

Draft Alstonville Strategic Plan 2017 – 2037*
***(Incorporating post exhibition comments, draft priorities.
Indicative cost implications and community survey support
indicators for the Council’s consideration)***

** To be professionally published upon adoption. Publication to be similar to Wardell and Ballina Strategic Plans*

Alstonville Strategic Plan 2017 – 2037

The vision for Alstonville as detailed in the Alstonville Planning and Environmental Study contains five elements. These elements form the nominated locality objectives within the strategic plan. Specific actions have been developed to enable the locality objectives to be realised. Ballina Shire Council is not responsible for implementing all of the proposed actions.

Some actions would be required to be implemented by the local community, specific members of the community and or other organisations. The tables below indicate who would be primarily responsible for the nominated action. The *Alstonville Strategic Plan 2017 to 2037* is intended to be taken into account when making strategic planning decisions which impact on Alstonville Village and adjacent areas.

The plan assigns draft action implementation priorities. High priority actions are envisaged as being implemented within a 5 year period, Medium priorities within a period of 5 to 10 years and low priority actions beyond 10 years or as resources and or opportunities arise.

All plans should be reviewed and updated on a routine basis. Circumstances and assumptions change over time and this plan needs to be able to adapt to changing circumstances.

A review process is proposed which contains the following elements:

- Reporting on the status of strategic actions to the Council on a bi-annual basis; and
- Review of the *Alstonville Strategic Plan 2017 to 2037* at 5 year intervals; and
- Consultation with the Alstonville community prior to adoption of any proposed changes to strategic actions.

The *draft Alstonville Strategic Plan 2017 – 2037* has been finalised following comments from the Alstonville community during the exhibition period of the draft Strategic Plan and the *Alstonville Planning and Environmental Study* during April and May 2017.

The *Alstonville Strategic Plan 2017 – 2037* was considered and adopted by the Council at its Ordinary Meeting on [Minute No]

Locality Objective One

Ensuring that the village's character, sense of community and quiet lifestyle is maintained						
No	Strategic Actions	Priority	Community Support (Survey)	Responsibility	Estimated Additional Financial Impact	Pre and Post Exhibition Comments
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.	H	Degree of Support – 76%	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments A strong policy position is of assistance when considering applications for LEP amendments or when considering strategic initiatives.</p> <p>Post Exhibition Comments Strong community support has been demonstrated for this action. The action is recommended to be further strengthened by deletion of the word "generally".</p>
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.	H	Degree of Support – 100%	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments This action recognises the importance of developing a diverse and strong rural economy so as to maximise employment opportunities, economic growth whilst also maintaining the established character of Alstonville's rural hinterland.</p> <p>Post Exhibition Comments This action warrants ongoing support when developing strategic planning and economic development policy documents.</p>

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3	Encourage listing of properties with local heritage value within BLEP 2012.	H	Degree of Support – 90%	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments Reinforces the value of older timber buildings to Alstonville’s village character whilst also increasing the potential for these buildings to be utilised for additional purposes.</p> <p>Post Exhibition Comments Responding to this action is envisaged to involve writing to property owners and face to face meetings together with subsequent reports to Council and finally incorporation of properties, where agreement has been obtained, within a planning proposal.</p>
4	Consider <u>a heritage chapter expansion of heritage provisions</u> within BSDCP 2012.	<u>L</u>	Degree of Support – 82%	Ballina Shire Council	\$5,000	<p>Pre –Exhibition Comments A non-prescriptive approach which provides ideas for renovators of historic buildings has merit. This could include a renovator’s tips section based on case studies.</p> <p>Post Exhibition Comments Financial implications will only arise if special graphics are required to be prepared for this proposed DCP chapter. This action is marked as being a low priority as heritage provisions generally apply under the LEP and DCP. This action would add to the existing framework.</p>
5	Undertake collaborative community projects to document and promote local history and heritage.	H	Degree of Support – 97%	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments Reinforces the value of local history and heritage within the community.</p> <p>Post Exhibition Comments It is anticipated that this action will be funded through grants or form a part of other community engagement projects. A recent example is the Pixel the Past</p>

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						Project.
6	Prepare amendments to Ballina Shire DCP 2012 which require consideration of significant view corridors and incorporate view sharing provisions applicable when assessing development proposals.	L	Degree of Support – 92%	Ballina Shire Council	\$5,000	<p>Pre –Exhibition Comments Maintaining key view corridors assists to maintain the village character. View sharing provisions may assist to remove conflict over development impacts and their acceptability.</p> <p>Post Exhibition Comments Funding associated with this action relates to the preparation of graphics of the proposed DCP provisions. The action has been assigned an overall low priority given the rate and nature of future development within the Alstonville urban area.</p>
7	Develop a Main Street private property beautification strategy.	M	Degree of Support – 96%	Alstonville Chamber of Commerce Local Service Clubs	\$0	<p>Pre –Exhibition Comments Council has completed streetscape works which now provides opportunities for private property owners to also consider beautification initiatives. These could include hanging basket and window box floral displays, artworks, and general façade improvements with a common theme co-ordinated by the Chamber of Commerce.</p> <p>Post Exhibition Comments The Chamber of Commerce is supportive of this action. A previous reference to Local Service Clubs has been deleted due to lack of comments from this sector.</p>
8	Establish an annual garden competition.		Degree of Support – 86% No specific service club support.		\$0	<p>Pre –Exhibition Comments Provides an additional community focus to showcase the village and its historic context.</p>

						Post Exhibition Comments This action is proposed to be deleted as no local service clubs has indicated any specific support.
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Locality Objective Two

Providing new housing opportunities that are affordable and provide choice for people to meet changing life needs						
No	Strategic Actions	Priority	Community Support (Survey)	Responsibility	Estimated Additional Financial Impact	Pre and Post Exhibition Comments
9	Initiate a planning proposal to permit dual occupancy development within the R2 Low Density Residential zone <u>upon lots having an area of 900m² or more.</u>	H	Degree of Support – 71% for throughout R2 zone Degree of Support – 72% on lots 900m ² or larger	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments</p> <p>Dual occupancy (two dwellings attached or detached on one lot) are a lower impact form of denser housing which would assist with providing greater housing choice within Alstonville village.</p> <p>It is suggested that the proposal be initially limited to lots having a minimum area of 900m² so as to gauge support for this housing initiative. Subject to community support future planning proposals could seek to allow dual occupancy on smaller lots or on all R2 zoned lots.</p> <p>Post Exhibition Comments</p> <p>There appears to be significant community support for permitting dual occupancy development within the R2 zone. As indicated above it is suggested that this form of development initially only be permitted on lots with an area of 900m² or larger.</p> <p>The alternative is to permit dual occupancy development throughout the R2 zone. If this option were to be supported it is suggested that other strategies such as the provision of additional R3 zoned sites and increased densities should be abandoned.</p>

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						Action 9 has been amended to reference that this initiative is intended to apply only to lots having an area of 900m ² or more.
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.		Degree of Support – 76%	Australasian Conference Association Ltd (Alstonville Adventist Retirement Village) Ballina Shire Council	\$0	<p>Pre –Exhibition Comments</p> <p>There appears to be significant current demand for additional self-care seniors accommodation in Alstonville. The site proposed will assist with the integration of the existing Adventist village with the Alstonville urban area.</p> <p>Post Exhibition Comments</p> <p>Whilst there appears to be significant community support for this action it is recommended that Council no longer endorse the action given the land constraints which impact Lot 1, and having regard to the further investigations undertaken by the property owner.</p> <p>Extending the area beyond the limits identified in the draft APES is not supported given it will impact State Significant Farmland used for agricultural purposes, has not been the subject of community consultation and is not in the ownership of the Australasian Conference Association Ltd.</p>
11	Prepare draft amendments to Ballina DCP 2012 – Chapter 4 Residential and Tourist Development which enable increased development densities within the R3 Medium Density zone based on distance from the Alstonville commercial centre. <u>Properties with assessed local heritage value to be excluded from density increase proposal until land owners have agreed to listing as a heritage item within Ballina LEP 2012.</u>	H	Degree of Support – 69%	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments</p> <p>Existing densities are insufficient to stimulate development close to the Alstonville commercial centre. Basing densities on proximity to services is also considered to be good planning practice.</p>

						<p>Post Exhibition Comments</p> <p>Support for this action is maintained as a means of stimulating development in close proximity to Alstonville's commercial centre. The proposal is to increase permitted densities from 1 dwelling per 300m² to one dwelling per 200m² of site area. This would apply to those sites located within 400 metres of the commercial centre. This density currently also applies to Ballina R3 zoned areas.</p> <p>Properties assessed as having local heritage value are proposed to be excluded until such time as owners have agreed to heritage listing. This is to encourage retention of heritage values and in particular not to create an incentive to demolish dwellings of heritage value.</p>
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.	M	Degree of Support – 70%	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments</p> <p>Planning for an increase in permitted densities should occur in the short term before dwelling stock is renewed and opportunities are lost.</p> <p>Post Exhibition Comments</p> <p>Support for this action is maintained subject to the dual occupancy initiative being limited to R2 zoned lots having an area of 900m² or more.</p> <p>This proposal relates to 6.6ha of land approximately 90 properties located in Wardell Road, Coral and Daley Streets and The Avenue.</p> <p>The proposed 1 dwelling per 200m² of site area density provision is also proposed to apply to this area once rezoned.</p>

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						A medium priority is assigned to this as it is considered appropriate for items 9 and 11 above to proceed first.
13	Increasing the maximum building height for the B2 Business Centre zone from 9 metres to 10 metres through incorporation of this change within the annual 'housekeeping' LEP amendment process.	H	Degree of Support – 74%	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments</p> <p>The increase in building height may facilitate 2 storey development containing ground floor café restaurants with a mixed use or habitable floor above particularly on sloping sites. The NSW Apartment Design Guide specifies a 4 metre ground floor ceiling height for cafes and restaurants and 3.3 metres for a mixed use floor. Having regard to slab thicknesses and ceiling voids, as well as non-skillion roof solutions (to ensure compatibility with village character), a 10 metre building height for the commercial centre may be reasonable.</p> <p>Post Exhibition Comments</p> <p>Support for this action is maintained. The action has received significant community support.</p>

Locality Objective Three

Enhancing village connectivity through the provision of walking paths, cycle ways and a town square						
No	Strategic Actions	Priority	Community Support (Survey)	Responsibility	Estimated Additional Financial Impact	Pre and Post Exhibition Comments
14	<p>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. <u>The strategy to also consider opportunities for the incorporation of fitness stations.</u></p> <p><u>Also examine the feasibility of providing a nature trail along the banks of Maguires Creek within the existing Easements for Pedestrian Access.</u></p>	H	<p>Shared path strategy support - 100%.</p> <p>Fitness station support - 88%</p>	Ballina Shire Council	\$20,000	<p>Pre –Exhibition Comments</p> <p>Having regard to the number of constructed footpaths in Alstonville Village, and the now older demographic profile, a case exists for a more proactive approach which would identify the preferred location of footpaths - shared pathways to connect residential estates with community facilities.</p> <p>A hierarch of footpaths is envisaged with those that connect to more facilities having greater width and being designated as shared paths.</p> <p>Once the plan is prepared it would be subject to a community consultation process.</p> <p>Post Exhibition Comments</p> <p>There is considered to be strong community support for this initiative. The low number of footpaths in Alstonville is reflective of a historical policy approach which is now requested to be reviewed. Reasons for review include the needs of an older population.</p> <p>There have also been a number of submissions which have suggested the incorporation of a nature trail along the banks of Maguires Creek (Easement for Pedestrian Access).</p>

						<p>The investigation of the feasibility of constructing a nature trail within the pedestrian access easement has been incorporated within this action.</p> <p>This proposed action has also been broadened to facilitated consideration of fitness station locations as opposed to inclusion of this issue as a separate action item.</p>
15	Shared paths to incorporate fitness stations at appropriate locations.		Degree of Support - 88%	Ballina Shire Council		<p>Pre –Exhibition Comments</p> <p>Where paths traverse open space areas an opportunity exists for the incorporation of fitness / exercise station. The provision of a network of foot / shared paths incorporating exercise facilities will assist in maintaining the health and wellbeing of the village community.</p> <p>Post Exhibition Comments</p> <p>Combined with Item 14.</p>
16	Maintain a "watching brief" for suitable town square opportunities within the Alstonville commercial centre.	L	Degree of Support – 96%	Ballina Shire Council and Alstonville Chamber of Commerce	To be determined if an opportunity for a town square arises.	<p>Pre –Exhibition Comments</p> <p>A watching brief will enable consideration to be given to suitable opportunities, should they arise in the future, without committing Council to a specific funding strategy.</p> <p>Post Exhibition Comments</p> <p>This action represents a long term commitment to review opportunities for a town square if and when they may arise. Should a suitable opportunity be identified it is likely to involve a significant financial commitment which has not been identified at this stage.</p>

Locality Objective Four

Fostering employment opportunities						
No	Strategic Actions	Priority	Community Support (Survey)	Responsibility	Estimated Additional Financial Impact	Pre and Post Exhibition Comments
17	Prepare an integrated marketing strategy for Main Street Alstonville and the Rural Hinterland.	H	Degree of Support – 97%	Alstonville Wollongbar Chamber of Commerce with assistance from Ballina Shire Council	\$10,000	<p>Pre –Exhibition Comments</p> <p>A strategy may assist to provide a common focus and serve to integrate economic development opportunities within the village with those available in the rural hinterland.</p> <p>Post Exhibition Comments</p> <p>This action has strong community support and the support of the Chamber of Commerce.</p> <p>Apart from a financial commitment towards the production of the strategy in kind Council assistance related to the preparation of a consultants brief and evaluation of quotations may be required to ensure that the project is initiated.</p>
18	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.	M	Degree of Support – 96%	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments</p> <p>A diverse rural economy provides economic strength to the village and the broader region. Applicable controls should be achievable and economically viable.</p> <p>Post Exhibition Comments</p> <p>The review of planning controls is considered to be able to undertaken as part of Council's scheduled annual DCP review program.</p> <p>This matter may also be further considered as part of Council's</p>

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						Economic Development Strategy.
19	Investigate produce exporting and niche market opportunities.	L	Degree of Support - 97%	Individual producers and Alstonville Wollongbar Chamber of Commerce	\$0	<p>Pre –Exhibition Comments A broad conversation could be initiated with relevant stakeholders which may lead to the identification of current and future exporting and new market opportunities. An economically strong and diverse rural hinterland may also drive economic activity within Alstonville Village.</p> <p>Post Exhibition Comments This action is envisaged to be one that is required to be initiated by the Chamber of Commerce without a direct role for Council being identified at this stage. For this reason it has been assigned a low priority.</p>

Locality Objective Five

Maintaining and enhancing our natural environment						
No	Strategic Actions	Priority	Community Support (Survey)	Responsibility	Estimated Additional Financial Impact	Pre and Post Exhibition Comments
20	Review Council's Climate Action Plan in line with the release of the BOM State of Climate Report to ensure response mechanisms continue to be appropriate to climate conditions and changes.	M	Degree of Support – 93%	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments Regularly reviewing the Climate Action Plan (CAP) assists to maintain a corporate and community focus on climate change including local impacts and mitigation opportunities.</p> <p>Post Exhibition Comments This action may be accommodated within existing strategic work plans and will maintain an ongoing and regular focus on climatic conditions. In this regard it is considered that the current CAP is considered suitable so the action has been assigned a medium priority.</p>
21	Assist Landcare Groups to document projects and enhance their web sites to publicise achievements.	L	Degree of Support – 94% No response from Richmond Landcare	Ballina Shire Council	\$20,000 per annum	<p>Pre –Exhibition Comments A lack of resources is perceived to be a limiting factor preventing groups from publicising achievements. Increasing the web presence of local Landcare Groups may also assist groups in gaining funding opportunities.</p> <p>Post Exhibition Comments There has been no response from Richmond Landcare in respect to their support or otherwise for Actions 21 to 23. These actions if supported by Council will require an</p>

Maintaining and enhancing our natural environment						
						ongoing financial contribution from Council. Given the lack of response, and the associated financial commitment required, it is proposed that actions 21 to 23 be deleted from the strategic plan. Alternatively they could be assigned a Low priority and be retained.
22	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.	L	Degree of Support – 93% No response from Richmond Landcare	Richmond Landcare and Ballina Shire Council	\$10,000 per annum	Pre –Exhibition Comments Assists to maintain a regional environmental focus. Sponsorship opportunities to bring keynote speakers to the Northern Rivers could also be explored. Post Exhibition Comments Refer Comments made in respect to Action 21.
23	Develop corporate sponsorship and individual philanthropic programs which may provide opportunities to fund environmental restoration and enhancement works.	L	Degree of Support – 94% No response from Richmond Landcare	Richmond Landcare and Ballina Shire Council	\$2,000 per annum	Pre –Exhibition Comments A sponsorship program provides opportunities for the corporate sector, and individuals to contribute financially to environmental projects. Post Exhibition Comments Refer Comments made in respect to Action 21.
24	<u>Establish and implement a management plan for Tosha Falls</u>	M	<u>New</u>	<u>BSC</u>	<u>\$0 plan currently funded. Cost of plan actions to be considered separately as part of management planning process.</u>	Post Exhibition Comments <u>Tosha Falls is a significant natural asset associated with Alstonville.</u>
25	<u>Map and describe Big Scrub remnant areas within and near</u>	M	<u>New</u>	<u>BSC</u>	<u>\$2,000</u>	Post Exhibition Comments

Maintaining and enhancing our natural environment						
	<u>Alstonville</u>					<u>The Big Scrub is a significant part of the identity of Alstonville. This action recognises this and builds on vegetation mapping currently underway in the shire.</u>

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From: Peter Williams [<mailto:peterw@sdscivil.com.au>]
Sent: Friday, 13 October 2017 10:06 AM
To: Councillors
Cc: Ballina Shire Council; 'Roach Contracting'
Subject: Alstonville Strategic Plan - Seniors Living - Matters pertaining To Mr Roach's Land for Rural Zoning For Councillor Information and Consideration

Mr Mayor and Councillors (and General Managers Office),

I have been asked by the owner Mr Peter Roach to briefly contact you regarding the upcoming Alstonville Strategic Plan which is understood to be reported to full Council shortly.

The land in question - Lot 2 DP 620552 - is slightly west and beyond the old butter factory and adjoins Bull Winkle Park / Maguires Creek precinct.

After attending the Councillors Workshop, it is raised that strategic landuse matters associated with seniors living planning for the future has not been considered in any great detail. Attached is a single page submission for consideration of Councillors in regards to this aspect and how it relates to Mr Roach's land when considering recommendations/resolution for the long term direction of Alstonville.

Thanks and regards

Peter Williams
Civil Engineer

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Peter Williams
Civil Engineer

SDS Civil

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To: All Councillors / General Manager

From: Mr Peter Roach
Landowner Lot 2 DP 620552

RE: Provision For Future Seniors Living Landuse
Submission To Draft Alstonville Planning and Environmental Study
And Draft Strategic Plan 2017 – 2037

I refer to the Council planning workshop regarding the above matter. A key aspect of land uses that was not articulated in depth was that of catering for the increase in demand for the aged over the next 20+ years. In particular, Seniors Living which have quite specific needs.

It is confirmed that Lot 2 DP 620552 with its discrete visual location and given it has existing infrastructure services and close proximity to the Alstonville CBD, it has strong and compelling reasonings to be strategically identified as a landholding to meet future demands. Further, its landholding size of 4.6ha is of a functional footprint similar to the Adventist Retirement Village 4.5Ha and Maronoa Village 3.6Ha. To activate its potential for such seniors living use, it is sought that the subject land be rezoned to that of RURAL, (in lieu of urban and thereby curtailing other residential opportunity and any 'creep' beyond the said subject land site). Refer to below diagram showing relative size of subject land to existing seniors living sites.



It is believed that by rezoning the land to Rural, it would allow for a seniors living assessment process to occur - as and when the demand requires - and provide not only care for the aged, but local jobs. Should the demand unexpectedly reduce in the near future, then the land would still only function as a rural holding. The current landuse strategy as exhibited, effectively sterilizes any new standalone seniors living development - as the financial imposition of having to acquire some 35+ dwellings to create a comparable 3.6Ha land bank would make such a project unviable.

It is presented to Councillors, that a deferral in adopting the Draft Alstonville Planning and Environmental Study And Draft Strategic Plan 2017 – 2037 be had until an Alstonville landuse / feasibility assessment of providing for Seniors Living to the year 2037+ is completed; OR as an alternative - that a recommendation which includes the zoning of Lot 2 DP 620552 to that of rural RU1 (which will enable the non-sterilization of a landuse which has the potential to efficiently meet the future seniors living needs of Alstonville).
