strategy Recommendation 14</u></b></p>			
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Council to consider strategies to better manage Saturday parking occurrences in the Chute Street / Diamond Street area through:

- Encouraging a greater use of parking around the Marngrook Oval by netball users rather than the western Diamond Street car park.
- Investigating opportunities with local schools (Diamond Creek Primary School or Churches (St Johns Anglican Church) which do not have parking peaks occurring on Saturdays to utilise car parking facilities on Saturdays to assist in supporting retail uses.

**Strategy Recommendation 15**

Car parking rates to be applied to future commercial development be as follows:

Restricted Retail	1.5 spaces per 100sqm NFA
Restaurant / Café	3.5 spaces per 100sqm NFA
Retail / Shop	3.5 spaces per 100sqm NFA
Office	3.0 spaces per 100sqm NFA
Supermarket	5.0 spaces per 100sqm NFA

**Strategy Recommendation 16**

Car parking rates to be applied to future residential development be as follows:

- 1 space to each 1 and 2 bedroom dwelling
- 2 spaces to each 3 or more bedroom dwelling.

**Strategy Recommendation 17**

A reduction or waiver of residential parking requirements be allowed for dwellings at the discretion of Council.

**Strategy Recommendation 18**



<p>Allow future development parking to be provided by either:</p> <ul style="list-style-type: none"> <li>• Provision of parking on the development site, or</li> <li>• Use of surrounding car parking vacancies.</li> </ul> <p><b><u>Strategy Recommendation 19</u></b></p> <p>That Nillumbik Shire Council to undertake surveys of the Diamond Creek study area every five years to ensure that car parking provision has increased in line with land use growth.</p> <p><b><u>Strategy Recommendation 20</u></b></p> <p>That the strategy to manage the provision of future car parking demands be monitored and reviewed in approximately 5 years time.</p> <p><b><u>Strategy Recommendation 21</u></b></p> <p>Implement the recommended commercial and residential car parking rates within a Parking Overlay.</p>			
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