



Development Brief for site on the corner
of Coldstream Street, and Pacific
Highway, Ulmarra.
Lot 1 DP 517080 and Lot 7 DP 1022562

clarence
VALLEY COUNCIL

www.clarence.nsw.gov.au



Development Brief for site on the corner of Coldstream Street, and Pacific Highway, Ulmarra

1.1 Introduction

A development brief is used to guide development on sites where specific or complex issues may arise. It enables the community, councils or developers to be aware of those issues and to plan ahead and become involved in addressing these issues before planning applications are lodged. This helps to avoid delays during the processing of planning applications and provides a degree of certainty for the financing and programming of developments.

1.2 The Site

This site brief applies to Lot 1, DP 517080; Lot 7 DP 1022562; and Lot 7 DP 1106942 as shown on Map 1. The site is owned by Clarence Valley Council and adjoins the offices of the NSW Rural Fire Service which was the former Ulmarra Shire Council Chambers. On the southern boundary there is a Rural Fire Service building which was designed to harmonise with the former council chambers. The remainder of the site is vacant. A deteriorated cottage fronting Coldstream Street was approved for removal under Development Consent 2012/0189. Located directly opposite the site is the State Emergency Service office in a former dwelling. Both organisations use the site during times of flood and bushfires for emergency responses and a need to improve facilities for these organisations has been discussed. This site is of strategic importance for this role to the local community



Map 1

1.3 Objectives of the Brief

- a) To guide the future development of this key corner site on the entry to the historic village of Ulmarra, NSW.
- b) To facilitate a well designed development which meets operational needs in this heritage precinct, taking into account its high visibility and town entry qualities, flooding, traffic and parking.

1.4 Status of the Brief

The brief was prepared in March 2013 and is currently DRAFT ---
Date of Adoption - to be inserted upon adoption.

2.0 PLANNING POLICY CONTEXT

State, Regional and Local Planning LEP Controls

- a) The site is subject to State Environmental Planning Policies and 117 Directions on a range of matters, including the SEPP North Coast Regional Environmental Plan heritage provisions.
- b) At local planning level, the site is zoned B1 Neighbourhood Centre in the Clarence Valley Local Environmental Plan 2011. The purpose of this zone is to enable development for a range of business, retail and community uses.
- c) The site is also located within a statutory Heritage Conservation Area and is subject to Clause 5.10 of CVLEP 2011. The aim of this clause is to conserve the heritage significance of heritage items and conservation area settings and views.
- d) Specific policies aimed at retaining the character of the village apply to development in Ulmarra village through the Business Zones Development Control Plan 2011.

3.0 SITE OPPORTUNITIES AND CONSTRAINTS:**3.1 Location**

The site is located on the corner of Coldstream Street and the Pacific Highway. Coldstream Street is the main commercial street in the village centre whilst the Pacific Highway is a major state controlled road carrying heavy traffic volumes. A highway bypass is planned which will ultimately divert heavy traffic away from the village centre. This is a gateway town entry site which has potential to have a significant positive impact on the built character of the Ulmarra Village.

3.2 Site Character

The site is located within the heritage precinct which is characterised by a traditional wide main street, flanked by traditional buildings of one and two storey height, predominantly timber in construction with uncoloured metal roofs. Opposite the site, on the eastern side of the highway the immediate character is residential with a group of historic single storey timber cottages, a grander two storey timber residence and the timber Former Presbyterian Church. It is important that any development on this site is respectful of the heritage precinct character.

3.3 Historic Context and Cultural Heritage

Statement of significance

Ulmarra village is one of the finest examples of a 19th century river port settlement. It is important because of its historical associations with urban development in the region during the period when river ports were established to service their agricultural hinterland. The intact commercial and civic buildings along River Street; formerly the main road through the town and Coldstream Street, are evidence of its pre-eminence as one of three important river ports which served this part of the Clarence River.

The buildings include the Police Station and residence, the Post Office, two hotels, many shops and the former Masonic Hall. Later buildings which reflect the role of the village in serving the hinterland include the municipal offices and the churches of various denominations. Residences in the older section of the village are further evidence of the development of Ulmarra as an agricultural service centre in the mid to late nineteenth century. The village has important historical associations; a number of agricultural processing industries were established here as the first, or early instances, of their type in the Clarence River valley and the wider region.

The uniformity of materials and the scale and dominance of nineteenth century architectural styles create aesthetically distinctive and cohesive streetscapes along River and Coldstream Streets. Whilst there are some recent buildings in the main street which are unsympathetic, the older part of the village remains intact. The riverside setting also contributes to the aesthetic qualities with attractive vistas across the river. It is enhanced by mature trees at the river end of Coldstream Street and in private gardens.

Absence of an individual listing on the heritage schedule does not imply that a building is not of significance as a comprehensive heritage study is still to be completed in this locality. Very few historic buildings are currently on the schedule. New and infill development needs to be very sympathetic to the heritage values of this conservation area.

3.4 Archaeology

The site has potential to yield Aboriginal and European archaeological evidence.

3.5 Landscape and Biodiversity

Apart from one mature magnolia adjacent to the Coldstream Street frontage, there is no other significant vegetation on the site. There are no identified ecological values attributed to the site.

3.6 Flood Risk

The site is subject to flooding. Council's flood study indicates the 1:100 year flood level at this site is 6.2m AHD. Council's digital terrain model indicates ground levels at this site are approximately 5.0m AHD. The flood controls in Part D of Council's Business Zones DCP requires a flood storage area to be provided in a commercial/public building above the 1:100 year flood level plus 500mm freeboard (i.e. 6.7m AHD) and all construction below this level to be of flood compatible materials. An elevated floor level would offer opportunities for storage and parking underneath. The treatment of the external façade should read as a two storey building to the street. The disabled access provisions of the Building Code of Australia need to be considered in the design of the building.

3.7 Utilities

Town water, electricity and telephone services are available. There is no reticulated sewerage service in this location. The provision of an onsite sewerage disposal will present some constraints to the ultimate development potential of the site.

A waste water consultants report should be obtained early in the design phase and would need to be submitted with a development application. The report should take into account Council's On-site Wastewater Strategy which is available on our website.

3.8 Noise

The site is subject to traffic noise from the Pacific Highway however this does not raise any adverse issues as the site is not zoned for residential use.

4.0 DEVELOPMENT OBJECTIVES

- a) The site is an important anchor point of the village entry and must have a well designed building which is responsive to its landmark corner position, and respects the historical values of the precinct.
- b) Ad hoc additions and separate buildings will be discouraged with preference given to an overall planned development for the site.
- c) A building should address both frontages of the Pacific Highway and Coldstream with car parking to the rear and access from Coldstream Street.
- d) There is potential for a vertical element in the building design to punctuate the corner.
- e) The building is not to be a heritage replica but should reflect the predominant proportions, scale and materials of the heritage precinct.
- f) Roof pitch should be a minimum of 25 degrees and employ a hipped or gabled design in keeping with the established character of the village precinct. Curved or split skillion roofs are not considered to be appropriate in this location.
- g) The preferred roofing material is uncoloured roofing, zincalume or a light to mid grey colour colorbond. Other colours are not considered appropriate.
- h) External walls should have a painted finish. Face brick is inappropriate as it is out of keeping in this historic precinct. The colour scheme should be complementary to the heritage precinct without using a traditional heritage colour scheme.
- i) Aluminium windows are acceptable for a new building in this context but frame sizes should be augmented to provide a wider section which is more in keeping with traditional proportions.
- j) Signage should be co-ordinated and of a nature which is sympathetic to the heritage precinct.

5. CONSULT BEFORE PREPARING PLANS

Persons/organisations wishing to develop this site are encouraged to consult Council at an early stage with regard to satisfying the requirements of this site brief and all planning requirements. A Development Management Unit meeting is held regularly for clients to discuss design proposals prior to lodgement of the Development Application. It is highly recommended so that any issues can be highlighted and resolved at an early stage to facilitate the preparation of final plans and documentation.

All communications to be addressed to:

NSW Rural Fire Service
Clarence Valley District
P O Box 6
ULMARRA NSW 2462

Clarence Valley
Fire Control Centre
15 Coldstream St
ULMARRA NSW 2462

Telephone: (02) 6644 5135
e-mail: stuart.watts@rfs.nsw.gov.au

Facsimile: (02) 6644 5130



General Manager
Clarence Valley Council
Locked Bag 23
GRAFTON 2460

Your Ref: 1080168

Our Ref: AX/BM/0017 - 337/13

Att: Ms Deborah Wray

22 July 2013

Dear Sir/Madam

DOC # _____
DOC LOC. _____
G 23 JUL 2013
CLARENCE VALLEY COUNCIL

SCANNED

Re: Development Brief – Pacific Hwy x Coldstream Street, Ullmarra

I refer to the development brief and Council report regarding the potential for development on the Council owned land at the corner of Pacific Hwy and Coldstream St, Ullmarra. As we are all aware, the NSW RFS utilises these premises and vacant land to conduct its day to day business, volunteer training and coordinate operations during times of bush fire and other emergencies. The RFS has benefited from these arrangements since 2001 and subject to Council policy, direction and probable expenditure to develop the site, the RFS plan to utilise these premises well into the future.

The RFS notes and accepts the strategic direction that the development brief strives to achieve. As a starting point, a drafting consultant has been engaged to develop a concept plan that depicts the future development needs of the RFS while taking into consideration the Development Objectives specified in the development brief.

It is early days in terms of completion of the concept plan. However, to progress the matter to a point where both parties are comfortable with any proposed development, I will in the first instance report through the District Liaison Committee on the strengths, weaknesses and potential financial implications the development will incur.

In summary, the RFS will keenly embrace this opportunity to explore the options with Council to further develop the site.

Yours faithfully

Stuart Watts
District Manager
Clarence Valley