

NOTE: This Chapter should not be read in isolation. You may need to consider other chapters of this DCP when preparing your application.



CHAPTER G18: STREETSCAPE DESIGN FOR TOWN AND VILLAGE CENTRES

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Amendment history

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1	8 May 2018	23 May 2018	New

1 Purpose

The purpose of this Chapter is to outline the:

- Design provisions for nominated town and village centre (nominated centre) streetscapes; and
- Relationship between the public domain and adjoining **development** on private land.

This Chapter aims to promote and guide the revitalisation of the nominated centres so that over time they become the focus of community life for residents and visitors to the area.

Advisory Note: In addition to the provisions outlined in this Chapter, you must refer to the supporting documents:

- [Streetscape Technical Manual](#); and
- Supporting Map 1: Subject Streets Map.

2 Application

This Chapter applies to:

- All nominated centres listed in Table 1 and to **development** fronting a subject street as illustrated on Supporting Map 1.
- All **commercial**, **mixed use**, **multi dwelling housing**, **attached dwelling**, **residential flat building**, **shop top housing** and **seniors housing development** (excluding applications for change of use and internal works).

This Chapter does not apply to **dwelling house** and **dual occupancy development**.

Where there are any inconsistencies between this chapter and a relevant area specific DCP chapter, the area specific DCP chapter will prevail.

Table 1: Nominated Town and Village Centres

Town and Village Centre	Relevant Area Specific DCP Chapter
Berry	N2 Berry Town Centre
Shoalhaven Heads	N4 Shoalhaven Heads Village Centre
Kangaroo Valley	N1 Kangaroo Valley
Bomaderry	N5 Bomaderry Town Centre

Nowra	N8 Nowra CBD Urban Design Development Controls
Culburra Beach	N14 Culburra Beach Village Centre
Huskisson	N18 Huskisson Town Centre
Vincentia	N15 Vincentia Coastal Village and District Centre
Sanctuary Point	N22 Sanctuary Point Local Centre
St Georges Basin	N23 St Georges Basin Village Centre
Sussex Inlet	S3 Sussex Inlet Town Centre
Milton	S6 Town of Milton
Ulladulla	S8 Ulladulla Town Centre

3 Context

A streetscape is the composition of a commercial street and civic public space (public domain), including but not limited to roads, pedestrian movement areas and the landscaping elements including street furniture within it. Streetscapes have the ability to contribute to the functionality and character of a town and village centre and help form its overall identity.

The *Streetscape Technical Manual* specifies the design and construction of the elements within the streetscape in nominated centres based on current best practice. The detail contained within the *Streetscape Technical Manual* aims to improve the overall quality of construction and provide continuity of streetscape elements including street trees, pavement and street furniture. The *Streetscape Technical Manual* is a technical guide only.

4 Objectives

The objectives are to:

- i. Encourage legible and accessible streetscapes in Shoalhaven town and village centres.
- ii. Provide attractive, safe, sustainable and active townships that are sympathetic to existing character and community strengths.
- iii. Ensure the design and construction of town and village centre streetscapes are developed in a coordinated and sustainable manner.

5 Controls

5.1 Streetscape Character and Function

Towns and villages in Shoalhaven have unique character, features and functions. The quality and character of the streets therefore play a significant role in the experience of the town or village centre. It is important that these existing strengths are protected and enhanced to ensure that future **development** reinforces the existing 'sense of place'.

The specific objectives are to:

- i. Improve the quality of streetscapes in town and village centres.
- ii. Establish a clear hierarchy of streets, where relevant, to increase legibility of the centre.
- iii. Protect and enhance elements which positively contribute to the existing character and function of the centre.
- iv. Protect and enhance the unique landscape and visual character of town and village centres.
- v. Encourage and promote **development** that integrates and contributes to the function, vitality, and character of town and village centres.

Performance Criteria	Acceptable Solutions
P1.1 Improve the quality of the streetscape in nominated town and village centres and subject streets as identified by Supporting Map 1.	A1.1 Streetscape works are provided in accordance with the <i>Streetscape Technical Manual</i> . Where the <i>Streetscape Technical Manual</i> does not specify a streetscape treatment (i.e. P1.2), streetscape works should be determined on merit.
P1.2 Improve the quality of the streetscape outside of nominated centres and subject streets, where the following development is proposed: <ul style="list-style-type: none"> • Commercial premises; • Mixed use development; • Multi dwelling housing; • Attached dwelling; • Residential flat building; • Shop top housing; and • Seniors housing. 	A1.2 A landscape plan is to be submitted with a Development Application illustrating works that are within the streetscape. See Chapter 2 General and Environmental Considerations for more detail.

Performance Criteria	Acceptable Solutions
<p>P2 Develop and enhance town and village centre streets as pedestrian oriented places with high amenity.</p>	<p>A2.1 Where applicable, streetscape works establish a street hierarchy to encourage accessible and permeable town centres, as indicated in the <i>Streetscape Technical Manual</i>.</p>
<p>P3 Provide a coordinated and consistent palette of streetscape elements to ensure a high level of amenity, legibility, and visual quality.</p>	<p>A3.1 Materials, finishes and colours of streetscape elements are to be provided in accordance with the <i>Streetscape Technical Manual</i>.</p>
<p>P4 Ensure streets within centres are:</p> <ul style="list-style-type: none"> • Safe to use; • Encourage perceptions of safety; and • Comfortable to use in all weather conditions. 	<p>A4.1 Clear sight lines must be maintained from each end of streets, lanes and through-site links.</p> <p>A4.2 You are to consider Crime Prevention Through Environmental Design principles. See Chapter 2: General and Environmental Considerations for more detail.</p> <p>A4.3 Where awning structures are present in a streetscape, new development should incorporate a continuous awning to provide protection from weather elements.</p> <p>A4.4 Where awnings are proposed, they are to best match surrounding awnings in character, height, and depth.</p>

5.2 Streetscape Components

Streetscape components, such as street trees and furniture, can greatly assist in encouraging an engaging and attractive town and village centre. When considered and installed carefully through best practices, new streetscape components can dramatically improve pedestrian amenity and comfort, along with ongoing environmental and maintenance costs.

The specific objectives are to:

- i. Improve individual town streetscape character and amenity by using a selection of site-specific material, vegetation and furniture palettes.
- ii. Provide streetscape components to ameliorate the effects of climate change and the urban heat island effect.

- iii. Utilise best practice installation techniques to minimize ongoing management and lifecycle costs.

Performance Criteria		Acceptable Solutions
P5	Streetscapes consist of high quality streetscape elements.	A5.1 Footpaths/pathways , planting and installation of street furniture are in accordance with the <i>Streetscape Technical Manual</i> .
P6	Allow for convenient and equitable pedestrian travel through provision of footpaths/pathways in centres. Footpath design is consistent to encourage visual continuity and legible centres.	<p>A6.1 Provide footpaths/pathways with high quality materials in accordance with the <i>Streetscape Technical Manual</i>.</p> <p>A6.2 Footpaths/pathways should be provided to allow for equal access in accordance with the <i>Disability Discrimination Act 1992</i>. Continuous accessible paths along the front building/ property line must be provided in accordance with Chapter G17: Business, Commercial and Retail Activities.</p> <p>A6.3 Where the footpath/pathway design in the <i>Streetscape Technical Manual</i> differs to the existing footpath design, the new footpath is to be provided as per the <i>Streetscape Technical Manual</i>.</p> <p>A6.4 Where a driveway crossover intersects a footpath/pathway, the driveway is to be of the same or similar material, finish and colour as the footpath/pathway.</p>
P7	Streetscape design and treatment is to provide opportunity to activate ground floor uses.	<p>A7.1 Where an active shop front (including food and drink premises) is proposed, paving should be provided as full-width footpaths.</p> <p>A7.2 Part-width pathways will only be considered appropriate where the subject street has a consistent part-width pathway and/or the street is identified in the <i>Streetscape Technical Manual</i> as a part-width pathway. In these circumstances, the pathway is to extend to the front building line.</p>

Performance Criteria	Acceptable Solutions
<p>P8 Provide street trees and landscaping elements to improve amenity, and encourage functional and attractive streetscapes.</p>	<p>A7.3 Where part-width pathways are proposed, footpath trading must not obstruct the continuous accessible path from the front building / property line.</p>
	<p>A7.4 Placement of street furniture must take into consideration the location of commercial outdoor dining areas and entrances to public buildings in accordance with the <i>Smoke-free Environment Act 2000</i>.</p>
	<p>A8.1 A minimum of one street tree is to be provided per lot frontage. They shall be spaced evenly with other established trees within the streetscape.</p>
	<p>A8.2 Where new streets, laneways and pedestrian connections are provided, new streetscape components and treatments should be incorporated into their design. These will be considered on merit.</p>
	<p>A8.3 Tree species are to be selected and installed in accordance with the <i>Streetscape Technical Manual</i>.</p>
	<p>A8.4 The location of street trees must consider potential impacts to overhead and underground services (including easements), kerbs and footpaths.</p>

5.3 Unique Town and Village Centre Features

It is important that each town and village centre retain and enhance their unique character and features to provide a sense of community expression.

Should **development** on land front a streetscape with a unique feature, works within the public domain must incorporate the feature into the design in accordance with the *Streetscape Technical Manual*.

The objective of this control is to:

- i. Improve individual town and village streetscape character and individuality.

Performance Criteria		Acceptable Solutions
P9	Retain existing unique features and encourage enhancement of the centres character through additional unique features.	<p>A9.1 Where applicable, unique features are to be provided as per the <i>Streetscape Technical Manual</i>.</p> <p>A9.2 Works in the public domain which are adjacent to existing unique features should be complementary and not detract from their presence.</p>

6 Advisory Information

6.1 Other legislation or policies you may need to check

Note: This section is not exclusive and you may be required to consider other legislation, policies and other documents with your application.

Council Policies & Guidelines	<ul style="list-style-type: none"> • Town Street Tree Planting Strategy • Shoalhaven Plant Species List • Developing Public Art – Themes and ‘Sense of Place’
External Policies & Guidelines	<ul style="list-style-type: none"> • Australian Standards • NATSPEC - A Guide to Assessment of Tree Quality • Crime prevention and the assessment of Development Applications
Legislation	<ul style="list-style-type: none"> • Shoalhaven Local Environmental Plan 2014 • <i>Smoke-free Environment Act 2000</i> • <i>Disability Discrimination Act 1992</i>