



5b Scone Town Centre

Explanatory outline

Section 5b outlines assessment criteria relating to the Scone Town Centre.

These requirements are in *addition* to those given in section 5a **Commercial and Mixed Use development – general**.

Note: these criteria do **not** apply where approval is sought by way of a complying development certificate under *SEPP (Exempt and Complying Development) Codes 2008*. In such cases, the criteria under that SEPP will apply instead.

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5b.1 Application of this section

This section applies to development described in Column 1 when carried out on land described in Column 2.

Column 1: Type of development

Any development that requires development consent.

Column 2: Applicable land

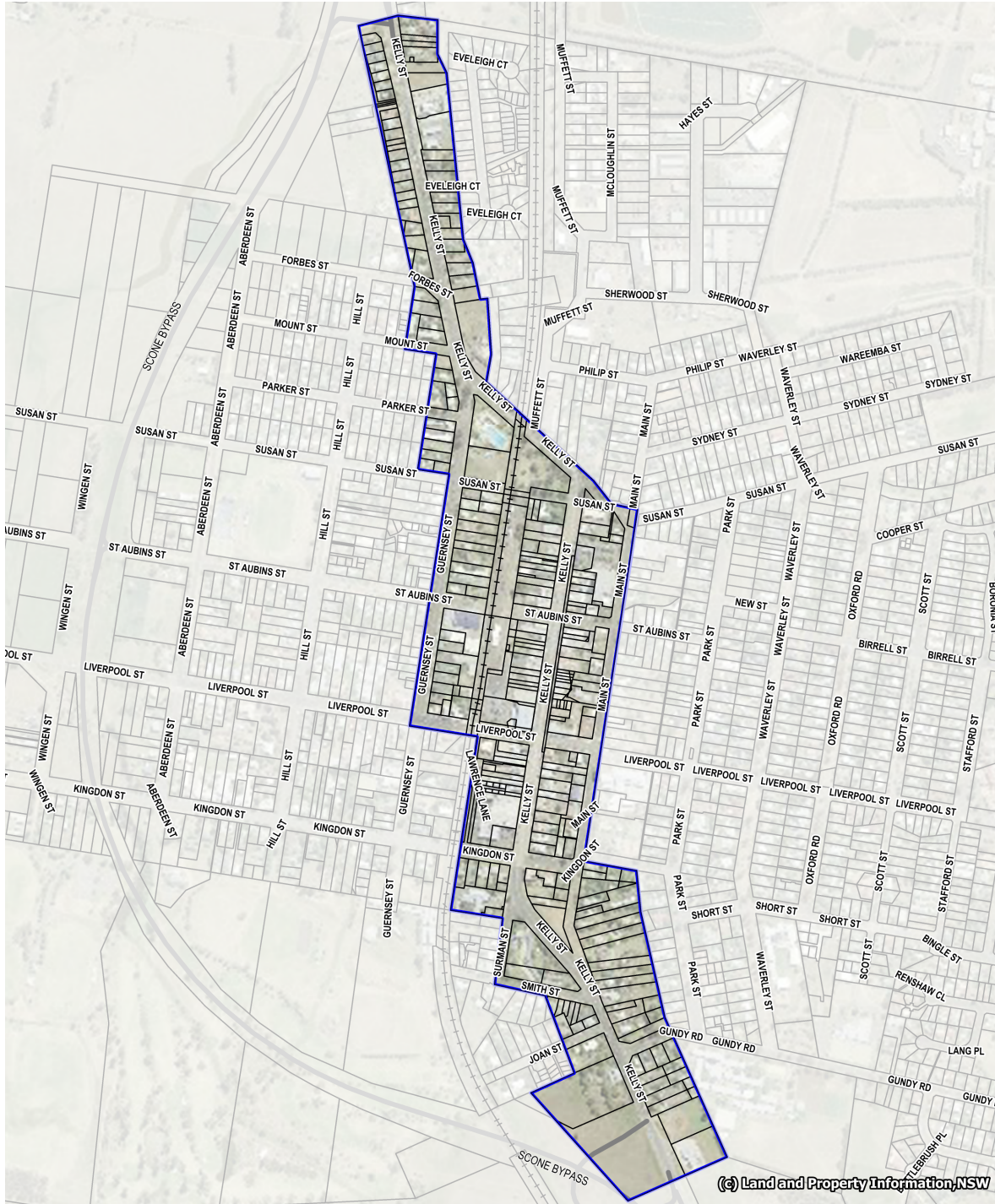
Land located in the Scone Town Centre as shown on **Map 1: Scone Town Centre**.

Does not apply to proposals for which a complying development certificate is sought under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

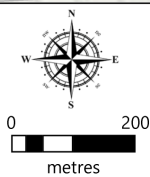
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Map 1: Scone Town Centre



- Legend**
- Scone Town Centre
 - Railway
 - Cadastre



**Upper Hunter
Development Control Plan 2021
Scone Town Centre**

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5b.2 Objectives

The specific objectives of this section are to:

1. encourage the orderly development of land in Scone Town Centre;
2. ensure that development is consistent with the *Scone Town Centre Masterplan 2016*;
3. ensure as far as possible that the existing rural town character and charm of the Scone Town Centre is retained and enhanced;
4. encourage the reinstatement of historical facades where possible;
5. encourage continuous awnings with posts in commercial development;
6. encourage a co-ordinated palette of external materials and colours; and
7. encourage signage that generally reinforces the character of Scone whilst providing adequate opportunity for commercial display.

In the event of any inconsistency between these objectives and the objectives in clause 5a.4 (objectives for commercial and mixed use development generally), the above listed objectives will prevail.

5b.3 Supporting plans & documentation

Development applications that are subject to this section should be supported by the plans and documentation that are specified in the general commercial development section requirements listed previously (**Section 5a**).

In addition, it is highly recommended that pre-lodgement discussions with Council officers are held, especially regarding heritage design considerations and the selection of colours and external materials

5b.4 Assessment criteria

A performance-based approach will be adopted in the assessment of development applications. Applications will be assessed according to the extent to which the outcomes specified in the left-hand column of the following table will be satisfied or achieved by the design, construction or operation of the proposal.

The design guidelines specified in the right-hand column indicate design and best practice solutions by which the required outcomes can be met. They do not preclude other solutions that may be suitable under particular local circumstances. All proposals will be considered on merit.

These requirements are *in addition to* those in section **5a Commercial and mixed use development – general** and any other section which may apply.

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Outcomes to be achieved

Design guidelines

A. Scone Town Centre Masterplan

- Development is consistent with the *Scone Town Centre Masterplan 2016*, particularly:
 - Principles (p17),
 - the 'Illustrative Masterplan' (p18), and
 - specific items in the Action Plan (from p49).
 - Development is consistent with any future design guidelines or plans developed by Council as a result of the *Scone Town Centre Masterplan 2016*.
- The principles, details, drawings and photographs contained in the *Scone Town Centre Masterplan 2016* should be considered in the design of the development. The following sections will assist:
 - C-01 Kelly Street transformation (from p21)
 - C-02 St Aubins Square (p27)
 - C-03 Southern Gateway (pp28-29)
 - C-04 Town Centre branding (p30)
 - C-05-Upper Hunter branding (p30)
 - C-06 Colours and Materials (p31) (see also section **E Colours and Materials** below)
 - C-07 Heritage and Landmarks (p31) (see also section **C Heritage** below)
 - C-08 Public Art (p32)
 - C-09 Signage and Town Map (p32)
 - C-10 Tourist Information (p33)
 - C-11 The Horse Silhouettes (p33)
 - C-12 Gateways & Entries (p34)
 - C-13 Amenities & Facilities (p34)
 - C-14 Attractions for Everyone (p35)
 - C-15 Night time economy (p35)
 - C-16 Civic Theatre Precinct Upgrade (p36)
 - C-17 Clustering of Uses (p37)
 - C-18 Events and pop-ups (p37)
 - C-19 Outdoor seating and interactions (p38)
 - C-20 Civic facilities (p38)
 - C-21 Green streetscapes (p39)
 - C-22 Street trees (p39)
 - C-23 Footpath upgrades (p40)
 - C-24 Public toilets (p40)
 - C-25 Awning and corner elements (p41)
 - C-26 Street furniture (p41)
 - C-27 Town Heart (p42)
 - C-28 Facades and shopfronts (p42)
 - C-29 Safety and security (p43)
 - C-30 Low speed environment (p43)
 - C-31 Car parking (p44)
 - C-32 Pedestrian priority (p44)
 - C-33 Intersections (p45)
 - C-Cycling (p45)

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Outcomes to be achieved

Design guidelines

B. Height of buildings

- The low scale of buildings fronting commercial streets is maintained.

Note: building height controls are specified in Upper Hunter LEP 2013 clause 4.3 and the associated 'Height of Buildings' maps.

- Achieve a limited height at the frontage of the lot, extending to maximum height towards the rear of the allotment by 'stepping back' upper storeys. This will assist in preserving the attractive human scale of the streets and will allow balcony landscaping.
- Upper levels can be designed to allow residential (studio) one bedroom flats or office accommodation.

C. Heritage

- The development considers the provisions of section 9 Heritage and particularly to **Item B. Significance of Heritage conservation areas & heritage items.**

D. Awnings & facades

- The development makes a positive contribution to the current style of commercial development, with continuous awnings with posts and historical facades

- The reinstatement of historical facades and the development of continuous awnings with posts is encouraged.
- Awnings may be used for mounting pavement lights, advertising signs, all weather protection of pedestrians and the placement of litter bins, seats etc provided they do not interfere with the operation of the footpath and pedestrian safety.

E. Colours & materials

- The selection of external colours and materials is used to express building massing, articulation or detail elements and considers the existing streetscape.
- Single colour buildings are not acceptable.
- External finishes take into consideration the specifications of Table 1 Scone Town Centre – Colour and materials below.

- A co-ordinated palette of materials and colours are recommended for external finishes. A broad range of colours are included in Table 1 Scone Town Centre – Colour and Materials below which will retain and enhance the essential streetscape elements. The colours recommended permit individual flexibility of choice within a defined colour range.
- Unsympathetic colours and materials can create a detrimental impact and weaken the urban design concept.
- Particular attention should be paid to the external finish of building facades above awning height - an area often neglected.

F. Advertising & signage

- The development considers the provisions of section 8b Advertising & signage.
- Fascia signs are restricted to painted signs. The colours are to comply with Table 1 Scone Town Centre – Colour and Materials below.

- Shopfront signs: No restrictions on painted window and door signs, internal illuminated signs under awning painted or illuminated hanging signs have no restrictions.
- Threshold and pavement plaques are encouraged.
- Other sign types not already mentioned in this section need to be appropriate to the period style of building or its special use.

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Outcomes to be achieved

Design guidelines

- Upper fascia signs are restricted to one painted non-illuminated sign per shopfront, complying with Table 1 Scone Town Centre – Colour and Materials below. The sign must either be painted on or fixed flat against the wall with a protrusion width not greater than 5 mm. 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 is not to be greater than 600 mm. The design of the sign lettering is to be approved by Council.

G. Vehicle parking

- Public carpark areas are formalised (as proposed at p56 of *Scone Town Centre Masterplan* and as indicated on Illustrative Masterplan at p19).

H. Pedestrian priority and vehicular access

- Pedestrians are given priority where possible along footpaths in commercial areas
- Vehicle access to development is provided from rear lanes or carparks where possible. Driveways from either Kelly or Main Streets into commercial development must be avoided.

I. Existing public urban improvements

- The development complements and augments the existing public urban improvements within Scone Town Centre, and considers likely future improvements as outlined in *Scone Town Centre Masterplan 2016*.
- Any damage to urban improvements listed above is restored at the completion of any new development.

J. Urban salinity

- The development considers the provisions of section **10c Geotechnical hazards**, specifically the sections within it relating to urban salinity.

Note that some parts of Scone Town Centre are identified as having a Very High/High to Moderate salinity risk which needs specific assessment and management.

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Outcomes to be achieved

Design guidelines

Table 1 Scone Town Centre – Colour and Materials Schedule

Visible Building Elements	Materials (in order of preference)	Preferred Colour Range*
Elements above awning		
1 Roofing	Slate Terracotta Colorbond Zinalume Corrugated galvanised mild steel	Natural Brown Grey *Maximum of one colour
2 Walls, Parapets	Brick Regular Ashlar Stonework Render for paint	Natural Terracotta Liver Not: Clinker, Concrete, Blonde/Cream, Calcium Silicate or Red Texture Brick Painted: Mid to Dark Neutral or reduced colours (for example, 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	Painted: frames in deep rich colours – Dark Green, Burgundy, Navy, Chocolate/Mission Brown or Black, Off White
4 Glazing	Standard Float Plate Lexan	Clear Stained Not: reflective tint. If stained, minimum of two colours
5 Awning	Colorbond Zinalume Galvanised mild steel	One background colour Maximum of two lettering colours selected from window frame colours
6 Signs	Sign writing on windows maximum 100 mm 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 Painted: selected from window frame colours Maximum of three colours
Elements below awning level		
8 Walls (including glazing)	Brick Glazing in timber frames Glazing in commercial metal sections	As for the 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.

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5b.5 Supplementary guidance

The following documents or reference materials provide further advice or information that is relevant to this section.

- Evan, Lucas and Stapleton, 1984. *Colour Schemes for Old Houses*. Flannel Flower Press, Sydney.
- *Scone Town Centre Masterplan*, prepared for Upper Hunter Shire Council by Studio GL, 2016 – available at <https://upperhunter.nsw.gov.au/our-shire/economic-development/town-centre-revitalisation-masterplans.aspx>
- UHSC Engineering Guidelines for Subdivisions and Developments, as amended