



5d Aberdeen Town Centre

Explanatory outline

Section 5d outlines assessment criteria relating to the Aberdeen 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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5d.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

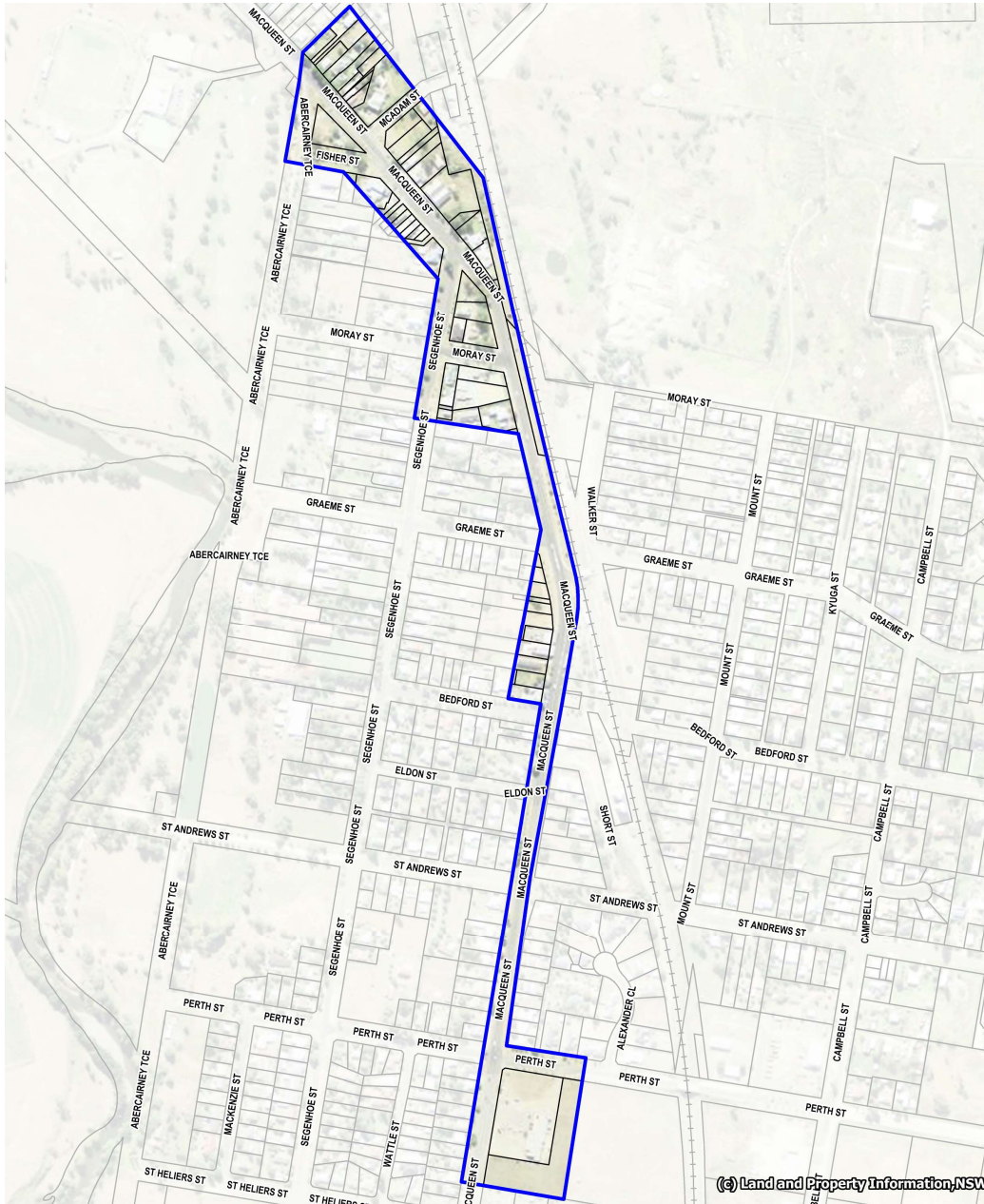
Land within the Aberdeen town centre as shown on **Map 1 Aberdeen Town Centre** .

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



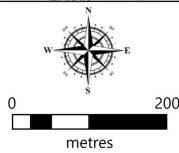
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Map 1 Aberdeen Town Centre



Legend

-  Aberdeen Town Centre
-  Railway
-  Cadastre



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

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5d.2 Objectives

The specific objectives of this section are to:

1. facilitate development that contributes to achieving the principles of the *Aberdeen Town Centre Masterplan Report 2016*;
2. encourage the orderly development of land in Aberdeen Town Centre;
3. ensure as far as possible that the existing rural town character and charm of the Aberdeen Town Centre is retained and enhanced;
4. encourage the reinstatement of historical facades where possible;
5. encourage a co-ordinated palette of external materials and colours; and
6. encourage signage that generally reinforces the character of Aberdeen 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 development generally), the above listed objectives will prevail.

5d.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.

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

5d.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 part **5a Commercial and mixed use development – general**.

Outcomes to be achieved

Design guidelines

A. Aberdeen Town Centre Masterplan

- Development is consistent with the *Aberdeen Town Centre Masterplan 2016*, particularly:
 - Principles (p17),
 - the 'Illustrative Masterplan' (p18),
 - Indicative streetscape concept (p23)
 - specific items in the Action Plan (from p45).

- The principles, details, drawings and photographs contained in the *Aberdeen Town Centre Masterplan 2016* should be considered in the design of the development. The following sections will assist:
 - C-01 Reinforcing the Core (p21)
 - C-02 'Town Heart' (p26)
 - C-03 Abercainey Art Trail (p27)
 - C-04 Town centre branding (p28)
 - C-05 Upper Hunter branding (p28)



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Outcomes to be achieved

- Development is consistent with any future design guidelines or plans developed by Council as a result of the *Aberdeen Town Centre Masterplan 2016*.

Design guidelines

- C-06 Colours & Materials (p29) (see also section **E Colours and Materials** below)
- C-07 Heritage & Landmarks (p29) (see also section **C Heritage** below)
- C-08 Signage & Town Map (p30)
- C-09 Amenities & Facilities (p30)
- C-10 Public Art (p31)
- C-11 Gateways & Entries (p32)
- C-12 Attractions for everyone (p33)
- C-13 Clustering of uses (p33)
- C-14 Events & Pop Ups (p34)
- C-15 Activation (p34)
- C-16 Green streetscapes (p35)
- C-17 Street trees (p35)
- C-18 Footpath upgrades (p36)
- C-19 Public toilets (p36)
- C-20 Awning & Corner Elements (p37)
- C-21 Street Furniture (p37)
- C-22 Facades & Shopfronts (p38)
- C-23 Safety & Security (p39)
- C-24 Low-speed environment (p39)
- C-25 Car parking (p40)
- C-26 Pedestrian priority (p40)
- C-27 Intersections (p41)

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.

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 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.



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Outcomes to be achieved

Design guidelines

E. Colours & materials

- The selection of external colours and materials takes into consideration the specifications of section 'C-06 Colours and Materials' in the *Aberdeen Town Centre Masterplan*.

- Unsympathetic colours and materials can create a detrimental impact and weaken the urban design concept.
- Single colour buildings are not acceptable.
- 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**.

G. Vehicle parking

- Provision is made for additional public carparking at the northern end of the Town Centre, as proposed at p18 of *Aberdeen Town Centre Masterplan*.

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 Macqueen Street into commercial development must be avoided.

I. Public domain improvements

- The development complements and augments the existing public domain improvements within Aberdeen Town Centre, and considers likely future improvements as outlined in *Aberdeen Town Centre Masterplan 2016*.
- Any damage to urban improvements listed above is restored at the completion of any new development.
- Street trees are retained and planted at gateways and in locations indicated on *Aberdeen Town Centre Masterplan*.

5c.5 Supplementary guidance

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

- *Aberdeen 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.