



Draft Wollongbar Strategic Plan 2019 – 2039

Note:

This document accompanies the draft Wollongbar Planning and Environmental Study.



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The draft vision for Wollongbar contains three elements. These elements form the nominated locality objectives within the draft 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 and or other organisations. The tables below indicate who would be primarily responsible for a nominated action. Once actions and responsibilities are agreed and adopted the Wollongbar Strategic Plan 2019 to 2039 will then be taken into account when making strategic planning decisions which impact on Wollongbar Village and adjacent areas.

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. 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 *Wollongbar Strategic Plan 2019 to 2039* at 5 year intervals; and
- Consultation with the Wollongbar community prior to adoption of any proposed changes to strategic actions.

The *draft Wollongbar Strategic Plan 2019 – 2039* will be finalised following comments from the Wollongbar community during the exhibition period of the draft Strategic Plan and the *Wollongbar Planning and Environmental Study*.

The *draft Wollongbar Strategic Plan 2019 – 2039* will be submitted to the elected Council for endorsement as part of the formal adoption process. Once adopted the *Wollongbar Strategic Plan 2019 – 2039* will be used to guide strategic planning decision making and the allocation of resources for projects related to Wollongbar Village and adjacent areas in the period to 2039.

The *Wollongbar Strategic Plan 2019 – 2039* was considered and adopted by the Council at its Ordinary Meeting on [Minute No]



Locality Objective One

Ensuring that the sense of community and wellbeing present in Wollongbar is maintained						
No	Strategic Actions	Priority	Degree of Community Support (Survey)	Responsibility	Estimated Additional Financial Impact	Rationale For The Action / Benefits
1	<p>Retain the rural separation between Wollongbar and Alstonville (north of the Bruxner Highway).</p> <p>Advocate a policy position which generally discourages proposals which seek to introduce urban style development within the rural area which separates Wollongbar from Alstonville with particular reference to properties fronting Lismore Road.</p> <p><i>[Adopted Alstonville Strategic Plan Action No 1 - Advocate a policy position which 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.</i></p> <p><i>Retain the inter-urban break between Alstonville and Wollongbar.]</i></p>	H	89% (Many comments related to retaining the whole of the buffer)	Ballina Shire Council	\$0	<p>Pre –Exhibition Comments</p> <p>A strong policy position is of assistance when considering applications for LEP amendments or when considering strategic initiatives.</p> <p>Post Exhibition Comments</p> <p>This action has been drafted so as to specifically focus on that part of the buffer located adjoining Lismore Road between Wollongbar and Alstonville. It is this part of the buffer that has experienced the greatest pressure for development and is therefore referenced specifically within the action. It is also an area which is clearly visually recognisable as being within a rural buffer area when travelling between Wollongbar and Alstonville.</p> <p>The use of the words "generally discourages" also provides an opportunity for the Council to consider proposals such as the expansion of the Russellton Industrial Estate without specifically undermining this actions intent.</p>



						Given the significant community opposition to proposals which intrude into the buffer Council may wish to consider adopting a stronger policy position such as that contained within the Alstonville Strategic Plan.
2	Review community infrastructure proposed in Council's Developer Contribution Plans to ensure they support community building in the period to 2038.	H	83%	Ballina Shire Council	\$0 for review as part of scheduled periodic review of contribution plans.	<p>Pre –Exhibition Comments</p> <p>This action recognises the importance of regularly reviewing Council's adopted Developer Contribution Plans to ensure that they reflect the community's infrastructure demands and requirements.</p> <p>Post Exhibition Comments</p> <p>Council adopted the Ballina Shire Open Space and Community Facilities Contribution Plan in 2016 (operative from 1 January 2017). Once the current work relating to the preparation of the shire wide Sports and Recreational Facilities Plan has been completed it would then also be appropriate to further consider the specific community infrastructure needs of the Wollongbar Community.</p>
3	Encourage the establishment of Wollongbar specific service and community groups.	M	88%	Specific community and service groups and Ballina Shire Council	\$0	<p>Pre –Exhibition Comments</p> <p>As Wollongbar continues to grow the establishment of groups with a unique "Wollongbar" brand will assist positive community building</p>



						and the reinforcement of Wollongbar as having its own identity. Post Exhibition Comments Strong community support for this initiative reinforces the Wollongbar communities separate sense of place.
4	Encourage a program of regular briefings between NSW Police and Wollongbar Progress Association.	H	(Not included within survey)	Ballina Shire Council, NSW Police Service – Richmond Command and the Wollongbar Progress Association		Pre –Exhibition Comments Information dissemination is seen as a positive to overcome community angst relating to law, order and safety issues. Post Exhibition Comments Subject to Council's adoption of the strategic plan and this action it is proposed to prepare correspondence to the NSW Police Service and the Wollongbar Progress Association supporting regular community briefings.
5	Develop a public art program for Wollongbar and Alstonville.		31%	Ballina Shire Council		Pre –Exhibition Comments A suitably developed program could assist with creating and reinforcing a separate identity for each village. Post Exhibition Comments Given the relatively low level of community support for a Wollongbar – Alstonville specific program an alternative option could be to considering an increased level of funding for the existing Shire wide public art program above the annual \$11,000 allocation. <u>The provision of public art is</u>



Locality Objective Two

Ensuring that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities						
No	Strategic Actions	Priority	Degree of Community Support (Survey)	Responsibility	Estimated Additional Financial Impact	Rationale For The Action / Benefits
6	Initiate a planning proposal to permit attached dual occupancy development within the established (outside of WUEA) R2 Low Density Residential zone upon lots having a minimum area of 900m ² and slope of 20% or less.	H	8%	Ballina Shire Council	\$0 to be scheduled as part of normal Strategic Services staff work programs.	<p>Pre –Exhibition Comments 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 Wollongbar village.</p> <p>It is suggested that the proposal be initially limited to lots having a minimum area of 900m² and which are not slope constrained, so as to gauge support for this housing initiative. Subject to community support, future LEP amendments could be considered to allow dual occupancy on smaller lots or on all R2 zoned lots.</p> <p>Post Exhibition Comments The established village area due to its generally less slope constrained topography is more suited to dual occupancy development than many sites located within the WUEA. Permitting dual occupancy development on some larger R2 zoned sites facilitates housing choice</p>



					<p>within these established residential areas and in turn may reduce pressure for land releases in the longer term.</p> <p>The low level community support for this initiative is in contrast to the higher level support (71 – 72%) obtained for a similar proposal exhibited as part of the Alstonville Strategic Plan .</p> <p>It is proposed to limit dual occupancy development to “attached” forms of this development so as to be consistent with planning proposals prepared for Wardell and Alstonville.</p>
7	Evaluate the potential for Lot 1 DP 1212249, No 184 Rifle Range Road to support urban (residential) development.	8%	Ballina Shire Council	\$20,000 for specialist reports owners.	<p>Pre –Exhibition Comments</p> <p>The site is suitably located between the existing Wollongbar Village and the sports field site to warrant evaluation for urban development in the event that land owned by the United Protestant Association (No 46 Sneaths Road) is not designated for traditional green field residential development.</p> <p>Evaluation for urban potential is a step that precedes the land’s inclusion within the Ballina Shire Growth Management Strategy and the preparation of a planning proposal (rezoning).</p> <p>Post Exhibition Comments</p> <p>Having regard to more recent advice from the UPA related to the</p>



						likelihood of its land holding being subdivided for residential development there is now no specific imperative to look at alternative sites for residential development at Wollongbar. This action is therefore proposed to be deleted.
8	Initiate a rezoning of the Wollongbar business area from B1 Neighbourhood Centre to B2 Local Centre and incorporate this change within the annual 'housekeeping' LEP amendment process.	H	56%	Ballina Shire Council		<p>Pre –Exhibition Comments Designating the site as a Local Centre affords the centre the same status within the Shire's retail hierarchy as the Alstonville Centre and increases the range of permitted land uses.</p> <p>Post Exhibition Comments Retaining this action is considered to positively assist the establishment of commercial and retail uses within the existing Wollongbar commercial precinct.</p>
9	Evaluate the potential for land adjoining the Russellton Industrial Estate to the east (Lot 13 DP 1059499 and Lot 1 DP 738412) to support urban (industrial) development.	M	11%	Ballina Shire Council	\$20,000 for specialist reports.	<p>Pre –Exhibition Comments Based on investigations already undertaken an expansion of the Russellton Industrial Estate in a south – easterly direction has more merit than a north – westerly expansion. This is based on land topography and road access considerations.</p> <p>Evaluation for urban potential is a step that precedes the land's inclusion within the Ballina Shire Growth Management Strategy and the preparation of a planning</p>



						<p>proposal (rezoning).</p> <p>Post Exhibition Comments</p> <p>This action has been retained within the plan having regard to the likely demand for flood free industrial land within Ballina Shire over the next 20 year period and to assist with the provision of employment opportunities on the Alstonville Plateau.</p> <p>Council could resolve that this action be deleted based on non-compliance with current State government planning policy and low level of community support.</p>
	<p>Consider LEP amendment applications for 5 Smith Lane, Wollongbar (R2 to R3 zone) and 246 – 250 Lismore Road, Wollongbar (service station additional permitted use).</p>	H	N/A	Ballina shire Council	Funded by proponents	<p>Post Exhibition Comments</p> <p>The incorporation of this proposed action arose in response to submissions received to the exhibition of the Wollongbar strategic planning documents.</p> <p>The consideration of LEP amendment applications in respect to both sites is considered to have merit for the reasons outlined in Attachment Six to the report to the Council relating to the Wollongbar Strategic Plan – Project Completion matter.</p>



Locality Objective Three

Ensuring that infrastructure such as footpaths, parks, as well as shops, services and jobs continue to be provided and enhanced for the convenience of residents						
No	Strategic Actions	Priority	Degree of Community Support (Survey)	Responsibility	Estimated Additional Financial Impact	Rationale For The Action / Benefits
10	Consider the future utility of the former Wollongbar basketball court site with frontage to Kays Lane and rezone and reclassify this site for industrial purposes should it be found to be surplus to requirements and feasible for industrial development.		14%	Ballina Shire Council	\$0 for review	<p>Pre –Exhibition Comments There are a number of potential options for the use this land including its retention for public purposes. Use of the land for industrial purposes if found to be feasible, would facilitate funds being allocated to provide alternative recreation facilities to service the Wollongbar community.</p> <p>Post Exhibition Comments A review of potential suitable uses for the subject site has already been finalised. The review found that this site had only limited potential as an industrial site. This action is therefore proposed to be deleted from the strategic plan.</p>
11	Review pedestrian and cycleway infrastructure proposed in Council's Pedestrian Access and Mobility Plan and the Ballina Bike Plan to ensure that pedestrian and cycle infrastructure continues to be provided to meet community needs in the period to 2038.		32%	Ballina Shire Council	\$0 No additional costs associated with reviewing community needs.	<p>Pre –Exhibition Comments This action recognises the importance of regularly reviewing Council's adopted pedestrian and bicycle infrastructure plans to ensure that they reflect community needs.</p>



						<p>Post Exhibition Comments</p> <p>It is not known why this proposed action, and the associated Action 12 below, received such low level community support. Given the anticipated level of growth in Wollongbar Village over the next 20 year period maintaining a special focus on the communities pedestrian and cycle needs is considered to be a sound approach.</p>
12	Consider the provision of off road pedestrian and cycle access to the Wollongbar Sports Field site when the PAMP and Ballina Shire Bike Plan are next reviewed.	29%	Ballina Shire Council	<p>Preliminary concept design stage cost estimate \$50,000.</p> <p>Construction costs not known at this stage.</p>	<p>Pre –Exhibition Comments</p> <p>Depending on emerging usage and access patterns, the provision of future suitable pedestrian and cycle access may assume a high priority.</p> <p>Post Exhibition Comments</p> <p>The PAMP was adopted by the Council in 2018 and has a review cycle of approximately 5 years. The provision of off road pedestrian and cycle access to the Sports Field site could be considered for inclusion within the next review of the PAMP irrespective of whether it has been included as a specific strategic action within the WSP.</p> <p>It is considered that there is merit in this action being retained as it will then receive specific consideration during the next PAMP review process.</p>	