

SHIRE OF SCONE
DEVELOPMENT CONTROL PLAN - KELLY STREET, SCONE
(Incorporating Amendments No. 1 and No. 2)

INTRODUCTION

1. This Plan may be referred to as Scone Shire Development Control Plan 1/87 - Kelly Street, Scone.
2. The Plan was prepared pursuant to Section 72 of the Environmental Planning and Assessment Act, 1979 and is a policy document which Council will take into account in considering development proposals for Kelly Street, Scone. It aims to provide more detailed planning guidelines and strategies than are contained in the Scone Local Environmental Plan, 1986 (as amended).
3. A major objective of the Environmental Planning and Assessment Act, 1979 is to encourage the proper management and development of land for the purpose of promoting the social and economic welfare of the community and a better environment. This Plan identifies the requirements of Council of which the public should be aware in respect of any development proposals for Kelly Street, Scone.

LAND TO WHICH THIS PLAN APPLIES

4. This Plan applies to the land zoned General Business 3(a) under the provisions of the Scone Local Environmental Plan, 1986 contained within Kelly Street, Scone between Gundy Road and Susan Street.

AIMS OF THE PLAN

5. The Plan provides more detailed development control guidelines within the planning framework provided by the Scone Local Environmental Plan, 1986. This Plan provides that development consent is required for any developments proposed. Development includes any alterations, additions and refurbishment of existing buildings.
6. The Plan has been prepared by Council to reinforce its aims and objectives as adopted by the Kelly Street Urban Design Concept.

In particular, it recognises:-

- i) That Kelly Street, Scone is a focal point for the Shire and can identify Scone as a special place.
- ii) That town centres should be designed to permit a mixture of commercial, cultural and social activities.
- iii) That an important element in the design is to reinforce the special character of the town, reduce the divisive effects of the highway and to enhance pedestrian amenity.

The Plan has been prepared so that all owners and developers of property are fully aware of Council's aims and objectives with respect to preserving and enhancing the special characteristics of Kelly Street, Scone.

(2)

7. It is the intention of this plan to encourage the orderly development of the land to which this plan refers and to ensure as far as possible that:-
- i) The existing character and charm of the Kelly Street commercial precinct is retained and enhanced.
 - ii) Development control standards are applied which are consistent with Council's aims and objectives for the Kelly Street commercial precinct.

DEVELOPMENT GUIDELINES

8. The following is a list of Council's policy guidelines in relation to specific matters that are considered important with respect to developments proposed on lands affected by this Plan.

a) Sign Control

Aim:-

Signs should generally reinforce the character of Scone whilst providing adequate opportunity for commercial display. The following guidelines will ensure signs are appropriate in style and location.

Policy:-

* **Shopfronts:**

No restrictions on painted window and door signs, nor internal illuminated signs; threshold and pavement plaques are encouraged; under awning painted and illuminated hanging signs are permissible provided they satisfy the provisions of Ordinance 55 of the Local Government Act.

* **Fascia:**

Restricted to painted signs. Colours to comply with guidelines contained herein.

* **Upper Fascias:**

Restricted to one (1) painted non-illuminated sign, complying with the colour guidelines contained herein either painted on or fixed flat against the wall with a protrusion width not greater than 5mm. The length of the sign to be limited to 2.4 metres or not greater than two-thirds of the width of the wall of the building immediately above awning level. The height of the sign to be not greater than 600mm. The design of the sign lettering to be approved by Council.

* **General:**

Other signs appropriate to the period style of building or special use will be considered by Council on their merits. Regard should be had for the general provisions relating to licensing of advertising structures contained within Council's Code 'For the Control of the Display and Erection of Advertising Signs and Advertising Structures' adopted by resolution of Council on the 21st August, 1984.

b) Building Controls

Aim:-

To preserve and enhance the rural character of the streetscape limitation on the height of buildings, floor space ratios and encouragement to reinstate historical facades where possible; encourage continuous awnings with posts and the adoption of a co-ordinated palette of materials and colours.

Policy:-

* **Height Limitations:**

The maximum number of storeys permissible above ground level is two (2).

- The aim is to preserve low scale of buildings fronting Kelly Street with a limited height to be determined on the frontage extending to maximum height towards the rear of the allotment.

- Upper levels can be designed to allow residential (studio) one bedroom Flats and/or office accommodation.

- The successful step back of upper storeys will assist in preserving the attractive human scale of Kelly Street and will allow balcony landscaping.

* **Floor Space Ratio:**

The floor space ratio of the building to the area of the allotment on which the building is to be erected shall not exceed 1.5:1.

* **Awning and Facades:**

Council encourages the reinstatement of historical facades and the development of continuous awnings with posts.

- Awnings should be used as structures for mounting pavement lights, advertising signs, all weather protection of pedestrians and the placement of litter bins, seats and so on.

* **Colours and Materials:**

An essential component involved in the conservation and enhancement of the streetscape is to retain controls over colours and materials applied to external finishes. Unsympathetic colours and materials can create a detrimental impact and weaken the urban design concept. With this in mind, a co-ordinated palette of materials and colours are recommended. A broad range of colours are included which Council believes will retain and enhance the essential streetscape elements. Emphasis is placed on compliance with the guidelines on building facades above awning height - an area often neglected. The colours recommended will permit individual flexibility of choice within a defined colour range.

The selection of colours for each development shall be carried out in consultation with Council's Planning Officer and where any dispute arises by Council.

COLOUR/MATERIALS SCHEDULE

Visible Building Elements (Above Awning)	Materials in Order of Preference	Preferred Colour Range *
1. Roofing	Slate Terracotta Colourbond Zinalume Corrugated Galvanised m.s. Sheet	Natural Brown Grey * Maximum of one colour
2. Walls, Parapets	Brick Regular Ashlar Stonework Render for paint	Natural Terracotta Liver <u>Not:</u> Clinker, Concrete, Blonde/Cream, Calcium Silicate or Red texture brick <u>Painted:</u> Mid to Dark Neutral or reduced colours e.g. Ochres, Stone, Burnt Amber, Red Oxide * Maximum of two colours
3. Window Frames	Timber to match existing where possible commercial metal sections, no security grills	<u>Painted:</u> Frames in deep rich colours - Dark Green, Burgundy, Navy, Chocolate/ Mission Brown or Black, Off White, Piller Box Red
4. Glazing	Standard Float Plate Lexan	Clear Stained <u>Not:</u> reflective tint. If stained, minimum two colours
5. Awning	Colourbond Zinalume Sheet Galvanised m.s. Sheet	One background colour Maximum of two lettering colours selected from window frame colours
6. Signs	Signwriting on windows maximum 100mm letter height signs appropriate to period style	As above plus gold
7. Shading Devices	Slate Tile Fibre board on metal or non combustible frame	Natural <u>Painted:</u> selected from window frame colours Maximum of three colours

Visible Building Elements (Below Awning Level)	Materials in Order of Preference	Preferred Colour Range *
1. Walls (including glazing)	Brick Glazing in timber frames Glazing in commercial metal sections	As for above awning excepting that Council will permit corporate logos and colours to be incorporated provided that the walls are designed to be sympathetic to the design concept

* A complete and detailed chart of authentic colours in full colour reproduction is included in "Colour Schemes for Old Houses", Evan, Lucas and Stapleton, Flannel Flower Press, Sydney, 1984.

b) Development Standards

Aim:-

To provide information to prospective developers of Council's development standards with respect to commercial and retail developments.

Policy:-

* **Off Street Parking:**

To be read in conjunction with Council's Code for Off-Street Parking.

Generally, all developments are required to provide parking on site at the rate of one (1) car parking space/40 sq. metres of gross floor area.

Where parking cannot be provided on site, Council will accept a monetary contribution in lieu at the rate of \$1,200 per space.

* **Landscaping:**

Council has expended considerable public funds to improve the pedestrian amenity of the commercial precinct by incorporating extensive landscaped areas to median and pathways; the development of mini parks, the provision of integrated street furniture and litter bins, and the provision of brick paved footways.

Developments will be encouraged to compliment and augment this work and at the very least, restore the area at the completion of any new development.

A refundable damage deposit will be levied at a rate to be determined in each individual case to ensure damaged public property is restored.

IMPLEMENTATION

9. Scone Shire Council will seek to exercise the implementation of the policies outlined in this Plan by the following means:-

a) Development Control

In its role as determining authority for any development applications under the Environmental Planning and Assessment Act, 1979 and the Local Government Act, 1919, Council will take into account the matters addressed in this Plan, and the Kelly Street Urban Design Concept and appropriate conditions of approval will be imposed.