



Ballina Shire Development Control Plan 2012

Chapter 6b – Commercial Development Alstonville





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Part 1 Preliminary

1.1 Introduction

Name:

Ballina Shire Development Control Plan 2012, Chapter 6b – Commercial Development Alstonville.

Purpose:

To identify Council's requirements relating to commercial development in Alstonville.

Relationship to other Chapters of this DCP:

The provisions in this chapter prevail over those in chapters 1, 2, 2a and 2b where there is an inconsistency.

Where there is an inconsistency between provisions in chapters 3, 4, 5, 6, 6a, 6b, 6c, 6d and 7 Council will determine which provision(s) will apply based on consideration of the strategic planning framework for the land the subject of the application, statutory considerations, relevant planning objectives and the nature of the proposed development.

The provisions of chapter 8 apply in conjunction with those in this chapter, but prevail in the event of an inconsistency unless otherwise specified.

The provisions of this Chapter prevail over the general provisions in Chapter 6 in the event of any inconsistency.

Application:

This Chapter applies to:	
Location/s:	Zone E1 in Alstonville Village
Development Type/s:	All development

Planning Objectives and Development Controls:

The provisions of this chapter are categorised in relation to a series of planning considerations (referred to as elements). For each element, planning objectives and development controls are specified. Development proposals must be consistent with the planning objectives for the chapter and each of the applicable elements. Such consistency is typically demonstrated by compliance with the identified development controls, although there may be circumstances where an alternative to the application of a development control is consistent with the planning objectives.



Part 2 Chapter Planning Objectives

This Chapter aims to facilitate future development within the village centre with particular emphasis on ensuring compatibility of new development with the character of the village centre in terms of land use, design and external appearance; particularly having regard for identified buildings of cultural and historic significance. The objectives are as follows;

- a. Provide for the future development of the Alstonville Village Centre so as to preserve its function as a rural village centre;
- b. Identify and protect the contributory elements (buildings, parks etc.) that give character to the village centre;
- c. Maintain and enhance the village character through the provision of design guidelines encouraging complementary development;
- d. Ensure that new buildings and works within the village centre are well designed, relate sympathetically to nearby buildings and spaces and contribute to the amenity of the area; and
- e. Continue to foster a community sense of place and village identity.

Part 3 The Existing Village Character

The aspects that contribute to the village centre of Alstonville being special and having a strong sense of place have been identified as follows:

- its built heritage and the presence of a number of older timber buildings which significantly contribute to the village streetscape;
- its compact and enclosed layout providing a user friendly environment;
- its small buildings and modest architecture and its residential scale;
- the influence of well established parks and street trees throughout the area;
- its links with and proximity to Lumley Park and Bulwinkel Park and other places of community, cultural and recreational interest;
- its setting within a post-European rural landscape; and
- it is a good example, on the North Coast, of a rural village that has retained elements of the built and landscaped environment which demonstrate its beginnings, growth and change.

Part 4 Development Controls

4.1 Element – Building Form

- i. New commercial buildings must maintain and enhance the present residential scale of buildings to assist in the retention of the perceived “village feel” of Alstonville which includes a mixture of 60% timber and 40% masonry wall materials;





- ii. The higher proportion of timber to masonry buildings within the village centre precinct is considered to significantly contribute to the existing village character. Consequently, any new development which replaces older buildings must seek to incorporate the same proportion of external finishes as the building which it replaces and in so doing maintain the balance of building materials;
- iii. New/infill development must be guided by the established character of the area and the elements that contribute to the special qualities of the place. The aim is to harmonise with and complement the existing streetscape fabric rather than compete with or dominate its surrounds. The design of new buildings should respond to the scale, height, bulk, form and design of nearby buildings and/or dwellings;
- iv. Large scale building development is not considered to be compatible with the general form of the village area nor the community perception of village development; and
- v. New buildings must reflect a style evolved from the older buildings and be encouraged to incorporate contributory elements, particularly the use of timber, verandahs and strong roof lines with corrugated metal sheeting where possible.

4.2 Element – Building Design

- i. The design of new structures must not attempt to copy styles totally from an earlier period but should, however, seek to incorporate distinguishing elements of those. New buildings should relate to the vertical and horizontal lines evident in adjoining buildings. It is important that existing spacing between buildings be maintained along with any landscaped areas between buildings. Established front building lines should also be maintained;
- ii. New buildings must relate to the scale (i.e. height, length, depth) of existing adjoining and nearby buildings and the whole streetscape in general. Mature trees and existing significant buildings should be used as reference points to ensure consistency in scale;
- iii. The mass of a building is its overall bulk and arrangement of its components. Rooves, facades and verandahs are the primary elements of mass. Infill/new development must identify the predominant massing elements of existing neighbouring buildings and then be designed in sympathy with these forms. Large bulky buildings, for example, can be visually reduced by using a series of compatible smaller components to reflect the character of adjoining buildings;
- iv. The shape and slope of rooves, their design (hip, gable, etc) and materials used are often distinctive elements of older buildings. Development must maintain consistency in roof form and design with both residential and commercial buildings;
- v. Architectural character is complemented by distinctive materials and their usage from different eras. Infill design must identify the characteristic materials used in existing buildings and incorporate them in any new development as appropriate; and
- vi. Materials and details of surrounding buildings need not be identically copied but used as a reference. Development should utilise contemporary matching materials well rather than





attempting to dress up a modern facade by adding reproduction materials and features out of context.



Notes:

The unifying common characteristics of existing buildings are the distinctive roof lines, predominantly hip and gable, together with complementary elements such as decorative parapets, roofed verandah areas and the extensive use of timber with corrugated iron rooves. Equally important is the space between buildings and the integration of landscaping to help define building lines.

The predominant style of the older buildings is Federation with varying influences such as Californian Bungalow, Arts & Crafts, Free Style, Queen Anne, Gothic, Filigree and Queensland Carpenter.

Owners of significant buildings are encouraged to reinstate missing features where possible to enhance the character of the village area. Renovation or extension works to existing older buildings should maintain the style, scale and character of the existing building and use materials which are sympathetic with the existing materials used in the building. In addition, new materials should relate to neighbouring buildings to ensure harmonious integration and avoid any compromise of character.

4.3 Element – Colours and Lighting

- i. Colour schemes should be employed to relate harmoniously with adjoining buildings and the neighbourhood. Colour schemes should complement the existing character of older buildings either in new infill development or the adaptive reuse of existing buildings;
- ii. Heritage colours are to be used for development, with strong contrast in colour to be avoided; and
- iii. The external lighting of buildings and entryways shall be kept discreet. Permanent neon or flashing lights are inappropriate for the Village Centre.



Note:

In selecting an appropriate colour scheme, it is recommended that applicants seek advice from a heritage consultant or Council's Cultural Development Officer.

4.4 Element – Advertising Signs and Structures

- i. Advertising signs and structures must be designed and located in a manner which maintains and enhances what is valued about the building or the place. Signs on individual buildings





and advertising structures within the Village centre should be discreet and should complement the building or area. The architectural characteristics of a building should always dominate. The size, design or colour of signs and structures should not detract from the character or individual qualities of buildings, their immediate context or the wider streetscape context of the area;

- ii. Advertising must be placed in locations on buildings which would traditionally have been used as advertising areas. Early Main Street photographs reveal that shop or business names were painted on the faces of verandah awnings, building parapets or walls; and
- iii. Signs must not break a historic parapet or roofline of a building. Sidewall advertising may provide an opportunity but should be carefully considered.



Notes:

Additional provisions relating to signage are contained in Chapter 8 – Other Uses. In the event of inconsistency, the provisions above prevail.