



**Clarence Valley Council**

## **ULMARRA RIVERSIDE & VILLAGE PRECINCT PLAN**

S18-0085

Issue G Final • 08/08/2019



## BACKGROUND

This Ulmarra Riverside & Village Precinct Plan was prepared by CLOUSTON Associates for Clarence Valley Council.

Ulmarra is located on the banks of the Clarence River. The Clarence River extends nearly 400km from the Dividing Ranges in Queensland to Yamba. The Clarence is the east coast's largest river system covering a catchment area of 22,716km<sup>2</sup> and contains 56 sub catchments.

Ulmarra is located on the lower reaches of the Clarence River. The name is derived from an Aboriginal word meaning 'bend in the river'.

Together with Maclean and Iluka, Ulmarra creates a river linkage between the two anchor destinations of Yamba and Grafton.

The Pacific Highway upgrade in 2020 means the highway will bypass Ulmarra. Reduced traffic will create a more pedestrian friendly environment, benefitting the character and quality of Ulmarra village.

The project focuses on the area between the riverfront and Ulmarra Showground, while also considering the surrounding links and views.

Specifically, the study area is comprised of:

- The Clarence river foreshore between the old loading wharf within Memorial Park and the boat ramp located within Bailey Park
- The village precinct along River Street between property 20A River Street and Belmore Street. Coldstream Street from the foreshore as far east as Small Park (Ulmarra Showground)
- Sections of Small Street (current A1 Pacific Highway) that denote a sense of arrival



## PROJECT REQUIREMENTS

The purpose of this project is to develop a concept master plan that increases the viability of Ulmarra as a place to live, visit and invest.

### Leverage cultural and heritage development:

- Establish Ulmarra as a 'must see' riverfront village destination for visitors
- Build upon Aboriginal culture and built heritage assets
- Work with the community to establish locally driven sustainable heritage tourism opportunities

### Make it easier to get to the river:

- Revitalise the river edge
- Improve and expand options for pedestrian river access and environment
- Improve links between the key destinations of Ulmarra - the wharf, river front parks, village centre and showground

### Improve first impressions:

- Create a sense of arrival when approaching the village
- Re-imagine the streetscape for human scale - comfortable, accessible, active public spaces that encourage pedestrian activity of tourists and locals

### Build upon the riverside village sense of place:

- Promote Ulmarra as a place of character and quality with heritage significance
- Reflect the broader regional themes of the Clarence River Way - continuous culture, productive landscape, life from the river, creative community and history of play

### Provide a catalyst for development and investment:

- Establish Ulmarra as an essential destination stop for visitors to the region
- Leverage the riverfront location to enable investment in boating and waterfront orientated development
- Provide opportunity for development which is creative, innovative and consistent with good ecologically sustainable principles
- Design flexibility into public spaces to allow for diverse uses and activities, and support increased use and growth of the area

## PROJECT METHODOLOGY

The project has progressed through four key stages.

### Stage 1: Research & Analysis

- Review of existing documents, research, plans, policies and reports
- Site analysis - measure and map land and water activities, public spaces, building/street edge activation and movement systems, identify existing utilities, amenities, services, facilities and structures
- Develop initial concepts



### Stage 2: Preliminary Consultation

- Community consultation drop in session (25/03/19)
- Clarence Valley Council stakeholders workshop (26/03/19)
- Phone consultation with key stakeholders (April 2019)



### Stage 3: Draft Plan

- Prepare draft Ulmarra Riverside and Village Precinct Plan
- Public exhibition (June 2019)



### Stage 4: Final Plan

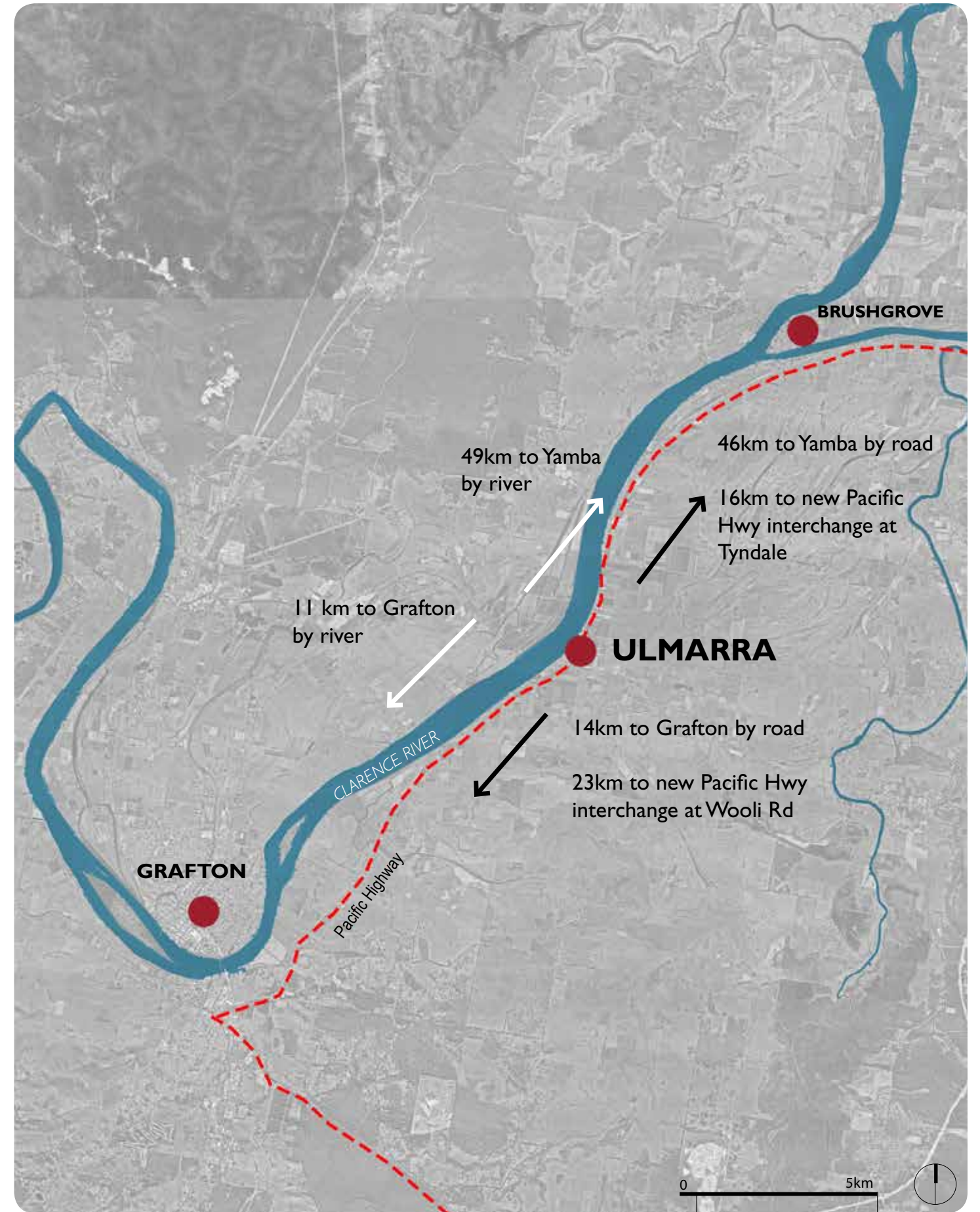
- Respond to community feedback
- Final Ulmarra Riverside and Village Precinct Plan adopted by Council

## BACKGROUND REPORTS

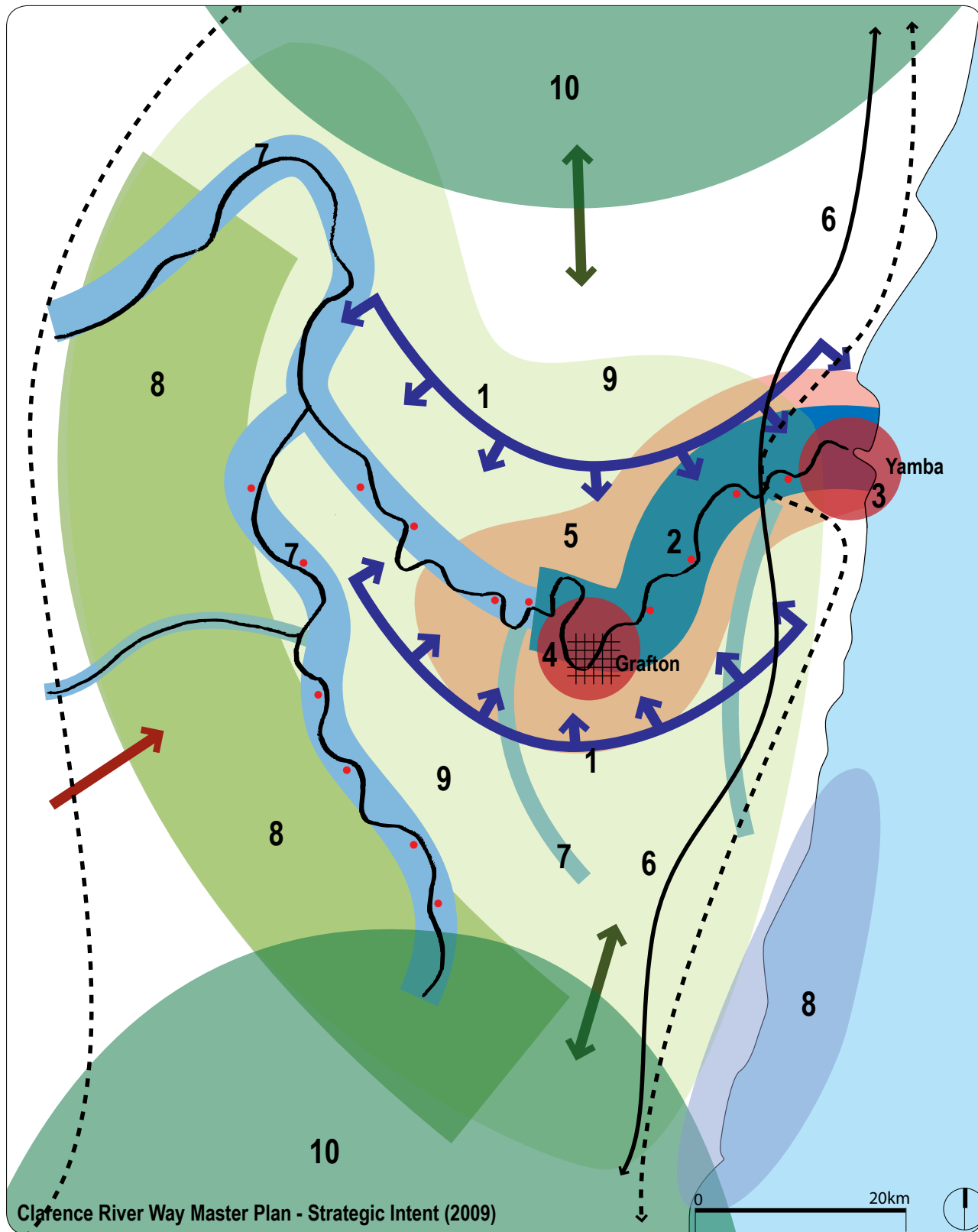
Key existing documents that contribute to this precinct plan include the Clarence River Way Masterplan 2009 (discussed on pages 4 & 5) and the Ulmarra Bypass Community Economic Development Plan 2018 (outlined on page 6).

The Ulmarra Riverbank Management Plan 2000 resolves to design and maintain rock protection on the riverbank to limit erosion and improve bank stability. As such it has also informed this precinct plan.









1. **Refocus upon the Clarence River for destination development.**  
Establish the Clarence River as the primary driver of destination development.
2. **Develop the township hubs along the lower reaches.**  
Build upon the strong assets between Grafton and Yamba and develop a series of tourist hubs supporting land and river based activity.
3. **Promote Yamba as the gateway port to the Clarence.**  
Promote Yamba as a port. Capitalise upon existing tourism potential, infrastructure and market awareness.
4. **Reposition Grafton as a “River City” Tourist destination.**  
Reposition Grafton as a tourist hub around the concept of a ‘River City.’
5. **Develop a Clarence River Way touring region.**  
Simplify touring routes down to a single “touring region” focused around the core tourism hubs, delivering on CRW themes.
6. **Capitalise upon visitors using the Pacific Highway Touring Route.**  
Capitalise upon the Pacific Highway Touring Route and develop east west connections and partnerships.
7. **Develop the upper reaches of the Clarence.**  
Develop the upper reaches through the provision of greater visitor access and infrastructure.
8. **Develop opportunities in the Wilderness Arc.**  
Develop opportunities in the Wilderness Arc surrounding the Valley that value add to the Clarence River Way.
9. **Create linkages from the hinterland to the Clarence.**  
Create linkages between the river and core industry sectors, facilitating access and infrastructure investment in key nodes.
10. **Promotion and regional linkages.**  
Promote the Clarence River Way and build upon regional links with the Green Cauldron, Rainforest Way and Waterfall Way.

The Clarence River Way sought to position the Clarence River as one of the nation’s great river experiences. With over 400km of waterways, the Clarence River has the potential to become Australia’s premier river holiday destination.

This destination strategy seeks to leverage the region’s greatest asset, the Clarence River, as the primary development driver. The top two strategic ideas were to refocus upon the river, and develop the township hubs along the river.

**Tourist Drive 22**  
Retain and protect the character of this drive. Improve signage. Undertake waterfront weed management to improve river views in key locations.

**Brushgrove**  
Replace jetty, explore opportunities on crown land for development of a waterfront commercial facility.

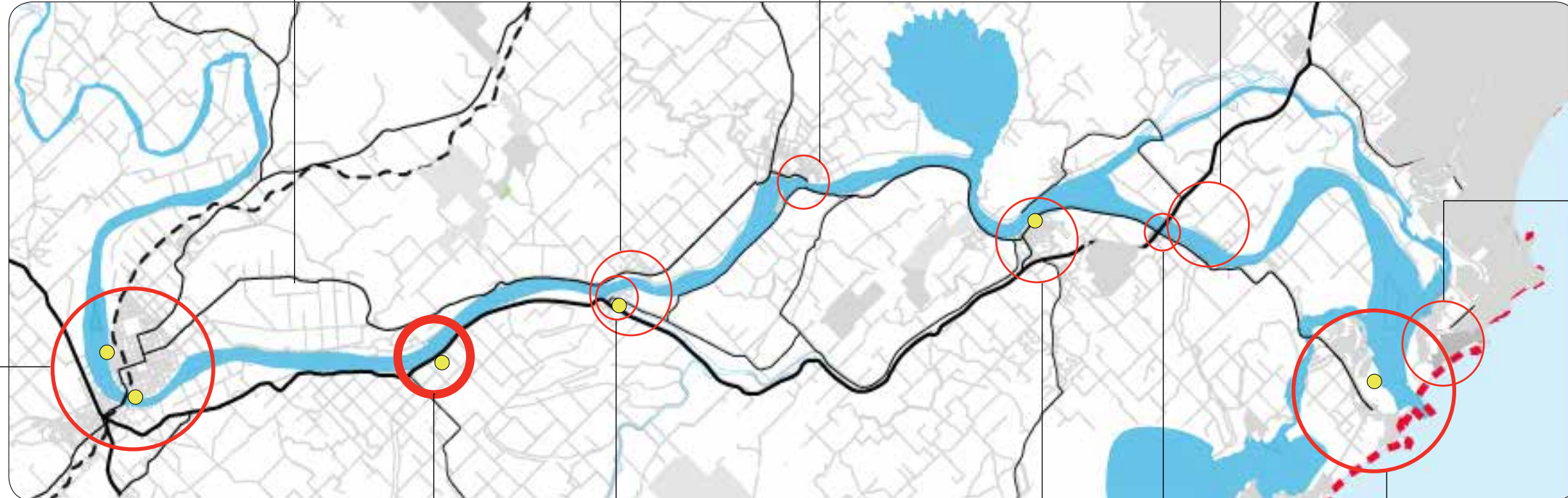
**Lawrence**  
Emphasise ferry crossing. Provide bird hide & interpretation of wetland from adjacent road reserve. Improve public accessibility of waterfront road reserves.

**Harwood**  
Develop opportunities to interpret and tell the sugar cane story. Improve water front parkland.

**Key**  
● River based facility and sites which may include Marina / Pontoon, Fuel, Pumpout or other infrastructure.

**Grafton - Northern entries**  
Provide extended gateway avenue planting along Turf Street / Summerland Way and Queen Street / Lawrence Road entries.

**Grafton**  
Reposition as "River City" tourism destination.



**Key**  
● River based facility and sites which may include a marina, pontoon, fuel, pumpout and/or other infrastructure.

**Iluka**  
Protect the bushland entry quality. Open up a vista to the water with selective tree removal/pruning and earthworks at the end of Owen Street, provide a visual gateway for arrival into Iluka. Make road reserve waterfront parkland more identifiably public. Improve public domain setting to the marina precinct.

**Clarence Riverway Masterplan Regional Analysis**  
(Map Source: © Department of Lands, Panorama Avenue, Bathurst NSW 2795, www.lands.nsw.gov.au)

**Cowper**  
Improve clarity of publicly owned waterfront land.

**Maclean**  
Expand options for pedestrian river access. Consider additional pontoons, provision of caravan parking and facilitate investment in waterfront oriented development and marinas. Improve lookout.

**Harwood bridge interchange**  
Investigate potential planted gateway in RTA land.

**Yamba**  
Promote as the gateway port to the Clarence.

**Ulmarra**

- Build upon and protect heritage qualities and charm.
- Augment with greater wharf/pontoon infrastructure and private land developments.
- Maritime History Museum.
- Rebuild boat ramp.
- Possible riverside amphitheatre at Coldstream Street road reserve.
- Emphasise Ulmarra ferry crossing.

- Work with the Ulmarra community to help establish a tourism vision for Ulmarra that supports locally driven, sustainable heritage tourism.
- Investigate feasibility of establishing a new maritime heritage museum. Consider options to co-locate with maritime business located in the old Butter Factory. Capitalise on "living and interactive" content opportunities. Consider associated cafe/ restaurant.
- Upgrade Ulmarra Wharf to accommodate motorised and non-motorised boats, passive watersports (ie canoeing, kayaking) and land based activities including fishing.
- Establish an Ulmarra heritage trail and walk.
- Establish planning instruments to protect heritage character of township and facilitates appropriate private sector investment and development and accommodation.
- Encourage further private sector investment in tourism retail product including antiques, clothes boutiques, fine arts and craft, gift ware, and fine food emporiums.
- Encourage private sector investment in high quality and family orientated food and beverage.
- Improve signage to increase its visibility, provide interpretation and explore options to enhance visitor experience on the Ulmarra Car Ferry. Consider safe options to allow pedestrians and cyclists and allow passengers to move out of their vehicles.



## Ulmarra Bypass

### Community Economic Development Plan

May 2018



This plan addresses the ramifications of the Pacific Highway bypass, and looks at opportunities for Ulmarra once the bypass opens in 2020.

Issues, concerns, strengths and opportunities raised by the community were developed into a SWOT analysis.

#### Strengths

- Clarence Riverside aspect is appealing to visitors and residents
- Convenient location between Grafton and Yamba with access via road and river
- National Trust village classification and visually appealing heritage buildings
- Passionate community with a strong sense of local pride
- Local Public School appeals to young families
- Already home to a number of visitor attractors including hospitality, accommodation, attraction and retail businesses

#### Weaknesses

- Unsewered village
- Swimming pool closed
- Faded interpretive signage and no village heritage trail
- Prone to flooding
- Lack of shops and businesses that service local needs
- Lack of job opportunities within the town
- Lack of support for businesses
- Need to travel to other towns for health and medical services

#### Opportunities

- Riverine location and heritage
- Leverage off the Country Music Muster
- Leverage off Jacaranda Festival and its Open Garden program
- Convenient, lower cost option for first time buyers working in Grafton or Maclean
- Less large semi trailers and road freight with the realignment of the Pacific Highway
- Attract Recreational Vehicle (RV) visitors
- Ulmarra business networks encouraging collaboration, training and collaborative marketing
- Promote Ulmarra's Heritage and water based attractions
- Encourage bicycle touring (reduction in heavy traffic)
- Improved infrastructure; redevelopment of Bailey Park
- Creation of Ulmarra Riverside Precinct Plan as identified in Clarence River Way Masterplan
- Tell Ulmarra's story - interpretive signage celebrating Aboriginal, built and riverine heritage
- Leverage off the opportunity for tourists to get off the M1
- Upgrade of Ulmarra Wharf facilities to encourage more water based visitors and tourism
- Attract day trippers from other Clarence Valley towns

#### Threats

- Fruit bat colony at Bailey Park
- Lack of an overarching plan means funding for 'shovel ready' projects is missed
- Ad hoc design (no planning or plan)
- Decline in population age
- Apathy, doing nothing
- Lack of promotion
- Fragmentation of community
- Highway bypass may decrease visitation if no action is taken

#### Community Actions

The community developed a list of actions that reflect their wishes for Ulmarra's future. Several of these actions contribute to this Precinct Plan:

##### Business Development:

- Investigate alfresco and outdoor dining options

##### Promotion and Marketing:

- Ongoing promotion of Ulmarra's heritage
- Renew tourism brown heritage signage
- Promote Ulmarra as part of a Clarence Valley Art Trail
- Promote scenic trail along the Clarence River
- Investigate visitor service provision in the village

##### Events:

- Organise regular street/craft markets or big markets at the Showground
- Investigate ways that fruit bats could become a tourism feature
- Organise community led events eg an Australia Day function, kids fun days, music, BBQs, games, busker festival, opera/jazz on the river, fishing competition

##### Infrastructure:

- Improve marina, wharf, boat ramp, yacht facilities, marina space, pontoons and moorings
- Reopen pool
- Priorities footpaths, kerbs and guttering improvements
- Investigate requirements and need for roundabout at corner of Coldstream and River Street
- Investigate creating a parking area near current RFS site
- Investigate having blue road signage on the highway highlighting village amenities
- Improve toilet facilities
- Upgrade showground facilities and encourage overnight stays
- Maintain road verges to make river visible
- Investigate angle parking one side of Coldstream Street
- Encourage RV travellers, ensure adequate parking for RVs
- Provide canoe access beside boat ramp
- Create footpath from village to the oval
- Plant more shade trees in the main street
- Plant herbs, edible gardens
- Main street beautification, beautify village
- Swings, slides, skate board/scooter area in Bailey Park
- Basketball courts
- Improve interpretive signage, including birdwatching, history, architecture, Aboriginal heritage
- River cat ferry from Grafton to Yamba via Ulmarra
- Cycleway to Grafton









## River interface



Public jetty and pontoon in Memorial Park is well used and over capacity in peak season.

## Village heart



Large shade trees at the end of Coldstream Street, with glimpses of the river next to the Ulmarra Hotel.

## Showground & connections



Ulmarra Showground has heritage appeal and is used for cricket and events.



Much of the river edge is very steep and inaccessible.



Coldstream Street is a wide street retaining its heritage character.



Pacific Highway/Coldstream Street intersection is difficult for pedestrians to cross. There is a lack of entry to the village with the vacant council-owned corner block.



Bailey Park is a popular tourist stop over with its public toilet and picnic amenities. River views are obscured by trees in places and access to the river is difficult.

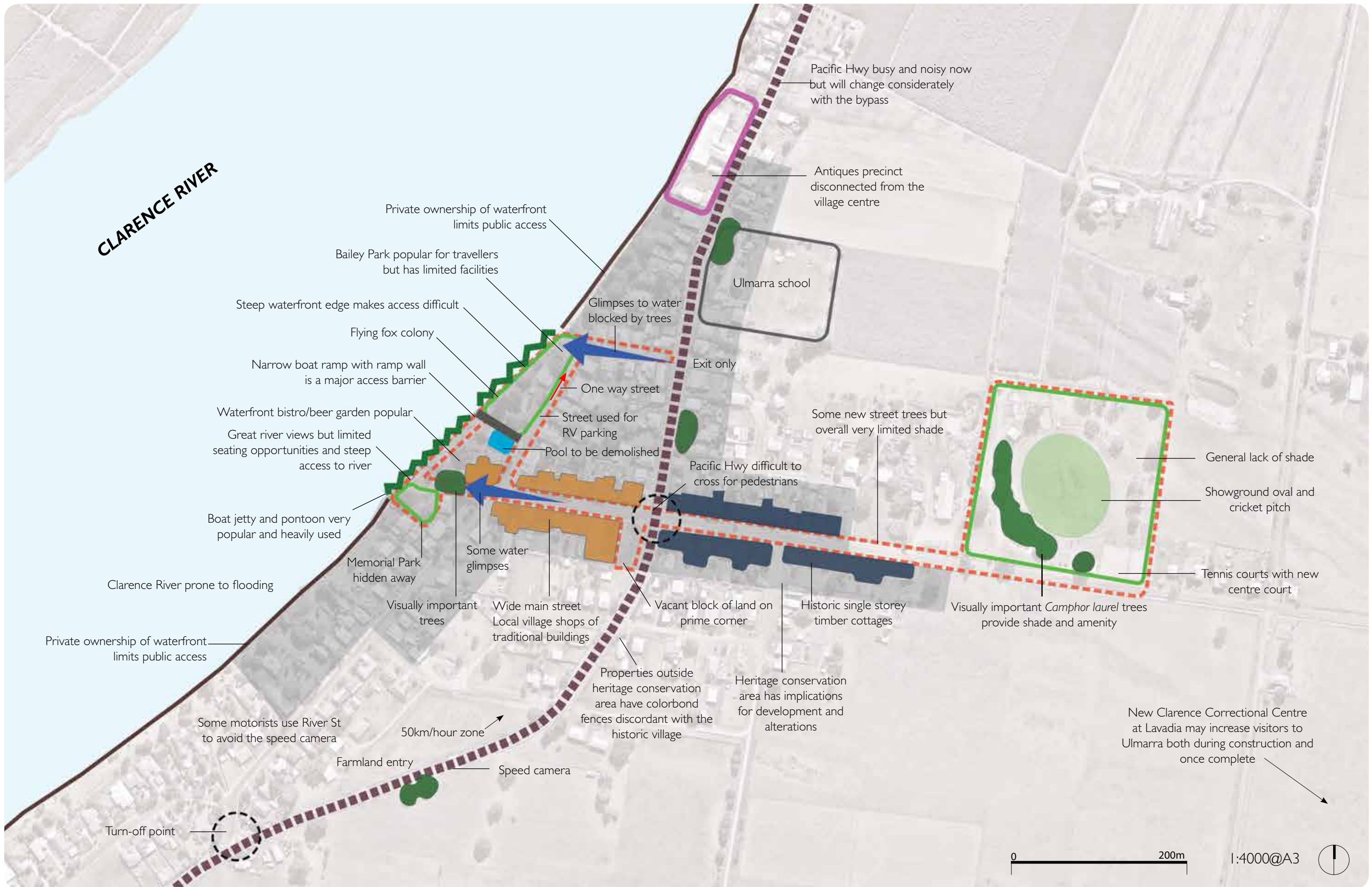


Coldstream Street has traditional village shops with a focus on local content.

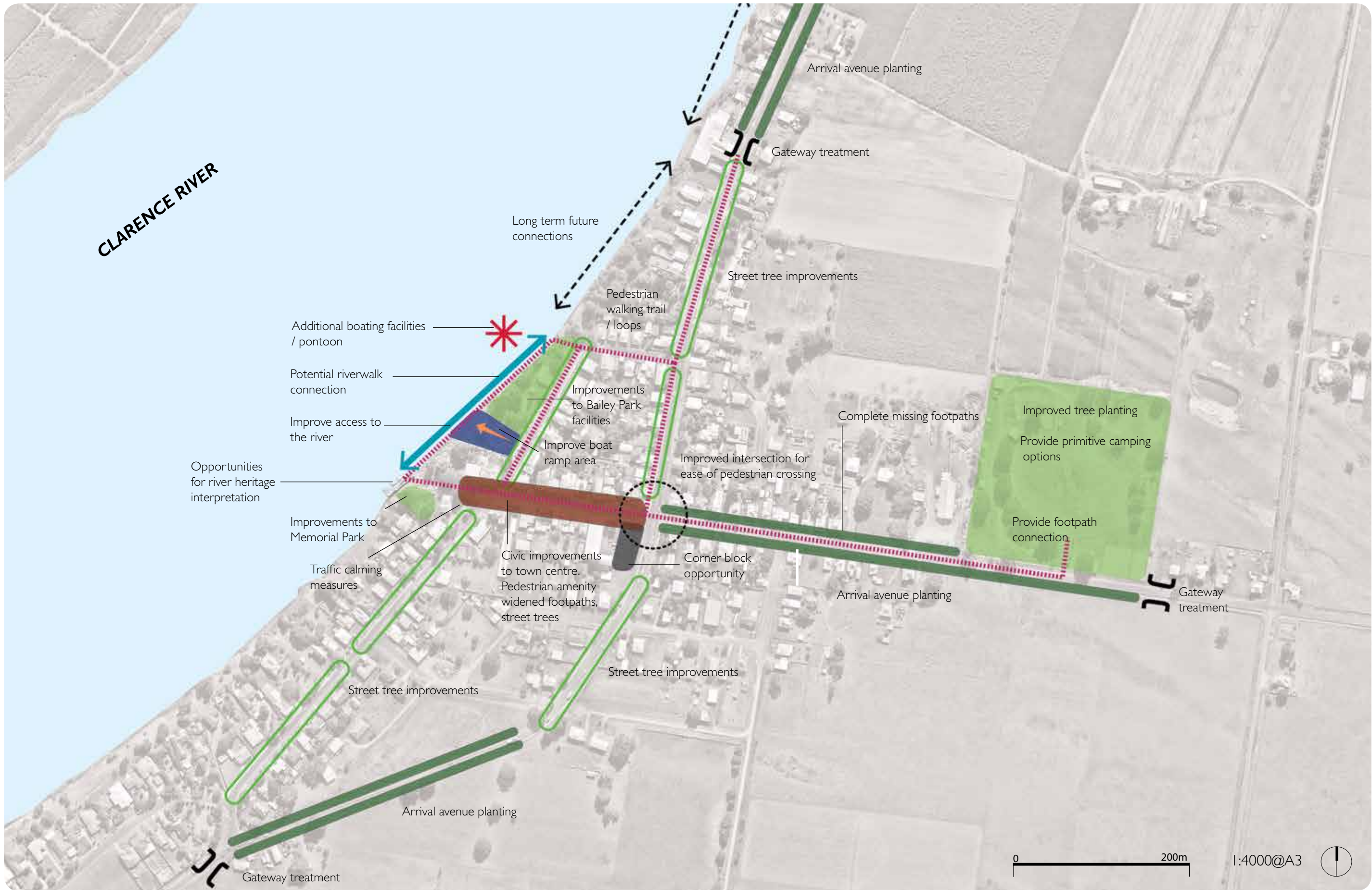


There are some new street trees on Coldstream Street, however overall very little shade.











## Create a sense of arrival and orientation



- Improve first impressions as you approach Ulmarra by road or by river
- Create a strong sense of arrival through gateway signage, artwork, tree planting and showcase the towns distinctive heritage buildings
- Provide a legible sense of arrival, orientation and directions.
- Provide a streetscape for human scale that is comfortable, accessible, with active public spaces that encourage pedestrian activity for tourists and locals

## Highlight and activate the river



- Provide an active river edge
- Improve access to the waters edge
- Provide a series of recreational spaces that address the river
- Harness the Clarence River for broader regional connections
- Provide launching and mooring facilities for a range of boat users

## Encourage pedestrian exploration through and around the village



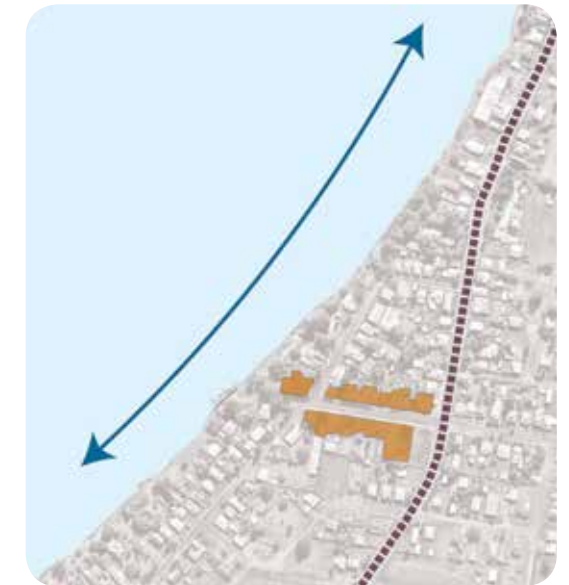
- Connect people with the township through walks that showcase the site's natural and cultural systems
- Provide a linked path network from the river to the town centre and the showground
- Create moments for people to interact with their environment, enhancing a sense of place
- Opportunities for self guided interpretation

## Enhance period character and intimate scale of the village



- Respect the character and charm of the site's cultural heritage, creating a village heart with a strong identity.
- Protect, retain and interpret Indigenous and European cultural heritage elements within Ulmarra
- Respond to the existing scale and character of the main street buildings
- Tell the story of the sites history through art works that encourage appreciation the site's heritage
- Use the main street to enrich the experience of locals and visitors

## Promote Ulmarra as a 'port of call' river and road of the Clarence



- Build a sense of community - activities, events, programmed space as well as flexible open space
- Use recreational spaces and commercial facilities to activate spaces and destinations
- Establish Ulmarra as an essential port of call for visitors to the region
- Leverage the riverfront location and heritage charm







## INITIAL COMMUNITY AND STAKEHOLDER CONSULTATION

Consultation on the draft concept plans included:

- Community drop-in session at the Ulmarra Hotel on 25 March 2019 attended by approximately 50 people
- Clarence Valley Council workshop at Council Chambers in Grafton on 26 March 2019 attended by 7 staff
- Telephone interviews with key stakeholders

Feedback was received from a variety of interest groups:

- Residents and the community
- Business owners
- Council staff from open space, planning, heritage, economic development, engineering, community & cultural services
- Crown Lands
- Roads & Maritime Services
- Destination North Coast
- The Woolitji Co-operative
- Awaiting feedback from - Transport for NSW, and Department of Primary Industries






**ULMARRA RIVERSIDE & VILLAGE PRECINCT PLAN**

**Community Drop-in Session**

Clarence Valley Council is seeking your input on the future of Ulmarra's village and riverside.

Council have commissioned CLOUSTON Associates to develop a draft concept plan for the Ulmarra township, looking at the area between the riverfront and the Showground, along with the surrounding links and views. The plan has been informed by the issues and opportunities raised by the community in the Ulmarra Bypass Community Economic Development Plan.

Come along to the drop-in session to see the draft concept plans. This is an opportunity to provide feedback and help shape the character and quality of Ulmarra village. Your ideas and comments will help inform the masterplan that goes to wider public exhibition in April/May.

Date: Monday 25 March 2019  
 Venue: Cafe Clarence, Ulmarra Hotel, 2 Coldstream St Ulmarra  
 Time: 4pm - 6pm

Tea and coffee will be provided.





### OVERALL

- Strong support for the revitalisation of Ulmarra's village and riverfront - "all good ideas", "great suggested developments", "the plan is very positive"
- Effective in generating increased visitation to Ulmarra
- Good options for new events and events that were once popular in Ulmarra - music festivals, busking festivals, street markets, carnivals, ANZAC day, river festivals, Grafton Cup

### RIVERWALK

- Strong support from the community for a pedestrian walk along the river
- Would be well used by visitors and locals
- Improved foreshore and river access has great appeal
- Alternative to a boardwalk - continue river bank rock armouring to help stabilisation, though concerns over cost and amount of rock needed at this deep point in the river
- The publican likes the boardwalk, though mentioned concerns about a public pathway in front of the private beer garden
- Anything river side of the levee needs to withstand floods, need to consider restoration works to return infrastructure to a usable condition after a flood

### ON THE RIVER

- Good to see the focus on the river
- Additional jetties would encourage more boats and carnivals
- Additional moorings requested, though concerns for wind at this point on the river
- Improved boat landing amenities and links to Grafton, Maclean and Yamba is a great idea
- Ulmarra should be part of the canoe & kayak trail
- Concern that commercial boats can't moor, only private boats
- The existing boat ramp is too steep
- Swimming in the river - issues with access, water quality, health & safety
- Incorporate heritage interpretation down by the river to indicate Ulmarra's shipping history - "people go down to the river and have no idea how important it was as a major port"

### MEMORIAL PARK

- The road slopes upwards blocking views of the water from the street
- Request for open levee gates like Maclean to improve views to the river
- Request for a floating stage to support entertainment

### BAILEY PARK

- Amenities block currently one of the busiest on the Pacific Hwy
- Preference to move amenities to other side of boat ramp, though one resident raised concerns for children's safety crossing the boat ramp road
- Request to include showers for yaughties
- Request for screen plants for River St residents privacy
- Turn off picnic shelter lights late at night
- Agree with suggestion to relocate BBQs out from the picnic shelters
- Clear the palm trees of ivy
- Install basic fitness equipment for travellers to use to stretch after a long drive
- Suggestion to lift the base of Bailey Park for 'island' parking in times of flood
- Keep some open space in Bailey Park for events

### VEHICLE MOVEMENT

- It's difficult for cars & RVs to turn around in River St at Bailey Park
- Need to be able to turn left and right onto Pacific Hwy from River St
- Potential to make River St one way north of the Ulmarra Hotel (will require Local Traffic Committee approval)
- Some RVs and caravans miss the town or find it difficult to turn around and come back

### TREES

- Wide support for street trees
- Preference for plants of local provenance
- Concerns from RMS about trees in the clear zone due to road width and crash history in Ulmarra, and tree roots damaging pavements



### TRAFFIC CALMING

- Some people speed along River St to avoid the speed camera on the Pacific Hwy – dangerous at the Coldstream Street intersection
- Strong support for different road treatment/paving at the River St/Coldstream Street intersection
- Suggestion from several community members to extend the paved trafficable threshold to the southern side of the intersection, or across the entire intersection

### SERVICES

- Concern from some business owners over lack of sewerage
- Flooding a major issue and inhibits development
- Suggestion to underground the powerlines/poles

### PEDESTRIANS/CYCLISTS

- Like the idea of pedestrian circuits
- Footpaths are currently in bad condition or incomplete and not accessible, especially in front of the Woolitji Co-operative
- Currently very difficult to cross Pacific Hwy/Coldstream St intersection
- Proposed pedestrian crossing does not meet RMS requirements
- Concerns from RMS about pedestrian refuge due to road width
- Concerns from RMS about kerb extensions - further consideration required as the design progresses
- Option for Ulmarra to be part of a bicycle touring route

### IDENTITY & CHARACTER

- Need to signpost the town
- The plan is sensitive to the character of the destination
- Return street names to their original names eg Small St
- Use Ulmarra's strong heritage, arts & culture themes to position & differentiate the town
- Potential for Butter Factory with cheese making/gourmet type business drawing on history of dairy industry
- Interpretive signage celebrating Aboriginal, built and riverine heritage
- Interpretation of the original civic precinct opposite Bailey Park is essential
- Heritage photo display in Bailey Park is popular, but needs upgrading with something more durable (eg photos etched on metal)

### VILLAGE HEART

- Both street tree options were very well received - street is wide and would benefit from some more enclosure/shade and amenity
- Majority of people preferred trees along the footpath rather than down the central median
- Trees on either side of street have benefits of shade & preserving the central view corridor down to the river
- Centre median planting may affect the watermain & could be expensive to resolve
- Avenue plantings supported - you can debate plantings in historic streetscapes from a purist point of view but powerlines did not exist originally either.
- Use unified planting scheme to connect both sides of Coldstream Street
- Consider exact placement of trees in relation to buildings - do not wish to block views of more important examples
- Widened footpaths popular with community - need to factor in awnings and number of posts
- Only one business owner liked the idea of an extra wide footpath blister outside his shop
- Parking is at a premium - don't want to lose any parking spaces
- Don't want the streetscape design to be too fussy and cluttered – maintain simple scale and openness
- During heavy rainfall drainage can be an issue
- There's currently 100% occupancy in main street, but could look at options for pop up shops eg sourdough bakery food van
- Observation that businesses have different step thresholds from the pavement, difficult to change this
- Corner block potential for an anchor building with discreet parking out of view.
- Council's development brief highlights importance of the corner block's high visibility and town entry qualities

### SHOWGROUND

- The showground is a great asset, proposed connection is good
- Could host antique, art or similar markets to differentiate from the generic offering of markets on the North Coast
- Having camping and RVs at the showground is essential to improve connection to the village centre







**BAILEY PARK**

- Upgrade park and playground in accordance with approved masterplan
- Provide additional picnic shelters
- Move existing BBQ to new shared satellite location.
- Improve pedestrian access to waterfront and boatramp

**RIVERFRONT ACCESS**

Investigate opportunities for staged development of pedestrian path in consultation with RMS, Crown Lands and NSW Fisheries

**WATERFRONT PATH**

Accessible path to waterfront

Waterfront stairs

Future pontoon

**RIVER STREET**

Potential to make River St one way north of the Ulmarra Hotel (will require Local Traffic Committee approval)

**PACIFIC HIGHWAY**

Investigate feasibility of additional street tree planting in consultation with RMS

**MEMORIAL PARK**

Additional seating to take advantage of views; Sculptural lawn terraces

**TRAFFIC CALMING**

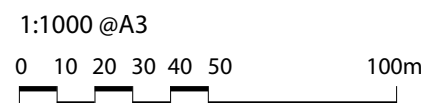
Different road treatment/paving at the River St/ Coldstream Street intersection

**VILLAGE HEART**

Widen footpaths for improved pedestrian amenity; Provide trees for amenity and shade; Close street for events and festivals

**PACIFIC HIGHWAY INTERSECTION**

Investigate opportunities to make the crossing easier and safer for pedestrians in consultation with RMS











Existing pontoon

Investigate opportunities for staged development of pedestrian boardwalk and additional boating pontoon in consultation RMS, Crownlands and NSW Fisheries

Lookout and boat ramp tie up area

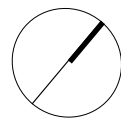
New seating to take advantage of views

Sculptural lawn amphitheatre for terrace

Existing Boat ramp

New accessible link down to waterfront on site of former pool

New toilet amenities block







Accessible elevated boardwalk ramp to connect to riverfront boardwalk (in consultation with RMS, Crown lands and NSW Fisheries)

Lookout and boat ramp tie up area

New riverside path along riverbank rock armouring

New pontoon / boating facility in consultation with RMS, Crown lands and NSW Fisheries

Monitor and manage flying fox community

New accessible ramp down to the waterfront

Existing boat launch ramp and new pedestrian path

New waterfront access stair

New viewing deck lookout / picnic location

New location for BBQ

Additional picnic shelters

Remove tree to open up vista to the river

Relocate BBQ to satellite position

New playground as per approved masterplan

New accessible link down to waterfront (1:20 walkway)

45 degree angled parking

New toilet amenities block



## Waterfront walkway ideas



Existing view



View location



River front boardwalk opportunity to provide loop walk and access to the river.  
Note: Further Authority consultation required.

## Boat ramp area ideas



Existing view



View location



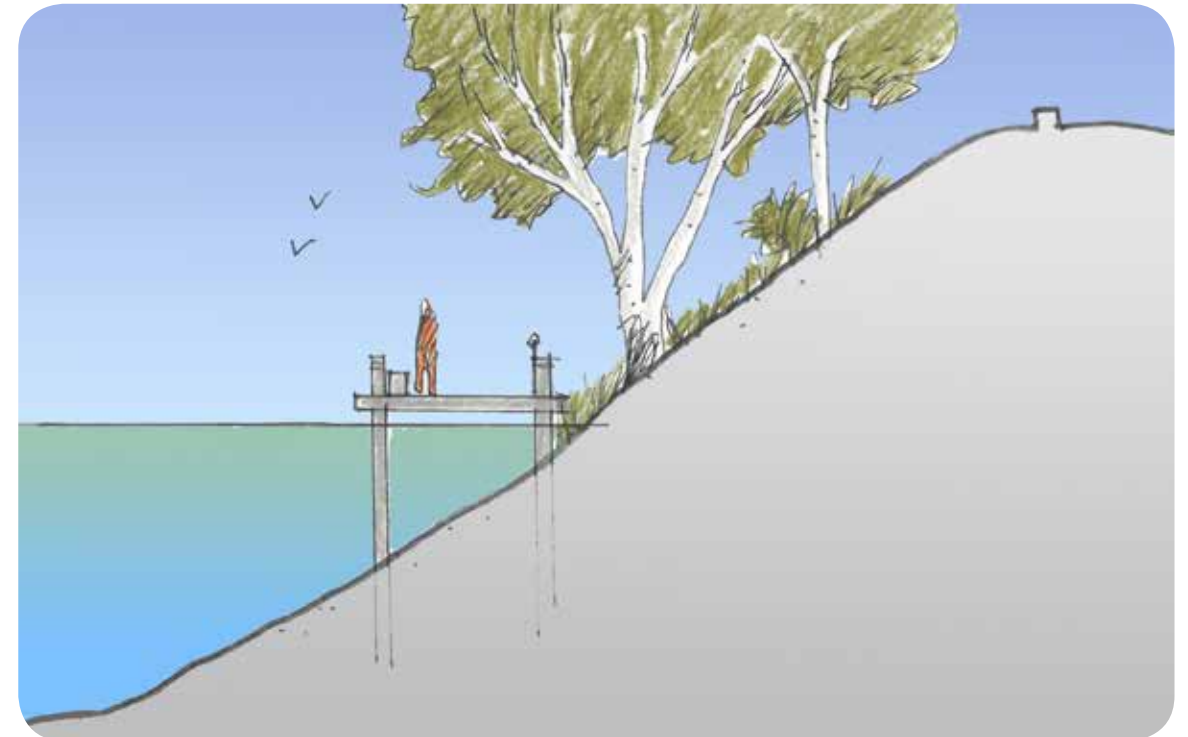
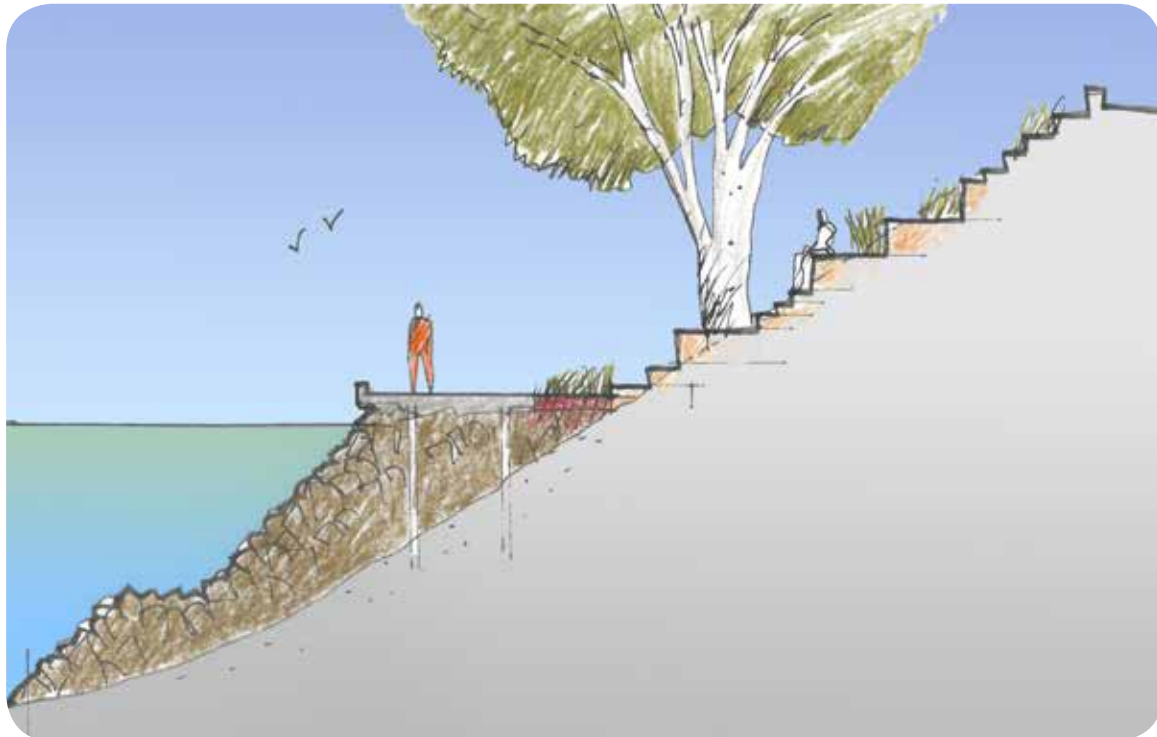
Open up embankment and provide terraced look out to the river with look out deck.  
Note - levee protection is maintained



Riverwalk - rock armouring option



Riverwalk - boardwalk option



Typical Section

Typical section

This option has been informed by the Ulmarra Riverbank Management Plan 2000. It incorporates a pedestrian path and associated improvements constructed on top of the river bank rock armouring





Events space on the river



Riverfront boardwalk



Additional jetty



Upgraded facilities at Bailey Park



Improved vistas to the river



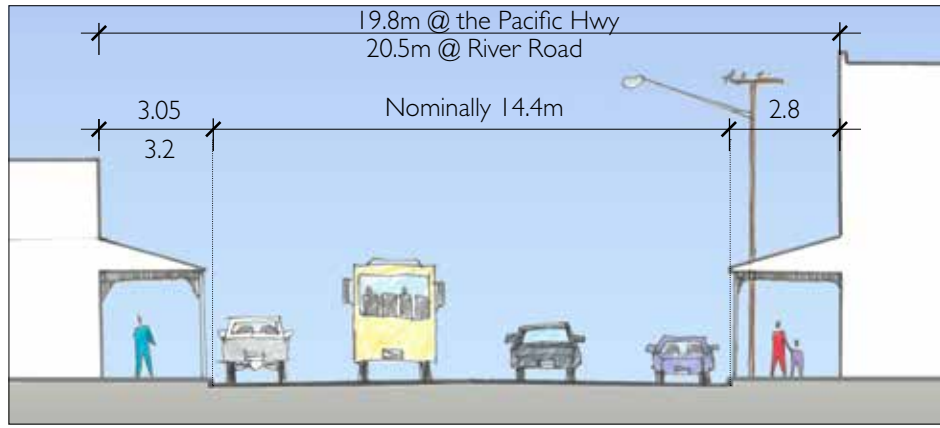
Improved access to the water's edge



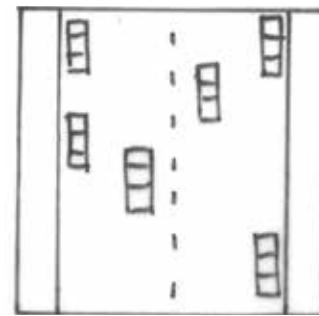




Option illustrated on the masterplan and preferred in initial consultation

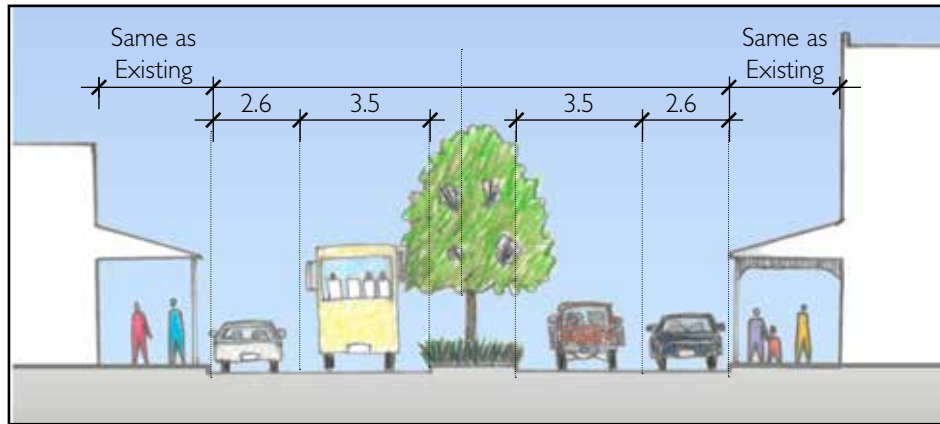


**EXISTING STREET SECTION**

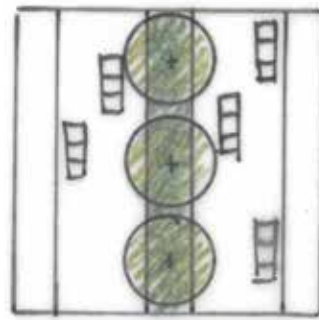


**OBSERVATIONS**

- Footpaths are narrower than a typical 3.6m width and the road is wider than needed for two way + parallel parking
- The road reserve is 700mm wider at the River Road intersection than at the Pacific Highway
- The Southern footpath is narrower than the northern footpath by approximately 250-400mm



**CENTRAL MEDIAN**

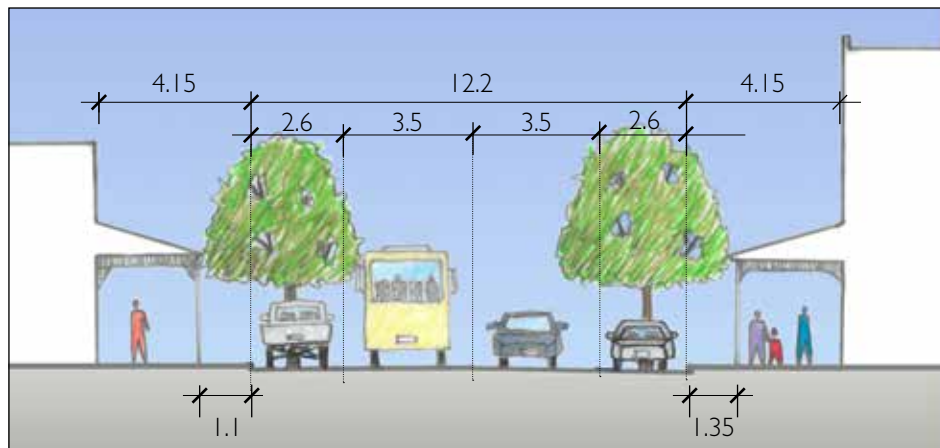


**PROS**

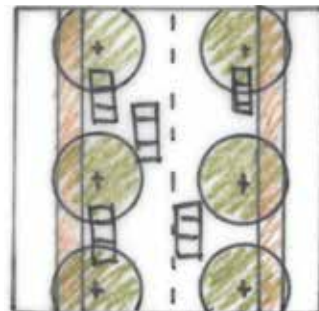
- Greener street
- Trees don't obscure heritage buildings

**CONS**

- No real improvements to pedestrian amenity
- Tree planting conflicts with central services line
- Obscures views down to river

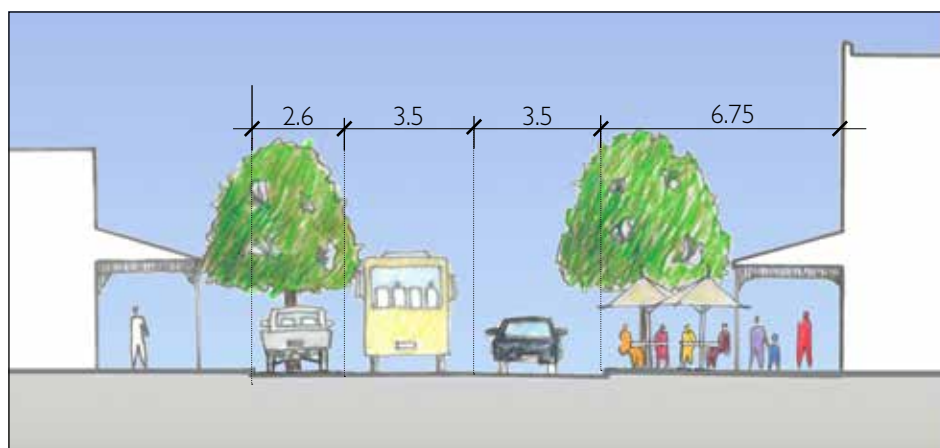


**WIDER FOOTPATHS AND SHADE TREES**



- Greener street
- Greater pedestrian amenity
- Both footpaths equal width
- Shade for pedestrians and parked cars

- Trees somewhat obscure heritage buildings



**WIDER FOOTPATHS + PAVING IN CAR PARKING BAYS**



- as above plus
- Provides additional areas for outdoor dining

- Loss of car parking
- Can be visually intrusive



Typical sections  
note dimensions are indicative



Paved trafficable threshold pedestrian links across River Street

Provide footpath connection in front of pub driveway

Investigate making River St one-way north of the Ulmarra Hotel to improve circulation of RVs/trailers and prevent turning around in narrow street

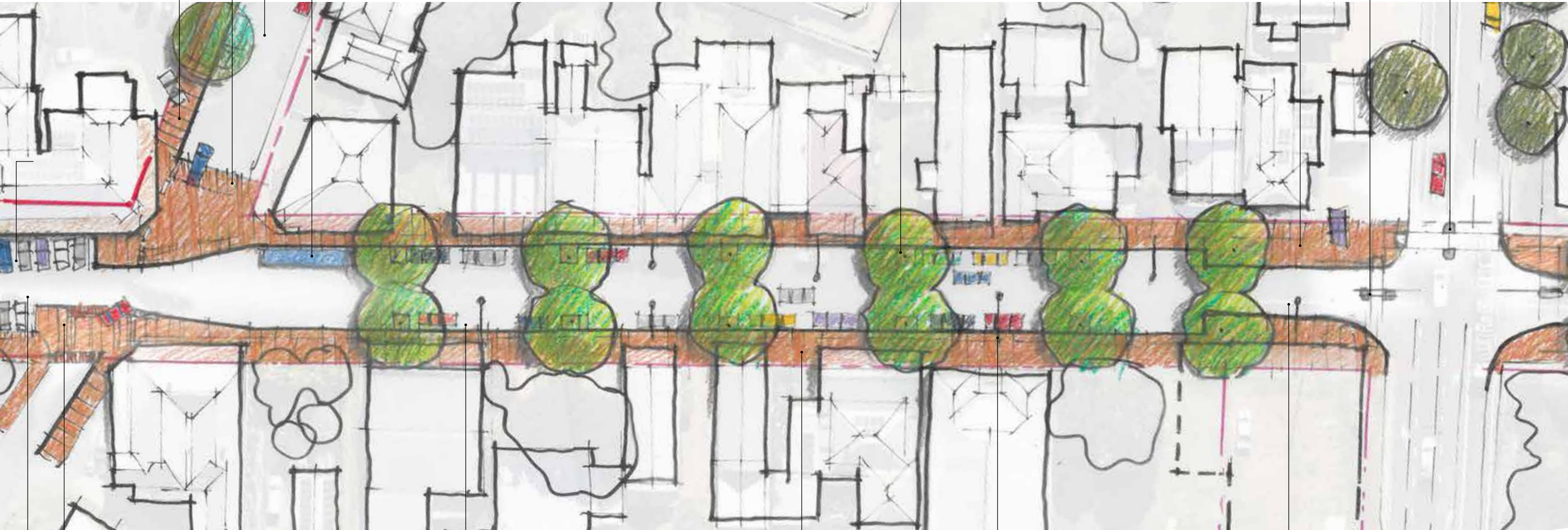
Existing bus stops retained

New shade trees in the roadway for shade and amenity. INDICATIVE LOCATIONS ONLY. Spaced every three car parking bays (approximately every 21m)

Vehicle access maintained to service station

Pedestrian refuges

Investigate opportunities to widen highway to provide a pedestrian refuge across Pacific Hwy in consultation with the RMS



Traffic calming. Paved trafficable threshold pedestrian links across River Street.

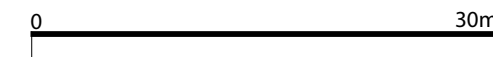
Retain existing 90 degree parking at end of street

Parallel parking along Coldstream Street

Widen footpaths on both sides to generous 4.15m width

New street lighting spaced between street trees

Narrow entry thresholds to reduce traffic speed and reduce pedestrian crossing distance in consultation with RMS



1:1000@A3







Street trees for shade and visual amenity



Footpath widening to improve pedestrian amenity and enable outdoor dining



Street markets



Traffic calming - additional footpath widths for pedestrian amenity and outdoor dining



Street closure for community events



Community events / River festival













Gateway tree planting - new tree canopy to signal town entry



Showground events and festivals



RV primitive camping



Gateway signage



Broader regional connections



Primitive camping - additional shade trees





# Materials & finishes





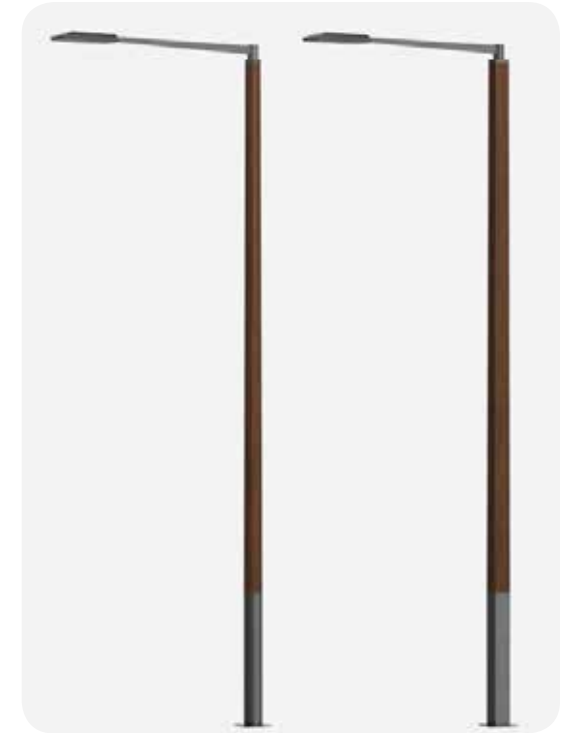
Timber decking



Cobbled vehicular threshold on River Street



Picnic shelters for Bailey Park



Simple street lights that don't compete with the heritage buildings



Grass terraces in Memorial Park



Traditional concrete paving in Coldstream Street



Park furniture



Park furniture



Street lights



New amenities building in Bailey Park Boat ramp area



Sandstone retaining walls along boat ramp



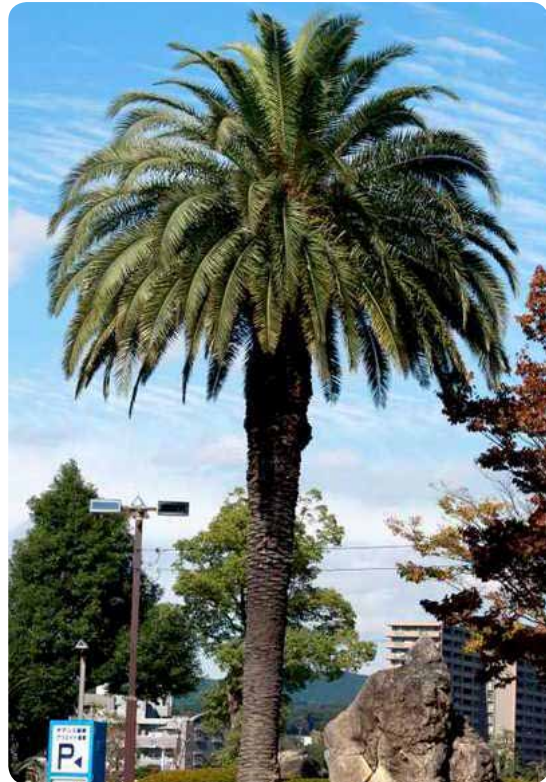
Bins in town centre







## Feature trees



*Phoenix canariensis* (Canary Island date palm) at intervals along the riverfront to complement existing palms in Memorial Park, and signpost the town from the water.



A group of *Washingtonia robusta* (Mexican fan palms) to accompany existing palms that can be seen from River St and the Pacific Hwy.



*Libidibia ferrea* (leopard tree) as a semi-deciduous street tree in the village centre.



*Ulmus parvifolia* (Chinese elm) as an alternative street tree in the village centre, offering dappled light and shade.



*Koelreuteria paniculata* (golden rain tree) as a street tree along Coldstream Street in the village heart. Offers shade in summer, and an avenue of seasonal colour.

## Native trees



Native *Corimbia torelliana* (cadaghi) as a street tree or in the Showground



*Glochidion ferdinandi* (cheese tree) as a native street tree offering shade and amenity



Avenue of native *Buckinghamia celsissima* (ivory curl) to supplement new street tree planting on Coldstream Street near the showground.



*Flindersia australis* (Australian Teak) as native street tree for avenue planting



*Toona ciliata* (red cedar) in the Showground where there is enough space to accommodate large trees. Cedar harvesting and trade was a thriving industry along the Clarence River in the early-mid 19th century.



*Hibiscus tiliaceus* (cottonwood hibiscus) as a small native street tree suitable under powerlines

## Shrubs & grasses



*Lomandra hystrix*



*Dianella caerulea* (flax lily)



*Crinum pedunculatum* (swamp lily)



*Carex gaudichaudiana*



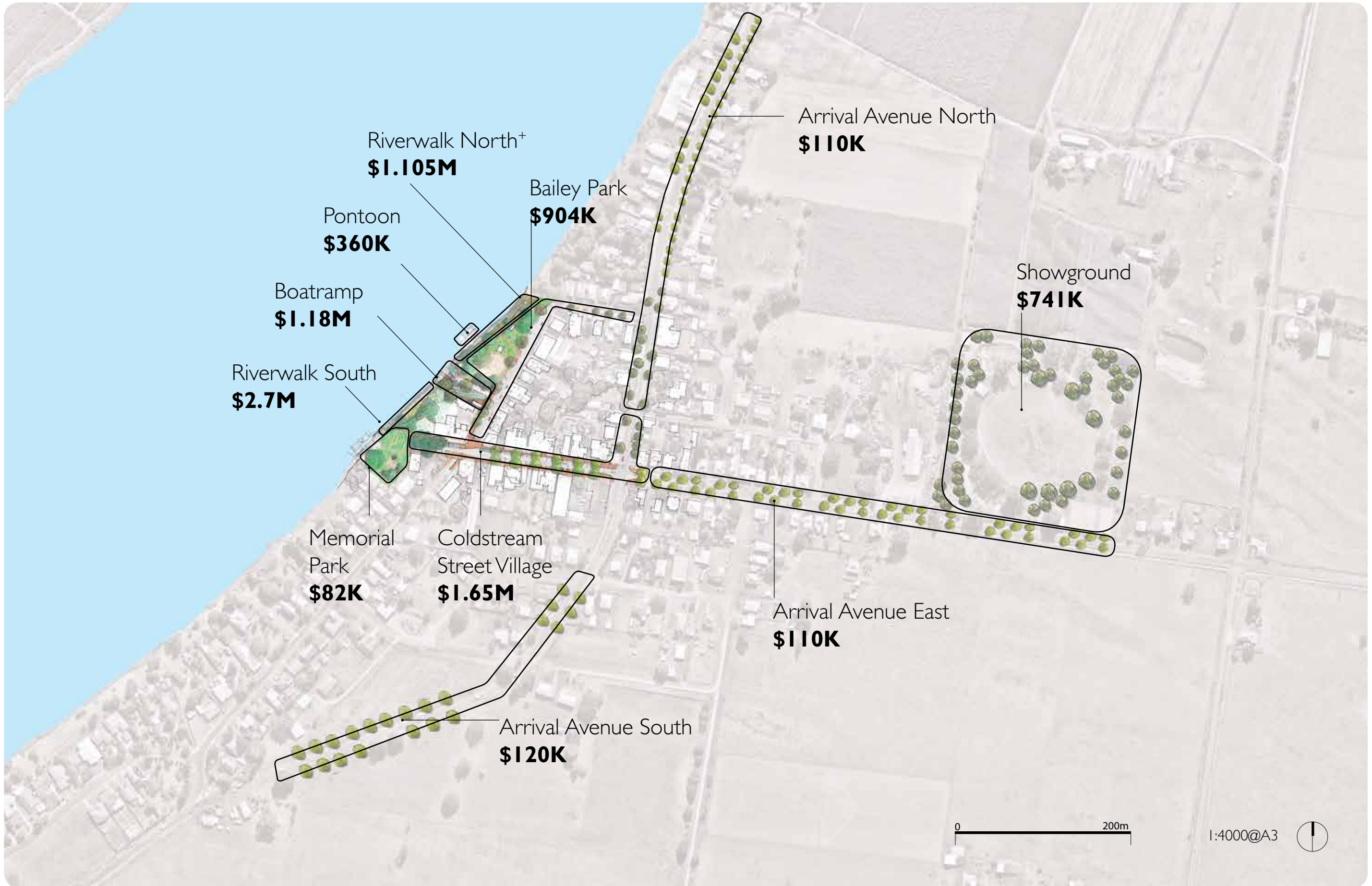
*Gahnia clarkei*





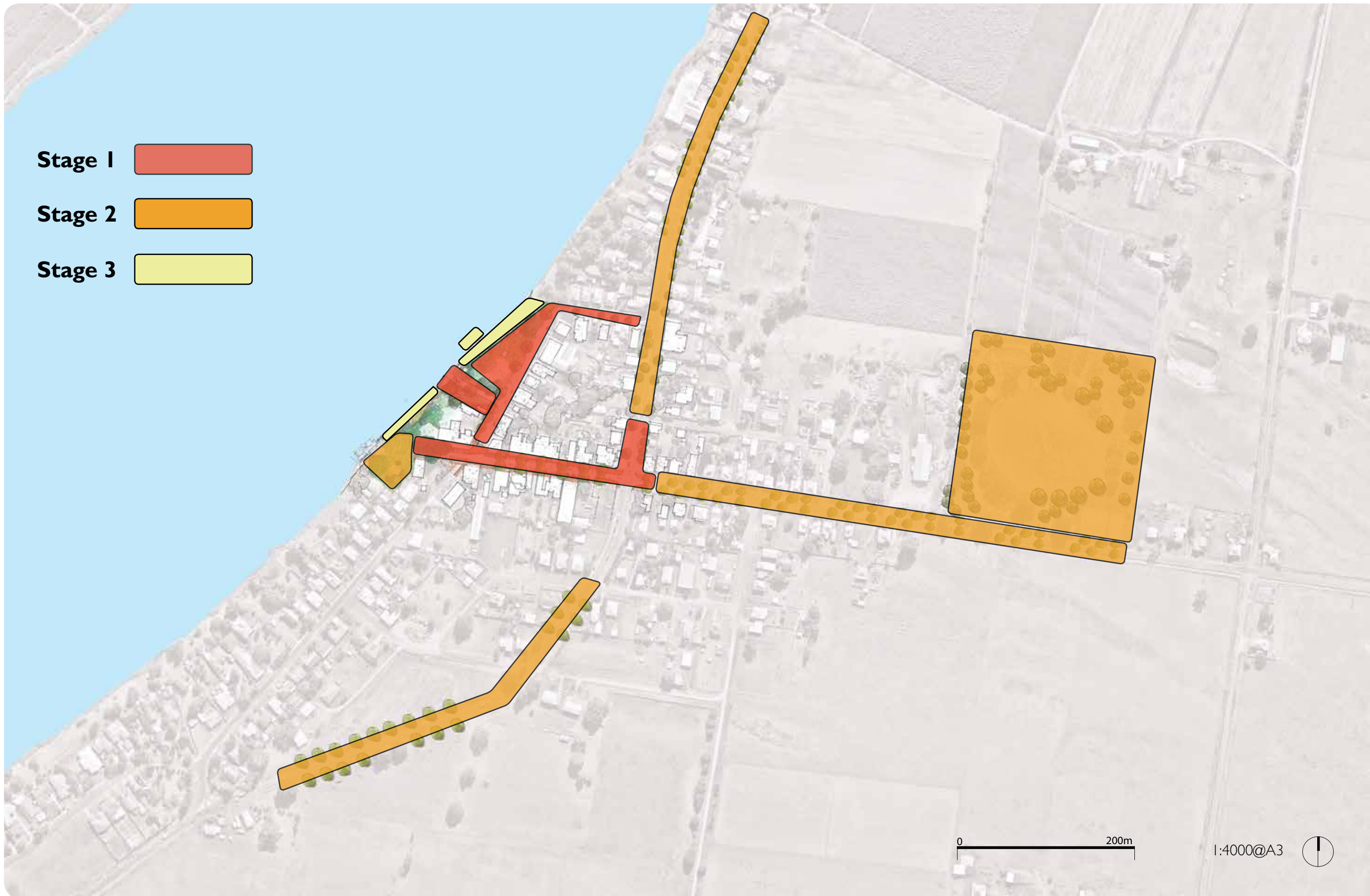
# Costing & Staging



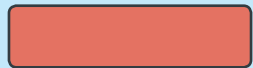


+ Riverwalk North indicative costs include a pedestrian path and associated improvements constructed over and in addition to the riverbank stabilisation works by others.





Stage 1



Stage 2



Stage 3



0 200m

I:4000@A3

