

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



# CHAPTER N4: SHOALHAVEN HEADS VILLAGE CENTRE



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## Contents

1	Purpose .....	2
2	Application .....	2
3	Context .....	2
4	Objectives .....	3
5	Design Elements.....	3
5.1	The Creation of a Village Focal Point .....	3
5.2	Land Use .....	3
5.2.1	Development Incentive.....	4
5.3	Building Envelopes and Development Guidelines .....	4
5.4	Village Shopping Centre .....	4
5.5	Tourist Accommodation Precinct .....	5
5.6	Design Details.....	5
5.7	Infrastructure Requirements .....	5
5.7.1	Off-street car parking and servicing .....	5
5.7.2	Traffic facilities .....	5
5.7.3	Utility services .....	6
5.7.4	Implementation.....	6
6	Advisory Information.....	6
6.1	Other legislation or policies you may need to check.....	6

## Figures

Figure 1:	Subject Land Map.....	2
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facilities and support infrastructure, including recreations facilities and emergency services. The large vacant parcel of land, Lot 96 DP 1069334, has been identified as a possible future site for the Shoalhaven Heads Public School.

The shops to the east would be integrated with the proposed tourist accommodation precinct, and incentives have been identified to encourage redevelopment and upgrading of these shops.

*Note: Where an inconsistency exists between the provisions in this chapter and those in another chapter of this DCP or Policy of Council, the provisions in this chapter shall prevail.*

## **4 Objectives**

**The objectives are to:**

- i. Integrate the two westernmost **developments** to enable the area to become a shopping precinct, with combined support infrastructure and recreation facilities
- ii. Create a compact and accessible centre that rationalises the existing linear nature of the centre
- iii. Identify suitable off-street **car parking** areas within easy walking distance from shops
- iv. Minimise pedestrian and traffic conflicts within the centre, particularly where it fronts Shoalhaven Heads Road
- v. Identify tourist-related opportunities within the zoned commercial area, together with opportunities for aged accommodation
- vi. Identify opportunities for streetscaping and beautifying the town centre
- vii. Integrate existing and future **community** and recreational facilities such that it has the potential to reinforce the economic base for the centre
- viii. Encourage access to the centre for both cyclists and pedestrians alike

## **5 Design Elements**

### **5.1 The Creation of a Village Focal Point**

A focal point for the village has been identified on part of Lot 96 DP 1069334. This is in the area associated with a proposed village park, located between the two existing **developments** opposite Bolt Street. Provisions have been made to allow further retail **development** adjoining the park. The village focal point should be created as part of any retail **development** over Lot 96, and could also be used the venue for future markets, etc.

### **5.2 Land Use**

Land uses should be in accordance with the supporting map. Retail and personal services are encouraged in the main shopping area. An area to the east of Aspinall Street, zoned B2 Local Centre, has been identified for tourist accommodation; this is shown on the map.

Density provisions for these tourist areas will be as required by *Chapter G14: Other Residential Accommodation*. The Council-owned parcel of land zoned SP2 is to be retained for community facilities, while the large vacant parcel of land, Lot 96 DP 1069334, has been identified as a possible future site for the Shoalhaven Heads Public School.

### **5.2.1 Development Incentive**

Density provisions will remain flexible for Lot 6 DP 806082, as an incentive to redevelop this site for tourist orientated uses. Any development would, however, need to provide adequate landscaping to soften the impact to both street frontages.

## **5.3 Building Envelopes and Development Guidelines**

Building envelopes for this area are identified on the supporting map and are designed to minimise the bulk and scale of development. Any proposed development must demonstrate the following:

- Development does not detrimentally impact on the existing low-key character of the town
- Development should incorporate environmentally sensitive principles
- Areas for future pedestrian open space are available
- Areas for off-street parking and servicing are available
- Buffers are provided to residential areas to maintain amenity
- Existing areas of vegetation are incorporated into landscaped areas associated with open spaces, parks and car parks

## **5.4 Village Shopping Centre**

The village shopping centre consists of a series of building modules interconnected with both covered and open pedestrian areas. The village park, located on Lot 96 DP 1069334 between the shopping centre and Shoalhaven Heads Road, should be provided as part of any development of the retail centre. Dedication of this park to Council could be considered as part of the development process.

This area should be designed to incorporate existing vegetation and minimise disturbance to the natural physical features. Building height should be limited to single storey, as measured from the natural ground surface. Council may consider a variation of this control for the purposes of a manager's residence, if it can be demonstrated that such a residence would be used in conjunction with an existing shop.

Building styles and materials should relate to the seaside character of the town and incorporate pitched metal roofs and masonry wall cladding. The interconnecting pedestrian areas should be predominantly of timber construction. Building colours should relate to a contemporary palette and be in keeping with the natural surrounding vegetation.

Light ochre colours are preferable for pedestrian pavement areas. Indigenous planting highlighting *macrozamia* (Burrawang) understorey should dominate landscaping themes. Exotic plantings, including rainforest and tropical species, should only be used as accent planting principally in the retail pedestrian plaza areas.

## **5.5 Tourist Accommodation Precinct**

**Development** in the tourist precinct should be consistent with the building envelopes identified on the map. Building styles and materials should relate to the seaside character of the town and incorporate pitched metal roofs, and various masonry and timber wall cladding.

Colours should predominantly relate to the surrounding natural **vegetation**, incorporating greens, blues, greys and light ochre colours. Indigenous planting should predominate, and exotic plantings should be limited to accent planting.

## **5.6 Design Details**

Detailed designs will be required for the following items:

- Streetscaping elements involving a distinctive range of furniture elements and colours
- Landscape and planting species appropriate to the area
- Opportunities to include **community** arts projects

Detail designs will only commence after being included in a future works program.

## **5.7 Infrastructure Requirements**

### **5.7.1 Off-street car parking and servicing**

This chapter proposes off-street car parking for over 150 vehicles in addition to the existing car parking already provided. This car parking would occur in the event of **development** of Lot 96 DP 1069334, and could be staged with **development**.

Servicing for the retail centre is proposed on Lot 96, in the area to the east of future **development**. Service access should be provided between the existing shops and the proposed infill **development**.

### **5.7.2 Traffic facilities**

This chapter provides for a roundabout on the corner of Matthews Street and Shoalhaven Heads Road, in order to reduce traffic speeds and improve safety in this area. This will also give access to the future **development** of Lot 96.

## Chapter N4: Shoalhaven Heads Village Centre

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A landscaped median is proposed for Shoalhaven Heads Road between Matthews Street and McIntosh Street. This median will also act as a refuge to improve safety for pedestrians crossing the road.

Shared cycleway footpaths are proposed and should be provided in accordance with Council's adopted strategy.

The program for construction would be subject to inclusion in a future works program.

### 5.7.3 Utility services

Further improvements to infrastructure, including drainage footpaths, underground electricity, etc., will be identified with future detailed plans for the area.

### 5.7.4 Implementation

Proposals shown on the accompanying map indicate future development over a number of years. The timing for the release of land and development, as well as streetscaping, traffic facilities, pedestrian open space and [car parking](#), will be subject to decisions being made by landowners, business owners, Council and the economic situation.

## 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

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<b>Council Policies &amp; Guidelines</b>	<ul style="list-style-type: none"><li>• Shoalhaven Bike Plan</li></ul>
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<b>External Policies &amp; Guidelines</b>	<ul style="list-style-type: none"><li>• Nil</li></ul>
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<b>Legislation</b>	<ul style="list-style-type: none"><li>• Shoalhaven Local Environmental Plan 2014</li></ul>
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