

9.1 Ballina Shire Growth Management Strategy - Update.DOC

Ballina Shire Growth Management Strategy – Endorsed Strategic Actions and Status – September 2014

Locality	Strategic Action	Status Overview
Ballina Island	Investigate the potential impacts of climate change, particularly sea-level rise, on existing and future development.	Ongoing through existing floodplain and coastline management planning programs.
	Investigate infill development opportunities in proximity to key community and commercial areas.	Ballina Major Regional Centre Strategy project underway. Infill development opportunities in Ballina locality to be considered as part of the project. Project is supported by a grant from the Department of Planning and Environment's Planning Reform Fund.
	Investigate a health-care precinct in proximity to the Ballina Hospital.	Complete. Council resolved to take no specific action given existing planning framework and extent of health care activity already occurring.
	Investigate the potential of the Clark Street Industrial Estate for development as a business incubator.	Complete. Master plan prepared. Council resolved to maintain the existing planning framework in the Clark Street area for the time being.
	Investigate the appropriate land uses for land adjacent to Clark Street Industrial Estate (Old Depot)	Complete. Master plan prepared. Council resolved to maintain the existing planning framework in the area for the time being. Future development of this site subject to interest from the land owner, being NSW Crown Lands.
West Ballina	Investigate the potential impacts of climate change, particularly sea-level rise, on the locality.	Ongoing through existing floodplain and coastline management planning programs.
	Establish the area along the existing Pacific Highway as a location for innovative and mixed business activity (but not for retail purposes).	Complete. The Ballina LEP 2012 and Ballina Shire DCP 2012 identify this area as an enterprise corridor and provide for mixed business activity.
	Retain larger lots to facilitate future redevelopment opportunities, and potential for improved access arrangements.	Complete. The Ballina LEP 2012 establishes a 1 hectare minimum lot standard for subdivision to limit the potential for the existing large lot configuration to be diminished.

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	Reinforce West Ballina as the 'edge' of and 'gateway' to Ballina.	Ongoing. Council has endorsed a landscape entry master plan including West Ballina and implementation is ongoing.
	Identify the desired future character of the locality via a consultative strategic planning exercise.	Ballina Major Regional Centre Strategy project underway. Character of the West Ballina locality to be considered as part of the project. Project is supported by a grant from the Department of Planning and Environment's Planning Reform Fund.
	Investigate the broadening of marine-based activity in the Smith Drive locality.	Complete. Marine-based activity examined as part of the implementation of the Ballina LEP 2012 and Ballina Shire DCP 2012. Council's planning provisions provide for a wide variety of marine-based activity in the Smith Drive area.
	Investigate potential locations for a marina facility.	Port of Ballina Taskforce has consideration of marina infrastructure on its agenda. Marina infrastructure also to be considered as part of the Ballina Major regional Centre Strategy that is underway. Council is more broadly monitoring opportunities associated with marina infrastructure having regard for the Lower Richmond River Recreational Boating Study outcomes. The NSW Government has elected not to pursue redevelopment of the Trawler Harbour site at West Ballina at this time.
North Ballina	Investigate the potential impacts of climate change, particularly sea-level rise, on the locality.	Ongoing through existing floodplain and coastline management planning programs.
	Investigate, through the rezoning process, land use opportunities identified in the Southern Cross Masterplan and the West Ballina Structure Plan.	This action is dependent upon land owners initiating rezoning processes for the relevant land. Council is currently processing a rezoning proposal for the expansion of the Southern Cross Industrial Estate. This proposal is currently in the detailed study and assessment phase.
	Reinforce North Ballina as a key 'edge' of and 'gateway' to Ballina.	Ongoing. Council has endorsed a landscape entry master plan including North Ballina and implementation is ongoing.

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	Establish a more detailed planning framework for the long term use and development of industrial areas through Council's Development Control Plan.	Complete. Council engaged GHD to complete a comprehensive review of Council's industrial land use planning framework as part of the comprehensive DCP review program in 2012. Outcomes from the review have been incorporated into the adopted Ballina Shire DCP 2012. The adopted approach provides for flexibility in the type and from of industrial land uses. Use of new industrial land to be considered in conjunction with rezoning proposals.
	Establish a clustered bulky goods retailing precinct.	Complete. Council has applied a bulky goods retailing specific land use zone in the Southern Cross Industrial Estate consistent with the recommendations of the Ballina Shire Bulky Goods Retailing Investigation report (2012) prepared by Hill PDA.
	Investigate future road connection between Ballina and Lennox Head via North Creek Road.	Road connection considered in shire roads plan. To be further considered as part of current review of the roads plan.
Cumalum	Undertake a detailed site analysis and investigations to determine appropriate land use zoning that includes provision for employment and recreation outcomes.	Complete. Council has undertaken detailed site analysis and investigations for Cumalum Precincts A and B through the rezoning processes for each of these areas. Council has identified and endorsed a planning framework for these areas that incorporates residential, commercial, open space and environmental outcomes.
	Establish a Development Control Plan (DCP) to guide future subdivision and development.	Council has adopted DCP provisions for Cumalum Precinct B. Council is currently preparing DCP provisions for Cumalum Precinct A.
	Prepare an Infrastructure Delivery Plan for the locality.	Complete. Infrastructure Delivery Plan for the Cumalum Urban Release Area completed and informing planning and infrastructure outcomes for the locality.

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East Ballina	Council to endorse a Development Control Plan (DCP) to guide future subdivision and development.	Complete. Planning provisions for East Ballina adopted under Ballina Shire DCP 2012.
	Incremental construction of coastal shared pathway linkages to Lennox Head and Skennars Head.	Ongoing. Shared pathways between East Ballina and Skennars Head (along The Coast Road) and Skennars Head and the southern end of Lennox Head (along Skennars Head Road) underway. Planning ongoing for shared pathway on the eastern side of The Coast Road.
	Enable key coastal public infrastructure including surf club and marine rescue facilities	Complete. Ballina Surf Club constructed and Coastguard Tower redevelopment enabled and planned for in the Ballina Coastal Reserve.
Lennox Head	Maintain commitment to the development framework established by the Lennox Head Community Aspirations Strategic Plan (LHCASP) and Lennox Head Structure Plan (LHSP).	Complete. Outcomes from the Lennox Head Community Aspirations Strategic Plan and Lennox Head Structure Plan embodied in local planning framework. These plans are also drawn on in relation to rezoning proposals through the application of the GMS.
	Provide for additional road, community and sporting infrastructure in a timely manner.	Infrastructure is considered in association with rezoning requests and in relation to Council's capital works program.
	Provide for light industrial or "employment precinct" uses in accordance with the Lennox Head Structure Plan.	Light industrial/ employment precinct identified in GMS for Lennox Head. Progress is dependent on land owner initiating a rezoning request.
	Develop and implement strategies to protect sensitive natural environments.	Environmental protection outcomes for Lennox Head identified in local planning framework. Specific zoning outcomes are pending completion of the Department of Planning and Environment's review of E zones. Environmental attributes are examined in relation to each proposed rezoning considered by Council.
	Secure additional sporting facilities on land located to the north west of the village, south of Ross Lane.	Site for sporting fields has been identified in association with a potential residential and light industrial growth area. Further action is presently subject to land owner initiating a rezoning request.

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	Consolidation of community facilities via construction of the Lennox Head Cultural and Community Centre at Williams Reserve.	Complete. Lennox Head Cultural and Community Centre constructed and operating on Williams Reserve.
	Incremental construction of coastal shared pathway linkages to Skennars Head and Ballina.	Ongoing. Shared pathways between East Ballina and Skennars Head (along The Coast Road) and Skennars Head and the southern end of Lennox Head (along Skennars Head Road) underway. Planning ongoing for shared pathway on the eastern side of The Coast Road.
	Enable key coastal public infrastructure including surf club and marine rescue facilities	Ongoing. Council is presently engaged in planning for renewed surf club facilities in Lennox Head.
Skennars Head	Ensure that rezoning processes address the key planning issues identified in the GMS that apply to the locality.	Complete. Northern Regional Joint Regional Planning Panel endorsed rezoning of Dr Stewarts Farm (Skennars Head Village proposal) and residential and commercial zones now applied to the land. Not all key issues identified by Council were addressed by the Panel. Council is currently preparing DCP provisions to further guide development in the locality.
	Incremental construction of cycleway/pedestrian linkages to Lennox Head and East Ballina.	Ongoing. Shared pathways between East Ballina and Skennars Head (The Coast Road) and Skennars Head and the southern end of Lennox Head (Skennars Head Road) underway. Planning ongoing for shared pathway on the eastern side of The Coast Road.
	Review of Coast Road/Headlands Drive and Coast Road/Skennars Head Road intersections, in association with rezoning proposals.	Coast Road and Headlands Drive intersection under consideration in association with Skennars Head Coastal Village proposal. Council is currently preparing DCP provisions in relation to this matter. No specific action to date in relation to Coast Road and Skennars Head Road intersection.
	Investigate the potential expansion of the Skennars Head playing fields.	Land area for additional facilities identified and land acquired.

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	Develop and implement strategies to protect the locality's sensitive natural environments.	Environmental protection outcomes for Skennars Head identified in local planning framework. Specific zoning outcomes are pending completion of the Department of Planning and Environment's review of E zones. Environmental attributes are examined in relation to each proposed rezoning considered by Council.
	Enable and maintain long-term public access to Sharpes Beach.	Complete. Council has negotiated a long term lease arrangement with the landholder to provide for public access to Sharpes Beach via the existing car parking facility.
Alstonville	Identify opportunities for additional seniors living facilities.	Not yet commenced. Outcomes from Council's ageing strategy may provide direction. Review of planning provisions in Alstonville programmed for 2015/2016.
	Review planning controls for village centre following construction of the Bruxner Highway bypass.	Complete. Planning controls reviewed as part of the preparation of the Ballina Shire DCP 2012.
	Preserve the integrity of the village footprint.	Complete. Council's planning instruments maintain the application of the Alstonville/Wollongbar urban buffer to separate the two villages by a green belt. Reinforcement of this position is pending the Department of Planning and Environment's E zone review.
	Ongoing management of active and passive open space and bushland areas.	Ongoing. Council continues to action a routine open space and bushland reserve management program.
	Revisit the Third Plateau Village concept.	Complete. Concept reviewed in preparing the GMS. No further action envisaged in the short term. The third village concept has been maintained to provide Council with future options for the management of population growth given the planning horizon for the GMS is 20 years.

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Wollongbar	Accommodate further population growth through implementation of the Development Control Plan for the Wollongbar Urban Expansion Area via the development assessment process.	Complete. Planning provisions for the Wollongbar Urban Expansion Area incorporated into the Ballina Shire DCP 2012.
	Plan for the provision of additional sporting facilities to service the increase population.	New playing fields for Wollongbar under construction, with completion anticipated in 2014.
	Maintain the urban buffer / inter-urban break between Wollongbar and Alstonville	Complete. Council's planning instruments maintain the application of the Alstonville/Wollongbar urban buffer to separate the two villages by a green belt. Reinforcement of this position is pending the Department of Planning and Environment's E zone review.
	Revisit the Third Plateau Village Concept.	Complete. Concept reviewed in preparing the GMS. No further action envisaged in the short term. The third village concept has been maintained to provide Council with future options for the management of population growth given the planning horizon for the GMS is 20 years.
Wardell	Implement the Wardell Strategic and Land Use Plan via the investigation of rezoning opportunities.	Council initiated action is on hold pending realignment of the Pacific Highway due to present noise impacts on potential urban growth areas. Council is able to consider rezoning requests on merit. Review of planning framework for Wardell programmed for 2015.
	Establishment of a Development Control Plan for Wardell.	Complete. DCP planning framework adopted for Wardell under Ballina Shire DCP 2012.
	Implement village centre enhancement program.	Complete. Village centre enhancement works complete.

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Shire-wide & other localities	Define character statements for the shire's rural hamlets	Community engagement and preparation of draft settlement character statements complete. Draft character statements on public exhibition. Completion of project expected by the end of 2014.
	Complete vegetation mapping for the shire.	Vegetation mapping program ongoing. Council is actively pursuing grant funding opportunities to augment existing program. Koala habitat mapping in preparation to support comprehensive koala plan of management for the shire.
	Identify places of strategic interest for long-term planning initiatives.	Not yet commenced. Scheduled for completion as part of next major review of GMS (currently planned for commencement in 2016).
	Review opportunities for a third village on the Alstonville Plateau some time after 2010.	Complete. Concept reviewed in preparing the GMS. No further action envisaged in the short term. The third village concept has been maintained to provide Council with future options for the management of population growth given the planning horizon for the GMS is 20 years.
	Investigate site options and the economic feasibility of a large-scale greenfield marine precinct within the Lower Richmond River Estuary.	Port of Ballina Taskforce has consideration of marina infrastructure on its agenda. Marina infrastructure also to be considered as part of the Ballina Major regional Centre Strategy that is underway. Council is more broadly monitoring opportunities associated with marina infrastructure having regard for the Lower Richmond River Recreational Boating Study outcomes. The NSW Government has elected not to pursue redevelopment of the Trawler Harbour site at West Ballina at this time.
	Maintain appropriate protections for agriculturally productive land through the Local Environmental Plan.	Complete. Ballina LEP 2012 and the adopted Ballina Shire DCP 2012 incorporate a variety of provisions designed to protect high quality agricultural land from inappropriate development and sterilisation.
	Investigate the long-term demand for, and supply of, extractive resources required to support future development within existing urban areas and new growth areas in Ballina Shire.	Not yet commenced. Scheduled for commencement post 2015.

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	Investigate the concept of permitting semi-rural allotments on the edges of strategic urban release areas.	Background research and investigation underway. To be incorporated into the next review of the GMS which is scheduled to commence in 2016.

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