

Bega Valley Shire Council



BEGA TOWN CENTRE DEVELOPMENT CONTROL PLAN DESIGN GUIDELINES



Bega image courtesy of Robert Hayson

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INTRODUCTION...

The Purpose of the Design Guidelines

A detailed Development Control Plan (DCP) has been prepared to assist in realising the vision established for the emergence of the diverse regional centre of Bega. The vision is communicated as a statement of desired future character for the town Centre and a series of character statements for precincts which exhibit distinguishing qualities.

Format of the guidelines

The guidelines comprise two parts. Part 1 indicates general requirements for all developments: while Part 2 outlines requirements specific to the distinctive areas comprising the town Centre

The DCP

Objectives and controls contained in the Town Centre DCP seek to guide the broad nature of both the public and private domain. They do not, however, provide the level of detail required to leverage quality design beyond minimum standards.

These guidelines have been developed to provide the detail that will assist in making Bega a unique regional city. The guidelines focus on visual appearance, setbacks and heights, development in flood prone areas and draw on the existing character of the Town Centre. They are drafted to assist developers, architects, building designers and builders in producing quality buildings and positive contributions to the public domain.

GENERAL REQUIREMENTS (Applicable to all zones)

Colours, finishes and materials

Colours and finishes and materials used within the Bega Town Centre will vary considerably depending on the age of the building, its construction method, and the materials selected.

It is not intended that a "Town Centre colour palette" be produced, because this would be arguably a selective document, based on the views of a small number of people.

Colours particularly within the Main Street core (generally older buildings in Carp, Gipps, Auckland and Church Streets) should be based on the colours of the relevant period they were constructed in, and also sympathetic to their neighbouring buildings and context.

Colours and materials for new buildings in other precincts may express contemporary thought or may include references to important materials emanating from the district. Materials and finishes considered may include stone, timber, face brick, rendered brick or masonry or in certain instances weathered natural materials.

Please be aware though that the use of strong colour is generally not desirable, and all buildings submitted for consideration will require a detailed external finishes colour board and schedule. Buildings considered having strong inappropriate colours, particularly in heritage areas will be assessed by Councils heritage adviser or Design Review Panel.



Figure 1. Example of appropriate colours applied to the upper floor level of an early building. Note the retention of the existing shopfront



Figure 2. Appropriate external colour and finish treatment to building façade. Note however that the new street level shopfronts are not in keeping with The character of the building

Signage

The treatment of signage applied to buildings is a critical element in the overall streetscape of the Bega Town Centre.

Signage should be carefully considered and appropriate to the building design and form.

The examples shown indicate a completely inappropriate form of signage (Figure 3) and an acceptable form of signage (Figures 4 and 5) that is integrated within the appropriate colour scheme of the building



Figure 3. Signage dominating the appearance of a building – NOT ACCEPTABLE



Figure 4. Signage incorporated into the architectural detailing and colours and finishes of the building - ACCEPTABLE



Figure 5. Restrained signage and appropriate colours on an existing building - ACCEPTABLE

Awnings

New developments, significant alterations and additions or building upgrading within the town centre core area (refer Figure 7. Below) should incorporate protective awnings within their design.

Awnings should be continuous and be designed so that they integrate with adjoining building styles. Depending on the character of the precinct, this may require different design solutions.

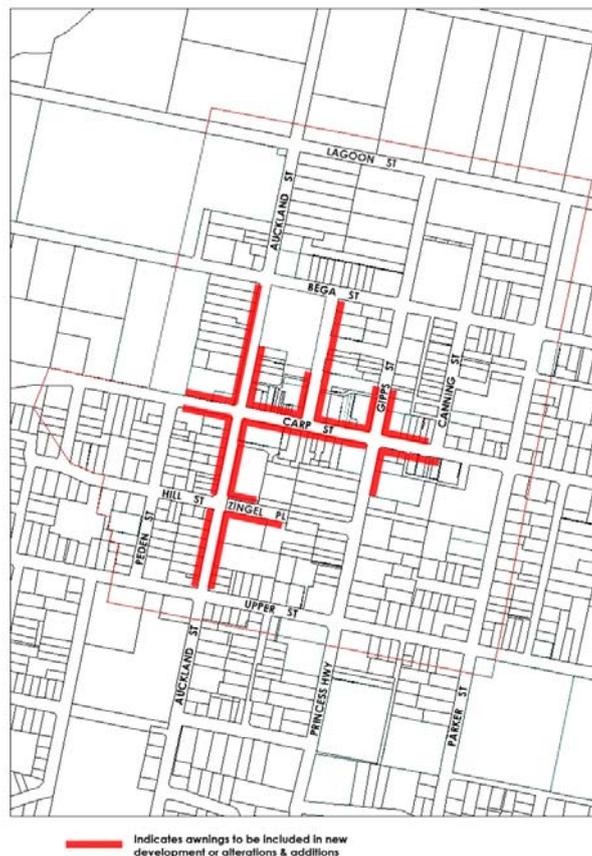


Figure 6: Extent of areas where awnings are to be provided in new developments.

Development in Flood Prone Areas

As indicated in Figure 7, below some lands considered suitable for development/redevelopment within the Town Centre are within the 1 in 100 year flood affected area.

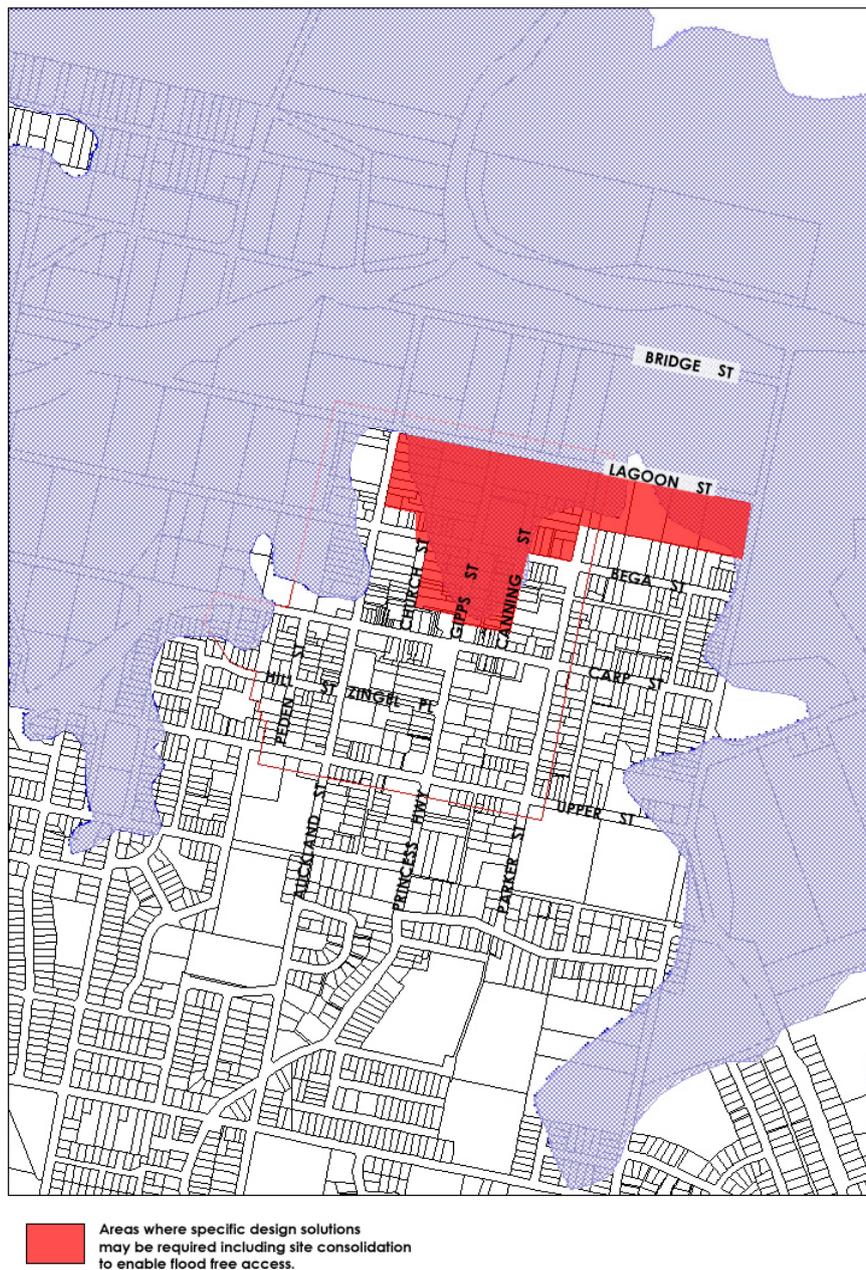


Figure 7: Areas affected by flooding requiring specific design controls.

Sites highlighted (in red), that are within or partly within the flood area, may require consolidation so that new developments can be designed with flood free access and an appropriate relationship with surrounding buildings and the immediate context generally.

In the flood prone areas in between Gipps and Church Streets and Gipps and Canning Streets it is highly desirable that sites are consolidated so that access can be provided to floor levels above the flood line.

New buildings so designed should ensure that consideration is given to appropriate façade treatment in Gipps Street in the flood liable areas so that car parking areas beneath buildings are concealed behind appropriate building facades, consistent with the desired streetscape.

Building height Controls

Generally buildings within the Bega Town Centre are limited to two (2) stories in height.

In certain instances and in particular locations within the town Centre Council may consider and increase in building height

The height allowed would be a maximum 14m (4 effective floors) conforming with the REP and be subject to special consideration by Council's planning staff and Council's consultant architect to ensure that ANY building proposed over two stories was proposed to be of superior design quality, fully considered adjacent properties with respect to bulk, scale and overshadowing, future redevelopment opportunities for adjacent sites, desired future outcome of the site, fully complied with SEPP 65 design requirements, and complied with the Town Centre guidelines with respect to building design character, setbacks and car parking.

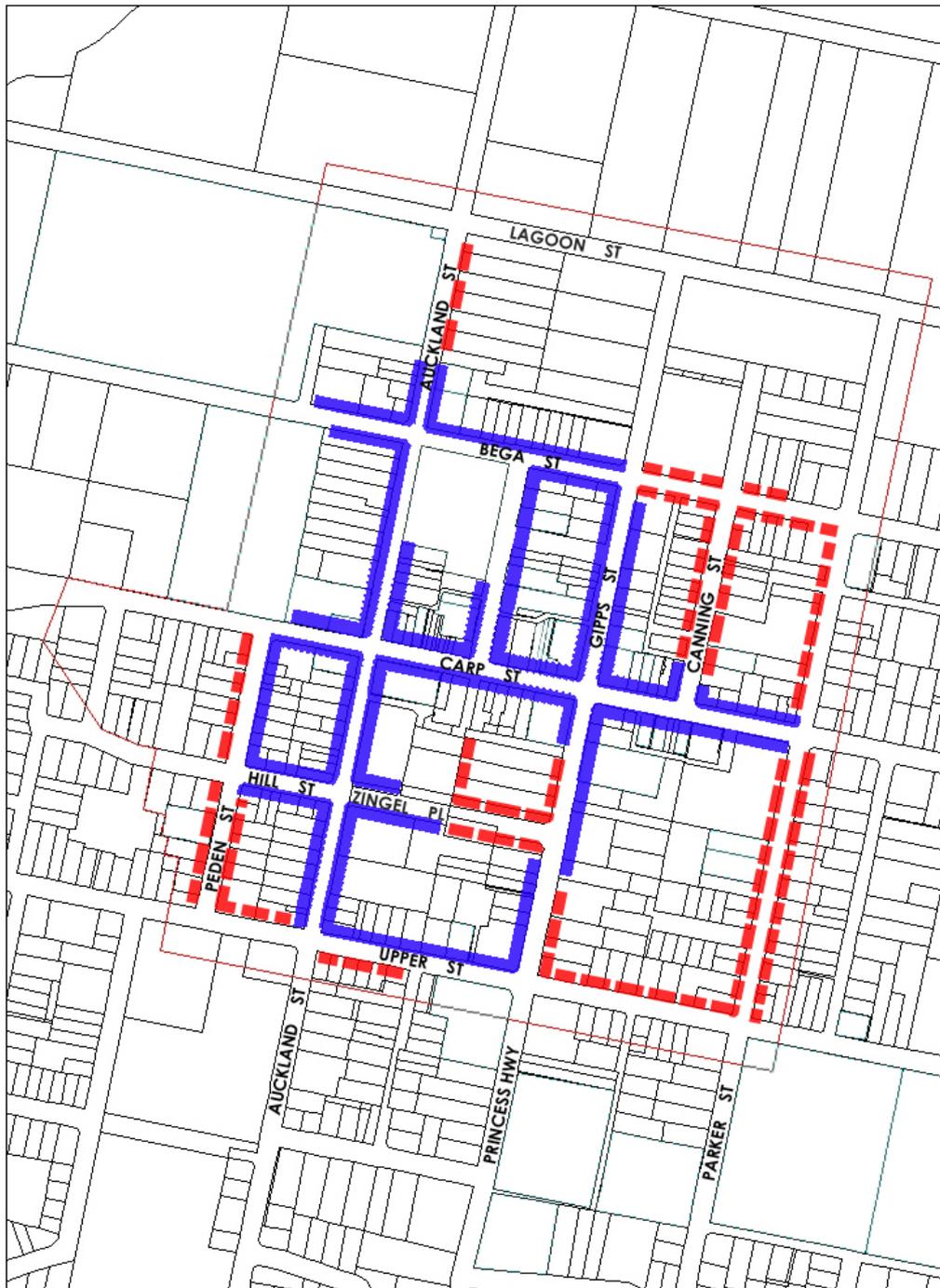
Any applicant proposing a building above two stories would be required to prepare preliminary sketch plans for consideration by a Council lead Design Review Panel and be prepared to provide photo montage streetscape views and probably a physical scale model of the proposed development including the outline form of surrounding buildings.



 Areas where buildings up to 14 metres in height may be considered subject to high quality design outcomes being proposed.

Figure 8. Map of possible locations for buildings to exceed two stories in height

Setbacks



- Buildings to be built to front boundary alignment.
- Buildings to maintain a front building setback 3.0m min OR aligned with existing neighbouring buildings

Figure 9. Street setbacks within the Town Centre

Setbacks within the Town Centre will vary having regard largely to the predominant and desired setback of existing buildings and the desired future character.

Within the main Town Centre area (Carp Street, Auckland Street, Church Street) buildings should generally be built to the front boundary. Within the adjoining service support area (southern Auckland Street, Canning Street, Bega Street and Canning

Street) buildings should be built to a front setback of not less than three (3.0) metres, or consistent with existing development within the street. These measures are intended to ensure new developments blend appropriately with the existing streetscape and contribute positively to the desired future character of the precinct.

Mixed use and Multi unit developments

The new Town Centre DCP allows for greater flexibility in the integration of residential building forms within the town centre including mixed use buildings, apartment buildings, terrace buildings, townhouses, villas and duplexes. Due to the unique characteristics of the identified precincts within the Town Centre not all housing types will be suitable within each zone. Reference should be made to the precinct specific guidelines which provide guidance as to the most appropriate form for that precinct (or parts of it)

Corner buildings

Bega is built using a strong grid network of streets. This has in the past allowed for the positioning of important buildings on main corners within the Bega Town Centre (hotels, banks and the courthouse).



*Figure 10. Existing hotel on the corner of Carp Street and Auckland street. This building addresses both street frontages and has a specific corner element
ACCEPTABLE*

Corner buildings are important because they are visible from two streets and if designed correctly visually terminates the vista within a street where it transitions around a corner to another street. Similarly poorly designed corner buildings can emphasise the deficiencies of that building and detrimentally impact on the streetscape.

Newly designed or refurbished corner buildings within the town Centre should be specifically designed to address both streets and have active facades, and incorporate a strong corner element or feature. This corner element or design feature may be of greater height than the surrounding walls, and may be finished differently, to create a point of interest.



Figure 11: Existing bank building on the corner of Carp Street and Church Street. This building DOES NOT adequately address the Church Street frontage and has no corner detailing or feature - UNACCEPTABLE



Figure 12: Office building on the corner of Gipps and Carp Streets. Some effort to address both streets although not active facades, but good corner detailing, - ACCEPTABLE



Figure 13: A mixed use building on a corner site with the cut off corner allowing for improved Public space and appropriate usage (a restaurant in this instance) Note the prominent balcony detailing – ACCEPTABLE

Public Domain

Improvements to the public areas within the Bega Town Centre are an integral component of the new Town Centre DCP. Council has already undertaken footpath improvements in parts of Carp Street and Auckland Street and as funds permit this area will be expanded.



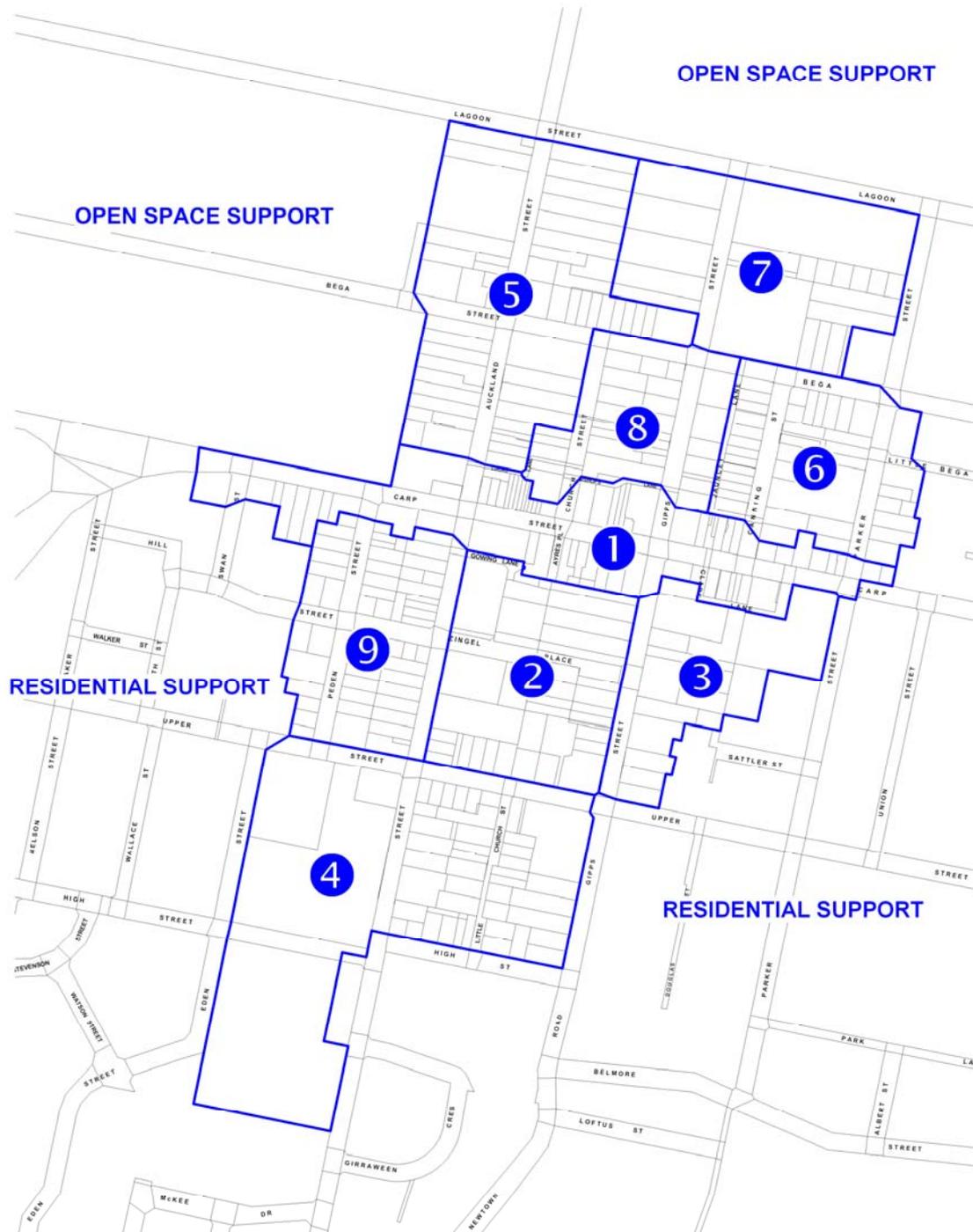
Figure 14: Footpath improvements in Carp Street

To ensure that the improvements can be implemented within a reasonable time frame Council will be requesting a contribution from developers. Where new developments or significant refurbishments are proposed for the Town Centre precincts, developers are encouraged to discuss with Council Public Domain improvements that may be able to be incorporated at the time of development that may integrate with Council's master plan for Public Domain improvements.



Figure 15: Outdoor dining area in Auckland Street – DESIRABLE OUTCOME

PRECINCT SPECIFIC DESIGN GUIDELINES



(Fig 16) **Plan of precincts comprising the Bega Town Centre**

The precincts represent areas within the Town Centre of generally common character with different building and design requirements. These precinct specific guidelines should be read in conjunction with the land uses and building controls noted in BVSC Town Centre DCP of August 2007.

PRECINCT 1 and 8: Carp Street (commercial Main Street), Church, Gipps and Bega Streets



Figure 17: View looking West along Carp Street from the Auckland Street corner showing Carp Street's strong heritage design qualities.

New Development

General

Poorly designed new commercial buildings in the main street core can detract from the positive qualities and character of period buildings and thus the character of the streetscape as a whole. This can affect the vital commercial attractiveness of the Town Centre. The design of new commercial buildings does not need to be overly restricted. New buildings should respect the form and general design of adjoining buildings. Fake heritage building styles are discouraged. Rather, consideration should be given to designing buildings which are sympathetic to the character of the area.

Main Principles

Successful design for new developments along the main street core involves respecting the context of the existing streetscape. The following guideline principles should be utilised to achieve this:

- Build up to the street frontage of the main street core for the full width of the site. A continuous building line with no setbacks aids in reinforcing the existing character of the streetscape;
- Consider the overall scale of the building. The DCP allows building height in the precinct of two stories.
- Provide for a verandah or awning in the design at the same level and of a similar design to surrounding buildings;
- Give due consideration to the front façade modulation of the building to increase visual interest and rhythm. Particular regard can be paid to the horizontal and vertical banding, as discussed below.
- Pronounced horizontal bands visually demarcate the levels and lines of the façade and are achievable through utilising parapets, raised (and/or patterned) cornices, raised label moulding to the window line and with the use of a verandah;

- Vertical banding can modulate the front façade into symmetrical components and is achievable through utilising pronounced bays, pilasters or recesses.

Figures 18 and 19 below provide examples of the design issues discussed in this section.



Figure 18. Poor infill building example in Main Street core area



Figure 19. Example of appropriate infill building

- Provide window shapes, size, hierarchy and groupings in line with the pattern and symmetry used on surrounding traditional buildings;
- Utilise exterior materials similar to surrounding traditional buildings, particularly cement render or similar finishes.



Figure 20. An example of a poorly considered infill building, The Post Office adjacent to the heritage courthouse in Carp Street

Detailing

The use of appropriate detailing, colour, signage etc on new buildings can play a large part in new development contributing positively the character of the main street core. In particular, large out of scale advertising signage and garish colour schemes may be deemed to add to the character and vitality of a busy arterial road but are inappropriate in the slower character filled environment of the main street and can be greatly detractive to the streetscape as a whole.

- Provide for decorative detailing to the upper façade level. This might involve using raised, recessed or decorative panelling, cornices or string coursing, small stamped decorative motifs and the like;
- Under the verandah, consider utilising glazing bars to the shopfront windows and recessed doorways in a manner similar to the traditional buildings found in the main street;
- Utilise a restrained colour scheme in line with the colour schemes used on surrounding traditional buildings;
- Employ the use of different albeit sympathetic colours to pick out building features such as horizontal and vertical banding, windows, decorative detailing;
- Consider measures other than fully frontage roller doors to respond to after hours security requirements on retail buildings. A streetscape of roller doors is obviously detracts from the visual interest of the main street core once retail stores close;

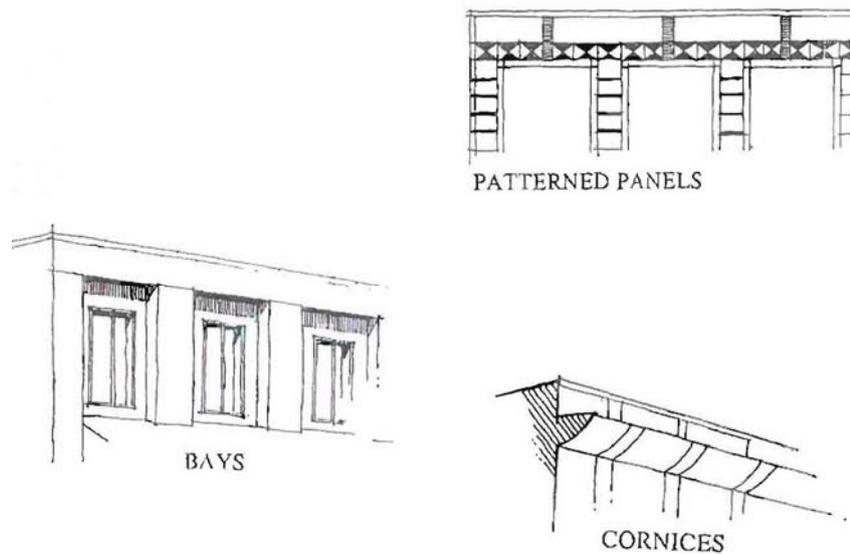


Figure 21. Examples of building detail appropriate in the Main Street core.

- Provide sufficient width to the verandah fascia to enable its use for advertising signage;
- Relate the design of fascia signs to the lines of the building, in a manner perhaps curved or horizontal depending on the building itself;
- Avoid the use of large out of scale signs which hide the architectural features of a building and detract from the streetscape;
- Avoid the wholesale painting of a building garish colour scheme which is at odds with the colours of the streetscape or ignores/obscures the architectural features of the building;

Early (heritage listed and non listed) Buildings

General

Some of the early buildings of the main street core have been subject to unsympathetic changes as owners or tenants sought to maximise exposure and image in the marketplace by ad-hoc modernisation, garish colour schemes and/or extensive signage. The character value of the early buildings plays a large part in giving the Town Centre streetscape its overall character. The incremental effect of small unsympathetic changes to buildings over time can detract from the overall streetscape character, and thus the vital commercial attractiveness which helps to draw in shoppers. Simple and appropriate measures are recommended below to maintain and enhance this character.



Figure 22. Example of an unsympathetic design alteration to an existing early building (Corner Gipps and Carp Street)



Figure 23. Example of unsympathetic detail and positioning of ancillary equipment, "Modernised" Blank façade with exposed air conditioning units visible in Carp Street

Maintaining the Character of Early Buildings

A primary principle of maintaining the character of the early buildings constructed in Bega is the need to respect their architecture. To a large part this can be achieved by:

- Not adding extensions or alterations which are out of scale, form, proportion or style with the original building;
- Not utilising contemporary, often supposedly lower maintenance materials such as aluminium joinery, artificial brick cladding, FC cladding, sheet metal or the like where the original fabric may have been brick or cement render;

- Not applying single paint colours to a whole upper façade thus obscuring the detailing the original designer utilised to make the building distinctive and interesting;
- Adequately maintaining or restoring the building elements;

A second key principle in maintaining the character value of early buildings is the retention of as much original building fabric as possible. Particular features to be retained include original cladding, decorative detailing, verandah form, shopfronts and other materials. When replacement of elements is required, the aim should be a good match of material, form and profile. Avoid over decoration to produce fake 'colonial' images. Restoration can also be used as an opportunity to correct unsympathetic earlier building work.

The use of appropriate colours can make a distinctive difference to the character value of older buildings. While paint schemes vary for different periods, generally key elements of the shopfront and façade features such as horizontal and vertical banding, windows and decorative detailing should be picked out in discrete yet complimentary colours. Several paint companies; most notably Watty, Dulux and Taubmans have developed good heritage colour scheme guides applicable to the various period styles. Although designed primarily for the residential paint market, the colour schemes recommended by these companies can be applied with equal success to the existing early main street buildings and proposed new buildings.



Figure 24. Maintaining, renovating or restoring existing shopfronts is an important streetscape element

Awnings

It is important that within the main "Town Centre Core" of Auckland Street, Carp Street, Church Street and Gipps Street, that new or renovated buildings incorporate full width awnings projecting over the street.

There may also be a case for balcony awnings projecting above the footpath for relevant buildings within Church Street (refer Figure 17) that compliment the existing buildings with verandah projections. Any such construction will have to conform to Council's requirements for resistance to impact damage, and be accompanied by the submission of an appropriate Engineer's design and certificate of structural adequacy.



Figure 25: Existing building renovated with sensitive use of colour



Figure 26. Church Street development site between two significant buildings. Appropriate infill design required for this site.

Church Street specific Building Form and Character

Church Street in particular is one of Bega’s most “well preserved” streets, with a number of well preserved heritage listed and non listed early buildings (Figure 17 & 18 provide examples), ending at Bega Street with the church and manse on the north west corner of the street.

Building forms within this precinct will need to conform to the “Main principles” of development noted above, in that any new development will need to respect existing development forms and styles.

Sites at the northern end of Church Street on the eastern side adjoin land in Gipps Street that is flood liable and consideration should be given to the amalgamation of sites within this precinct that provides a frontage to Church Street, with rear car park access underneath accessed from Gipps Street. There are significant areas available in this precinct available for quality redevelopment. Some properties on the northern side of Bega Street have flood free access, however those closer to Gipps Street become flood liable. Again some consideration should be given to site consolidation of these properties to allow for flood free access at the higher end of Bega Street.



Figure 27: View looking down Bega Street near corner of Church, indicating sites suitable for consolidation and redevelopment.



Figure 28: Northern side of Bega Street indicating properties suitable for development with mixed use or multi unit development (subject to probable site consolidation to allow for practical design outcomes)

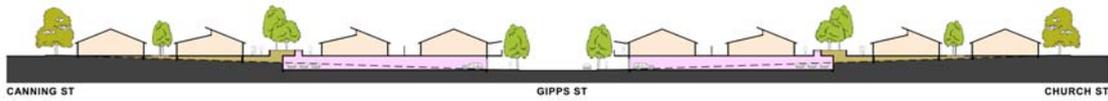


Figure 29: Indicative site cross section thru Bega Street between Church and Canning Streets indicating site development suggestions

Streetscape Appearance

Due to the view corridor from The Civic precinct and Carp Street through Church Street to Mount Mumbulla, and the significant heritage and early buildings in the street, streetscape design considerations are critical within this precinct.

As previously indicated in the general guidelines new buildings should not mimic existing buildings, however important details like verandah locations and heights, fascia heights and designs and glazing proportions should be considered to ensure good streetscape integration with existing buildings

Mixed use or Multi unit residential development

The new Town Centre DCP allows for mixed use and residential development within the main Town Centre area. Due to the varied architectural character and scale of development of the individual precincts different housing forms may be appropriate and acceptable depending on this character and the specific locations proposed Within Precinct 1 Mixed use buildings may be appropriate at the Eastern and Western ends of Carp Street but less so in the central area between Auckland and Gipps Street. Terraces, townhouses or Villa type developments **WOULD NOT BE SUITABLE** within this precinct.

Careful attention will need to be paid to the streetscape appearance within this precinct, as noted above, to ensure compatibility with the existing street character. Within Bega Street residential development might comprise mixed use buildings, terrace houses, or on suitably large sites apartment buildings of two or three levels.

Any infill development of buildings of a scale larger than that existing will need to carefully consider the existing built form and the architectural character of buildings will need to respect the character of this precinct, as previously outlined.

Conventional apartment building designs as shown in Figure 30 below will not be acceptable in this precinct.



Figure 30: Conventional design apartment building – UNACCEPTABLE
NB. This building is not representative of the height available

Multi unit buildings within this part of the precinct should consider the use of lightweight materials, effective reduction of large unbroken façade areas, and sympathetic colour schemes. Refer Figure 31



Figure 31: Apartment building utilising materials and proportions that reflect the character of the precinct - ACCEPTABLE

PRECINCT 2: Civic Centre Precinct



Figure 32. View of existing Community Hall and Supper room. These buildings may be considered for sympathetic redevelopment.



Figure 33. View of current Council offices and library, showing strong design character

Building Form and Character

The Civic Centre precinct is dominated by the existing Council Chambers, The Town Hall and the views across Littleton Gardens to Mount Mumbulla. Also visible across the open spaces within this precinct are the Woolworths supermarket, The Hayes Arcade buildings and the rear facades and entry points of many Carp Street shops.

Significant redevelopment is proposed for this precinct, and it is considered that this precinct should comprise contemporary buildings respecting the Council Chambers, but also where appropriate, strongly addressing the street and park.

Streetscape Appearance

New developments constructed within this precinct must be well conceived architecturally and appropriate for their location and prominence.

Due to the redevelopment potential and amalgamation of sites within this zone there is the possibility of long street frontages, particularly to Auckland and Upper Streets.

Accordingly façade articulation and presentation is critical where long elevations may be created.

Figure 32 below indicates a number of façade examples discussed with Woolworths for a possible site redevelopment within this zone. The examples shown here specifically indicate examples of “breaking up” the long façade of a building



Figure 34: Indicative façade proposals for large street frontage developments



Figure 35: Indicative façade of a new town Hall and office building adjacent to the Council Chambers, indicating the need to respect and respond to the existing development

As noted in Figure 35 above for a notional new town hall, the architecture and façade design of buildings within this precinct is to be of high quality in design and materials, contemporary in nature, but drawing their inspiration from local influences where possible and practical (eg stone and timber) and generally built to the street alignment.

The Civic Centre precinct should generally be reserved for significant retail, commercial or institutional development, with an emphasis on the enhancement of the public domain within and surrounding Littleton Gardens. It is not anticipated that mixed use or purely residential developments would be appropriate within this precinct

Mixed use or Multi unit residential development

The new Town Centre DCP allows for mixed use and residential development within the main Town Centre area. Due to the varied architectural character and scale of development of the individual precincts different housing forms may be appropriate and acceptable depending on this character and the specific locations proposed. Within Precinct 2 there is little area anticipated for mixed use or apartment development (all other forms of residential development would be unsuitable) however if a large enough site were able to be consolidated for a high quality development then buildings of a contemporary architectural character would be favoured (refer Figure 34 below)



Figure 36. An example of a well articulated contemporary design apartment building suitable for The Civic precinct. This image is not necessarily indicative of height available, please refer to height controls

Building façade improvements to buildings facing Littleton Gardens



Figure 37. Rear of Carp Street shop facing Littleton Gardens area

Littleton Gardens are a critical element in the visual appeal of Bega town Centre, and are proposed for significant improvement and enhancement by Council. Any renovation or redevelopment of existing buildings facing the Littleton Gardens precinct must consider appropriate new façade treatment, provision for pedestrian access if possible, and the screening of any garbage enclosures.

PRECINCT 3: Upper / Gipps /Parker Streets



Figure 38: View south along Gipps Street showing future development sites

Building Form and Character

Building type and form in this precinct may vary significantly due to the variety of possible uses. Careful consideration will have to be given to building design with a number of heritage buildings to be considered, as well as a number of early cottages, that while not heritage listed contribute significantly to the streetscape around the Town Centre area.

New larger developments on sites identified in the DCP as being suitable for redevelopment may be appropriate for this precinct; however large blank walls facing the street, similar to the existing Coles supermarket (figure 39) will not be accepted. The same streetscape design principles outlined for Precinct 2 will apply for this area.



Figure 39: Blank Coles wall facing Carp Street and Parker Street UNACCEPTABLE DESIGN OUTCOME

Streetscape Appearance

Buildings within this precinct are not limited with respect to façade appearance, except where located adjacent to a heritage item or significant early building (such as the Central Hotel), where design sensitivity with respect to the existing façade will be required.

The comments noted under “Main Principles” in the Precinct 1 and 8 guidelines will also apply where appropriate.

Building height

Large scale new developments proposed for this precinct will need to consider their scale and height in relation to existing developments

Mixed use or Multi unit residential development

The Town Centre DCP allows for mixed use and residential development within the main Town Centre area. Due to the varied architectural character and scale of development of the individual precincts different housing forms may be appropriate and acceptable depending on this character and the specific locations proposed.

Within Precinct 3 sites at the Southern end of Gipps Street may be suitable for either mixed use or small apartment development (if sites are consolidated). All other forms of residential development WOULD NOT be considered suitable for this precinct



Figure 40: Example of Mixed use development suitable for Precinct 3

PRECINCT 4: Gipps/ Upper/ High/ Eden and (Southern) Auckland Streets



Figure 41: View of older dwellings suitable for redevelopment along the southern side of Upper Street. New buildings of greater height than two levels may be acceptable in parts of this precinct

Building Form and Character

This is an elevated part of the Town Centre currently occupied by older style housing forms and is a suitable area for redevelopment with educational, commercial or mixed use development. The precinct is conveniently located to the Civic Precinct and many parts of the precinct have excellent views over the Bega Valley. Buildings in this precinct may be quite visible for surrounding areas therefore design quality and building appearance will be very carefully considered for any new development.

New buildings within this precinct may exhibit contemporary design characteristics due to its location next to the Civic precinct and lack of heritage buildings within the precinct.

Streetscape Appearance

The primary setback of buildings in this area shall be a minimum of three metres to ensure new developments do not overpower existing buildings, as it is possible that this area may take some time to evolve into the desired form of development.

This area is adjacent to the Civic Precinct so contemporary building forms are envisaged and considered appropriate. The streetscape appearance of new buildings must be of a high quality due to the visual prominence of the precinct.

Colours and finishes should also be muted and of high standard due to the visual prominence of the precinct.

The visual mass of the building, the proposed façade treatment and the visual delineation of the building will also be carefully considered when a submission is received. Large dominant blank walls are to be avoided.

As this area is on the fringe of the Town Centre no formal street awnings are required.

Mixed use or Multi unit residential development

Buildings with a residential component will be considered under the principles of SEPP 65 (NSW Residential Flat Design Code). This precinct is considered suitable for apartment buildings, terraces and townhouses. Varying forms may be suitable depending on the location within the precinct. Generally any development in Upper Street or Gipps Street will be of a more dense nature (Apartments or terraces) while new residential developments proposed within Little Church Street or High Street would be of lower density townhouses or villas



Figure 42: Terrace, townhouse style development, with well articulated facades and maximising views available - ACCEPTABLE

PRECINCT 5: (Northern) Auckland and Bega Streets



Figure 43: Museum building, north east corner of Auckland and Bega Streets. New buildings must respect the design and appearance of this building



Figure 44: Commercial building, North west corner of Auckland and Bega Streets. New buildings of higher design quality are required in this precinct

Building Form and Character

This precinct has been identified as "Town Centre Support" which allows a variety of building forms varying from commercial offices to bulky goods developments to mixed use developments.

Streetscape Appearance

Development in Auckland Street south of Bega Street should have a commercial design focus due to its proximity to the main core area of Carp Street. Awnings should be incorporated into the façade of buildings where indicated on the awning plan on page 7.

Buildings in this area should also be built to the street alignment. Particular care should be taken with the side walls of any development that may adjoin the church property and design solutions that avoid long blank walls will be required.

Development to the north of Bega Street can be more flexible in nature due to more options available for development.

Care needs to be taken with buildings adjoining the museum (Figure 42. above) due to its significant architectural character and presence, and should respect the architectural forms, colours and finishes of that building.

A similar requirement applies to any new development either adjoining or opposite the Public School.

Mixed use or Multi unit residential development

The new Town Centre DCP allows for mixed use and residential development within the main Town Centre area. Due to the varied architectural character and scale of development of the individual precincts different housing forms may be appropriate and acceptable depending on this character and the specific locations proposed. Low scale villa and townhouse development may be suitable at the northern end of Auckland Street opposite the public school.

PRECINCT 6: Bega / Canning/ Parker Streets



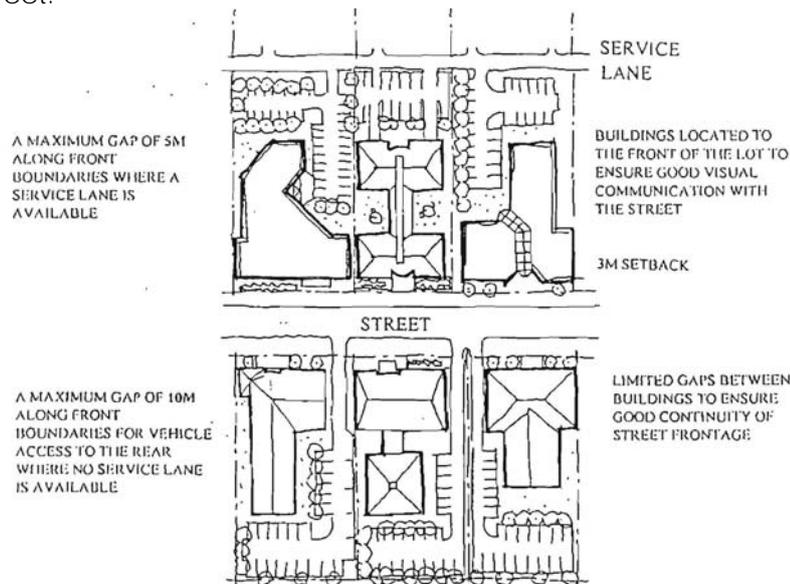
Figure 45: Streetscape view of Canning Street, showing strong residential character of buildings

Building Form and Character

The present dominant building form in these streets is residential dwellings, many being well cared for and adaptively reused as professional consulting rooms, offices and residential accommodation.

Infill development within this precinct will need to be handled sensitively with new developments not "overpowering existing buildings

Figure 46. below indicates a range of measures that can be adapted to infill developments within this precinct that preserve the residential character of buildings, conceal parking behind the building line and preserve the streetscape appearance of the street.



Locate buildings as close to the street front as possible and use rear or side areas accessed off the street or via service lanes for customer parking or service deliveries

Figure 46 . Siting examples for infill development

As previously noted in the general requirements section (figure 6), parts of this precinct are subject to flooding and redevelopment of individual sites may be difficult, particularly with respect to flood free access requirements.

Consolidation of flood affected lots with flood free lots in Church Street and/or Canning Street land is encouraged to allow lettable floor levels within the flood are to be located above the flood area and have appropriate access.

Streetscape Appearance

The existing streetscape's of Canning, Parker and Bega Streets contributes significantly to the character of Bega Town Centre. Any new development within this precinct will need to be carefully considered to ensure the scale of buildings is appropriate to existing adjacent buildings. Building setbacks should observe three metres to the street alignment or equivalent to adjoining building setbacks. Within this precinct side setbacks will also need to be maintained to continue the residential scale and streetscape appearance.

Variations may be considered to setbacks however these will need to be supported by streetscape perspectives or photo montages to ensure inappropriate development does not occur.

Building height

A significant proportion of development within this precinct is single storey dwellings of modest proportions. Any new development or significant alterations to existing buildings within this precinct will have to carefully consider the adjacent building forms, particularly in relation to height.

Visual dominance and poor proportioning of extensions including first floor additions or two storey additions will be discouraged. Because of the domestic scale of buildings within this precinct any development will be restricted to a maximum of two stories in height.

Mixed use or Multi unit residential development

While the new Town Centre DCP allows for mixed use and residential development within the main Town Centre area residential development is generally not encouraged within this precinct due to its high heritage values and the need to protect the visual streetscape.

It is anticipated that this Canning street part of this precinct will ultimately remain a medical or commercial precinct.



Figure 47: Existing high visual quality residential building in Bega Street

PRECINCT 7: The “Spenco” Site, Bega Street



Figure 48: Entry to the Spenco site

Building Form and Character

As the uses for this site have not been fully determined it is inappropriate to indicate specific design controls. The relevant issues that need to be considered regardless of use are:

1. Elevational appearance and interface to the parkland. Any development proposed for the site whether it be industrial or residential in nature will need to consider the visual impact of the building(s) on surrounding areas and submit detailed documentation that there will be no detrimental impact on viewing to or from the site.
2. flood free access
3. filling issues and the extent of retaining walls on or near boundaries
4. The overall mass and form of the buildings proposed. Large scale bulky buildings will not be favourably considered
5. The mix of colours and finishes to be chosen. It will be important that any form of development must reasonably “blend in to the surrounding area” in terms of colour, finish, materials and landscape design.
6. Ensuring that any development within the site, considering its large area, creates a sense of “place” to the development, including open space areas, recreation areas and landscaped garden areas.

PRECINCT 9: Auckland, Hill and Peden Streets



Figure 49: View south along Auckland Street showing current car dealership usage.

Building Form and Character

This area of Bega is a diverse “Town Centre support” area currently comprising car showrooms, bulky goods developments, State Government Offices, and commercial buildings, including adaptively reused dwellings.

As Bega develops this precinct could become increasingly attractive for more commercial development and mixed use development.

As this precinct is adjacent to the Civic precinct and there are very few early or heritage buildings to consider (unlike Church Street) there are no specific design requirements other than those noted in the General Requirements section. Contemporary building design is encouraged in this precinct.

Buildings must be well detailed, large plain areas of walls are to be avoided and signage design is to be restrained and in keeping with the design, colours and finishes of the building.

Streetscape Appearance

Apart from motor vehicle dealerships where motor vehicle display is obviously required, new buildings in this precinct should address the street with car parking at the rear of the site. Front street setbacks however, may be varied to suit specific building requirements or design solutions.

Residential buildings constructed within this precinct would be considered under the SEPP 65 Residential Flat Design Code.

Mixed use development (shop top housing)

This form of development was once widely adopted within town centres of metropolitan and regional cities, and forms of this development are evident in Carp Street and Church Street in Bega. Mixed use development is now again seen as a necessary component to the liveability of many cities and towns and provides

another form of housing choice. Within this precinct any proposed mixed use developments must consistently address the street, comply with the Town Centre DCP requirements and SEPP 65 with respect to building orientation, building setbacks where appropriate and façade appearance and articulation.



Figure 50: An example of two storey mixed use development that addresses the street while exhibiting a well articulated façade. - ACCEPTABLE

Mixed use developments within this precinct exhibiting superior design quality may be considered up to three (3) or four (4) stories in height within this precinct.



Figure 51: An example of three storey mixed use development. The building addresses the street satisfactorily, has a well articulated and modulated façade, with particular emphasis on a varied roof form.- ACCEPTABLE

Conventional townhouse development forms common over the last twenty years, particularly “gunbarrel” designs (see Figure 52. below) will not be accepted within this precinct.



Figure 52: Traditional infill housing - NOT ACCEPTABLE WITHIN THIS PRECINCT

Apartment development, described in Precinct 3 may also be a suitable form of development within sections of this precinct. Developments up to 14 metres in height may be considered in sections of this precinct, subject to the controls noted under general principles.