



Connecting the Business Community on the Plateau

<u>President</u>	<u>Vice President</u>	<u>Secretary</u>	<u>Treasurer</u>	<u>Membership</u>	<u>Office bearer</u>
<i>Richard Lutze</i>	<i>Belinda Cordery</i>	<i>Debbie Chapman</i> <i>Sharni Lavis</i>	<i>Ann Leslie</i>	<i>Margie Heffernan</i>	<i>Mary Weingarth</i>

Date: 31 May 2017

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention: Klaus Kerzinger

**SUBJECT: DRAFT STRATEGIC PLAN 2017 – 2037
DRAFT ALSTONVILLE PLANNING & ENVIRONMENTAL STUDY**

Dear Sir,

In reference to the above mentioned Draft Strategic Plan & the Alstonville Planning & Environmental Study, the Alstonville Wollongbar Chamber of Commerce wish to submit our support for the draft plans in its current form & offer any assistance to fulfil the Strategic Actions nominated.

We also wish to add the following comments:

Draft Alstonville Strategic Plan 2017 – 2037

Locality Objective One

The Chamber of Commerce generally agrees with the Strategic Actions nominated & are supportive of the Councils involvement alongside the AWCC to develop a Strategy of property beatification.

No. 4 & 5. The AWCC agrees that a non-prescriptive approach will encourage a more diverse range of solutions to new building work where Heritage influences are to be considered.

Locality Objective Two

The Chamber of Commerce fully agrees with the Strategic Actions nominated & are supportive of these proposed changes to aid in new housing opportunities.

Locality Objective Three

The Chamber of Commerce fully agrees with the Strategic Actions nominated & are supportive of the Councils involvement alongside the AWCC to look at opportunities to provide a town square OR to provide enhanced areas to provide a village 'town square' theme to the CBD & the infrastructure required for this.

Draft Alstonville Planning & Environmental Study.

Chapter 5

Item 5.3

There has been a significant increase in the number of residential buildings included on councils list of items of historical or heritage significance. It is always encouraging for owners of these properties to be encouraged to 'list; these properties, without being required to do so. Over the years a more 'non-prescriptive' approach to the planning regulations directing new building work has allowed for a mix of style & types of building works which have successfully captured the heritage & village 'feel' without being detrimental to the existing heritage buildings & places & we look forward to this continuing.

Item 5.4

The AWCC supports this change to the Height Control as a sensible approach to allow new building work to match the existing building styles in the CBD area.

Chapter 6

Item 6.3

The AWCC fully supports these proposed changes to the zoning & densities as nominated in the Draft Plan Study, they are well considered responses to growth, housing opportunities, business sustainability & Village style retention.

We note that Councils existing DCP controls for residential & tourist development contain a comprehensive approach to maintaining private & landscaped open space, built form & impact on neighbouring properties though privacy & overshadowing controls & therefore consideration to a future reduction of the allotment size from 900sq.m will aid in further housing option opportunities, without a detrimental effect on the local community.

Item 6.3.2.4

Furthermore & considering the above mentioned DCP controls, a proposed increase in density to properties in close proximity of the CBD is supported by the AWCC.

Item 6.3.3.2

The proposal to increase the size of the SDA Village to link up with the town is fully supported by the AWCC

Chapter 7

The Chamber of Commerce fully supports Councils involvement alongside the AWCC to look at opportunities to provide a town square OR to provide enhanced areas to provide a village 'town square' theme to the CBD & the infrastructure required for this.

This may include particular sites including medium size well designed landscaped areas to be used in conjunction with the private properties as open space public areas, which may provide more casual grassed, seating & pet friendly areas. A future redevelopment at No 86 Main Street (Old Post Office) No 77 Main Street (Federal Hotel), 80 Main Street (Village Centre) & No 70-74 Main Street are examples of sites suitable for this, & may include private owners providing or dedicating finished landscaped areas to the public in lieu of any required Carparking credits.

Chapter 8

The AWCC is fully supportive of new growth of existing businesses & a variety of new businesses & employment opportunities on the Plateau & where possible being connected to & supportive of the local regional area.

The AWCC sees Rural production & industry, along with Tourism & associated retailing & Tourism services as being very important to the business growth & sustainability of the business community on the plateau, this includes associated businesses & services providers such as the Tafe NSW & other Education providers.

Thank you for your consideration in this matter, if you wish to further discuss these comments feel free to contact Richard Lutze on 0266 285 048.

Yours sincerely,



Richard Lutze
President AWCC



Ballina Shire Council
40 Cherry Street
Ballina NSW

Re: Alstonville Planning and Environmental Study and Strategic Plan 2017-2037

We are pleased to provide this submission in response to Council's draft Alstonville Planning and Environmental Study and Strategic Plan 2017-2037.

Background:

Adventist Senior Living (ASL) is the Aged Care and Retirement Living entity of the Seventh-Day Adventist NNSW (SDA NNSW) Conference. SDA NNSW have owned and operated from the site in Pearces Creek Road, Alstonville since 1991. The site comprises 51 residential aged care beds, 84 retirement village units and an active home care service.

When the existing facilities were developed in 1991 the surrounding land was cleared farmland. Over the last 20 years Macadamia trees were planted and matured.

ASL is one of the largest businesses within Alstonville, employing 64 staff and providing accommodation and support services to 171 residents

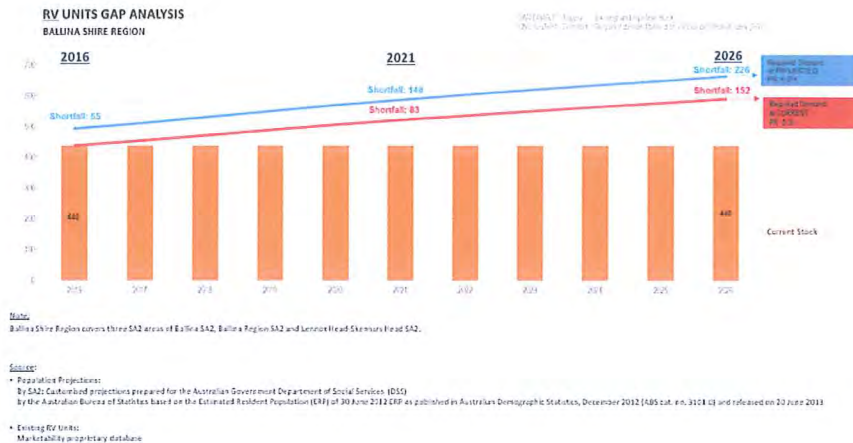
Points in relation to the draft Strategic Plan 2017-2037:

1. Future demand for Aged Care and appropriate accommodation:

Council's draft Strategic Plan 2017-2037 acknowledges the change in demographic composition of the Ballina Shire community and the increase in residents aged over 65 years as a percentage of the general community.

As a highly-regarded provider of care and accommodation to the over 65 year market ASL is well aware of the increase in demand for their services and accommodation that the ageing population will be seeking over the next 20 years. ASL is committed to providing the care and support services, and appropriate accommodation to the Ballina Shire community.

Market analysis prepare by Marketability (who are a specialist in researching future market needs of the over 65 years market) predicts a demand for 153 additional retirement living units in the Ballina Shire between 2016 and 2026.



This increasing demand for aged services and accommodation is on top of the current waiting lists ASL have for their existing residential aged care beds and retirement village units. Current wait list for retirement village units is 84 and on average people wanting to move into ASL's village are waiting many years before a unit is available.

2. Expansion of ASL's existing facility

Given the high demand for ASL's existing accommodation and the increase in demand our ageing population will create for ASL's services we fully support Council's draft Strategy which acknowledges the need to expand our existing facilities. As suggested in the draft Strategy the expansion of the existing facilities onto SDA NNSW land on Pearces Creek Road could enable the development of around 20 retirement living units.

Given our existing waiting list for retirement living units an additional 20 units would be welcomed by the community, but would only reduce our waiting list by 24%.

ASL identified the need to expand the existing facilities to meet community needs 10 years ago and unsuccessfully pursued development options at that time. Strategies to expand the existing facilities are therefore supported by ASL if they provide the opportunity to develop appropriate housing for seniors, at an affordable price, with good connectivity to existing facilities and in a timely manner.

As the draft Strategy covers the time period 2017 to 2037 we present to Council the opportunity to identify that the ASL facility needs to expand by 60 units over this time period and the land adjoining the current site is suitable to accommodate this expansion.

To support this submission we have engaged JW Planning to conduct a review of the proposal by council.

3. JW Planning Review

In the interest of being open with council the complete review is attached for your review, in summary though The JW Planning Review does highlight a number of potential constraints with the proposal by council to the point where;

The prospects of such limitation present a considerable risk in achieving any purposeful outcome, and potentially deter the investment needed to even carry out the studies needed for a planning proposal. This is compounded by the relatively small amount of potential dwelling yield that is likely to make the development unviable or increase the cost of this housing to the 76 to 80 people who are on the waiting list for accommodation in the village.

Summary/Conclusion:

ASL's objective is to provide the best care services and accommodation options to the aged population who wish to live in Alstonville. We are proud of our contribution to the Alstonville and wider community.

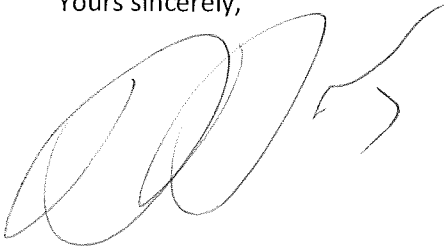
Having said that we strongly support Council's draft Strategy Plan 2017-2037 process and look forward to working with Council to meet the needs of the ageing population through the expansion of our services and accommodation options on our Pearces Creek Road site, however as the JW Planning review highlights there are a number of real risks in relation to this proposal that could result in the inability of the proposal achieving any real outcomes in terms of affordable housing for seniors.

As a result of this we appeal to Council to consider the recommendations contained in the JW Planning Review (reproduced below in italics)

To this end, we recommend Adventist Senior Living appeal to Council to consider not only the objective of Strategic Action No. 10, but also the intent and objective of the Alstonville Strategic Plan 2017-2037 and provide a spatially broad enough framework to enable the flexibility and provide investment confidence needed to investigate and provide seniors housing by way of an extension to ARV suitable the next 20 years.

If there are any further questions in relation to this please do not hesitate to contact me on davidknight@adventistseniorliving.com.au or mb 0409 368 110.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'DK', written over a large, faint, circular watermark or background mark.

David Knight
Chief Executive Officer
Adventist Senior Living



JWP

JW Planning Pty Ltd

Level 1 Suite 13/478 The Esplanade
Warners Bay NSW 2282
email@jwplanning.com.au
Fax: (02) 49 484 366
Ph: (02) 49 484 322

ABN 45 102 698 242

Our ref: 11451

15th May 2017

David Knight
Chief Executive Officer
Adventist Senior Living
PO Box 105, Cooranbong NSW 2265

Dear Mr Knight,

REVIEW OF DRAFT ALSTONVILLE PLANNING AND ENVIRONMENTAL STUDY AND DRAFT ALSTONVILLE STRATEGIC PLAN 2017 – 2037

Thank you for requesting JW Planning Pty Ltd to review the above documents and advise of the implications for your Adventist Retirement Village (ARV) on Pearces Creek Rd, Alstonville and your desire to expand to satisfy an immediate demand for more seniors housing at your facility and in Alstonville.

We commend Council for planning to provide for the needs of the community over the next 20 years, particularly seniors housing. It makes good planning sense to enable the growth of this housing in line with an aging population, and particularly where existing infrastructure and management is located, to ensure a critical mass of population, a more efficient delivery of community needs and assist with the integration of the existing Adventist village with the Alstonville urban area.

It is in that context that we support the intent of Strategic Action No. 10 in the draft Strategic Plan 2017-2037 (**the 'Plan'**). That is, to:

*"Initiate a planning proposal for the rezoning of **Lot 1 DP 542662** Pearces Creek Rd, Alstonville, to R2 Low Density Residential, so as to permit Seniors Living development".*

In our strategic merits assessment of Strategic Action No.10 and our recent inspection of Lot 1 and your facility, we draw your attention to our observations and concerns that warrant your detailed consideration (prior to your investing in the preparation of a planning proposal) and council as part of their continued preparation of the Plan.

We are concerned that physical and statutory limitations exist that could artificially limit the intended outcome of Strategic Action No. 10 being realised, either feasibly or practically. By extension, this suggests Council needs to support, and facilitate in the Plan, a broader investigation area to provide the flexibility needed to ensure there is ample scope to achieve the objective of Strategic Action No.10 - which is to enable a supply of seniors living development "*to assist with the integration of the existing Adventist Village with the Alstonville urban area*" over the 20 year life of the Plan.

Our concern more particularly relates to the tests that must statutorily apply in determining the suitability and capability of land for seniors housing development. In particular, bushfire, riparian corridor, slope and land stability, servicing, drainage and access issues.

Unless there is a sufficient area of land identified to adequately cater for the impact on the design, potential yield or these planning issues (as illustrated in simple terms **below**), there is a serious limit placed on the confidence of achieving the intended outcomes of the Plan and a subsequent planning proposal should you wish to prepare one and submit it to council.

If a broader study area based on geographical features, and not just a property boundaries, were identified, the cost to investigate would not be significantly greater, yet there will be broader scope to properly plan for growth around any constraints (expected or unexpected) over the life of the Plan.

Without catering for a sufficient critical mass of seniors housing, increasing the necessary services and facilities required over the life of the plan may not be feasible, and more broadly, other public benefits (that council would be seeking) deliverable under Section 80A, planning agreements or Section 94 local infrastructure contributions would not be realised, for example:

- the regeneration and expansion of the Big Scrub on northern side of Maguires Ck;
- upgrading of pedestrian infrastructure along Pearces Creek Rd to the town centre.

The funding and construction of this infrastructure, and local environmental improvements via a planning proposal, would support the long term supply of new seniors housing for the village and for the town, commensurate with the needs of an ageing population.

By extension, increasing the supply of seniors housing would have positive impacts upon local employment, local facilities and services for the Alstonville economy and the local community.

STATUTORY IMPLICATIONS OF STRATEGIC ACTION No.10

We have applied Council's online planning data for Lot 1 relative to the key requirements for seniors housing under the *State Environment Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP)* and the Environmental Planning and Assessment Act.

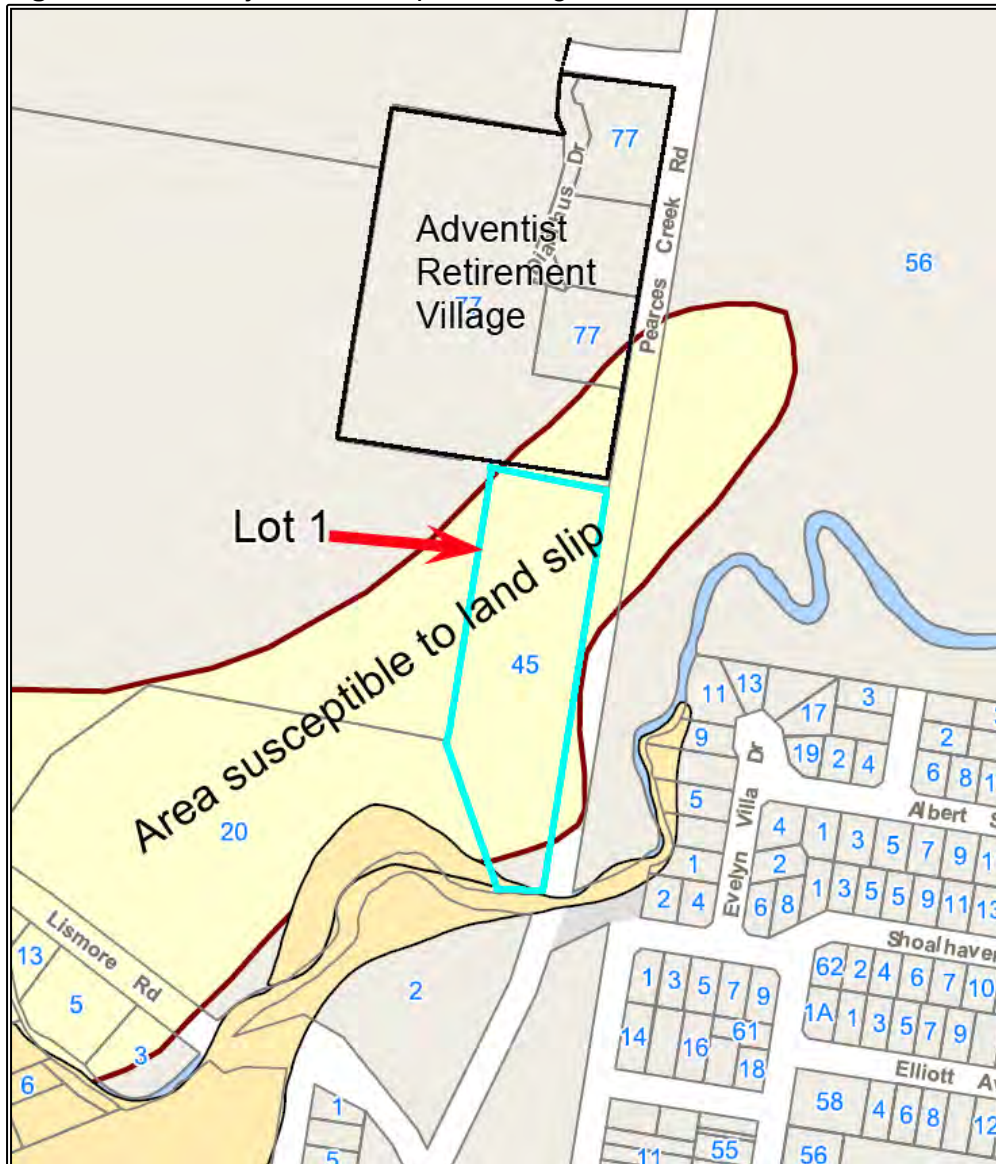
Potential for Land Slip

1. According to Council's online mapping, the majority of Lot 1 has been identified by preliminary geotechnical analysis by the Department of Mineral Resources as susceptible to land slip (refer **Figure 1**).
2. If geotechnical investigations on Lot 1 confirm that is subject to land slip, the site may be deemed unsuitable or unfeasible for seniors housing (esp. in terms of affordability). This single item may be all that it takes to prevent Strategic Action No. 10 from being realised.
3. The strategy should acknowledge the prospect of such risk, and identify a broader area to provide flexibility in addressing this scenario should it be confirmed.

Waterfront Land under Water Management Act 2000

4. Maguires Creek running along the southern boundary of Lot 1 will render part of the land to be defined as waterfront land under the Water Management Act, 2000. As a

Figure 1 Lot 1 subject to landslip according to DMR data



(Source derived from Council Intramaps)

3rd or 4th order creek, a 30m to 40m wide vegetated riparian zone (VRZ) will be required to be maintained either side from the top of bank of this creek.

5. The Guidelines for Riparian Corridors on Waterfront Land limit development including stormwater management devices within the VRZ. There is not sufficient frontage to the creek to enable offsetting of any intrusions in the VRZ.
6. A detail survey and possibly a flood study would be required to identify the top of bank, and together these items serve to identify the extent of Lot 1 available.

Ecology – Revegetation to Increase Area of Big Scrub

7. Lumley Park contains approximately 2.5 ha of remnant Big Scrub, a community or species within this community that are potentially listed under the Threatened Species Conservation Act, 1995.
8. This is an indicator that measures may be required to protect and perhaps even embellish this area under the Threatened Species Conservation Act or, from a Section

79C assessment and views of the community, is likely to require this remnant vegetation to be protected from impacts.

9. By extension, the NSW Biodiversity reforms (proposed to be in effect by 25 Aug. 2017) will require assessment of all of the land, and offsetting to any extent that development involves land comprising native vegetation, including native grasses (even if the land is clear of vegetation). Approval for offsetting might not be required, but if required, it may add significant cost to development and render development unfeasible.
10. Land that would not incur an offset liability would be land not comprising native vegetation and grasses.
11. A broader investigation area to serve the purpose of *Strategic Action 10* would allow scope for land use while protecting the natural environment.

Bushfire Prone Land

12. **Figure 2** illustrates Council's Bushfire Prone Land mapping applying to Lot 1. Any development of Lot 1 requires bushfire assessment.
13. **Figure 2** and the likely combined area of 40m of top of bank and Big Scrub revegetation likely to required (esp. within the VRZ) would raise 2 issues concerning bushfire:
 - a. Firstly, the increase in vegetation on the southern portion of Lot 1 would constitute an increase in area of bushfire prone land i.e. an extension of Lumley Park Category 1 vegetation (orange). This in turn will likely generate an increase in the buffer (red) further northward into Lot 1 i.e the Asset Protection Zone will move northward if the Category 1 vegetation moves northward. An increase in the asset protection zone reduces the developable land on Lot 1.
 - b. Secondly, under the Planning for Bushfire Protection Guidelines 2006, seniors housing is identified as a Special Fire Protection Purpose development (SFPP). Typical Asset Protection Zones of up to 60m would be required. Applying this criteria to Lot 1 suggests a further reduction in developable land for seniors housing.
14. Further, a bushfire assessment must have regard for fire threat within 140m of the site. The riparian vegetation along the eastern side of Pearces Rd, coupled with the topography rising through the site, is likely to add the level of bushfire threat, as is the fire threat potentially posed from the west from plantations. Buffers required to SFPP uses may severely limit or even preclude achieving of Strategic Action 10.

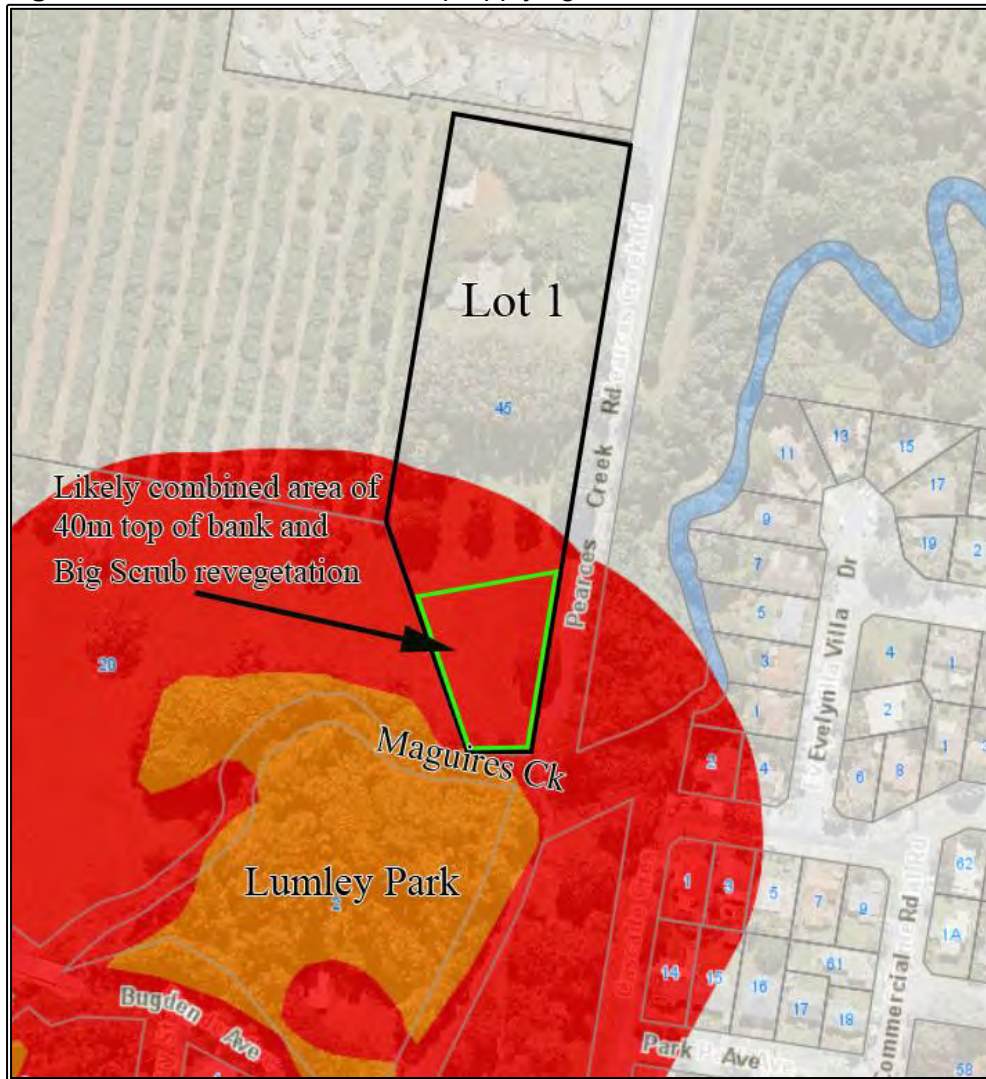
ACCOMMODATING FUTURE SENIORS HOUSING DEMAND

15. On page 24 of the draft Alstonville Planning and Environment study (the "**study**") quotes Paul Mitchell General Manager of ARV that:

"...there is strong local demand for seniors accommodation in Alstonville with 76 local people on the self-care unit waiting list [for ARV]. In terms of the 84 self-care units currently constructed, these provide housing for 125 people".

16. Mr Mitchell has reiterated this demand for accommodation in the village to JW Planning during our recent inspection of the site. Demographic and market analysis prepared by Marketability (a specialist consultancy in researching future market needs of the over 65 years market) for ACA predicts a demand for 153 additional retirement living units in the Ballina Shire between 2016 and 2026 i.e the next 10 years (refer **Figure 3**).

Figure 2 Bushfire Prone Land Map applying to Lot 1



(Source: derived from Council Intramaps)

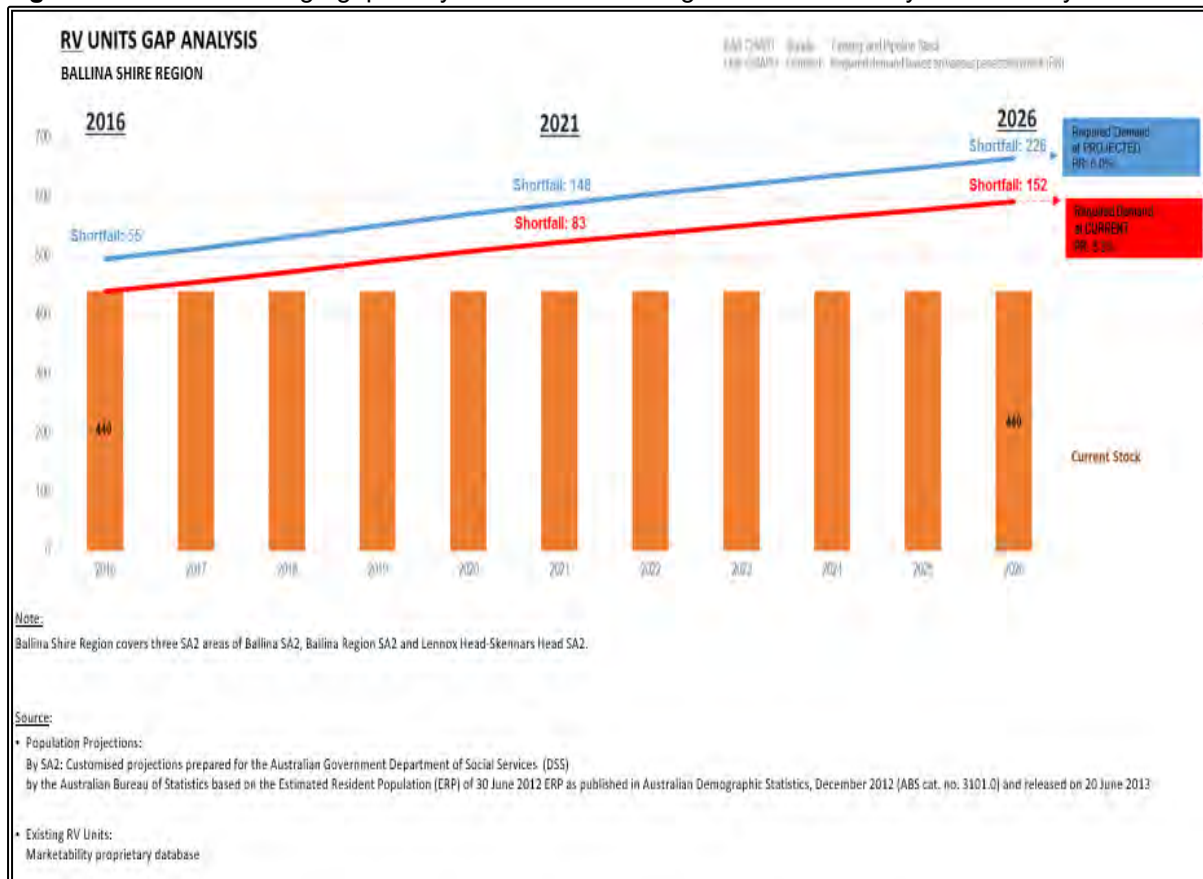
17. The village's waiting list for seniors housing indicates there is an immediate demand for some 50 self-contained dwellings and, as these people age, they will in turn require an increase in hostel or residential care facilities in the ARV.

18. To accommodate future demand, the Study states on Page 63 the following:

"Having regard to topographical constraints (slope issues) and vegetation a conservative yield in the vicinity of 20 self-care dwellings has been estimated for this land in the event that it is rezoned. The final yield will need to be determined followed detailed design in accordance with the development standards contained within State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004".*

Maximum density allowed is based on an FSR 0.5:1 as per the SEPP but **is unlikely to be achieved due to site constraints (emphasis added).*

Figure 3 Retirement village gap analysis for Ballina local government area by Marketability



19. The Draft Alstonville Strategic Plan 2017-2037 is a Plan to accommodate the needs of the Alstonville community for the next 20 years.
20. By relying on Study data and identifying Strategic Action No.10, the Plan is suggesting it is appropriate to accommodate demand for seniors housing in the village at 20 units over 20 years – or 1 dwelling per year for the next 20 years.
21. Yet over the 20 year life of the Plan, there is an immediate demand of 50 dwellings. Having regard to the primary site constraints, and notwithstanding the immediate demand for 50 seniors dwellings, it is unclear how Strategic Action 10 will achieve even the small number of units indicated by the Plan.
22. It is also unclear why the Plan would, as a strategic planning framework for the growth and aging needs of the community, knowingly limit the prospect of achieving the Strategic Action to any extent when a broader area of investigation would more reliably enable constraints to be accommodated in any design.

RATIONALE FOR SPATIAL LOCATION AND AREA OF STRATEGIC ACTION NO. 10

23. Page 63 of the Study establishes the rationale for Strategic Action No.10 as follows:

Lot 1 DP 542662 has an area of 2.023 hectares and is impacted by bushfire and landslip constraints. It is also designated as State Significant Farmland.

Lot 1 DP 542662 is not used for agricultural purposes whereas the land which it adjoins, on part of its western side, consists of a macadamia nut plantation. It is considered a case could be argued for the expansion of the Adventist Retirement Village in a southerly direction over Lot 1 DP 542662 based on its topography, non-agricultural use and its proximity to the retirement village.

24. If Council's data on slope and commentary are correct, this suggests the siting standards for self-contained dwellings in Clause 41 and Schedule 3 of the *SEPP Housing for Seniors or People with a Disability 2004* may not be satisfied and that Council could not grant development consent for self-contained dwellings on Lot 1, despite the rationale for limiting the area of Lot 1.

We believe it is clear that Council's planning data and the requirements for seniors housing under the Environmental Planning and Assessment Act for Lot 1 indicate there are significant limitations to achieving the intent and objective resolved by Council in the form of Strategic Action 10.

The prospects of such limitation present a considerable risk in achieving any purposeful outcome, and potentially deter the investment needed to even carry out the studies needed for a planning proposal. This is compounded by the relatively small amount of potential dwelling yield that is likely to make the development unviable or increase the cost of this housing to the 76 to 80 people who are on the waiting list for accommodation in the village.

To this end, we recommend Adventist Senior Living appeal to Council to consider not only the objective of Strategic Action No. 10, but also the intent and objective of the Alstonville Strategic Plan 2017-2037 and provide a spatially broad enough framework to enable the flexibility and provide investment confidence needed to investigate and provide seniors housing by way of an extension to ARV suitable the next 20 years.

Yours faithfully
JW Planning Pty Ltd

A handwritten signature in black ink, appearing to read 'Trevor Allen', written over a light grey rectangular background.

Trevor Allen
Senior Urban Planner
B.C.A; B.A (Resource and Environmental Studies) (Hons) (UoW);
Grad. Dip Nat. Res. Law & Policy (UoW)



Department of Primary Industries

OUT17/18303

10 May 2017

Ballina Shire Council
PO Box 450,
BALLINA, NSW 2478

Attn: Klaus Kerzinger
Email: klaus.kerzinger@ballina.nsw.gov.au

Dear Mr Kerzinger

Draft Alstonville Planning and Environmental Study and Draft Strategic Plan 2017 - 2037

Thank you for the opportunity to provide comment for the above Study and Draft Plan as per your correspondence dated 24 March 2017. The NSW Department of Primary Industries (NSW DPI) Agriculture provides advice to consent authorities about the protection and growth of agricultural industries and the resources upon which these industries depend to provide economic growth.

DPI Agriculture encourages Council to ensure that all rural lands are protected from further urban encroachment and supports Strategic Actions 1 and 2 within the Draft Plan.

With respect to the proposed expansion of the Adventist Aged Care facility, DPI Agriculture will assess any proposals for future subdivisions on their merit but is of the opinion that these would only be supported in rare occasions. Council must ensure that these do not create precedence for future incursions into the important agricultural lands that surround Alstonville.

DPI Agriculture supports the aims of Council to help facilitate the development of complementary industries in the rural lands such as farm stays or other rural tourism development. However we are concerned that these developments may be approved in areas where there could be a high probability of landuse conflict. DPI Agriculture has resource materials available at <http://www.dpi.nsw.gov.au/land-and-water/land-use/lup> which may help Council assess risks.

I have organised for Ms Selina Stillman (6626 1215) to be available to discuss any matters you may have.

Yours sincerely

Liz Rogers
Manager

Paul Earner
20 Lismore Rd
Alstonville
NSW 2477
Mobile: 0416280140
Email: plearner@yahoo.com

12th May, 2017.

SUBMISSION TO ALSTONVILLE PLANNING AND ENVIRONMENTAL STUDY AND DRAFT STRATEGIC PLAN

ALSTONVILLE HERITAGE

I am concerned about the slow removal or degradation of buildings of historical or heritage significance in the village of Alstonville.

Various studies have been done in the past and have identified buildings of significance in appropriate lists. A more extensive range of houses should be included, some of which are in The Avenue, Main Street, Commercial Road, South Street, and Green Street.

The listed heritage buildings, and some of those in the streets mentioned above, give Alstonville a large part of its character. Consequently, the slow erosion of these buildings degrades that character.

In the past, owners have been afraid of heritage listing as there was the impression (largely inaccurate) that this listing imposed physical and financial constraints. Of course, in Alstonville there have been exceptions to this, with magnificent renovations to some buildings.

In an attempt to change the mindset of some concerning heritage listing, I suggest the following:

- 1) a campaign to promote the significance and "specialness" of these buildings, such that the ownership of such buildings is a source of pride.
- 2) that Council apply a discount to the council rates on the applicable land e.g. 40%. This would apply to approximately forty buildings in Alstonville.

I would anticipate that a combination of the "pride factor" and financial incentive, would lead to long term preservation, and indeed improvement of the historic centre of Alstonville, and the overall character of the village.



Paul Earner

Paul Earner
20 Lismore Rd
Alstonville
NSW 2477
Mobile: 0416280140
Email: plearner@yahoo.com

12th May, 2017.

SUBMISSION TO ALSTONVILLE PLANNING AND ENVIRONMENTAL STUDY AND DRAFT STRATEGIC PLAN

ALSTONVILLE-WOLLONGBAR URBAN BUFFER AND ADVENTIST RETIREMENT VILLAGE LAND 2HA. INCREASE

The Urban Buffer 7(i), established in the 1987 Ballina Shire LEP after a Commission of Inquiry, had as its primary objectives

“to create a rural buffer in the locality of Alstonville and Wollongbar and to prevent development of an urban character within any part of the zone which is likely to be seen by existing or likely further residents of the villages of Alstonville and Wollongbar or from a major road in the locality.”

These objectives were recently reiterated in the Ballina Shire Development Control Plan (Rural Land) with the Urban Buffer:

5.2.2. Planning Objectives

- (a) Protect and enhance the character of the villages of Alstonville and Wollongbar
- (b) Preserve the agricultural and ecological value of the lands surrounding the villages of Alstonville and Wollongbar
- (c) Ensure development at the edges of the villages of Alstonville and Wollongbar maintains the rural character of the locality

To its credit, Council has consistently maintained these objectives over the last thirty years, and resisted the common erosion of Environmental Protection Zones by gradual attrition due to “special circumstances.”

The suggestion in the draft plan to re-zone two hectares of Urban Buffer land to residential to allow the construction of twenty dwellings flies in the face of all the above.

This zoning suggestion is totally unjustified, as:

- it does not link the existing retirement village to Alstonville. It simply makes twenty new dwellings closer to Alstonville.
- it does not eliminate the existing hill from the current retirement village to Alstonville.
- there is already a path and pedestrian bridge from the existing retirement village to Alstonville, with associated lighting.
- it is already listed as State Significant Farmland, and as such is ineligible for rezoning for urban use.
- it increases the potential for urban-rural conflict.

I request that this suggested breach of the Urban Buffer be removed from the draft plan.



Paul Earner

DEVELOPMENT POTENTIAL



**SITE: LOT 2 DP 1182136
1336 Teven Road,
Alstonville;
and
Lot 1 DP 1182136
5 Banjo Place, Alstonville.**

CLIENT: TOSHA PTY LTD

Date: 10 May 2017

Introduction

Terra Spatial is acting on behalf of Tosha Pty Ltd and Susan and Terry Prendergast to assist in a review of their properties with Council regard to the development of **Draft Alstonville Strategic Plan 2017 – 2037** and **Draft Alstonville Planning and Environmental Study**.

Terry and Susan have been working with Council for a long time on the rezoning of the land to reflect its current use as rural and best potential use as medium or low density residential and resolution of a number of outstanding issues which can be resolved through the appropriate zoning and possible future development of the land.

Property Description

The main property of this submission is Lot 2 DP 1182136 which is located at 1336 Teven Road Alstonville. It is located on the northern edge of Alstonville and accessed from Hillburn and Rosedale Place. There is an adjoining Lot 1 DP 1182136 located at 5 Banjo Place, Alstonville. Therefore, for the purpose of this submission, the properties will be described as "Lot 1" and "Lot 2". **Plan 1** illustrates the subject property, including the approved subdivision boundaries.

This advice also relates more specifically to the western portion of approved lot 2, which is illustrated as "Area A" on Plan 1.

Draft Alstonville Strategic Plan 2017 – 2037

Locality Objective One: Ensuring that the village's character, sense of community and quiet lifestyle is maintained

1. Advocate a policy position which generally discourages proposals which seek to introduce urban style development within the rural area which separates Alstonville from Wollongbar and from farmland designated as being of State and Regional significance.
Retain the inter-urban break between Alstonville and Wollongbar.

The subject lots are on the northern boundary of Alstonville and east of Pearces Creek Road, so as such are not located between Alstonville and Wollongbar (which is located west of Alstonville) therefore development will not impact on the rural buffer between the two villages. Instead it could be included in minor rounding off of the Alstonville Village area.

Furthermore, by reducing the need to expand the village into Area 2 – North along Teven Road from Draft Alstonville Planning and Environmental Study (an expansion in a northerly direction along Teven Road from the Panorama Estate identified in the as maybe having longer term potential), the rural character will be better maintained by strip development not being located along a highly visible main rural road (Teven Road). This land off Rosedale, Hillburn and Banjo Places could also be settled more immediately than the Teven Road land as they are not affected by the Quarry being over 1 km away.

Under the Northern Rivers Farmland Protection Project, prepared by the Department of Planning, the subject land is identified as being State Significant Farmland.

However, the areas immediately adjacent to the existing residential areas have not been farmed since 1982, when a dairy farm existed on the property. The land in this section of the property has the presence of significant areas of rock slabs and subsequent restricted drainage, disputing the significant farmland designation. Due to the proximity of the urban area, it has also been unviable to carry out farming activities such as spraying fruit or landscape trees; or running intensive livestock.

The owners have been working with council to understand and mitigate existing conflict of land use issues related to the development of residential areas neighbouring the lots, some of which have been developed since the current owners bought the property. None of these developments have provided easements between the urban areas they have subdivided and the rural land adjoining, not even a boundary fence has been provided by developers to buffer between the two conflicting uses. It is of utmost importance that council recognises and makes efforts to resolve and minimize land use conflict as this hasn't been addressed by the recent developments of Kim Court, Fairfield Estate or the more established Albert Street development.

A sensitively designed development could address these land use conflicts and incorporate adequate buffers between environmental, urban and rural zones whilst maintaining Maguires Creek as a natural boundary. Whilst it is desirable to retain agricultural land, planned urban expansion is a higher use and should take priority of agricultural pursuits, particularly where this is unviable.

2. Develop policies that promote a vibrant and productive rural hinterland. Encourage primary production including the development of related income streams such as road side stalls, farmers markets, farm trails, farm stay accommodation and similar rural tourism activities

The subject lots are key access points from the existing suburbs to Tosha Falls and currently there are high numbers of trespassers traversing the area identified for potential residential development. By incorporating rural tourism activities, such as café, farm stay or cabins, farm gate shop, farm trails or similar activities into the development, this natural attraction could be better accessed and enjoyed, as well as more safely monitored and maintained.

Locality Objective Two: Providing new housing opportunities that are affordable and provide choice for people to meet changing life needs

10. Initiate a planning proposal for the rezoning of Lot 1 DP 542662 Pearces Creek Road, Alstonville, to R2 Low Density Residential, so as to permit Seniors Living development.

The subject lots are located within the northern residential boundary limits set by the current Seventh Day Adventist Village. The lots fall within the existing natural boundary of Maguires Creek and on the east side of Pearces Creek Road. Furthermore, by reducing the need to expand the Seventh Day Adventist Village into Lot 1 DP 542662 and beyond, the rural character will be better maintained than by encouraging strip development that is located along a highly visible main rural road (Pearces Creek Road). Pedestrian access from the subject lots is perhaps more feasible than the Pearces Creek Road location being located proximate to existing suburban streets & within easy walkability of the main village business zone rather than being isolated on the wrong side of a busy country road. Thus the land is well suited for affordable, accessible, seniors living and/or manor house developments and could provide a much needed site for desired housing stock and which could be implemented in the short term.

Like the case argued in the Alstonville Planning and Environmental Study for the expansion of the Adventist Retirement Village in a southerly direction, the subject areas are also suitable based on their topography, non-agricultural use and its proximity to the existing village.

It should be noted that, like the area adjoining the Adventist Village, as identified in the Planning Study “there is 7(i) Environmental Protection (Urban Buffer) zone applicable to the land, under the provisions of Ballina LEP 1987, which would be required to be transitioned to an appropriate zone under the provisions of Ballina LEP 2012. This land was initially proposed to be

zoned for Environmental Protection purposes by Council in 2012. As a consequence of the State Government's Northern Council's E Zone Review Process an environmental zone was unable to be applied at that time. The land is unlikely to meet the criteria now applicable to E zones and therefore it may be likely that an appropriate rural zone will be applied to the land within the next two year period.

If a rural zone is applied to the [subject lots] then such land will be designated as "land that adjoins land zoned primarily for urban purposes" under the provisions of the SEPP (Housing for Seniors or People with a Disability) 2004. Should this occur then seniors housing development may become permissible on this land subject to the provisions of the SEPP."

12. Initiate a planning proposal for the rezoning of certain R2 Low Density Residential Areas to R3 Medium Density located to the south – west of the Alstonville commercial centre as identified in the Alstonville Planning and Environmental Study.

The area at Lot 1 (5 Banjo Place) is flanked by R3 Medium Density blocks and as such, the small R2 portion of the lot is identified in the Planning Study as being potentially rezoned. However, it would be common sense to rezone the entire lot to enable a feasible medium residential development to occur whilst maintaining buffers to the small creek, as well as access and links to the residential area on Lot 2 (5 Rosedale Place) and to Tosha Falls. Especially as it is virtually impossible to farm an area accessed off a suburban street and its small size makes it unviable as rural land.

Locality Objective Three: Enhancing village connectivity through the provision of walking paths, cycle ways and a town square

14. Examine footpath and shared pathway provision which links key community and commercial facilities with residential estates through a strategic shared path upgrade and development planning process. Develop a shared path strategy (pedestrian, cycling and mobility scooter) for Alstonville Village.

16. Shared paths to incorporate fitness stations at appropriate locations.

As discussed above, the area is already heavily used by locals and visitors wanting a direct pedestrian route from the residential areas of the village to Tosha Falls. People wishing to access the Falls are thus trespassing over private land and creating substantial conflict with residents living on Lot 1. Acts of vandalism and environmental damage have also occurred. At present there is a pedestrian access easement along the creek, it is private land with public access rights and therefore

burdened with high public liability & farm insurance costs borne by the owners. Also, access to this public access easement is over private land.

Crime prevention could be better achieved by a well-designed mixed residential/ rural tourism development incorporating an environmental buffer between the existing residential areas, farmland and the environmental areas of Maguires Creek and Tosha Falls, with the potential to link up with rainforest remnant at Lumley Park. This would also have the added benefit of enhancing village connectivity with the rural and natural areas and providing fitness opportunities.

Draft Alstonville Planning and Environmental Study

6.3.3 Opportunities for the Expansion of Alstonville Village Boundaries

The potential to expand the current footprint of the Alstonville urban area in various directions has been examined.

6.3.3.1 Areas with low potential for expansion of Alstonville's urban area

... Expanding the urban area north of Albert Street and Clare Street to Johnstons Road and west to Maguires Creek has been considered but is not supported due to its perceived higher environmental and agricultural value and the location of the sewerage treatment plant within this area.

Town Planning Advice from Newton Denny Chappelle, 2011:

What are the Key Physical Constraints and Opportunities for "Area A"?

"As advised in our earlier advice to you concerning this property, Area A appears to be suited to some forms of residential development. In this regard, the following observations are made concerning the land:

- The site achieves access from the existing local road constructed to Council standards with a bitumen seal and associated drainage network. Both Hillburn Place and Rosedale Place is constructed with a road termination with no cul-de-sac treatment;
- The site is embellished with vegetation [which has been all planted by the current owners in the last 15 years, having previously been a dairy farm] which will require review for its environmental value and the subsequent development feasibility. Of specific environmental importance is the presence of Maguires Creek which form the north and north-western boundary of the development envelope identified for the land. Regard needs to be had to the provision of appropriate buffers to the creek to address stormwater quality and quantity being discharged from any

possible development; [adequate buffers to the creek would be easily achieved with proposed development]

- Electricity and telephone services currently service the subject land and surrounding development. These services would be available, subject to confirmation from Country Energy and Telstra, to service any future development upon the land;
- The subject land is also identified as being located external to the Class 1 vegetation 30m bushfire prone area as mapped for Alstonville.
- The site is identified as being within the 400 metre radius of the Alstonville Sewage Treatment Plant, however housing proposed for the site is located within the south-western portion of the site which is well removed from the 400 metre buffer; and
- It is not known by this firm if the site possesses any contamination risk, with confirmation of the latter only able to be confirmed by way of soil analysis. We do however note Council has approved development on the subject land and would expect contamination to have been a matter considered by Council as part of the assessment process for the dwelling.

Conclusion

As an observation, Council appears committed to maintaining the strategy of providing a rural buffer around the villages of Alstonville and Wollongbar and, at this stage, it seems unlikely that the Growth Management Strategy would vary this approach.

However, as the land is not between Alstonville and Wollongbar and is not visible from any major rural roads, parts of the property (particularly Area A and Lot 1) appear conducive to more intensive development and thus the submission is made to Council during this planning process to request a change to the planning status of the properties to rural or future residential. The owners are committed to offer a range of community benefits (such as formalised community access to the waterfall) in return for some additional development potential for unconstrained parts of the property.



Note:
 This plan is for the purpose of a Development Application only and does not constitute a contract. It is subject to the approval of the Council and the Department of Planning and Infrastructure. The plan is not to be used for any other purpose without the written consent of Newton Denny Chapelle. The plan is not to be used for any other purpose without the written consent of Newton Denny Chapelle. The plan is not to be used for any other purpose without the written consent of Newton Denny Chapelle.

Client: TOSHAH PTY LTD

Location:
 LOT 2 DP 253899 & LOT 218 DP 835001
 1336 TEVEN ROAD ALSTONVILLE

Amendments:	
Date	Changes
B	
C	
D	
E	
F	


Newton Denny Chapelle
 Surveyors Planners Engineers
 Email: office@newtondennychapelle.com.au
 Lismore Casino
 31 Carrington St. Lismore 2480 100 Barker St. Casino 2470
 T: 6622 1011 F: 6622 4086 T & F: 6652 5000

PLAN 1 - APPROVED SUBDIVISION [DA 2011/31]

Drawn: CD

Date: 14.06.11 Scale 1:4000 @ A3 Ref No. 11/224

Attachments

Plan

Plan 1 Newton Denny Chapelle

History of Land Use Conflict

1983 Comments by Steve Connelly re: Commissioner Simpson's Hearing

Sept 1983 Correspondence re: Draft LEP

Nov 1993 Fairfield Estate fencing dispute

Dec 1993 Fairfield Estate fencing dispute

March 1990 Pedestrian Access & Public Liability

June 1992 Development refusal of boundary fence & windbreak

June 2002 Right to Farm Issues due to no boundary fence

Sept 2004 Inability to Farm due harassment from urban neighbours

Terry Prendergast summation "Unique – One Off Site"

MOST ALSO WOULD BE THAT THIS WIFESTAS COULD NOT BE
MAINTAINED AS PLANNING AND NOT STOP FROM STRATEGIC OF A PL

~~WHILST THIRD VILLAGES~~ LESS OBVIOUS THAT THIRD VILLAGES WILL BE
TOPIC :- ALSTONVILLE/WOLLONGBAR A REALITY

THIRD VILLAGES M.R.C.'S PREFERRED OPTION MUST BE VIABLE

HEARING NUMBERS :- 1 to 32 inclusive

Comments by S.J. Connelly - Deputy Chief Town Planner

(c) West of Peaches Crk Rd - ~~not along the~~ carefully avoids canyon
BUFFER ZONE still shown along H'way. It is along Brunner St.

1.0 PREAMBLE :-

The report has three (3) objectives. Its first aim is to provide a broad background to the issues involved by:-

- a) detailing the basic planning assumptions used in the development of the Draft Plan for the plateau villages;
- b) reviewing current populations; and
- c) providing the hearing with a brief historical perspective in respect to strategic planning for the subject locality.

The second function of the report is to quickly review the main thrust of Draft Plan submissions. The final component of the report relates to suggested amendments to the plan resulting from submissions received.

2.0 BASIC PLANNING ASSUMPTIONS :-

2.01 The preparation of a preferred development strategy for the Alstonville/Wollongbar locality is, as in most planning exercises, based upon the adoption of certain value and analytical assumptions. In the majority of cases, such assumptions are outside the control of the plan or are only marginally dependant upon the plan.

2.02 The following assumptions form the core of the work carried out by Council in respect to the Alstonville/Wollongbar locality:-

- 1) On the basis of detailed demographic projections carried out, it is anticipated that the Shires plateau villages population will be, subject to an adequate supply of land, in the order of 9,500 by the turn of the century. Whether or not such projections are achieved, the basic planning principles developed should be valid for the target population rather than a target year.
- 2) Council is charged with the responsibility of developing an implementable planning strategy for the target population.
- 3) Persons living in the Shires plateau settlement would prefer the "village" atmosphere, scale and lifestyle of those settlements maintained.
- 4) Whilst it is desirable to retaining prime agricultural land for agricultural purposes, planned urban expansion is a higher use and should take priority of agricultural pursuits.

15

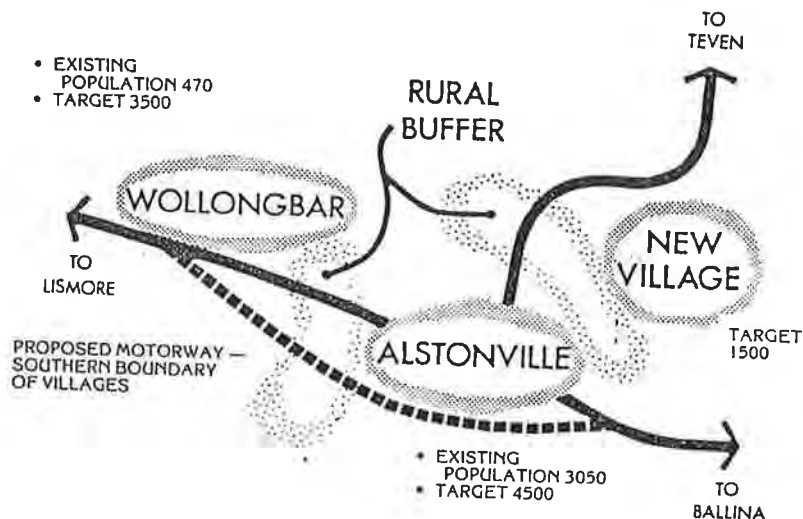
6/1/85

4.02

A formal review of the Shires land use strategies and controls was commenced in November, 1981. As a consequence of this review, Council's Local Environmental Study was exhibited in February, 1983. This Study proposed that Council:-

"Direct the orderly development of the rural villages by:-

- a) Limiting the growth of Alstonville to a maximum population of 4,500 to maintain the village scale amenity presently enjoyed by its residents.
- b) Promoting the development of Wollongbar to achieve a target population of 3,500 persons by the year 2001...
- c) (Not applicable)
- d) Establishing a new rural village in reasonable proximity to the settlements of Alstonville and Wollongbar, and
- e) Creating a 'rural buffer' between the settlements of Alstonville, Wollongbar, and the new village to maintain the individuality and integrity of each living area".



MAP 2: PRINCIPLES DIAGRAM # 1983 STRATEGY

4.04

After reviewing Local Environmental Study submissions, updating population potential projections (see note 1) and examining conceptual development options for the locality (refer Local Environmental Study Report 'Urban Land - Alstonville/Wollongbar, August 1983) Council adopted the following development objectives for the Alstonville/Wollongbar locality:-

"Maintain the village scale and amenity presently enjoyed in the rural settlements by:-

- a) Allowing minor rounding off of the Alstonville village area to achieve a population of approximately 5,900 persons by the year 2001.

6.0 DRAFT PLAN REVIEW

6.01 THE PLATEAU VILLAGES GENERALLY

Having regard to the submissions received, I am of the view that the basic planning assumptions setout in Section 2.0 of this report remain valid. Accordingly, if Council could be convinced that a third village would be established in line with the planning principles setout in the 1983 L.E.S. plan, such would be my preferred option. However, Council cannot be guaranteed that a third rural village will be a reality. Whilst mindful of the basic planning assumptions setout in Section 2.0, Council must adopt the pragmatic and responsible role of seeking out a reasonable alternative.

In this regard, I remain of the opinion that Councils planning package of adoptive objectives and Draft Local Environmental Plan provides the community with such a workable alternative in that it allows for the responsible allocation of urban land within Alstonville and Wollongbar locality to cater for projected needs. However, by virtue of Council's adopted objective "c" (see D.L.E.P. booklet - page 26), the option of establishing a third rural village in preference to the further expansion of Alstonville is not lost.

To ensure that the intent of this objective is not compromised, release of the urban investigation area to the west of Pearces Creek Road must be withheld until available landstock in the village of Alstonville has dwindled to a low level. With the publication of a site brief for the establishment of a new village, (refer D.L.E.P. booklet - page 113), I would anticipate that Council would detail, in a precise sense, its adopted "trigger mechanism" for the release of the subject land.

6.02 ALSTONVILLE

Having regard to:-

- a) the current zoning status of Alstonville,
- b) undertakings given by Council to the owners of the Adam's farm, and
- c) the physical planning limitations applying to Alstonville

debate in respect to the future expansion of the village directly relates only to the land designated 1(d) in the Draft Local Environmental Plan located to the west of Pearces Creek Road. This urban investigation area has been subject to significant criticism in submissions received. In response to such vigorous criticism, some of the positive site planning elements of this land are briefly summarised as follows:-

West of PEARCES CREEK ROAD

- the site is in a relatively small number of ownerships
- with appropriate site planning, urban development will not be visible from that part of the Brunner Highway within the proposed 7(i) zone
- with appropriate site planning, development of the site will not have an adverse effect on the visual amenity of the existing village of Alstonville.

- the site is located within close proximity of the commercial, business, educational, cultural and recreational facilities of Alstonville



- the development would increase the viability of the commercial, business, educational and cultural facilities of Alstonville

- there are no known physical constraints to the development of the land. The physical character of the land is well suited to residential development



- development of the land proposed to be dedicated for recreational purposes would be a significant asset to Alstonville

- all physical infrastructure is ready and economically available to the land

- the physical character of the land would readily permit staged development

aligned to mainy home

- the development of the land for residential purposes would relate well to the 74 unit retirement village currently approved within the subject urban investigation area



development of the subject urban investigation area would satisfactorily "round off" the village of Alstonville in both a physical and population sense.

It is felt that no alteration is warranted in respect to the urban investigation zones proposed for the Alstonville locality.

6.03 WOLLONGBAR

The submission made by the United Protestant Association to the Draft Environmental Plan seeking inclusion of the Sunnyslands Boys Home into the Village of Wollongbar has considerable merit. The subject land in conjunction with land to the south-east has a developable component of about 29.0 ha. Assuming development yield in the order of 25 persons/ha the land has a population potential of about 725 persons. By bringing this land into the overall investigation area for Wollongbar, land on the eastern side of Wollongbar can

6

Hepburn & Thorpe Pty. Limited

Civil Engineering Contractors — Project Planners and Developers

81 Orion Street, LISMORE, N.S.W. 2480

Reference:

P.O. Box 146 (066) 21 2445-6

19th September, 1983

Mr. & Mrs. T. Prendergast,
Teven Road,
ALSTONVILLE, 2477.

Subject: Alstonville Draft Local Environmental Plan.

Dear Sir and Madam,

Examination of your property in the context of its potential for urban use suggests that, for reasons associated with the 400 metre buffer to the Alstonville Treatment Works, such potential will be limited to the western sliver of land between Roseleigh Estate and Maguires Creek.

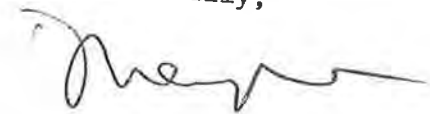
Any submission made with respect to your land should have as a base a current air photo enlargement on which the treatment works and the residential development can be identified. On this base a general site analysis can be made and a concept plan developed demonstrating the potential of the land and its likely impact.

It is estimated our costs in preparing such a submission would be as follows:-

Reproduction of air photo base plan with cadastral boundaries as required	\$380
Preparation of site analysis with brief report, 28 hours @ \$40	\$1,120
	<u>\$1,400</u>

I have advised Council you will be making a submission and you might let us have your further instructions in the matter.

Yours faithfully,


(P. L. Thorpe)
MANAGING DIRECTOR.

PETER THORPE

ROY HEPBURN

H. (Norm) HEPBURN

Age
Date

community

be available within a reasonable time, and are or will be able to meet the needs of the aged or disabled residents of the proposed development and at a reasonable cost to those residents.

(2) The consent authority shall not consent to development for the purpose of housing for aged or disabled persons on land on which, in accordance with clause 7, development for the purpose of housing for aged or disabled persons may be carried out unless it is satisfied that—

- (a) the land is within or adjoins land zoned for urban uses;
- (b) the residents of the proposed development will have reasonable access to community facilities and shops of a type which, in the opinion of the consent authority, the residents could reasonably require; and
- (c) the proposed development will, on completion, be connected to a reticulated water system and have adequate facilities for the removal or disposal of sewage and drainage from the land.

(3) Where the water, sewerage and drainage service referred to in subclause (2)(c) will be provided in relation to development for the purpose of housing for aged or disabled persons by a public authority other than the consent authority, the consent authority shall not consent to the proposed development except with the concurrence of that public authority.

(4) In considering whether to grant concurrence as referred to in subclause (3) to development on land on which, in accordance with clause 7, development for the purpose of housing for aged or disabled persons may be carried out, the public authority concerned shall take into consideration—

- (a) the feasibility of providing, by means of mains, water, sewerage and drainage services to the land before the proposed development is completed; and
- (b) whether arrangements satisfactory to that public authority have been made in relation to the cost of providing those services to that land.

[Cl 11 subst, Gov Gaz No 140, 7 Oct 1983.]

Defined at s 4: consent authority; development; person.

Defined at cl 2: hostel; support service.

[4202] **Location and availability of support services**

Land "adjoins" land zoned for urban uses. Land the subject of an application "adjoins" land zoned for urban uses even if that land is separated by a public road: *Auckland Lai v Warringah SC* (1985) 58 LGRA 276.

Support services—"in the vicinity". Clause 11(2)(b) requires the locational availability of support to residents of a development proposal in need of them. It does not require an adequacy of that availability or those services: *McDonald v Warringah SC* (1983) 10 APA 321. The support services may be publicly funded or subsidised services or private/commercially funded services: *ibid.* SEPP No 5 negates any intention to impose upon private developers of housing for aged or

Ballina Council



Cnr. Cherry & Tamar Streets
P.O. Box 450, BALLINA, N.S.W. 2478
DX 27789, BALLINA
TELEPHONE No. 86 4444 (STD 066)
FAX No. (066) 86 7035

ENQUIRIES REFER

IN REPLY PLEASE QUOTE
S6-91-274-1

29th November, 1993.

David W Johnston
Solicitor
DX 27769
BALLINA

Dear Sir,

**T & S PRENDERGAST, NORLYN INVESTMENTS AND BRUCE TREES
FAIRFIELD ESTATE, ALSTONVILLE - STAGE 5 DRAINAGE WORKS**

In reply to your letter dated 15th November, 1993 I advise that the restoration of boundary fencing is a matter between your client and the developer or his contractor. Please note that once the land vests in Council as a public reserve, there is no avenue to involve Council in making a contribution towards the cost of boundary fencing.

Yours faithfully,

G.J. Faulks,
GENERAL MANAGER.

GJF.kw



David W. Johnston SOLICITOR

105 River Street,
Ballina N.S.W. 2478

Telephone (066) 86-7677
Facsimile (066) 86-7580

OUR REF. YOUR REF.
DWJ:TJ

DX 27769 Ballina

2 December 1993

Mr and Mrs P and S Prendergast
Talisman
Teven Road
ALSTONVILLE NSW 2477

Dear Terry and Sue

RE: NORLYN INVESTMENTS AND BALLINA SHIRE COUNCIL
FAIRFIELD ESTATE ALSTONVILLE

I enclose for your attention a copy of response from Ballina Council to my notification on your behalf concerning boundary fencing between your property and the public reserve.

Please let me know at your early convenience if you require formal notice to be given to Norlyn Investments as the present owner of the adjoining property. To comply with the provisions of the dividing fences Act, a written quotation to cover the costs of the fencing, giving details of cost and proposed method of fencing will be required to be served on Norlyn Investments Pty Limited.

Please let me have your further instructions.

Yours faithfully


DAVID W. JOHNSTON

encl

Phoned 6/12/93

Damage:

Quotes: 1

Phoned 14/12/93

David has written letter to Norlyn Invest re: FENCING

Shire of Ballina



Cnr. Cherry & Tamar Streets
P.O. Box 450, BALLINA, N.S.W. 2478
DX 7789, ~~NSW~~ BALLINA
TELEPHONE No. 86 4444 (STD 066)
FAX No. (066) 86 7035

ENQUIRIES REFER

IN REPLY PLEASE QUOTE
P0465210000-1

Assess.No. 1-4652-100001

27th March, 1990.


Mr T J Prendergast
"Talisman"
Teven Road
ALSTONVILLE NSW 2477

Dear Sir,

LOT 2 D.P.253899

I refer to your letter dated 17th March, 1990 and advise that the creation of pedestrian access on Lot 2 D.P.253899 was a condition of subdivision consent and it is desired that the access continue. Your insurance company should be supplied with a copy of your land plan and asked to ensure that your interests are covered in respect to pedestrian access through the easement. The easement is not public land, but is private land with public access rights and, so your liability and interest will need to be reflected in your own public liability insurance cover.

Yours faithfully,


G.J. Faulks,
SHIRE CLERK.

GJF.kw

Shire of Ballina



Cnr. Cherry & Tamar Streets
P.O. Box 450, BALLINA, N.S.W. 2478
DX 27789, BALLINA
TELEPHONE No. 86 4444 (STD 066)
FAX No. (066) 86 7035

ENQUIRIES REFER
Mr V Hunt

IN REPLY PLEASE QUOTE
S5-5-10-5
B/A 333/92

29th June, 1992

Mr T Prendergast
"Talisman"
Teven Road
ALSTONVILLE NSW 2477

Dear Sir

I acknowledge receipt of your building application for Council approval to the erection of a 5.5m high fence at Lot 2, DP 253899, Johnston Road, Alstonville.

Council considered your application at its meeting held on 25th June, 1992 and I have to advise you that Council has refused approval because the excessive height of the structure will have an adverse impact upon the area and amenity of adjoining neighbours.

Yours faithfully

G J Faulks
SHIRE CLERK

VRH:lr



ALSTONVILLE TREE FARM Est. 1979

T & S PRENDERGAST
GOVERNMENT, COMMERCIAL & INDUSTRIAL LANDSCAPING
SUPER ADVANCED STOCK
TREE TRANSPLANTING
ABN: 18 989 926 562 CONTRACTOR'S Lic N° 97565C

6 June 2002

The General Manager
Ballina Shire Council
Cherry Street
BALLINA NSW 2478

Dear Sir,

RE: DA NO: 2002/975
MT MORIAH PTY LTD – LOT 255 DP 835001 WILLIAM ST ALSTONVILLE

Further to our original submission of the previous DA for this Lot (DA 2000/905) we wish to reiterate the "right to farm" issues.

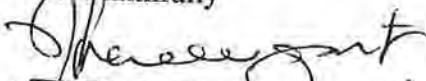
We request that a 1.8 metre paling fence be erected on our common boundary and also be extended on our northern boundary common with the Council's reserve. This fence is requested as a Condition of Consent to prevent the continual access of people through our farm to Toshah Falls. The erection of a fence will also enable us to continue farming and protect our nursery, **as there has been no provision for an urban buffer between this subdivision and our farm.**

Also, attention should be drawn to the watercourse east of this proposed development which is currently under a court order. Any works occurring on this watercourse or its wetlands must be within the guidelines of the court order.

Special attention should be drawn to the engineering design of the stormwater from this proposed subdivision, taking into account both road and house runoff into the above watercourse.

We further request that Mt Moriah Pty Ltd removes the trees that were cut down and left in our property during preliminary work by them.

Yours faithfully


TJ & SG PRENDERGAST

'TALISMAN' 1336 TEVEN ROAD ALSTONVILLE NSW 2477
PHONE: (02) 6628 1032 MOBILE: 0412 665558 FAX: (02) 6628 1032



Shane Moodie
ABN 46 346 721 374
Authorised Representative of
AMP Financial Planning Pty Limited

3 Rosedale Place
(Po Box 586)
Alstonville NSW 2477 Australia

Telephone: 02 6628 3606
Facsimile: 02 6628 3616
Mobile: 0414 731 361
Email: shanemoodie@iprimus.com.au

4th September 2004

Mr T Prendergast
1336 Teven Road
Alstonville NSW 2477

Dear Terry,

It is on unfortunate grounds that I must advise you that I will be terminating our long-standing agistment contract on your land at the end of Rosedale Place Alstonville.

I realise that there is some time to go on our contract, but I have to finally accept that farming that land is just not financially viable due to the quality of the land and the continuous harassment that I am receiving from the local neighbours through complaints made to local agencies.

In relation to the land quality, as you are aware due to the neighbourhood stormwater run off that has been diverted to go across your property, all of the topsoil is constantly being washed away reducing the ground to a hard gravel clay type formation which is impossible to grow quality grass in these areas. On top of that, the very close proximity to residential neighbours means that the land is often used as a "dumping" area for all of their green waste.

In relation to the harassment from the neighbours, the fact that I am so close to a residential area means that I am restricted in what hours I can work the land. Also, though I realise that the residential people have good intentions, the constant monitoring over the years has finally taken it's toll on my frustration levels. Through series of inspections from the police, RSPCA, and the local rangers, due to neighbourhood complaints, I have finally had enough. On all occasions I have had no case to answer but the neighbours still continue to hound me with these complaints. Examples of the complaints are 1/. the noise my horses make when weaning foals from their mothers (neighbours claim that I am torturing the foals and being cruel), and this has led to me paying agistment studs to take my horses through the weaning period which is not financially sound. 2/. The use of my working dog on stock, and when he is not being worked the fact that I chain him up at night and when I am not home (neighbours claim that I am being cruel and making the dog work instead of allowing him to just lie around the yard all day). 3/. The fact that I use electric fencing (neighbours claim that once again I am being

cruel plus it restricts their access to the land, which as far as I am concerned they should not be on at all but they use your place as an entry point to get to the waterfalls. My public liability insurance has gone through the roof to cover my farming activities when being so close to a residential area). That is an example of some of the formal complaints that are made against me, I haven't even covered areas concerning my vet castrating colts and my performance horses being rugged.

As mentioned, I know that people in the residential estate have good hearts, but the plain fact is that they do not come from a farming background and do not have any knowledge of how farming works. I am afraid that this lack of knowledge just makes farming so close to town a problem that I can do without, and unfortunately it is a problem that can never be resolved.

Terry, I would like to thank you for our association in the past, and my decision in no way reflects on yourself. In fact, if you have property elsewhere I would be more than happy to continue my lease there where I will not have the problems that arise from being so close to a residential estate.

Yours sincerely,



SHANE MOODIE
Authorised Representative of
AMP Financial Planning Pty Limited

**Note: criteria to determine urban and urban fringe waste collection catchment area include:

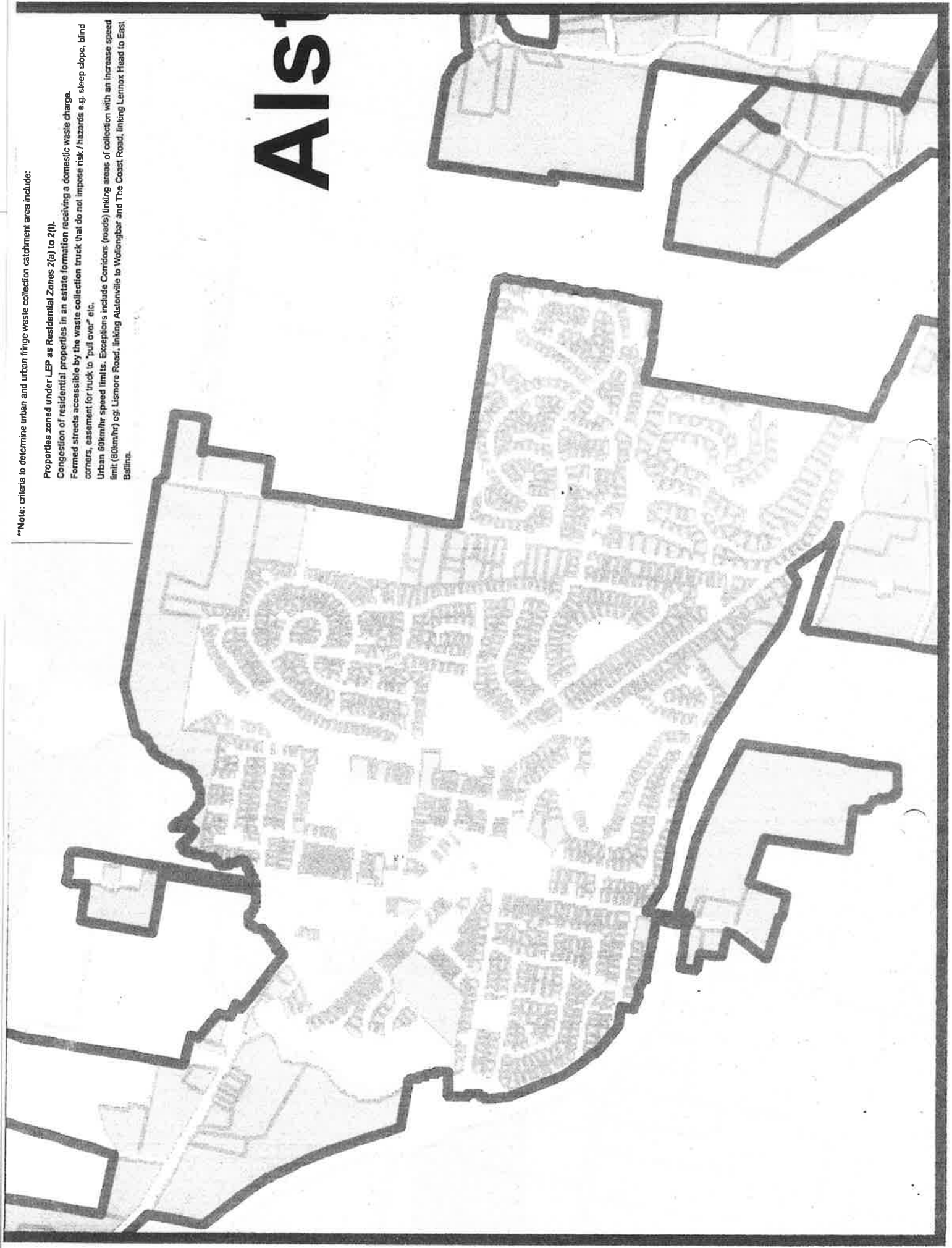
Properties zoned under LEP as Residential Zones 2(a) to 2(f).

Congestion of residential properties in an estate formation receiving a domestic waste charge.

Formed streets accessible by the waste collection truck that do not impose risk / hazards e.g. steep slope, blind corners, easement for truck to "pull over" etc.

Urban 60km/hr speed limits. Exceptions include Corridors (roads) linking areas of collection with an increase speed limit (60km/hr) eg: Lismore Road, linking Altonville to Wollongbar and The Coast Road, linking Lennox Head to East Ballina.

Alstonville



UNIQUE - ONE OFF SITE

1. Located on boundary of town for over 50 years to the south north by the natural boundary of Maguires Creek.
2. Included broadly in urban zoning by previous council as shown in 1975 Land use Study of the Tintenbar Shire - who, at the time considered this area as minor rounding off and when completed would be able to address the drainage and stormwater for Hillburn & Rosedale places.
3. Bounded on two sides by urban 2A to the south and east.
4. All other land on the boundary of the 2a zone is either on the other side to the natural boundary of Maguire creek to the west of the town, Lumley park and Highway to the Pearces Creek Road to the North West between Alstonville and Wollongbar. Southern boundary by water catchment area since before 1938 also proposed by-pass: Eastern boundary tropical fruit research station.
5. All other land on the boundary of the 2a urban zone has been purchased since the 7(i) has been implemented, with the exception of Mr. D. Mitchells property on the North West Boundary of Maguires Creek.

All these recent sales have been purchased by non residential farmers who are fully aware that they have bought 7 (i) - not imposed upon them like ours was by a mere line on a map.

This rezoning is unique for several reasons in addition to the above and it is not the "thin end of the wedge" or any attempt to break down the effectiveness of the rural buffer between Wollongbar and Alstonville.

Our proposal addresses several issues:

We have owned the land prior to any development of adjacent land holders with the exception of lots 105 and 106, which are still in the hands of the original owners Mr. & Mrs. Pitelkowo - all other owners of adjacent lands in Roseleigh estate are fully aware of our intention to subdivide - by means of minor rounding off since 1977.

We believe we are only correcting an injustice caused by an oversight by the Commissioner Simpson enquiries, which agreed with us that "subject to the sewerage buffer zone, this would be considered minor rounding off and is covered by the 50 meter provision". This 50 meter provision was deleted by the council/Commissioner at some stage before gazettal.

Further to this, we were fully aware of the Sepp No.5 provisions that were available to us in 1982 and had been approached by the Department of Housing re housing for aged, but it was not until 1987/8 that we found out that 7 (i) was included in exempt areas your Gaz. No.165 17.10.1986.

.../2

We were not informed of this change yet we were the only people affected in the Alstonville area of existing landholders.

With this subdivision we can provide:

1. Much needed low cost housing for the aged, and a community (low income) house whichever the council prefers with a land cost at a minimum \$15,000 below current residential blocks available.
2. We can provide access to one of the most used natural beauty spots within walking distance of the town of Alstonville. This walkway to the Tosha falls can be linked with Lumley park for the benefit of the whole community.
3. With the proposed subdivision the problem of illegal stormwater runoff can be properly addressed enabling an environmental solution to the land degradation currently happening.
4. By incorporating the Botanical Gardens and donating these to the community, we shall be able to conduct our farming operation on sound trouble free (from objectors to spray, noise etc) basics.
5. With this proposal we will be able to address our security and general farming problems mainly by putting a buffer and by reducing our security and increasing our private amenity of our land.
 - a) fencing alone is reduced from over 1.2km to a mere 80 metres.
 - b) We'll reduce the number of neighbours who are directly affected by our current farming activities from 10 adjacent owners with an additional 30 owners that are within 100 metres of our boundary to NIL due to the Botanical Gardens giving the new owners a buffer of over 1 hectare of beautiful trees and shrubs to filter both noise and chemicals.
6. The proposed subdivision will not affect our profitability or management of our farm, which we have successfully maintained for over 15 years - full time farming since 1980 - in fact we believe that this proposal will increase our activities due to being able to work longer hours on the remaining area, which is still over 14 hectares.
7. The Botanical Gardens would be suitable for disposal of effluent from the sewerage treatment works and also an educational centrepiece showing all varieties of exotic trees supplied and initially maintained by Alstonville Tree Farm as a contribution to the Alstonville Community.

8. Council when connecting sewerage to the southern boundaries lots placed the sewerage line within our boundaries without our permission. When we approached the Shire Engineer at the time he said - "it will be to your advantage when you subdivide. Also the council has run a water main through our property without our permission to the treatment works, so you can see the council have never given us any consideration when it is in their favour. We received \$100 compensation for the 5m sewerage easement that runs through a property at two places.
9. All services with the exception of Telecom, are readily available i.e. water, sewerage, electricity.
10. No restriction on developments by the National Parks & Wildlife, who are quite excited about the concept of the walkway.
11. There is no Heritage order on site.
12. There are no physical constraints to the proposed land. The physical character of the land is well suited to residential development.
13. The provision of access to Tosha Falls linked with Lumley Park would be not only of local significance but would also be a tourist and educational attraction for the region.



10 May 2017

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

via email: council@ballina.nsw.gov.au

Submission
Draft Alstonville Strategic Plan 2017 – 2037
Draft Alstonville Planning and Environmental Study
Lot 10 in DP1059499, Alstonville

Dear Sir / Madam,

With regard to Council's draft documents on public exhibition in relation to Alstonville's Strategic Plan, we hereby take this opportunity to provide a submission in relation to the above 7ha allotment, whereby we seek its inclusion within this Strategic Plan and Study as a site for Manufactured Home Estates providing additional seniors housing opportunities consistent with the findings of the Strategic Plan and Studies.

In order to achieve this, we outline the areas requiring amendment within the study including support for the amendments, as well as the addition of the allotment in the relevant Locality Objectives of the Strategic Plan. We commence firstly with the identification of the subject site, the review of the relevant Strategic Plan objectives and request amendments to the Study.

Subject Site and Context

While technically located within the suburb of Alstonville, the subject site is located on the fringe of Wollongbar, a village located within the Ballina region. The village of Wollongbar is situated on an elevated plateau in the Northern Rivers Region of New South Wales. It is located 2km northwest of Alstonville, 18km west of Ballina and 15km east of Lismore. The village of Wollongbar is concentrated on the northern side of the Bruxner Highway with an industrial estate located on the southern side of the Highway.

Wollongbar provides a small community shopping centre with tenancies including a Foodworks supermarket, post office, medical centre, dentist, chemist, hairdresser, cafe and a tavern. Other community infrastructure and facilities include a primary school and sports oval, as well as a TAFE Campus located on Sneaths Road. The surrounding rural area is used largely for agricultural purposes, particularly macadamia nut and avocado growing.

Wollongbar is located on the 'Alstonville Plateau' which refers to the eroded remnants of an ancient shield volcano. The plateau is divided from the coastal plain by an escarpment which runs in a north-south direction through the Ballina Region. The Alstonville Plateau contains fertile soils that are ideal for agricultural purposes. The following Figure (1) provides the locational context to the site in proximity to Wollongbar and Alstonville.



Figure 1. Locality Context

The 7.04ha site is legally described as Lot 10 in DP1059499 and is illustrated in the Figure (2). Bounded by Lismore Road which connects Wollongbar and Alstonville to the north and Alstonville Bypass/Bruxner Highway to the south, the subject site is currently being utilised for cattle grazing purposes. Surrounding land uses include the industrial precinct located south of the Alstonville Bypass and horticulture farms to the north of Lismore Road.

The subject site is located only 700m walking distance from the Wollongbar commercial precinct, much closer than houses located in the Wollongbar Urban Expansion Area. The site is a logical extension of the Wollongbar village albeit situated within the bounds of the Alstonville Township. The site is to service the ageing community providing Manufactured Home Estate accommodation in an enviable location.



Figure 2. Subject Site walkable catchment for Wollongbar Town Centre

The Ballina Local Environment Plan 2012 (BLEP 2012) commenced on 4 February 2013. Within the BLEP 2012, the subject site sits within the Deferred Matter area. Land identified as Deferred Matter is subject to the provisions of the Ballina Local Environmental Plan 1987 (BLEP 1987). Within the BLEP 1987, the subject site is zoned Environmental Protection – Urban Buffer of which the primary objective is to create a rural buffer between Alstonville and Wollongbar. The Deferred Matter areas are the result of a decision by the Minister for Planning to review the application of the Environmental zones (E zones) on the North Coast. This review is now complete and it is understood that Council will integrate the Department of Planning & Environment’s recommendations into the BLEP 2012 through a staged program of amendments. This is likely to be finalised in 2018.

Draft Alstonville Strategic Plan - Locality Objective Two

The Strategic Plan provides a vast selection of actions and undertakings to support the village lifestyle of the Alstonville community. In terms of our submission we acknowledge item 10 of the Alstonville Strategic Plan in that the rationale for rezoning of Lot 1 in DP542662 to R2 Low density Residential land is that *‘There appears to be significant current demand for additional self-care senior’s accommodation in Alstonville.’* We agree with this statement and seek the inclusion of Lot 10 in DP1059499 as part of this planning proposal and hereby seek amendment of item 10 as follows (amendment key: underlined and highlighted):

No.	Strategic Actions	Priority	Responsibility	Rationale for the Action / Benefits
	Initiate a planning proposal for the rezoning of Lot 1 in DP 542662 Pearces Creek Road, and Lot 10 in DP1059499 Alstonville, to R2 Low Density Residential, so as to permit Seniors Living development.		Australasian Conference Association Ltd (Alstonville Adventist Retirement Village) Ballina Shire Council	There appears to be significant current demand for additional self-care senior's accommodation in Alstonville. The Pearces Ck Rd site proposed will assist with the integration of the existing Adventist village with the Alstonville urban area. Lot 10 in DP1059499 enables the establishment of additional seniors living with priority for Manufactured Home Estate development. The inclusion of these allotments for urban purposes maintaining rural separation between Wollongbar and Alstonville is a logical extension for the desired intent of the villagers' lifestyle.

Justification for item 10 amendment

The proposal upon the site is for a Manufactured Housing Estate (MHE) (refer to Figure 3) for older persons seeking affordable housing. Manufactured housing estates offer affordable and relocatable housing where residents can own their own home and lease the land, paying ongoing rent. Ideally suited to retirees who may be cash poor, it allows them to free up their home equity by purchasing a cheaper home. This is a consistent use of the land in terms of providing affordable housing for a community faced with the continued rising costs of living and stagnant salaries. We include as an attachment to this submission an engineering assessment providing a site constraints analysis for the preparation of the site for MHE use.

The subject site is a short walking distance from the Wollongbar shopping centre, school and tavern and is proximate to the industrial precinct. It also benefits from convenient access to Alstonville which provides a greater range of services

than Wollongbar. The subject site is more proximate to services and facilities than the Wollongbar Urban Expansion Area (WUEA) located in the northern part of the Village.



Figure 3. MHE layout based on site constraints, rural buffer, vista opportunity and proximity to Wollongbar Town Centre

As with the submitted allotment for item 10 of the Strategic Plan, our subject site is listed as a deferred matter and we seek its inclusion for the rezoning to R2. As can be demonstrated in the following Figure (4) the rural vistas, separation between villages, and continued productive rural hinterland is maintained, consistent with the intent of the draft Alstonville Planning and Environment Study. The reduction in separation between the two villages as a result of this rezoning is a mere 200m and is situated upon a supportable location justifying the rationale of the Strategic Plan item.

Further to this the subject site is fragmented from the surrounding agricultural land separated by Lismore Road to the North and the Alstonville Bypass to the south. A strategic action contained within the 2012 Ballina Shire Growth Management Strategy related to the identification of additional opportunities for seniors living facilities at Alstonville. We seek to utilise the subject site for the purposes of fulfilling this growth management strategy for Alstonville with the provision of Manufactured Home Estates. Further justification in support of this amendment is included with the review of the draft Alstonville Planning and Environmental Study provided overleaf.



Figure 4. Yellow Area demonstrates rural separation and vistas are maintained

Draft Alstonville Planning and Environmental Study

The draft Study document has been reviewed by a qualified team of Town Planners, Economic advisors, and Agricultural Soils Scientists. The relevant sections of this study requiring review are explored herein.

1.5 Location, Geology and Climate

The use of diagram three within this section is to be updated to more appropriately address the subject site in terms of its soils and lack of ability for the site to be utilised for agricultural pursuits due to fragmentation. The subject site is located within the Wollongbar soil landscape. The soils are described as Kraznozems which, under the new taxonomy, are normally Ferrosols. Dispersed in amongst the broader soil landscape are both the Eltham and Bangalow soil landscapes. Both of these are Ferrosols but are either in an alluvial or erosional landscape respectively. The Ferrosols are normally deep (>2.0 m) but may be at some locations as shallow as 0.8 m. These type of soils are considered as good agricultural land. The site is mapped as containing State Significant Agricultural Land (SSAL) and Biophysical Strategic Agricultural Land (BSAL).

Although SSAL and BSAL have different application to the planning environment they are derived from the same data set and show same footprint in this locale. The mapping of SSAL has no mapping rules that are easily used to assess whether land is SSAL or not. However, BSAL does have a set of mapping rules to verify the quality of the agricultural resource. The minimum area of contiguous land for classification as BSAL is 20 ha.

Therefore as the site is fragmented by two carriageways the ability of the land to operate as BSAL is no longer possible and consequently SSAL no longer apply. We therefore request the subject site be displayed as *Other Rural Land* for the purposes of this section of the Study.

3.3 Population Growth, Household Size and Housing Supply / 3.4 Retirement and Aged Care Accommodation

A high proportion of people in the older age groups (60+ years) is recorded within Alstonville totalling 35% of the population which identifies a need to provide dwellings on smaller lots, closer to the town centre. The subject site is a short walking distance from the Wollongbar shopping centre, school and tavern and is proximate to the industrial precinct.

According to the Australian Government Productivity Commission's Research Paper on Housing Decisions of Older Australians, older residents prefer to age in place and while most are happy to remain in their family home, others prefer age-specific housing options that provide more integrated accommodation and care and may delay entry into residential aged care. As such growth in retirement villages and manufactured home estates has been strong and is expected to continue as the population ages at an increasing rate.

Both the Far North Coast Regional Strategy 2006 and the Draft North Coast Regional Plan recognise the need to provide affordable housing, identifying specific actions on facilitating the supply of more affordable housing. Specifically, within the Draft North Coast Regional Plan one of the actions for Direction 3.3 'Deliver more opportunities for affordable housing' is to 'facilitate the supply of more affordable housing.' Furthermore, it states that one of the ways that Councils can help to improve housing affordability is "*promotion of new caravan parks and manufactured home estates on unconstrained land in existing settlements and new land release areas in the urban growth areas.*" (Action 3.3.1., Goal 3 – Housing choice, with homes that meet the needs of changing communities). Please refer to the attached engineering constraints analysis outlining the site is suitable for MHE development.

The Study Area comprises a large proportion of older persons in comparison to the State average. This ageing population would increasingly demand smaller and more affordable housing products. With only two facilities offering independent living units within Alstonville and none within Wollongbar, all are currently full and there are waiting lists. While not a dedicated aged persons' facility, the existing Alstonville Leisure Village, which offers affordable housing to the elderly, is also at capacity with no homes currently available for sale.

The proposal is strategically located on a site close to both Wollongbar and Alstonville. It is located within a short distance (walkable catchment) of Wollongbar shops and services and is a more convenient location than land within the Wollongbar Urban Expansion Area. The proposed manufactured housing estate (Figure 3) would assist in providing a greater range in housing products, contribute to the provision of affordable housing and help to meet the needs of the ageing demographic of the area. Please refer to the attached Housing Needs Assessment for further information in relation to supporting documentation of relevance to this site and the Wollongbar/Alstonville locality.

5.6 Rural Vistas

This section of the study seeks to ensure the existing views across rural landscapes is maintained when considering development proposals. The topography of the subject site affords a view aspect for the MHE toward a south-easterly direction. The layout and orientation of the proposal is consistent with the intent of this section of the Study, and does not detract from the vistas available to the existing residential areas.

5.7 Rural separation between plateau villages

This section of the Study outlines a separated area between the villages of Wollongbar and Alstonville being utilised as macadamia nut production being the predominant land use. This is more evident north of Lismore Road and South of the Alstonville Bypass. Prior to the acquisition and fragmentation of the subject property due to the construction of the Alstonville bypass carriageway, the subject site had been utilised as open pastures for utilised as low scale cattle grazing. The subject site can no longer adequately sustain profitable agricultural pursuits due to the fragmentation caused by the Alstonville Bypass. As demonstrated upon Figure 5 the subject site maintains the rural separation between villages with a mere 200m reduction between the two villages.

As provided previously within this report, we seek the zoning of this allotment to be included within item 10 of the Strategic Plan to ensure it can be rezoned to cater for the housing for the ageing population.



Figure 5. Rural Separation is maintained. Principal Macadamia Land remains intact.

5.8 Maintaining a Productive Rural Hinterland

As demonstrated throughout this submission the subject site being Lot 10 in DP1059499 cannot be sustained as Significant farming land due to the matters impacting upon the size of the land (BSAL) and its fragmentation from the other surrounding agricultural lands of the area making the subject site unproductive and unable to maintain any profitability for agricultural pursuits. The continuation of this allotment for rural purposes is inconsistent with section 5.8 of the Study. The subject site provides the most logical location for a Manufactured Home Estate Site that will service the Alstonville and Wollongbar community.

6.3.3.2 Areas with higher potential for expansion of Alstonville's urban area

We acknowledge section 6 of the study in exploring the options available to cater for an ageing population. We seek to include Lot 10 in DP1059499 as part of the rezoning process as an Area 3 for the above section. We outline the subject site is fragmented from surrounding agricultural lands, is no longer considered BSAL (and hence SSAL) and is consistent

with the rural nature of the villages, maintaining a rural vista and separation between the two villages of Alstonville and Wollongbar.

This submission provides a suitable site upon the most logical location for a Manufactured Home Estate Site with minimal impact compared to the existing sites selected for R2 rezoning within the Study that will service the Alstonville and Wollongbar community. With only two facilities offering independent living units within Alstonville and none within Wollongbar, all are currently full and there are waiting lists. While not a dedicated aged persons' facility, the existing Alstonville Leisure Village, which offers affordable housing to the elderly, is also at capacity with no homes currently available for sale.

The proposal is strategically located on a site close to both Wollongbar and Alstonville. It is located within a short distance of Wollongbar shops and services and is a more convenient location than land within the WUEA. The proposed manufactured housing estate would assist in providing a greater range in housing products, contribute to the provision of affordable housing and help to meet the needs of the changing demographic of the area.

Should you have any further queries in relation to this proposal please call the undersigned on 02 6674 5001.

Regards,



Simon Halcrow
Senior Town Planner
Planit Consulting Pty Ltd

Enc

- Housing Needs Assessment
- Agricultural Land Assessment
- Engineering Assessment (Constraints Analysis)

Norling Consulting Pty Ltd
Level 5, 320 Adelaide Street
GPO Box 5061
Brisbane Qld 4001
ABN: 92 082 232 540

mail@norling.com.au
www.norling.com.au

Company Director
Jon Norling

Norling Consulting^{Pty Ltd}
Business & Property Economics

HOUSING NEEDS ASSESSMENT

Manufactured Housing Estate, Alstonville

Housing Needs Assessment

Prepared for Karalta Court Pty Ltd

December 2016

Prepared by:

Jon Norling, Director

Hannah Seymour, Consultant

Norling Consulting^{Pty Ltd}
Business & Property Economics

Warranty:

This report has been based upon the most up to date readily available information at this point in time, as documented in this report. Norling Consulting Pty Ltd has applied due professional care and diligence in accordance with generally accepted standards of professional practice in undertaking the analysis contained in this report from these information sources. Norling Consulting Pty Ltd shall not be liable for damages arising from any errors or omissions which may be contained within these information sources.

As this report involves future market projections which can be affected by a number of unforeseen variables, they represent our best possible estimates at this point in time and no warranty is given that this particular set of projections will in fact eventuate.

CONTENTS

- 1 Introduction 3**
- 1.1 Background 3
- 1.2 Study Objectives 3
- 1.3 Report Structure 4
- 2 The Proposed Development 5**
- 2.1 Regional Context 5
- 2.2 The Subject Site and Surrounds 6
- 2.3 The Proposed Development 8
- 2.4 Planning Context 9
- 3 Residential Property Market 10**
- 3.1 The Residential Market 10
- 3.2 Aged Care Accommodation 13
- 3.3 Housing Affordability 13
- 4 Residential Demand Analysis 16**
- 4.1 Study Area Definition 16
- 4.2 Population and Household Growth 18
- 4.3 Socio-Economic and Demographic Characteristics 20
- 4.4 Demographic Projections and Housing Implications 25
- 5 Residential Supply Analysis 27**
- 6 Needs Analysis 31**
- 7 Conclusion 33**

Appendices

- Appendix A: Vacant Land Supply Analysis – Study Area
- Appendix B: Wollongbar Urban Expansion Area & Surrounds

1 INTRODUCTION

1.1 Background

Norling Consulting was commissioned by Planit Consulting on behalf of Karalta Court Pty Ltd to prepare a Housing Needs Assessment for a proposed manufactured housing estate to be located at a site located on the fringe of Wollongbar village.

This Report examines the demand and need for the proposed housing estate on the subject site by analysing the current supply of vacant residential zoned land and the factors contributing to the demand for residential within Wollongbar. Based on the demand and supply analysis, an estimate of how many years supply of residential land is provided to demonstrate the capacity of the Study Area.

Norling Consulting Pty Ltd is a boutique consultancy practice based in Brisbane, specialising in providing advice to developers and local authorities in Queensland and northern New South Wales. Norling Consulting applies market and economic advice to property decision-making, drawing upon a number of disciplines, including economics, geography, statistics, business analysis and urban planning. Our extensive experience in South East Queensland has provided our firm with a thorough understanding of the planning, political and consumer aspects of the population, employment and settlement growth trends within the region.

1.2 Study Objectives

This Housing Needs Assessment analyses the fundamental demand and supply imperatives that are underpinning the local residential market in Wollongbar and Alstonville and examines the economic need for the proposed development. An assessment of appropriately designated residential land under the relevant LEP has been undertaken to examine the timeframes as to when such remaining supply of available land would be exhausted. Furthermore, a review of the nature and preferences of the future residential growth market will be assessed to examine its implications in terms of local housing demand and choice within Wollongbar and Alstonville.

1.3 Report Structure

This report is structured as follows:

- *Chapter 1: Introduction* - This Chapter outlines the background, objectives and structure of this Housing Needs Assessment.
- *Chapter 2: The Proposed Development* – This Chapter provides a summary of the Ballina Region, the subject site and the proposed development. A contextual overview of the relevant planning documents is also provided.
- *Chapter 3: Residential Property Market* - This Chapter examines the historical trends within the local and regional residential property markets. A review of existing aged care accommodation facilities is provided as well as a brief discussion on housing affordability.
- *Chapter 4: Residential Demand Analysis* – This Chapter defines the Study Area and examines the demographic and socio-economic characteristics of the population. A discussion on the future demographic profile and its influence on housing is also provided.
- *Chapter 5: Residential Supply Analysis* - This Chapter provides a quantitative analysis of the quantum of residential zoned land that is practically available for future residential development within the Study Area.
- *Chapter 6: Needs Analysis* – This Chapter describes the level of economic and planning need for the proposed manufactured housing estate to be located at the subject site.
- *Chapter 7: Conclusion* - This Chapter summarises the key findings of this Housing Needs Assessment.

2 THE PROPOSED DEVELOPMENT

The purpose of this Chapter is to provide a summary of the Ballina Region, the villages of Wollongbar and Alstonville, the subject site and the proposed development. A contextual overview of the relevant planning documents is also provided.

2.1 Regional Context

The local government area of Ballina is within the Northern Rivers region of New South Wales, which also encompasses the local government areas of Byron, Clarence, Kyogle, Lismore, Richmond Valley and Tweed. Collectively, the Northern Rivers region is known for its scenic and environmental qualities, its mild sub-tropical climate, high rainfall and productive soils, artistic and creative talent together with inland farming communities and coastal surf culture influences.

In terms of Gross Regional Product (GRP), key industries in the region include health care and social services, manufacturing, construction, retail, education and training, accommodation and food services, agriculture, forestry and fishing, and financial, professional and other administrative support services. The key agricultural industries in the region include livestock, milk, sugar cane, cut flowers and nursery stock, macadamia nuts and fruit and vegetables.

Referred to as 'a region of villages', this reflects the settlement history of the area, which is characterised by dispersed small villages supported by larger towns. Wollongbar and Alstonville are two examples of villages situated between the larger centres of Lismore and Ballina. With only 30km separating the two larger centres, Lismore provides higher order facilities including medical specialists and Base Hospital services to the surrounding region.

Following strong growth on the Gold Coast and Tweed Heads, Ballina offers a quieter relaxed lifestyle region and is expected to continue to attract people seeking a quieter alternative to the busier communities to its north.

2.2 The Subject Site and Surrounds

While technically located within the suburb of Alstonville, the subject site is located on the fringe of Wollongbar, a village located within the Ballina region. The village of Wollongbar is situated on an elevated plateau in the Northern Rivers Region of New South Wales. It is located 2km northwest of Alstonville, 18km west of Ballina and 15km east of Lismore. The village of Wollongbar is concentrated on the northern side of the Bruxner Highway with an industrial estate located on the southern side of the Highway.

Wollongbar provides a small community shopping centre with tenancies including a Foodworks supermarket, post office, medical centre, dentist, chemist, hairdresser, cafe and a tavern. Other community infrastructure and facilities include a primary school and sports oval, as well as a TAFE Campus located on Sneaths Road. The surrounding rural area is used largely for agricultural purposes, particularly macadamia nut and avocado growing.

Wollongbar is located on the 'Alstonville Plateau' which refers to the eroded remnants of an ancient shield volcano. The plateau is divided from the coastal plain by an escarpment which runs in a north-south direction through the Ballina Region. The Alstonville Plateau contains fertile soils that are ideal for agricultural purposes.

The following FIGURE 2.1 illustrates the locational context of Wollongbar and its close proximity to Alstonville.

FIGURE 2.1: Subject Site and the Surrounding Region



Source: PriceFinder, Norling Consulting

Alstonville is one of the oldest villages in the Ballina Region and is currently separated from Wollongbar by a green buffer. Alstonville provides a greater range of community facilities compared to Wollongbar including a full line supermarket, banks, post office, cafes, medical centre, public swimming pool and library. The industrial precinct at Wollongbar services both Wollongbar and Alstonville, although there is an Asphalt Plant operated by Boral located to the north east of Alstonville.

The 7.04ha site is formally described as Lot 10 on DP1059499 and is illustrated in the following Figure 2.2. Bounded by Lismore Road which connects Wollongbar and Alstonville to the north and Alstonville Bypass/Bruxner Highway to the south, the subject site is currently being utilised for cattle grazing purposes. Surrounding land uses include the industrial precinct located south of the Alstonville Bypass and horticulture farms to the north of Lismore Road.

It is located only 700m walking distance from the Wollongbar commercial precinct, much closer than houses located in the Wollongbar Urban Expansion Area.

FIGURE 2.2: The Subject Site and Surrounds



Source: PriceFinder, Norling Consulting

2.3 The Proposed Development

The proposal is for a manufactured housing estate for older persons seeking affordable housing. Manufactured housing estates offer affordable and relocatable housing where residents can own their own home and lease the land, paying ongoing rent. Ideally suited to retirees who may be cash poor, it allows them to free up their home equity by purchasing a cheaper home.

The subject site is a short walking distance from the Wollongbar shopping centre, school and tavern and is proximate to the industrial precinct. It also benefits from convenient access to Alstonville which provides a greater range of services than Wollongbar. The subject site is more proximate to services and facilities than the Wollongbar Urban Expansion Area (WUEA) located in the northern part of the Village.

2.4 Planning Context

Under the local planning framework, the Local Environmental Plan (LEP) and Development Control Plan (DCP) provide the basis for development assessment. The LEP establishes the overarching local planning policy of Council, focusing on the permissibility of certain land uses in the different areas of the Shire and development standards that direct land use outcomes. The DCP provides a greater level of detail in relation to the delivery of development outcomes and incorporates a variety of planning objectives and development controls that form Council's local planning policy when used in conjunction with the LEP.

The Ballina Local Environment Plan 2012 (BLEP 2012) commenced on 4 February 2013. Within the BLEP 2012, the subject site sits within the Deferred Matter area. Land identified as Deferred Matter is subject to the provisions of the Ballina Local Environmental Plan 1987 (BLEP 1987). Within the BLEP 1987, the subject site is zoned Environmental Protection – Urban Buffer of which the primary objective is to create a rural buffer between Alstonville and Wollongbar. The Deferred Matter areas are the result of a decision by the Minister for Planning to review the application of the Environmental zones (E zones) on the North Coast. This review is now complete and it is understood that Council will integrate the Department of Planning & Environment's recommendations into the BLEP 2012 through a staged program of amendments. This is likely to be finalised in 2018.

Council has commenced strategic planning for Alstonville, which involved a community engagement process and is currently preparing a strategic plan for the village. It is likely that a similar process would be undertaken for Wollongbar in the future.

3 RESIDENTIAL PROPERTY MARKET

The purpose of this Chapter is to examine the historical trends within the local and regional residential property markets. A review of existing aged care accommodation facilities is provided as well as a brief discussion on housing affordability.

3.1 The Residential Market

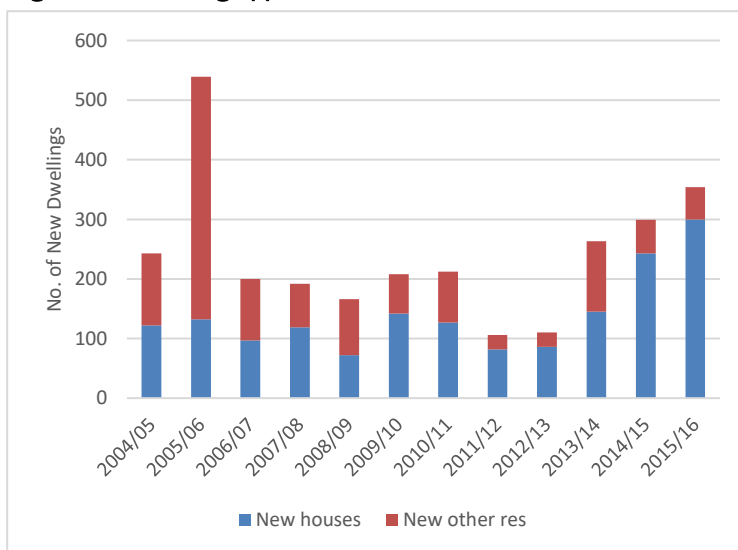
The residential property market within Wollongbar and Alstonville is intrinsically linked to the surrounding region and in particular, the larger nearby centres of Ballina and Lismore. The attractiveness of the region’s sub-tropical climate, natural environment and lifestyle attributes also underpins residential growth.

The following Table and Figure detail the number of new dwellings recorded in the local government area of Ballina.

Table 3.1: Building Approvals Ballina LGA **Figure 3.1: Building Approvals Ballina LGA**

Year	New Houses	New Other	Total
2004/05	122	121	243
2005/06	132	407	544
2006/07	97	103	202
2007/08	119	73	192
2008/09	72	94	166
2009/10	142	66	209
2010/11	127	85	212
2011/12	82	24	109
2012/13	86	24	111
2013/14	145	118	268
2014/15	243	56	304
2015/16	300	54	367
2016/17*	77	20	97

Up to and including September 2016
Source: ABS



The number of new dwellings within Ballina remained in the order of 200 new dwellings per year (apart from the significant 544 recorded in 2005/06) before dropping to 109-111 in the 2011/12 and 2012/13 period. Following these lows, the number of new dwellings increased

in the following three consecutive years to reach 367 in 2015/16. Approximately 45% of the above totals for Ballina were recorded within the Ballina Region SA2, which incorporates the regional area of the Ballina LGA (including Wollongbar and Alstonville) and excludes Ballina, Lennox Head and Skennars Head.

The Ballina property market has improved significantly in the past few years with sales volumes of vacant land, houses and units increasing. Median prices have also improved with annual increases of up to 13.8% experienced. This is highlighted in the Table 3.2 below.

Table 3.2: Ballina LGA Vacant Land, House and Unit Sales

Year	Vacant Land Sales			House Sales			Unit Sales		
	Volume (No.)	Median (\$)	Growth	Volume (No.)	Median (\$)	Growth	Volume (No.)	Median (\$)	Growth
2011	79	265,000		398	485,000		209	355,000	
2012	91	250,000	-5.7%	407	480,000	-1.0%	228	340,000	-4.2%
2013	196	235,000	-6.0%	506	500,000	4.2%	292	352,000	3.5%
2014	225	239,000	1.7%	566	509,600	1.9%	361	355,000	0.9%
2015	234	250,000	4.6%	643	580,000	13.8%	405	380,000	7.0%
2016*	158	260,000	4.0%	558	591,000	1.9%	337	410,000	7.9%

*Year to date

Source: PriceFinder

Similarly to Ballina, the housing market within Wollongbar and Alstonville suburbs has also significantly improved in recent years, particularly in relation to vacant land sales within Wollongbar, as shown below.

Table 3.3: Vacant Residential Land Sales – Wollongbar & Alstonville

Year	Wollongbar			Alstonville		
	Volume (No.)	Median (\$)	Growth	Volume (No.)	Median (\$)	Growth
2011	12	232,500		3	355,000	
2012	17	220,000	-5.4%	4	223,500	-37.0%
2013	55	195,000	-11.4%	7	252,000	12.8%
2014	48	205,000	5.1%	5	300,000	19.0%
2015	50	217,000	6.1%	8	330,000	10.0%
2016*	22	232,000	6.7%	8	290,000	-12.1%

*Year to date

Source: PriceFinder

From 2013, the number of sales within Wollongbar have increased significantly following the commencement of the Wollongbar Urban Expansion Area. Sales within Alstonville have remained below 10 throughout the period analysed, indicating the lack of vacant residential zoned land.

The volume of house sales have remained relatively constant within Wollongbar, although have increased in 2015 and 2016 to date. Given its larger size, Alstonville has recorded a greater volume of house sales, which increased in 2013 and has remained consistent since. The median sales prices are similar for both communities with Wollongbar recording a 2016 median price of \$265,000, only \$2,000 less than Alstonville. Table 3.3 details house sales within the Wollongbar and Alstonville.

Table 3.4: House Sales – Wollongbar & Alstonville

Year	Wollongbar			Alstonville		
	Volume (No.)	Median (\$)	Growth	Volume (No.)	Median (\$)	Growth
2011	34	428,000		86	392,000	
2012	31	411,000	-4.0%	72	387,500	-1.1%
2013	33	400,000	-2.7%	96	420,000	8.4%
2014	37	440,000	10.0%	92	432,500	3.0%
2015	49	460,000	4.5%	95	465,000	7.5%
2016*	50	465,000	1.1%	93	467,000	0.4%

*Year to date

Source: PriceFinder

With respect to unit sales, there are fewer sales compared to houses, which is unsurprising given the nature of the low density communities dominated by detached dwellings. Interestingly, Wollongbar median unit prices are considerably higher than in Alstonville (see below).

Table 3.5: Unit Sales – Wollongbar & Alstonville

Year	Wollongbar			Alstonville		
	Volume (No.)	Median (\$)	Growth	Volume (No.)	Median (\$)	Growth
2011	8	257,500		21	263,500	
2012	11	300,000	16.5%	30	278,000	5.5%
2013	20	303,500	1.2%	31	280,000	0.7%
2014	10	300,000	-1.2%	45	275,000	-1.8%
2015	18	327,500	9.2%	50	282,500	2.7%
2016*	14	361,000	10.2%	44	290,500	2.8%

*Year to date

Source: PriceFinder

In comparison to the current house prices of \$460,000 and current unit prices of \$290,000 (Alstonville) and \$360,000 (Wollongbar), recent sales of manufactured homes within the Alstonville Leisure Village have averaged only \$250,000. This evidences the much greater levels of affordability of manufactured housing options targeted at retirees.

3.2 Aged Care Accommodation

There are currently two aged care facilities operating within Alstonville and none within Wollongbar. The two facilities are described below:

Alstonville Adventist Aged Care Facility

The Alstonville Adventist Aged Care facility comprises a village with 84 villas in one, two and three bedroom designs, all of which are currently occupied (there is a waiting list). The facility also provides a 51-bed aged care facility allowing for ageing in place and accommodating the needs of residents from low to high level care. Assistance with cleaning, laundry, personal care and other day-to-day needs are available in the higher care facility. Located at 77 Pearces Creek Road, Alstonville, the facility is separated from the main village area (1.1km) of Alstonville and is set amongst a Macadamia farm.

BaptistCare Maranoa

Located at 15 The Avenue, Alstonville (only 400m from the commercial centre), Maranoa Village provides 13 one-bedroom units and 15 two bedroom units facilitating independent living for those that require low levels of care. Also allowing for the transition into higher levels of care, the co-located Maranoa Centre provides 90 beds for residents offering dementia care and respite care. Individual and companion rooms are also provided. An application has recently been lodged for the re-development of Alstonville Maranoa with Stage one involving the construction of 12 self-contained dwellings.

While not a dedicated aged care the **Alstonville Leisure Village** is a relocatable home park offering affordable housing. Located on Ballina Road, Alstonville, the homes include a mix of one and two bedroom homes which are set on small lots with communal gardens and swimming pool. There are currently no homes available for sale within this village.

3.3 Housing Affordability

While housing affordability is an internationally used term, in Australia, the former National Affordable Housing Summit Group (now called the National Affordable Housing Consortium) developed their definition of affordable housing as housing that is, "*...reasonably adequate in standard and location for lower or middle income households and does not cost so much that a household is unlikely to be able to meet other basic needs on a sustainable basis.*"

The common measure adopted to determine housing affordability is that housing is considered affordable if it costs less than 30% of gross household income. While Australian housing affordability improved in early 2016, there was an overall decline over the past 12 months to March 2016. Meanwhile, house prices in Sydney continue to outstrip all other cities, making Sydney the most unaffordable city in Australia.

Federal government initiatives have been developed to address the issue on housing affordability in Australia. In order to improve housing affordability, Ballina Shire Council received a Federal Government Grant to develop a scheme to assist low to moderate income earners to purchase land at a \$25,000 discount within the Wollongbar Urban Expansion Area along with two other areas elsewhere in Ballina (Ballina Heights and Cumbalum Urban Release Area A (CURA A) Estate). This was achieved by a reimbursement to developers of \$25,000 off their developer contributions. Council was required to put in place a land buyers' subsidy scheme for 120 lots over four years on Ballina Heights Estate and CURA A and 96 lots over four years on the Wollongbar Urban Release Area (WURA). The WURA land buyers' scheme is now complete, with all grants having been issued.

At the State level, since 2012, the NSW Government's First Home Owner Grant has been targeted to encourage increased housing supply, providing \$10,000 towards the construction or purchase of newly built homes valued up to \$750,000. The First Home – New Home scheme also provides further financial assistance for first homebuyers through full exemptions from stamp duty on new homes valued up to \$550,000, and stamp duty concessions on new homes valued between \$550,000 and \$650,000.

Both the Far North Coast Regional Strategy 2006 and the Draft North Coast Regional Plan recognise the need to provide affordable housing, identifying specific actions on facilitating the supply of more affordable housing. Specifically, within the Draft North Coast Regional Plan one of the actions for Direction 3.3 'Deliver more opportunities for affordable housing' is to 'facilitate the supply of more affordable housing.' Furthermore, it states that one of the ways that Councils can help to improve housing affordability is "*promotion of new caravan parks and manufactured home estates on unconstrained land in existing settlements and new land release areas in the urban growth areas.*" (Action 3.3.1., Goal 3 – Housing choice, with homes that meet the needs of changing communities).

The NSW Government is also working on a whole-of-government strategy for affordable housing. The strategy will assess the need for social, public and affordable housing across NSW, provide greater planning certainty, and facilitate complementary activities such as partnering with affordable housing providers.

4 RESIDENTIAL DEMAND ANALYSIS

This Chapter defines the Study Area and examines the demographic and socio-economic characteristics of the population. A discussion on the future demographic profile and its influence on housing is also provided.

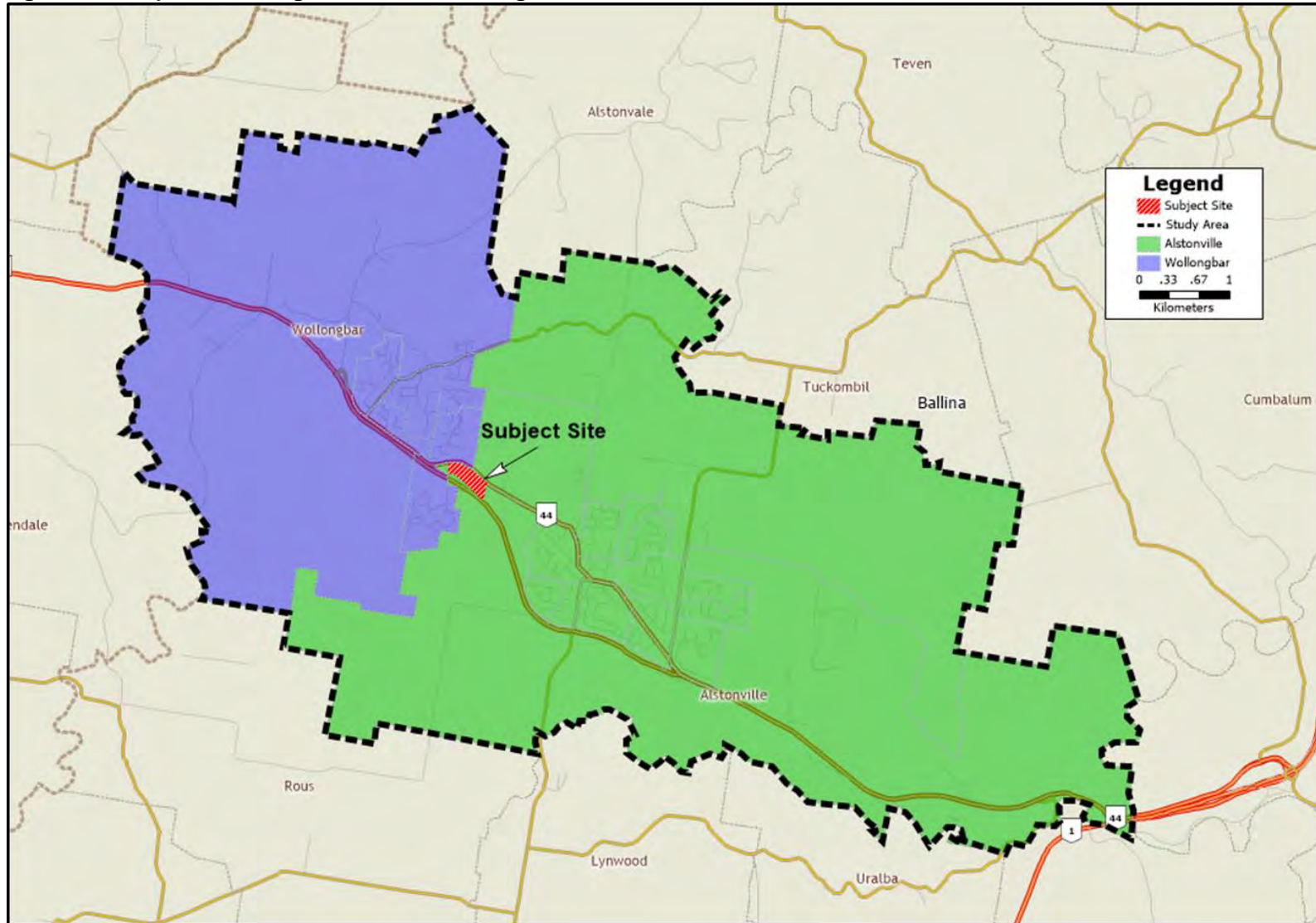
4.1 Study Area Definition

The Study Area is illustrated in Figure 4.1 (overleaf) and has been defined based upon the following:

- Given the location of the subject site on the fringe of Wollongbar but within the suburb of Alstonville, the Study Area has been defined to include the Australian Bureau of Statistics (ABS) defined suburbs of Wollongbar and Alstonville. This area includes the two villages as well as the surrounding rural community that the villages service.
- The Wollongbar suburb is defined by the ABS as comprising 6 Statistical Areas Level 1 (SA1) and the Alstonville suburb comprises 17 SA1's. These geographical areas are the smallest areas for which Census data is collected.

While the Study Area incorporates both Wollongbar and Alstonville and the surrounding rural properties, it is relevant at times in this Report to examine each village separately to understand the different profiles of each.

Figure 4.1: Study Area including the Suburbs of Wollongbar and Alstonville



Source: Maptitude, Norling Consulting

4.2 Population and Household Growth

TABLE 4.1 summarises the historic population growth of Wollongbar, Alstonville and Ballina LGA (for comparison purposes). The estimates are based upon information sourced from the Australian Bureau of Statistics (ABS) Population and Household Censuses, ABS Estimated Resident Population publications as well as Norling Consulting's analysis of Google Earth aerial photos to determine the level of growth that has occurred in Wollongbar and Alstonville post 2011. It is Norling Consulting's opinion that the 2015 ABS estimates for Wollongbar and the Ballina LGA are too low based upon the significant new growth that has occurred in Wollongbar post 2011. However, this will not be confirmed until the results of the 2016 Census are released (progressively during 2017).

TABLE 4.1: Historical Population and Household Growth

	2001	Incr. p.a.	2006	Incr. p.a.	2011	Incr. p.a.	2015	% p.a. 2001-2015
Wollongbar								
ERP	2,475	-0.1%	2,459	0.0%	2,459	4.2%	2,894	1.1%
Households	917	8	957	2	968	38	1,122	
Persons per household	2.70		2.57		2.54		2.58	
Alstonville								
ERP	5,539	1.0%	5,816	0.0%	5,830	0.1%	5,858	0.4%
Households	2,419	36	2,596	-10	2,546	9	2,581	
Persons per household	2.29		2.24		2.29		2.27	
Study Area (Wollongbar + Alstonville)								
ERP	8,014	0.6%	8,275	0.0%	8,289	1.4%	8,752	0.6%
Households	3,335	44	3,553	-8	3,514	47	3,702	
Persons per household	2.40		2.33		2.36		2.36	
Ballina LGA								
ERP	37,856	0.9%	39,537	0.6%	40,747	0.8%	42,078	0.8%
Households	15,708	167	16,543	145	17,266	160	17,906	
Persons per household	2.41		2.39		2.36		2.35	

Source: ABS and Norling Consulting's estimates

Overall the local government area of Ballina has experienced constant modest growth of around 0.8% per annum between 2001 and 2015. The 2006 to 2011 period was the weakest with only 1,210 persons added to the region total. As at 2015 it was estimated that Ballina had a population of approximately 42,080 persons.

The Study Area was estimated to comprise a total of 8,750 persons as at 2015. Between 2001 and 2006 the Study Area grew by 260 persons to reach a 2006 population of 8,275. Very little growth occurred during the 2006 to 2011 period, with the population increasing by only 14 during this five year period. The Study Area experienced its strongest levels of growth post 2011 with an average annual growth rate of 1.4% estimated.

When examined separately, the population of Wollongbar declined between 2001 and 2011 from 2,475 persons to 2,459 persons. However, following 2011, significant growth has occurred in the northern part of the village and it is estimated that the population grew by 4.2% per annum to reach a 2015 population of 2,894. Wollongbar has less than half the population of its neighbouring village Alstonville.

Between 2001 and 2006 Alstonville grew at a rate of 1.0% per annum to reach a population of 5,816. However, Alstonville has experienced very little growth post 2006. As at 2015 it is estimated that the urban centre of Alstonville had a population of 5,858 persons.

Table 4.2 summarises the population projections for Wollongbar, Alstonville and the Ballina LGA, which have been derived from population projections prepared for the Ballina LGA by the New South Wales Government Planning and Environment Department.

It is noted that a large amount of land within the Study Area is identified as a Deferred Matter within the 2012 LEP. The 1987 LEP therefore applies to this land and within this LEP the area is divided into primarily Environmental Protection – Urban Buffer Zone with two parcels within the Rural – Extractive & Mineral Resources Zone and a small parcel of land within the Environmental Protection – Habitat Zone. While this land is currently governed by very dated planning designations due to the State Government undertaking a review of the environmental zones, it has been assumed that there would be limited future residential growth within the Deferred Matter area, with these areas likely to continue to be intended for rural and agricultural purposes.

TABLE 4.2: Population and Household Projections

	2016	2021	2026	2031	2036	% p.a. 2016-2036
Wollongbar						
ERP	3,019	3,584	4,140	4,637	5,100	2.7%
Households	1,170	1,400	1,630	1,840	2,040	-
Persons per household	2.58	2.56	2.54	2.52	2.50	-
Alstonville						
ERP	5,853	5,869	5,883	5,896	5,908	0.1%
Households	2,590	2,620	2,650	2,680	2,710	-
Persons per household	2.26	2.24	2.22	2.20	2.18	-
Study Area						
ERP	8,872	9,453	10,023	10,533	11,008	1.1%
Households	3,760	4,020	4,280	4,520	4,750	-
Persons per household	2.36	2.35	2.34	2.33	2.32	-
Ballina						
ERP	42,100	43,250	44,300	45,150	45,850	0.4%
Households	18,069	18,723	19,430	20,067	20,561	-
Persons per household	2.33	2.31	2.28	2.25	2.23	-

Source: ABS, NSW Govt Dept of Planning & Environment and Norling Consulting's estimates

According to the latest population forecasts prepared for Ballina LGA, the population is projected to increase at a steady rate of around 0.4% per annum. Ballina is projected to grow by an additional 3,750 persons between 2016 and 2036 to reach 45,850 persons by 2036.

Between 2016 and 2021, the resident population of the Study Area is projected to increase at a rate of 1.3% per annum to comprise some 9,450 persons. By June 2026, it is projected that the resident population of the Study Area would accommodate some 10,020 persons. Continuing to grow at an average rate of 1.0% to 2036, the population is projected to reach 11,008 by 2036.

The majority of future growth within the Study Area will occur within Wollongbar due to the location of the Wollongbar Urban Expansion Area. Growth occurring within Alstonville would be limited to infill development and intensification within appropriate areas.

4.3 Socio-Economic and Demographic Characteristics

The results of the 2011 ABS Population and Household Census have been utilised to examine the demographic and socio-economic characteristics of the Study Area. Table 4.3 presents a detailed summary of the characteristics of the Study Area community, with comparisons made with Ballina LGA and the NSW State average. The separate characteristics of Wollongbar and Alstonville are also examined to identify any significant differences between the two villages.

Key characteristics of the Study Area and including information from previous Censuses to profile how the Ballina Region has changed over time, are detailed below.

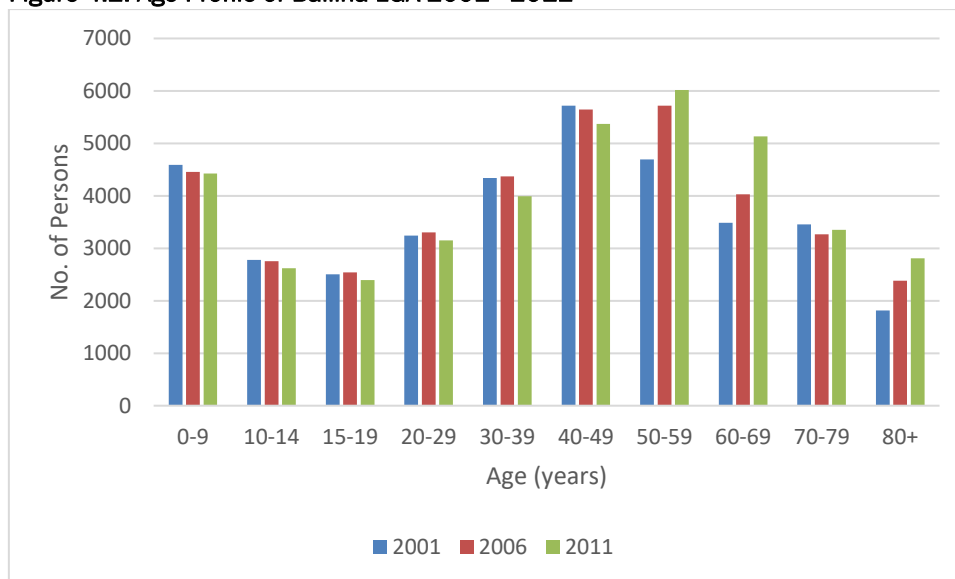
Age Structure

The age structure of the Ballina Region is markedly different from the State average with a lower proportion of younger persons and a higher proportion of older persons. The Study Area displayed a similar profile with fewer children and young adults and greater proportions of persons aged 50 years and above. Both the Ballina Region and the Study Area may be described as accommodating large retiree populations.

While Alstonville in particular has a significant amount of persons age 65+, Wollongbar displayed a younger demographic in comparison. Wollongbar had a similar proportion of younger children (under 10 years) to the State average, but had a higher proportion of older children and teenagers (10 – 19 years). However, the proportion of 20-somethings was significantly below average as is similar to Alstonville and the Ballina Region. Within Wollongbar, the proportion of persons aged 50 and above (38.8%) was higher than the State average (33.2%) but not nearly as high as within Alstonville (48.0%).

Compared to previous Censuses, there is a trend towards an ageing population within Ballina. The following chart highlights the ageing that has occurred over the decade between 2001 and 2011.

Figure 4.2: Age Profile of Ballina LGA 2001 - 2011



Source: ABS 2001, 2006 & 2011 Census, Norling Consulting

In particular, the proportion of persons aged 50 years and older has increased significantly from 36.7% of the population in 2001 to 44.1% of the population in 2011.

At the time of the 2011 Census, the median age of Ballina residents was 45, significantly higher than the State average of 38. The median age of Wollongbar and Alstonville residents was also higher than the State average, with Alstonville having an older median age of 48 compared to Wollongbar (42).

Family Type

The household composition of the Study Area (also reflected within the Ballina LGA overall), reveals higher proportions of couple only and single parent households as well as an increased proportion of lone persons. Alstonville in particular displayed a higher proportion of lone persons (12.9%) in comparison to Wollongbar (7.8%) and the State average (9.3%).

In the past decade, between the 2001 Census and the 2011 Census, the household composition for Ballina LGA has changed slightly, with fewer households with children and dependent students. The incidence of single parents and lone persons has increased over this period.

Housing

The most common type of dwelling within the Region is the detached house which is unsurprising given the low density nature of the villages. The prevalence of this form of housing has remained relatively consistent over the past decade, increasing by nearly four percentage points between 2001 and 2011 to reach 71.1% of dwellings. For the same period there has been an increase in the proportion of flats, units or apartments but a decrease in the proportion of semi-detached housing types (townhouses, terrace houses, etc.).

Education

At the time of the 2011 Census, the Study Area had a higher incidence of persons who had achieved a certificate or advanced diploma. In comparison, post graduate qualifications and Bachelor degree attainment was lower than the State average.

Employment

The community, health, safety and recreation industry employed nearly 40% of Study Area workers at the time of the 2011 Census. At the same time there were fewer persons employed within the finance and insurance, property and business industries. This reflects the suburban nature of the villages and the focus on providing essential services and facilities to service its residents.

At the time of the 2011 Census, the unemployment rate within the Study Area (4.7%) was lower than both the Ballina (6.3%) and State averages (5.9%). In contrast however, workforce participation rates were lower, indicative of the significant retirement age contingent within the Study Area communities. More recently, in the 2016 June Quarter the unemployment rate for Ballina was 5.4%, a rate slightly higher than the State average (5.2%).

Mobility

At the time of the 2011 Census, the Study Area had fewer households with no motor vehicles and a greater proportion of households with one or more motor vehicles. This highlights the reliance on motor vehicles to access places of employment and other shopping and essential facilities. Wollongbar in particular had higher levels of vehicle ownership compared to Alstonville, with only 2.7% of Wollongbar households without a vehicle (c.f. 6.8% for Alstonville). This is unsurprising given that residents would often need to travel to Alstonville (at the very least) to access the greater range of facilities compared to what is provided within Wollongbar.

Income

At the time of the 2011 Census, Study Area households had a lower income (\$63,720) compared to the State average (\$67,400). However, when examining the villages separately, Wollongbar displayed a higher than average income (\$69,550) which was tempered by the larger size of Alstonville and its lower average income levels (\$61,590).

4.3: Key Demographic and Socio-economic Characteristics

	Wollongbar	Alstonville	Study Area	Ballina LGA	New South Wales
Age Distribution (%)					
0 - 4	5.7%	5.4%	5.5%	5.4%	6.6%
5 - 9	6.8%	5.5%	5.9%	5.8%	6.3%
10 - 19	15.2%	12.1%	13.0%	12.8%	12.8%
20 - 29	7.6%	7.2%	7.3%	8.0%	13.3%
30 - 49	25.8%	21.8%	23.0%	23.8%	27.8%
50 - 64	22.7%	20.6%	21.2%	22.6%	18.5%
65+	16.1%	27.4%	24.0%	21.5%	14.7%
Household Composition (%)					
Couple only	50.8%	48.1%	48.9%	47.4%	45.7%
Single Parent	5.8%	5.6%	5.6%	5.3%	4.6%
Parents with children under 15 years	20.6%	18.2%	18.9%	18.3%	19.6%
Parents with dependent students	5.1%	4.3%	4.5%	4.4%	5.3%
Parents with non-dependent children	5.6%	4.3%	4.7%	5.0%	6.7%
Group Household	1.4%	2.1%	1.9%	3.2%	3.3%
Lone Persons	7.8%	12.9%	11.4%	11.6%	9.3%
Other	8.3%	8.7%	8.6%	8.7%	11.6%
Workforce Status (%)					
Male workforce participation rate	67.2%	57.9%	60.7%	62.1%	69.5%
Female workforce participation rate	61.0%	46.8%	50.7%	53.5%	57.4%
Total workforce participation rate	63.9%	51.7%	55.2%	57.5%	63.3%
Unemployment Rate	4.2%	5.0%	4.7%	6.3%	5.9%
Highest Qualification Achieved (%)					
Post graduate qualification	3.4%	4.0%	3.8%	3.9%	7.5%
Bachelor degree	20.6%	22.4%	21.8%	21.6%	24.6%
Certificate/Advanced diploma	57.7%	57.9%	57.8%	55.2%	47.9%
Occupation of the Workforce (%)					
Managers/Professionals	33.5%	35.2%	34.7%	34.2%	36.1%
Technicians and Trades	12.9%	13.2%	13.1%	13.9%	13.2%
Community, personal services, admin and sales	38.6%	36.0%	36.9%	35.3%	33.8%
Machine operators, drivers and labourers	14.2%	14.8%	14.6%	15.4%	15.1%
Industry of the Workforce (%)					
Agriculture, forestry and fishing	3.6%	3.5%	3.5%	4.3%	2.2%
Mining	.3%	.9%	.7%	.5%	1.0%
Manufacturing, transport, postal and warehouse	9.7%	8.7%	9.1%	8.7%	13.4%
Electricity, gas, water and water services	1.2%	.9%	1.0%	.9%	1.1%
Construction	7.7%	7.4%	7.5%	9.1%	7.3%
Wholesale and retail trade	16.6%	14.0%	14.9%	15.7%	14.8%
Accommodation and food services	6.2%	8.6%	7.8%	9.0%	6.7%
Finance and insurance, property and business	6.6%	7.2%	7.0%	8.4%	12.3%
Community, health, safety and recreation	38.7%	37.9%	38.2%	33.0%	27.2%
Other	8.3%	8.7%	8.6%	8.7%	11.6%
Nature of Occupied Dwellings (%)					
Owned outright	38.2%	46.5%	44.2%	40.2%	33.2%
Mortgage committed	37.5%	26.9%	29.8%	26.7%	33.4%
Rented	22.5%	22.4%	22.4%	29.2%	30.1%
Structure of Occupied Dwellings (%)					
Separate house	89.6%	76.1%	79.8%	71.1%	69.5%
Semi-detached row/terrace/townhouse	4.9%	8.8%	7.7%	12.8%	10.7%
Flat/unit	5.1%	11.5%	9.8%	12.8%	18.8%
Number of Motor Vehicles per Dwelling (%)					
No vehicle	2.7%	6.8%	5.7%	7.5%	10.4%
1 vehicle	36.9%	41.4%	40.1%	39.2%	37.8%
2+ vehicles	58.4%	48.9%	51.5%	50.4%	48.6%
Average Annual Household Income (\$)	\$ 69,550	\$ 61,590	\$ 63,720	\$63,280	\$67,400

Source: ABS, Norling Consulting

4.4 Demographic Projections and Housing Implications

The NSW Department of Planning & Environment has prepared age group projections to 2036 for the Ballina LGA. The following table details the breakdown of age groups for 2011, 2021 and 2031.

Table 4.4: Population Projections by Age Group Proportions 2011, 2021 and 2031 – Ballina LGA

Age Groups	2011	2021	2031
0-14	17.9%	17.3%	16.5%
15-24	10.6%	9.5%	9.2%
25-44	21.1%	20.2%	18.9%
45-64	29.2%	27.3%	25.4%
65+	21.2%	25.8%	30.0%
Total	100.0%	100.0%	100.0%

Source: NSW Govt Dept of Planning & Environment

The above Table highlights the expected strong growth of the older population, in particular the 65+ age group which is projected to grow from comprising 21.2% of the population to 30% of the population by 2031.

Projections by household type have also been prepared for the Ballina Region. Table 4.5 details these changes over 2011, 2021 and 2031.

Table 4.4: Household Type Projections 2011, 2021 and 2031 – Ballina LGA

Age Groups	2011	2021	2031
Couple only	31.6%	33.5%	34.0%
Couple with children	26.3%	24.5%	23.0%
Single parent	10.9%	10.4%	10.0%
Other family household	2.1%	2.2%	2.0%
Lone person	25.4%	26.2%	27.9%
Group	3.5%	3.3%	3.1%
Total	99.7%	100.0%	100.0%

Source: NSW Govt Dept of Planning & Environment

The household types that are anticipated to be the major drivers of household growth for the Ballina Region are couples only households and lone person households. In particular, 94% of the additional household growth is expected to be comprised of these household types.

Overall the Study Area displays the characteristics of an older community with fewer children and fewer teenagers and young adults. When examining Wollongbar and Alstonville separately, there are some distinctive differences between the two villages. In particular,

Wollongbar is a younger community in comparison to Alstonville and it is expected that this will become more evident following the 2016 Census, which will have captured the new residents living in the WUEA. The WUEA is expected to continue to attract younger residents including families.

Whilst the ageing of the population will be tempered somewhat by the new growth occurring in Wollongbar, overall, the population will continue to age with higher levels of smaller households and lone persons. The ageing population is anticipated to drive demand for additional smaller, cheaper and different housing products.

According to the Australian Government Productivity Commission's Research Paper on Housing Decisions of Older Australians, older residents prefer to age in place and while most are happy to remain in their family home, others prefer age-specific housing options that provide more integrated accommodation and care and may delay entry into residential aged care. As such growth in retirement villages and manufactured home estates has been strong and is expected to continue as the population ages at an increasing rate.

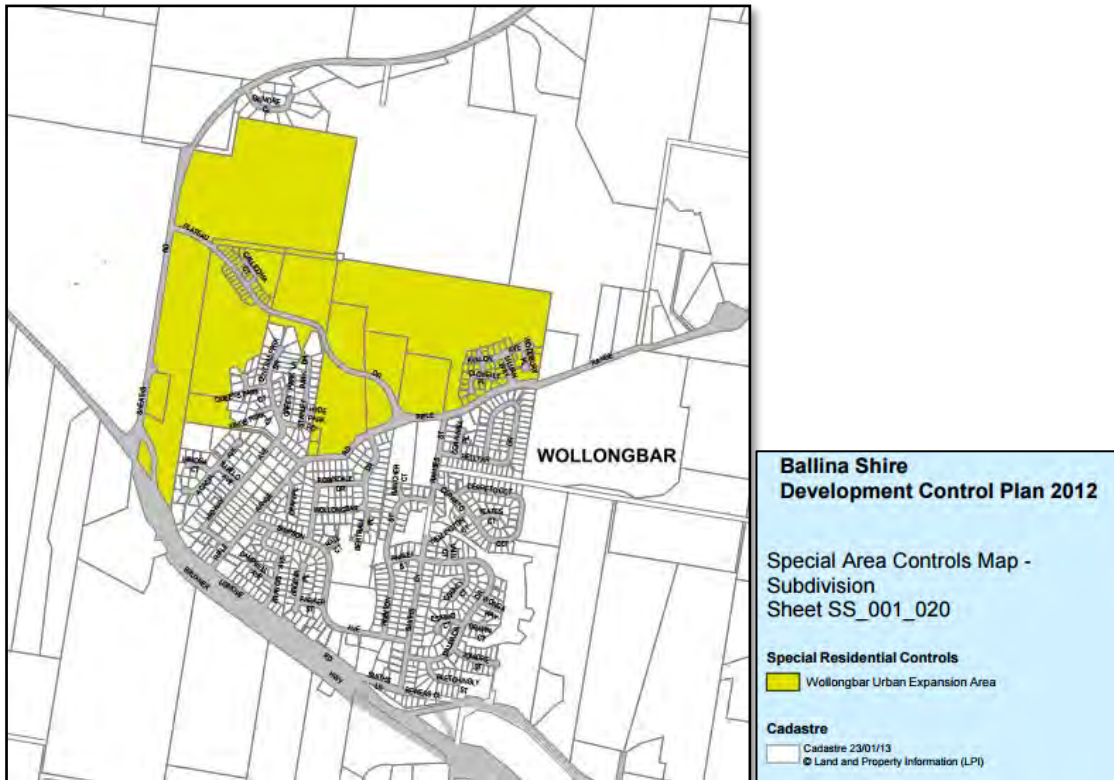
5 RESIDENTIAL SUPPLY ANALYSIS

This Chapter provides quantitative analysis of the quantum of residential zoned land that is practically available for future residential development within the Study Area. Adopting a determined dwelling density to the identified vacant residential zoned land, the future dwelling capacity of the BLEP 2012 was identified. Based on the population and household projections and historic growth rates, it was determined when the available stock of vacant Greenfield land will be exhausted.

In order to examine the availability of residential land, Norling Consulting undertook an assessment of vacant land designated for urban residential development within Wollongbar and Alstonville. This assessment focussed on the capacity of the BLEP 2012 to accommodate future residential growth.

Within the Study Area, the BLEP 2012 and DCP identifies the Wollongbar Urban Expansion Area, illustrated below, which is intended to provide for future growth. The WUEA comprises an area of some 104ha located on the northwestern edge of Wollongbar.

Figure 5.1: Ballina Shire DCP 2012 Special Area Controls Map – Wollongbar Urban Expansion Area



Source: Ballina Shire DCP 2012

Apart from the WUEA, there is a very limited amount of vacant residential zoned land within Alstonville and Wollongbar. However, there would still be some level of infill occurring over time. Chapter 15 – Wollongbar Urban Expansion Area of the Ballina Shire Combined Development Control Plan outlines a land budget for the WUEA including a breakdown by lot, land use, area, dwellings per hectare and dwelling estimates. This was utilised and updated to reflect the recent development that has already occurred within the WUEA.

Norling Consulting has inspected vacant and underutilised lands in December 2016 together with the viewing of satellite images (Google Maps). The detailed results of these investigations are detailed in Appendix A and summarised below:

Table 5.1: Vacant and Underutilised Zoned Residential Land

Study Area	Vacant and Underutilised* Land (ha)
Wollongbar Urban Expansion Area	77.23
Wollongbar (Outside WUEA)	4.27
Alstonville	2.90
Total	84.40

*underutilised includes large sites greater than 1ha that may have a single home. It excludes lots containing churches which are unlikely to be redeveloped in the short to medium term.

Source: Ballina DCP, Norling Consulting, PriceFinder

In total, there is approximately 84ha of vacant and underutilised land within the Study Area, the majority of which is within the WUEA.

The Ballina Shire DCP divides the WUEA into 2 distinct residential precincts. Precinct 1 contains land that is characterised by slopes less than 12 degrees. Precinct 2 contains land that is characterised by slopes in excess of 12 degrees. An average dwelling density of 15 dwellings per ha was adopted for Precinct 1 and an average of 10 dwellings per ha was adopted for Precinct 2. However, based upon the actual rate at which the land within the WUEA has been developed so far, an average of 10 dwellings per hectare is more appropriate for all developable areas. Therefore, for the purposes of this Study a dwelling density of 10 dwellings per hectare has been adopted. For the areas outside of the WUEA, the developable area of each lot is assumed to comprise 80% of the total lot area. This allows for roads and any buffering requirements.

The following Table outlines the total dwelling capacity within vacant and underutilised land within the Study Area:

Table 5.2: Lot/Dwelling Capacity within the Study Area

Study Area	Vacant or Underutilised* Land (ha)	Total Dwellings
Wollongbar Urban Expansion Area	77.23	529
Wollongbar (Outside WUEA)	4.27	34
Alstonville	2.90	23
Total	84.40	586

*underutilised includes large sites greater than 1ha that may have a single home. It excludes lots containing churches which are unlikely to be redeveloped in the short to medium term.

Source: Ballina DCP, Norling Consulting, PriceFinder

Based upon this analysis, there is capacity for approximately 586 dwellings within appropriately zoned vacant residential land within the Study Area.

In assessing the number of years supply, the residential demand for future take-up within the Study Area is assessed with the following underpinning the analysis:

- Based on PriceFinder data of vacant residential land sales, there has been an average of 51 sales over the past three full years (2013, 2014 & 2015) within Wollongbar and for the same period, an average of 7 within Alstonville. In total this equates to an average of 58 land sales within the Study Area.
- The population and dwelling projections set out in the previous Chapter, there is projected to be an additional 52 dwellings per annum between 2016 and 2026, 48 per annum between 2026 and 2031 and 46 per annum between 2031 and 2036.

The following Table details the dwellings required to accommodate the projected population and dwellings to 2036.

Table 5.3: Dwellings required to 2036

Study Area	2016	2021	2026	2031	2036
Population (no.)	8,872	9,453	10,023	10,533	11,008
Dwellings (no.)	3,760	4,020	4,280	4,520	4,750
Dwellings Required (no.)		260	260	240	230
Accumulated Dwellings Required (no.)		260	520	760	990

Source: Norling Consulting

With a current capacity for approximately 586 dwellings, the Study Area is calculated to have less than twelve years supply of residential land, to be exhausted by 2028.

It is generally accepted that Environmental Plans should identify sufficient residential lands to accommodate demand for a 15- to 20-year timeframe at their commencement. The estimated 12 year's supply at this time appears to satisfy this measure.

However, it is considered to be of some concern that 90% of residential capacity is located within a single location (WUEA) and that location is between 1.0km and 2.0km from the Wollongbar commercial centre.

6 NEEDS ANALYSIS

Based upon the findings of this Housing Needs Assessment, it is Norling Consulting's opinion that there is a moderate level of economic and planning need for the proposed development. This is demonstrated by the following points:

- a) The Study Area is characterised by an older population, particularly those aged over 65 and fewer children, teenagers and 20-somethings. At the time of the 2011 Census, 24% of the Study Area population were aged over 65, which is 63% greater than the State average (14.7%). This older age group would have a greater propensity for alternative housing products including smaller lot and affordable housing.
- b) The proposed development would increase choice in lot and housing alternatives. It would also contribute to increasing diversity in living options for different housing types.
- c) There is a lack of smaller housing products to meet the needs of retirees seeking to downsize within the Study Area. There is currently only two aged care facility providing independent living units, both of which are full (there are waiting lists). The proposal would provide for this gap in the market.
- d) The residential capacity analysis indicated that there is less than twelve years supply of suitably zoned residential land supply to cater for the future population growth within the Study Area. It is projected that the supply would be exhausted by 2028.
- e) A key goal of the current and draft Regional Plan is to provide housing choice to meet the community's needs into the future, recognising that as a result of changing demographics and an ageing population, residents may want a choice about whether to remain in their family home or to relocate to smaller, more affordable housing closer to services. The proposal would help to achieve this goal.
- f) The proposed development would improve the affordable housing option in the villages by providing only the second manufactured home product, which has been demonstrated to be an affordable product and attractive to the increasing retiree market.
- g) To inform its strategic planning process for Alstonville, Council undertook a community engagement process to understand how the community feels about Alstonville now and into the future. As reported in Council's Community Report Alstonville 2036, a number of older people stated that they were currently living in a large family home on a suburban block but that their children had moved away and they would like to live closer to town. They didn't want a tiny home but wanted to live in a 3 bedroom townhouse style home

with some backyard. They were happy to live in close quarters with other residents and would like to walk into town along level footpaths. Different styles of housing dependent on proximity to the CBD to cater for all age and ability groups was seen as a way to keep housing opportunity flexible and affordable. With limited capacity for growth within the village Alstonville, the subject site is a strategic location proximate to both Alstonville and Wollongbar.

- h) The subject site is closer to the Wollongbar shopping facilities and services than land within the WUEA. The site is also conveniently located close to Alstonville, which offers a greater range of services and shopping facilities.

7 CONCLUSION

Wollongbar and Alstonville are small villages located on the Alstonville Plateau between Lismore and Ballina on the Bruxner Highway. While Alstonville has experienced very little growth over the past decade, Wollongbar has recently attracted strong growth since the release of the Wollongbar Urban Expansion Area. With a current population of 8,870 Persons, the Study Area is projected to growth to reach 9,450 persons by 2021 and 10,530 persons by 2031.

The Study Area comprises a large proportion of older persons in comparison to the State average. This ageing population would increasingly demand smaller and more affordable housing products. With only two facilities offering independent living units within Alstonville and none within Wollongbar, all are currently full and there are waiting lists. While not a dedicated aged persons' facility, the existing Alstonville Leisure Village, which offers affordable housing to the elderly, is also at capacity with no homes currently available for sale.

An analysis of the vacant zoned residential land indicates that there is 84.4ha of vacant and underutilised land. Based upon population and dwelling projections for the Study Area, this is projected to be exhausted by 2028, or within twelve years. The majority of this vacant land is within the WUEA, located in the northern part of Wollongbar Village.

The proposal is strategically located on a site close to both Wollongbar and Alstonville. It is located within a short distance of Wollongbar shops and services and is a more convenient location than land within the WUEA. The proposed manufactured housing estate would assist in providing a greater range in housing products, contribute to the provision of affordable housing and help to meet the needs of the changing demographic of the area.

Appendices

Appendix A: Vacant Land Supply Analysis – Study Area

Lot No.	Land Use Group	Specific Uses	Total Lot Area (ha)	Landuse Group Area (ha)	Specific Uses Area (ha)	Dwellings per ha	Dwellings
Within Wollongbar Urban Expansion Area							
Lot 11 DP868264	Arterial Road	46 Sneaths Road	37.38				
		Link Road		0.82			
		Noise Buffers (Bruxner Hwy)			0.31		
		Noise Buffers (Sneaths Rd)			0.20		
	Open Space			6.05	0.31		
		7(d) zone/environment restoration(includes buffers to vegetation and environmentally sensitive land)			6.05		
	Precinct 1 (developable)			25.65		10	256.50
	Precinct 2 (developable)			4.86		10	48.60
Lot 23 DP842886	Open Space	43 Midway Avenue	2.01				
		7(d) zone/environment restoration(includes buffers to vegetation and environmentally sensitive land)			0.68		
	Precinct 1 (developable)			1.07		10	10.70
	Residue			0.26			
Lot 100 DP1212282	Open Space	Plateau Drive	5.41				
		7(d) zone/environment restoration(includes buffers to vegetation and environmentally sensitive land)			4.73		
	Precinct 1 (developable)			0.68		10	6.78
Lot 11 DP1063669	Arterial Road	59 Rifle Range Road	0.21				
		Link Road		0.03			
		Noise Buffers (Rifle Range Road)			0.01		
	Precinct 1 (developable)			0.18	0.02	10	1.80
Lot 10 DP1063669	Precinct 1 (developable)	57 Rifle Range Road	0.19				
				0.19		10	1.94
Lot 7 DP1201077	Arterial Road	Rifle Range Road	8.03				
		Link Road		0.62			
		Noise Buffers (Rifle Range Road)			0.29		
		Rifle Range Road Realignment			0.21		
	Open Space			0.46	0.12		
		7(d) zone/environment restoration(includes buffers to vegetation and environmentally sensitive land)			0.46		
	Precinct 1 (developable)			4.80		10	48.00
	Precinct 2 (developable)			1.95		10	19.50
Lot 16 DP1204621	Open Space	Plateau Drive	2.77				70.50
		Community Facilities		0.12			
		Open Space			0.04		
	Proposed Development - 16 lots				0.08		16.00
Lot 6 DP1161720	Structured Open Space	93 Rifle Range Road	3.78				
		Community Facilities		3.46			
		Open Space (may include any of the following: multi-use courts, skate park, car parking, play equipment and the like)			0.09		
		Medium Density (Precinct 1 developable)		0.32	3.37	33	10.56
Lot 75 DP1213425	Open Space	121 Rifle Range Road	17.45				
		7(d) zone/environment restoration(includes buffers to vegetation and environmentally sensitive land)		6.61			
		Buffer to Rural land			5.82		
		Buffer to 6(d) zone land			0.14		
	Precinct 1 (developable)			3.18	0.65	10	31.75
	Precinct 2 (developable)			7.67		10	76.70
Sub Total			77.23				528.83

Lot No.	Land Use Group	Specific Uses	Total Lot Area (ha)	Landuse Group Area (ha)	Specific Uses Area (ha)	Dwellings per ha	Dwellings
Outside of Wollongbar Expansion Area							
Lot 4 DP244611		76-86 Rifle Range Road	2.02				
		Developable		1.616		10	16
Lot 19 DP259768		13 Acacia Street	1.15				
		Developable		0.92		10	9
Lot 1 DP1038613		Bletchingly Street	1.1				
		Developable		0.88		10	9
Sub Total			4.27				34
Alstonville							
Lot 323 DP755745		Main Street	1.8				
		Developable		1.44		10	14
Lot 83 DP239781		77 Teven Road	1.12				
		Developable		0.90		10	9
Sub Total			2.92				23
GRAND TOTAL			84.42				586

Source: Ballina Shire DCP, Norling Consulting Inspections, PriceFinder, Google Maps

Appendix B: Wollongbar Urban Expansion Area and Surrounds



Source: Ballina Shire DCP, Norling Consulting Inspections, PriceFinder, Google Maps

Norling Consulting^{Pty Ltd}
Business & Property Economics

Housing Needs Assessment
December 2016

Ph. 07 3236 0811 | mail@norling.com.au | www.norling.com.au

10 May 2017

Planit Engineering
PO Box 1623
Kingscliff NSW 2487

Attention: Adam Smith – Director

Dear Adam,

Re: Preliminary Agricultural Land Assessment, Alstonville Manufactured Home Estate, Alstonville, New South Wales

Planit Engineering Pty Ltd, on behalf of Karalta Court Pty Ltd, commissioned Gilbert & Sutherland (G&S) to prepare a preliminary and desktop agricultural assessment for a proposed Manufactured Housing Estate on Lot 10 DP1059499 at Alstonville, New South Wales (the site). The site has an area of approximately 7 ha and is located as shown on Drawing No 11777.001 in Attachment 1.

Information sources

This preliminary desktop agricultural assessment considered the following:

- Ballina Shire Development Control Plan (2012) Chapter 7 – Rural Living and Activity.
- Ballina Local Environmental Plan (2012) - Land Zoning Map - Sheet LZN_001B and Land Zoning Map - Sheet LZN_002A.
- Department of Infrastructure, Planning and Natural Resources (2005) '*Northern Rivers Farmland Protection Project – Final Recommendations*', New South Wales Government.
- Department of Natural Resources, Queensland, 1997, '*Planning Guidelines – Separating Agricultural and Residential Land Uses*' (DNRQ publication No. 97088).
- Department of Planning (2006) Far North Coast Regional Strategy State of New South Wales through the Department of Planning, December 2006.

- Emery, K. A. (1985). Rural Land Capability Mapping, Soil Conservation Service of New South Wales.
- Learmonth R., Whitehead R., Boyd W., Fletcher S. (2007) *Living and working in rural areas. A handbook for managing land use conflict issues on the NSW North Coast*, Chapter 6 Development Control.
- Morand, D.T. (1994). *Soil Landscapes of the Lismore-Ballina 1:100 000 Sheet*, Soil Conservation Service of New South Wales, Sydney.
- NSW Planning and Environment (2016) *Draft North Coast Regional Plan*, March 2016 (Crown copyright 2016, New South Wales Government).
- Office of Environment & Heritage and the Office of Agricultural Sustainability & Food Security (2013) – *Interim Protocol for Site Verification and Mapping of Biophysical Strategic Agricultural Land*, New South Wales Government.
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) (2007) - Strategic Agricultural Land Map - Sheet STA_051.
- State Environmental Planning Policy (Rural Lands) (2008) Under the Environmental Planning and Assessment Act 1979.

Desktop assessment

The site at present appears to be covered with a permanent pasture. This is consistent with the land use back to June 2007 (being the limit of publicly available historical images on Google Earth).

In June 2009, the site was adjacent to the construction and final location of the Bruxner Highway (south of the site), which separated the lot from the land south which was also pasture land. To the north of the site is Lismore Road, past which are lands that, in parts, appears to be avocado plantations, woodlots, grazing land and low density residential development. The location of adjoining land uses is shown in Drawing No 11777.002 in Attachment 1. There are two gullies formed at the western end of the site, incised by water flowing from culverts in Kays Lane and the Bruxner Highway.

The site is located within the Wollongbar soil landscape (Morand, D.T., 1994) as shown on Drawing No. 11777.003 in Attachment 1. The soils are described as Kraznozems which, under the new taxonomy, are normally Ferrosols. Dispersed in amongst the broader soil landscape are both the Eltham and Bangalow soil landscapes. Both of these are Ferrosols but are either in an alluvial or erosional landscape respectively. The Ferrosols are normally deep (>2.0 m) but may be at some locations as shallow as 0.8 m. These type of soils are considered as good agricultural land.

The mapped presence of State Significant Agricultural Land (SSAL) on the site is depicted on Drawing No. 11777.004 in Attachment 1. The mapped presence of Biophysical Strategic Agricultural Land (BSAL) on the site is shown on Drawing No. 11777.005 in Attachment 1. SSAL is afforded protection by the planning legislation and policy. The Ballina LEP 2013 does not allocate a zone to the site and identifies it as a 'Deferred Matter', however, the Ballina LEP 1987 identified the site as 'Urban Buffer' (see Drawing Nos. 11777.006 and 007 in Attachment 1).

Significant areas surrounding the site are occupied by agricultural land which is also mapped as SSAL and/or BSAL. Accordingly, the proposed development will need to design a vegetated buffer to minimise the risk of land use conflict for the existing and potential agricultural activities that may be operating from time to time. To accommodate these eventualities a vegetated buffer of at least 10 m will be required for the south, west and northern boundary and a 20 m vegetated buffer along the eastern boundary.

Although SSAL and BSAL have different application to the planning environment they are derived from the same data set and show same footprint in this locale. The mapping of SSAL has no mapping rules that are easily used to assess whether land is SSAL or not. However, BSAL does have a set of mapping rules to verify the quality of the agricultural resource.

The minimum area of contiguous land for classification as BSAL is 20 ha. Importantly, contiguity is assessed on the basis of agricultural land characteristics that are common to a given land unit. It is not based on lot boundaries, ownership, area or other characteristics.

The site displays some characteristics that may impede its BSAL status such as the erosion areas in the west and what appears to be some waterlogging or other soil factors that show as differences in the pasture growth throughout the site.

Recommendations

It is recommended that:

- a vegetated buffer of at least 10 m will be required for the south, west and northern boundary and a 20 m vegetated buffer along the eastern boundary; and
- further assessment be undertaken in the form of a field survey to investigate the site soil conditions and whether the site does not fulfil the requirements for BSAL and consequently SSAL.

We trust this is satisfactory. Please do not hesitate to contact this office if you require any further details or elaboration.

Yours sincerely,



Neil Sutherland
**Director/Principal Agricultural &
Environmental Scientist**
BTEC(Hgr)Agr PGDipLanWatMan
MScEnvMan CPAg MAIAS



Dr Philip Matthew
Principal Agricultural Scientist
BAgSc DURP MResSc PhD MAIAST

Author(s) Neil Sutherland, Phil Matthew

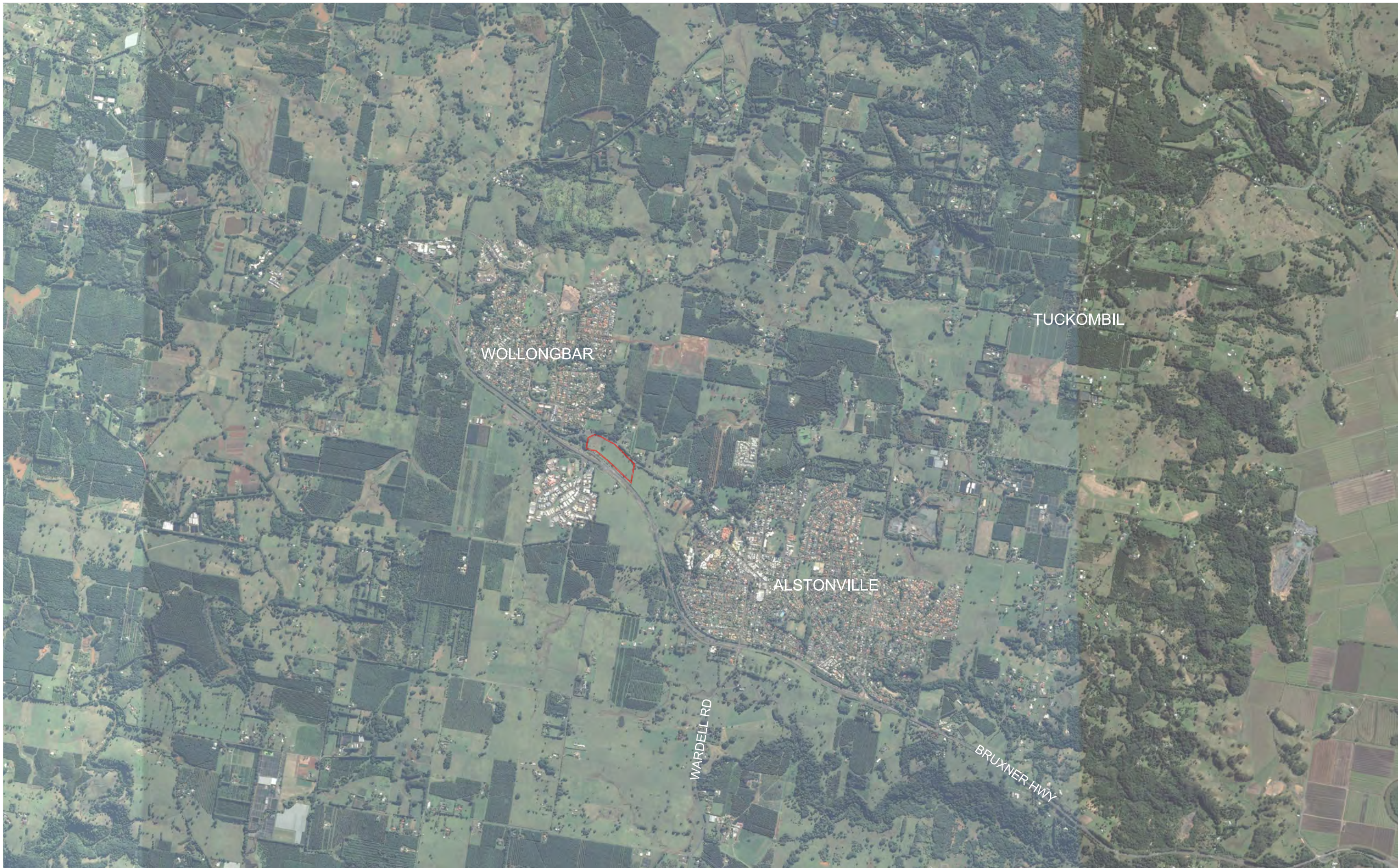
Our Reference 11777 ADV100517 PLM1F.docx



Your Reference

By Courier Email Facsimile Post

Enclosures – 1 (Drawings)

Attachment 1 – Drawings



 **ORIENTATION**
SCALE 1:32 000

ROBINA
 PO Box 4115 Robina QLD4230 07 5578 9944
 Email robina@access.gs www.access.gs

LEGEND
 Site Boundary

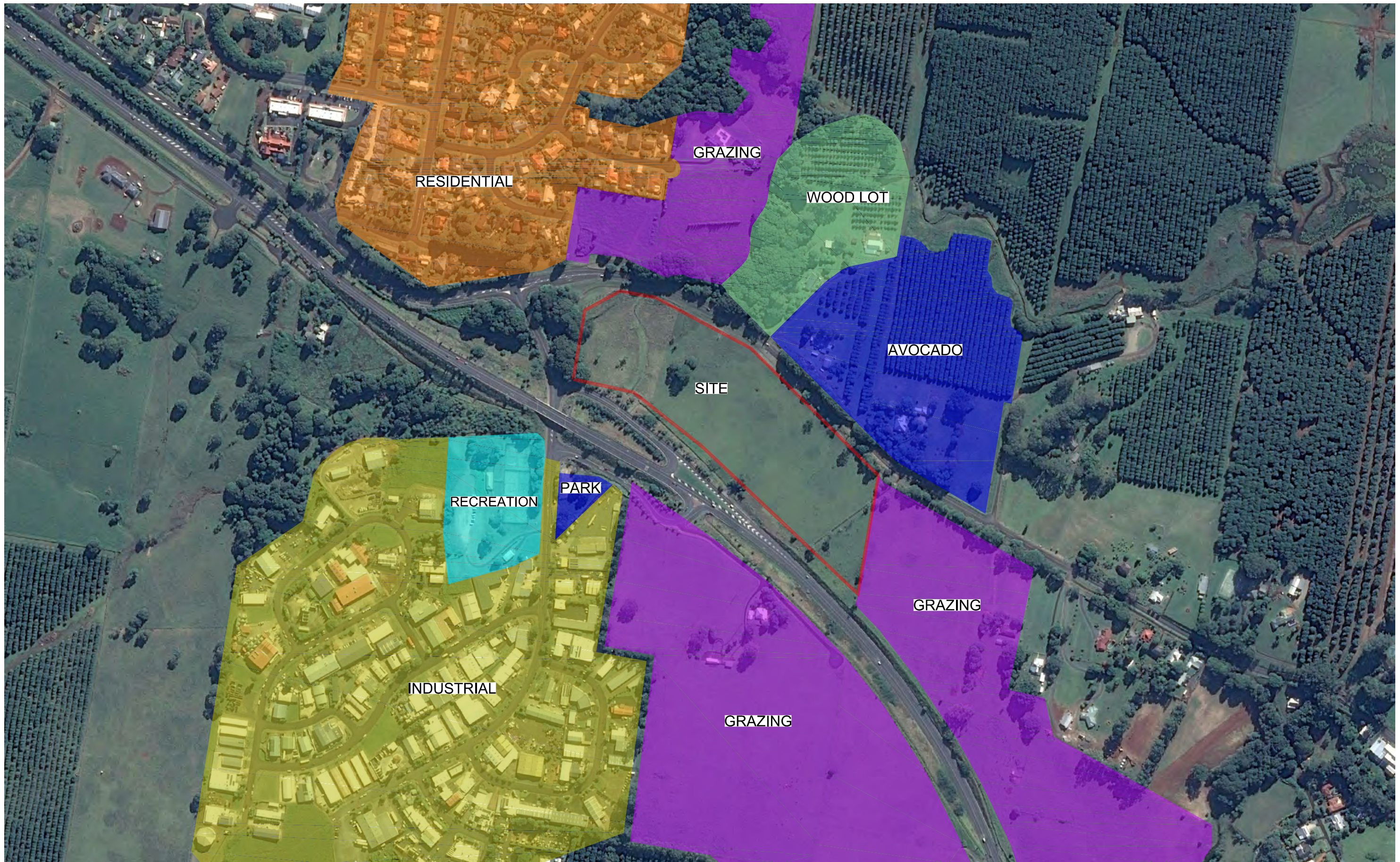
SOURCES
 Image: Google Earth Pro 2016
 Site Boundary: NSW Globe, NSW Government


PROJECT	CLIENT
PRELIMINARY AGRICULTURAL LAND ASSESSMENT	KARALTA COURT PTY LTD C/- PLANIT CONSULTING

DRAWING
 SITE LOCATION

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:32 000@A3	30/11/2016	WPS	PLM	11777	001	-






ORIENTATION
 SCALE 1:5 000
 50 100 150 200 250
 metres
ROBINA
 PO Box 4115 Robina QLD4230 07 5578 9944
 Email robina@access.gs www.access.gs


LEGEND
 AS SHOWN




SOURCES
 Image: Google Earth Pro 2016
 Site Boundary: NSW Globe, NSW Government

PROJECT		CLIENT		DRAWING		
PRELIMINARY AGRICULTURAL LAND ASSESSMENT		KARALTA COURT PTY LTD C/- PLANIT CONSULTING		LAND USE MAP		
SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:5 000@A3	30/11/2016	WPS	PLM	11777	002	-






ORIENTATION
 SCALE 1:5 000
 50 100 150 200 250
 metres
ROBINA
 PO Box 4115 Robina QLD4230 07 5578 9944
 Email robina@access.gs www.access.gs

LEGEND
 Site Boundary
 Bangalow
 Wollongbar

SOURCES
 Image: Google Earth Pro 2016
 Site Boundary: NSW Globe, NSW Government
 Soil Areas: NSW Government - Office of Environment & Heritage



PROJECT
 PRELIMINARY AGRICULTURAL LAND ASSESSMENT
CLIENT
 KARALTA COURT PTY LTD C/- PLANIT CONSULTING

DRAWING
 SOIL LANDSCAPE MAP

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:5 000@A3	30/11/2016	WPS	PLM	11777	003	-





 **ORIENTATION**
SCALE 1:5 000

ROBINA
 PO Box 4115 Robina QLD4230 07 5578 9944
 Email robina@access.gs www.access.gs


LEGEND
 Site Boundary
 State Significant Farm Land


SOURCES
Image: Google Earth Pro 2016
Site Boundary: NSW Globe, NSW Government
BSAL/SSFL: NSW Government Planning & Infrastructure - Strategic Agricultural Land Map - Sheet STA_051

PROJECT		CLIENT		DRAWING		
PRELIMINARY AGRICULTURAL LAND ASSESSMENT		KARALTA COURT PTY LTD C/- PLANIT CONSULTING		STATE SIGNIFICANT FARM LAND (SSFL)		
SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:5 000@A3	30/11/2016	WPS	PLM	11777	004	-






ORIENTATION
 SCALE 1:5 000
 50 100 150 200 250
 metres
ROBINA
 PO Box 4115 Robina QLD4230 07 5578 9944
 Email robina@access.gs www.access.gs

LEGEND
 Site Boundary
 Biophysical Strategic Agricultural Land

SOURCES
 Image: Google Earth Pro 2016
 Site Boundary: NSW Globe, NSW Government
 BSAL/SSFL: NSW Government Planning & Infrastructure - Strategic Agricultural Land Map - Sheet STA_051

PROJECT
 PRELIMINARY
 AGRICULTURAL
 LAND ASSESSMENT


CLIENT
 KARALTA COURT
 PTY LTD C/- PLANIT
 CONSULTING

DRAWING
 BIOPHYSICAL
 STRATEGIC
 AGRICULTURAL LAND
 (BSAL)

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:5 000@A3	30/11/2016	WPS	PLM	11777	005	-






ORIENTATION
 SCALE 1:5 000
 50 100 150 200 250
 metres
ROBINA
 PO Box 4115 Robina QLD4230 07 5578 9944
 Email robina@access.gs www.access.gs

LEGEND
 Site Boundary
 Environmental Protection - Urban Buffer
 Environmental Protection - Proposed Main Road

SOURCES
 Image: Google Earth Pro 2016
 Site Boundary: NSW Globe, NSW Government
 Ballina Local Environment plan: NSW Government - NSW legislation

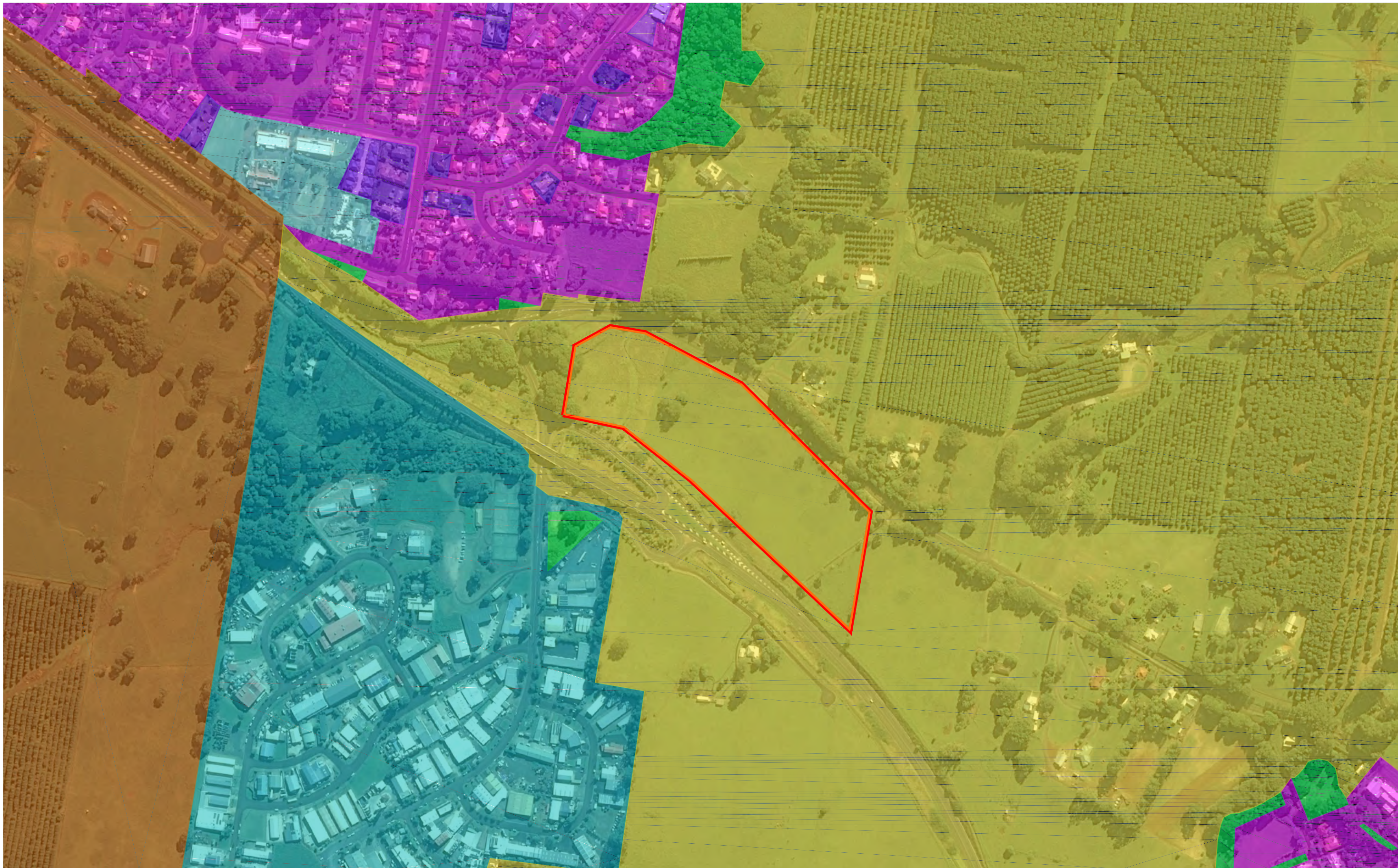
PROJECT
 PRELIMINARY AGRICULTURAL LAND ASSESSMENT

CLIENT
 KARALTA COURT PTY LTD C/- PLANIT CONSULTING

DRAWING
 1987 BALLINA LOCAL ENVIRONMENTAL PLAN MAP

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:5 000@A3	30/11/2016	WPS	PLM	11777	006	-





ORIENTATION
 SCALE 1:5 000
 50 100 150 200 250 metres
ROBINA
 PO Box 4115 Robina QLD4230 07 5578 9944
 Email robina@access.gs www.access.gs

LEGEND	
	Site Boundary
	Deferred Matter
	General Industrial
	Low Density Residential
	Medium Density Residential
	Neighbourhood Centre
	Primary Production
	Public Recreation

SOURCES
 Image: Google Earth Pro 2016
 Site Boundary: NSW Globe, NSW Government
 Ballina Local Environment plan: NSW Government - NSW legislation

PROJECT
 PRELIMINARY AGRICULTURAL LAND ASSESSMENT

CLIENT
 KARALTA COURT PTY LTD C/- PLANIT CONSULTING

DRAWING
 2012 BALLINA LOCAL ENVIRONMENTAL PLAN MAP

SCALE	DATE	DRAWN	CHECKED	PROJECT	DRAWING	REVISION
1:5 000@A3	30/11/2016	WPS	PLM	11777	007	-

