

SDS Civil Enterprises

461 Hinterland Way, Knockrow NSW 2477

8 May 2017

The General Manager
PO Box 450
BALLINA NSW 2478

Attention: Mr K Kerzinger

**RE: Submission To Draft Alstonville Planning and Environmental Study
And Draft Strategic Plan 2017 – 2037 in Relation To Lot 2 DP 620552**

Please find following a formal submission to the Draft Alstonville Planning and Environmental Study and Draft Strategic Plan 2017 – 20137 on behalf of the landowner of Lot 2 DP 620552, Lismore Road, Alstonville. In summary, this submission seeks Council's inclusion of Lot 2 DP 620552 as low density residential lands given it has negligible impact upon rural buffer view lines due to it being below a local ridgeline and the lands already has significant urban development about its more visual northern perimeter.

Currently Lot 2 DP 620552 (subject land) is a small holding of 4.6Ha which is within the 'Deferred Matter' lands but has a strong urban connection to existing residential development on its northern boundary. There are 5 residential boundary's which have urban frontages of typically 20m to 30m and such lots front Lismore Road. The subject land is located behind / to the rear of these existing residential development and given that the topography is quite low set, it is contended that the development of residential homes below the ridgeline will not have undue impact upon the visual buffer separation of Alstonville and Wollongbar. A preliminary visual presentation of the sight lines has been undertaken (refer attached) to articulate the low impact potential of the land. Particular comment is made as to Photo 5 which demonstrates the current existing residential frontage to Lismore Road which already screens the subject lands.

It is contended that this exhibition process being undertaken by Council offers the very opportunity to finesse the zoning boundaries at development interfaces and to articulate strong reasoning's for inclusion or exclusion of developable lands. In this case, it is also confirmed that existing infrastructure services are present along the northern boundary of the property.

The Draft Strategic Plan 2017 – 2037 describes a position on retaining rural areas in Objective No 1 to '*advocate a policy position which generally discourages proposals...*'. The terminology **generally** is a broad description and this submissions seeks clarity in this regard. In particular, it is put that where there is negligible visual buffer impact and existing infrastructure services are readily available, the wording of Objective No 1 should incorporate 'permissibility of discrete and appropriate development that has minimal impacts on buffer sight line and infrastructure servicing corridors'.



I would welcome the opportunity to meet with Council staff to answer questions as to how low density residential development upon Lot 2 DP 620552 is envisaged and also to discuss possibilities of land dedications of riparian creek frontages to Maguires Creek given there currently exists a 20m easement to benefit of Council.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. Williams', followed by a horizontal line.

Peter Williams
Civil Engineer

m. 0438 725 414

e. peterw@sdscivil.com.au

Encl: *Photographic Reference Plan and Plates (4 Pages)*

← TO WOLLONGBAR / LISMORE

TO ALSTONVILLE / BALLINA →



LEGEND

- Site Boundary
- Subject Development Land
- ↖ Photo point
- Ridgeline

Sheet 01 of 04
4 May 2017

Document Purpose

These plans and photographic plates are illustrative only. Positional information is has been interpreted from aerial photography and is not survey accurate.

design team ink: landscape architecture + urban design
PO Box 1473 Ballina NSW 2478 | 0428 259 286 | www.designteamink.com

LOT 2 D.P. 620552
59 LISMORE ROAD, ALSTONVILLE
PHOTOGRAPH REFERENCE PLAN



PHOTO 1: LOOKING WEST ALONG LISMORE ROAD.
The site is unable to be seen.



PHOTO 2: LOOKING WEST ALONG LISMORE ROAD (PHOTO TAKEN FROM OPPOSITE SIDE OF THE ROAD TO TRAVEL LANE).
The site is unable to be seen.

Document Purpose

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4 May 2017

LOT 2 D.P. 620552
59 LISMORE ROAD, ALSTONVILLE

PHOTOGRAPHIC PLATES SHEET 1



PHOTO 3: LOOKING WEST ALONG LISMORE ROAD (PHOTO TAKEN FROM OPPOSITE SIDE OF THE ROAD TO TRAVEL LANE).
The site is seen through vegetation on the left of the photo.



PHOTO 4: LOOKING EAST ALONG LISMORE ROAD FROM WEST OF FRANK ROAD.
The site is located behind roadside vegetation. The driveway handle and parts of the existing dwelling can be seen as the driver approaches the crest of the hill. The bulk of the lot is located behind houses off Lismore Road.

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LOT 2 D.P. 620552
59 LISMORE ROAD, ALSTONVILLE

PHOTOGRAPHIC PLATES SHEET 2

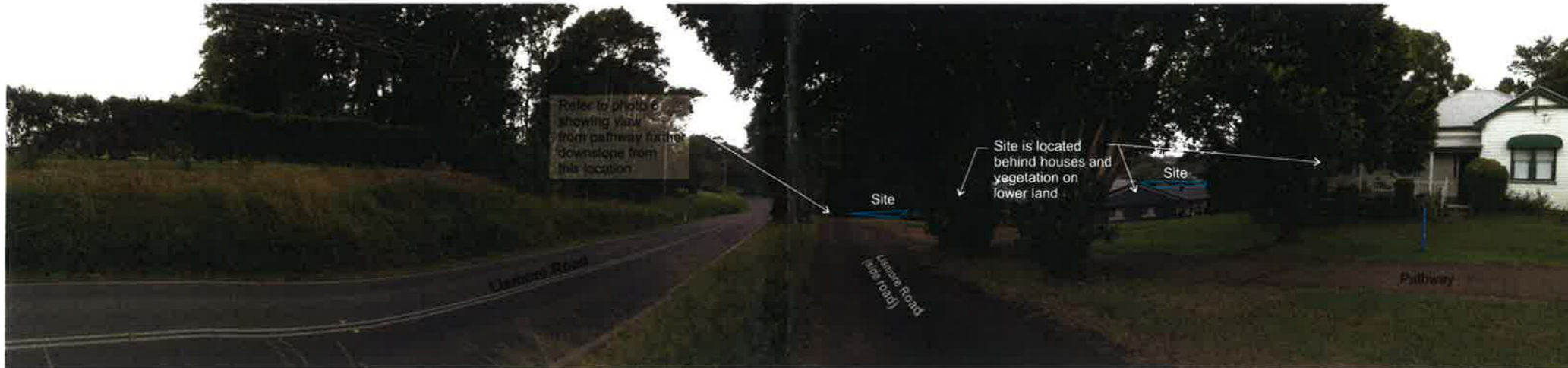


PHOTO 5: LOOKING EAST FROM THE SECONDARY ACCESS ROAD (LISMORE ROAD).
The site is located behind vegetation and houses.



PHOTO 6: LOOKING EAST FROM THE PATHWAY NEAR LISMORE ROAD.
The site can be seen through vegetation on the right of the photo.

Document Purpose

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Sheet 03 of 04
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LOT 2 D.P. 620552
59 LISMORE ROAD, ALSTONVILLE

PHOTOGRAPHIC PLATES SHEET 2



Ballina Shire Council © NSW Spatial Services 2017. This map is illustrative and not to scale.



Draft Alstonville Strategic Plan 2017-2037

Submission by Malcolm Johnson, 29, Godfrey Place, Alstonville, NSW 2477

The Alstonville Plateau is an integral part of the Richmond River Catchment. For the health of the Richmond River & the Alstonville Plateau it is essential that the water quality of streams is very high. If it is intended to use natural riverine amenities such as Killen Falls, Dalwood Falls, Tosha Falls, Bulwinkel Park weir & Howards Road waterholes as recreational attractions then their physical environments must be upgraded.

It is imperative that more attention is paid to the natural environment. Conservation, retention & regeneration of native vegetation will support a rich biodiversity. Riparian zones need to be reinstated to protect streams & water quality. These would create natural wildlife corridors to increase biodiversity. The Alstonville Plateau has a rich variety of aquatic, insect, animal, reptile & birdlife dependent on its natural vegetation.

It may be necessary to develop a system of “stewardship incentives” to encourage landowners to improve and conserve natural vegetation & waterways to upgrade Alstonville’s environment which will improve Richmond River water quality. It is also imperative to remove & halt weed growth throughout the plateau where camphor- laurel, Madiera Vine are impacting on native vegetation & wildlife.

Locality Objective One : Ensuring the village’s character, sense of community & quiet lifestyle is maintained.

If the “buffer zone “ is to be maintained as originally envisaged then a strong policy position MUST be maintained. The proposal to expand the 7th Day Adventist Retirement Village goes against the “buffer zone” concept. It would be unfair to allow a commercial religious organisation to receive privileges to expand their pecuniary interests. Expansion towards Lumley Park would involve confronting the Fruit Bat colony. The sloping area south of the existing built area of 7th. DARV should be developed as a passive park area. Ballina Shire community should not bear costs to improve that section of Pearces Creek Road if 7th DARV is allowed to expand. If there is approval then this would encourage further development of the “ buffer zone”.

Developing policies to promote a vibrant, productive rural hinterland should include policies to encourage “ stewardship” of the rural land & waterways. Incentives should be developed for landowners to protect water quality, prevent soil erosion, maintain soil health & native vegetation & biodiversity. Negligence by some landowners degrades the landscape resulting in loss of amenity & low productivity.

Many of the buildings within Alstonville’s CBD area & Main Street have architectural merit giving a unique character that would assist any tourist promotion.

Lumley Park & Bulwinkel Park have significant historical, natural and cultural significance. Because of their importance tourist groups visit but they also provide important passive recreation for residents offering peace & solitude.

The Strategic Plan 2017 mentions views to the north over the “Police Paddocks” from Main Street. This property is usually overgrown & a possible fire hazard if not grazed. It could offer a site for passive recreation or public gardens for a growing population rather than being used for housing.

LOCALITY OBJECTIVE TWO : Providing New Housing Opportunities.

Any development in the CBD area & immediate areas should be of a high standard & in keeping with the architectural styles & unique character of Alstonville. This would fit in with creating an ambience helping to promote tourist interests. Increasing building heights should also have this in mind.

Rezoning Lot 1 DP 542662, the 7th Day Adventist Retirement Village for extension should not go ahead. As previously stated it threatens the concept of the “ buffer zone”. Level land should be sought elsewhere, even beyond Alstonville.

LOCALITY OBJECTIVE THREE : Enhancing village connectivity.

Shared pathways are essential to encourage walking & cycling for obvious health & fitness reasons. Mobility scooters & bicycles require wide paths for overtaking pedestrians.

Fitness station walks could be developed around Crawford Park, Geoff Watt Oval & the Sports Field complex at Wollongbar.

Elizabeth Ann Brown Park & Daley Street could be redesigned & developed as the village green “square” . This site is currently Alstonville’s gathering centre which could be catered for by existing coffee establishments.

LOCALITY OBJECTIVE FOUR : Fostering employment opportunities.

Alstonville- Wollongbar- Tintenbar economic catchment zone is limited by a small population. The competitive advantages of Ballina, Goonellabah & Lismore make it difficult for any large supermarket or retail outlet to compete. On-line shopping also impacts on retail in Alstonville.

Any retail commercial development in Alstonville needs to be high quality, boutique style offering absolute economic advantage to survive. Professional services businesses need to be encouraged. Only 2 banks remain (CBA & Summerland Credit Union) which need to be supported by local businesses, organisations and residents.

Tertiary Education & Training establishments need supporting. TAFE & North Coast Community College provide employment & training programmes which fit into local business needs. Horticultural wholesale nurseries, farming offer opportunities for expansion.

Current planning controls on farm tourist accommodation make it commercially difficult for small farmers so it is unattractive. AirB&B. ventures show greater financial viability.

Alstonville Agricultural Showground offers cheap caravan accommodation. As long as any upgrading of facilities does not greatly increase overnight costs this facility can help local shops, restaurants, clubs & pubs to increase business.

Alstonville Plateau region should offer more than just dormitory tourism where visitors stay nightly & radiate out to distant attractions in Ballina, Byron, Lismore, Tweed & Richmond.

Local attractions need to be developed within Alstonville village encouraging small tourist operators

to have a purpose to bring visitors to Alstonville.

Boutique cafes, restaurants & Farmers Market offering local produce (avocado, blueberries, coffee, fruits, macadamias, pecans, seafood, locally grown meats) need promotional activities.

Local places of interest both of historical, cultural & natural need to be co-ordinated into small day tours by local operators e.g. Summerland Farm, Garden House, Victoria Park, Lumley Park, Bulwinkel Park, Amazin Place, Elizabeth Ann Brown Park, Tosha Falls, Killen Falls, Dalwood Falls and Crawford House.

Other attractions are the events Quota Arts and Crafts Fair, Rotary Antiques Fair, Chamber of Commerce & Lions Club Street Fair, Alstonville Agricultural Society Show, Annual Rodeo, etc. which need to be supported & promoted regionally. These bring business into Alstonville and could be co-ordinated with other attractions

7th May 10, 2017



Dear Council Organizers/Consultants

Thank you for allowing us to contribute to the 20 year "Strategic Plan Consultation".

We live in Crawford Park – Alstonville. We value Alstonville and Wollongbar areas on the plateau. The "Green Space" is price-less not to be taken, rented, sold or downgraded to be sold (always looked after and maintained for families now and in the future).

- ✚ Footpath, Kerb and guttering
- ✚ Upkeep of green space
- ✚ Picnic Area in Apex park or Crawford Park
- ✚ Continued refurbish of sporting grounds and community areas
- ✚ Consider plateau sporting groups are expanding and continual review for Safe family grounds and facilities.
- ✚ Also space to be able to handle the growing sporting organisations
- ✚ Say "NO" to high rise buildings on the plateau
- ✚ Upkeep – of high standard at our new pools
- ✚ Also upkeep and keeping tidy designated green spaces eg Lily Pilly Strip down back of Crawford Park Estate (other side of Mellis Circuit near Bypass). Mentioned Ballina Shire would do so – At "C" Riding meeting December 2015 by Rod Willis (Safety, Care, appearance necessary (no huge snakes).
- ✚ Need for cycle and pedestrian pathways - Safety
- ✚ Improve drainage (poorly drained areas eg Crawford Park) In this subdivision water travels from Wardell Road and lies in front of houses in Mellis Circuit. This is not right. Please address this situation. Seen by Council Members as a problem.
- ✚ New subdivisions should have vacant blocks left for children to play on (set out open parks). DANGEROUS. Therefore children would not be playing on roads – soccer, netball, skateboarding etc *Seen as part of subdivision layout*

If you could read, discuss and implement some of these ideas in the future this would be great. Alstonville and Wollongbar areas would be areas where families could live and be proud of.

Thankyou.

• Narelle Smees

• Adam Smees .

From: Mario Whyt
Sent: Thursday, 27 April 2017 2:12 PM
Subject: Proposed future of Alstonville.

What I would like to see for Alstonville is that the blanket 'historical' designation for the township be rescinded, and only individual buildings be covered by the 'Historical' designation. Crawford House, the Anglican Church, and perhaps St. Joseph's churches would be inclusions. You would know of others worthy of this designation. But not whole streets, as this places too many restrictions on buildings that really should not be under that designation, and it prevents others from building as they please. It also decreases the value of properties, as people don't want to be burdened by these restrictions. Maintenance also becomes a burden - especially for the older folk who need to live closer to amenities.

As for the main street(s), the two Eiggins buildings - one on the corner of South Street and Bugden Avenue, and the other at the roundabout look like a nightmare to paint and maintain....simply because of the 'old' restrictions under which they were built. Since homes around are so beautifully modern and attractive, so the township should also be modern and inviting so as to attract shoppers. If Jane wants to live surrounded by 'old' perhaps she should move to Inverell or Bathurst! I'd hate Alstonville to be known as 'backwards' and 'old fashioned'.

Are you not planning to have new density housing closer to town? Would not these look ridiculous/incompatible with all old buildings around?

Look how attractive Ballina streets are now that modernisation has taken place there. So much more inviting both for shopping and house ownership.

Is it not people who make a place close-knit....not building?. A fostering of community should be the goal. Perhaps BSC could think of projects along these lines rather than 'old' heritage?

Please let common sense reign over this 'heritage' designation, and make it only for buildings that truly fit that category. Besides, who determines what era is worth preserving? What is so special about say the '50's - as against the 2017's? Worth thinking about? Thank you.

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Marion Whitney.

From: David

Sent: Friday, 21 April 2017 10:48 AM

Subject: FW: Alstonville Draft Strategic Plan [DLM=Sensitive:Law Enforcement (SLE)]

Hi, in relation to the police land at Alstonville I don't know if anything is planned. I would suggest you contact NSW Police Northern Region Headquarters in Newcastle, they may be able to give you some more information.

Alstonville has crime, just like every place where humans live. I would not say that Alstonville is a big problem at all. At most we have a bit of juvenile crime - shoplifting, malicious damage, minor assaults and drug detections. It certainly does not rank highly compared to other local suburbs.

Thanks,

David Henderson.

Senior Constable

Crime Prevention Officer,

Richmond Local Area Command.

Level 1, 5 Zadoc Street Lismore NSW 2480

Ph : (02) 6626 0569 Fax (02) 6626 0566 Eagle 65569

[facebook.com/RichmondLAC](https://www.facebook.com/RichmondLAC)

Jane Gardiner

16 Valley Drive
Alstonville NSW 2477
gardiner2477@gmail.com
(02) 6628 3925



19 April, 2017

General Manager
Ballina Council
Cherry Street
Ballina 2478

Dear Mr Hickey,

Re: Alstonville Strategic Plan 2017 – 2037

I am responding to your Draft Alstonville Strategic Plan. I have completed your survey (included) but would like to explain the reasons for my responses.

1. Future Housing in Alstonville.

I supported the existing planning controls for Alstonville as they reflect the earlier community desire for Alstonville to reach a limited population (approximately 5,000). It was planned so that future growth would occur in the neighbouring urban centre of Wollongbar and following that, urban development would take place in a 3rd urban centre or village. This plan has already been changed to some extent and potential future growth (and increased population) areas have been identified along Gap Road and Teven Road when Council's Quarry has reached the end of its life.

The reason for supporting existing planning controls is that they attempted to ensure Alstonville stays a small community, albeit with limited services, and a surrounding rural zone. It assists it to retain a small village character.

2. Diversity of Block Size

I do not support additional block subdivision, beyond the current zoning, particularly on the fringes of Alstonville because it reduces people's choice. At the moment we have a choice a housing density. If land zoned R2 is rezoned R3 then my understanding is that there will not be any low density residential blocks available in Alstonville. Having larger blocks takes the pressure off subdivision of rural land into small life-style blocks.

3. Ocean View Estate

As I live in Ocean View Estate I am familiar with the topography and current size and orientation of dwellings in the area. On paper it looks as if these large blocks could be subdivided but in fact many of the blocks are steep and houses occupy the most of the block, making access to rear "potential" blocks difficult if not impossible. Also rainforest has been regenerated along Upper Chilcotts Creek, a bat colony has established and large rainforest trees would "potentially" preclude adjacent housing development.

4. Rezoning Older Areas of Alstonville.

Streets, particularly The Avenue, Main Street, Commercial Road, South Street and Green Street contain the bulk of our historic building stock. These are the streets that give Alstonville its character. Further high density rezoning has the potential to see these streets compromised. In recent years several old timber houses in the Avenue have been demolished to make way for the expansion of a Retirement Village and this trend looks likely to continue. It seems such institutions are unable to adaptively re-use the older buildings. As these older timber buildings are not heritage listed it is unlikely they will remain, yet they are the very fabric that tells the story of Alstonville, particularly the maternity hospital and the 100+ year old timber church (now the Op Shop). In Main Street the former Bank of NSW is an anchor building on the corner, as are cottages in the vicinity of the police station. In Green Street the small timber workers cottages are unique. South Street has a variety of timber dwellings some of which have a 100 year old history. None have any heritage listing.

5. High Density Expansion into the former Buffer Zone.

I do not support the expansion of the SDA village into the former Buffer zone. The Adventist Aged Care has been attempting to expand at this site for many years. It has always been a difficult site for a village with limited flat land and it is now time to look (and ear-mark) a third Aged Care Facility site on flat land at Wollongbar. The facility will not become part of Alstonville simply by building more dwellings and putting in another walkway. The hill from Pearce's Creek Road onto Lismore Road and up onto Main Street is simply too steep for many.


Because of the high density of the establishment it has the potential to become highly visible from Wollongbar and runs counter to the concept of agricultural lands between the two centres. In fact with high densities it seems likely to become a place of rural/urban conflict.

6. Strategic Actions Relating to the Enhancing of the Village

Improving pathways and cycle-ways, particularly to places like the swimming pool, library, child care centres etc I believe is an excellent initiative. However the idea of a town square by its self I don't think has merit, unless there is also a plan for the square to have an attraction. People need a destination.

Council has done a good job in greening Main Street but I think there is room to improve the parks and gardens.

Yours sincerely



Jane Gardiner

Alstonville 2037

Draft Alstonville Planning and Environmental Study and draft Strategic Plan 2017 – 2037 Survey

This survey seeks your comments on the draft Alstonville Planning and Environmental Study and the strategic actions contained within the draft Alstonville Strategic Plan 2017 – 2037.

This survey will be open until 12 May 2017.

If you would like to receive further information on the Alstonville 2037 strategic planning project, there is an option at the end of the survey to provide us with your email address.

1. About You

- Male
 Female

2. Your Age Category

- Under 18
 18 - 34
 35 - 49
 50 - 64
 65+

3. Where Do You Live?

- Alstonville residential area
 Seniors living accommodation in Alstonville
 Rural property close to Alstonville residential areas
 Elsewhere

4. Are there any comments you wish to make in respect to the draft Alstonville Planning and Environmental Study (dAPES)?

5. How supportive are you of the elements contained within the draft community vision for Alstonville?

	Not at all supportive	Not very supportive	Somewhat supportive	Supportive	Very supportive
Ensuring that the village character, sense of community and quiet lifestyle is maintained.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Providing new housing opportunities that are affordable and provide choice to meet changing lie needs.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enhancing village connectivity through the provision of walking paths, cycle ways and a town square.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
† Fostering employment opportunities.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintaining and enhancing our natural environment.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

not Council's role

6. Thinking about your answer to Question 5 would you like to make any comments regarding the vision statement?

I support the village character outlined in 5.1 of the study. Some of the recommendation seem in conflict with these elements. Eg. separation of urban areas with rural — but suggesting development of rural land with high density retirement housing

7. How supportive are you of the following strategic actions relating to ensuring that Alstonville's village character, sense of community and quiet lifestyle are maintained?

	Not at all supportive	Not very supportive	Somewhat supportive	Supportive	Very Supportive
Discourage urban style development from the rural area which separates Alstonville from Wollongong and from farmland of State and Regional significance.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Retain the inter-urban break between Alstonville and Wollongbar in Council Planning Policies.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Develop policies that promote a vibrant and productive rural hinterland.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Encourage listing of properties with local heritage value.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Consider a heritage chapter in Ballina Development Control Plan 2012.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Undertake collaborative community projects and promote local history and heritage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Incorporate view corridor and view sharing provisions in Ballina Development Control Plan 2012.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Develop a Main Street private property beautification strategy.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establish an annual garden competition.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

There was one run by garden club. Unfortunately the club folded.

8. Thinking about your answer to Question 7 are there additional actions you think should be included?

9. How supportive are you of the suggested strategic actions relating to providing new housing opportunities?

	Not at all supportive	Not very supportive	Somewhat supportive	Supportive	Very supportive
Maintain current controls (No Growth)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Permit dual occupancy development throughout R2 zone	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Permit dual occupancy development on 900m2 or larger lots	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rezone some areas to R3 Medium Density	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase density in existing R3 zoned areas	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rezone Adventist Village site in Pearces Creek Road to R2 (Lot 1 DP 542662)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Consider increasing the maximum building height in the B2 Business Centre zone from 9 metres to 10 metres.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

historically the Main st had a mix of high rise but it also had individual buildings set back from the street

10. Thinking about your answer to Question 9 are there additional actions you think should be included?

11. How supportive are you of the suggested strategic actions relating to enhancing village connectivity through the provision of walking paths, cycle ways and a town square?

	Not at all supportive	Not very supportive	Somewhat supportive	Supportive	Very supportive
Develop a shared path strategy (pedestrian, cycling and mobility scooter) for Alstonville Village.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Incorporate fitness stations into the design of the shared path network.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintain a "watching brief" for suitable town square opportunities within the Alstonville commercial centre.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>

12. Thinking about your answer to Question 11 are there additional actions you think should be included?

13. How supportive are you of the suggested strategic actions relating to fostering employment opportunities within the village and surrounding rural land? *Not the role of Council.*

	Not at all supportive	Not very supportive	Somewhat supportive	Supportive	Very supportive
Prepare an integrated marketing strategy for Main Street Alstonville and the Rural Hinterland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Review planning controls to ensure farm based tourism initiatives are permitted and development controls such as parking, setbacks and other design standards are supported by the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Investigate produce exporting and niche market opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

14. Thinking about your answer to Question 13 are there additional actions you think should be included?

15. How supportive are you of the suggested strategic actions relating to maintaining and enhancing our natural environment, our productive farmland and our parks and gardens?

	Not at all supportive	Not very supportive	Somewhat supportive	Supportive	Very supportive
Review Council's Climate Action Plan every two years following the release of the BOM State of Climate Report to ensure response mechanisms continue to be appropriate to climate conditions and changes.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assist Landcare Groups to document projects and enhance their web sites to publicise achievements.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
Invite keynote speakers to the Northern Rivers as part of significant festivals to provide inspiration and ideas for community based environmental restoration and enhancement projects, organic farming, permaculture and associated activities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Develop corporate sponsorship and individual philanthropic programs which may provide opportunities to fund environmental restoration and enhancement works.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

lovely idea but already happens with Big Scrub Environment Day.

16. Thinking about your answer to Question 15 are there additional actions you think should be included?

Money better spent on helping land care groups with insurance, chemicals training + plants. This does happen to a limited extent but Council could do more. Also Council should employ trained staff so that when ^{they are} working bush land they dont inadvertently cut down a red cedar!

17. Would you like to be kept informed of the results of this survey and the progress of the draft Alstonville Planning and Environmental Study and draft Strategic Plan 2017 – 2037 as they are considered by the Council? If yes please include your email address in the text box below.

Our Reference No.: 17019c3
Your Reference:

20th June 2017

The General Manager
Ballina Shire Council
PO Box 450
Ballina NSW 2478

Attention: Klaus Kerzinger

Dear Klaus

Alstonville 2037 Strategic Plan

Reference is made to our recent discussion regarding the recently exhibited Draft Alstonville 2017 -2037 Strategic Plan.

As mentioned we have previously represented two landholders to the immediate east of the current residential area of Alstonville who have over a number of years sought interest in rezoning their lands. These are in proximity to the current Council quarry and Boral asphalt plant both of which have been identified as significant constraints affecting residential development suitability.

We applaud Council for the strategic vision in preparing the draft plan and for the detailed community consultation process undertaken. We also appreciate the key strategic objectives and planned outcome for the village and including the separate identities for the plateau villages.

From a longer term strategic perspective we were asked to look at where appropriate and sustainable growth of Alstonville (and Wollongbar/ McLeans Ridge localities) may occur in future to provide additional residential growth whilst protecting and preserving desired village and rural characters, amenity and agricultural resources.

Our clients consider, and we agree that an ideal opportunity exists for the expansion of Alstonville to the north and east of the current residential zoned lands and the attached plan identifies our consideration of this. Note that the majority of lands shown on our plan are not owned by our clients and so we offer this as a general strategic view and do not purport to represent the views of any specific landholder.

One of our clients has a vision to relocate the Catholic School and primary school to a future site at McLeans Ridge. The rationale for this is that it would provide for the consolidation of education facilities to service Alstonville, Wollongbar and McLeans Ridge freeing up the current school sites for residential use. In this regard we would envisage development of this land for additional aged care facilities linking in with the existing aged care facility in Pearces Creek Road which is currently separated from Alstonville village. Such development clearly accords with the desired objectives of the Strategic Plan.

Regarding future residential development to the east of Alstonville we understand the issues associated with the Council quarry and the Boral asphalt plant and one of our clients (Errol Beaumont at Lot 2 DP 800081 Greenie Drive) dealt with these issues in obtaining approval for a dwelling upon his land. The strategic closure of the quarry and asphalt plant which are the subject of current concerns by the community would free up the adjacent lands for residential development. Aside from the quarry and asphalt plant, these lands are imminently suitable for residential development, consolidating the village and not affecting regionally or state significant farm lands. Importantly growth to the east of the village preserves the desired separation between Alstonville and Wollongbar as per the Draft Strategic Plan objective reproduced below:

'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'.

We urge Council staff and elected members in finalising the Alstonville Strategic Plan to consider the longer term suitability of these additional development precincts and to identify them as such within the strategy.

Yours faithfully,

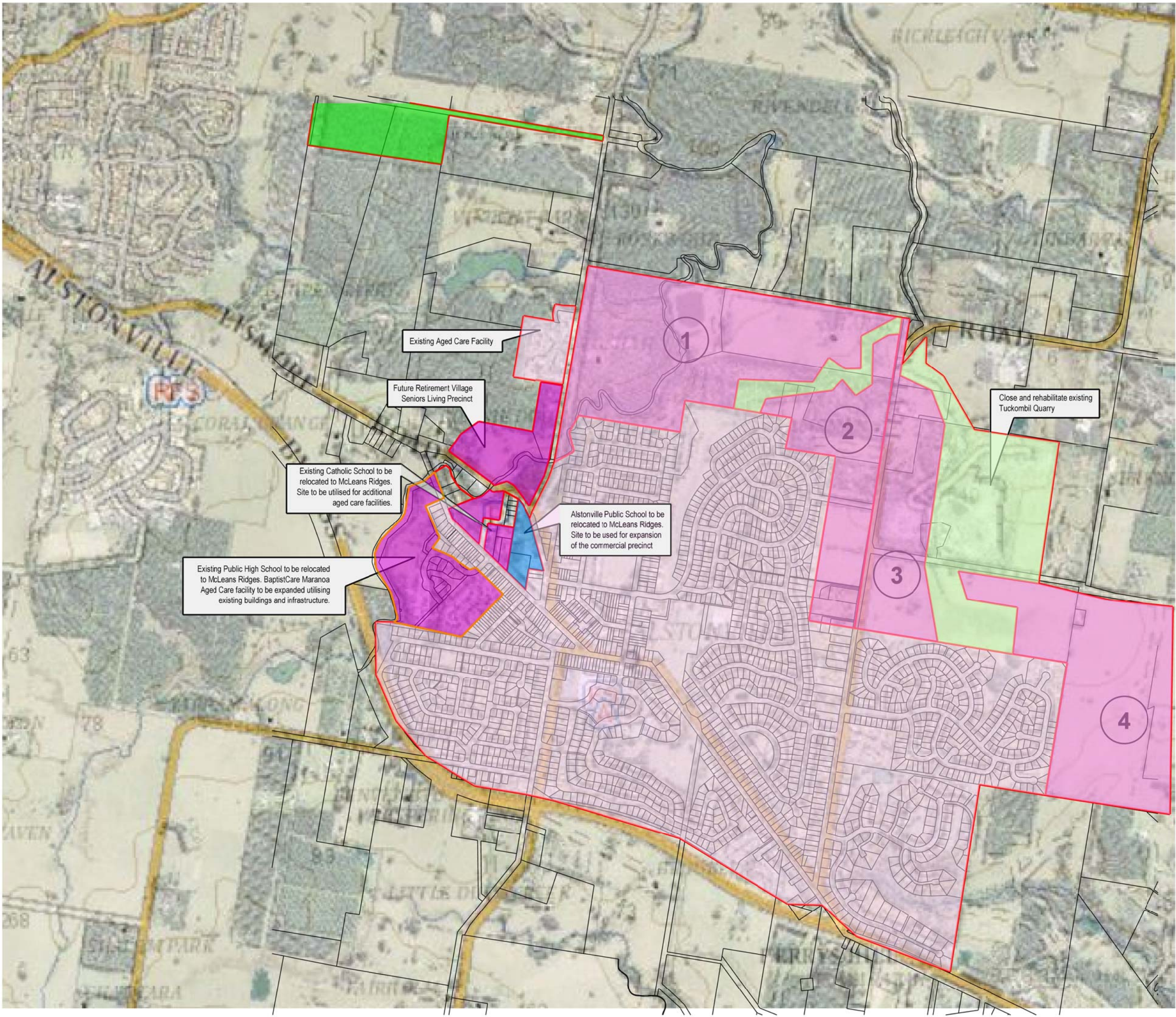
RCS Group Australia



Stephen Fletcher

Consultant Town Planner





IMPORTANT NOTES
Boundary corners have not been marked by survey.
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- Existing Village Area
- Wollongbar Sports Complex
- Future Residential Precincts
Sequential Release Areas - 1 to 4
- Future Aged Care Precinct
- Future expansion of
Commercial precinct
- Future Public Open
Space Precincts

Drawing Title
**FUTURE DEVELOPMENT
PRECINCTS - ALSTONVILLE**

ALSTONVILLE 2037

Project
Proposed Development Precinct Plan

Client
Farpoint P/L

 GRID NORTH	Reduction Ratio Approx 1:4,500 At A1 Size Sheet	
	Contour Interval Major: Minor: Datum	
Surveyed	Drawn ARR	Date Surveyed
Designed	Approved ARR	Date Issued 30/05/17
Locality McLeans Ridges		Drawing No 170195P1
Parish Teven		County Rous
Local Government Area Ballina Council		Sheet No 1 of 1

From: Donna Marsh
Sent: Wednesday, 5 April 2017 2:05 PM
To: Klaus Kerzinger
Subject: Re: Alstonville 2037 Survey Response

Thank you for responding Klaus.

I am VP of the Alstonville Public School P&C, and it is the policy of the school to NOT be involved in issues outside the school boundary. So irrespective of how chaotic it is out the front of the schools, the actual Principle and Education Dept as such is only interested in the safety and outcomes within the school boundary.

I was not at the meeting on Monday as a representative of the school (but as a concerned parent), but I do know about the internal politics and what they will and wont advocate for.

The age group of the meeting was interesting, mainly older, worried about their blocks being re-zoned.

I found that the overall sense I got is that very little is being discussed for Alstonville, the status quo exists and will continue. I am very concerned that there is so little voice from the parent body with children at any of the schools. I am extremely disenfranchised with Local/State & Federal governments because they dont seem to really get what people actually need. You live in a regional/rural area in NSW, you have limited public transport, very few options with employment, very little impact as a group with a voice in Sydney or Canberra.

Childrens safety is my only problem with your strategic plan. Last year the council made a 5min drop off zone in front of the public school, that now attracts parking fines, great! Just trying to drop your child off and you cop a fine for walking your 5 year old into class when they get upset (which happens frequently when they just start school)

Personally, I don't drive my child to school (except when its wet). We walk, and will look forward to some footpaths to walk on. I am not advocating for any of these current things to change, but wet days when there is 100% increase in drop offs, it is not chaotic, it is insane and very very dangerous. Every car that enters Main Street to go to the school must drive past all the schools, turn around, and head back out on main street. This doubles the traffic, doubles the chaos, and if there were simply an exit at Perry Street (where it used to exist onto Lismore Road) then it would alleviate most of the problems.

I doubt you will get a response from the actual schools, based on what I have said.

I hope you can add some of my comments to your survey. In my experience around the P&C, its really difficult to engage busy, hardworking young families, as they are not engaged or interested with local government. You ask for feedback on rate variations, we feedback, but the variation goes ahead anyway, why should we trust that any engagement has any effect.

Regards

Donna Marsh

Our Reference No.: 17019c4
Your Reference:

20th June 2017

The General Manager
Ballina Shire Council
PO Box 450
Ballina NSW 2478

Attention: Klaus Kerzinger

Dear Klaus

Wollongbar and McLeans Ridge Strategic Vision

Reference is made to our recent discussion regarding our client Gary Bourke's strategic vision for future development opportunities within the Wollongbar/ McLeans Ridge locality. I understand that Mr Bourke has met with you to discuss his strategic aspirations and I have been asked to provide this overview for your initial consideration.

I acknowledge that Council is undertaking strategic planning work for future development around Wollongbar and has progressed with a comprehensive community consultation process. I have reviewed the survey results and note a divergence of community views with many respondents supporting additional residential growth, community, retail and education developments.

Mr Bourke owns property in McLeans Ridge Road and has had a long association with the community and landowners within the locality. Over a number of years he has developed a concept on how additional residential and community, recreational, retail and education facilities can be strategically accommodated for within a sustainable strategic planning framework.

Note that the majority of lands shown on our plan are not owned by our client and so we offer this as a general strategic view and do not purport to represent the views of any specific landholder other than Mr Bourke.

The attached plan reflects Mr Bourke's vision and whilst ambitious has a sound grounding in desirable strategic planning principles and efficient utilisation of natural and man made resources.

Key elements of the vision include:

- Future residential release areas for approximately 3500 lots;
- Designated medium density areas and aged care facility;
- Golf course including clubhouse and motel;
- Active recreation areas;
- Environmental restoration works, protection of drainage lines, wetlands for stormwater management and restoring Koala habitat;
- Commercial precinct;
- Sewerage treatment plant;
- Full service provisioning;
- Relocation of the Alstonville Catholic School, public primary school and high school from Alstonville (creating a central education precinct combined with the Wollongbar TAFE);

Key Development Aspects

Residential Development

The objective is to develop an integrated residential community.

The proposal provides for significant additional low density residential development to meet future demand. Lots in the order of 600 - 650 m² are envisaged.

The medium density areas will achieve a higher lot/ dwelling yield and will provide substantial opportunity for affordable housing and diversity in residential development options.

Larger lot rural residential style can be provided to increase diversity of development pattern.

Proposed seniors living site further increases housing and lifestyle options within the plateau.

Potential yield for the site would be approximately:

- 2500 standard residential lots at 600-650m²
- 540 medium density lots
- 680 rural residential lots

Golf Course

There is identified demand for an additional golf course within the LGA. To accommodate this demand and to provide a significant open space asset within the region an 18 hole international golf course is proposed including some accommodation and a clubhouse. The course is to be strategically located somewhat central to the site and will attract significant tourism expenditure into the region.

Education Precinct

An opportunity exists for the centralisation of the existing schools in Alstonville/Wollongbar linked in with the TAFE site. This would free up land within Alstonville village allowing for infill residential development. This accords with the draft Alstonville Strategic Plan which supports a consolidated village. Substantial infrastructure benefits would result from the combined education precinct option.

Opportunities would exist for the augmentation of the TAFE courses linked in with the proposed golf course such as greenkeepers/landscape design course/academy.

The education precinct would allow for significant future expansion of the various school facilities (whereby their current sites do not provide for this) and addresses the existing traffic, access and parking issues with the current school sites in Alstonville.

Open Space and Recreation

Within the proposal there are significant areas of passive and active open space. Passive open space includes linked vegetated areas along drainage line and incorporating wetland areas. These spaces will become key focal points for the community, enhancing the amenity of the area and ensuring best practice environmental management of the site. A showcase for the region.



An area for revegetation to provide Koala habitat is also proposed.

Active open space is proposed to include a skate park (2 sections, one for smaller children and one for youths/adults). An identified location for this is adjacent to the planned motorway (Bruxner Highway upgrade) which is easily accessible and provides a high level of supervision whilst not being immediately surrounded by residential development.

Commercial Precinct

A commercial precinct made up of three adjacent areas has been identified. The Wollongbar community consultation survey undertaken by Council identified that a significant percentage of the community desire for additional retail development within the area and this can be adequately accommodated within the proposal.

Services

All required reticulated and non-reticulated services would be able to be provided. These include the development of a new sewerage treatment plan to service the community, power, water and telecommunications. Standard requirements for the provisioning of all services can be readily achieved with augmentation to the systems as required. Efficient service provisioning can occur given the study areas positioning adjacent to the existing Wollongbar village and TAFE complex.

Road Network

The internal and external road network can be designed and constructed in accordance with Council and NSW State requirements.

Ancillary Development

Mr Bourke has identified a number of other potential ancillary development which can be developed on site. These include:

- Structured walkways and cycleways through the site, integrated with community parks taking advantage of the northern aspect
- Pet motel
- Playgrounds and BBQ areas
- Use of existing large dam for recreational fishing and canoeing
- Sculpture Park
- BMX track
- Overpass for the motorway linking the main residential precincts with the southern section
- Pre-school with 24 hour baby-sitting service, similar to those which operate in the capital cities

Rationale

The rationale for this submission to Council is to provide an alternative strategic planning vision to what is deemed a more consolidation strategy. I am aware that from the community consultation strategy, sections of the community seek to contain future development to within the existing villages or to otherwise minimise village expansion. The alternative approach as depicted in the attached concept plan provides for an appropriate amount of future housing stock, diversity in housing choice, positive environmental outcomes and addresses the need for additional commercial development and passive and active open space.



Capability and Suitability

Detailed site assessments to confirm the capability and suitability of the concept are yet to be undertaken. Preliminary site assessments indicate that the site is suitable for future development as proposed and that consideration of the benefits of bringing the concept into the Council's strategic planning process is warranted.

I urge Council staff and elected members to consider the merits of this concept in developing it's strategic plan for the Wollongbar locality.

Yours faithfully,

RCS Group Australia




Stephen Fletcher

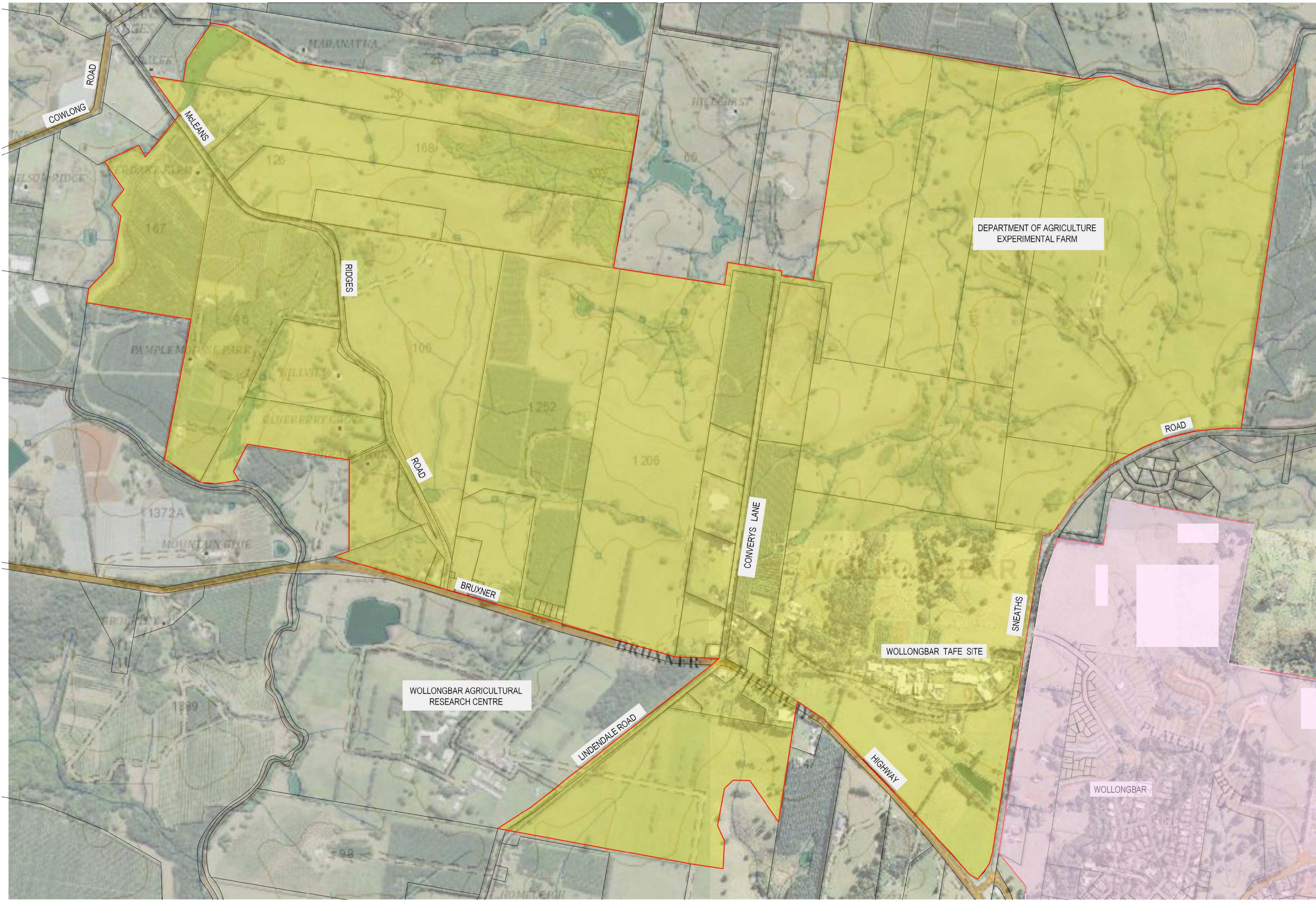
Consultant Town Planner



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Subject Area 



Drawing Title

**FUTURE DEVELOPMENT
PRECINCT
MCLEANS RIDGES**

MCLEANS RIDGES - ALSTONVILLE 2037

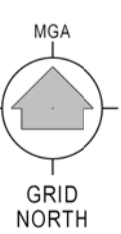
Project
Proposed Development Precinct Plan

Client

Farpoint P/L

Reduction Ratio
Approx 1:5,700
At A1 Size Sheet

Contour Interval
Major: Minor:
Datum



Surveyed Drawn Date Surveyed

ARR

Designed Approved Date Issued

ARR 30/05/17

Locality Drawing No

McLeans Ridges 170195P2

Parish County Issue No

Teven Rous

Local Government Area Sheet No

Ballina Council 1 of 2

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IMPORTANT NOTES

This plan has been prepared for discussion purposes only.
The information provided on this plan has not been verified.
This plan has been prepared to consider possible landuses. It has been prepared without consultation with affected landowners or government agencies. Possible landuses shown here in may not be achievable and would require extensive investigation and consultation.
The shape and size of symbols shown on this plan are diagrammatic only.

LEGEND

- Low Density Residential
165 Ha @ 15 Lots per Ha = 2,475 Lots
- Medium Density Residential
18 Ha @ 30 Lots per Ha = 540 Lots
- Rural Residential
85 Ha @ 8 Lots per Ha = 680 Lots
- Open Space
Active Recreation
60 Ha
- Open Space
Vegetation Management
82 Ha
- Wetlands
Stormwater Management
- Education - TAFE
35 Ha
- Education - Schools
High School (Public and Catholic) 20 Ha
Public School (KG) - 6 Ha
- Commercial / Business Precinct

Total Residential 3,695 Lots
Projected Population
at 2.4 persons per Lot = 8,868 people

Drawing Title

**CONCEPT
STRUCTURE PLAN**

McLeans Ridges - ALSTONVILLE 2037

Project

Proposed Development Precinct Plan

Client

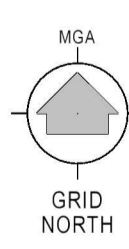
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Ballina Council

2 of 2

