



First published XXXX 2015 by Ballina Shire Council,
40 Cherry Street, Ballina NSW 2478.

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ACKNOWLEDGEMENTS

Council acknowledges the extensive community input provided towards the preparation of the Wardell Planning and Environmental Study and the Wardell Strategic Plan.

Adopted by Council on XXX XXX XXX.

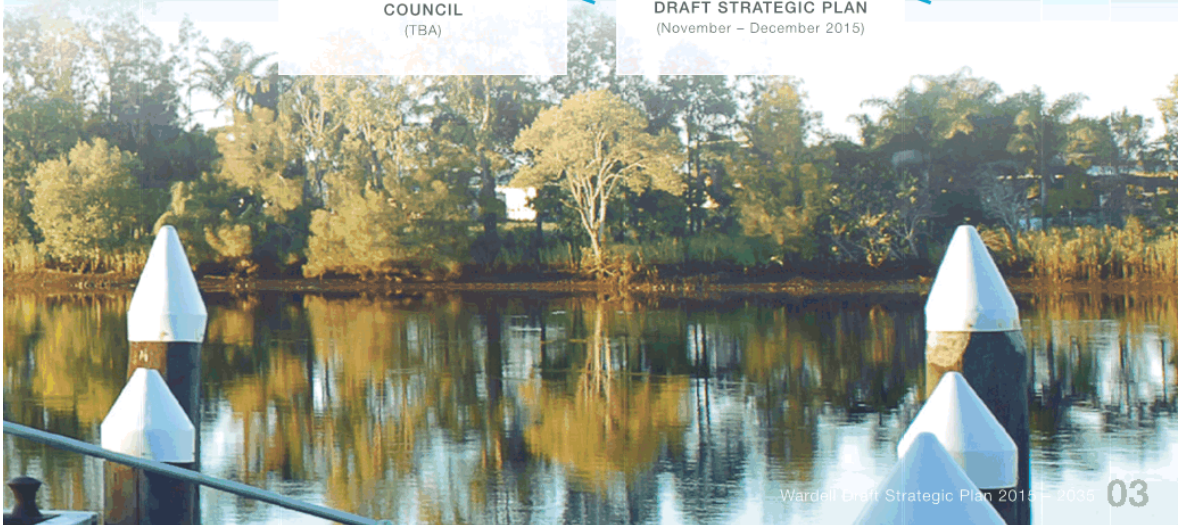
THE PURPOSE OF THIS PLAN

- To guide Council's strategic planning and decision making relating to Wardell Village and surrounds within the period 2015 to 2035;
- To assign actions and responsibilities;
- To provide a means by which the Council and community can monitor implementation progress; and
- To provide a mechanism through which the plan may be reviewed.





HOW THIS PLAN HAS BEEN PREPARED?



ABOUT THE PLANNING & ENVIRONMENTAL STUDY

In 2003 Council adopted the Wardell Strategic and Land Use Plan. By 2014 this plan required review as a consequence of the route for the Pacific Highway upgrade project being approved and the coming into force of a new Local Environmental Plan for Ballina Shire in February 2013.

The Council also adopted a commitment to analyse options for the delivery of affordable housing in Wardell as part of its 2014/15 - 2017/18 Delivery Program and Operational Plan.

At its Ordinary Meeting on 27 November 2014 the Council endorsed the scope of the Wardell Planning and Environmental Study (WPES). The WPES was subsequently prepared and had amongst its major objectives the development, via a process of community engagement, of a vision for the future of Wardell Village and the formulation of policy recommendations to guide development and decision making in the period 2015 to 2035.

The draft Wardell Strategic Plan contains 28 recommendations under 5 themes which have been derived from the elements contained within the vision for the future of Wardell Village. The recommendations of this strategic plan will guide the future development of Wardell Village to 2035.



04

COMMUNITY VISION

FOR THE DEVELOPMENT OF WARDELL VILLAGE TO 2035

Utilising comments made by local residents at public meetings, and resident's survey responses, the following community vision for Wardell Village has been compiled.

- 01 CREATION OF A VIBRANT AND BEAUTIFUL RIVERSIDE VILLAGE WHILST RETAINING SMALL VILLAGE ATMOSPHERE
- 02 ENCOURAGING TOURISM CENTRED ON THE RIVER AND BASED ON ARTS AND CRAFTS THEMES
- 03 WORKING TOWARDS BETTER CONNECTING OUR VILLAGE TO MAKE IT MORE ACCESSIBLE
- 04 ENHANCING OUR VILLAGE THROUGH VILLAGE ENTRY AND STREET LANDSCAPING, BUILDING MAINTENANCE, AND NEW BUILDINGS WITH SPECIAL CHARACTER
- 05 ENSURING THAT FUTURE DEVELOPMENT IS STAGED, PROGRESSIVE AND AFFORDABLE

It is the above five elements which form the locality objectives within this strategic plan.

KEY THEMES & DRIVERS



HOUSING

- High raw land development costs
- Risks and costs associated with rezoning process
- Bushfire and flooding risks add to building costs
- Significant Crown land holdings within village
- Relatively low vacant land market prices
- Median house prices below shire averages
- Adequate medium density zoned land but low demand



ENVIRONMENT

- High biodiversity value of Crown land with Village
- High biodiversity value of land within broader Wardell locality
- Opportunities to create biobanking sites to offset impact of developing strategic urban growth areas



HIGHWAY

- General community support for relocation of highway
- High business confidence that highway relocation will have minimal economic impact
- Amenity improvements anticipated
- Rezoning opportunities may arise once highway relocated to stimulate growth



TOURISM

- Significant tourism potential centred on pub and wharf precinct
- Opportunities for events & festivals, river tours, main street farmers markets, historic walking trail, arts and craft themed retail outlets, boutique food and restaurant uses
- Opportunities for indigenous tourism and education centred on the Ngunya Jargoon Indigenous Protection Area



INFRASTRUCTURE

- Water and sewerage infrastructure adequate to support growth within village
- Boardwalk, walkways and footpaths to improve accessibility / connectivity within village a priority
- Landscaping and village entry thresholds a priority post highway relocation
- Potential for a cycle route linking Wardell and Ballina
- Funding mechanism needs consideration



COMMUNITY

- Village community fragmented due to river, highway and Crown land in centre of village
- Creation of a vibrant village centre has community building benefits
- Additional housing and business opportunities positive for community building and school enrolments





ACTIONS

- 2 Biodiversity Offset Areas
- 3 Indigenous Cultural and Training Facility
- 4 River Hotel Focal Point
- 5 Heath Land Tourism and Education
- 6 Day River Tours
- 7 Festival Activities
- 8 Historic Walking Trail
- 9 Farmers Market and Farm and Craft Trail
- 10 Arts and Crafts, Antiques and Boutique Food Business Outlets
- 12 Board Walk
- 13 Footpath and Shared Path (Cycling)
- 14 Cycle Route
- 15 Village Entry Statements
- 16 Street Planting
- 17 Road Verge Planting
- 19 Public Art
- 20 Beach Improvement Works
- 21 Crown Land Investigations
- 22 Potential Business Land Rezoning
- 23 Potential Dual Occupancy R2 Zone
- 24 Initiate Planning Proposals
- 25 Potential B6 Enterprise Zone

Action details are shown in the action tables on page 8–10.

LOCALITY OBJECTIVES

01 CREATION OF A VIBRANT AND BEAUTIFUL RIVERSIDE VILLAGE WHILST RETAINING SMALL VILLAGE ATMOSPHERE		
No.	Strategic Actions	Rationale For The Action / Benefits
1	Investigate whether the current approach to the allocation of resources for capital works within Wardell Village is delivering results acceptable to Council and the residents of Wardell Village. HIGH BSC	Funding arrangements for capital works were repeatedly criticised during the public consultation phase of the WPES. A transparent process, which re-examines current funding arrangements, should precede the allocation of financial resources for Wardell Village works.
2	Investigate the establishment of ecological restoration and biodiversity offset areas within and adjoining Wardell Village. HIGH BSC	Rezoning of SUGA areas may require the establishment of bio-diversity offset areas. (Crown land within and adjoining Wardell Village may be particularly suitable for this purpose.)
3	Investigate the establishment of an Indigenous Cultural and Training Facility MEDIUM BSC JALI	The suggested facility may assist with maintaining cultural diversity with Wardell Village and if successfully established become the source of significant visitation to Wardell.

02 ENCOURAGING TOURISM CENTRED ON THE RIVER AND BASED ON ARTS AND CRAFTS THEMES		
No.	Strategic Actions	Rationale For The Action / Benefits
4	Recognise the potential for the River Hotel and adjacent area to form a focal point for activity in Wardell. MEDIUM HM BSC	The hotel is considered to be the catalyst through which destination tourism could be stimulated. Economic benefits will likely flow onto the broader village if the hotel was trading to its potential.
5	Investigate opportunities for health land tourism and education in the Ngunya Jargoon Indigenous Protection Area. MEDIUM BSC JALI	The Ngunya Jargoon area is already used for educational and cultural purposes. Investigating how this could be packaged to provide broader cultural and potential employment benefits to the community may be beneficial.
6	Encourage day river tours – prepare commentary script of local history for use by river tourism operators. MEDIUM PRTO BSC	The Richmond River has a rich history. Preparing a historical script may assist tourism operators in promoting the regions cultural heritage.
7	Investigate opportunities for the holding of festival activities in Wardell. LOW WDPA	Festival activity would be part of a broader package of measures to encourage tourism. This action should occur after various other tourism related strategies have been put into action.
8	Establishment of a historic walking trail within Wardell Village incorporating appropriate signage. MEDIUM BSC	This was initial proposed as part of the 2007 Wardell Village Concept Streetscape Masterplan Report. This action represents a relatively low cost idea to provide a tourist attraction which complements other proposed attractions and facilities within the village.
9	Investigate the establishment of a monthly farmers market and farm and craft trail centred on Wardell Village. MEDIUM WDPA	This action is also part of a package of actions which are aimed at developing Wardell Village into a destination tourism venue.
10	Establishment of arts and crafts, antiques and boutique food business outlets in vicinity of hotel. MEDIUM LBC	Subject to the drawing power of the hotel being improved it may then provide opportunities for other businesses to establish themselves near the hotel.
11	Investigate establishment of a tourism guide course at local TAFEs. LOW BSC TAFE	This action relates to the perceived need for trained guides once other actions have been implemented such as Action No. 5 related to the Ngunya Jargoon Indigenous Protection Area.

LOCALITY OBJECTIVES CONT.

03 WORKING TOWARDS BETTER CONNECTING OUR VILLAGE TO MAKE IT MORE ACCESSIBLE		
No.	Strategic Actions	Rationale For The Action / Benefits
12	Investigate funding opportunities for a board walk running parallel to Bridge Drive from the Wardell Wharf to the underside of the Pacific Highway Bridge and then reconnecting with Bridge Drive. HIGH BSC WDPA	This action is designed to establish a watching brief for funding opportunities to assist with the construction of the boardwalk.
13	Investigate opportunities for footpath works and shared paths (cycling) within Wardell Village, and subject to the allocation of funds, incorporate agreed works within Council's Delivery Program. HIGH BSC WDPA	Additional opportunities to better connect the Wardell Village community will arise and may assist in meeting some of the other actions proposed in this plan e.g. historic walking trail.
14	Investigate the development of a designated cycle route from Ballina to South Ballina, Wardell, Pimico and back to Ballina. LOW BSC BUG	A popular bike route is already established along River Drive South Ballina. Some bike riders continue on into Wardell and then return to Ballina via Pimico Road. The majority appear to return via River Drive. Subject to the relocation of the Pacific Highway as proposed a circuit route could be designated involving a mid-way stop in Wardell Village.

04 ENHANCING OUR VILLAGE THROUGH VILLAGE ENTRY AND STREET LANDSCAPING, BUILDING MAINTENANCE, AND NEW BUILDINGS WITH SPECIAL CHARACTER		
No.	Strategic Actions	Rationale For The Action / Benefits
15	Provide suitable village entry statements on the western and eastern approached to Wardell along the Pacific Highway (having regard for associated entry/ signage works undertaken as part of the upgraded Pacific Highway). MEDIUM BSC	It is suggested that village entry statements be considered after the completion of Highway bypass works. At the time these works could be combined with Actions No. 16 and 17 below as part of a general beautification upgrade strategy.
16	Undertake avenue street planting in Carlisle and Cedar Streets west of the Pacific Highway, and Fitzroy and Sinclair Streets east of the Pacific Highway. MEDIUM BSC	See Comments for Action No. 15 Tree planting will assist with creating a village identity and beautifying main thoroughfares.
17	Road verge planting in Sinclair, Carlisle and Cedar Streets. MEDIUM BSC	See Comments for Action No. 15 Tree planting will assist with creating a village identity and beautifying main thoroughfares.
18	Develop a Housing Design Guide for home builders and renovators within the old section of Wardell Village centred on Richmond Street. LOW BSC	A design ideas guide for the renovation of houses with historic interest could be of benefit not only in Wardell Village but other areas within the shire which contain examples of similar style homes. Given the rate of development this action has been assigned a low priority.
19	Installation of public art within the central median of Sinclair Street south of Richmond Street and other areas adjoining the waterfront. LOW BSC	Public art can enhance community identity and village amenities. Progress after proposed boardwalk north of wharf has been constructed.
20	Undertake beach improvement works to beach east of the Wharf so as to improve accessibility from Bridge Drive. LOW BSC HM	Provides additional recreational and tourism opportunities. Progress after or in conjunction with hotel upgrade if and when proposed.

LOCALITY OBJECTIVES CONT.

05 ENSURING THAT FUTURE DEVELOPMENT IS STAGED, PROGRESSIVE AND AFFORDABLE		
No.	Strategic Actions	Rationale For The Action / Benefits
21	Discuss with Crown Lands their plans for state government owned located within Wardell Village. HIGH BSC	Future plans for Crown land may significantly impact on village and need to be resolved as a priority.
22	Investigate opportunities to increase the amount of zoned business land within Wardell Village (extension of the B1 Neighbourhood Business zone in Richmond Street Wardell Village between Sinclair and Swamp Street, and along Bridge Drive from Sinclair Street to the Pacific Highway bridge). HIGH BSC	Additional business zoned land may enhance economic and service opportunities and may support other strategies contained within this Strategic Plan.
23	Consider the desirability, and an appropriate mechanism, for permitting attached dual occupancy development within the R2 zoned, non flood prone areas of Wardell Village. HIGH BSC	Provides opportunities for small scale development within existing village.
24	Initiate a planning proposal for the rezoning of SUGA designated properties located within and adjacent to the boundaries of Wardell Village (does not include SUGA area 1 with frontage to Pimlico Road). HIGH BSC	Consolidates village area and creates a pool of land for subdivision. Based on a shared cost arrangement between landholders
25	Investigate the appropriateness of a B6 Enterprise zone to residential zoned properties, with frontage to the Pacific Highway or within 50 metres of the Highway, on the northern side of the Richmond River. LOW BSC	Could enhance economic and service opportunities. Any rezoning of this land, if feasible and supported, should coincide with work on the Pacific highway bypass commencing.
26	Proactively communicate information about required civil works and developer contribution and charge amounts associated with the subdivision of Wardell Village SUGA areas once rezoned. MEDIUM BSC	Guidance in respect to required civil works and quantum of applicable s64 and s94 contributions is required to improve understanding of costs after land rezoning and prior to DA submission.
27	Maintain the waiver on s94 contributions for secondary dwellings with Wardell Village for an additional 2 year period beyond April 2016. MEDIUM BSC	Provides encouragement for diversity in housing choice through provision of 1 and 2 bedroom housing stock.
28	Consider a planning proposal for the rezoning of SUGA Area 1 with frontage to Pimlico Road (where the landowner seeks to advance the rezoning.) LOW BSC	The zone type requires determination. A large residential lot configuration (0.5ha minimum) may be more appropriate here given water and sewer capacity concerns

HIGH HIGH PRIORITY **MEDIUM** MEDIUM PRIORITY **LOW** LOW PRIORITY

RESPONSIBILITY

- BSC BALLINA SHIRE COUNCIL
- JALI JALI LOCAL ABORIGINAL LAND COUNCIL
- HM HOTEL MANAGEMENT
- PRTO PRIVATE RIVER TOUR OPERATORS
- WDPA WARDELL DISTRICT PROGRESS ASSOCIATION
- LBC LOCAL BUSINESS COMMUNITY
- TAFE TAFE

HOW DOES THIS FIT IN WITH
COUNCIL'S CORPORATE
DOCUMENTS?





ballina.nsw.gov.au

Attachment Three – Copies of Submissions to Exhibition of Wardell Planning and Environmental Study and Draft Wardell Strategic Plan

Submission 1 – Wardell and District Progress Association

WARDELL AND DISTRICT PROGRESS ASSOCIATION

SUBMISSION TO BALLINA SHIRE COUNCIL

WARDELL DRAFT STRATEGIC PLAN 2015 – 2035

The Wardell and District Progress Association would like to thank and commend Council on their extensive research and planning for the future of Wardell and its surrounds.

We fully support Council in implementing the 5 locality objectives identified in the plan and look forward to the growth of a vibrant riverside village in the future.

We note that Ballina Shire Council has given high priority to strategic action No 1 (pg 8)

“ Investigate whether the current approach to the allocation of resources for capital works within Wardell Village is delivering results acceptable to Council and the residents of Wardell Village.”

We kindly request that written timelines be given to all of the objectives but specifically those relating to capital works prior to the next Council Budget.

We also would like some clarification of Council’s vision for this Strategic Plan operating in conjunction with the Comprehensive Koala Plan of Management.

Contact
Pat Carney
President
patrickcarney@westnet.com.au

Kerry Turpin
Secretary
kerryturpin@hotmail.com

Submission 2 - Mr K Hill

RECORDS
SCANNED
1 DEC 2015

Doc No:
Batch No:

K. HILL
LOT 45 LINDSAY CRSS
WARDLELL 2477
NSW

To MR. KLAUS KERZINGER,

HAVING RECEIVED YOUR REPLY DATED 23RD NOV 15
I CAN ONLY SAY THAT I AM ASTONDED THAT YOU HAVE
DECIDED TO PLAN FOR WARDLELL BEING "FLOOD" PRONE AREAS
SUCH AS RICHMOND ST - SWAMP ST - BRIDGE DRIVE - BOTTOM END
OF SINCLAIR ST. THESE AREAS WOULD HAVE TO BUILD ON
15' HIGH MOUNDS OF EARTH, AS PER SOUTH BALLINA, BEING ON
SAME RIVER LEVEL, OLD PEOPLE WOULD HAVE TO CLIMB STAIRS
TO DOCTORS ROOM, BUSINESS'S (COULD NOT GET FLOOD INSURANCE
AS RICHMOND ST HAS GOES UNDER BEFORE, THE NEW FLOOD
LEVEL IS 1 IN A HUNDRED FLOOD, NOT 1 IN 50 YEAR LEVEL ETC.

AS PER LETTER DATED 3RD JUNE 15 STATED NEW
TOWN AREA WOULD INCLUDE NORTH CARLISE ST INCLUDING LINDSAY^{CRS}
WHICH IS COMMON SENSE AS ITS (21 FT ABOVE SEA LEVEL) AMPLE
LAND TO SUBDIVIDE - CORNER BLOCK OF PINE AND ASTONVILLE
HIGHWAY, VERY SUITABLE FOR SHOPS AND DOCTORS ETC NO
CHANCE OF FLOOD, YET YOU SEE FIT TO ALLOW BUILDINGS
IN KNOWN FLOOD AREAS, THIS IS NOT A NEW TOWN OF WARDLELL
ITS SENDING IT BACKWARD, WHEN THERE IS CROWN AND COUNCIL
LAND SUITABLE FOR HOUSE BLOCKS AND SHOPS ETC, I SUGGEST YOU REDUCE
YOUR JUDGEMENT OF ERROR, BEFORE MAKING A FINAL DECISION, LET COMMON
SENSE ~~PREVAIL~~ PREVAIL → ~~As~~ Sincerely ~~Yours~~ (OP)

BIG PROBLEMS

(1) THE COUNCIL SOME 18 MONTHS AGO STATING.
RIVER BADLY SILTED UP - ITS GOT A LOT WORSE SINCE
THEN - KING TIDE - HEAVY RAIN - RICHMOND ST BIG PROBLEM
MORE SO WITH THE NOW WEATHER PATENS.

(2) END OF RICHMOND ST HOUSE ON 15ft EARTH MOUND
OWING TO SWAMP CREEK, WHICH RUN BACK ALONG
BEHIND SCHOOL.

(3) NOW IS THE TIME TO SHIFT OLD TOWN TO NEW TOWN
IF YOU INTEND TO SEE WARDELL GO AHEAD NOT BACKWARD
AS PER YOUR PLAN.

(4) ONLY TWO BUSINESS - A CAFE - POST OFFICE - AT OLD
TOWN, THEY CAN STAY AND TAKE THEIR CHANCES WITH
FLOOD.

(5) FOR WARDELL TO PROGRESS YOU MUST FOR THE FUTURE
TO BUILD 2 FT ABOVE SEA LEVEL AS RIVER SILTING,
BADLY - WELL, COST COUNCIL A FORTUNE TO DREDGE
SAME TO KEEP LOW AREA'S LIKE RICHMOND ST SAFE,

(6) THE ONLY PEOPLE AGAINST A "NEW TOWN" WOULD BE
CAFE - POST OFFICE - PUB - BUT WHAT ABOUT THE OTHER
97% WHO WOULD LIKE TO SEE IT GO AHEAD - LIKE LENNOX
- WOLLONGBAR - NOW ITS TIME PLAN FOR FUTURE NOT A
BACKWARD STEP THAT YOU HAVE PUT FORWARD.

[Signature]

Submission 3 - On Line Survey Response - John Scroope

1. Name of exhibited document you want to make comment on.

Wardell Planning and Environmental Study and Draft Wardell Strategic Plan

2. Your name (anonymous submissions may be disregarded by Council) John Scroope

3. Phone number (optional)

██████████

4. Email (confirmation of your email address is required to provide feedback from Council)

████████████████████

5. Having read the document, is it easy to read and understand?

A good report. See comments below

6. Please provide any suggestions for improvement.

The Draft Wardell Strategic Plan does not appear to have regular periodic review between 2015 and 2035. This was included in the first draft circulated in June 2015.

7. Do you support the overall objectives and content of the document?

The overall objectives of the report are agreed. However, it is submitted that the Council should give further consideration to the following:

. Explain why some of the land included in a proposed SUGA subdivision is outside the existing Wardell village boundaries.

. In order to take optimal advantage of the Highway Bypass, this is a once in a life time opportunity to enhance the appearance of the village; make it a more alluring place to live and to visit; to foster new and expand existing commercial activities; and provide the lifeline for the local school. This is consistent with the objectives of the consultancy report, but to realistically achieve this it is suggested that all land within the existing village boundaries be rezoned as residential to maximise population growth potential.

. Reconsider the application of the proposed SUGA concept to drive growth in the housing market. A mix of affordable housing and other housing is already apparent in East Wardell, and this could be expanded on land currently designated RU2. Landowners will manage the other risks associated with bringing their land onto the market.

. For reasons of equity among Wardell ratepayers, an explanation should be provided why East Wardell does not appear to be included in the Wardell Draft Strategic Plan 2015 - 2035. For example funding for a Boardwalk parallel to Bridge Drive could be reallocated to avenues of trees along all entry points to Wardell, creating a green belt enhanced by appropriate low maintenance gardens to provide a parkland appearance. The residual funds could be applied to ongoing tree and garden maintenance, and safety improvements for public facilities and playgrounds.

8. Please provide further comments if you wish.

Over the years East Wardell has been pretty much ignored by Council with a growing concentration of Council expenditure on development in West Wardell and the main commercial centre. While the new boat ramp is located in East Wardell, this is as much for the benefit of local residents as for non-residents, including people from other local government areas. Once the new highway by-pass is constructed the access impediment to Wardell and East Wardell will be overcome. In relation to the area's flood potential, as confirmed by the flood maps in the latest study, a significant portion of the residential area to the north east of Wardell and the main commercial centre will still have a slightly

9.1 Wardell Strategic Plan - Exhibition and Project Completion.DOC

increased flood potential. However this area is still considered to be appropriate for inclusion in a strategic urban growth area.

For the past decade or so there has been a view by the Council that East Wardell is less suitable for residential development because of concerns about flood levels. Through the use of appropriate building techniques, exterior building materials and flood mitigation works in the form of levees, mounding etc, similar flooding constraints have been successfully managed by many other local Councils.

There is general consensus that the major impediment to the future development of the Wardell village is the highway and the existing limited and dangerous access points. Of course after the Highway Bypass is constructed then this obstacle is eradicated. While there could be a downturn in the number of visitors to Wardell, there is a prevailing view that Wardell is not solely reliant on the highway for its existence. Nevertheless the township needs an upgrade and a financial stimulus in the form of townscape improvements particularly along access roads and the river frontage. In turn this will increase the number of day tourists who will venture out to see these new townscape improvements. While Wardell is a place of choice to live for many current residents, its medium and long term prospects are ambiguous if there is no change.

All land within the existing Wardell village boundaries (including East Wardell) should be included in any residential rezoning. The possibility of Council initiating the rezoning of parts of the land currently zoned RU1 - Primary Production; and RU2 - Rural Landscape within the village boundaries to facilitate residential development is to be commended. Current zoning designation is the single biggest obstacle for Wardell landowners. These areas, and the township as a whole, has the potential to provide affordable housing particularly for younger families in a location that has a safe and close community, a relaxed lifestyle and access to a wide range of leisure pursuits.

9. If you wish your feedback to remain confidential please provide reasons for this.

[No Answer Entered]

Submission 4 - On Line Survey Response - Allan Scroope

1. Name of exhibited document you want to make comment on.

Wardell Planning and Environmental Study and Draft Wardell Strategic Plan

2. Your name (anonymous submissions may be disregarded by Council) Allan Scroope

3. Phone number (optional)

██████████

4. Email (confirmation of your email address is required to provide feedback from Council)

████████████████████

5. Having read the document, is it easy to read and understand?

The Wardell Planning and Environment Study is an excellent report; it is well researched, has considerable local input, and is both interesting and easy to read.

6. Please provide any suggestions for improvement.

The Draft Wardell Strategic Plan, as a stand-alone document, lacks an explanation of how Council policy can effect the proposed planning objectives, particularly relating to tourism. It is unclear how and when the draft Plan will be reviewed between 2015 and 2035.

7. Do you support the overall objectives and content of the document?

The concept of Strategic Urban Growth Areas as a planning tool, as used by the Ballina Shire Council in Wardell, is fairly standard. It is also used by other local councils in NSW to stimulate growth within specific urban areas for a wide range of reasons. However in the context of the Wardell village, with a current population of just 648 (and with low projected population increase to 2035), the SUGA principle will not have a significant enough effect to stimulate the village economy and attract new services and facilities to Wardell. Rather, the SUGA's will have the overall effect of slowing population growth. This means that the population numbers to sustain the rollout of the activities, village development and improved amenities as identified by the community in its vision for the Wardell village will be difficult to achieve in the short to medium term. It is understood the Council identified the SUGA areas before consulting Wardell landowners who have holdings within the village boundaries.

The SUGAs, as proposed, will control where people can live in the village and also slow the rate of population growth. The general theme running through the report prepared by Mike Sviki Planning, and the Council's Draft Wardell Strategic Plan, focuses on creating a "vibrant and beautiful riverside village with tourism centred on the river", yet all the identified SUGA areas are away from the river. Even after the Highway Bypass, all estimates indicate that Wardell will grow and develop slowly therefore maintaining the identified desire to retain the small village atmosphere. In this context it is difficult to see how the economic rewards expected by the entrepreneurial owners of the various tourism, and arts and crafts businesses will eventuate. Most of these business initiatives will come initially from local residents who see an opportunity.

Invariably local Council planning systems tend to reduce the quantity of land that is available for conversion into housing. To achieve a threshold population that generates the types of activities that residents say they want, all land within the Wardell village boundary should be rezoned for residential housing. If the BSC, with local community input, is trying to create a better Wardell post Highway bypass, why restrict possible village growth to Council designated SUGA areas. Prospective

residents know where in the village they want to live, and will deal with the landowners and the Council to achieve the housing outcomes of their choice.

Almost all of the Wardell village is subject to one type of environmental hazard or another. Councils in most areas of NSW work within the legislative framework to resolve or mitigate these risks so that people are free to live where they choose. This underlying principle should apply to Wardell. This underpins the private housing market that prevails in Australia. The level of control over residential subdivisions varies between local councils. This includes discretion over engineering standards for roads, drainage, allotment size and, in most jurisdictions, water and sewerage arrangements. Although local councils have a significant role in infrastructure provision, according to the Australian Local Government Association, it traditionally plays a more limited role in relation to land release and supply. In the general context of Highway Bypasses, it seems that the benefits and desires of prospective new residents can be overlooked if there is unnecessary Council intervention. It is appreciated that local Councils inevitably have the responsibility to ensure infrastructure and local services are optimised, and that all residents within the Council boundaries are treated fairly and equitably.

8. Please provide further comments if you wish.

As previously raised with Council, there has been relatively little progress in the past ten years to bring the Village up to a critical population number that influences entrepreneurial efforts; investment in housing; tourism; improved local educational facilities; and the socio-economic aspects of a small rural village. Unlike Lennox Heads and newer areas around Ballina, Wardell as it is today, is not attractive to new residents. Most would agree that people move to areas with attractive environments and to areas with high standards of infrastructure and services, including community facilities and transport.

Without fairly dramatic change to housing policy and regulations that apply in Wardell, the village has a relatively bleak future. Current Council requirements for a development contribution, current zoning determinations, and local building requirements make future private housing investment unlikely. Anecdotal feedback from some of the landowners in identified SUGA areas is that they are unlikely to go to much effort or spend money to develop their landholding.

In addition, steps must be taken to grow Wardell so that the local primary school can again be an influential partner with the local community and with the local council. The local school should be the community hub. In small country towns schools often partner with local councils to deliver integrated community services, including for example, after hours school care, and health and family support services. All of this making it attractive to new residents.

Council initiated rezoning to allow for more residential development in all areas of the village is supported. Further, the elimination of the current SUGA areas and the need to view Wardell and East Wardell as a single entity is important if for no other reason than equity among residents. In researching this response to Council, it is noted that there are numerous studies that have shown land use regulation in general, and growth management in particular, increase housing prices chiefly by constraining the supply of new housing. The Council's proposed analysis of options for affordable housing within Wardell and East Wardell is strongly supported. Getting the right policies and regulations to encourage new affordable housing in the village is essential. Maybe there should be further investigation into how changes to land use planning policies and mechanisms impact on the types of housing supplied, particularly in all new release areas available in Wardell.

9.1 Wardell Strategic Plan - Exhibition and Project Completion.DOC

East Wardell appears to have been removed as part of the solution to this, and no reasons have been provided. While East Wardell has a number of housing development constraints, these constraints are also a feature of other SUGA areas. Given the relative small size of the Wardell village, there would appear to be no justification to single out specific areas to be designated at SUGA areas. Some of the identified SUGA areas only have a "fair" potential outcome in terms of the construction of new homes. All land in the village Zoned RU1 and RU2 should be included in any consideration of potential residential growth areas

9. If you wish your feedback to remain confidential please provide reasons for this.
N/A

Submission 5 – Extract from Minutes of the Ballina Shire Council Aboriginal Community Committee Meeting 10 December 2015

a) *Exhibition of Wardell Planning and Environmental Study and Draft Strategic Plan*

The Committee noted the exhibition of the draft document.

It was requested that Council consider the inclusion of an additional action in the plan, for the Council to prepare a masterplan or similar for improvements to the Wardell Cemetery. That the improvement plan be based on community consultation, and that Council arrange funding for its implementation at the earliest opportunity.