



### Issues for Discussion

1. Strategic Context
2. Zoning History
3. Affordable Housing
4. Inter-Urban Break / Village Footprints
5. Land Use Separation / Buffers
6. Community Engagement
7. Town Square
8. Pedestrian Access Easement
9. Demographics
10. Summary

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## Strategic Context


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## Alstonville Strategic Plan Preparation Drivers


- September 2001 – 10 year deferral to consider locations for future residential development and / or a **third village** on the Alstonville Plateau.
- July 2012 – **Ballina Shire Growth Management Strategy**.
- 2014 - **Place based planning program commenced** – preparation of strategic plans for each urban area in the shire.
- April 2016 – Resolution to **prepare place based strategic plans for Alstonville and Wollongbar**. Plans not intended to directly address the 3<sup>rd</sup> Plateau Village or rural planning issues.
- 2017 – **North Coast Regional Plan**.
- 2017/18 **Delivery Program and Operational Plan** incorporates review of planning framework for Alstonville and Wollongbar in 2017/18 and Lennox Head in 2018/19 to 2019/20.
- Place plans for **Wardell** (2016) and **Ballina** (2016) complete along with **Rural Settlement Character Statements** (2014).

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### Ballina Shire Growth Management Strategy (LGMS)


- Required by Far North Coast Regional Strategy 2006;
- Provides a framework to manage growth (residential) in Ballina Shire in period 2012 – 2031;
- BSGMS identifies urban zoned undeveloped land as well as Strategic Urban Growth Areas; and
- 2017 - Estimated residential lot yield from zoned and (planned) undeveloped residential land in vicinity of +5500 lots.


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### LGMS Potential Residential Lots (Excludes Infill)

Location	Estimated New Lots
Cumalum Precinct A	800
Cumalum Precinct B	2500
Epic and Henderson Farm	700
Skennars Head Expansion	Stage 1 – 214 (Total 400)
Wollongbar WUEA	500 – 700 lots (223 existing)
Ballina Heights and Ferngrove / River Oaks	230 + 120
Miscellaneous including – Reservoir Hill (130), Greenwood Pl, Blue Seas, Wardell SUGAs and Burns Point (250) <small>Excludes approx 100ha at Lennox Head (Ross Lane) &amp; Skennars Head (NCR) not yet evaluated</small>	500
<b>TOTAL Estimate</b>	<b>5500+ lots (20 years + supply)</b>

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### 2012-13 to 2016-17 Lots Approved, Released, Dwellings Commenced

Year	Lots Approved	Lots Released	Dwelling Commencements
2012 -13	75	108	115
2013 -14	63	161	180
2014 -15	334	187	253
2015-16	251	286	257
2016-17	381	132	271
<b>TOTAL</b>	1104 (average 221pa)	874 (average 175pa)	1076 (215pa)

**Lots Approved = DA stage**  
**Lots Released = Subdivision Certificate Issued**

Source: Far North Coast Housing and Land Monitor 2016, Department of Planning and Environment March 2016 & Council Land Monitor

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### Dwelling Commencements, Lots Approved & Released by Suburb 2012-13 to 2016-17

Year	Dwellings Commenced	Lots Approved	Lots Released
Alstonville	38	24	22
Ballina	258	103	228
Cumalum	161	315	136
Lennox Head	238	532	205
Skennars Head	41	2	15
Wollongbar	201	54	213
<b>TOTAL</b>	<b>937</b>	<b>1030</b>	<b>819</b>

Source: Far North Coast Housing and Land Monitor 2016, Department of Planning and Environment March 2016 & Council Land Monitor

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## Far North Coast Regional Strategy 2006

Recognised that the population and housing challenge for the Far North Coast was to manage the expected population growth in a way that retains:

- village character,
- enhances a sense of community,
- limits the spread of urban development, and
- minimises damage to environmental values and rural production.

**New Dwelling Target for Ballina Shire was 8,400 to 2031**

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## North Coast Regional Plan 2036

- Regional Growth of 1.2% pa in period 2001 – 2016  
(Ballina Annual Growth: 0.8%pa – Alstonville: 1.25%)
- Minimum additional dwellings required in Ballina Shire to 2036 = +2,550
- In period 2006 – 2016 dwellings increased by +2021  
(17,086 to 19,107)

*“Having a ready supply of well located land for residential development will create downward pressure on house prices, maximise use of existing infrastructure and ensure that environmentally sensitive areas are avoided. Mapped urban growth areas have identified land in sustainable locations to cater for overall housing needs.” p54*

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## Far North Coast Regional Strategy 2036 Urban Growth Areas



Urban Growth Area

Investigation Area - Urban Land



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## LGMS - Alstonville Strategic Actions

Locality Objectives:	Strategic Actions:
<ul style="list-style-type: none"> <li>Maintain the village 'scale' and 'character' of Alstonville.</li> <li>Retain the village footprint.</li> <li>Accommodate further infill development in a manner that is sensitive to the village character and heritage values.</li> <li>Provide for changing housing needs.</li> <li>Manage Aboriginal, European and other non-Aboriginal cultural heritage values in accordance with best practice guidelines.</li> </ul>	<ul style="list-style-type: none"> <li>Identify opportunities for additional seniors living facilities.</li> <li>Investigate the potential for infill development intensification.</li> <li>Review planning controls for village centre following construction of the Bruxner Highway bypass.</li> <li>Preserve the integrity of the village footprint.</li> <li>Maintain the urban buffer / inter-urban break between Wollongbar and Alstonville.</li> <li>Revisit the Third Plateau Village concept.</li> <li>Manage and/or promote Aboriginal, European and other non-Aboriginal cultural heritage values in accordance with relevant stakeholders.</li> </ul>




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## One Study or Two


Alstonville and Wollongbar

- Council endorsed approach to be used to prepare strategic plan at its Ordinary Meeting on 28 April 2016 [Minute No. 280416/12].
- Individual strategic plans for Alstonville and Wollongbar proposed to allow each community to define its own character and identity as well as future aspirations.
- Individual strategic plans already prepared and adopted for Wardell (Jan 2016) and Ballina (Mar 2016).
- Lennox Head strategic plan scheduled in period 2018 to 2020.

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## Zoning History

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### Interim Development Order No 1 – Shire of Tintenbar (August 1969)



**SHIRE OF TINTENBAR**  
INTERIM DEVELOPMENT CONTROL MAP

**INDEX**

**ZONES**

1. NON URBAN

- (A) NON URBAN 'A'
- (B) NON URBAN 'B'
- (C) NON URBAN 'C'


2. VILLAGE OR TOWNSHIP

**GENERAL**

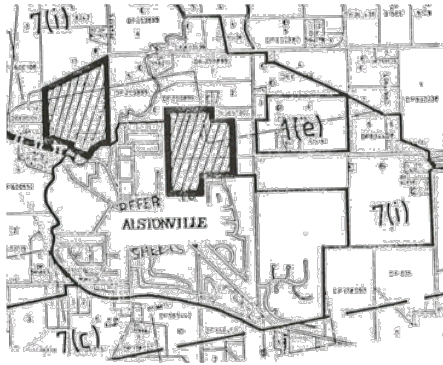
3. ARTERIAL ROADS


FOR AREAS EDGED --- REFER TO CLAUSE 20 OF THE INTERIM DEVELOPMENT ORDER

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### Original Council 1985 Alstonville Urban Investigation Areas







URBAN INVESTIGATION AREAS

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### Original Gazetted 1987 Ballina LEP



THE COUNCIL OF THE SHIRE OF BALLINA  
**ALSTONVILLE**  
BALLINA  
LOCAL ENVIRONMENTAL PLAN  
1987


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### Ballina LEP 2012 - Zoning Plan




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## Affordable Housing


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## Affordable Housing?

### Land Cost Development Issues


- 2017 Estimated Raw land and development costs per lot \$211,200 (Stage 2 Wollongbar);
- Wollongbar Stage 2 sale prices - \$240,000 – \$260,000 per lot;
- Alstonville lot sales data - Pinehurst Court (3 lots 2016 – 2017) Average \$275,000;
- House Construction Cost Estimate - \$300,000;
- Minimum new house land package estimate \$575,000 - \$600,000;
- Alstonville Infill Triplex estimate \$530,000 - \$555,000;
- Alstonville duplex estimate \$620,000 - \$640,000.

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## Affordable Housing?



### Existing House Sale Prices



<p><b>\$499,000</b>                  13 Renshaw Drive, Alstonville                  House, Sold on 17 Oct 2017</p>	<p>Agents:                  Vicki Westwood</p>	<p><b>\$590,000</b>                  4 Flynn Place, Alstonville                  House, Sold on 18 Aug 2017</p>	<p>Agents:                  Robert McEwen</p>
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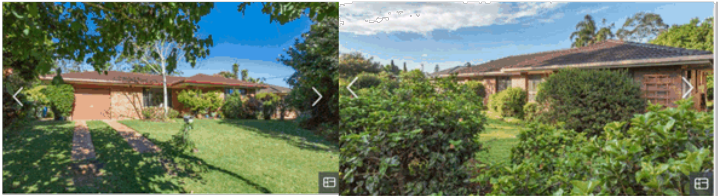
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## Affordable Housing?


### Existing House Sale Prices




<p><b>\$445,000</b>                  22 Snowy Creek, Alstonville                  House, Sold on 14 Oct 2017</p>	<p>Agents:                  Melissa Stewart</p>	<p><b>\$465,000</b>                  17 Hall's Circuit, Alstonville                  House, Sold on 07 Jul 2017</p>	<p>Agents:                  Melissa Stewart</p>
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## Affordable Housing?

### Existing House Sale Prices – Wollongbar UEA

 <p><b>\$650,000</b> Sold on 04 May 2017 Wollongbar 237 Fabian Drive Br 4 B 2 B 2</p> <p><a href="#">View Details &gt;</a></p> <p>Land purchased 5/3/2012 \$245,000</p>	 <p><b>\$530,000</b> Sold on 05 Mar 2017 Wollongbar 9 Spicers Road Br 4 B 2 B 2</p> <p><a href="#">View Details &gt;</a></p> <p>Land purchased 12/4/2014 \$162,000</p>
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## Affordable Housing?

### Existing House Sale Prices – Wollongbar UEA

 <p><b>\$575,000</b> Sold on 27 May 2017 Wollongbar 9 Beckinsdale Street Br 4 B 2 B 2</p> <p><a href="#">View Details &gt;</a></p> <p>Land purchased 6/11/2013 \$185,000</p>	 <p><b>\$605,000</b> Wollongbar 19 Rebecca Street Agent: Trevor Mackenzie Br 4 B 2 B 2</p> <p><a href="#">View Details &gt;</a></p> <p>Land purchased 13/11/2016 \$210,000</p>
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## Affordable Housing?


### House Land Packages – Banyan Hill Estate (Ballina Heights) August 2017

<http://banyanhill.com.au/house-and-land/>

 <p><b>Saxon</b> Adenbrook Homes FROM <b>\$560,708</b> LOT 152</p> <p>LAND SIZE 569m<sup>2</sup> HOUSE SIZE 239sq</p> <p>4 2 2</p>	 <p><b>Orion</b> Adenbrook Homes FROM <b>\$612,943</b> LOT 120</p> <p>LAND SIZE 643m<sup>2</sup> HOUSE SIZE 26sq</p> <p>4 2 2</p>	 <p><b>Indigo</b> Adenbrook Homes FROM <b>\$672,141</b> LOT 122</p> <p>LAND SIZE 724m<sup>2</sup> HOUSE SIZE 30sq</p> <p>4 3 2</p>
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14 designs – Price range \$560,708 to \$672,141

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## Affordable Housing


### Household Experiencing Mortgage Stress 2011

Legend:

- 4.4% to 7.4%
- 7.5% to 9.4%
- 9.5% to 11.4%
- 11.5% to 13.4%
- 13.5% to 15.4%

Percentage of Households with mortgage stress


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## Affordable Housing

**Survey Comment – Alstonville Real Estate Agent**

*The growth of private property valuations have been greatly impeded by the restrictions placed around Alstonville and subsequently with the lack of residential land development. Since the completion of Panorama Park we have had very little **land cost push value increases**. Consequently, where Alstonville was once one of the most expensive areas to purchase a house there are many areas which have now forged way ahead of Alstonville.*

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## Affordable Housing

**Median Price Increases 12 months to July 2017**


Suburb	Median Sale Price – House	12 month Median Growth	Property Turnover (all dwellings 12 months to August 2017)
Wardell	\$410,000	10.4%	2.7%
<b>Alstonville</b>	<b>\$490,000</b>	<b>2.97%</b>	<b>6.5%</b> (168 of 2591)
Ballina	\$500,000	3.16%	5.4%
West Ballina	\$507,500	3.56%	5.2%
Wollongbar	\$530,000	3.77%	6.8% ( 78 of 1138)
East Ballina	\$675,000	3.75%	5.5%
Lennox Head	\$775,000	3.91%	5.8%
Skennars Head	\$822,500	15.42%	2.8%

Alstonville is in the bottom 20% in NSW when comparing median price capital growth over the last year. Alstonville gave property investors a dismal capital gain figure when compared to the rest of the state, with 1.03%.  
Corelogic Data taken from <http://www.yourinvestmentpropertymag.com.au/top-suburbs/nsw/>

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## Inter Urban Break / Village Footprints

  
 ballina  
SHIRE COUNCIL


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## Background – Inter Urban Break and Village Footprints

- 1970s proposed by Tintenbar Shire Council - three village strategy.
- 1983 Local Environmental Study proposed separation between Alstonville and Wollongbar and the “new village” to maintain the individuality and integrity of each living area (Simpson p 22)
- 1985 Draft LEP proposed a separation between Wollongbar and Alstonville (width approximately 750m).
- Ballina LEP 1987 incorporated 7 (i) zone. Width ranging from 460m north of Clare Street to Johnstons Road and in excess of 2km north of Lismore Road to Rifle Range Road.
- Maintaining the interurban break between Wollongbar and Alstonville, as well as planned village footprint, a Ballina Shire Growth Management Strategy for Alstonville.

  
 ballina  
SHIRE COUNCIL

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## Land Use Separation / Buffers

  
ballina  
shire council

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### Land Use Separation / Buffers – Principles

(NSW DPI - *Living and Working in Rural Areas - a handbook for managing land use conflicts*, 2007)

- Decisions about new development should ensure that the natural and built resources of importance to the local, regional or State economy are not unreasonably constrained, impacted, or sterilised by the location of incompatible land uses.
- **It is the responsibility of the encroaching development to provide the necessary setback and buffer to incompatible land uses.**


  
ballina  
shire council


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### Land Use Buffers – Minimum Distance Recommendations to urban residential land

Source	Land Use	Distance
Ballina DCP 2012	Extractive Industry	500m or 1000m for blasting
Lismore DCP (for LEP 2012)	Large Quarry (>10,000m <sup>3</sup> pa) (Also standards for Medium and Minor Quarries)	Primary 500m Secondary 800m. For blasting 800m to 1000m may be reduced to 400 – 500m or less depending on blasting technique and frequency.
NSW DPI - Living and Working in Rural Areas (2007)	Extractive Industry	500m or 1000m for blasting


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### Land Use Buffers – Minimum Distance Recommendations to urban residential areas


Source	Land Use	Distance
Ballina DCP 2012	Sewage systems	400 metres
Lismore DCP (for LEP 2012)	Sewage treatment plants	400 metres
Living and Working in Rural Areas	Sewage works	400 metres

A *Land Use Conflict Risk Assessment (LUCRA)* is required in cases where the minimum buffer distances are not achieved.

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### Quarry Buffers Impacting 1336 Teven Road



1000m buffer  
500m buffer

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### Tuckombil Quarry


Quarry is a large quarry. Permitted extraction rate 150,000 tonnes per annum.

Total resource volume 17.3Mt

If expansion of quarry plans proceed could continue operating for 50 years.


Noise, smell, dust, traffic and hazard impacts are managed partly through land use buffer distances.

Presence of operating bitumen plant.



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### Tuckombil Quarry – Expansion Plan




**Ballina Shire Council**

**AUSROCKS**  
CONSULTING MINING ENGINEERS

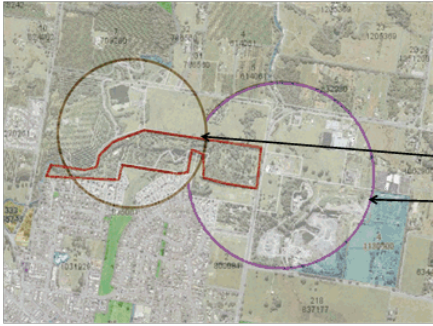
Tuckombil Quarry  
Dist. Subur. Plan 1

DATE	NO	BY	DESCRIPTION
30/06/15	01	MR	DP 001
30/06/15	02	MR	DP 001
30/06/15	03	MR	DP 001
30/06/15	04	MR	DP 001
30/06/15	05	MR	DP 001
30/06/15	06	MR	DP 001
30/06/15	07	MR	DP 001
30/06/15	08	MR	DP 001
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30/06/15	95	MR	DP 001
30/06/15	96	MR	DP 001
30/06/15	97	MR	DP 001
30/06/15	98	MR	DP 001
30/06/15	99	MR	DP 001
30/06/15	100	MR	DP 001

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### Quarry & Sewerage Buffers -1336 Teven Road



400m buffer to sewerage treatment plant property boundary

500m buffer to Quarry boundary

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## Community Engagement




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## Study Methodology

- Talk to Community – Identify issues, concerns, aspirations (Pre – Study Consultation July 2016).
- Research identified issues, develop a draft community vision and strategies to achieve vision.
- Prepare planning documents:
  - Draft Alstonville Planning and Environmental Study
  - Draft Alstonville Strategic Plan
- Talk to Community to obtain feedback (Post - Study Consultation 5 April – 12 May 2017)



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## Consultation

### Pre Study Community Consultation – What did we do?


- Letters to owners of 3000 properties
- Web site and electronic survey
- Pop up shop for 3 mornings (Thurs, Fri, Sat)
- Press release, radio and television interviews
- Meetings with Chamber of Commerce and Alstonville Football Club

(139 Responses)

Commissioner Simpson 1985 Public Hearing into DLEP

*"In matters of this kind I am not prepared to give determining weight to opinion surveys no matter how well constructed. I will weigh such submissions in conjunction with all the evidence before me ....."*

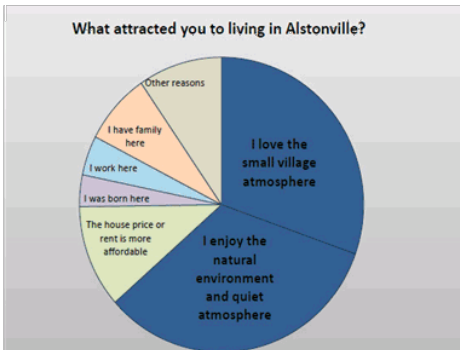
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## Pre Study Community Feedback


### What did they say?

What attracted you to living in Alstonville?



Reason	Relative Frequency
I love the small village atmosphere	High
I enjoy the natural environment and quiet atmosphere	Medium-High
The house price or rent is more affordable	Medium
I was born here	Low
I work here	Low
I have family here	Low
Other reasons	Low

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## Pre Study Community Feedback

### What did they say?

Where do you see future urban growth, (if any)?



Category	Percentage
Condensed development within the village footprint	36%
Expansion of existing residential areas	36%
No growth	21%
New village elsewhere	8%

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## Phase 2 Engagement

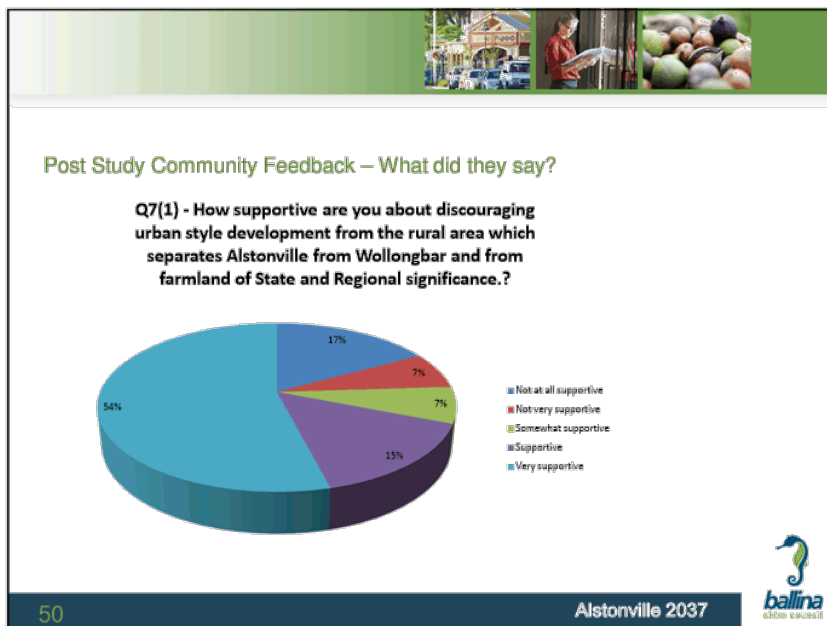
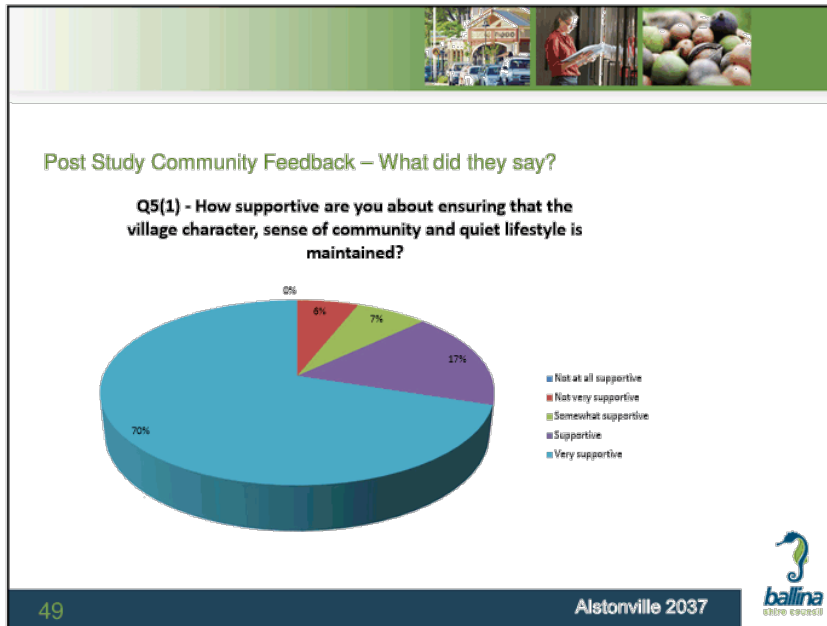
### Post Study Community Engagement – What did we do?

- Letter box flyer to 2000 village properties
- Web site and electronic survey
- Exhibition launch at Sports Club
- Media Release
- Advocate Advertisement 29 March and 26 April
- Letters to 20 groups, and 90 owners of R3 nominated rezone sites
- Emails to 70 persons on contact list
- Community Connect Story – April Edition


**Results: 69 survey responses and 16 letters**




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## Town Square

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## Town Square Proposal

- Originally raised in 2016 in face to face interviews and survey responses.
- Merits evaluated in draft Planning and Environmental Study
- Considered to have merit as a community focal point for festival's and gatherings for current population.
- Challenges relate to current lack of suitable sites and likely high cost of land acquisition.
- Assigned a Low Priority and "Watching Brief" status in draft strategic plan.
- Council could delete this action but has value an aspirational goal.

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## Town Square Proposal

Alstonville Family Festival May 2017





- Existing festivals generate large crowds
- Gathering spaces fragmented between Main Street and Federal Hotel Car Park

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## Pedestrian Access Easement

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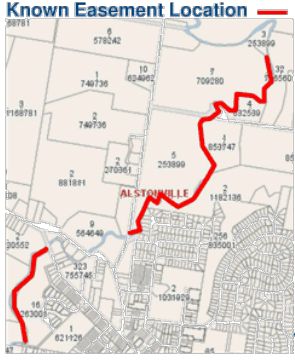


## Background

### Easement for Pedestrian Access

- Originally proposed by Tintenbar Shire Council in 1975
- Trigger for easement when properties with a creek frontage are subdivided.
- 20 metre wide easement for public access required.
- Legal advice (August 2017) holds that Council may authorise a class of person or persons to access the easement area. No need for individual authorisation.
- Constructed pathway not proposed due to cost (\$750,000\*) and need for land owner consent.


@\$200/m<sup>2</sup> for 1.5m wide path distance of 2.5km



**Known Easement Location**

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## Demographics

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## Demographics – Alstonville Village

A village in the Far North Coast means a place that:

- is a relatively small 'stand alone' settlement (generally walkable) or may comprise the outlying suburbs of larger centres
- has developed its own distinctive image because of a historical and/or geographical location
- has a strong relationship with its surrounding environment
- generally has a small vibrant mixed use commercial, retail and residential precinct at its centre surrounded by small-scale residential development
- has a strong sense of community

Characteristic	Alstonville 2016 Ballina Shire ( )	Alstonville 2011 Ballina Shire ( )	Alstonville 2001 Ballina Shire ( )
Population (Usual Resident)	5739 (+1.6% (+4.4%))	5648 (+5.1% (+5.2%))	5325
Population under 15	17% (16.7%)	17.5% (17.3%)	18.2% (16.1%)
Population over 65	16% (16.3%)	16% (15%)	15.5% (16.8%)
Elderly (65+)	8.4% (4.2%)	8% (11.6%)	5% (13.1%)
Temporary	11.2%	11.2%	11.5%
Number of Dwellings	2531	2537	2361
Additional Dwellings	+44 or 3.4% (4%)	+110 or 7% since 2001	
Dwelling Structure Separate House	76.7% (69.2%)	75.1% (71.1%)	74.4% (66%)
Dwelling Structure Medium Density	20.4% (27.2%)	20.5% (28.8%)	22.5% (29.7%)
Average Household Size	2.3 (2.3)	2.2 (2.4)	2.27 (2.48)
Housing Tenure—Fully owned	47.2% (49%)	45.2% (50.6%)	54.5% (44.8%)
Housing Tenure— Mortgage	52.5% (50.9%)	54.8% (49.4%)	45.5% (55.2%)
Housing Tenure— Renting	22.2% (20.1%)	23.5% (20.1%)	23.2% (23.6%)
Household Type— Lone person	31% (28.3%)	25.4% (25.1%)	25.5% (25.8%)
Household Type— Simple cohabitation	45.8% (45.5%)	46.6% (46.6%)	45.5% (43.1%)
Household Type— Couple with children	8.4% (8.8%)	7.3% (7.4%)	18.7% (19.2%)
Car Ownership— one car	41.3% (37.3%)	41.3% (38.7%)	48.5% (49.6%)
Car Ownership— two cars	38.1% (33%)	38.8% (35.9%)	39.4% (38.8%)
Car Ownership— three or more cars	13.3% (15.2%)	13.9% (15.1%)	7.7% (8.5%)
Travelled or Trips to Work— car as driver	36.2% (35.4%)	36.2% (35.4%)	35.5% (34.7%)
Travelled or Trips to Work— not as driver	62.5% (61.5%)	62.5% (61.5%)	63.4%
Employed	50.2% (50.7%)	50.2% (50.7%)	51.5% (49.8%)
Unemployed	3.4% (4.3%)	3.4% (4.3%)	5.5% (11.2%)
Labour Force participation rate	50.2% (50.3%)	50.2% (50.3%)	-
Median age	39 (41)	39 (41)	
Median Mortgage Payment	\$1500 (\$1733)		
Median Rent	\$300 (\$341)		

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## Demographics

### Population Growth Scenarios

**Population Growth**

- Apply strategies that support annual population growth within the range of 0.7% to 1% per annum over the next 20 year period.
- 1982 Demographic Study 0.6%pa natural increase estimate for period to 2001.
- 2016 Census population increased by 91 people to 5,739 people in period 2011 – 2016 (+0.32% pa).

**Growth Scenario Implications for Alstonville's Population to 2016 to 2036**

Annual Increase Factor	Population Increase Estimate	Housing Increase Estimate <sup>30</sup>
+0.27%	5168 (+324)	140 or 7 per annum
+0.50	6457 (+613)	270 or 14 per annum
+0.70	6718 (+874)	380 or 19 per annum
+1%	7130 (+1286)	560 or 28 per annum


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## Summary


  
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## Summary

- 2006 Far North Coast Regional Strategy required a Growth Management Strategy to be prepared;
- Ballina Shire new dwelling target was 8,400 in period 2006 – 2031;
- New dwelling target (or estimate) in North Coast Regional Plan (NGRP) 2016 to 2036 is now 2,550;
- Supply in designated Urban Growth Areas estimated > 5,500 dwellings;
- No imperative to find new release areas on the plateau;
- NCRP reaffirms growth to be contained in designated Urban Growth Areas (UGA). Alstonville UGA confined to existing urban area;
- Affordable housing unlikely to be created through land release program;

  
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### Summary cont.

- Town Square has merit but no site currently identified;
- Council endorsed separate plan approach for Alstonville and Wollongbar in April 2016;
- Urban separation and planned village footprints have a long history and retention is part of current LGMS.
- Land Use buffers – variations considered through LUCRA process.
- Two part community consultation strategy – shire wide participation not discouraged.
- Survey feedback an informative factor but not determinative for strategic actions.
- Infill – consolidation strategy anticipated to boost growth from 0.32% pa to 0.7% to 1% pa in period to 2036.

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**Issues raised by Councillors following deferral of the Alstonville Strategic Plan at the Ordinary Meeting on 26 October 2017**

Councillor Comments	Officer Comments
<p>1. The Town Square notion is not supported by most of the community and needs to be deleted. A better idea would be to develop the Elizabeth Anne Brown parkland and work with the owner of the Plaza to provide a less unsightly Plaza, which after all, is de facto the town's centre.</p>	<p>Deletion of the proposed strategic action (Action 16) relating to the town square was canvassed within Option 1 of the report to the Council's Ordinary Meeting on 26 October 2017. It is always open to the Council to delete, modify or add additional actions to the proposed Strategic Plan.</p> <p>In relation to this matter it is noted that the October 1997 <i>Alstonville Village Centre Study</i>, prepared by Don Osborne and Associates Architects, on behalf of a number of Alstonville organisations, including the Chamber of Commerce, examined village meeting places. One area examined was the Village Shopping Centre in Main Street. In respect to this site the study notes the loss of car parking that would result and that there may not be much hope of this suggestion becoming a reality.</p> <p>More recently the idea of having a village square accessible from Main Street was raised by a group of 4 Alstonville residents who attended the information stall located in Main Street in 2016.</p> <p>There is no evidence available to suggest that the notion of the town square is not supported by most of the community. Exhibition survey results indicated only 4% of respondents were not very supportive of the proposal to maintain a watching brief for suitable town square opportunities within the Alstonville commercial centre. Survey results indicated that 80% of respondents were either very supportive or supportive, with the remaining 16% somewhat supportive.</p> <p>As has been indicated within the October report to the Council (refer commentary to Option 1) this action may be deleted by the Council if it considers that it lacks sufficient merit or that its achievement within the 20 year time frame of the plan is unrealistic.</p> <p>Slides 55 and 56 of the presentation to the Councillor Briefing on 19 September 2017 relate to the town square issue. Additionally, commentary is contained in Section 7.2 of the Alstonville Planning and Environmental Study relating to the town square concept and options examined.</p>

Councillor Comments	Officer Comments
<p>2. Dual occupancy should not be permitted within the existing village. To do so would be to permit property owners to build second dwellings in their front or back yards, which will cheapen the entire area and turn it into a ghetto.</p>	<p>It is open to the Council to delete the proposed dual occupancy strategic action (Action 9) or amend it to specify a different minimum land size to the recommended 900m<sup>2</sup>. It is also open to the Council to specify that only attached dual occupancies should be permitted instead of detached, which traditionally are the rear yard form of this development.</p> <p>Dual occupancy as an infill housing form can be compatible with existing built environments. There are numerous examples of dual occupancy development within Alstonville which appear to have been accepted by the local community as providing a valuable contribution to Alstonville's housing stock.</p> <p>Chapter 4 – Residential and Tourist Development within Council's existing development control plan includes an extensive set of planning controls that regulate the built form of dual occupancy development across the shire. Current provisions address matters including floor space ratio, building envelope, building articulation, building lines and setbacks, landscaping and open space, vehicle access and parking, overlooking and privacy, solar access, minimum lot areas and cut and fill.</p> <p>Further information regarding the approach to dual occupancy development under the strategic plan can be found within the discussion of dual occupancy land size options in Section 6.3.2.2 of the Alstonville Planning and Environmental Study.</p>
<p>3. Permit the Teven Rd corridor to be developed as residential land, which would meet the relatively small need for new housing in Alstonville for the next twenty years, given that Wollongbar is booming.</p>	<p>Areas with potential to accommodate the expansion of the Alstonville urban area were examined in Section 6.3.3.2 of the Alstonville Planning and Environmental Study. This included a significant area surrounding the existing Alstonville quarry. There is considered to be longer term potential for greenfield subdivision north along Teven Road and east along Gap Road, but not likely within in the 20 year period of the strategic plan for a range of reasons including land and development constraints, extensive availability of greenfield urban release areas within the shire (including at Wollongbar) adequate to meet projected growth needs for the plateau and shire overall for more than 20 years, the historical planning context for Alstonville and positive economic indicators for Alstonville.</p> <p>It is open to the Council to insert an additional strategic action requiring the suitability of the Teven Road corridor for greenfield subdivision to be further investigated. It is however suggested that in the absence of a change to Council's current policy position relating to facilitating the continued operation of the Tuckombil Quarry, it is premature to undertake further detailed investigation of the land's suitability for urban purposes.</p> <p>A decision on the continued operation of the quarry is a matter for Council as a landholder and business operator as opposed to Council as a planning authority (given that the quarry and the asphalt plant on the site are lawful land uses).</p> <p>Slides 34 to 43 of the presentation to the Councillor Briefing on 19 September 2017 provide further information on land use buffer issues which impact on the Teven Road corridor.</p>

Councillor Comments	Officer Comments
<p>4. While there is widespread support for retaining the green 'buffer' belt, there is sense in permitting landowners whose land adjoins the buffer, and who have access to falls or the creek, to develop residential blocks that do not disturb the rural vistas from roads or walkways. An E Zone classification would sort out this issue.</p>	<p>It is unclear as to how an E zone classification would facilitate the outcome sought.</p> <p>In respect to E zones, the Council at its meeting on 27 April 2017 resolved to retain all deferred areas subject to an environmental protection zone under Ballina LEP 1987 (includes the 7(i) Urban Buffer zone). Applying (or removing) E zones in an ad hoc manner, not in conformity with the current State Government policy framework relating to E zones, is unlikely to be supported at the State level.</p> <p>The history associated with the urban buffer zone and the separation of the Alstonville and Wollongbar urban areas has previously been outlined in the Alstonville Planning and Environmental Study (see section 1.4) and was discussed at the Councillor Briefing on 19 September 2017 (refer slides 31 to 33).</p> <p>It is also noted that in respect to some land which has been advocated by property owners as being suitable for residential purposes, and currently subject to the urban buffer zoning, that such land may also be constrained by other impacts such as land use buffers and the presence of State and regionally significant farmland.</p> <p>Slides 38 and 41 of the presentation to the Councillor Briefing on 19 September 2017 provide further details on land use buffers currently impacting 1336 Teven Road, Alstonville.</p>
<p>5. There is a dire need to improve the walkway and cycleway amenity of the town, as other parts of the shire have done. These could make use of access to McGuire's Creek and to Tosha Falls, if sensitive development were to be permitted.</p>	<p>There is opportunity to enhance the pathway network in Alstonville and this was reflected in the feedback from the community engagement undertaken for the strategic plan. This has been partly addressed in Council's draft Pedestrian Access and Mobility Plan (PAMP). The draft PAMP was recently exhibited until 24 November 2017 and will be reported back to the Council for further consideration.</p> <p>In addition to the proposed PAMP initiatives for Alstonville, Strategic Action 14 in the draft strategic plan proposes a further examination of footpath and shared pathway provision at Alstonville. This action also incorporates examining the feasibility of providing a nature trail along the banks of Maguires Creek within existing Easements for Pedestrian Access.</p> <p>A public pathway or trail along Maguire's Creek requires considerable investigation of the options and costs which is why the strategic plan acknowledges the concept but recommends a specific resourcing and examination of the matter. Importantly, rezoning of the adjoining land is not the only option available to achieve the provision of the nature trail, if found to be feasible.</p> <p>Refer also to slide 58 of the presentation to the Councillor Briefing on 19 September 2017 for further details relating to the Pedestrian Access Easement.</p>



Councillor Comments	Officer Comments
<p>6. The medium and long term future of the Gap Rd Quarry and Asphalt sites needs to be determined. While a couple of residents report not minding the noise and emissions, there is a groundswell of anger that successive Councils would jeopardise the health and amenity of local residents by permitting more and more asphalt production, and possibly Quarry extraction at a site that basically sits next to approved residential development.</p>	<p>The issue of the quarry and its future has been discussed in detail in the Alstonville Planning and Environmental Study (refer to pp 66 – 70) and slides 38 to 41 of the presentation to the Councillor Briefing on 19 September 2017 for further details.</p> <p>It is a matter for the Council to consider whether its current policy position relating to the preparation of an EIS and other planning approval documentation to facilitate the quarry's expansion should be changed. Additional to the health and planning considerations, it is suggested that Council needs to be mindful of its approach in relation to the quarry having regard for its roles and responsibilities as a landholder and business operator.</p> <p>Once a decision has been made in respect to the longer term future of the quarry, and associated industrial activities on the quarry site, it will then significantly influence the strategic planning options available.</p>
<p>7. To ignore making strategic plans for these sites for more than twenty years would be a disgrace and an abrogation of Council's responsibility towards its residents. Since asphalt production in the shire is necessary, we need to develop a strategic plan for locating the plant away from urban development but accessible to trucks and transportation. These matters urgently need to be considered.</p>	<p>Refer comments to 6 above.</p>
<p>8. Alstonville's demographic is increasingly mostly retired, semi-retired or approaching retirement. We need to think of making the village attractive to young families to build small businesses and to support dwindling numbers in Alstonville schools. Nothing to address the important issue of the stagnation of the village has been written into the draft plan, and this is essential.</p>	<p>The available evidence (including demographic and economic statistics) does not support the contention that the village is stagnating.</p> <p>The Alstonville Planning and Environmental Study has examined employment related issues in Chapter 8 and global megatrends likely to impact Alstonville's future in Chapter 10.</p> <p>School enrolments have been examined in Chapter 3 of the Study. The Alstonville Public School enrolments have increased from 493 in 2006 to 536 in 2017. In terms of High School enrolments these have reduced from 963 to 752 in the same period.</p> <p>The central strategy embodied within the draft plan is to create additional housing opportunities within the existing Alstonville urban area in closer proximity to the town centre. By so doing it is anticipated that older residents in particular will have additional housing choice opportunities. Homes that older residents currently occupy may then become available to provide more affordable family housing.</p> <p>That is, the underpinning strategy in the strategic plan is to provide greater housing choice in suitable locations for ageing residents and make existing 3 and 4 bedroom housing stock available to younger generations to occupy. This is consistent with available demographic information suggesting that the housing stock is under occupied. Achievement of this outcome does not require lateral expansion of Alstonville.</p>



Councillor Comments	Officer Comments
<p>9. Concerned about closing off new residential development in Alstonville; we have not done this elsewhere in the shire, and we must not do this in Alstonville if it is to thrive.</p> <p>Perhaps the idea of a plebiscite might work albeit an expensive way forward. In any case, there does need to be some economic development within the Village, and the opportunity for residents to build new homes and to gentrify older ones, not turn it into a ghetto.</p>	<p>The Ballina Shire Growth Management Strategy (BSGMS) adopted by the Council in July 2012 provides the current framework for residential land releases. Opportunities available under that strategy for new residential lots were discussed at the Councillor Briefing on 19 September 2017. Briefing Slide No's 6 to 9 examine residential lot potentials by suburbs and supply.</p> <p>The BSGMS does not provide specific new residential development opportunities in areas such as Ballina Island and East Ballina which rely largely on infill development for growth.</p> <p>If the Council is of the view that the broader community desires provision to be made for greenfield land releases on the Alstonville Plateau then the Council could provide direction to staff for this to be further investigated. As a guide for further community engagement, the option of direct engagement with all landholders in the shire would cost in the order of \$25,000. A telephone based survey with statistical accuracy would cost in the order of \$15,000 to \$20,000. Both options would likely take in the order of six months to complete the engagement and report on the outcomes.</p> <p>Further information can be found in the comments under Options Section – Other Considerations of the report to the Council's Ordinary Meeting on 26 October 2017.</p>
<p>10. Evidence is required that there is a real majority of the community - Shire wide - who support this strategy. Only residents of Alstonville were written to. Most new residents would come from somewhere else, yet have not been given the same voice opportunity.</p>	<p>This issue was discussed at the Councillor Briefing on 19 September 2017. Refer slides 45 to 53.</p> <p>The approach taken to the Alstonville Strategic Plan has been to prepare a place based plan through the engagement of the affected community (being Alstonville). This though, has not been to the exclusion of the broader community as the public exhibition process along with various other engagement methods invite interested parties outside of Alstonville to participate in the engagement process.</p> <p>It is open to the Council to defer the Strategic Plan and require additional community consultation in any manner that the Council sees fit. Some options such as telephone sampling will however require specific budget provision to be made.</p> <p>As a guide for further community engagement, the option of direct engagement with all landholders in the shire would cost in the order of \$25,000. A telephone based survey with statistical accuracy would cost in the order of \$15,000 to \$20,000. Both options would likely take in the order of six months to complete the engagement and report on the outcomes.</p>

Councillor Comments	Officer Comments
<p>11. When was the buffer zone originally conceived? How was support measured at the time? How has community sentiment about it evolved since then?</p>	<p>The buffer was originally conceived by Tintenbar Shire Council in the 1970s as part of its then three village strategy. The history of the buffer is discussed in the Alstonville Planning and Environmental Study (see section 1.4) and was further discussed at the Councillor Briefing on 19 September 2017 (refer slides 31 to 33).</p> <p>The community survey associated with the exhibition of the Strategic Plan also canvassed community support for “retaining the inter-urban break between Alstonville and Wollongbar in Council planning policies”. The results of that survey indicated that 68% of respondents were very supportive and 23% of respondents were not at all or not very supportive. The remaining 9% of respondents were somewhat supportive of maintaining the inter-urban break.</p> <p>In 1985 a Public Hearing by William Simpson, Commissioner of Enquiry, considered amongst other matters the urban buffer, expansion of Alstonville and Wollongbar as well as the third plateau village. The recommendations from the public hearing then influenced the finalisation of the draft LEP which was subsequently gazetted in 1987.</p> <p>The inter urban break and urban buffer zone as derived in 1987 has subsequently been incorporated into Council’s local planning policy and State Government planning policy, with the most recent policy documents respectively being the Ballina Shire Growth Management Strategy and the North Coast Regional Plan.</p>
<p>12. What problems might occur with the infill approach? Has the community been consulted about this? That is, the people who own homes next to identified infill blocks but do not have the same opportunity themselves.</p>	<p>The community engagement supported by the Alstonville Planning and Environmental Study has clearly outlined the growth options explored for Alstonville, including infill development. The engagement phase of the project provided opportunities for those affected by the proposed infill approach to provide feedback to Council. The outcomes from the engagement program, and feedback received, are addressed in Chapter 4 of the Alstonville Planning and Environmental Study and the Consultation sections of the July 2017 and October 2017 reports to Council. Details were also provided in the Councillor Briefing held on 19 September 2017 (refer to slides 43 to 52).</p> <p>It is noted that there already exists in Alstonville, as well as elsewhere in the shire, many areas zoned R3 which adjoin R2 zoned areas. Interface concerns do arise from time to time, however design controls are contained within Council’s DCP that seek to mitigate interface concerns.</p> <p>As indicated in relation to item 2 above, Chapter 4 – Residential and Tourist Development within Council’s existing development control plan includes an extensive set of planning controls that regulate the built form of dual occupancy development across the shire. Current provisions address matters including floor space ratio, building envelope, building articulation, building lines and setbacks, landscaping and open space, vehicle access and parking, overlooking and privacy, solar access, minimum lot areas and cut and fill.</p> <p>Council engages competent professionally trained staff within its Development and Environmental Health Group to assess and determine “infill” development applications. The vast majority of these, which are compliant with established planning policies, are determined under delegated authority without need for consideration by the elected Council.</p>

Councillor Comments	Officer Comments
<p>13. Could there be consideration of a plebiscite about this plan and particularly the urban footprint matter at the next Council election?</p> <p>This would give us what the whole community really think, as it is my position that this matter is relevant to our whole community and people from elsewhere who will continue to settle in the Ballina Shire.</p>	<p>This is a matter for the elected Council in relation to its approach to elections and engagement of citizens. A plebiscite would mark a significant change in the way Council engages the community and therefore, it is suggested that this concept should be considered on a more holistic and perhaps a stand-alone basis separate to the Alstonville Strategic Plan if it is to be pursued.</p> <p>Any future process of asking questions in association with elections could address matters arising in relation to the Alstonville Strategic Plan if so desired by the Council.</p>

***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 <del>generally</del> 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><b>Pre –Exhibition Comments</b> A strong policy position is of assistance when considering applications for LEP amendments or when considering strategic initiatives.</p> <p><b>Post Exhibition Comments</b> 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><b>Pre –Exhibition Comments</b> 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><b>Post Exhibition Comments</b> This action warrants ongoing support when developing strategic planning and economic development policy documents.</p>

3	Encourage listing of properties with local heritage value within BLEP 2012.	H	Degree of Support – 90%	Ballina Shire Council	\$0	<p><b>Pre –Exhibition Comments</b> 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><b>Post Exhibition Comments</b> 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><b>Pre –Exhibition Comments</b> 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><b>Post Exhibition Comments</b> 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><b>Pre –Exhibition Comments</b> Reinforces the value of local history and heritage within the community.</p> <p><b>Post Exhibition Comments</b> 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>

9.1 Alstonville Strategic Plan - Finalisation.DOC

						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><b>Pre –Exhibition Comments</b> 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><b>Post Exhibition Comments</b> 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><b>Pre –Exhibition Comments</b> 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><b>Post Exhibition Comments</b> 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><b>Pre –Exhibition Comments</b> Provides an additional community focus to showcase the village and its historic context.</p>



						<b>Post Exhibition Comments</b> 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 900m<sup>2</sup> or more.</u>	H	Degree of Support – 71% for throughout R2 zone  Degree of Support – 72% on lots 900m <sup>2</sup> or larger	Ballina Shire Council	\$0	<p><b>Pre –Exhibition Comments</b></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 900m<sup>2</sup> 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><b>Post Exhibition Comments</b></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 900m<sup>2</sup> 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>

9.1 Alstonville Strategic Plan - Finalisation.DOC

						Action 9 has been amended to reference that this initiative is intended to apply only to lots having an area of 900m <sup>2</sup> or more.
10	<del>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.</del>		Degree of Support – 76%	Australasian Conference Association Ltd (Alstonville Adventist Retirement Village) Ballina Shire Council	\$0	<p><b>Pre –Exhibition Comments</b></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><b>Post Exhibition Comments</b></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><b>Pre –Exhibition Comments</b></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><b>Post Exhibition Comments</b></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 300m<sup>2</sup> to one dwelling per 200m<sup>2</sup> 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><b>Pre –Exhibition Comments</b></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><b>Post Exhibition Comments</b></p> <p>Support for this action is maintained subject to the dual occupancy initiative being limited to R2 zoned lots having an area of 900m<sup>2</sup> 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 200m<sup>2</sup> 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><b>Pre –Exhibition Comments</b></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><b>Post Exhibition Comments</b></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><b>Pre –Exhibition Comments</b></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><b>Post Exhibition Comments</b></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><b>Pre –Exhibition Comments</b></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><b>Post Exhibition Comments</b></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><b>Pre –Exhibition Comments</b></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><b>Post Exhibition Comments</b></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><b>Pre –Exhibition Comments</b> 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><b>Post Exhibition Comments</b> This action has strong community support and the support of the Chamber of Commerce. 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><b>Pre –Exhibition Comments</b> A diverse rural economy provides economic strength to the village and the broader region. Applicable controls should be achievable and economically viable.</p> <p><b>Post Exhibition Comments</b> The review of planning controls is considered to be able to undertaken as part of Council's scheduled annual DCP review program. This matter may also be further considered as part of Council's</p>

						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><b>Pre –Exhibition Comments</b>                      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><b>Post Exhibition Comments</b>                      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><b>Pre –Exhibition Comments</b> 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><b>Post Exhibition Comments</b> 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	<del>Assist Landcare Groups to document projects and enhance their web sites to publicise achievements.</del>	L	Degree of Support – 94%  No response from Richmond Landcare	Ballina Shire Council	\$20,000 per annum	<p><b>Pre –Exhibition Comments</b> 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><b>Post Exhibition Comments</b> 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	<del>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.</del>	L	Degree of Support – 93%  No response from Richmond Landcare	Richmond Landcare and Ballina Shire Council	\$10,000 per annum	<b>Pre –Exhibition Comments</b> Assists to maintain a regional environmental focus. Sponsorship opportunities to bring keynote speakers to the Northern Rivers could also be explored. <b>Post Exhibition Comments</b> Refer Comments made in respect to Action 21.
23	<del>Develop corporate sponsorship and individual philanthropic programs which may provide opportunities to fund environmental restoration and enhancement works.</del>	L	Degree of Support – 94% No response from Richmond Landcare	Richmond Landcare and Ballina Shire Council	\$2,000 per annum	<b>Pre –Exhibition Comments</b> A sponsorship program provides opportunities for the corporate sector, and individuals to contribute financially to environmental projects. <b>Post Exhibition Comments</b> 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>	<b>Post Exhibition Comments</b> <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>	<b>Post Exhibition Comments</b>

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>