

Upper Hunter

Development Control Plan 2015

PART 5:

COMMERCIAL DEVELOPMENT

(THIS PART IS AN EXTRACT OF THE
*UPPER HUNTER DEVELOPMENT CONTROL
PLAN 2015*, WHICH CONTAINS 13 PARTS)



Edition: Final adopted by Council 25 May, 2015

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Edition: Final adopted by Council,
25 May, 2015

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Part 5 Commercial development

Explanatory outline

Part 5 specifies outcomes, design guidelines and application requirements for commercial development. There are separate sections for each of the following matters:

5a Commercial development - general

5b Kelly Street commercial precinct, Scone

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*, especially under the Commercial and Industrial (New buildings and additions) Code . In such cases, the criteria under that SEPP will apply instead.

5a Commercial development - general

Explanatory outline

Section 5a outlines application requirements and assessment criteria for general commercial development. The following matters are covered:

Architectural & urban design:

- Building setbacks
- Building height
- Site coverage / floor space ratio
- Siting and building general design
- Building near water and sewer services
- Heritage
- Designing for accessibility
- Advertising and signage
- Landscaping
- Post supported verandahs and balconies
- Outdoor eating areas

Access, infrastructure & services:

- Off street parking and access
- Water supply
- Sewerage and waste water
- Electricity and telecommunications
- Stormwater management
- Waste minimisation and management

5a Commercial development - general

5a.1 Application of section

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

Column 1: Type of development	Column 2: Applicable land
Any development that requires development consent. Does not apply to proposals for which a complying development certificate is sought under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.	Land within the following zones: <ul style="list-style-type: none"> • B2 Local Centre • B4 Mixed Use

5a.2 Relevant planning instruments & legislation

The following environmental planning instruments or other legislation are relevant to development to which this section applies:

- *Upper Hunter Local Environmental Plan 2013*
- *Local Government Act 1993*

5a Commercial development - general

Further planning instruments and legislation may also be relevant. In the event of any inconsistency, the above listed instruments will prevail over requirements or criteria contained in this section.

5a.3 Definitions

The following terms defined in the Dictionary are relevant to this section:

- building height
- setback
- storey

5a.4 Objectives

The objectives of this section are to:

- provide for the integration of new development into local commercial / business centres
- ensure the design of buildings complements and enhances existing local commercial / business centres
- maintain the heritage character/ value and streetscape of the business centre of each town in the LGA
- ensure the height and scale of buildings is consistent with the character of the streetscape.
- maintain solar access to public places and adjoining properties
- ensure the siting of buildings provides for adequate separation between buildings for the amenity of the development and adjoining properties
- ensure signage is compatible with the scale of surrounding buildings and the locality
- maximise the effectiveness of advertising whilst minimising visual clutter through the proliferation of signs
- ensure signage complements the character and amenity of the locality and the development on which advertisements are displayed
- ensure that development on public land does not impact on the safety of users of the land
- ensure that equitable access is provided to new commercial buildings and existing buildings undergoing a change of use or alterations and additions
- provide landscaping which enhances the amenity of a development by allowing for adequate open space, sunlight and shade
- ensure the safe and efficient movement of pedestrians and vehicles through each town centre
- ensure that developments provide simple, safe and direct vehicular access
- provide sufficient and convenient parking for employees and visitors
- ensure all commercial development is appropriately serviced.

5a Commercial development - general

5a.5 Supporting plans & documentation

Development applications that are subject to this section should be supported by the following plans and documentation.

Item	When required	Plans or information to be provided
A. General requirements	All applications	Refer to section 2c Lodging a development application .
B. Shadow diagram	Applications that potentially involve overshadowing of the proposed development, or of adjoining or nearby development. Any development of two or more storeys.	A plan illustrating: <ul style="list-style-type: none"> • extent of shadows cast by existing and proposed buildings, including buildings on adjoining land. • position of existing and proposed buildings on the site and adjoining land. • shadows cast by existing and proposed buildings at the winter solstice (22 June) for 9am, 12noon and 3pm.
C. Materials & colour palettes	All applications	Details of external materials and colours
D. Servicing strategy	All applications	Information is required to demonstrate the availability and feasibility of providing the following services appropriate for the scale and nature of development: <ul style="list-style-type: none"> • reticulated water, including the size and location of water services including any proposed fire service • reticulated sewerage • liquid trade waste (where applicable) • electricity • telecommunications.
E. Heritage, aboriginal cultural heritage or archaeological plans & reports	Applications that will potentially impact on land that is listed as or contains: <ul style="list-style-type: none"> • a heritage item • a heritage conservation area • an archaeological site • an Aboriginal object • an Aboriginal place of heritage significance. 	Include the matters required under section 9a Heritage conservation .
F. Landscape plan & report	All applications	Plan and report, prepared by a suitably qualified professional, showing: <ul style="list-style-type: none"> • description of ground preparation and on-going maintenance of landscaping • areas of private open space, proposed turf and areas of established gardens. • location and species of trees and shrubs to be retained or removed. • schedule of plantings, cross-referenced to the site plan indicating species, massing and mature height. • details of restoration and treatment of earth cuts, fills, mounds, retaining walls, fencing and screen walls.

5a Commercial development - general

Item	When required	Plans or information to be provided
G. Soil & water management plans or reports	Applications for which soil and water management plans or reports are required (refer to section 11f Soil & water management)	Prepare applicable soil and water management plans or reports, as specified in section 11f Soil & water management . These could include: <ul style="list-style-type: none"> • cut and fill details. • erosion and sediment control plan (ESCP) • erosion and sediment control strategy (ESCS) • soil and water management plan (SWMP) • comprehensive water cycle strategy (CWCS).
H. Geotechnical hazard & salinity assessment	Applications potentially subject to geotechnical hazards (refer to section 10c Geotechnical hazard)	Include the matters required under section 10c Geotechnical hazard .
I. Flooding report	Applications that relate to flood prone land.	Include the matters required under section 10a Flood risk .
J. Traffic impact assessment	Applications that are likely to have significant traffic impacts in the locality.	Include the matters required under section 12a Access & vehicle parking .
K. Vehicle parking & loading details	Applications involving off-street parking or loading facilities.	Include the matters required under section 12a Access & vehicle parking .
L. Acoustic assessment report	Applications that involve the potential for noise impacts on adjoining development, or that are located adjacent to a rail corridor.	The report should address and indicate measures to mitigate potential impacts from noise and vibration
M. Outdoor eating areas	Applications that involve outdoor eating areas.	Plan and written description of the position of tables, chairs, planter boxes, bollards and other objects to be used or displayed.
N. Crime Risk Assessment	All applications	An outline of the development's consideration of 'Safer by design' principles: <ul style="list-style-type: none"> • Surveillance • Access • Territorial Reinforcement • Space Management
O. Site waste minimisation & management plan	All applications.	A Plan and written description including: <ul style="list-style-type: none"> • the location of designated waste and recycling storage room(s) or areas sized to meet the waste and recycling needs of all tenants. Waste should be separated into at least 3 streams, paper/cardboard, recyclables, general waste. • the location of temporary waste and recycling storage areas within each tenancy. These are to be of sufficient

5a Commercial development - general

Item	When required	Plans or information to be provided
		size to store a minimum of one day's worth of waste. <ul style="list-style-type: none"> an identified collection point for the collection and emptying of waste, recycling and garden waste bins. the on-site path of travel for collection vehicles (if collection is to occur on-site). all other requirements outlined in Section 11h Waste minimisation & management

5a.6 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.

Outcomes to be achieved	Design guidelines
Architectural & urban design	
A. Building setbacks	
<ul style="list-style-type: none"> Building setbacks are compatible with the existing streetscape. New development respects the setbacks of other buildings along the streetscape. 	<ul style="list-style-type: none"> The front of buildings should be aligned to provide a continuous street frontage. In some cases, front setbacks should allow for street landscaping and footpath widening where necessary.
B. Building height	
<p><i>Note: building height controls are specified in Upper Hunter LEP 2013 clause 4.3 and associated series of Maps 'Height of Buildings'.</i></p> <ul style="list-style-type: none"> The height of buildings is consistent with the character of the area. The height of buildings does not result in unreasonable overshadowing or compromise the privacy of adjoining properties. 	<ul style="list-style-type: none"> Building heights should consider roof parapets where that is a characteristic in the surrounding streetscape.
C. Floor space ratio	
<p><i>Note: floor space ratio controls are specified in Upper Hunter LEP 2013 clause 4.4 and associated series of Maps 'Floor space ratio'.</i></p>	
D. Siting & building general design	
<ul style="list-style-type: none"> The design reflects and enhances the existing character of the local centre. The building design relates to its retail/ commercial/ office function. Building materials and finishes are of high quality and 	<ul style="list-style-type: none"> Buildings can provide for 'activated street frontages' by incorporating active uses at street level including cafes and other retail activities. The use of reflective materials is discouraged. Materials and colours should not dominate the streetscape.

5a Commercial development - general

Outcomes to be achieved

- harmonise with surrounding development.
- Building facade relates to the context of buildings in the area to achieve continuity and harmony.
- Blank walls to primary or secondary street frontages must not exceed 5 metres. Exceptions may be considered for laneways with adequate pedestrian lighting and visibility from adjoining streets.
- Awnings are designed to integrate with the architecture of the building façade and provide for continuous shelter for pedestrians. Awnings follow consistent heights above the footpath with a minimum height to the underside of the awning of 2.7 metres.
- New residential development is located above street level.
- Shop top housing and serviced apartment development comply with relevant provisions within the *Residential Flat Design Code published by the Department of Infrastructure and Planning, 2002*.
- Buildings and structures are located clear of utility infrastructure.
- Separation fencing is provided between development land and any rail corridor.

Design guidelines

- The selection of colours and materials must be used to express building massing, articulation or detail elements. Single colour buildings are not acceptable.
- The continuity of commercial frontages should not be broken by parking areas, service and delivery areas etc.
- Blank building facades to streets or public places are to be avoided.
- The placement of windows should provide visual interest and variation to the building façade and relate to those of adjacent buildings.
- Building designs should allow for passive surveillance of public places and streets.
- Building entrances should be well defined and well lit.
- Incorporate areas for future signage into the building design.

E. Building near water & sewer services

- The development considers the provisions of Council's Policy: *Building near water & sewer services*.

F. Heritage

- The development considers the provisions of section 9a **Heritage conservation**.

G. Designing for accessibility

- New buildings or buildings undergoing alterations and additions or a change of use are required to provide equitable provision of access to and circulation within the premises for people with disabilities in accordance with the provisions of *AS1428.1 2009 - Design for Access and Mobility*.
- Continuous accessible paths should be provided as follows:
 - from parking spaces, public streets and walkways to building entrance(s)
 - between buildings, facilities and spaces that are on the same site
 - to connect the building entrance(s) with all spaces and facilities within the building
 - to minimise travel distance between each accessible element of the building and of facilities within it.
- For the purposes of the previous point, access should be provided to and within all the areas or facilities of the building where there is a reasonable expectation of access by any owner, occupier, employee, or visitor. It does not include any area if access would be inappropriate because of the particular purpose for which the area is used.
- Council may vary these provisions if compliance will cause major difficulties or unjustifiable hardship to a person or organisation. Each claim for unjustifiable hardship is determined on a case by case basis taking into account the following:

5a Commercial development - general

Outcomes to be achieved	Design guidelines
H. Privacy	<ul style="list-style-type: none"> - Whether there is a benefit or a detriment to any person concerned. - How it affects the disability of the person concerned; and. - The financial cost and considering the following circumstances: <ul style="list-style-type: none"> - technical limits. - topographical restrictions. - safety, design and construction issues; and. - does not rely on the 'public domain' to solve access issues within the site.
<ul style="list-style-type: none"> ■ The privacy of adjoining and nearby dwellings is maintained. 	
I. Safer by design	
<ul style="list-style-type: none"> ■ Buildings and sites are designed with consideration for the placement of windows, doors and fences so as to achieve best 'safer by design' practice. 	
J. Outdoor lighting	
<ul style="list-style-type: none"> ■ Lighting to pedestrian areas is energy efficient, incorporated into the building design and ensures safe, legible pedestrian access routes. ■ Lighting does not adversely affect the residential amenity of adjoining or nearby neighbours. 	<ul style="list-style-type: none"> • Commercial development should provide lighting to pedestrian paths, side and rear laneways and building entries, that ensures a clear line of sight along pedestrian routes and that does not adversely affect the residential amenity of neighbours. • Lighting fixtures must be of low energy design, integrated in the building walls, and readily maintained by the owner. Sensor spotlights are not acceptable for pedestrian lighting. • <i>Australian Standard 4282-1997 - Control of the obtrusive effects of outdoor lighting.</i>
K. Advertising & signage	
<ul style="list-style-type: none"> ■ The development considers the provisions of section 8b Advertising & signage. ■ Signage is compatible with the scale and character of development in the area and with the scale of the building it is placed upon. ■ Signage is not placed on a building wall abutting or facing a residential area. 	<ul style="list-style-type: none"> • The number and size of signs should be limited to avoid clutter and unnecessary repetition. • Signage should form an integrated part of the building façade, architectural design and scale of the building
L. Landscaping	
<ul style="list-style-type: none"> ■ Landscaping reflects the size and height of buildings and is consistent with the character of the area. ■ Landscaping is used to soften the impact of hard surfaces where necessary. 	<ul style="list-style-type: none"> • Where appropriate, landscaping should be incorporated into building design to enhance the character of the streetscape and the amenity of buildings and public places.

5a Commercial development - general

Outcomes to be achieved

Design guidelines

M. Post supported verandahs & balconies

- Posts supporting verandahs or balconies:
 - are set back a minimum of 600 mm from the rear of the kerb.
 - complement the style, materials and character of the building being altered.
 - do not interfere with operation of, or access to, utility infrastructure.

Note: public liability insurance must be provided to Council requirements.

Note: separate approval under the Roads Act is required for verandah or balcony awnings over a public footpath.

N. Outdoor eating areas

- Outdoor eating areas are designed so as to:
 - enhance the character of the town centre.
 - provide lively and active streetscapes without compromising the safe and efficient movement of pedestrians.
- Any outdoor eating areas are located directly adjacent to cafes or restaurants.
- A clear space is provided on the footpath to allow free flow of pedestrian traffic.
- Furniture is strong, durable and of sufficient weight such as not to be moveable by strong gusts of wind. Lightweight plastic chairs and tables are not permitted.
- Outdoor eating areas are required to comply with Council's Policy – Use of Public Footpaths.

Note: separate approvals under the Roads Act and Local Government Act are also required.

5a Commercial development - general

Outcomes to be achieved

Design guidelines

Access, infrastructure & services

O. Off street parking & access

- The development, including all car parking, access and loading facilities considers the provisions of section **12a Access & vehicle parking**, and the provisions *UHSC Draft Engineering Guidelines for Subdivisions and Developments*, as amended.
- Car parking is screened from residential areas.
- Vehicular access to properties fronting the New England Highway is from laneways or shared driveways.

P. Water supply

- Reticulated water is provided, or as otherwise agreed with Council.
- Easements (benefiting UHSC) shall be provided for all existing and proposed public water mains within the site.

Q. Sewerage & waste water

- The development is connected to the reticulated sewerage system.
- Liquid trade waste facilities and approvals are provided and obtained where liquid wastes (excluding domestic waste from a hand wash basin, shower, bath or toilet) are to be discharged to the reticulated sewerage system.
- Easements (benefiting UHSC) shall be provided for all existing and proposed public sewer mains within the site.

R. Electricity & telecommunications

- Satisfactory arrangements are made with the relevant utility provider for the provision of underground electricity and telecommunications services.

S. Stormwater management

- The development considers the provisions of section **11f Soil & water management** and the provisions of *UHSC Draft Engineering Guidelines for Subdivisions and Developments*, as amended
- Easements (benefiting UHSC) shall be provided for all existing and proposed Council stormwater infrastructure within the site.

T. Waste minimisation & management

This section aims to ensure new commercial developments and changes to existing developments are designed to maximise resource recovery (through waste avoidance, source separation and recycling); and to ensure appropriate well-designed storage and collection facilities are accessible to occupants and service providers.

- A designated waste/recycling storage area or room/s are provided.
- Convenient access from each tenancy to the waste/recycling storage room/s or area/s is provided. Step-free access is provided between the point at which bins are collected/emptied and the waste/recycling storage room/s or area/s.
- Arrangements are in place in all parts of the development for the separation of recyclable materials from general waste. Arrangements must be in all parts of the development for the

5a Commercial development - general

Outcomes to be achieved

Design guidelines

movement of recyclable materials and general waste to the main waste/recycling storage room/area. For multiple storey buildings, this might involve the use of a goods lift.

- The waste/recycling storage room/area is able to accommodate bins that are of sufficient volume to contain the quantity of waste generated between collections.
- The waste/recycling storage room/area provides separate containers for the separation of recyclable materials from general waste. Standard and consistent signage on how to use the waste management facilities should be clearly displayed.
- Waste management facilities are suitably enclosed, covered and maintained so as to prevent polluted wastewater runoff from entering the stormwater system.
- Where possible, waste/recycling containers is collected from a rear lane access point. Consideration should be given to the time of day at which containers are collected so as to minimise adverse impacts upon residential amenity, pedestrian movements and vehicle movements.
- A waste/recycling cupboard is provided for each and every kitchen area in a development, including kitchen areas in hotel rooms, motel rooms and staff food preparation areas. Each waste/recycling cupboard must be of sufficient size to hold a minimum of a single day's waste and to hold separate containers for general waste and recyclable materials.
- Premises that discharge trade wastewater must do so only in accordance with a written agreement from the local sewer authority. Trade wastewater may be defined as "any liquid, and any substance contained in it, which may be produced at the premises in an industrial and commercial activity, but does not include domestic wastewater (e.g. from hand-basins, showers and toilets)."
- Premises which generate at least 50 litres per day of meat, seafood or poultry waste must have that waste collected on a daily basis or must store that waste in a dedicated and refrigerated waste storage area until collection.
- Arrangements are in place regarding the regular maintenance and cleaning of waste management facilities. Tenants and cleaners must be aware of their obligations in regards to these matters.
- Any garbage chutes are designed in accordance with the requirements of the *Building Code of Australia* and *Better Practice Guide for Waste Management in Multi-Unit Dwellings*. Garbage chutes are not suitable for recyclable materials and must be clearly labelled to discourage improper use.
- Food and drink premises that use disposable wrappers or containers provide waste bins that are appropriate to the waste materials generated. In particular containers that are recyclable should be able to be recycled at the premises of origin.

5a Commercial development - general

Outcomes to be achieved

Design guidelines

- Recyclable receptacles are provided in premises that provide food and drinks in recyclable containers, either pre-packaged or prepared in store. The following items should be recycled within the receptacles:
 - glass bottles
 - paper
 - cardboard
 - aluminium cans
 - steel cans
 - plastic bottles and containers
 - milk and juice cartons
 - All waste receptacles are coloured in conformance with the Australian Standard.
 - Signage should be provided that assists patrons in the proper sorting of waste and food scraps.
 - Appropriate collection services are contracted to ensure well sorted waste is disposed of accordingly
-

5b Kelly Street Commercial Precinct, Scone

Explanatory outline

Section 5b outlines assessment criteria relating to the Kelly Street commercial precinct in Scone. The following matters are covered:

- Height of buildings
- Site coverage / floor space ratio
- Awnings and facades
- Colours and materials
- Advertising and signage
- Heritage
- Parking and access
- Landscaping

5b Kelly Street commercial precinct, Scone

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

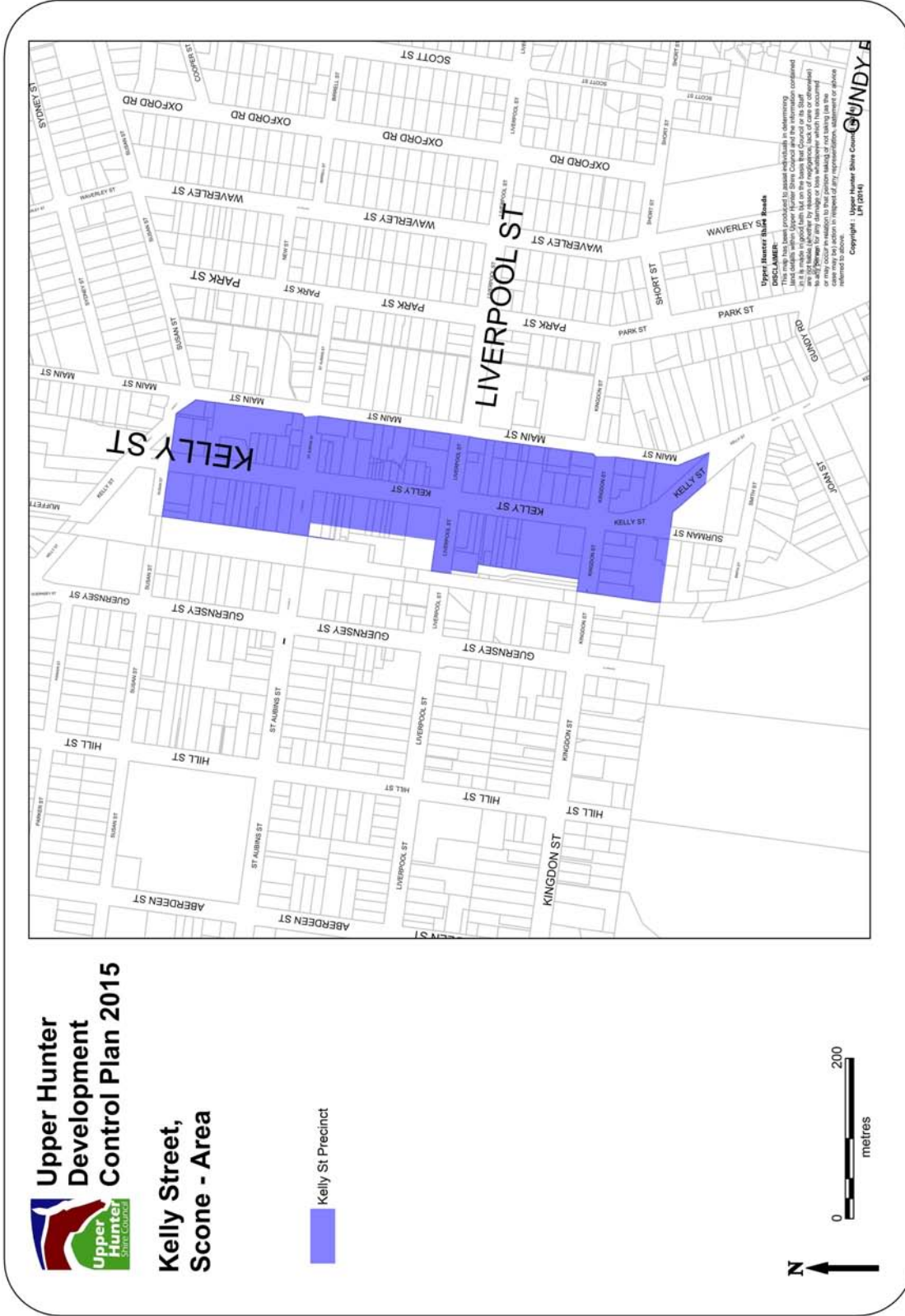
Column 2: Applicable land

Land located in the Kelly Street commercial precinct (generally between Gundy and Susan Streets, Scone), and zoned B2 Local Centre (refer to Map 2 Kelly Street, Scone – Area)

5b Kelly Street Commercial Precinct, Score



Map 2 Kelly Street, Score – Area



5b Kelly Street Commercial Precinct, Scone

5b.2 Objectives

The specific objectives of this section are to:

- encourage the orderly development of land on Kelly St, Scone;
- ensure as far as possible that the existing rural town character and charm of the Kelly Street commercial precinct is retained and enhanced;
- encourage the reinstatement historical facades where possible;
- encourage continuous awnings with posts;
- encourage a co-ordinated palette of external materials and colours; and
- 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 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.

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.

Outcomes to be achieved	Design guidelines
<p>A. Height of buildings</p> <ul style="list-style-type: none"> ■ The low scale of buildings fronting Kelly Street is maintained. <p><i>Note: building height controls are specified in Upper Hunter LEP 2013 clause 4.3 and the associated 'Height of Buildings' maps.</i></p>	<ul style="list-style-type: none"> • 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 Kelly Street and will allow balcony landscaping. • Upper levels can be designed to allow residential (studio) one bedroom flats or office accommodation.
<p>B. Awnings & facades</p> <ul style="list-style-type: none"> ■ The development makes a positive contribution to the current style of continuous awnings with posts and historical facades 	<ul style="list-style-type: none"> • 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.

5b Kelly Street Commercial Precinct, Scone

Outcomes to be achieved

Design guidelines

C. 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 should take into consideration the specifications of Table 12 Kelly Street Scone – 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 the Table 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.

D. 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 12 Kelly Street Scone – Colour and Materials below.
- **Upper fascia signs** are restricted to one painted non-illuminated sign per shopfront, complying with Table 12 Kelly Street Scone – 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.
- 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.

E. Heritage

- The development considers the provisions of section 9a Heritage conservation and particularly to the provisions regarding Central Scone Heritage Conservation Area, as defined at Map 5 Central Scone and West Scone Conservation Area.

F. Existing public urban improvements

- The development complements and augments the existing public urban improvements within Kelly Street, including extensive landscaped areas of medians and pathways; mini parks, integrated street furniture, litter bins and brick paved footways.
- Any damage to urban improvements listed above is restored at the completion of any new development.

5b Kelly Street Commercial Precinct, Scone

Table 12 Kelly Street Scone – 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, Pillar Box Red
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.

5b Kelly Street Commercial Precinct, Scone

5c.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.
- UHSC Draft Engineering Guidelines for Subdivisions and Developments, as amended