KIAMA MUNICIPAL COUNCIL
your council, your community

Kiama Development Control Plan 2021
Chapter 12. Location Specific Controls

12.7 Kiama Town Centre

DCP REVIEW prepared for Kiama Municipal Council.
Prepared by Studio GL

RESPECT INNOVATION INTEGRITY TEAMWORK EXCELLENCE

Topic 12.7 – Kiama Town Centre

These additional controls apply to the Kiama Town Centre, as mapped below.

This precinct is important within the wider Kiama region, and the following additional controls will guide development in this area.

Figure 1 Map of Kiama Town Centre

Role of the DCP

A Development Control Plan (DCP) is a *design guideline* for future development**.** Therefore, it provides controls for proposed developments that are permissible within a zone.

The Local Environmental Plan (LEP) is the mechanism for facilitating Land Uses.

Furthermore, a DCP is only called upon for development on private land. The DCP intentionally excludes the Kiama Harbour Area as this is predominantly owned by Crown Lands and managed under the soon to be adopted Plan Of Management

Division 3.6 Development control plans of the Environmental Planning and Assessment Act 1979 outlines the purpose and status of development controls plans in section 3.42;

3.42 Purpose and status of development control plans

1) *The principal purpose of a development control plan is to provide guidance on the following matters to the persons proposing to carry out development to which this Part applies and to the consent authority for any such development*
    a. *giving effect to the aims of any environmental planning instrument that applies to the development,*
    b. *facilitating development that is permissible under any such instrument,*
    c. *achieving the objectives of land zones under any such instrument.*

    The provisions of a development control plan made for that purpose are not statutory requirements.
2) *The other purpose of a development control plan is to make provisions of the kind referred to in section 3.43(1)(b)–(e).*
3) *Subsection (1) does not affect any requirement under Division 4.5 in relation to complying development.*

Local Infrastructure Contribution Plans

Council collects contributions from developers to help fund public infrastructure.

Contributions are applied to a development as a condition of consent over certain thresholds.

Contributions help fund public infrastructure projects that benefit the community such as roads, footpaths, community facilities, parks, sportsgrounds and more.

The funds Councils collects may only be spent on the facilities as outlined in our Contribution Plans.

The amount payable is based on the type, cost and location of the development.

Our adopted Contribution Plans detail how contributions are levied;

Kiama Municipality Contribution Plans:

- *Planning Agreements Policy*
- *Section 7.11 Contributions Plan No.1 Municipal Wide*
- *Section 7.11 Contributions Plan No.2 Northern Region*
- *Section 7.11 Contributions Plan No.3 Southern Region*
- *Section 7.12 Contributions Plan*

3D Digital Model Requirements

A 3D model of the Town Centre has been prepared to show the existing buildings and major features of the Centre. The model also shows what the DCP envisions future development within the Centre to look like.

What is the 3D Digital Model used for?

The 3D Digital Model will be inserted into

The Kiama Town Centre 3D Digital Model will be used to communicate and analyse both strategic planning development application proposals within the Town Centre.

The assessment will include:

- Compliance with building envelope controls
- Shadowing impacts at any date and time
- The relationship of the building's form to adjacent built form
- The relationship of the building to the adjacent public realm
- View impact assessment from both the private and public domain
- The character of the spaces created by the cumulative effect of development

When do I need to lodge a 3D Digital Model?

A digital 3D Model (shape file) of the proposed development must be submitted with all development applications within the Kiama Town Centre, with the exclusion of:

- Internal alterations and/or additions,
- Changes of Use, or
- Wall, fascia or window signs

If development consent is issued, a condition of consent requiring the provision of a survey-accurate works-as-executed 3D Digital Model must be provided to Council prior to any Occupation Certificate being issued. This will ensure the Kiama Town Centre 3D Digital Model is continually updated and current.

Checklist for 3D Digital Model:

- 3DS Format
- Two separate layers which can be turned on and off independently
- Units in metres
- Enough detail for accurate shadow casting
- 3D Digital Models of neighbouring dwellings if required
- All surfaces facing outwards
- Adjoining buildings if required θ Textured or coloured 3D Digital Model
- Correct file name
- Correct orientation and origin

Objectives

O:12.7.1	To expand the role of Kiama as a regional focus of cultural and historic significance;
O:12.7.2	To encourage and increase opportunities for mixed use development (i.e integrated residential/commercial) within the Kiama Town Centre;
O:12.7.3	To maximise the physical advantages and the opportunities that the Kiama Town Centre and individual sites present, including views to the Harbour, escarpment and coastal scenery;
O:12.7.4	To encourage the retention and refurbishment of buildings of heritage and/or architectural significance and their use for civic purposes;
O:12.7.5	To ensure that all buildings are developed and located so that they do not unduly prejudice the daylight or privacy available to any adjoining land which is used or could be used for residential purposes;
O:12.7.6	To create a central civic space/square for the Town Centre;
O:12.7.7	To define more focused entries to the town via landscaping and appropriate built form at: • the northern entry along Collins Street; • the southern entry along Manning Street;
O:12.7.8	To improve pedestrian access within the Town Centre for all people including those with disabilities;
O:12.7.9	To further develop an integrated landscape theme and network within the Kiama Town Centre;
O:12.7.10	To encourage all development proposals in the Kiama Town Centre be prepared by qualified designers including Architects, Landscape Architects and Urban Design Consultants;
O:12.7.11	To promote consolidation of the Kiama Town Centre; and
O:12.7.12	To encourage site planning and building design which maximises solar access to the building and private open space areas.

Existing Character of the Kiama Town Centre

The Land

The Kiama Town Centre is located at the base of taller ridges and edged by the Kiama Harbour and Kiama Surf Beach. The character of the town centre is influenced by this dramatic topography which surrounds the town centre and shapes its visual boundaries.

The landscape tends to dominate the built form of this coastal village, with views to the beaches, harbour and ocean available from buildings, streets and parks. Access to the Kiama Blowhole, a key local tourist attraction, is via the town centre.

The town centre is well landscaped with large trees on both private and public land. Some of the tall Norfolk Island Pines are over 100 years old and other trees native to the area are rainforest trees including large figs and cabbage tree palms. These trees provide shelter, shade, formal definition and identity to the Kiama Town Centre and should be protected.

Urban Form

The original grid layout and street pattern is an important consideration when planning future development in the Kiama Town Centre. The grid layout provides flexibility, defines public space, and creates the framework for significant monuments and buildings within the Town Centre.

The grid layout also highlights Kiama's dramatic topographical form, connects to the Harbour and facilitates picturesque views from Terralong Street and Manning Street and from streets perpendicular to Terralong Street (including Collins, Shoalhaven and Manning Streets).

In addition to the primary 'grid' streets Kiama has a small network of laneways and smaller streets. These have traditionally had a private service access role but provide an opportunity to provide vehicular and service access to properties away from the primary pedestrian routes of Terralong, Collins and Manning Streets. The civic quality of the centre is currently compromised by this need for access to premises which interrupts pedestrian flows and creates a loss of activity and uses at the ground floor. There is an opportunity to increase the number of laneways and improve the quality of this secondary network with appropriate planting, painting, public art and street furniture so that these laneways are a more integral part of life in the Kiama Town Centre.

Public access (including universal access) should be maintained to all of the coastline area surrounding the Kiama Town Centre and existing open space areas.

Built Form

Existing buildings generally reflect a low rise coastal village town centre character. Building heights range from one to four storeys tall. Taller buildings are often located next to beaches and the harbour and in areas with views of these key features.

Corner buildings and the siting of civic institutions provide important edges to any town with a regular grid structure. Generally, properties along Terralong Street do not have a front setback which contributes to a strong and continuous retail edge along the street. Some heritage buildings have a strong civic presence while others are setback from the street.

Public Open Space

A network of attractive coastal open spaces currently exists in Kiama including Blowhole Point, Bombo Beach, Pheasant Point, Black Beach, Church Point, Storm Bay, Hindmarsh Park, Coronation Park and Kiama Showground. Historically these open spaces have not been seen as a cohesive network but as separate locations further enforced by a lack of pedestrian connections between the different open space areas.

The life and interest of the Kiama Town Centre, for pedestrians, relies on attractive built form and continuous active uses along footpaths and facing areas of open space. This is particularly important along Terralong, Collins and Manning Streets and around existing open air areas such as Hindmarsh Park. Restaurants, cafes and markets should be encouraged to activate the footpath and Town Centre wherever possible and practicable.

Desired Future Character of the Kiama Town Centre
Precinct Areas

The Kiama Town Centre Study (2019) identified three Precincts in the Town Centre, the 'Westend', 'Harbourside' and 'Surf Beach' Precincts (shown below) which each feature their own unique qualities, character and heritage. To achieve an outcome that respects the valued characteristics of the Kiama Town Centre, new development is to consider the vision and desired future character of these existing Precincts as outlined below.

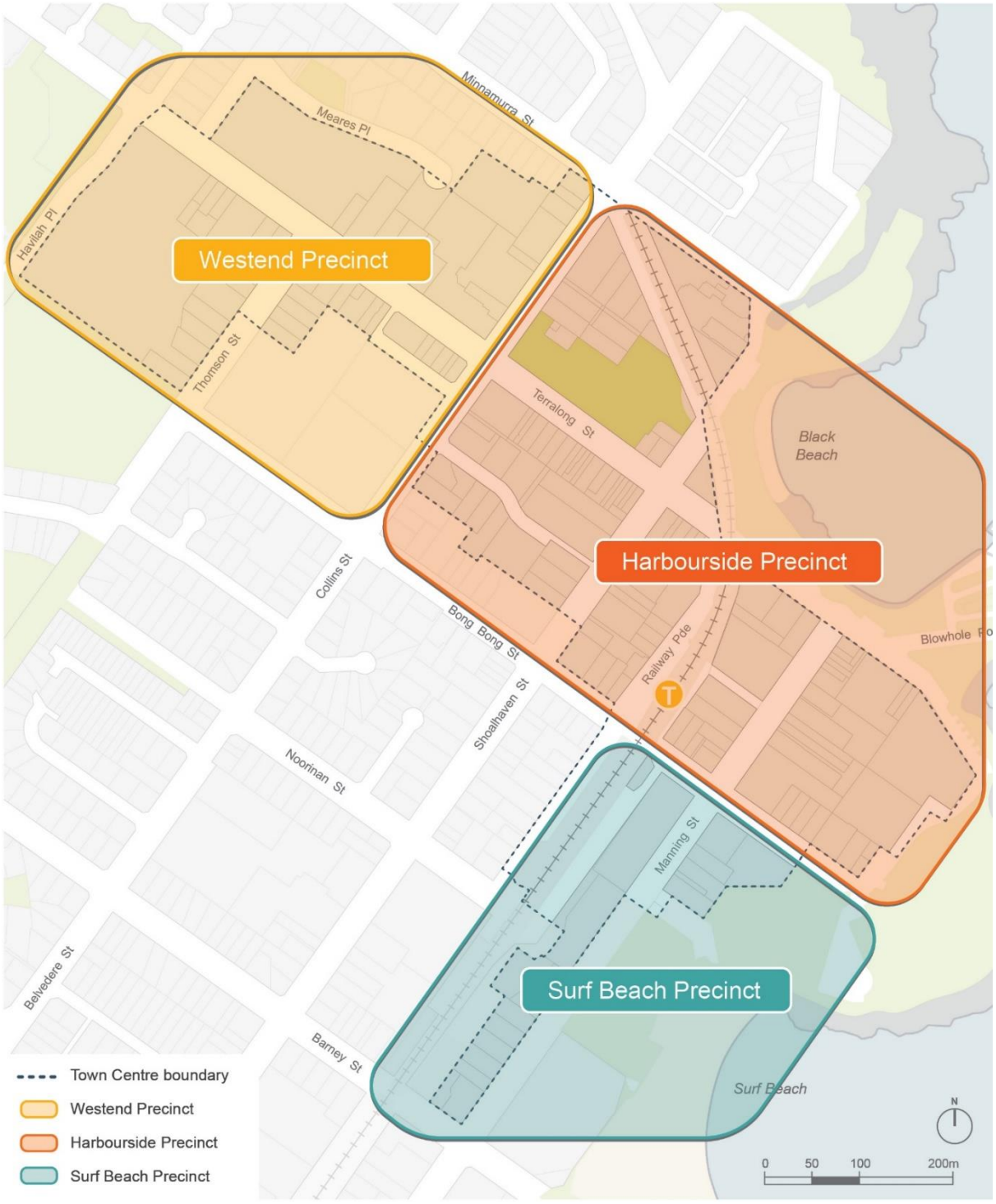


Figure 2 Kiama Town Centre Precinct Areas

Westend Precinct

The Westend Precinct encompasses the Kiama Village Shopping Centre, the Kiama Leagues Club, the large Blue Haven Aged Care facility, with associated independent living units, and the Kiama Public Primary School. This Precinct is primarily a destination for locals and provides services and facilities that support the local community.

Figure 3 Westend signage along Terralong St

Character

This Precinct is located at the north western end of Terralong Street and has district views towards the harbour and the escarpment. Along Terralong Street, the street wall is predominantly 2-3 storeys high and includes some large recent developments.
To create a consistent active streetscape it is desirable for buildings with ground floor retail to be built to the front boundary, however this has not occurred consistently across all frontages within the Westend Precinct. New development within this Precinct should aim to establish a 0m front setback but must also consider the setback of adjacent sites to create a front setback that is sympathetic to neighbouring sites.

Figure 4 Looking west along Terralong St towards the Westend Precinct

Objectives/ Vision

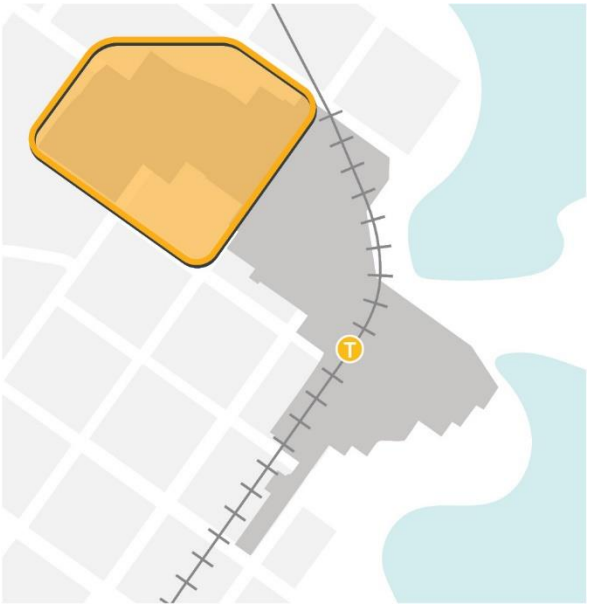
O:12.7.13 Establish a strong gateway and entry into Kiama from the west.

O:12.7.14 Prioritise pedestrian amenity and connectivity along Terralong Street by minimising the impact of carparking and loading access.

O:12.7.15 Encourage a consistent 3 storey street wall with active uses at the street level.

O:12.7.16 Explore opportunities to create additional and/or shared car parking facilities within larger redevelopments that support the wider Town Centre.

O:12.7.17 Protect existing harbour and escarpment views.



Harbourside Precinct

The Harbourside Precinct is the main destination for visitors and tourists and is a prime driver for the economic viability of the town. The precinct encompasses the Harbour, Black Beach, the proposed future Arts Precinct, Hindmarsh Park, the Train Station, two blocks of predominately retail premises along Terralong St, and the historic core at the intersection of Terralong and Manning Streets.

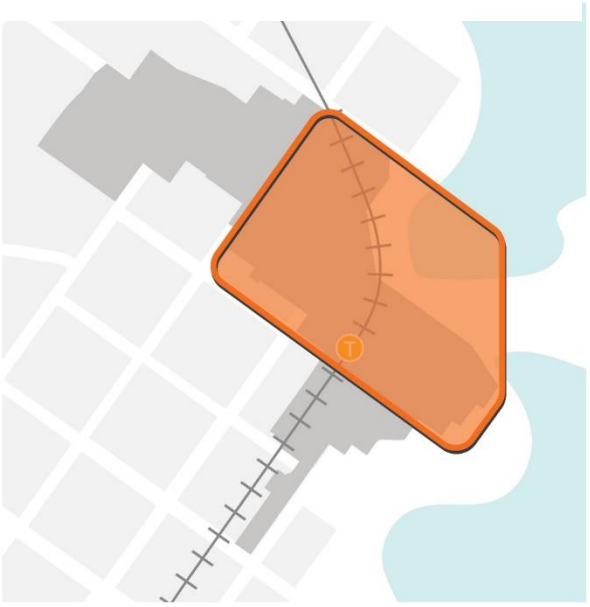
Figure 5 Manning St properties in the Harbourside Precinct

Figure 6 Two storey properties along Terralong St in the Harbourside Precinct

Character

Fortunately many of the fine public buildings and monuments in the Kiama Town Centre have been retained and are generally consolidated into one main civic area within the Harbourside Precinct. The state listed heritage Kiama Post Office is a critical landmark in the Town Centre and is located within this Precinct.

Along Terralong and Manning Streets, the built form in this Precinct is characterised by one to two storey buildings with suspension hung awnings being the predominant canopy form. This streetscape character should be retained.



Objectives/ Vision

O:12.7.18 Strengthen the Precinct as a tourist destination that engages with its proximity to the harbour and potential waterfront views.

O:12.7.19 Respect the heritage with new development that is sympathetic and compliments the existing built form.

O:12.7.20 Retain the streetscape character and scale along Terralong and Manning Streets.

O:12.7.21 Increase public visual and physical access to civic buildings and open spaces.

Surf Beach Precinct

The Surf Beach Precinct encompasses Surf Beach, Kiama Surf Life Saving Club, The Pavilion, the Oval, St Peter & Paul Catholic Church and Primary School, and the Medical Centre and pharmacy located on Manning Street. Coronation Park, located adjacent to Surf Beach, is the venue for the popular weekly Farmers Markets.

Figure 7 Surf Beach Precinct

Character

This Precinct is the location of recent large developments in the centre, which provide a mix of retail, commercial and residential uses. These developments define a three storey street wall as a key characteristic within this Precinct. The significant number of mature Norfolk Pines along Manning Street also create a strong sense of vertically. New development should reflect a vertical fine grain proportion in the architectural articulation along the street.

Figure 8 Looking south along Manning Street towards the Surf Beach Precinct

Objectives/ Vision

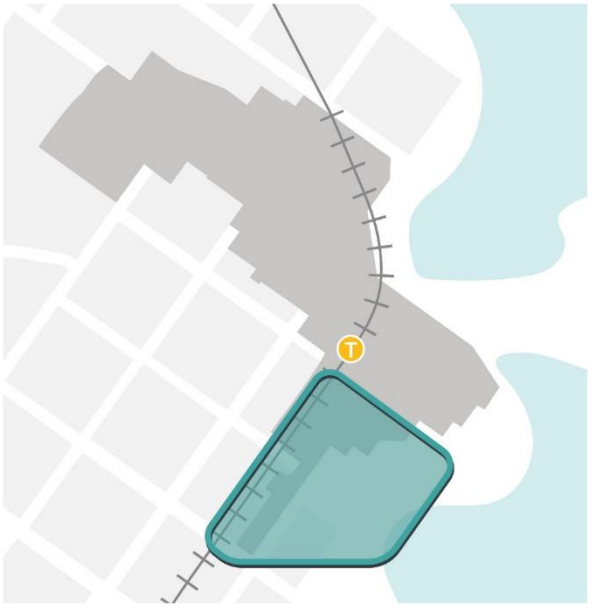
O:12.7.22 Protect physical connections and key views to Kiama Surf Beach.

O:12.7.23 Explore opportunities to further activate Coronation Park while retaining its amenity.

O:12.7.24 Retain landscape character including Norfolk Pines along Manning Street.

O:12.7.25 Strengthen street level activation with shopfronts that are level with the footpath along Manning Street.

O:12.7.26 Encourage vertically expressed facades and façade elements rather than horizontally dominated built form.



Heritage

Refer also to DCP 'Chapter 4 – Heritage and Cultural Conservation' for additional requirements.

There have been several recent developments in Kiama that demonstrate the sensitive re-use of heritage forms in a new physical context. Whilst it is critical to consider the strong heritage background of the Kiama Town Centre, the value of well-designed development cannot be stressed strongly enough whether the buildings are designed in a heritage context or not. For this reason it is imperative that qualified design professionals be consulted at all stages of the development process.

The diversity of the architectural character and form existing within Kiama provides a large base from which future building designs may draw. Prominent themes readily observed in the Town Centre include:

Colonial Simplicity (Terraces, Quarryman's Cottages)

- verandah with square timber posts
- corrugated iron roof
- gabled roof form
- picket fence
- horizontal weatherboards
- vertical window proportion

Victorian ("Dalmeny" Shoalhaven Street)

- corrugated iron roof
- gabled roof form
- verandah with timber posts
- vertical window proportion
- picket fence

Italianate Style (Post Office)

- pitched roof form
- colonnade
- vertical proportion of windows
- richness of detail
- vertical timber balustrade

Gothic Style (Christ Church Anglican Church)

Monuments (lighthouse, obelisk, Memorial Arch)

Kiama's heritage buildings make a significant contribution to its character, cultural value and identity, and protecting heritage buildings and their visual setting or 'curtilage' is critical. Sensitive redevelopment of heritage buildings, also referred to as 'adaptive reuse', is encouraged. New development in the vicinity of heritage items or within a heritage conservation area, needs to respect and complement the heritage streetscape character.

Development in the vicinity of a heritage item, within a heritage conservation zone or a contributory zone, is to protect and enhance the cultural significance of nearby heritage items and streetscape character.

Where development is adjacent to a heritage item, contributory building or within a conservation area, street wall heights of new development may be required to vary.

Alterations and additions respond appropriately to the heritage fabric but do not mimic or overwhelm the original building. Designs are contemporary and identifiable from the existing building. Ways to separate the new work from the existing include providing generous setbacks between new and old, using a glazed section to link the new addition to the existing building and/or using shadow lines and gaps between old and new.

Building and facade design responds to the scale, materials and massing of heritage items through aligning elements such as eaves lines, cornices and parapets, facade articulation, proportion and/or rhythm of existing elements and complementary colours, materials and finishes.

Signs on heritage buildings, including painted lettering, should be carefully located and should be sympathetic to the historic nature of the building. Adjacent signs should be designed and applied sympathetically.

Where new development directly adjoins a listed heritage building, the appropriate building setback and height will be determined on a case-by-case basis having regard to the views, vistas and context of the heritage item.

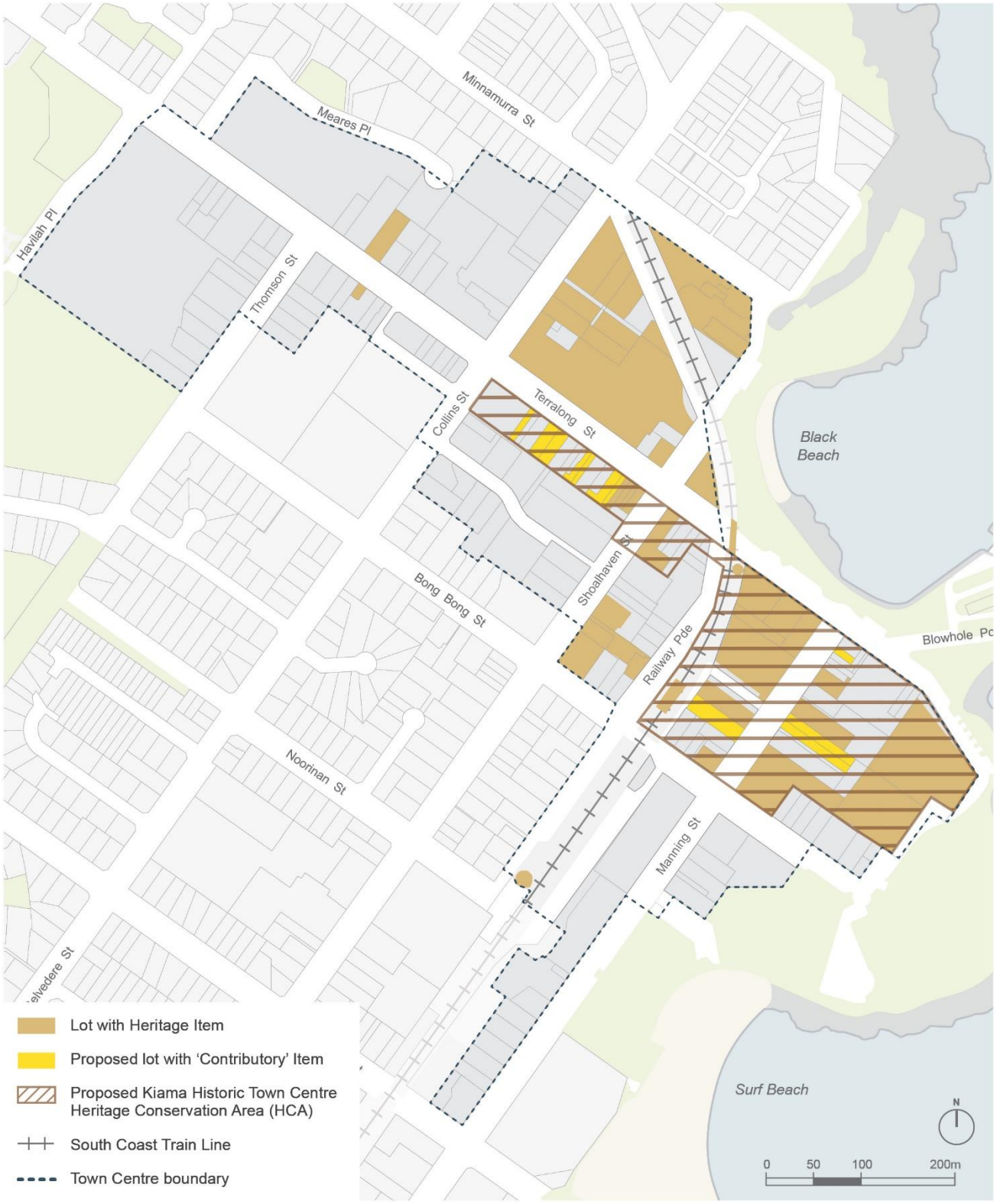


Figure 9 Heritage within the Kiama Town Centre

Built Form in the Town Centre

The focus of the built form of the Kiama Town Centre is its civic, commercial and religious buildings. The centre also contains an array of smaller domestic scale buildings, from the Quarryman's Cottages to the elaborate "Boom style" terrace houses.

This diversity provides a wealth of different styles to inform the future development in the town centre. When designing within a heritage context it is necessary to provide a compatible response to the heritage that has been identified as important, rather than attempting an exact replication of heritage form, materials and colour. Imitation "heritage style" development is to be avoided within the Kiama Town Centre.

Buildings should be designed having regard to the principles outlined in the section - Future Building Design. Where identified, buildings should be aligned with the existing streetscape. Medium density and mixed-use residential/commercial developments are encouraged within the Kiama Town Centre. Prominent and gateway sites should be recognised for the significance they have in defining and reinforcing the character of the centre. Well resolved, high quality design is important across the centre but it is particularly important on corner sites, on terminating views and adjoining Heritage Items and within Heritage Conservation Areas.

Particular attention should be paid to siting any new development to avoid blocking of views, and the location and design of vehicular and pedestrian access. Where appropriate, proper pedestrian links between residential and commercial precincts (eg laneways and thoroughfare connections) should be provided.

Future Building Design

The future form of any physical development within Kiama will strongly influence the quality of the public spaces, the quality of the pedestrian network and the overall identity of the town. Building designs should reinforce the street space of the original grid layout of Kiama and maximise the many advantages of the town's coastal setting.

In general, new buildings should align with the street frontage with specific corner emphasis at gateways and civic areas. A general building height of no more than three (3) storeys currently applies within the Kiama Town Centre (See Figure 18 for selected locations where a 4th storey may be permitted). Council may consider the provision of additional height but only where such a storey will cater exclusively for basement level carparking and will not measure more than one (1) metre above natural ground level at any point and where the additional height does not result in poor quality streetscape and lack of activation (ie commercial uses below the street level).

Kiama has a dual character combining both a historical character, which is a legacy of its fine heritage buildings and landscape, and that of a relaxed coastal village. Overlaid on this overall character are the three Precincts in the Town Centre, the ‘Westend’, ‘Harbourside’ and ‘Surf Beach’ Precincts which each feature unique qualities, character and heritage. New development is to be compatible both with the overall character of the historical seaside village character town centre but also respond to the existing and desired future characteristics of the precinct in which it is located.

Figure 10 Illustrative qualities of desired future built form in the Kiama Town Centre

General Development Controls for the Town Centre

Permeable Urban Structure

The provision of new pedestrian links and laneways in the Kiama Town Centre is encouraged to build upon the existing access network, support walking, cycling and the use of public transport, and link key destinations within and beyond the centre.

Objectives

O:12.7.28 Build upon and improve the fine grain access network in the Town Centre.

O:12.7.29 Encourage walking, cycling and public transport through improvements to the pedestrian network.

O:12.7.30 Reduce vehicle conflict and adverse traffic impacts with opportunities for better service access.

Controls	
12.7.1	The existing access network within the Town Centre is to be retained and new streets, laneways, formal and informal through-site links and pedestrian connections are provided as indicated in Figure 11.
12.7.2	New vehicular laneways/links are to be a minimum of 8m wide and all pedestrian links are to be a minimum of 4.5m wide.
12.7.3	New laneways and links are to be consistent with Crime Prevention through Environmental Design (CPTED) principles (e.g. clear sight lines), activated by retail, civic and/or commercial use at ground level for at least 20% of their length, naturally ventilated, well-lit after hours and preferably publicly accessible 24/7.

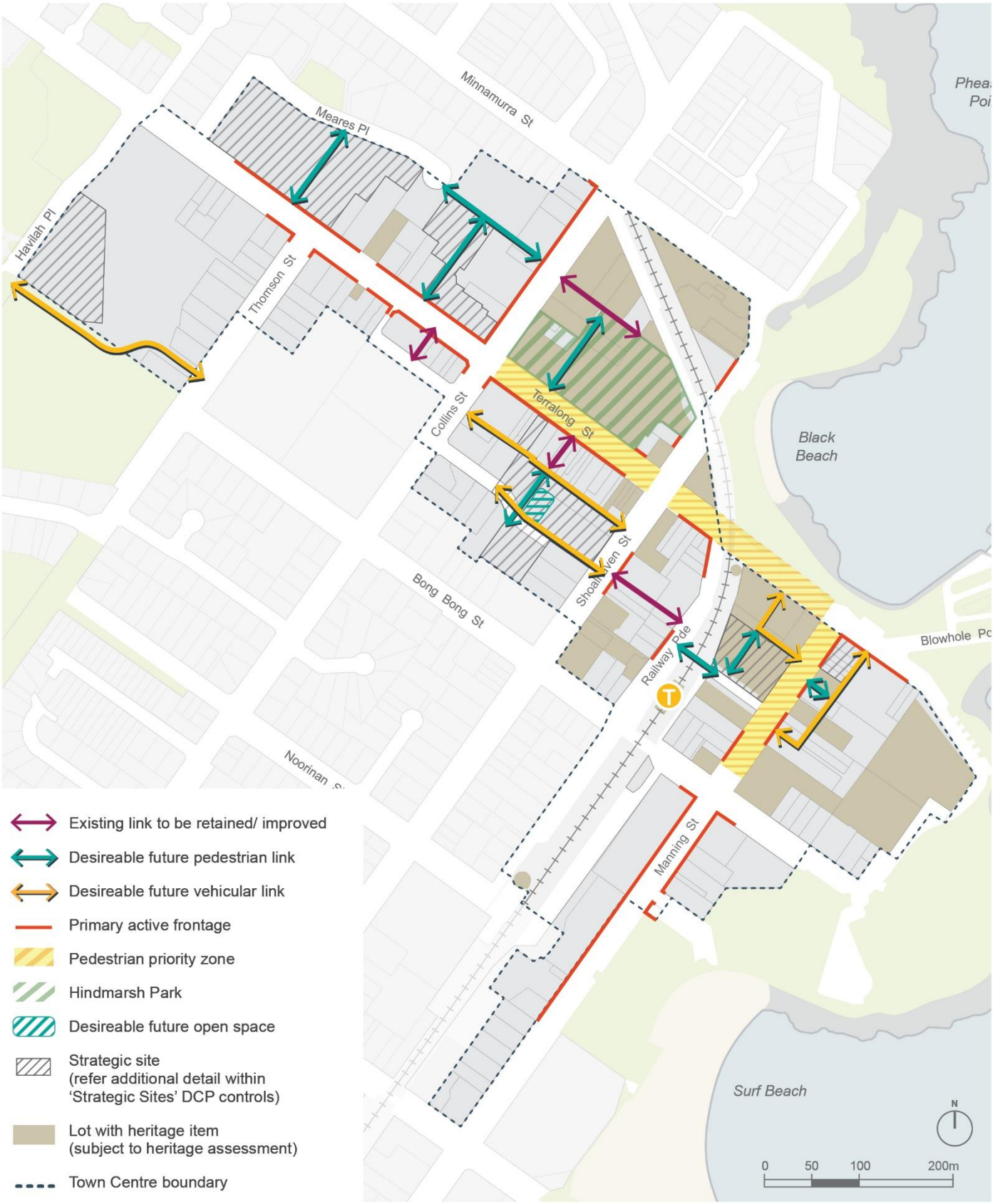


Figure 11 Public domain plan

Site Consolidation

Development proposals may seek the consolidation of two or more properties, for example where a single site is too small to fit a desired development type and/or where access and parking requirements are not able to be accommodated.

The typical benefits of consolidating land into a larger site include increased flexibility and efficiency. However there is also a risk that consolidation creates larger developments that are 'out-of-scale' and detrimental to the desired character of the town centre.

Objectives

O:12.7.31 Encourage appropriate site consolidation to promote the efficient use of land.

O:12.7.32 Site consolidation (and resultant future built form) is to respond to the desired future character of the town centre, sensitively integrate with heritage items and maintain future development potential of adjoining sites.

O:12.7.33 Avoid development that may create isolated sites.

O:12.7.34 Support more efficient car parking and servicing and reduced number of driveways and driveway crossings.

Controls	
12.7.4	As a general guide for the Kiama Town Centre, sites that are between 800-1,500m^2 enable the creation of mixed use development with basement parking, built form interest and variety and quality design outcomes.
12.7.5	As a general principle, it is encouraged that sites under 800m^2 are consolidated to create larger development parcels.
12.7.6	Site consolidation that results in sites that are larger than 2,500m^2 should not be permitted (except for identified 'Strategic Sites' – see Figure 28).
12.7.7	A maximum of one (1) vehicular access point is permitted per consolidated site. On sites with more than one street frontage, vehicular access is to be provided from the secondary street frontage.

Isolated Sites

To achieve an efficient built form outcome for all land within the Kiama Town Centre, new development should explore opportunities to consolidate sites as outlined in the 'Site Consolidation' controls above to avoid creating isolated sites,

Objectives

O:12.7.35 To avoid creating undevelopable, isolated sites in the town centre.

Controls	
12.7.8	Consolidation of sites should not result in isolation of individual lots that are less than 500m^2 in area and/or less than a 12m street frontage. Where a proposal would result in an isolated site, the applicant must provide evidence that a fair financial offer has been made to that land owner for incorporation into the site consolidation.
12.7.9	Where development may create an isolated site, the applicant must demonstrate, with a schematic design, that the isolated site can be redeveloped under the current planning controls. This must demonstrate the likely impacts between the development and the isolated site such as solar access, separation distances and privacy.

Fine Grain Frontage

An important characteristic of the centre is the small and narrow or 'fine grain' lot and built form pattern which provides visual interest and variety along the street. It also encourages increased retail diversity and provides the ability for smaller investors (e.g. individual landowners).

Encouraging the incremental and individual development of smaller narrower sites will encourage the retention of the Town Centre's fine grain character. Narrow or 'fine grain' frontages can be made more viable by allowing more flexible car parking controls.

Objectives

O:12.7.36 To promote a diversity of retail shop sizes within the town centre.

O:12.7.37 To ensure development of existing individual small and/or narrow lots can still occur.

Controls	
12.7.10	Ground floor tenancies along active frontages should be no more than 8m wide to create a vertical rhythm, variety and interest along the street.
12.7.11	On narrow sites with a street frontage of less than 12m and a site area of less than 500m^2, alternative methods to address parking should be considered, including car share, off-site parking provision (de-coupling/ lease agreements) and/or exemption from parking requirements.

Example of fine grain shop fronts

Active Frontages

A key attraction of any town centre is the activity generated along the street. Detailed pedestrian-scale physical and visual environments, viewed at walking speed, and combined with 'active' uses such as shops, cafés and restaurants, are key success factors in creating (and sustaining) pedestrian activity.

Objectives

O:12.7.38 Contribute to creating a vibrant and attractive streetscape and pleasant pedestrian experience.

O:12.7.39 Enhance the commercial viability of the area and complement existing retail, commercial, entertainment and community uses.

O:12.7.40 Promote activated and safe streets.

O:12.7.41 Provide direct access to the street and present a clearly visible street address.

Controls	
12.7.12	Frontages labelled 'primary active frontage' in Figure 11, are to comply with the controls below and the guidance of Figure 12.
12.7.13	Entries are to be level with the footpath. Where not possible/ highly impractical, entries are to be a maximum of 0.3m above the footpath level, and cannot be below.
12.7.14	Ramps (and associated balustrades) parallel to the facade should be strictly prohibited, however, where entries are slightly above footpath level, entries are to be recessed to allow for a step - or preferably a small ramp at 90 degrees to the facade, to improve accessibility.
12.7.15	The design of the ground floor tenancies is to display vertical articulation with identifiably separate doors and windows.
12.7.16	Shopfronts are to provide a high standard of finish and add to the variation and interest by balancing solid elements and glazing. The maximum amount of glazing is to be 70%. Operable glazing is preferred to maximise activation.
12.7.17	Permanent opaque coverings on windows and doors at ground level that prevents views into buildings are to be restricted to less than 15% of glazed area.
12.7.18	Development should not include more than 12m of inactive frontage dedicated to commercial uses along the street. Retail business and other active uses should be provided at ground level.
12.7.19	Plain blank walls are not appropriate.
12.7.20	Minimise fire stairs, hydrants, service doors, plant and equipment hatches along active frontages.
12.7.21	Active frontages should not include vehicular access unless demonstrated to be the only suitable location on the site for such access.
12.7.22	A continuous awning is required along all active frontages, with a minimum height of 3.0m and a maximum height of 4.5m. Low profile awnings with slim fascias and/or eaves (not to exceed 300 mm) are encouraged. Vertical canvas drop blinds are permissible along the street edge, but they are not to carry advertising or signage.

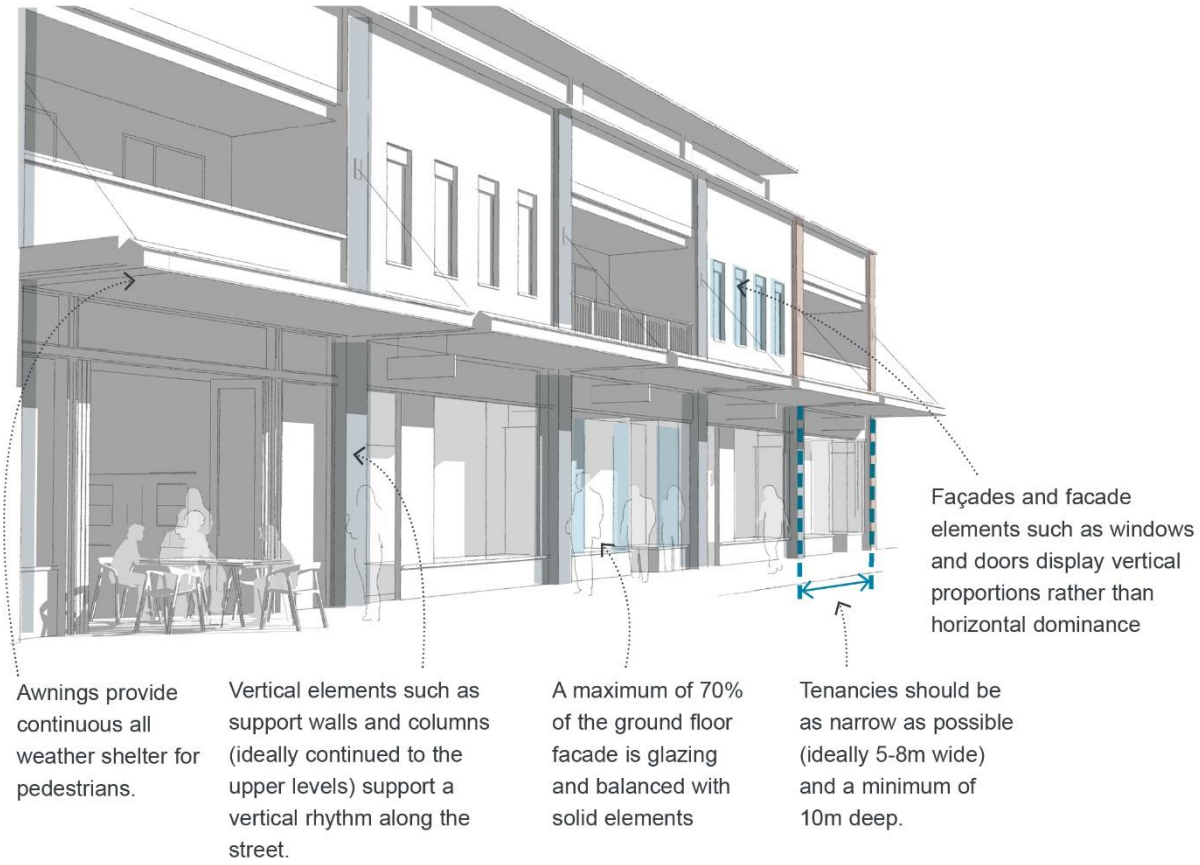


Figure 12 Design guidance for active frontages

Addressing the Street

The way all building levels address the public domain has a direct influence on the character, safety and amenity of the Kiama Town Centre. Every development needs to be designed to 'give back' and contribute to the quality of the streetscape and character of the area.

Objectives

O:12.7.42 Support the safety and passive surveillance of the public domain.

O:12.7.43 Contribute to the streetscape character with visual richness, complexity, interest and a vertical rhythm of activity along the street.

Controls	
12.7.23	Façades that address the street are to have no more than 5.0 metres of ground floor wall length without a door or window.
12.7.24	If security shutters are required, they should be visually permeable (at least 75% permeability) to allow viewing of windows and allow light to spill out onto the footpath. Block-out roller shutters are not permitted.
12.7.25	Entries are to be clearly visible from the footpath.
12.7.26	Where residential uses on the ground floor are permitted these can be raised between 0.5-1.2 metres above the footpath to improve internal privacy of residents and direct access from the footpath to individual dwellings. A front setback of 4.5m is also encouraged.

Street Setbacks

Street setbacks, when combined with the building height and width of the road reserve, define the proportion, scale and level of visual enclosure of the street. Street setbacks not only establish the alignment of buildings along the street, they also provide for landscaping and deep soil areas, building entries and a transition between public and private space.

Objectives

O:12.7.44 Provide for high quality pedestrian amenity and activity.

O:12.7.45 Establish the desired spatial proportions of the street.

O:12.7.46 Assist in creating a transition between public and private space.

O:12.7.47 Protect curtilage and sightlines to heritage items.

Controls	
12.7.27	New development is to comply with the street setbacks as shown in Figure 15.
12.7.28	Where built-to boundary requirements apply, buildings should have a minimum of 75% of their frontage built with a nil setback. The remaining 25% may set back up to 2.0 metres to provide areas for entrances, bike parking, outdoor seating and the like.
12.7.29	For sites identified as requiring a front setback, balconies, ground floor terraces or entrance structures can protrude up to 0.6m into the front setback.
12.7.30	In locations with a 'variable setback' (see Figure 15), a nil front setback is desirable, however new development may need to be setback in order to be sympathetic to the existing front setback of adjoining properties (see Figure 14).
12.7.31	Variations to the setback controls may be required at sensitive interfaces adjacent to heritage items.

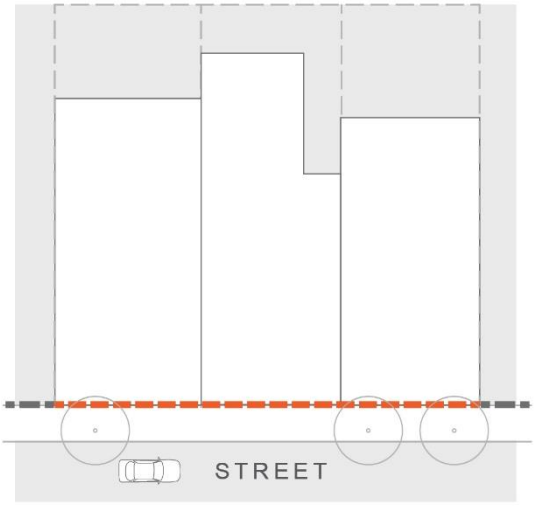


Figure 13 Buildings with ground floor retail should generally be built to the front boundary to create a consistent active street wall.

Figure 14 Locations with 'variable setbacks' should consider the front setback of adjoining properties.

Side and Rear Setbacks

Side and rear setbacks separate a development from neighbouring sites. Side and rear setbacks are less common in a town centre but may be desirable at the interface of a commercial area with surrounding land uses as they can help establish (and/ or protect) landscaped corridors with adjoining properties.

Objectives

O:12.7.48 Ensure a continuous street wall in the core of the Town Centre.

O:12.7.49 Provide adequate privacy and access to daylight, ventilation and outlook for neighbouring properties.

O:12.7.50 Assist in creating a transition between public and private space and between commercial areas and surrounding residential areas.

Controls	
12.7.32	Development in the Town Centre core, along key streets, has nil side setbacks. Variations to the setback controls may be required at sensitive interfaces adjacent to heritage items.
12.7.33	Walls built to the side boundary are to have no windows or openings overlooking adjoining properties.
12.7.34	Separation for residential flat buildings (apartments) and residential components of multi-storey developments are to satisfy the requirements of SEPP 65 and the Apartment Design Guide.
12.7.35	All development outside the B2 Local Centre zone is to have a minimum rear setback of 6.0 metres.

Street Wall Heights

The street wall height is the height of the building from the ground level at the street up to the first upper level building setback. It is the part of the building in a Town Centre that directly addresses the street and plays an important role in shaping the character of the place.

The existing street wall height along Terralong and Manning Streets within the 'Harbourside' Precinct is generally 1-2 storeys high and this historic scale should be retained. The 'Westend' and 'Surf Beach' Precincts feature more recent developments and a three storey street wall height is generally considered appropriate in these locations.

Objectives

O:12.7.51 Protect solar access and minimise overshadowing on the public domain.

O:12.7.52 Minimise bulk and scale impact and help mitigate the pedestrian's perception of building height.

O:12.7.53 Reinforce the pedestrian-friendly character and scale of existing buildings in the Kiama Town Centre.

Controls	
12.7.36	New development is to comply with the street wall heights as shown in Figure 15 and illustrated in Figure 16, Figure 17.
12.7.37	Any development above the street wall height is to have a minimum upper level setback of 3m (depending on the site's orientation, greater setbacks may be required for development to the north of streets and public places to ensure sufficient sun access). Upper level setback distances may also be subject to assessment of heritage impact.
12.7.38	Above street level, a 0.3m façade articulation zone allows minor projections beyond the site boundary to create visual interest (see Figure 16, Figure 17).
12.7.39	The street wall of new buildings should be designed to maintain the dominant parapet line of adjacent buildings.

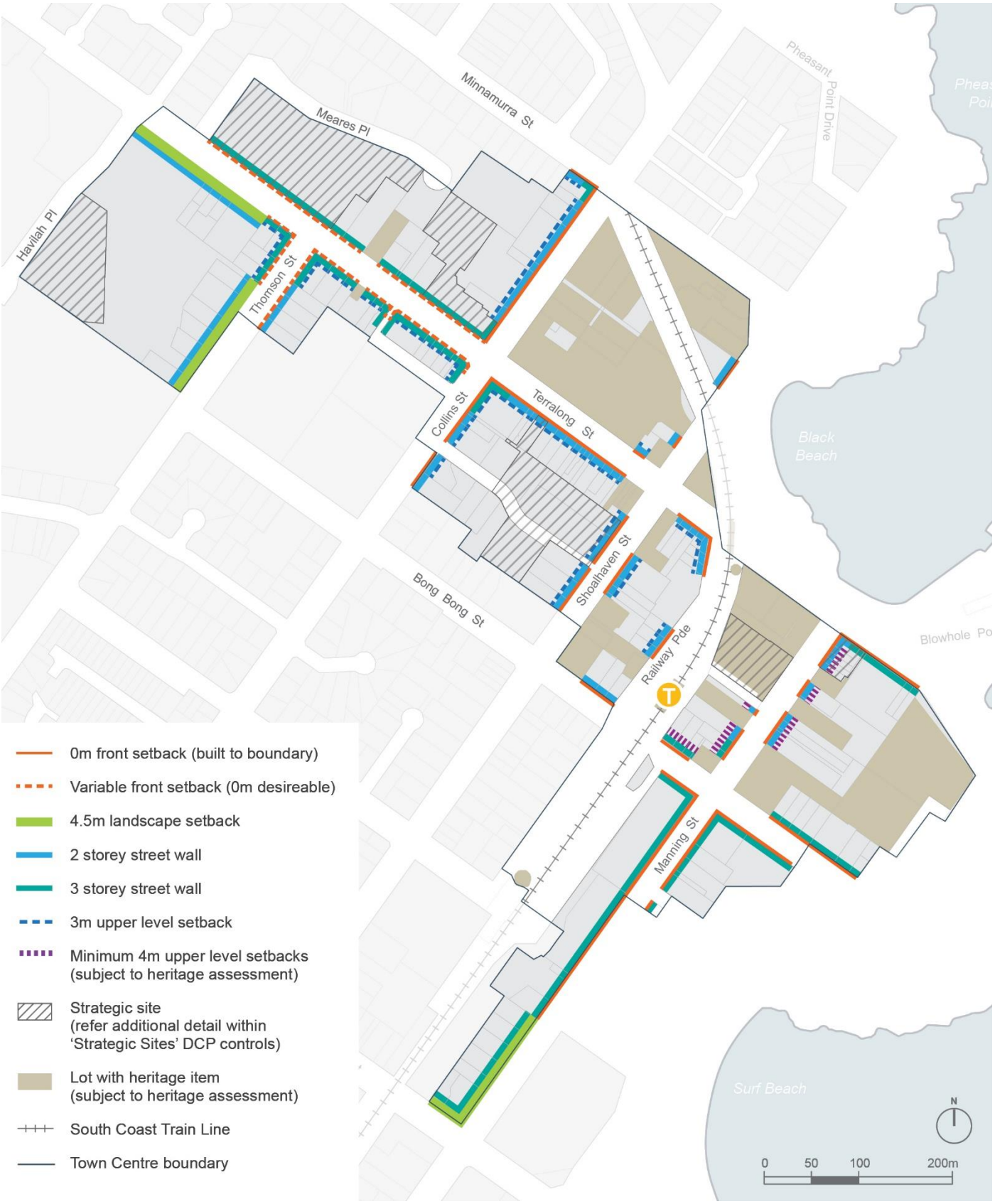


Figure 15 Street wall and setbacks control plan

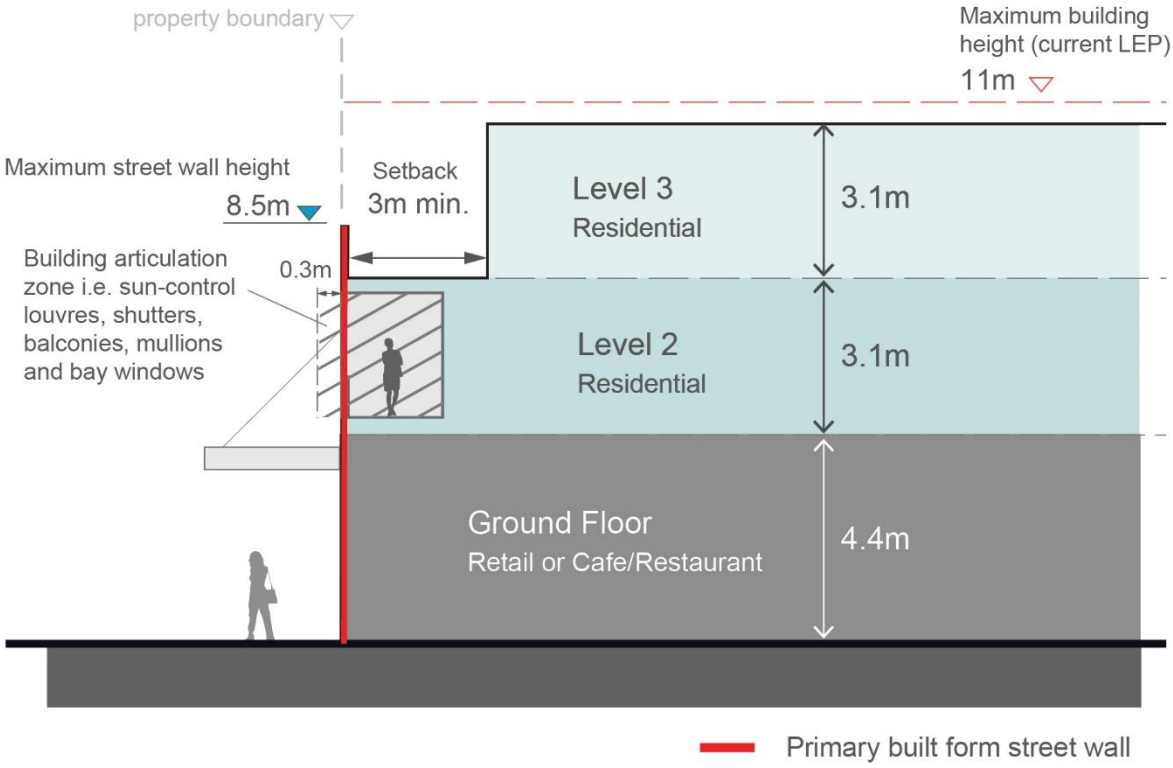


Figure 16 Typical 2 storey street wall section predominant within the historic 'Harbourside' Precinct

Example of 2 storey street wall with upper level setback

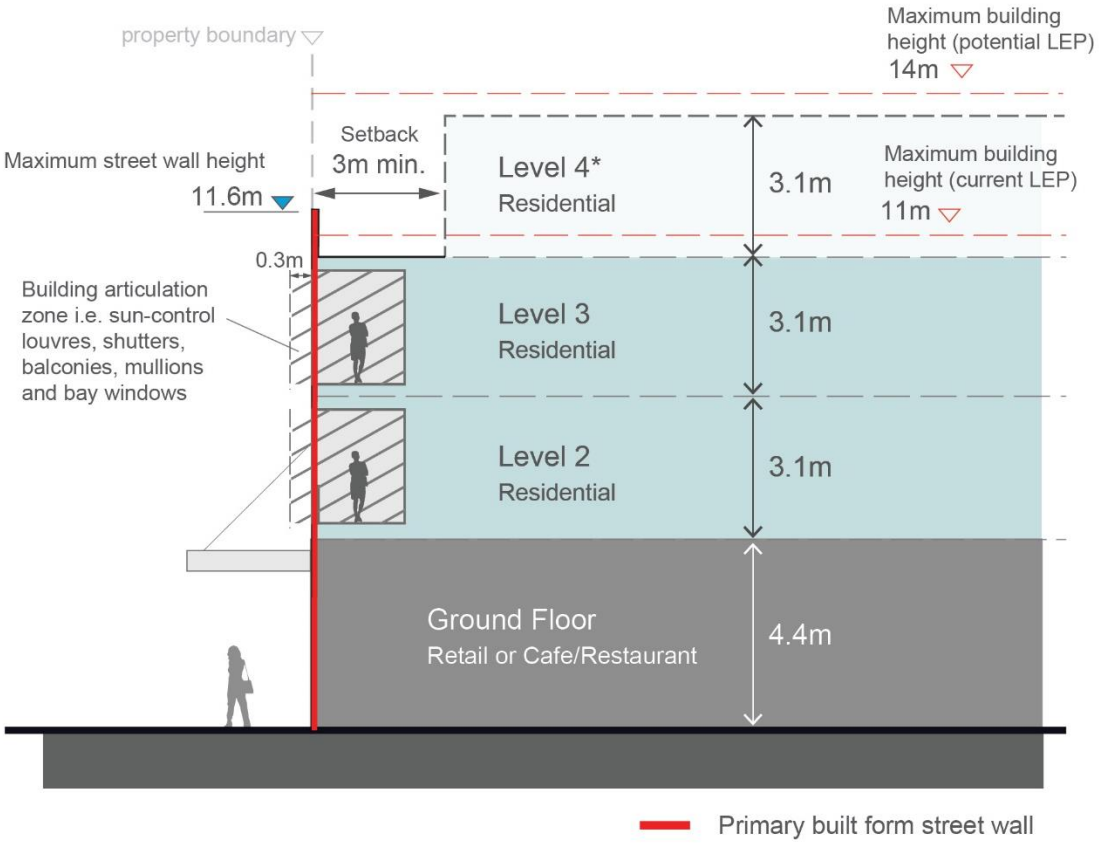
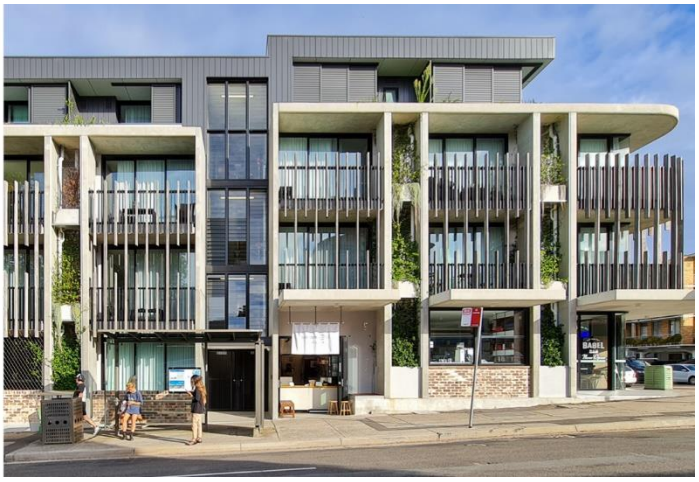


Figure 17 Typical 3 storey street wall section predominant within the 'Westend' and 'Surf Beach' Precincts
** See Figure 18 for selected locations where a 4th storey may be permitted*



Examples of 3 storey street wall with potential 4th storey upper level setback

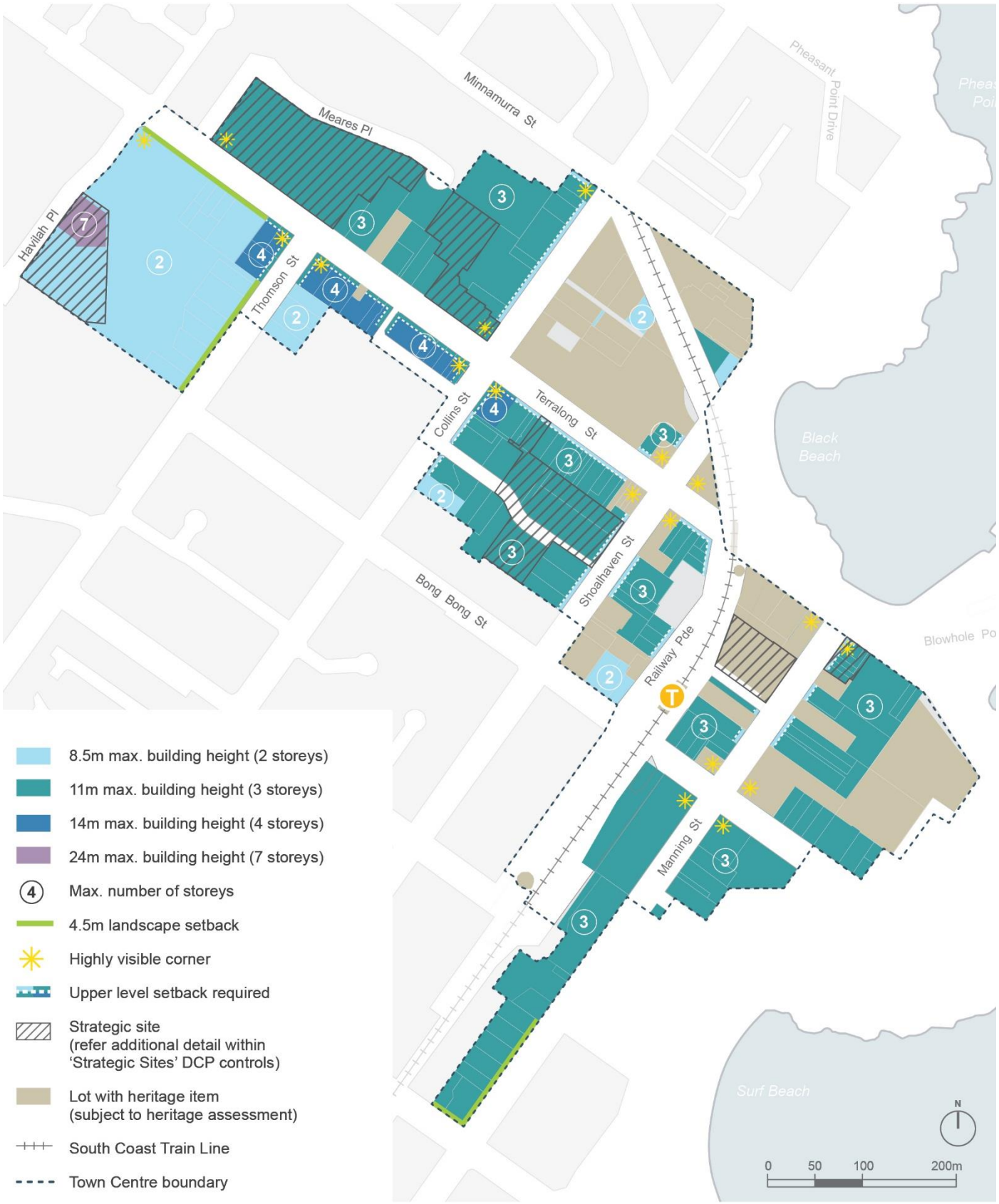


Figure 18 Built form envelopes control plan

Bulk, Scale and Floor heights

Development in the Kiama Town Centre should seek to reinforce the much valued village character and not create additional bulk and scale that is detrimental or overwhelming to the pedestrian experience.

Objectives

O:12.7.54 Ensure the bulk and scale of new development is consistent and in keeping with the desired future character of the Town Centre.

O:12.7.55 Reduce perceived bulk of the building when viewed from street, public places and neighbouring properties.

O:12.7.56 Provide flexibility in the built form to allow for future changes to building uses.

Controls	
12.7.40	New development is to comply with the built form heights as shown in Figure 18.
12.7.41	Building massing should be vertically articulated. Above the street level buildings shall have a maximum unarticulated length of 15 metres.
12.7.42	The upper-most level is to be set back and visually unobtrusive. Ways to achieve this include the use of lightweight construction techniques, dark colours and/or roof elements that create deep shadows.
12.7.43	Balconies above active frontages should be designed to be integrated into the street wall and reinforce the height of the street wall. Balconies located within upper level setbacks are to integrate the parapet into the balustrade design (see Figure 16).
12.7.44	No built form elements including pergolas, colonnades or roof forms are to occur within the upper level setback (see Figure 16).
12.7.45	Buildings located on highly visible corners (see Figure 18) should be of a high quality and 'turn the corner" with elements which emphasise the sites prominent street corner location. Architectural elements and not commercial signage would best serve the purpose. The corner element should not be lower than the lowest adjoining facade, unless there are heritage implications on that specific site.
12.7.46	Roof plant, lift overruns, utilities, vents and other service related elements are to be integrated into the built form design and complementary to the architecture of the building. The view of roof forms from the surrounding area should be considered.
12.7.47	Minimum floor heights are as follows:

Use	Minimum floor to floor height	Minimum floor to ceiling height
Retail	4.4m	4m
Commercial	3.7m	3.3m
Adaptable	3.7m	3.3m
Residential	3.1m	2.7m
Community	3.7m	3.3m

Landscape Quality

Refer also to DCP 'Chapter 3 – Common Requirements, Topic 3.2 Amenity' for additional Landscaping requirements.

The landscape treatment of the Kiama Town Centre is one of the most admired characteristics of the centre. Landscape design enhances the appearance and amenity of the area, provides for passive and active recreation, preserves biodiversity and improves micro-climatic conditions.

Landscape areas may include deep soil zones that are areas of natural ground which have a natural soil profile. They are free of structures (including underground structures) and are suitable for the growth of mature trees.

Objectives

O:12.7.57 Promote high quality landscaping that is integrated into the design of development.

O:12.7.58 Improve the local micro-climate, air quality, solar performance and native biodiversity.

O:12.7.59 Allow adequate provision on site for infiltration of stormwater, deep soil tree planting, landscaping and areas of communal outdoor recreation.

Controls	
12.7.48	Within the Town Centre all sites with a B2 zoning may be able to have a 100% site coverage, subject to heritage considerations and existing trees. For sites on the edges of the Town Centre and those with a R3 zoning, a maximum site coverage of 70-80% is desirable.
12.7.49	Landscaped areas in front of north-east, north and north-west facing façades use deciduous vegetation to provide shade in summer and allow sun penetration during winter.
12.7.50	Planting adjacent to intersections/ roundabouts and driveways, must utilise vegetation that has a mature height of less than 900mm, to maintain safe sightlines.
12.7.51	Landscaping is to give preference to species with low water needs; include native plant species and consider sun and wind conditions.
12.7.52	All development applications for buildings within the Kiama Town Centre should be accompanied by a conceptual landscape plan demonstrating the relationship between the built form and its site and surrounding landscape. Details submitted should include fencing, paving, garden quality and design and suggested plant species.
12.7.53	Any new development within Manning, Terralong, Shoalhaven and Collins Streets will need to contribute to the existing brick footpath paving using Bulli Blue pavers.

Deep soil zones:

Controls	
12.7.54	A deep soil zone must not contain any buildings, structures, services or impervious surfaces.
12.7.55	For sites on the edges of the Town Centre and those with a R3 zoning a minimum of 7% of the site area must be provided as a deep soil zone.
12.7.56	A deep soil zone must have a dimension of 3m x 3m min.
12.7.57	Deep soil zones are to be located next to deep soil areas of adjoining properties (where existing) to create consolidated landscaped/ biodiversity corridors over time.

Views and Vistas

Refer also to DCP 'Chapter 3 – Common Requirements, Topic 3.2 Amenity' for additional Views and Visual Impacts requirements.

One of the key characteristics of the Kiama Town Centre is its significant topography which reveals views of landmarks, heritage items and the surrounding natural assets, including the harbour, ocean, coastline and beaches.

Much of the Town Centre is located on lower lying land and can be viewed from above. It is critical that new development considers roofscape views and protects key views, especially views to the water and local landmarks as these help shape the experience and character and help to make Kiama a unique and memorable place.

Objectives

O:12.7.60 Maintain and strengthen important views and vistas and ensure development considers the local topography and impact on views.

O:12.7.61 Protect Kiama's natural character and retain visual connections with its landscape setting.

O:12.7.62 Avoid or minimise adverse effect on views from other properties.

Controls	
12.7.58	Key views identified in Figure 19 are to be protected and retained.
12.7.59	Encourage view sharing in the siting and design of new development.
12.7.60	The design of roof forms should be well resolved and consider the views from surrounding sites and local high points. Roof forms should not increase the bulk and scale of the building or impact on the surrounding views.

Note: for more information on view sharing, please refer to New South Wales Land and Environment Court Planning Principles *Tenacity Consulting v Warringah* Council 92004) NSWLEC 140.

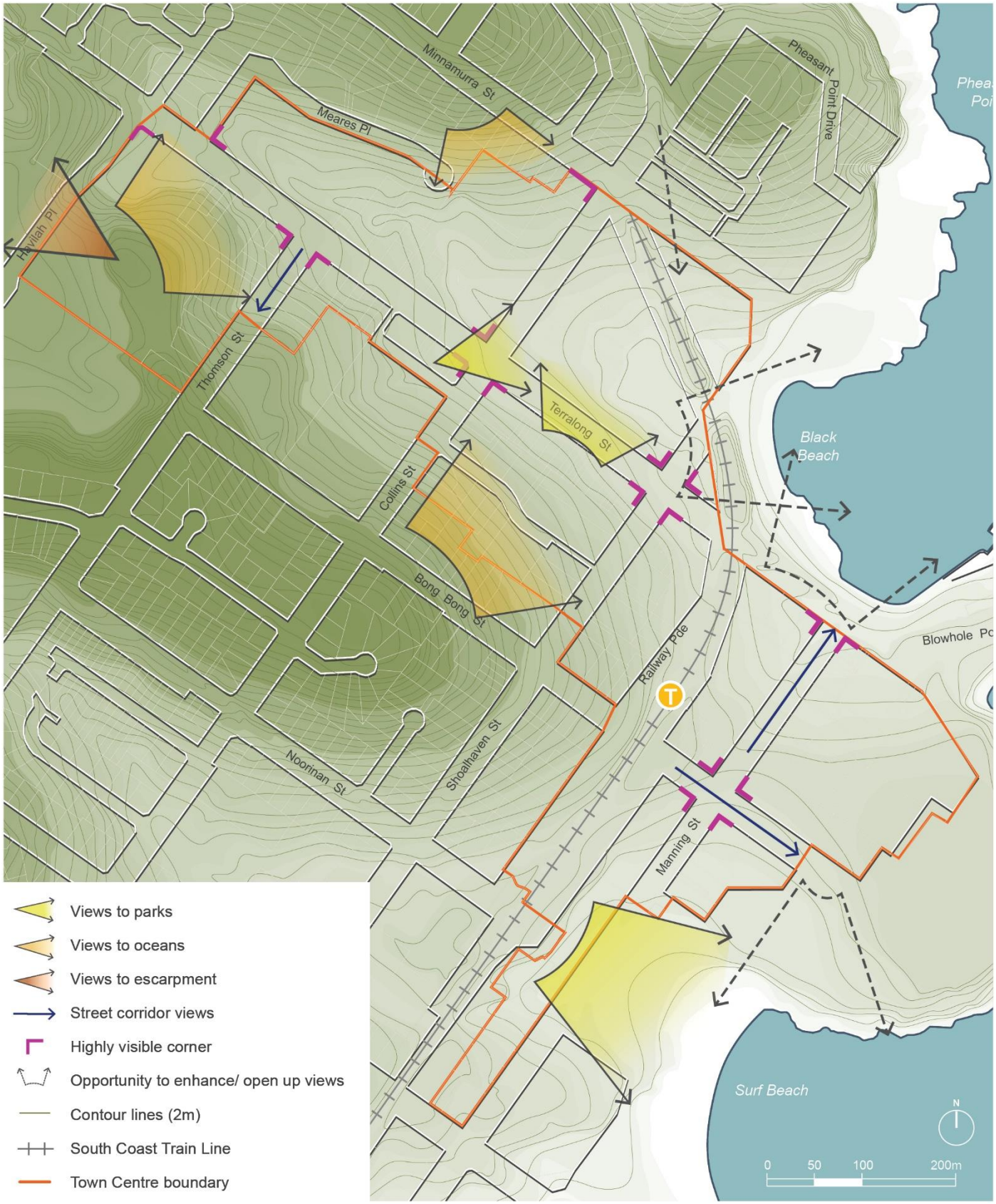


Figure 19 Key view map

Facades and Exteriors

Each building in Kiama makes a unique contribution to the streetscape character of the Town Centre.

The form, scale, proportion, and pattern of building façades, as well as the choice of materials, finishes and colours, need to be carefully selected for their robustness, durability, energy performance and compatibility with the surrounds.

Objectives

O:12.7.63 Promote a cohesive built form that reflects the desired character of Kiama.

O:12.7.64 Ensure new development is sympathetic and complementary to the surrounding scale, texture and proportion of built form in the Town Centre.

O:12.7.65 Encourage a well balanced mix of materials which adds interest and detail and helps to break down the overall scale, bulk and mass of larger buildings.

O:12.7.66 Encourage finishes and building materials appropriate to the local climatic conditions, solar orientation and site specific features.

Façade Detail

Controls	
12.7.61	Particular attention should be paid to parapets, mouldings and windows. Windows with a reasonable depth of reveal and modulation (ie: minimum 150 to 200 mm) are preferred in order to enhance the solid wall facade appearance of buildings in the Kiama streetscape and maintain an interest and scale at pedestrian level. This is particularly important in streets with historic buildings.
12.7.62	Sidewalls are designed as an architecturally finished surface that complements the main building facade.
12.7.63	Visually prominent elements such as balconies, overhangs, awnings, and roof tops are to be of high quality and low maintenance design.
12.7.64	Balcony design is to consider the need for visual and acoustic privacy of residents and the impact of visual clutter (such as air conditioners/ washing lines) on the streetscape. Excessive use of glass balustrades and/or metal balustrades is discouraged.

Building Materials

Controls	
12.7.65	Building materials should include: a) walls of masonry construction, rendered to a flat surface for painting; b) roof slate, corrugated sheet metal or concrete tiles; and c) architectural detail and trim in timber and moulded cement.
12.7.66	External walls are to be constructed of high quality and durable materials and finishes with low maintenance attributes. Materials used are to be suitable for the local climatic conditions and are to be able to withstand natural weathering.
12.7.67	Materials must be harmonious with and complement the coastal character of the area. Materials should be textured such as timber, bagged brickwork and natural stonework like basalt/ bluestone.
12.7.68	A well-considered mix of materials is encouraged. The composition of façades should balance solid and void elements and large expanses of any single material should be avoided.
12.7.69	Highly reflective finishes and curtain wall glazing are prohibited.
12.7.70	The retrofit of existing facades is encouraged especially where this would support the desired future character of the town centre and helps to ameliorate visual and acoustic privacy of residential uses.

Figure 20 Basalt/ bluestone used as a natural material in the built form of recent development

Figure 21 Basalt/ bluestone is a key characteristic of Kiama and has been integrated throughout the public domain

Colours

Controls	
12.7.71	Colours should be selected with an emphasis on light/ neutral colours that harmonise with the seaside context.
12.7.72	The selection of colours for new development in the Kiama Town Centre should be appropriate to the overall streetscape context while maintaining the integrity of the original design concept. "Heritage" colour schemes may not be the only choice when selecting a colour scheme for a new development.
12.7.73	Lighter colours can be used as highlights to emphasise particular parts of the building. Deeper colours may be used as trim.
12.7.74	As an alternative to a painted finish the use of natural stone (ie: sandstone or basalt blocks) and other textured surfaces onto brickwork, such as a bagged finish using coloured cement, could be appropriate for buildings in the Town Centre.
12.7.75	Colours should be selected to create contrast between base colour and highlight colour. Very dark colours and large expanses of white are to be avoided.
12.7.76	A colours and material palette with sample board should be submitted with development applications.

Figure 22 Sample colour palette

Acoustic Privacy

Acoustic privacy is a measure of sound insulation between residential apartments and between external and internal spaces.

New development needs to provide a high level of amenity for future residents and building users. At the same time, development is required to protect and where possible enhance the quality of the public domain and minimise the impact on the existing amenity of adjoining development, i.e. visual / acoustic privacy and sun access.

Objectives

O:12.7.67 To ensure a high level of amenity for occupants within residential apartments and / or serviced apartments n the development.

O:12.7.68 To minimise the impact of noise from new development.

Statement of Environmental Effects (SEE)

The SEE accompanying the development must demonstrate that the abovementioned noise criteria for windows to sleeping areas and living areas and Field Sound Transmission Class (FSTC) criteria for walls and floors have been met for each residential apartment or serviced apartment in the development through the provision of appropriate acoustic treatment measures. The proposed acoustic measures must also be shown on the required architectural floor layout and elevation plans for the development. Alternatively, the Statement of Environmental Effects (SEE) may include an acoustical impact assessment study which outlines alternative acoustic treatment measures for any residential apartments and / or serviced apartments in the development. The acoustic impact assessment study must be carried out by a suitably qualified and experienced acoustic consultant (ie a person who is a Member of the Australian Acoustical Society, the Institution of Engineers or the Association of Australian Acoustical Consultants).

Controls	
12.7.77	Residential apartments should be arranged in a mixed use building, to minimise noise transition between apartments by: (a) Locating busy, noisy areas next to each other and quieter areas, next to other quieter areas (eg living rooms with living rooms and bedrooms with bedrooms); (b) Using storage or circulation zones within an apartment to buffer noise from adjacent apartments, mechanical services or corridors and lobby areas; and (c) (c) Minimising the amount of party (shared) walls with other apartments.
12.7.78	All residential apartments within a mixed use development should be designed and constructed with double-glazed windows and / or laminated windows, solid walls, sealing of air gaps around doors and windows as well as insulating building elements for doors, walls, roofs and ceilings etc; to provide satisfactory acoustic privacy and amenity levels for occupants within the residential and / or serviced apartment(s).
12.7.79	Noise transmission from common corridors or outside the building is to be minimised by providing seals at entry doors.
12.7.80	In order to assist acoustic control of impact noise between units: (a) A common wall shall have a Field Sound Transmission Class

	(FSTC) of not less than 50 if it separates; i. Sole occupancy units, ii. A sole occupancy unit from a plant room, stairway, public corridor, hallway or the like. (b) A wall separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit, shall have an FSTC of not less than 55. (c) A floor separating sole occupancy units must not have an FSTC less than 50. With regard to mixed use residential/commercial development the design of the residential component is to ensure that optimum solar access is available to internal living areas and external private open space areas.
12.7.81	In order to assist acoustic control of impact noise between units: (a) A floor shall have an Impact Isolation Class (IIC) of not less than 50 if it separates; i. Habitable rooms of sole occupancy units ii. A sole occupancy unit from a plant room, stairway, public corridor, hallway or the like. (b) A floor separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen) in an adjoining unit, shall have an FSTC of not less than 55. (c) Walls between sole occupancy units shall comply with the impact sound resistance standards specified in the BCA.
12.7.82	All residential buildings and serviced apartments are to be constructed so that the repeatable maximum L Aeq (1 hour) level not does exceed the following levels: (a) In a naturally ventilated - windows closed condition: i. Sleeping areas (night time only: Hours - 2200-0700) - 35dB ii. Living areas (24 hours) - 45dB (b) In a naturally ventilated - windows open condition, (ie, windows open up to 5% of the floor area, or attenuated natural ventilation open to 5% of the floor area): i. Sleeping areas (night time only: Hours - 2200-0700) - 45dB ii. Living areas (24 hours) - 55dB (c) Where a naturally ventilated - windows open condition cannot be achieved, it is necessary to incorporate mechanical ventilation or air conditioning. (d) The following repeatable maximum L Aeq (1 hour) levels shall not be exceeded when doors and

	windows are shut and mechanical ventilation or air conditioning is operating: i. Sleeping areas (night time only: Hours - 2200-0700) - 38dB ii. Living areas (24 hours) - 46dB Note: These levels correspond to the combined measured level of external sources and the ventilation system operating normally

Amenity

Refer also to DCP 'Chapter 3 – Common Requirements, Topic 3.2 Amenity' for additional requirements.

New development needs to provide a high level of amenity for future residents and building users. At the same time, development is required to protect and where possible enhance the quality of the public domain and minimise the impact on the existing amenity of adjoining development, i.e. visual/ acoustic privacy and sun access.

Objectives

O:12.7.69 Minimise the impact of new development on the outlook, privacy and sun access of adjoining properties.

O:12.7.70 Minimise overshadowing of streets, links and public open spaces.

O:12.7.71 Protect building users from negative noise, air quality and vibration impacts.

Controls	
12.7.83	Sunlight access is to be provided to 50% (minimum) and up to 70% (preferred) of the area of all significant public spaces (e.g. Hindmarsh Park and designated pedestrian priority zones such as the intersection of Terralong and Manning Streets) for at least 3 hours mid-winter (21 June) between 9am and 3pm.
12.7.84	At least 50% of the principal area of private open space of existing adjoining residential properties are to receive sunlight for a minimum of 2 hours between 9am and 3pm mid-winter (21 June) - or where the adjoining private open space does not currently receive 2 hours of sunlight, the development does not reduce sunlight to that space by more than 30%.
12.7.85	With regard to mixed use residential/commercial development the design of the residential component is to ensure that optimum solar access is available to internal living areas and external private open space areas.
12.7.86	Noise transmission between dwellings can be minimised by not locating living areas or garage or service areas adjacent to the bedrooms of other dwellings.

Parking and Access

Refer also to DCP 'Chapter 3 – Common Requirements, Topic 3.6 – Transport, Access and Parking' for additional parking and access requirements.

The design of vehicular access and carparking has a significant impact on pedestrian safety and the quality of the public domain. Vehicle access points need to be integrated carefully to avoid potential conflicts with pedestrian movement and the desired streetscape character.

Objectives

O:12.7.72 Provide appropriate level of on-site parking to cater for new development.

O:12.7.73 Minimise the visual impact of car parking areas and vehicle access points.

O:12.7.74 Minimise conflicts between pedestrians and vehicles on footpaths, particularly along pedestrian priority routes/ active frontages.

O:12.7.75 Promote alternative modes of transport (walking, cycling, public transport).

Controls	
12.7.87	All parking is to be provided within the building footprint either within a basement or well integrated into the design of the building. Where parking cannot be provided within the building footprint it is to be located away from the primary active frontage, to the side or rear of the building(s) and is not to be visible from the street.
12.7.88	Access to car parking is provided from side streets or the rear of the property wherever possible.
12.7.89	New vehicle access points should not be permitted along streets with a primary active frontage. Where access from a secondary street or lane is not possible, acceptable alternatives include off-site parking provision and/or a reduction of car parking requirements.
12.7.90	Shop top housing development within a 200m radius of the Kiama Town Centre is to receive a 25% car parking space discount. OR Parking requirements may be reduced for development within the Town Centre subject to submission of a Transport Management Plan and approval by Council.
12.7.91	Double height access points (e.g. into a basement carpark or loading area) are not permissible along a primary active frontage.
12.7.92	Vehicle access points are limited to a single crossing point and are to be perpendicular to the kerb alignment.

12.7.93	Stacked parking/ car lifts will be considered on merit and only in multi-dwelling housing and residential flat buildings.
12.7.94	Safe, convenient and secure bicycle parking is to be provided for larger developments. Where provided within the building, bicycle parking/ storage is to be easily accessible from ground level/ lift lobby.
12.7.95	Ingress and egress points to parking facilities should be legible, including well-lit signage, and the surrounding area appropriately landscaped.
12.7.96	Pedestrian access should be physically separated from vehicular access. Similarly, short term and long term parking areas should be physically separated.
12.7.97	Permanent open lot carparks shall be located behind buildings, especially along a primary active frontage.

Pedestrian Access and Mobility

New development has a responsibility to ensuring Kiama is a safe, convenient and accessible place for all people to experience and enjoy. The topography of Kiama can be particularly challenging for people with mobility challenges and therefore development must give additional consideration to the provisions of access for these individuals.

Objectives

O:12.7.76 Provide safe and equitable public and private spaces and facilities.

O:12.7.77 Ensure buildings and public spaces are accessible for people with mobility challenges.

O:12.7.78 To minimise barriers to access in the built environment.

Controls	
12.7.98	Ensure all facilities designed for disabled persons comply with the relevant *Australian Standards* and the *Disability Discrimination Act 1992.*
12.7.99	All development must provide continuous access paths of travel from all public roads and spaces as well as unimpeded internal access.
12.7.100	Main pedestrian entries from the street should be legible, accessible and barrier free. These entries should be enhanced with appropriate signage and weather protection to improve clarity and amenity.

Sustainable Design / ESD

Development in the Kiama Town Centre is encouraged to apply environmentally sustainable design measures in the areas of energy and water efficiency, passive solar design, natural ventilation, stormwater reduction and management, solar access, orientation and layout of development, building materials and waste minimisation.

Objectives

O:12.7.79 Promote best practice in Environmentally Sustainable Development.

O:12.7.80 Minimise potable water use and promote reuse and recycling of water and waste.

O:12.7.81 Achieve energy and water efficient development by:

- Reducing the necessity for mechanical heating and cooling.
- Reducing reliance on fossil fuels.
- Minimising greenhouse gas emissions.
- Supporting and promoting renewable energy initiatives, sustainable construction materials and passive building design.

Controls	
12.7.101	Buildings are to comply with or where possible exceed the Building Sustainability Index (BASIX) by 10% for residential development.
12.7.102	Consider the inclusion of green roof and green facade/ green wall elements to reduce heat loads and moderate the heat island effect.

Water efficiency:

Controls	
12.7.103	Landscape and building design maximises soft landscaping and limits the extent of impervious paved areas.
12.7.104	Drought tolerant, low water use plants are used within landscaped areas.
12.7.105	Runoff is collected from roofs and balconies in water tanks and used for on site irrigation.

Passive solar design:

Controls	
12.7.106	Buildings are located so that they benefit from passive solar heat gain during winter months.
12.7.107	Insulation is to be used in external walls and roofs to reduce heat escaping from a building in winter and to maintain a lower internal temperature in summer.
12.7.108	All windows and door openings are to be sealed.
12.7.109	Overhangs and shading devices such as awnings, blinds and screens should be considered to protect from sunlight during summer months.

Energy conservation/ efficiency:

Controls	
12.7.110	Materials are to be selected considering their thermal performance.
12.7.111	Solar hot water systems are encouraged.

Natural ventilation:

Controls	
12.7.112	Natural cross ventilation is to be optimised.
12.7.113	At least 30% of all windows in a building are operable from the inside (by building users).

Lighting

Lighting in town centres enhances safety and discourages anti-social behaviour. Good light levels from a variety of sources, such as under awnings or shopfronts, increase the amenity of the footpath and enhances the overall sense of safety after hours. The creative lighting of town landmarks can also assist in promoting a strong civic image.

Objectives

O:12.7.82 Create an environment where people feel safe and secure into the night.

O:12.7.83 Minimize potential light pollution to surrounding properties and motorists.

Controls	
12.7.114	External light fixtures are integrated with the building design and are not readily visible as separate elements from the public domain.
12.7.115	All outdoor lighting, including security and car park lighting shall be designed and sited to minimise light pollution. Outdoor lighting is to use full cut-off light fittings.
12.7.116	External lighting is to be energy efficient, high quality durable and low maintenance.
12.7.117	Full façade flood-lighting should be restricted to the main activity routes and gateway buildings and after consideration of neighbouring amenity.
12.7.118	Illuminated features are encouraged at gateway, local nodal and key corner locations. The lighting of buildings and key local landmarks at the pedestrian level is encouraged.
12.7.119	The sensitively designed lighting of heritage buildings is encouraged. The colours and design of lighting should complement the design and detail of the building, in soft, natural colours.

Figure 23 A combination of sensitive feature lighting on a heritage building

Figure 24 Bunker lights are a simple, cost effective and vandal resistant option for under awning lighting

Advertising and Signage

Signage needs to be sensitively incorporated into the context, as the cumulative visual impact of many signs of varying sizes, shapes and colours is damaging to how the centre is perceived and detrimental to its character.

Well-designed signs add visual interest to an area and also contribute to a lively atmosphere. Signs are also necessary to identify buildings and to communicate messages and should be integrated with the streetscape.

Objectives

O:12.7.84 Ensure signage does not increase visual clutter or dominate buildings and the streetscape.

O:12.7.85 Create a consistency of signage that is in keeping with the character of the Kiama Town Centre.

Controls	
12.7.120	All signage should have regard to the 'appropriate' options (Figure 26) and avoid 'inappropriate' signs (see Figure 25)
12.7.121	All advertising signs within the Kiama Town Centre should:- a) protect significant characteristics of buildings, streetscapes and vistas and protect views of the harbour; b) preferably be located on building surfaces with little or no projection from the building; c) should not obscure architectural features such as windows, parapets, string course decoration, balconies, or the articulation of different storeys; and d) complement the scale and character of the street.
12.7.122	Signs attached to buildings should be designed as an integral part of the building.
12.7.123	Where a sign extends beyond the building facade, the shape and size of the sign and its supporting structure should respect the bulk and style of the building, and any adjoining buildings.
12.7.124	Visual clutter is discouraged. In assessing any new proposal Council will take into account the existing signs on the building or site. Some or all existing signs may be required to be removed as a condition of consent. Adequate space for identification of future occupancies should be reserved.
12.7.125	All signs to be located on a particular building should relate to existing signs on the building in one or more of the following ways:- a) common shape; b) common colours; c) consistent scale and proportional relationship; and d) regular placement.
12.7.126	The use of numerous uncoordinated signs on a single building will not be supported.
12.7.127	Signs on heritage buildings, including painted lettering, should be carefully located and should be sympathetic to the historic nature of the building. Adjacent signs should be designed and applied sympathetically.
12.7.128	Illumination of signs should be concealed or integral with the sign through the use of

	neon, an internally illuminated panel or sensitively designed external spot lighting. Illumination should not be hazardous or a nuisance to pedestrians, distract motorists or any residents in the area.	12.7.129	All signage must comply with State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64).

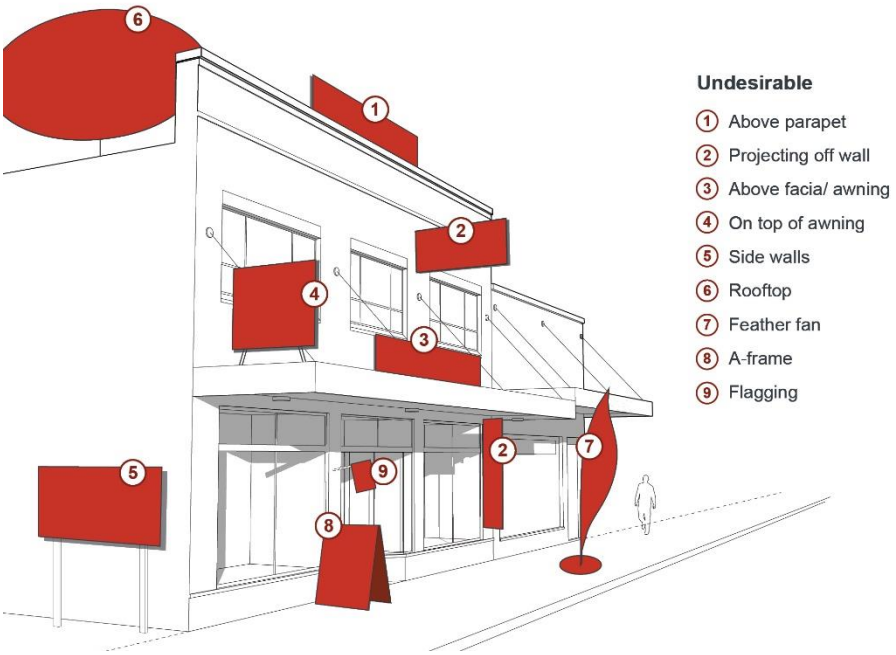


Figure 25 Prohibited/ undesirable signage and advertising design detrimental to the desired future character

Figure 26 Appropriate and limited advertising/ signage options for local businesses

Public Art

When new buildings and civic landscaped spaces incorporate art works in their design such as sculptures, mosaics, murals, water features, and lighting displays this contributes to the future character of the town centre. Art is increasingly finding a significant place and function in civic and private development. Encouragement of public art could be used to great advantage within the Kiama Town Centre.

Objectives

O:12.7.86 Contribute engaging, playful & accessible additions to public space that attracts locals and visitors.

O:12.7.87 Increase public art in communal and public spaces.

O:12.7.88 Create opportunities to interpret and express aspects of Kiama's history, heritage, stories, people, landscape and streetscape with a focus on indigenous representation and engagement.

Controls	
12.7.130	Commercial development with a capital investment value over $5 million and that provides frontage to the public domain shall incorporate public art in accordance with Council's Public Art Policy.
12.7.131	The public art is to reflect the unique characteristics of Kiama's local communities and environments.
12.7.132	The design of public art is to be hardwearing, resistant to vandalism and constructed to ensure minimal maintenance.
12.7.133	The use of public art on blank side walls throughout the centre is encouraged. Any art is to be sympathetic with adjoining buildings.

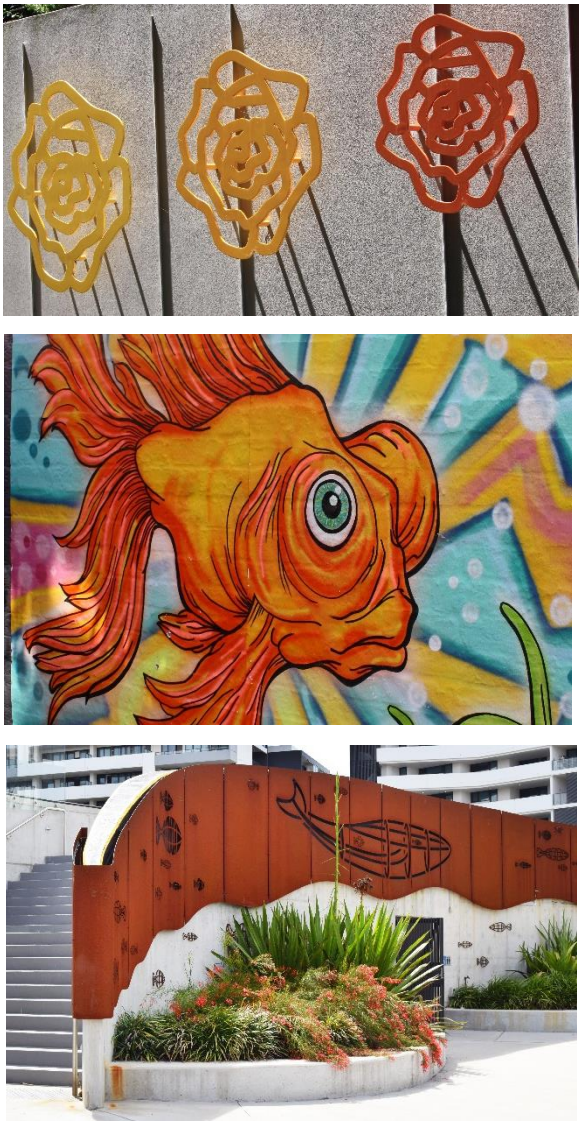


Figure 27 Examples of public art including sculptures, murals and custom metalwork panelling

Development Controls for Strategic Sites

Site specific controls have been prepared for a range of Strategic Sites within the Town Centre and are shown in Figure 28. All Strategic Sites controls should be read in conjunction with the other Town Centre DCP chapters.

These sites have been selected on the basis of:

- the visual importance of the site as a gateway or landmark site; and
- the level of development activity or catalyst potential.

Under the current zoning a wide range of permissible uses are applicable, but it has not been possible to consider all these options. The controls are based on what, at the time, was considered the likely future direction of the site. When development is proposed, these sites may need to go through an additional master planning process to ensure holistic consideration of urban design issues.

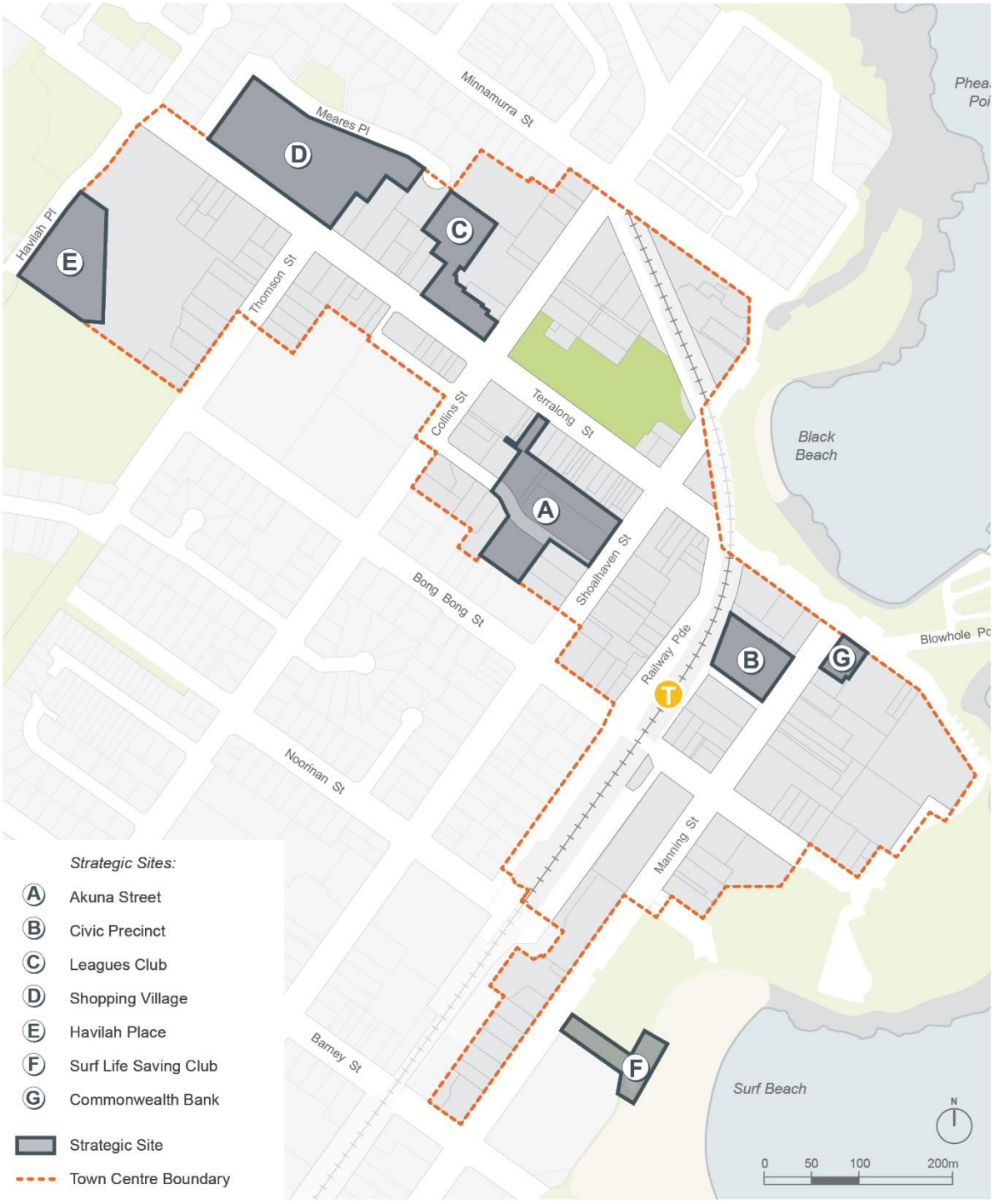


Figure 28 Strategic Sites Overview

Site A: Akuna Street

The Akuna Street site is a key centrally located site adjacent to Terralong Street, close to Kiama Railway Station. Development provides the opportunity for a logical extension to the Town Centre that would enhance the public realm and extend pedestrian accessibility.

Redevelopment of the site may also enable a small centrally-located supermarket and efficient and accessible carparking that would strengthen this part of the centre. A central urban square would provide a focus for the community and surrounding retail, commercial and residential uses.

Objectives

O:12.7.89 Create mixed-use development along Akuna Street that provides an attractive place to live and visit.

O:12.7.90 Provide a high-quality urban square for the community and visitors.

O:12.7.91 Create active frontages that encourage activity and safety.

O:12.7.92 Improve pedestrian connectivity from Akuna Street to Terralong Street via existing and proposed links.

O:12.7.93 Provide opportunities for commercial floor space for local businesses within the Town Centre.

O:12.7.94 Explore opportunities to retain existing trees within the site and increase the number of street trees along Akuna Street.

O:12.7.95 Facilitate the provision of a new laneway that provides access to car parking without disrupting pedestrian circulation or active frontages.

O:12.7.96 Minimise the impact of parking and encourage shared parking uses for surrounding businesses.

O:12.7.97 Extend the fine-grain character and pedestrian-friendly scale along Terralong Street up to Akuna Street.

O:12.7.98 Consider the amount of sunlight that reaches streets, public places and neighbouring properties.

O:12.7.99 Provide high quality well-resolved roof forms when viewed from the street and from higher areas around the centre.

O:12.7.100 Provide a mix of dwellings to cater to the needs of a range of users.

O:12.7.101 Consider view sharing and reduce the impact of new development on existing views from neighbouring sites.

Controls	
12.7.134	New development should comply with site specific controls as shown in Figure 29.
12.7.135	The new urban square should provide passive and active areas and create flexibility for community gatherings. It should preferably be publicly accessible 24 hours a day.
12.7.136	Ensure new development minimizes the overshadowing of the new urban square.
12.7.137	Where possible retain trees along Akuna Street as identified in Figure 29.
12.7.138	Explore opportunities to retain the existing ‘heritage wall’ adjacent to the new laneway.
12.7.139	Include vertical circulation in the form of escalators and lifts to facilitate equitable access from Akuna Street to Terralong Street and to basement parking.
12.7.140	Provide safe pedestrian access along Akuna Street towards the Railway Station.
12.7.141	Explore the re-alignment of Akuna Street to retain the existing trees and create effective development sites.
12.7.142	Explore opportunities for roof terraces with communal open spaces for residential development where proposed.
12.7.143	Avoid architectural roof

	features that add visual interest but exceed the maximum building height.
12.7.144	Development should consider the impact on water views both from the development and from the surrounding area.
12.7.145	Ensure spaces along Akuna Street are designed to allow flexibility and accommodate both retail and commercial uses.
12.7.146	Where residential dwellings are proposed a mix of dwelling sizes and types is to be provided.

Example pedestrian priority space at Double Bay shopping centre

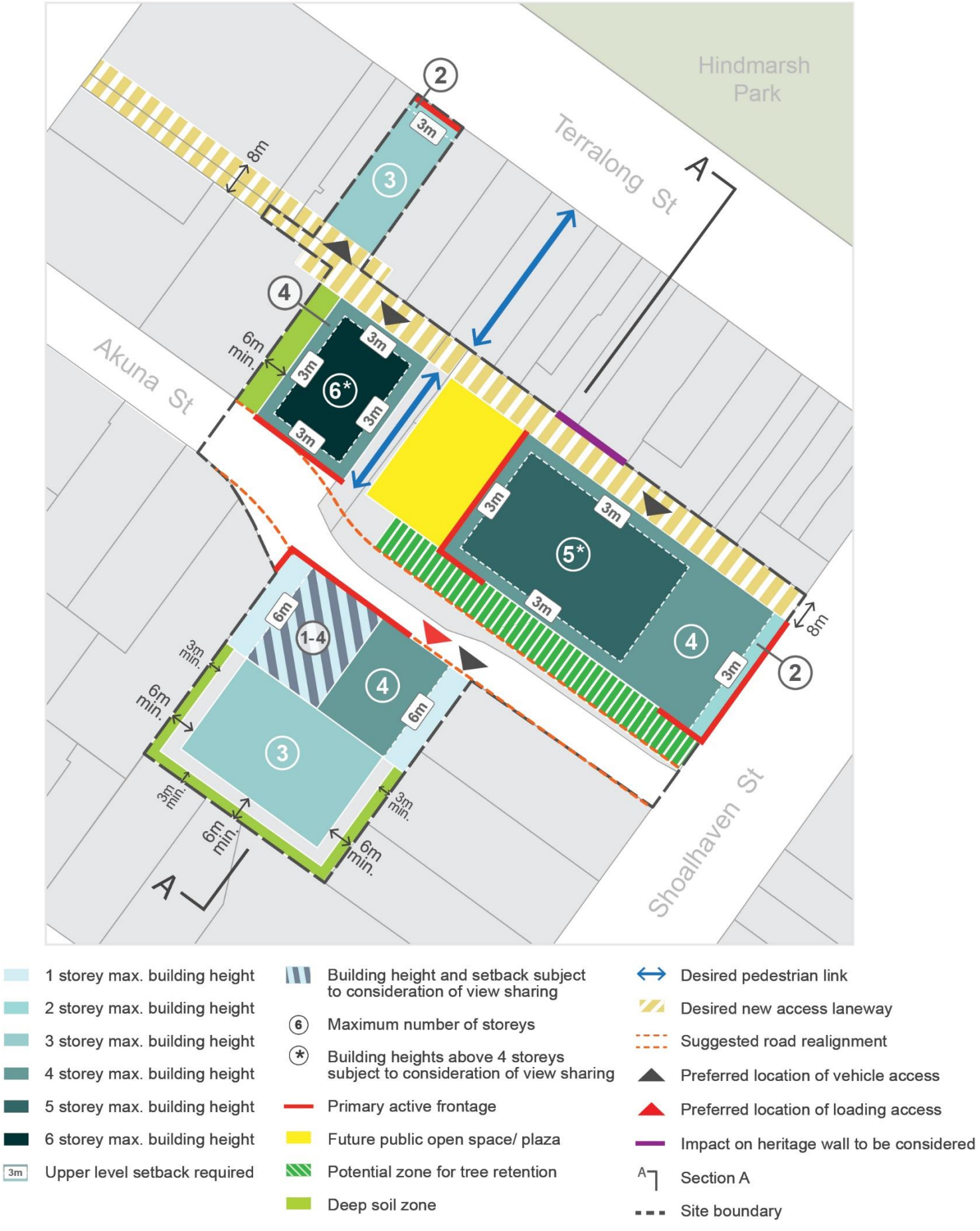
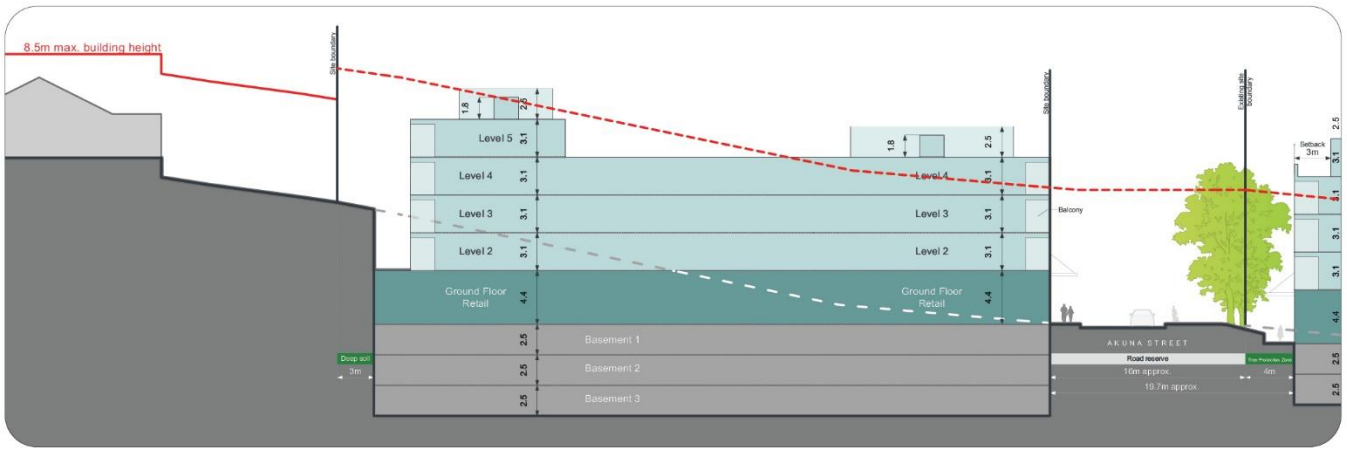
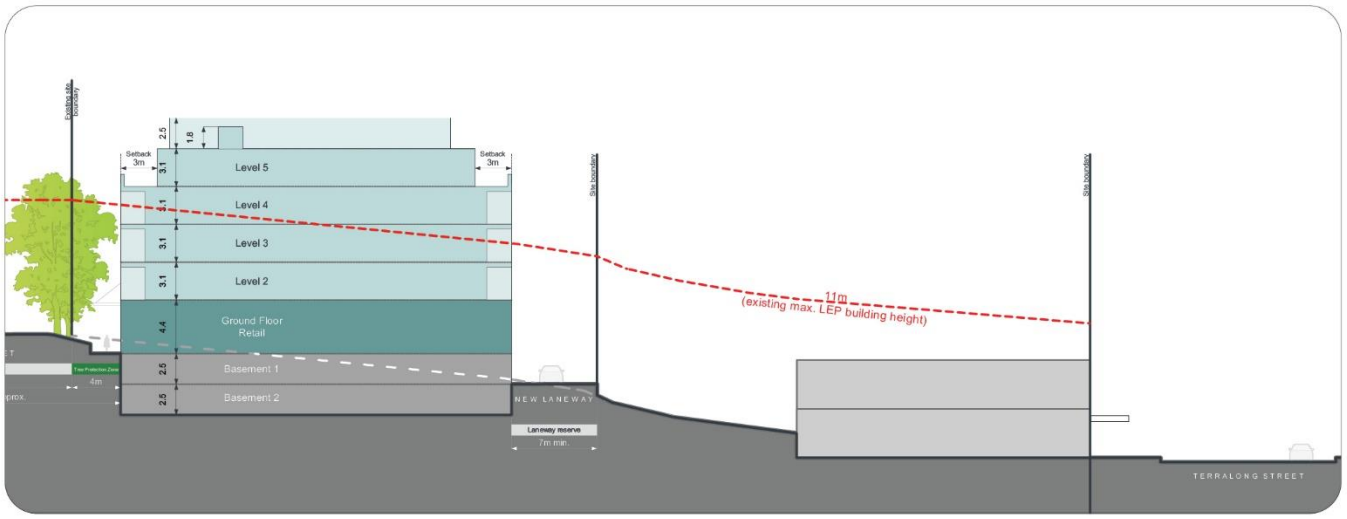


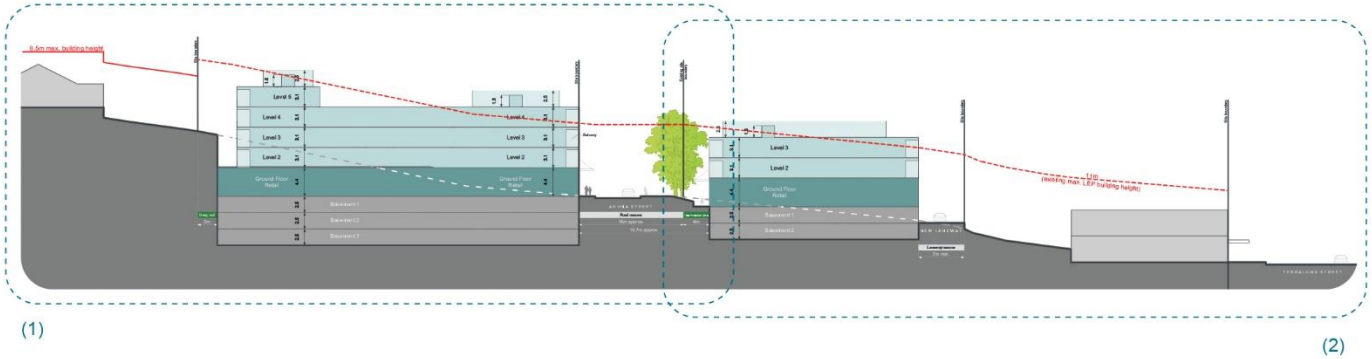
Figure 29 Site specific development control plan – Akuna St



(1)



(2)



(1) (2)

Figure 30 Akuna Street Built Envelope Section A

Site B: Civic Precinct

The Civic Precinct is well located, in a historic part of the town centre. It is within a conservation area, and contains several items of significant heritage value and is also close to the waterfront and key destinations. There is an opportunity for development that respects and complements the heritage elements, by encouraging re-use of heritage buildings, supporting sympathetic redevelopment of the Council site as well as the creation of new links and connections to the surrounding area.

Objectives

O:12.7.102 Protect and enhance the history and heritage of the area.

O:12.7.103 Encourage reuse of heritage items, where appropriate, and sensitive new contemporary buildings and public links and spaces.

O:12.7.104 Strengthen Manning Street as an attractive and vibrant pedestrian environment for locals and visitors.

O:12.7.105 Improve connectivity and pedestrian access and encourage activation of properties facing Terralong Street with new vehicle laneways and pedestrian links.

O:12.7.106 Maintain a contextual relationship between the existing contributory buildings and new buildings / additions.

O:12.7.107 Maintain active frontages with good quality façade treatments at street level along key streets.

O:12.7.108 Explore opportunities to retain existing trees and increase the number of street trees along Manning Street.

O:12.7.109 Orient public and communal open spaces for sun access.

Controls	
12.7.147	Wherever possible new development should comply with site specific controls as shown in Figure 32.
12.7.148	Retain and celebrate heritage buildings and, where appropriate, allow cohesive addition(s) and complementary adjacent buildings.
12.7.149	All development is to provide a heritage interpretation and public art strategy that reflects the heritage significance of this part of the centre.
12.7.150	Provide new laneways and pedestrian links on the Council site to improve pedestrian access and encourage activation of properties facing Terralong Street as shown in Figure 32. They must be between 6 - 8.5 metres wide.
12.7.151	Maximum building heights, built form massing and the selection of colours and materials are to be developed in consultation with a heritage architect and are to consider the impact of the development from both Manning Street and Terralong Street.
12.7.152	Taller development is to be located to minimise impact on heritage values, and to minimise view loss and overshadowing to the public domain.
12.7.153	Locate taller built form well behind the historic Council Chambers and outside the line of sight of the south eastern side of Manning Street. See Figure 31.
12.7.154	Ensure that all additions to existing heritage buildings are designed and located to achieve a cohesive relationship between the existing buildings and the heritage significance of the building and/or heritage conservation area.
12.7.155	Materials, finishes, textures

	and colours must be appropriate to the historic context. Contemporary materials are permitted where their proportions, detailing, quantities and location on the building are in keeping with the character elements. Refer to section *Facades and Exteriors*.
12.7.156	Where possible retain trees along Morton Street as identified in Figure 32.

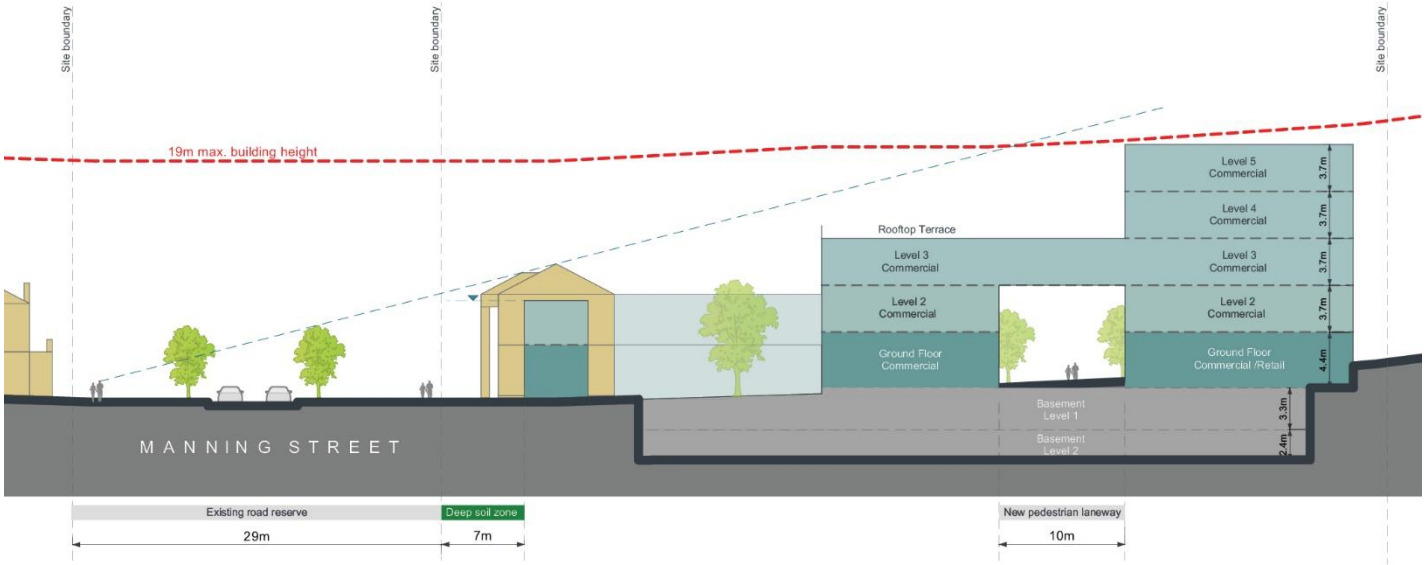


Figure 31 Built Envelope Section A – Civic Precinct

Figure 32 Site specific development control plan – Civic Precinct

Site C: Kiama Leagues Club

The Leagues Club is in a central location within the Kiama Town Centre. As part of the preparation of this DCP an option was explored which located a new Leagues Club at the rear of the site with a new mixed-use developed at the intersection of Terralong Street and Collins Street, that created increased activity at this key intersection overlooking Hindmarsh Park.

Objectives

O:12.7.110 Create and encourage active frontages with good quality façade treatments at street level along Terralong Street and Collins Street.

O:12.7.111 Explore opportunities to create additional and/or shared car parking facilities that could also support the wider Town Centre.

O:12.7.112 Ensure appropriate landscape setbacks at the rear of the site where it adjoins mixed use developments.

O:12.7.113 Encourage open spaces with maximum sun access and water views, where possible.

Controls	
12.7.157	Development should locate active frontages, open spaces, desired links and preferred vehicle access points as shown in Figure 33.
12.7.158	New development should comply with site specific controls as shown in Figure 33.
12.7.159	Provide landscaped, deep soil zones and retain significant trees along the north western edge of the site.
12.7.160	New development must establish a chamfer of 3 metres at the corner of Terralong Street and Collins Street for the built-form and the awning.
12.7.161	Utilise the topography of the site to explore the option to provide additional carparking for the town centre.
12.7.162	Explore options to locate open space in the northern corner of the site.
12.7.163	Loading/ service access should be provided off the vehicular access laneway and not off Terralong Street or Collins Street.
12.7.164	If residential uses are proposed, provide a mix of dwelling sizes to encourage diversity.
12.7.165	Explore opportunities for roof terraces that capture potential water views.

Figure 33 Site specific development control plan – Kiama Leagues Club

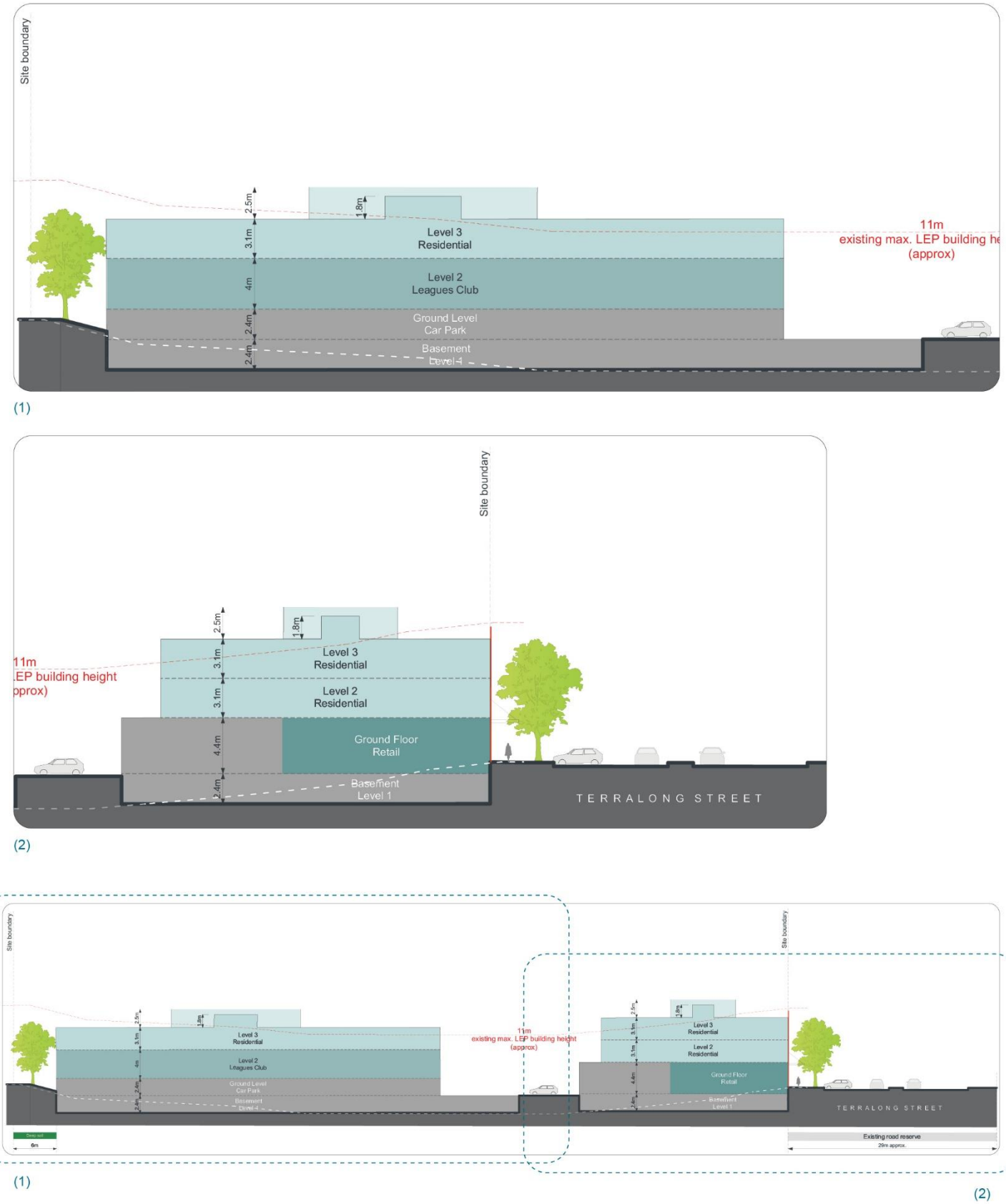


Figure 34 Kiama Leagues Club Built Envelope Section A

Site D: Kiama Village Shopping Centre

The Kiama Village is the largest shopping centre in the Town Centre and forms the western gateway into town along Terralong Street. As part of the preparation of this DCP an option was explored which considered how retail on this could be increased to accommodate a second supermarket without further compromising activity along Terralong Street and, possibly allowing the development to be staged so that much of the current centre could continue to function during the construction of the expanded retail facilities. The controls seek to prioritise pedestrian connectivity along the main street with an active street edge, while providing ease of access and services to the centre.

Objectives

O:12.7.114 Ensure any expansion of the centre improves and extends the active frontages along Terralong Street and complements the fine-grain character of the existing streetscape and public domain.

O:12.7.115 Minimise conflicts between pedestrian circulation, carparking and service access.

O:12.7.116 Minimise traffic congestion along Terralong Street by providing additional vehicle access points to the site.

O:12.7.117 Consider the impact of development on views, vehicle movement and amenity along Meares Place.

O:12.7.118 Minimise visual impact of parking with adequate landscape screening and encourage shared parking uses for surrounding businesses.

Controls	
12.7.166	New development should comply with site specific controls as shown in Figure 35.
12.7.167	Primary active frontages should be provided along Terralong Street for a minimum of 50% of this frontage.
12.7.168	Explore options for additional vehicular access into the site to minimize congestion along Terralong Street.
12.7.169	Create pedestrian entries from Meares Place and Terralong Street and enable pedestrian access through the site.
12.7.170	The main pedestrian entry into the shopping centre should be located along Terralong Street and preferably aligned close to the existing pedestrian crossing.
12.7.171	Consider reconfiguration of the Terralong Street and Thomson Street intersection to cater for future vehicular traffic numbers.
12.7.172	Designate a secondary loading/service with limited access off Meares Place to be used exclusively for any additional new supermarket.
12.7.173	Provide screening and landscape buffers as shown in Figure 35 to minimise the visual impact of car parking and loading areas on the public domain.

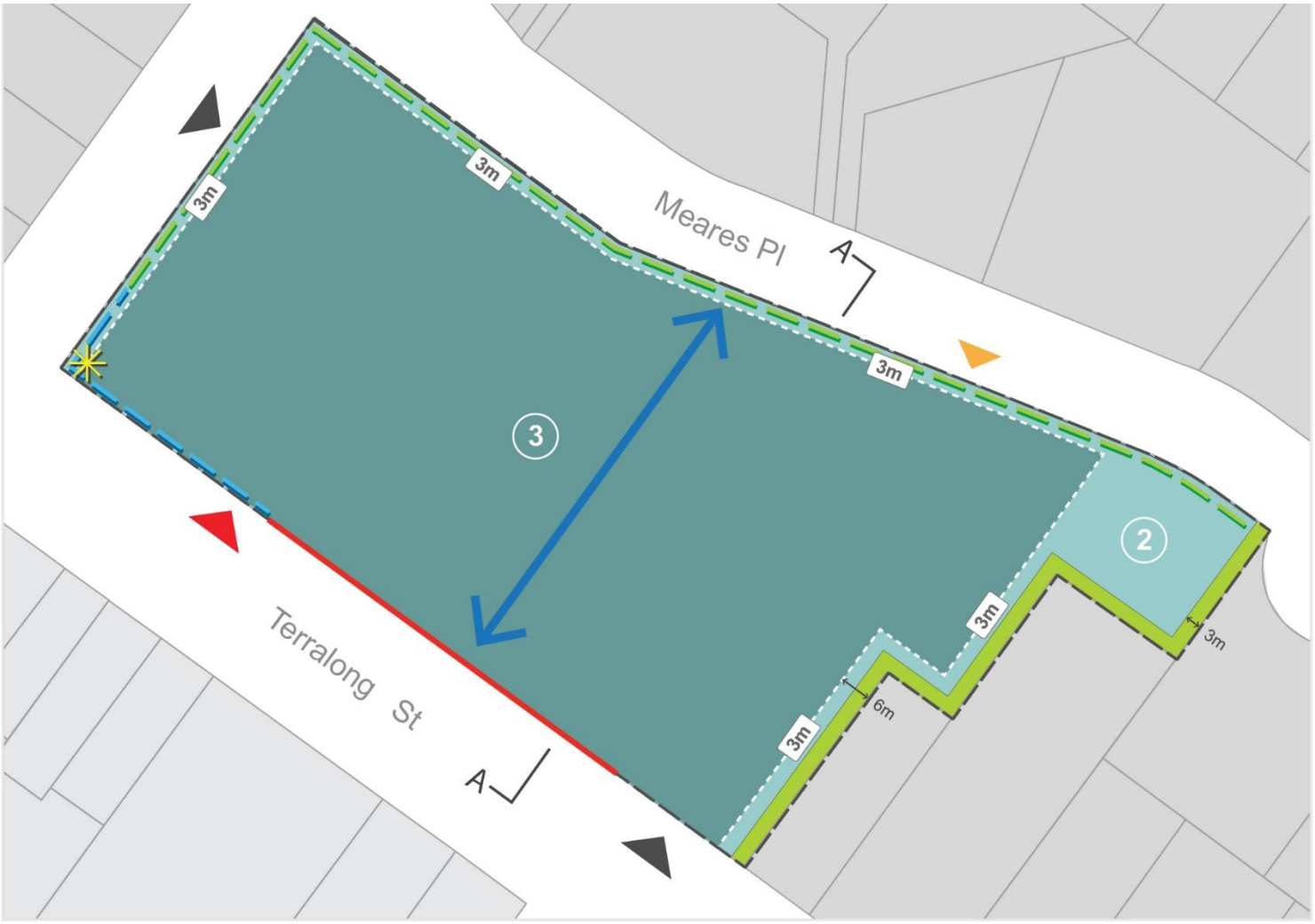


Figure 35 Site specific development control plan – Kiama Village

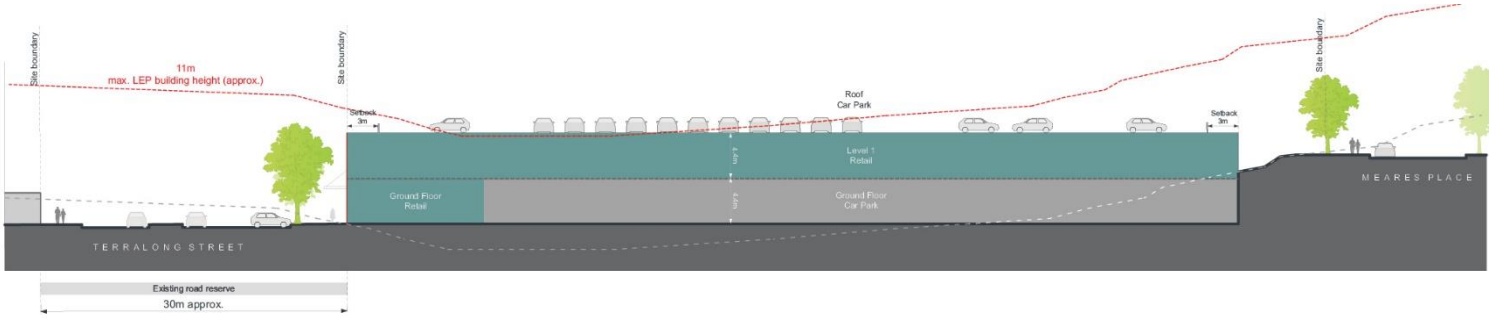


Figure 36 Built Envelope Section A – Kiama Village

Site E: Havilah Place

This site in Havilah Place is located next to the Kiama Leisure Centre, near to the western entry into the town centre. The zoning on this site allows for residential development and, as part of the preparation of this DCP, an option was created for a mix of apartments and terrace houses. This site could also accommodate Seniors Living or Independent Living Units as currently on adjacent sites. The site is close to the Kiama Village Shopping Centre and taller elements capture distant water and mountain views.

Objectives

O:12.7.119 Create a high quality development with high amenity which is responsive to its location.

O:12.7.120 Consider the amenity of adjacent sites, including access to sunshine and views from the existing development to the eastern side of the site.

O:12.7.121 Provide a diverse mix of dwelling types and dwelling sizes.

O:12.7.122 Provide high quality and well-landscaped public and private open spaces for residents and visitors.

O:12.7.123 Retain and formalise the east west link along the boundary of the Kiama sports fields.

O:12.7.124 Minimise conflicts between pedestrian circulation and vehicular access.

O:12.7.125 Encourage flexible building design to enable future changes in use and internal configuration.

Controls	
12.7.174	New development should comply with site specific controls as shown in Figure 37.
12.7.175	Development should be designed to activate and face Havilah Place and the new shared access route, with multiple locations for pedestrian access.
12.7.176	Consider significant trees on the site and retain if possible.
12.7.177	Minimise the extent of the basement parking and provide deep soil zones with generous tree planting to provide screening, shade and amenity.
12.7.178	The provision of a laneway as shown in Figure 37 should be developed as a shared surface that provides vehicular and pedestrian access.
12.7.179	Retain pedestrian routes that provide public access between the aged care facility, the community garden and the Kiama Leisure Centre.
12.7.180	Explore opportunities for roof terraces with communal open spaces to capture water views.
12.7.181	The floorplate for the tall building should be well-designed and elegant in form when viewed from the immediate and wider context.

Figure 37 Site specific development control plan – Havilah Place

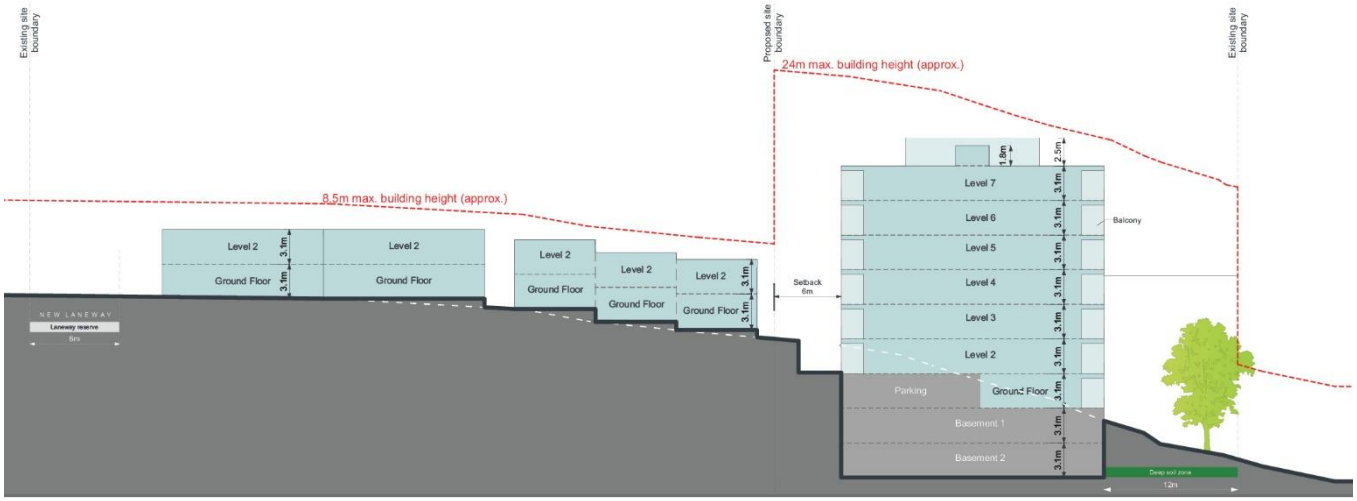


Figure 38 Built Envelope Section A – Havilah Place

Site F: Kiama Surf Lifesaving Club

The Kiama Surf Lifesaving Club building is located on Kiama Surf Beach. There in an opportunity on this site to provide additional amenities such as a restaurant/café and function venue that would benefit from the prominent beachfront location. As part of the preparation of this DCP an option was considered that retained the existing north section of the building and proposed a redeveloped southern section with additional facilities to capitalise on water views. An expansion of the facilities at the surf club may also generate the need for additional parking.

Objective

O:12.7.126 Create a well-designed waterfront dining opportunity that provides additional amenity for the town centre.

O:12.7.127 Consider and respond to the adjoining heritage and existing views of the ocean.

O:12.7.128 Create a long-term high value asset for the community.

O:12.7.129 Protect the existing Norfolk Pines that are integral to Kiama's coastal character.

O:12.7.130 Improve pedestrian connectivity to the beach.

O:12.7.131 Identify a location for additional parking.

O:12.7.132 Encourage active frontages facing the beach.

Controls	
12.7.182	New development should comply with site specific controls as shown in Figure 39.
12.7.183	Retain all the existing Norfolk Pines on site.
12.7.184	Minimise the area of parking required for servicing and ensure that any additional parking is located where it retains existing trees and minimises any visual impact on views from the park
12.7.185	Ensure sufficiently emergency vehicle access and egress is provided.
12.7.186	If the existing north section of the building is retained the new built form is to work with architectural forms (window lines, roof lines, etc) to provide a cohesive overall appearance.
12.7.187	Minimse the impact of the building on heritage values and views from surrounding areas by careful consideration of the building height and roof form.
12.7.188	Well-resolved high quality roof forms with large overhangs are encouraged and may exceed maximum building height if impact on views in considered and design excellence is achieved.
12.7.189	Ensure new development maximises the opportunities provided by the location with orientation and materials selected to maximise views from indoor and outdoor locations in the venue.
12.7.190	Ensure material selection is robust and able to withstand the exposed oceanfront location.
12.7.191	Provide ground floor active use(s) facing the beach with outdoor seating, awnings and shade umbrellas.
12.7.192	Ensure the design provides flexibility for a wide range of activities to occur without compromising the quality of spaces in any configuration.

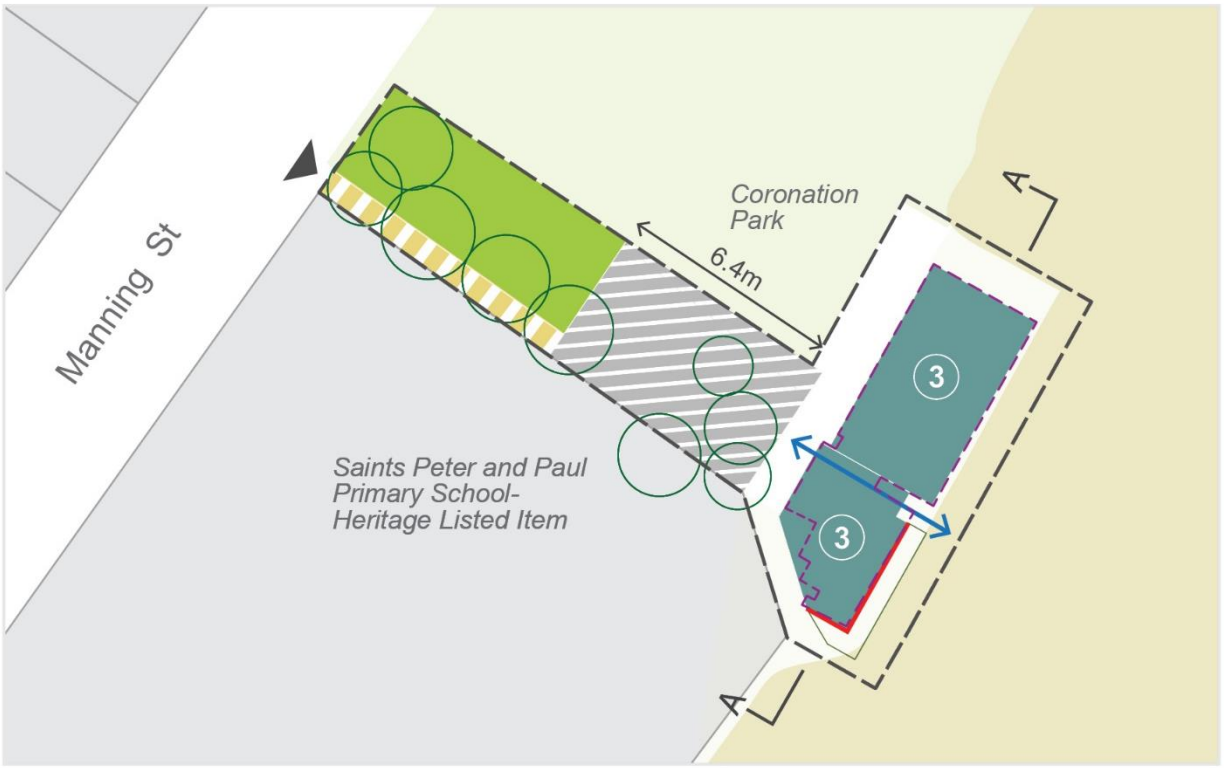


Figure 39 Site specific development control plan – Kiama Surf Lifesaving Club

Site G: Commonwealth Bank

This prominent site is located at the corner of Terralong Street and Manning Street, opposite the heritage Post Office building and with views of the spectacular Kiama Harbour waterfront. Given the prominent location the challenge is to create a high-quality mixed-use development that is sympathetic to the surrounding heritage streetscape.

Objectives

O:12.7.133 Create a high-quality mixed use building at a key intersection in the Kiama Town Centre.

O:12.7.134 Respect the prominent location though the use of high-quality materials and design.

O:12.7.135 Complement and respect the heritage character of the surrounding precinct and consider the State heritage listed Post Office.

O:12.7.136 Maintain active frontages with good quality façade treatments at street level and create a new rear laneway for vehicular servicing of lots.

Controls	
12.7.193	New development should comply with site specific controls as shown in Figure 40.
12.7.194	Facilitate the creation of a new laneway along the rear of properties accessed off Terralong Street.
12.7.195	Primary active frontage should be provided along the entire Manning Street frontage and along a minimum of 50% of the Terralong Street frontage.
12.7.196	All access and parking is to occur off the new laneway. A reduction in parking standards may be considered for high quality development that activates Manning Street. Tandem parking is encouraged.
12.7.197	Roof terraces which provide communal open spaces may be considered if supported by heritage considerations and where it does not add to the bulk and scale of the building
12.7.198	High-quality materials and architectural elements should be used.
12.7.199	If residential dwellings are proposed, provide a mix of dwelling sizes to encourage diversity.
12.7.200	Consider reduced building heights and increased setbacks adjoining heritage items and where advised by heritage considerations.
12.7.201	Consider use of sympathetic public art to enhance the appearance of any blank walls, especially where the wall is adjacent to a heritage item.

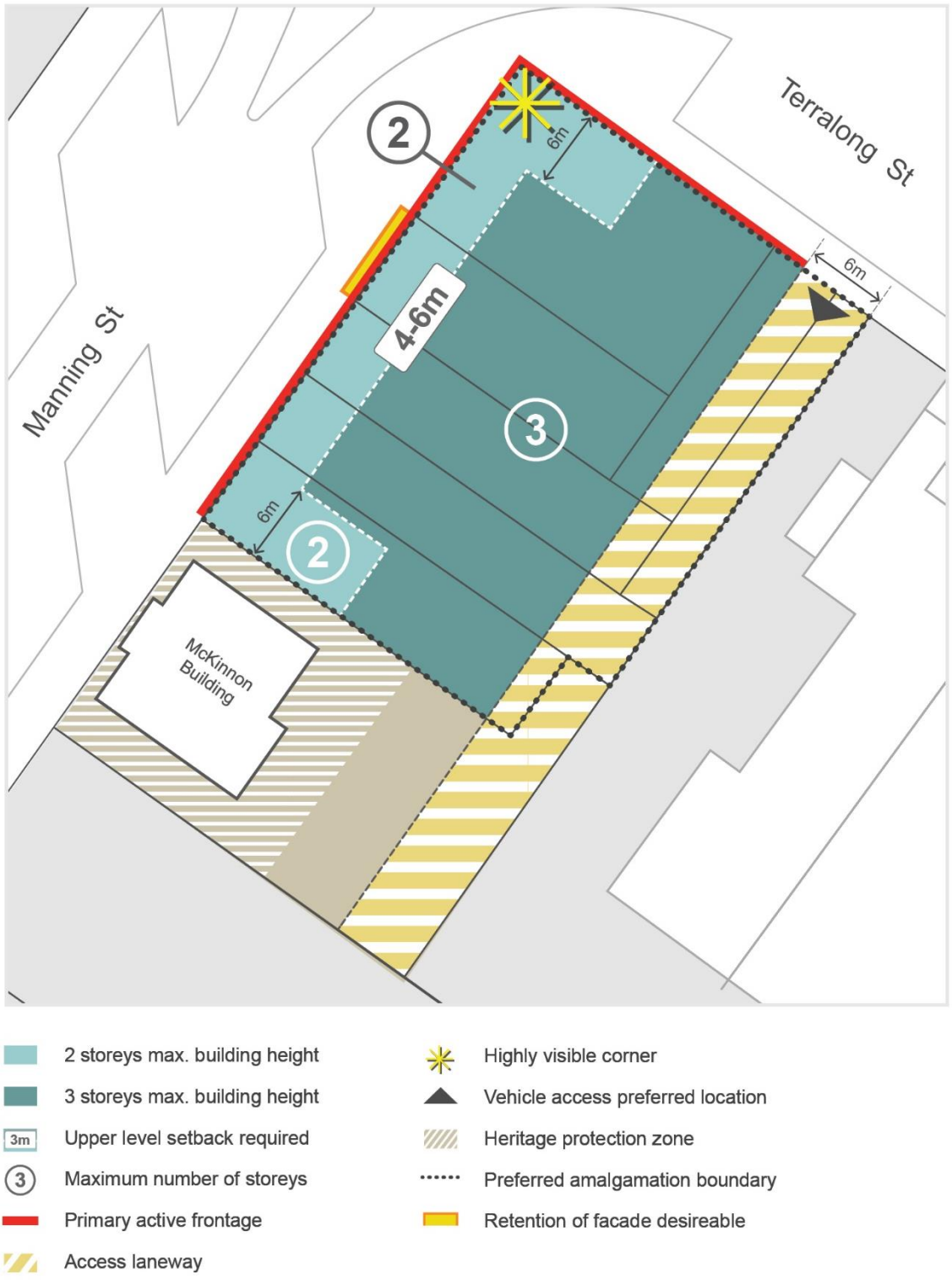


Figure 40 Site specific development control plan: Commonwealth Bank

Corner sites

Due to the grid nature of the Kiama Town Centre, there are a number of sites located on prominent corners, that are highly visible.

These sites usually comprise mixed use developments, with retail / commercial premises on the ground floor and residential dwellings on the upper storeys. In some instances there are heritage items present, which require additional consideration.

Objectives

O:12.7.137 Create welcoming and inviting high-quality mixed use buildings at key intersections within the Kiama Town Centre.

O:12.7.138 Maintain a contextual relationship between existing adjacent buildings and any future development.

O:12.7.139 Highlight the prominent street corner through the use of good materials and distinctive design.

O:12.7.140 Where a heritage item is present on site, retain and restore the principal building form of the heritage building and sympathetically integrate any future additions.

O:12.7.141 Maintain active frontages with good quality façade treatments at street level.

Controls	
12.7.202	New development should comply with site specific controls as shown in Figure 41. This includes the provision of active frontages, preferred vehicle access points and maximum building envelopes.
12.7.203	Explore opportunities for roof terraces with communal open spaces that capture potential water views.
12.7.204	Ensure that any additions respect the scale and setting of any heritage building on site.
12.7.205	Consider the reinstatement of heritage appropriate verandahs, where applicable.
12.7.206	Orient balconies and any residential living spaces to maximise water views.
12.7.207	If residential dwellings are proposed, provide a mix of dwellings on site to encourage diversity.
12.7.208	Retain the corner chamfer for the built form at ground level, where applicable.
12.7.209	Corner turrets, pitched roofs over balconies and other architectural elements that are additional and not integral to the structure of the built-form or do not visually enhance the built-form, are prohibited.
12.7.210	Prominent architectural elements, using high-quality materials and distinctive design should be used to highlight the corner.
12.7.211	Well resolved, high quality roof forms for any corner feature is encouraged and may exceed maximum building height if design excellence is achieved.

Figure 41 Sample Corner Site development control plan located at 106 Terralong Street. Other corner sites may vary – refer Figure 15 - Figure 18.