

Attachment Five – Submission Copies

Submission 1 – Surveys

The Key Findings section of the Wollongbar 2038 Community Survey Report prepared by Dr Elizabeth Baker are reproduced below. Dr Baker's report is contained in full within **Attachment Four** to the report to the Council's Ordinary Meeting on 24 April 2019.

In total Council received 298 survey responses. A copy of the survey questions follows the key findings.

Key findings

- The elements of the Vision were generally supported by respondents.
- Support for the strategic actions proposed to support the elements of the Vision was variable but overall not strong. Only actions supporting 'Ensuring that the sense of community and wellbeing present in Wollongbar is maintained' were well-supported.
- A central issue of concern expressed by respondents was the potential impact of the buffer areas around Wollongbar.
- Respondents were also concerned that the actions proposed did not maintain or enhance the sense of identity as a rural village, or necessarily provide facilities and services that community wants. It appears that there is a perception that the Draft plan is primarily about residential development.
- Submissions reflected some of the issues raised by survey respondents however there were several made in relation to specific parcels of land. These submissions were generally in favour of considering expansion of residential / industrial zones.

Wollongbar 2038 - Community Survey

Draft Wollongbar Planning and Environmental Study and draft Strategic Plan 2018 – 2038 Survey

This survey seeks your comments on the draft Wollongbar Planning and Environmental Study and the strategic actions contained within the draft Wollongbar Strategic Plan 2018 – 2038. These documents may be accessed from the following link <https://bit.ly/2wsMoDK>

This survey will be open until 2 November 2018.

If you would like to receive further information on the Wollongbar 2038 strategic planning project, there is an option at the end of the survey to provide us with your email address.

Your responses will be collated and agglomerated for reporting purposes. Individual responses will not be identified for the purpose of public reporting.

The survey should take 8 minutes to complete.

Thank you for participating in our survey. Your feedback is important.

For information regarding how your responses are held, managed and released, please see Council's [privacy disclosure statement](#).

Responses provided to this survey will only be used by Council for the Wollongbar 2038 strategic planning project and for no other purpose.

1. About You

- Male
 Female

2. Your Age Category

- | | |
|--------------------------------|-------------------------------|
| <input type="radio"/> Under 18 | <input type="radio"/> 50 - 64 |
| <input type="radio"/> 18 - 34 | <input type="radio"/> 65+ |
| <input type="radio"/> 35 - 49 | |

3. Where Do You Live?

- Wollongbar established residential area (mostly south of Rifle Range Road)
- Wollongbar new residential area (Avalon Estate and areas off Plateau Drive)
- Rural property close to Wollongbar residential areas
- Elsewhere

4. Have you read the draft Wollongbar Planning and Environmental Study and Strategic Plan?

- Yes
- No

5. Are there any comments you wish to make in respect to the draft Wollongbar Planning and Environmental Study and Strategic Plan?

6. How supportive are you of the following elements contained within the draft community vision for Wollongbar?

	Not at all supportive	Not very supportive	Neutral	Somewhat supportive	Supportive	Very supportive
Ensuring that the sense of community and wellbeing present in Wollongbar is maintained.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensuring that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

8. How supportive are you of the following strategic actions relating to ensuring that the sense of community and wellbeing present in Wollongbar is maintained?

	Not at all supportive	Not very supportive	Neutral	Somewhat supportive	Supportive	Very Supportive
Retention of a rural separation between Wollongbar and Alstonville (particularly along Lismore Road) to reinforce a strong sense of village identity.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Reviewing community infrastructure proposed in Council's Developer Contribution Plans to ensure it supports community building in the period to 2038.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage the establishment of Wollongbar specific services and community groups.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Foster community building through the development of a public arts program for Wollongbar and Alstonville.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

10. How supportive are you of the suggested strategic actions relating to ensuring that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities?

	Not at all supportive	Not very supportive	Neutral	Somewhat supportive	Supportive	Very supportive
Investigate the potential expansion of Wollongbar in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Investigate the potential for detached dual occupancy development upon residential lots outside the Wollongbar Urban Expansion Area within the R2 zone.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retain existing business zoned areas within Wollongbar Village.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rezone the Wollongbar business area from B1 Neighbourhood Centre to B2 Local Centre (same as Alstonville) to encourage development.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Consider the easterly expansion of the Russellton Industrial Estate to provide an additional 23ha of industrial zoned land.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Consider the future use of the basket ball court with frontage to Kays Lane and if found to be surplus to requirements rezone it from recreation to industrial.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

12. How supportive are you of the suggested strategic actions relating to ensuring that infrastructure such as footpaths, parks as well as shops, services, and jobs continue to be provided and enhanced for the convenience of Wollongbar residents?

	Not at all supportive	Not very supportive	Neutral	Somewhat supportive	Supportive	Very supportive
Review pedestrian and cycleway infrastructure proposed in Council's Pedestrian Access and Mobility Plan (PAMP) and the Ballina Bike Plan to ensure it meets community needs in the period to 2038.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Review community infrastructure proposed in Council's Developer Contribution Plans to ensure that it supports community building in the period to 2038.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Consider the provision of off road pedestrian and cycle access to the Wollongbar Sports Field when the PAMP and Bike Plan are next reviewed.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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

14. Would you like to be kept informed of the results of this survey and the progress of the draft Wollongbar Planning and Environmental Study and draft Strategic Plan 2018 – 2038 as they are considered by the Council? If yes please include your email address in the text box below.

Submission 2 – United Protestant Association

From: Whenua Morton
Sent: Wednesday, 7 November 2018 2:47 PM
To: Klaus Kerzinger
Subject: RE: UPA land at Wollongbar

Hi Klaus,

Sorry my error, yes I do mean DP 1149478. On the diagram I was looking at it I misinterpreted it as having 2 DP numbers (apparently even typing out the number twice didn't flag it for me!). So to be clearer, the area we are likely to divide first is the long narrow area adjacent to Sneaths Rd and between the Plateau Drive and the Bruxner Hwy.

Looking forward to greater clarity in 2019 following our strategic planning activities.

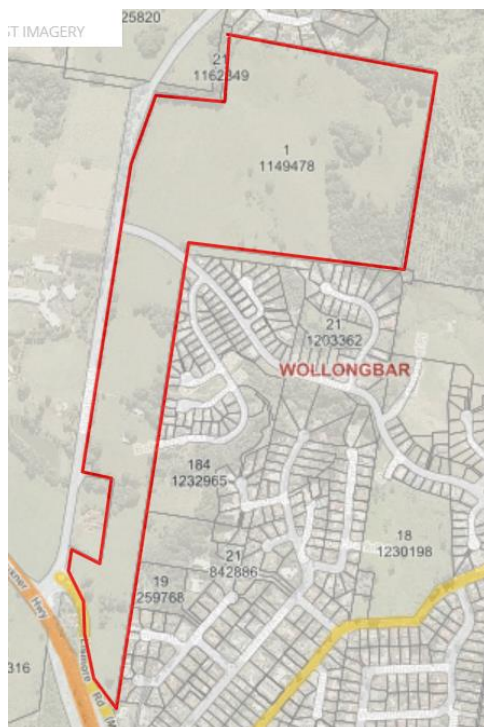
Kind Regards,

Whenua Morton
Regional Manager
UPA North Coast Region
PO Box 10, Alstonville NSW 2477

From: Klaus Kerzinger
Sent: Monday, November 5, 2018 11:58 AM
To: Whenua Morton
Subject: UPA land at Wollongbar

Hi Whenua

Thank you for your advice – much appreciated. Just to confirm that when you say DP 1149478 you mean the whole of the land outlined in red below known as Lot 1 DP 1149478?



Regards

Klaus Kerzinger
Strategic Planner

From: Whenua Morton
Sent: Friday, 2 November 2018 10:04 AM
To: Ballina Shire Council
Cc: Sharon Balkin
Subject: Wollongbar 2038

Dear Klaus

I write with regard the Wollongbar Planning and Environmental Study and draft Strategic Plan 2018-2038. I can confirm that UPA has begun to review our site considering how it fits with our future planning and community needs. Whilst I cannot commit to any firm plans at this stage, I can advise that we are likely to use the section identified as DP 1149478, this meaning that we will probably release DP 1149478 to subdivision and residential development.

At this early stage I cannot provide exact timelines, however we are reviewing our regional timelines and projects with a planning day scheduled for February 2019. It is possible that we will look to releasing land within the next 5years.

Please feel free to contact me if you have any other queries.

Kind Regards,
Whenua Morton
Regional Manager
UPA North Coast Region
PO Box 10, Alstonville NSW 2477

Submission 3 – Mr John Mudge – 12 Gilmore Close, Wollongbar

From: John Mudge

Sent: Sunday, 28 October 2018 11:52 PM

To: Klaus Kerzinger

Cc: Councillor Ben Smith; Matthew Wood

Subject: RE: || Rezoning of the Land to (E4) Environmental Living or other residential zoning || 12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 ("the land") ||

Good Evening Klaus,

Thankyou for your mail.

Hope you are well and life is good wherever you are and whatever you are doing.

Here are some further questions and observations.

Amendment to the Ballina LEP (2012) - Permitted with Consent - Detached dual occupancies within the RU1 Primary Production and RU2 Rural Landscape zones

How many Detached dual occupancies would the Council ordinarily permit if there was a (DA) approved by Council for my property being the 120 acres (at 12 Gilmore Close, Wollongbar NSW 2477)? Currently there is only (1) house on the 120 acres.

Land owned by the United Protestant Association (UPA) in Sneaths Road - Developed for greenfield subdivision purposes

I see on reading at (page 47, para 4.2) of the Ballina Shire Council (BSC) **Exhibition Version of Draft Wollongbar Planning and Environmental Study (May 2018)**, issued in respect of the Wollongbar (2038) (Draft) Strategic Plan, that (BSC) confirms that it held discussions with (UPA) in February 2018 and (UPA) advised that it intends to undertake a **strategic exercise** for its Wollongbar land holdings later during 2018. (UPA) further advised (BSC) that whilst conventional **residential lots** have not yet been ruled out it was advised that the focus would be on utilising UPA land for a variety of housing uses such as **aged care, independent seniors living accommodation** and various community and social housing options.

Given that the (2018) year has almost come and gone, are you aware whether or not (UPA) have completed its **strategic exercise** for its Wollongbar land holdings and the outcome of the exercise? (Also, I remember that some 6-8 years ago, (UPA) had their Sneath's Rd land on the market for sale).

One would reason, that regardless of whether UPA proceed to construct either residential houses or aged car accommodation (greenfield development), the simple solution to inject certainty into (BSC) planning for future expansion of the (WUEA), is for (BSC) and NSW State government, to build another road network link (like Plateau Drive) from Sneath's Road, across UPA land to 12 Gilmore Close, Wollongbar NSW 2477 to the current (WUEA).

I wish you all the best for a great day.

Thank you for your much valued time and effort.

Yours Sincerely,

John Damian Ben MUDGE – (Australia)

From: John Mudge

Sent: Wednesday, 15 August 2018 8:19 PM

To: Klaus Kerzinger; Matthew Wood

Cc: Councillor Jeff Johnson; Councillor David Wright; Councillor Ben Smith

Subject: || Comments on the (BSC) (Draft) Wollongbar Strategic Plan 2018-2038 (Exhibition Version) || 12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 - 120 acres ||

Dear Klaus and Matthew,

Happy Wednesday evening. 😊

Hope you are having a great week so far. 😊

Thank you for your email of (6th August 2018) (**attaching**) copies of the (**Exhibition Version**) of:

1. *(Draft) Wollongbar Planning and Environmental Study (dated May 2018 (18/7655);*
2. *(Draft) Wollongbar Strategic Plan 2018-2038 (dated May 2018); (and)*
3. *Ordinary Minutes of Meeting of Ballina Shire Council (dated 26 July 2018) - Wollongbar Planning and Environmental Study and Strategic Plan*

Thank you also for the opportunity to provide comments on the foregoing (**Drafts**).

My sincere apologies for not getting my comments back to you sooner but it is “*tax-time*”, the busiest time of the year and clients are very demanding to have their tax refunds etc.. 😊

Comments on Planning and Environmental Study (dated May 2018)

Annexure 5 – Preliminary SWOT Analysis of Potential Wollongbar Urban Suitability Sites 12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 (“the land”)

It would be appreciated if you could please consider the following comments, by way of constructive feedback and (**amend**) the **Ballina Shire Council (BSC) SWOT analysis** accordingly, before it is put on exhibition. To assist your deliberations, we have provided (**notes**) to further explain the rationale for (**amending**) the SWOT analysis.

Strengths

It would be appreciated if you could please:

(Add) – The north east boundary adjoins Gilmore Close which is a residential area (initially part of the subject property until Ballina Shire Council (BSC) approved boundary adjustments some years earlier);

(Add) – The west boundary adjoins other land (mostly flat and of a very minor gradient) owned by the United Protestant Association of NSW (UPA) WUEA Landholding located at (46 Sneaths Road, Wollongbar NSW 2477) comprising 32 hectares of land zoned residential;

(Add) – The land is currently used for cattle grazing - non-intensive agricultural purpose;

(Add) – The land is close to TAFE Wollongbar Education Precinct;

(Add) – The land is 2.4 kilometres (4.5 minutes by road) from Gilmore Close to Wollongbar Palms shopping Centre Simpson Ave, Wollongbar;

(Add) – The land has an **abundance of mature age trees** grown from seedlings and planted in even lines/rows, which will allow the creation of a unique **Garden (Green) Residential Development**. The trees can be culled/carved out on a needs-arising-basis under authority of a **timber license** issued to me from the Department of Infrastructure Planning and Natural Resources (DIPNR), (**see Note 1 below**);

(Add) – The land is stable on the slopes (0% to 10%) and (10% to 20%) and is not significantly landslip affected nor slope-constrained. With geotechnical input at the residential development stage, any identified building envelopes will not be affected by landslip, subsidence or degradation, either above or below the site where buildings are erected (**see Note 2 below**);

(Add) – The owner is currently in discussions with United Protestant Association of NSW (UPA) to formalise a grant of **Right-of-Way or Access Strip** for the land, from the top of the house drive (west) through (UPA) land (46 Sneaths Road, Wollongbar NSW 2477) to Sneath’s Road, (**see Note 3 below**);.

Weakness

Given the foregoing Strengths, it would be appreciated if you could please:

(Delete) – “*Land is significantly slope constrained and may have limited potential to provide a source of greenfield residential lots*” (**see Note 2 below**);

Opportunity

Given the foregoing Strengths, it would be appreciated if you could please:

(Add) – The land has good potential to warrant further evaluation for urban suitability (Future Urban Growth (FUG)) at to provide a source of greenfield residential lots.

(Amend) – The land may also have potential as an ecotourism site, depending on value of existing vegetation, including the rezoning of the land to **Zone E4 Environmental Living** (**see Note 4 below**);.

Threats

Given the foregoing Strengths, it would be appreciated if you could please:

(Delete) – “*Land is significantly impacted by landslip constraint*” (**see Note 2 below**);

Comments on Draft Wollongbar Strategic Plan 2018 – 2038 (which accompanies the draft Wollongbar Planning and Environmental Study) 12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 (“the land”)

Given your acceptance of our suggested changes to the (BSC) (SWOT) analysis, it would be appreciated if you could please under **Locality Objective Two**:

(Add) – under **Strategic Actions** - 7b – Evaluate the potential for Lot 18 DP 1046117 (12 Gilmore Close, Wollongbar NSW 2477) to support urban (residential) development; (and)

(Add) – under **Rationale for Action/Benefits** - 7b – The large site is suitably located and adjoining the northern edge of the Wollongbar Urban Expansion Area (WUEA), TAFE Wollongbar Education Precinct, is not within the Urban buffer etc. and will not cause problems to residents of the existing Wollongbar Village in respect of traffic congestion, noise issues and anti-social behaviour caused by any potential new land development located close to or adjoining the new Wollongbar Sports field and Wollongbar Skate Park etc.

(Add) – under **Rationale for Action/Benefits** - 7b – 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).

(Note 1) – (Unique) Garden (Green) Residential Development – Department of Infrastructure Planning and Natural Resources (DIPNR) Timber License 12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 (“the land”)

Some 15+ years ago I consulted widely within the Wollongbar community, nationally and internationally to ascertain the type of residential development most coveted by people. The answer was **Garden (Green) Residential Development**. The foregoing is also unanimously confirmed by the Wollongbar community responses to the **Wollongbar 2038 Community Survey Results June 2017**. The local community want copious amounts of trees, gardens, greenspace etc., and don’t see it as a strength that future residential development land has “Sparse tree cover”.

By way of research, and for your consideration, I have (**attached**) document “**Garden Towns, Villages and Suburbs**”.

Based on the foregoing, some 15+ years ago I planted trees on the land as well as was granted by the Department of Infrastructure Planning and Natural Resources (DIPNR) a **timber license** to allow for any trees to be culled/carved out on a needs-arising-basis. Please see (**attached**) **timber license**.

(Note 2) – Land has Acceptable Slope Stability – Land Not significantly Land-slip Affected nor Slope-Constrained – Soil Pacific Geotechnical Report 12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 (“the land”)

In 2002 I commissioned Soil Pacific to prepare a Geotechnical Report which concludes that the land has acceptable slope stability and is not significantly land-slip affected nor slope-constrained indication good potential for future urban development etc. Please see (**attached**) **Soil Pacific Geotechnical Report** for the land (dated July 2002). You will also be aware that the mature trees planted on the land improve the slope stability etc.

(Note 3) – Grant of Right-of-Way or Access Strip by United Protestant Association of NSW (UPA) 12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 (“the land”)

Since 2000 year, the United Protestant Association of NSW (UPA) were in formal discussions with the previous owner of the land (Mrs Molly Gilmore) to grant her a **Right-of-Way or Access Strip** from the top of the house drive (west) through (UPA) land (46 Sneaths Road, Wollongbar NSW 2477) to Sneath’s Road. Please see (**attached**) correspondence.

I am currently in discussions with the (UPA) to formalise a grant of **Right-of-Way or Access Strip** for the land to increase its potential for residential development etc. 😊

**(Note 4) – Eco-Tourism and the Rezoning of the Land to (E4) Environmental Living
12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 (“the land”)**

The *Ballina Local Environmental Plan 2012 (BLEP)* currently makes no provision for zonings (E2) Environmental Conservation, (E3) Environmental Management and in particular (E4) Environmental Living and so would need to be (**amended**) to allow for the land to be benefited by the existence of these zonings.

As an alternative to the land being rezoned (Zone R2) Low Density Residential, (Zone R3) Medium Density Residential, and/or (Zone R5) Large Lot Residential (i.e. 0.5 acre: 2023 metres squared), we suggest the land also be rezoned (**E4) Environmental Living**.

If the (**BLEP**) is to be (**amended**) to allow the existence of (**E4) Environmental Living**, it is suggested the (**amended**) (**BLEP**) should make provision for under the criteria:

Permitted without consent (including, but not limited to);

- Environmental protection works;
- Home-based child care;
- Home occupations; (and)
- Home businesses etc. etc.

Permitted with consent (including, but not limited to);

- Eco-tourist facilities;
- Dual occupancies (i.e. two dwelling (attached) or (detached) on one Lot);
- Dwelling houses;
- Eco-tourist facilities;
- Farm stay accommodation;
- Group homes;
- Home businesses;
- Home industries; (and)
- Home occupations (sex services) etc. etc.

If, based on this and others submissions, (BSC) (**amends**) any of the foregoing mentioned (**Exhibition Version) documents 1, 2, and 3**, either (pre-exhibition) or (post-exhibition), it would be greatly appreciated if you could please email me a **copy** of the (**amended**) **documents** etc.

I thank you for your consideration of our constructive comments and your much-valued time and effort. 😊

Yours Sincerely,

John Damian Ben MUDGE – (Australia)

Submission 4 – TAFE NSW



PO BOX 534
ALSTONVILLE NSW 2477
AUSTRALIA

Strategic Planning
Ballina Council
Council@ballina.nsw.gov.au

Dear Sir or Madam

TAFE NSW has a long-standing and constructive relationship with Ballina Council and welcomes the opportunity to provide feedback, and engage further, on the draft Wollongbar Planning and Environmental Study and draft Strategic Plan 2018 – 2038.

TAFE NSW is currently developing its 20 Year Infrastructure Strategy and Strategic Asset Management Plan. Together these will ensure TAFE NSW has a fit-for-purpose property portfolio that meets the organisation's core purpose of providing vocational education and training to the people of NSW.

TAFE NSW has no current plans for development of vacant TAFE NSW property at Wollongbar. In the development of our Infrastructure Strategy, we will determine best use of the site to meet the training needs of the Ballina Shire, Richmond and Northern Rivers Valleys and broader NSW.

TAFE NSW is also an important stakeholder in the Wollongbar community. We therefore value the opportunity to develop relationships with the local community and industry and provide educational services that will contribute to the long-term sustainability of Wollongbar and its surrounds.

Our feedback is summarised below. We would be happy to provide further information and would welcome further discussions with a representative from the strategic planning team regarding longer term planning for Wollongbar.

Draft Vision for Wollongbar

1. Section 5.3, page 56 - TAFE NSW notes the draft vision for Wollongbar to 2038 and the intent to preserve the current community values that define the Wollongbar community and to achieve environmental, social and economic sustainability. TAFE NSW values its role as an integral part of the local community through its presence at the TAFE NSW Wollongbar campus and our capacity to deliver quality training to support local business to achieve their goals and looks forward to continuing this role in the local community.

Information Relating to TAFE NSW Wollongbar Enrolments 2006 to 2017

2. Section 3.13 on Page 43 - Wollongbar TAFE Enrolments 2006 to 2017, does not represent accurate data on enrolments, participation and completions of educational programs

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delivered through Wollongbar TAFE. TAFE NSW would welcome the opportunity to provide current and accurate information that could be included in a final version of the Wollongbar Planning and Environmental Study.

Information Relating to Consultation

3. Section 5 of the Draft Wollongbar Planning and Environmental Study and the Wollongbar 2038 Community Survey Results refers to the consultation process that Council implemented and the Strategic Plan Ordinary Meeting of Ballina Shire Council document (page 5) references an intent to communicate further with relevant government agencies. TAFE NSW would welcome an opportunity to meet with Ballina Council to understand its approach to engagement and explore opportunities for both agencies.

Information Relating to Safe Access to Wollongbar TAFE

4. TAFE NSW notes the principle reflected throughout the Plan, to provide safe access and transit for pedestrians, cyclists and vehicles into and around Wollongbar. TAFE NSW is supportive of this principle and would welcome an opportunity to provide input into design of safety features relating to access to Sneaths Road and TAFE NSW Wollongbar.

Information Relating to Open Space and Facilities Contribution Plan

5. Section 8.3 on Page 77 identifies the 'new housing development in Wollongbar will increase the demand for public amenities and public services in the area'. The development of the 20 Year TAFE NSW Infrastructure Strategy and Strategic Asset Management Plan will provide parameters for the engagement of TAFE NSW with Council about the use of Open Spaces and again, TAFE NSW welcomes the opportunity to discuss with Council, plans for use of open spaces and the provision of facilities.

Information Relating to Expanding the Industrial Area

6. Section 7.7 on page 66 outlines a proposal to expand the Russellton Industrial Estate. TAFE NSW is committed to partnering with business to address training needs to achieve business goals. TAFE NSW would welcome the opportunity to be involved in early discussions around business attraction, colocation and retention strategies and the potential to develop business precincts within the local area, aligned with TAFE NSW strategic plans.

Information Relating to the Potential Development of the TAFE NSW Wollongbar Site

7. Annexure 5 - Preliminary SWOT Analysis of Potential Wollongbar Urban Suitability Sites on page 89 identifies part of the TAFE NSW Wollongbar site (part of LOT 10 DP 874987) as suitable for urban use. Noting the intent expressed in the Wollongbar - Planning and Environmental Study and Strategic Plan Ordinary Meeting of Ballina Shire Council document (page 5), to communicate further with relevant government agencies, TAFE NSW requests an urgent discussion with Ballina Council regarding plans for this parcel of TAFE NSW land and that no further community announcements are made until this discussion has occurred.

Information Relating to Zoning Changes to Permit Dual Occupancy Development

8. Section 7.4 on page 64 outlines a planning proposal to initiate dual occupancy on R2 zoned lots opposite TAFE NSW Wollongbar, significantly increasing the number of people utilising Sneaths Road. TAFE NSW notes this proposal and welcomes the opportunity to discuss strategies to ensure safe access to TAFE NSW Wollongbar as the local population grows.

Thank you for the opportunity for TAFE NSW to provide comment. We look forward to continuing our productive relationship with Ballina Council.

For further information or to discuss this feedback further, please call me on 0409403807.

Jennifer Mossfield
TAFE Services Manager Richmond and Tweed

Submission 5 – Planit Consulting Pty Ltd – Lot 10 DP 1059499 Lismore Road, Wollongbar



Submission – Draft Wollongbar Planning and Environmental Study (18/61720)

31 October 2018

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

Draft Wollongbar Planning and Environmental Study and Strategic Plan 2038

Dear Sir,

We congratulate Ballina Shire Council on the preparation and release of both the draft Wollongbar Planning and Environmental Study and draft Strategic Plan 2018 – 2038, which provide a 20-year vision for Wollongbar.

The finalisation and release of these documents along with the Alstonville Planning and Environmental Study and Strategic Plan 2017 – 2037 will help provide a clear vision and framework for coordinated strategic planning outcomes across the Plateau.

Overview – Submission Intent and Site Introduction

This submission has been prepared on behalf of the Greenlife Properties Pty Ltd who are the landowners of Lot 10 in DP 1059499, a site which the draft Study flags as potentially playing a key role for new housing opportunity on the Plateau. The Greenlife Properties' site is ideally suited to play this role.

The site is 7.04ha in area, vacant and currently utilised for low scale cattle grazing purposes, primarily to keep the site maintained. The site is bound by Lismore Road to the north and the Alstonville Bypass/Bruxner Highway to the south. While the site is technically within Alstonville, it is on the fringe of the Wollongbar Township and within 700 metres walking distance to the Wollongbar town centre.



Figure 1. Location Map - Verandah Lifestyle Estate, Wollongbar



Figure 2. Site Map - Verandah Lifestyle Estate, Wollongbar

The landowner is seeking to develop this site as a land lease community (manufactured home estate), introducing a modern, affordable, and energy efficient housing product to the region. This type of housing product is currently extremely difficult to facilitate in the area due to various land and zone restrictions.

This submission is not a request for the site to be explicitly identified as a land lease community site under the Strategy. Rather, we note that the Draft Study indicates some uncertainty with regard to housing supply on the Plateau, and highlights that a contingency plan for alternative development opportunities may be warranted. This has included identifying more land for potential residential release.

In this regard, the submission is seeking a reconsideration of the Greenlife Properties' site in the context of identifying and securing additional housing opportunities through the Strategy, but also seeks to flag that alternative housing opportunities, such as land lease communities and how they can be facilitated in the area, could be addressed in the Strategy.

Review of the Site

The Draft Study has undertaken a SWOT analysis of certain land areas in and around Wollongbar as possible future housing sites, and this has included the Greenlife Properties' site (refer to Figure 3).


Site	Strength	Weakness	Opportunity	Threat
<p>7, Lot 18, DP 1098499, Lismore Road, Alstonville</p> 	<p>Approximately 7ha of vacant rural land.</p> <p>Land form not slope constrained</p>	<p>Land forms part of the urban buffer between Wollongbar and Alstonville.</p> <p>State significant farmland</p> <p>Part of lot impacted by bushfire prone land and landslip constraints</p> <p>Isolated site with relatively poor connectivity with existing Wollongbar urban areas.</p> <p>Part of land adversely impacted by drainage constraints.</p> <p>Noise impact from adjoining Brunner Highway</p>	<p>Requires detailed assessment to determine potential of this land for purposes other than agricultural uses.</p> <p>Rural buffer assists to prevent easterly expansion of Wollongbar urban areas.</p>	<p>None identified at preliminary assessment stage.</p>

Figure 3. SWOT review of Greenlife properties Pty Ltd site under Draft Wollongbar Planning and Environmental Study

We agree with the Draft Study's SWOT analysis that this land's size, vacancy and lack of slope are strengths for future development, however contend to the weaknesses raised in the SWOT analysis. This is outlined in the table below.

We also note that the landowner has funded and pursued various site-specific assessments to confirm the land's suitability for more intensive development, many of which have been submitted to Council to date and can be resubmitted if required.

Weaknesses - Listed Under Draft Study	Comment
<p><i>Land forms part of the urban buffer between Wollongbar and Alstonville</i></p>	<p>While the land forms part of the buffer area, the inter urban break between Wollongbar and Alstonville would not be compromised if the land was developed for more intensive purposes.</p> <p>A visual impact analysis has been undertaken to determine how development at the site as proposed, may influence how the landscape / existing inter-urban break is experienced (Attachment 1). This assessment confirms that the site represents a minor portion of the overall visual catchment area and its development, as proposed, would not have any significant adverse impact or loss of user / visual experience at key viewing locations and for those travelling along roadway corridors in the area.</p> <p>This means that the rural vistas, separation between villages, and continued productive rural hinterland is maintained.</p> <p>We also note that the Draft Study and Strategic Plan indicates that land throughout and around the Russellton Industrial Estate is being investigated for potentially supporting new industrial development. This would not only</p>



	<p>assist with job opportunity for residents in the area, but importantly also indicates that an expansion to the existing urban boundaries may be becoming necessary. Land to the east of Wollongbar and the Industrial Estate, which immediately adjoins the subject site, has been flagged as this suitable expansion land.</p> <p>This aligns with the assertion that development in this area is suitable and would not detrimentally impact wider agricultural practices, environmental resources or scenic character.</p> <p>An image of the identified Russellton Industrial Estate expansion area and the Greenlife Properties site is provided below (Figure 4)</p>
<p><i>State significant farmland</i></p>	<p>The land identified under the Draft Strategic Plan as the preferred potential release area, is No 184 Rifle Range (Lot 1 DP 1212249). This site is also mapped as State significant farmland. While we have not viewed an assessment of this site's suitability for agricultural productivity, its soil, size, shape and flat surface are characteristic to other working farmland in the area. Considering it immediately adjoins macadamia plantations to the east and south, the potential for urban development at this site to detrimentally impact suitable agricultural land and wider agricultural activities appears possible.</p> <p>The potential for the site to be used for intensive agricultural activities is low as is its potential to impact wider agricultural activities. This is due to the size of the site and that it adjoins two road corridors, residential development to the north-west and industrial land to the south west. The site in this regard is very unique. Allowing development at the site would seem to have a low potential for impacting on agricultural opportunities on or around the site and wider agricultural uses and importantly, is highly unlikely to have any detrimental flow on or cumulative effects for future land use considerations on other state significant farmland.</p> <p>This is confirmed under a supporting agricultural land capability assessment provided under Attachment 2.</p>
<p><i>Part of lot impacted by bushfire prone land and landslip constraints</i></p>	<p><u>Bushfire</u></p> <p>The site is within a bushfire prone buffer area, associated with existing mature vegetation located to the north of Lismore Road. Lismore Road in this regard establishes a formalised and perpetually maintained asset protection zone</p>



	<p>between the site and this bushfire prone vegetation.</p> <p>Further bushfire protection measures can be accommodated on the land through design measures such as setting residential sites back from existing vegetation, perimeter roadways, cleared open space areas and water supply. Bushfire risk can be investigated further and at no cost of Council.</p> <p><u>Landslip</u></p> <p>The northern portion of the site is mapped as erodible / landslip land. This is associated with the drainage areas which traverse this northern part of the site.</p> <p>This erodible land does not preclude servicing the site and there is opportunity to ensure any future dwellings, roadways, services and facilities are setback from this drainage land. This would ensure development at the site does not impact on natural drainage flows in the area.</p>
<p><i>Isolated site with relatively poor connectivity with existing Wollongbar urban area</i></p>	<p>This land is located closer to the existing township of Wollongbar than the Wollongbar Urban Expansion Area.</p> <p>It has great access via Lismore Road to both Wollongbar and Alstonville, is serviced by an existing share path along Lismore Road and is flagged to be linked by a new share / cycle path to Wollongbar under Council's Pedestrian Access and Mobility Plan (Figure 5).</p>
<p><i>Part of land adversely impacted by drainage constraints</i></p>	<p>This matter is noted above.</p> <p>This drainage land does not preclude servicing the site and there is opportunity to ensure any future dwellings, roadways, services and facilities are setback from it. This would ensure development at the site does not impact on natural drainage flows in the area.</p>
<p><i>Noise impact from adjoining Bruxner Highway</i></p>	<p>Separation and noise attenuation from the Bruxner Highway are provided by the existing vegetated road mound which fronts this roadway. Further noise attenuation measures can be investigated and implemented under any future development proposal to ensure residential amenity is achieved at the site.</p>



Figure 4. Greenlife Properties Pty Ltd site adjoining potential Russellton Industrial expansion area

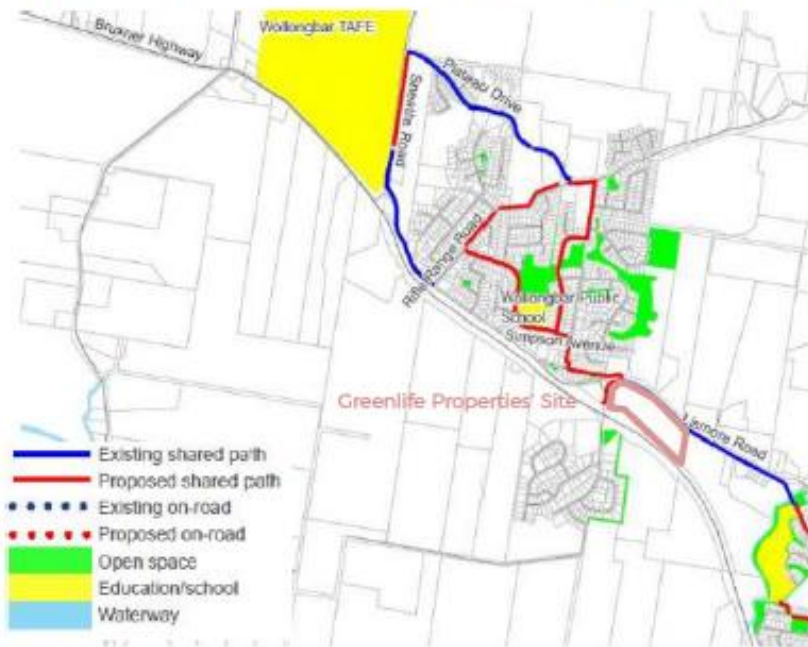


Figure 5. Greenlife Properties Pty Ltd site in the context to Wollongbar's active pathway network



Conclusion

This submission is requesting a reconsideration of the Greenlife Properties' site and land lease communities more generally under Council's draft Study and Strategy and in the context of securing additional / future housing opportunities in the area.

We would appreciate and look forward to any opportunity of working collaboratively with Council and key stakeholders to investigate this site for having a role in the provision of housing in Wollongbar.

Please do not hesitate to contact me if you have any questions regarding this submission.

Yours sincerely,

A handwritten signature in black ink, appearing to read "LB", written over a light blue horizontal line.

Luke Blandford
Planit Consulting Pty Ltd

Submission 6 – Department of Primary Industries – Agriculture



Department of
Primary Industries

OUT18/17197

2 November 2018

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention: Klaus Kerzinger
council@ballina.nsw.gov.au

Dear Sir/Madam

Public Exhibition – Wollongbar Draft Strategic Plan 2018-2038

Thank you for the opportunity to provide comment on the exhibited draft of the Wollongbar Strategic Plan 2018-2038, as per your correspondence dated 15 August 2018. The NSW Department of Primary Industries (NSW DPI) Agriculture provides advice to consent authorities about the protection and growth of agricultural industries and the resources upon which these industries depend to provide economic growth.

DPI Agriculture has reviewed the Wollongbar Draft Strategic Plan and supporting documents and provides the following comments:

DPI Agriculture is supportive of strategic planning and recognises the considerable work involved in delivering documents of this nature. As indicated, the Wollongbar village is surrounded by highly productive agricultural lands of state and regional significance. It is noted that in 2001, Ballina Shire Council motioned the continued residential release within the existing planned footprint of Wollongbar and discouraged 'edge' rezonings at Wollongbar and Alstonville. These motions were to protect the important agricultural resource and to maintain a 'break' between the two villages. The identification of State and Regionally Significant Farmland in the Northern Rivers area, as published in 2005, and subsequent planning provisions, aimed to further protect this resource from rezoning.

The *North Coast Regional Plan 2036* has no provision for expansion of the Wollongbar urban growth area. Rezoning of mapped farmland surrounding the Wollongbar village, is considered inconsistent with action 11.1 of the NCRP 'Enable the growth of the agricultural sector by directing urban and rural residential development away from important farmland...'. DPI Agriculture does not support this as an action within the strategy and therefore has concerns with Actions 7 and 9 of the Draft Strategic Plan. The action that encourages higher densification of the village through permitting detached dual-occupancies in R2 Low Density Residential is considered the preferred option. It is recognised that actions 7 and 9 relates only to an 'evaluation of urban potential' at this stage hence DPI Agriculture would welcome further discussion with Ballina Shire Council on this matter.

Consideration of a further vision in the strategy that recognises and values the important farmland in the Wollongbar vicinity is encouraged and could provide linkage/support to Action 1.

Should you require clarification on any of the information contained in this response please contact Agricultural Resource Management Officer, Selina Stillman on 0412 424397.

DPI Agriculture is working to ensure that the advice provided is of the highest quality. Please take some time to provide us with feedback on our work by completing a [short survey](#).

Yours sincerely

 pp

Lilian Parker
Manager Agricultural Land Use Planning

Submission 7 – Mr W Porter

From: Wayne Porter
Sent: Friday, 24 August 2018 10:13 AM
To: Ballina Shire Council
Subject: Feedback - Wollongbar Draft Strategic Plan 2038

Hey there BSC.

Thanks for the letter dated 15 August 2018 regarding the public exhibition for the Wollongbar Draft 2038.

I am a Director of Tabalon Pty Limited which owns two of the farms that are being considered for future rezoning. These properties include the potential residential site at 184 Rifle Range Road (Lot 1 DP 1212249), and future industrial site at 14 Dulcet Lane (Lot 13 DP 1059499).

Just a short note to open the lines of communication going forward with Council's town planners. Should they require any further information, or access to our properties which may assist with their analysis, please contact me on 0427 667 097 or email wayne@harloular.com.au.

Being a Wollongbar resident myself for the past 25 years, I believe the Draft 2038 plan is a very thoroughly researched & a balanced report.

Happy to chat later down the track.

Thanks, Wayne Porter

From: Wayne Porter
Sent: Tuesday, 28 August 2018 11:13 AM
To: Klaus Kerzinger
Cc: 'Alison Porter'
Subject: RE: Submission Acknowledgement - Wollongbar Draft Strategic Plan 2038

Thanks Klaus.

No hurry – some additional thoughts to ponder with my submission. Brevity is my strength!

The dual occupancy potential on the plateau is a winner. I almost have a DA ready to submit to BSCouncil for a small rentable house at my own five acre residence (175 Rifle Range Road) in Wollongbar. The increased security it provides on larger lots & the maintenance job sharing for lawns/gardening has convinced me to pursue the dual occupancy option further (now that the 10m proximity rule has been relaxed for second dwellings).

Plenty of scope for future expansion of Wollongbar Sporting Fields, Lyle Park rugby &/or improved car parking provisions at the site using the 184 Rifle Range Road farm also might appeal. Connectivity with a third vehicular access available from Rifle Range Road would reduce Elvery Lane traffic volumes. An improved pedestrian link for Avalon Estate /surrounding residents will become necessary as our town numbers accumulate towards Sneaths Road. Maybe emergency services, some much needed health care, retail precinct, or a second high school adjoining the great new sports complex would avoid duplicating amenity & alleviate the Alstonville High School bottleneck.

Russelton Industrial does need to cater for potentially larger industry players that require flat land parcels to utilise the now closer distribution access both North/South via Ballina Bypass. My

attendance to Simon's plateau town planning seminar last year also suggested providing some smaller sheds combined within higher density multi-occupation sites. This encourages our developing local industries, arts & craft businesses to create further employment opportunities with local niche market appeal. Our adjoining farm could also be linked with Russelton easily using a 2,155sq.m vacant lot (Lot 6 DP 258150) in which we own at 15 Owens Crescent. This land provides available power/town water/sewer manhole on the doorstep.

Minimal lead time to development would be required as we are well financed at present & both farm concept preliminary plans already done. Talk soon Klaus when the dice have fallen.

Wayne Porter (BE civil engineering, UQ)

Submission 8 – Newton Denny and Chapelle on behalf of Dojoo Pty Ltd, re 246 – 250 Lismore Road, Wollongbar



Date: 17th September 2018
Our Ref: 16/163

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention: Mr Klaus Kerzinger

Delivered Via Email: Klaus.Kerzinger@ballina.nsw.gov.au

Dear Sir,

**Re: Submission to Wollongbar 2038 Strategic Planning Project
246-250 Lismore Road, Wollongbar**

Newton Denny Chapelle (NDC) has been engaged by Dojoo Pty Ltd to prepare a submission to the *Wollongbar 2038 Strategic Planning Project*.

The purpose of this submission is to identify the opportunity to provide ancillary commercial floor space with any future redevelopment of the existing service station and to facilitate this commercial use under Council's Strategic Plan.

The subject site is described in cadastral terms as Lot 2 DP 527953, Parish of Tuckombil, County of Rous. The site enjoys a total area of 3,427m², and is zoned R2 – Low Density Residential under the Ballina Local Environmental Plan 2012.

The site is detailed in a local context within **Plate 1** of this report.

The site is located at the intersection of Lismore Road and Rifle Range Road, Wollongbar. The aforementioned roads form the sites southern and western boundaries respectively.

The site is currently being used as for a service station, consisting of three bowsters with five pumps. The site has also been utilised for a series of land uses consisting of a takeaway food store in the south-eastern portion of the property, whilst the northern portion has historically been utilised for a garden shed and pot plant sales (DA1994/167) and in more recent times a motor showroom (DA2009/34).

Land uses that surround the site are exclusively residential with the built form dominated by single dwellings with a small number of two storey medium density residential units.



Plate 1: Aerial photo of the subject land and surrounds (Source: Inremaps 2010)

Our clients respectfully request inclusion within the Wollongbar 2038 Strategic Plan in order to incorporate a small-scale commercial use of the land. More specifically, inclusion for neighbourhood commercial purposes on the land under the Strategy would provide the impetus to amending the Ballina LEP to permit neighbourhood commercial activity upon the site in association with a future re-development of the existing service station.

The following comments are made in support of this request:

- **Historic Land Uses & Existing Use Rights**

Our clients have owned the property since 1986. During this time, the subject land has been utilised for uses comprising a service station and retail store, takeaway food premises, landscape /gardening merchandise and a motor showroom.

Through the use of the land for retail purposes since 1979, there is recognition within the community of the site and the function it provides to the immediately surrounding Wollongbar area as a commercial site.

The historic use of the land for the above uses have occurred predominantly through land use approvals issued either prior to or under the Ballina Local Environmental Plan 1987. In this respect, the land uses are reliant on existing use rights under Division 4.11 of the Environmental Planning & Assessment Act.

With the recent lodgement of Development Application 2017/370, it became evident there is a need to rectify the commercial use of the land for the service station and ancillary retail land uses. The issue associated with the extent of the site in which existing use rights may be applied has in essence modified the long term view that the entire site may be re-developed for the service station use and associated retail purposes.

- **Employment Opportunities**

The planning framework for Wollongbar has reviewed employment opportunities for undeveloped land in Wollongbar (Section 7.8). We submit, the inclusion of 246-250 Lismore Road, Wollongbar should be reviewed under the Strategy given the commercial use of the land is in existence and to this end existing use rights applied.

With respect to creating employment opportunities, the Strategic Plan identifies local economic activity is likely to be stimulated through increases in population to 2038. It is recognised existing businesses and industries will benefit from this and additional employment opportunities are likely to be created as a consequence of greater demand for goods and services. In this respect, we submit the opportunity to provide neighbourhood scale service station and ancillary commercial/retail services will provide further employment opportunities without adversely impacting upon the retail hierarchy planned for Wollongbar. This position is reflected through the historic use of the land for commercial uses without any identified impact upon the Wollongbar commercial precinct.

The Strategic plan does also identify through the community consultation the desire for more shops in Wollongbar. This point was a priority issue for some residents together with local access to professional services including more health care related services.

The ability to value add to the subject land through siting ancillary commercial uses of a neighbourhood scale would be consistent with the views expressed within the resident feedback.

- **Accessibility**

The location of the property provides a gateway into Wollongbar. The land is conveniently located to both the existing and planned residential release areas within Wollongbar. To this extent, the ability to provide a well designed service station and commercial premises will offer ease of access for daily requirements of residents within the immediate Wollongbar area.

The vision for the site is akin to the service station located in Lennox Head. The "Station" service station provides a modern facility with residents able to access their daily fuel and neighbourhood retail needs. The coexisting commercial premises also serves to meet the daily need through the hardware and pool businesses. The scale of the built form and associated land use would be viable example of upon the subject land given the land area available.

We trust that the above provides sufficient rationale to warrant the identification of the subject land for inclusion within the Wollongbar 2038 Strategic Plan for neighbourhood scale commercial premises ancillary to the primary service station use upon 246-250 Lismore Road Wollongbar.

Should you have any questions regarding this matter, please do not hesitate contacting Mr Damian Chapelle of this office.

Yours sincerely,

NEWTON DENNY CHAPELLE



DAMIAN CHAPELLE
Town Planner, BTP.CPP.

Submission 9 – Elders Real Estate, Alstonville re 5 Smiths Lane, Wollongbar



Elders Real Estate Alstonville
80 Main Street Alstonville, NSW 2477
p | (02) 6628 0000 f | (02) 6628 3922
realestate@eldersalstonville.com.au
www.eldersalstonville.com.au

E-MAILED
25 September 2018

ATTN: General Manager
Ballina Shire Council
PO BOX 450
BALLINA NSW 2478

Dear Sir

RE 5 SMITHS LANE, WOLLONGBAR LOT 1/ DP 244611

Whilst the Wollongbar Draft Strategic Plan 2018-2038 is currently on Public Exhibition and still open to community consultation I am writing to you to request a re-zoning consideration for the property located at 5 Smiths Lane, Wollongbar. I ask that the current R2 Low Density Residential zoning be increased to Medium Density zoning.

Several of the adjoining and surrounding lots are currently either Commercial or Medium Density zoned and it is on this basis that I ask for the consideration.

The lot in question is a 2023sqm block with dual access points and I believe it meets the requirements for multiple dwellings.

With an increased shortage of properties to lease in Wollongbar and Alstonville I believe the re-zoning would be not only be beneficial to our area's housing needs but also contribute to the local economy. The location of the allotment is in close vicinity to shops and amenities, encouraging increased trade to the immediate businesses.

I would value the opportunity to discuss this with you further and look forward to hearing from you. Please feel free to contact me on 6628 0000 or 0414 867 035 at any stage. I thank you in advance for your consideration.

Yours faithfully
ELDERS REAL ESTATE ALSTONVILLE

TROY MACRAE
Principal

Submission 10 – Roads and Maritime Services



Transport
Roads & Maritime
Services

File No: NTH18/00124
Your Ref: Wollongbar 2038

The General Manager
Ballina Shire Council
PO Box 50
BALLINA NSW 2478

Attention: Klaus Kerzinger

Dear Sir / Madam,

Re: Exhibition of Draft Wollongbar Planning and Environmental Study and Draft Strategic Plan 2018 - 2038

I refer to your letter of 15 August 2018 in relation to the abovementioned strategic plan. Roads and Maritime Services thanks you for the opportunity to review the ideas and actions proposed in the document which are the product of the community consultation undertaken by Council in 2017.

The key interests for Roads and Maritime Services are the safety and efficiency of the road network, traffic management, integrity of infrastructure assets and the integration of land use and transport.

These interests are best served when strategic plans, such as the Wollongbar Draft Strategic Plan 2018-2038, take into consideration the provision of infrastructure to adequately meet the needs of the future development. Council's continued commitment to the improvement of pedestrian and cycleway infrastructure, through the regular review of its Pedestrian Access and Mobility Plan will ensure these needs are met. It is suggested that Chapter 8 of the Draft Strategic Plan, "Provision of Adequate Infrastructure to Support Growth", include reference to Council's "2014 Strategic Transport Model", as applicable to Wollongbar. The implementation of the strategic plan may benefit from consideration of the wider transport implications of the proposed growth.

Roads and Maritime would welcome the opportunity to provide further comment on information gathered as a result of the following proposed actions:

- Action 7 - Evaluate the potential for Lot 1 DP 1212249, No 184 Rifle Range Road to support urban (residential) development.
- Action 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.

It is considered that these comments would assist Council in preparation of the Planning Proposal, prior to its submission to the NSW Department of Planning and Environment.

If you have any further enquiries regarding the above comments please do not hesitate to contact John Perkins A/Manager Land Use Assessment on (02) 8640 1362 or via email at: development.northern@rms.nsw.gov.au

Yours faithfully

A handwritten signature in blue ink, appearing to read 'John Perkins'.

John Perkins
Manager Land Use Assessment, Northern Region

Date: 2 October 2018

Submission 11 – Department of Industry – Lands



Our Ref: 18/181870

8 October 2018

General Manager
Ballina Shire Council
PO Box 450
Ballina NSW 2478

Dear Sir/Madam

Wollongbar 2038

I refer to your letter of 27 August 2018 information the Department of Primary Industries – Lands of the Draft Wollongbar Planning and Environment Study and Draft Wollongbar Strategic Plan 2018 - 2038.

The study has been reviewed and there are no comments at this stage.

Yours sincerely

A handwritten signature in cursive script that reads 'Cherelle Brooke'.

Cherelle Brooke
Senior Property Management Officer
Department of Primary Industries – Lands
GRAFTON

WOLLONGBAR PROGRESS ASSOCIATION INC.
PO Box 3012, Wollongbar 2477 email: wpa2477@gmail.com

Submission: Wollongbar Draft Strategic Plan 2018–2038.

This Association has a number of concerns with both the Strategic Planning documents on exhibition, and the wording of the online survey - the primary source of Council feedback from the Wollongbar community.

STRATEGIC ACTIONS:

* **For** some unclear reason, Strategic Action No 7 is right at the front of the documents. This Strategic Action presumes there will be a shortfall of residential land, and promulgates the evaluation of

Lot 1 DP 1212249, No 184 Rifle Range Road ... to support urban development.

The rationale for the potential of this site follows, without any mention of the fact that this land is in the Buffer Zone that separates the two plateau villages.

Following is Strategic Action 6, relating to the proposal to permit dual occupancy in certain areas, and Strategic Action 9, relating to land for expansion of RUssellton Industrial Estate, and once again, no mention that this land is in the Buffer Zone.

Whilst these Strategic Actions are right at the front of the documents, Strategic Action 1, which one presumes is the highest priority, is almost at the back of the documents, approximately 90 pages in.

* **The** wording of Strategic Action 1 is of concern: rather than

Maintain the urban buffer / inter urban break between Alstonville and Wollongbar

(Ballina Shire Growth Management Strategy (2012))

the wording is changed and introduces a proviso :

Retain the rural separation between Wollongbar and Alstonville (north of the Bruxner Highway).

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.

This wording changes the whole buffer protection concept. Those who complete the survey with support for this wording have, perhaps unwittingly, actually supported a change in the whole plateau village protection concept.

Where did the idea of focussing the buffer on properties along Lismore Road come from? There is no mention of this in the detailed 'Community Survey Results of 2017', included with the exhibited documents.

SURVEY:

Aspects of the online survey are of concern.

* **The** wording of Question 8 continues the 'limited buffer' concept by seeking responses to the retention of the rural separation between Wollongbar and Alstonville ... ***particularly along Lismore Road*** ...

Any support indicated in responses will be interpreted as "along Lismore Road", as that is how the Question is asked.

* **Question 10** asks about the potential for future residential development "*in an easterly direction along Rifle Range Road immediately east of Hellyar Drive, and south to Elvery Lane*", **with no mention that this land is in the Buffer Zone!** WPA organised a meeting in Wollongbar, where Council's Planner, Klaus Kerzinger, gave a presentation. When the question was raised about possible misunderstanding over this wording in the survey, Klaus said that survey responses that indicated the planning documents on exhibition had not been read would be discounted! With the survey as the main source of feedback, why would Council prepare a survey that required respondents to read over 100 pages of information, without telling them this was required to ensure their response was given credit?

* Further into Question 10, the same situation arises about the "*easterly expansion of the Russellton Industrial estate to provide an additional 23ha of industrial zoned land*", and again, **no mention that this land is in the Buffer Zone.**

These shortcomings of the survey give rise to concern about the possible reasons for such wording and omissions: there appears to be a lack of genuine objectivity in the framing of the survey questions.

COMMUNITY LAND - RUSSELLTON:

* The land in Strategic Action 10 is referred to as "the former Wollongbar Basketball Court site", and is proposed for investigation for sale as industrial land. The site is constantly used for skating and basketball related activities, so the use of the word 'former' is puzzling, as nothing has changed at the site - the skating rules are still prominently posted, the ball hoops are still in place. In fact, this site is the first choice for both the Alstonville Wollongbar Skate group, and the Wollongbar Progress Association as the site for a Plateau Skate Park. Both groups have been told that the site is not sufficiently large for a skate park, but it is sufficiently large to be rezoned and sold as industrial land: this is Strategic Action 10 in the Wollongbar Strategic Planning documents.

PARKS AND PASSIVE SPACE:

* Historically, a large **district park** has been part of the planning for Wollongbar, for family oriented, passive and informal physical activities. In December 2005, the Northern Star reported on a Master Plan for the Wollongbar Drive-in site, which included a **district park**. Council's Wollongbar Urban Expansion Area (WUEA) 2008 includes plans for a **district park** at that site.

The Wollongbar Draft Strategic Plan currently on display is planning for the next twenty years, with **no mention of any passive space** for Wollongbar folk - for the next twenty years! This cannot be correct, and, if it is, what is the plan for the community land at the Rifle Range Road - Plateau Drive round-about (old drive-in site)?

SHORTAGE OF RESIDENTIAL LAND:

* As mentioned earlier, Strategic Action No 7 is the first to appear in the exhibited Planning Documents, claiming a likely shortfall in residential lots because the United Protestant Association (UPA) is unlikely to develop their 32 hectare holding for 'conventional residential lots'.

The target population for Wollongbar by 2038 is 5014 residents (p.49). The rationale for the need for more residential lots (Strategic Action 7) is based on the UPA plans for development other than 'conventional residential lots': UPA is likely to develop "... seniors housing and ... various other community housing forms" (p.3).

Thus, the Draft Plan says that a lower number of residential lots equates to a lower number of residents. WPA disagrees. The living density of seniors housing and community housing is likely to be greater than the density achieved in

housing on 'conventional residential lots': thus, with the development of the UPA land, the population may well exceed that forecast for 2038.

The issues outlined are of serious concern, given the importance of this long term Plan for the future of Wollongbar. The value of the survey and the Planning Documents are compromised by the disappointing layout and confusing - and potentially misleading - wording therein.

We trust that Council, in it's determination, will address these, and other issues raised, and resolve on the side of community, social and environmental wellbeing.

Thankyou for taking the time to read this WPA submission.

.....
Ron Birch, President WPA Inc.

Submission 13 – GeoLINK on behalf of Stoville Pty Ltd (Lot 3 DP 1221732)



29 October 2018
Ref No: 3237-1001

The General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478
council@ballina.nsw.gov.au

Dear Sir

Draft Wollongbar 2038 Submission, Lot 3 DP 1221732

The owner of Lot 3 DP 1221732 has requested GeoLINK to prepare a submission regarding support for the progression of the draft Wollongbar 2038 and for Council to consider the inclusion of the northern extent of Lot 3 DP 1221732 in addition to the area proposed for the Russellton Industrial Expansion Area. The additional area is shown green in Figure 1 below.

ABN 79 896 839 729
ACN 101 084 557

Return address:
PO Box 119
LENNOX HEAD
NSW 2478

LENNOX HEAD
T 02 6687 7666
F 02 6687 7782

COFFS HARBOUR
T 02 6651 7666

ARMIDALE
T 02 6772 0454

LISMORE
T 02 6621 6677

www.geolink.net.au



Figure 1 Lot 3 DP 1221732 area (green) for consideration within the Russellton Industrial Expansion Area



quality solutions sustainable future



Lot 3 DP 1221732 adjoins the Russellton Industrial Expansion Area south western boundary. The owner requests Council to consider the northern extent of Lot 3 shown green in Figure 1 (the site) to be included within the Russellton Industrial Expansion Area boundary.

The site is bounded by Norman Jones Lane and Councils 28 lot industrial subdivision (Lot 2 DP 1189183) to the west, the Russellton Industrial Estate to the north and the area proposed as the Russellton Industrial Expansion Area to the east. The property is currently used for Macadamia farming. An overview of the site is presented in Table 1. Mapping relevant to the site is presented in Figure 1 to Figure 4.

Table 1 – Site overview

Zoning	<ul style="list-style-type: none"> The site is currently zoned 7(i) Urban Buffer under the Ballina LEP 1987.
Site area	<ul style="list-style-type: none"> Approximately 2.4 hectares
Current land use	<ul style="list-style-type: none"> The site is currently used for Macadamia farming.
Environmental summary	<ul style="list-style-type: none"> The site has an uphill slope (from south to north); RL 156 m to RL 166 metres. Most of the site has a slope of around three percent with the south west corner having slope of around eight percent. The site is mapped as State Significant Farmland. Following review of Councils online mapping the site does not include: <ul style="list-style-type: none"> Bushfire Prone Land; Drainage lines; Flood prone land; Landslip prone land.



Figure 1 Zoning



Figure 2 Aerial and 2m Contours



Figure 3 State Significant Farmland



Figure 4 Drainage Lines



The site is considered suitable for inclusion in the proposed Russellton Industrial Expansion Area based on the following:

- The site has a topography that is mostly gentle and consistent with that identified in the current proposed Russellton Industrial Expansion Area;
- The site has access directly off Norman Jones Lane;
- The site presents an opportunity for a continuous link in Industrial land connecting Councils 28 lot industrial subdivision (Lot 2 DP 1189163) to the west with the south west corner of land identified as the Russellton Industrial Expansion Area;
- The site presents the same planning constraints as that identified under the current proposed Russellton Industrial Expansion Area (7(i) Zoning and State Significant Farmland) and is otherwise free of any other significant development constraints.

The owner of Lot 3 DP 1221732 therefore requests that Council considers inclusion of the site within the area proposed for the Russellton Industrial Expansion Area regarding the draft Wollongbar 2038, and otherwise supports the progression of the broader draft Wollongbar 2038 document.

If you wish to discuss this matter further, please feel free to contact me on (02) 86 877 666 or scochran@geolink.net.au.

Yours sincerely
GeoLINK

Sean Cochran
Environmental Planner

Submission 14 - M/s J Rayward – 16 Gilmore Close, Wollongbar

16 Gilmore close
Wollongbar 2477

Attention General Manager

Putting the heart in the Plateau

As a resident of Wollongbar and a grandparent, I would like to propose Council considers making a "Parkland" for use by all members of our shire.

The recent controversy re the skate park at Wollongbar has prompted me to put this idea forward, a residential area is not an ideal place for a skate park.

We commute each week to Brisbane to baby sit our grandchildren and can experience first hand the wonderful amenities eg parks and playgrounds available in the city, some five minutes away some 1/2 an hour, all have excellent facilities that mean you can pack up for the day not just a short stay.

How lovely to have the same wonderful amenities on offer in our shire, a decent area of land with shady trees to picnic under, covered tables, adventure parks to challenge children of all ages and a perfect environment for a skate park,

I love the fact that our communities are little villages and that is the essence of living on the Far North Coast, please don't make our Plateau become one big urban sprawl led by developers. The land between the houses of Wollongbar and the new sports fields would be a perfect parcel of green space that could be turned into a tremendous family destination, I envisage this could happen in Stages,

Stage[I]

An adventure park, skate park and tree plantings

Stage[ii]

An environmental water play park made along the lines of the children's garden in the Melbourne Botanic Gardens, a small fenced area with flowing water running along a man made rocky creek bed culminating in a shallow pool -perfect for imaginative play.

Stage[iii]

Barbeques, Covered tables and seats, bike track and walking track,[as a long time walker I know this would be well used and a lot more pleasant than a walk around the block] with exercise stations, and

Stage[iiiii]

A community garden an urban space for local families to come together, a great place for future farmers markets with facilities incorporated for this use.

Into the future I would love to see a reflective pond, a place for meditation and quietude.

This sort of community facility could become an outdoor educational and research space for our local schools to encourage children to have a greater awareness of our indigenous

history and culture. A Botanic Garden could become an important tourist draw card as big an economic resource as our beautiful beaches.

An area like this would encourage residents of all ages to come together people could volunteer to provide a tree, a plant or garden seat, this would then help to make Wollongbar truly a friendly place on the Plateau.

Yours Sincerely
Jane Rayward

Submission 15 – Mr J Daley re 73 Bruxner Highway, Wollongbar

From: Joseph Daley
Sent: Wednesday, 31 October 2018 8:55 AM
To: Ballina Shire Council
Subject: Ballina Council and Wollongbar 2038 Draft Strategic Plan-Comments

Attention :General Manager ,Ballina Shire Council

Dear Sir/Madam,

I am writing on behalf of Joan Daley , the owner of the property at 73 Bruxner Highway Alstonville ,identified as Lot 1 and Lot 2 DP 738412 and her immediate family . Joan has lived on the property for decades and the property has been in the family name for many generations .

Joan strongly supports most of the Draft Strategic Plan including the use of Lot 1 , on the eastern side of the existing Russellton Industrial Estate for potential industrial use .

The environmental study outcome and Draft Strategic Plan does however reinforce retention of the urban buffer between Wollongbar and [Alstonville.As](#) you probably know ,this buffer was established in the Ballina Local Environmental Plan of 1987.

In the last thirty years there have been many changes in the area that in our opinion have made the urban buffer an imposition on Joan.

The creation of the Bruxner Highway ,Alstonville by pass effectively divided the farm ,limiting the viability of its use for agricultural [purposes.In](#) addition to this , with our father's passing many years ago ,the property has become increasingly onerous for our now elderly mother to maintain it as a green buffer.There is a considerable workload involved in maintaining the property under its current zoning .As a family we would appreciate your assistance in reducing the pressure the urban buffer has placed on our mother by retracting it in the Strategic Plan .

The urban buffer zoning now seems irrelevant in light of the surrounding changes made in the area in the last thirty years.

We appreciate your cooperation.

Could you please acknowledge receipt of these comments.

Yours sincerely

Joe Daley

On behalf of Joan Daley, Elizabeth Daley, Maree Lazarus, Barbara Daley , Mary Watt , Leona Spencer

Submission 16 – M/s M Perkins

Mr. P. Hickey, General Manager,
Ballina Council,
Ballina.

31st October 2018.

Dear Paul,

I am writing in response to the Draft Strategic Plan for Wollongbar currently on exhibition.

SUBMISSION: Draft Wollongbar Strategic Plan 2018-2038

Summary of concerns:

- 1) The confusing way STRATEGIC ACTIONS have been prioritised and presented.
- 2) The changed WORDING OF STRATEGIC ACTION 1.
- 3) The Rationale for SHORTFALL IN LAND TO MEET POPULATION TARGET.
- 4) Potentially misleading WORDING of Council's ONLINE SURVEY (three points).
- 5) Passive RECREATIONAL space.
- 6) Community Land - Basketball Court, Kays Lane, Russellton.

.....

The Wollongbar Draft Strategic Plan is currently on exhibition. Wollongbar Progress Association held a Meeting in September, where Council's Planner attended to give an overview of the Draft Plan and to answer questions from those attending.

The complete set of documents on exhibition is detailed and comprehensive.

1. **STRATEGIC ACTIONS:**

At the top of PAGE 2 of the Wollongbar Draft Strategic Plan 2018-2038 Documents is a section titled 'Significant Draft Strategic Planning Actions', which opens with Strategic Action 7:

evaluate the potential for Lot 1 DP 1212249, No 184 Rifle Range Road ... to support urban (residential) development.

Action 7 is the first Action mentioned at the very front of the document.
Strategic Action 7

"involves further evaluating the potential of one specific property ..."(p. 3).

There is no mention that this land proposed for evaluation at Strategic Action 7 is IN THE BUFFER.

Strategic Action 1 is to retain the buffer between the two Plateau villages.
Strategic Action 1 is first mentioned a further 90 pages into the document.

There is something puzzling about this way of presenting the Draft Plan. Strategic Action 7 is presented first, followed by Strategic Action 6, then Strategic Action 9. The other nine Strategic Actions, 1, 2, 3, 4, 5, 8, 10, 11 and 12, are found much deeper into the document, only after 90 pages of further reading.

2. WORDING OF STRATEGIC ACTION 1:

Newer residents of Wollongbar would be unaware of the history, or the boundaries, of the buffer between Alstonville and Wollongbar; nor would most be aware of the wording in Council documents that protect that buffer.

Ballina Shire Growth Management Strategy (2012) includes this Strategic Action:

Maintain the urban buffer / inter urban break between Alstonville and Wollongbar.

In this current Draft Plan on exhibition, the buffer protection wording has changed, and now reads:

Retain the rural separation between Wollongbar and Alstonville (north of the Bruxner Highway).

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.

A simple statement has become a wordy statement which places emphasis on one particular part of the buffer zone (Lismore Road), and appears to allow for exceptions, via the words "... a policy position which generally discourages proposals (of an urban nature) ...".

The Alstonville Strategic Plan was adopted by Council earlier this year. Strategic Action 1 in that plan advocates a position "which discourages proposals ...". The word "generally" does not appear.

Having the word "*generally*" inserted before "discourages proposals..." appears to soften the line Council will take with development applications which intrude into the buffer area: Council will generally discourage these proposals, but will not always discourage them.

It is difficult to understand why Lismore Road is designated as of particular importance, although it appears that, if all goes according to the Draft Plan, part of the buffer will be undermined and approved for development.

Given the history of Development Applications, and the pressure landowners have exerted on Council and Council staff over the years, it would appear foolhardy to consider compromising the buffer. Council has protected this buffer for over thirty years: indeed, I have heard the Mayor say in a Council meeting that the buffer is "sacrosanct".

If this buffer is breached to allow "one specific property" (quote - see above) to be developed for residential land, then the precedent will be set, and Council will be unable to preserve the remainder. Other landowners who want to develop other parts of the buffer will simply go to the Courts, citing this precedent.

3. RATIONALE FOR SHORTFALL IN LAND TO MEET POPULATION TARGET :

The first of the Main Issues in the Draft Plan (page 1) is given as :

- *Decline in land available for residential subdivision.*

As at June, 2018, of the remaining land available for development in the WUEA, the United Protestant Association (UPA) holds 32 hectares, estimated to yield up to 370 lots (page 2).

The Draft Plan documents indicate that the UPA is likely to develop their land for "*a variety of housing uses such as aged care, independent seniors living accommodation and various community and social housing options*" (page 47).

Thus, a smaller number of conventional residential lots will be available, if the UPA develop alternative accommodation options.

This loss of residential lots is used as the basis for investigating land within the buffer on Rifle Range Road; however, a lower number of conventional lots does not necessarily translate to a loss of population, or not meeting the projected population target.

The total target population in the WUEA, including UPA land, is 2236 people; without UPA land, the population yield is 1829 people - a shortfall of 407 people. (p. 48)

In the Draft Plan, the projected target population was reached using 11.75 lots per hectare, with 2.6 persons per household (page 48). For the UPA land, the

calculation used was 11.75 lots per hectare, with 1.5 persons per household (rate used for seniors accommodation), yielding this shortfall of 407 people (page 48).

This calculation fails to take into account the higher density of seniors living accommodation: various types of housing for seniors, and other social housing, is invariably at a higher density than regular housing: thus, the housing rate of 11.75 houses per hectare should not be applied to seniors housing.

Given the potential for higher density accommodation on the UPA land, there will be no need for alternative 'conventional residential land'. Those living in retirement villages and community housing are included in population statistics across Australia.

Once the UPA plans are known, it is likely that the WUEA population target will be exceeded, through higher population density on their land. Whilst UPA planning is not finalised, they have already invested money in road widening and installing water to their site, and their land will be developed for a mix of residential accommodation.

The rationale in the Draft Plan claiming a decline in conventional residential land automatically means a shortfall in population targets is incorrect: thus, land within the buffer zone should not be considered for rezoning.

4. WORDING of ONLINE SURVEY:

Council is encouraging Wollongbar people to complete the online survey, indicating it takes around 8 minutes. Below are three areas where I feel the wording is confusing and potentially misleading:

a) The first part of Question 8 seeks the respondent's support for

retention of a rural separation between Wollongbar and Alstonville (particularly along Lismore Road) to reinforce a strong sense of village identity .

The buffer is much more than "along Lismore Road", and has never, in it's 30 year history, been compromised with such a limitation, nor should it be now. It is difficult to understand where such a limited definition of the buffer originated, and it is wrong to frame the question with such wording.

Collation of survey results that indicate support for preservation of the buffer will be interpreted as support for the buffer along Lismore Road, because that is how the question is framed.

- b) The first part of Question 10 seeks a response to the proposal to *Investigate the potential expansion of Wollongbar in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane .*

There is **no mention of the fact that this land IS IN THE BUFFER**. Thus, respondents could support retention of the buffer at Question 8, and support the suggestion of expansion along Rifle Range Road in Question 10 without realising the two responses contradict each other.

When this concern was raised with Council's planner at the September WPA meeting in Wollongbar, the Planner told the audience that the Survey began by asking respondents if they had read the Draft Plan Documents: he said that if the response was negative, then that survey would not be given credit!

This sounded astounding: that Council would design and prepare a survey, encourage Wollongbar people to complete it online (without mention of any need to read the complete Draft Plan), then dismiss those submitted surveys where the Draft Plan documents had not been read. Fifty five people heard this response to the question asked at the meeting!

- c) The fifth part of Question 10 seeks a response to the proposal to *Consider the easterly expansion of the Russellton Industrial Estate to provide an additional 23ha of industrial zoned land.*

There is **no mention of the fact that this land IS IN THE BUFFER**. This is potentially misleading, because respondents may not realise this fact .

5. PASSIVE RECREATIONAL SPACE:

Passive Open Space: The WUEA Infrastructure Plan July 2008 provided for *four local parks to be provided within the WUEA in locations shown in the DCP* and

the monies paid in respect of the existing Avalon Estate towards open space should be allocated in equal parts to the proposed district park facilities (corner of Plateau Drive and Rifle Range Road) and playing field facilities for the Plateau under the Draft Contribution Plan.

In the **Strategic Plan** for the next 20 years, there is not a single mention of any park or passive recreational open space for Wollongbar anywhere in the Survey.

In the Draft Plan documents, the only reference to recreational space is 90 pages into the document, Locality Objective One, Strategic Action 2:

Review Community infrastructure proposed in Council's Developer Contribution Plans to ensure they support community building in the period to 2038.

Why is the planned District Park not mentioned? Community respondents would need to investigate the Developer Contribution Plans to ascertain what passive space is in those D.C. Plans. Thus, I suspect survey responses and submissions will have no mention of Passive Recreational Space, **which could result in such space for community use becoming a low priority.**

6) COMMUNITY LAND - SKATING / BASKETBALL COURT, Kay's Lane:
Strategic Action 10 is to consider the rezoning the land, which is referred to as

the former Wollongbar basketball Court site.

This land could then be sold for industrial purposes, with an estimated value of \$150-220K. The site is "900-1000 sq.m". There is nothing FORMER about this area: it used used regularly by skaters, basketballers and others. Skaters did put temporary jumps on site, but were directed by Council staff to remove them.

This is the preferred site for a skatepark for both Wollongbar Alstonville Skate Park group and the Wollongbar Progress Association, but both groups have been told the site is not big enough for a skatepark. It is, however, big enough to be sold as an industrial site!

Strategic Action 10 should be deleted until there is a completed and functioning Skatepark for the Plateau.

In summary, I believe the shortcomings detailed above undermine the value of the survey and the Planning Documents on exhibition. It is disappointing to have such a poorly-designed survey used as the basis for ascertaining local support for the future growth and development of our community.

The way the Draft Planning documents have been presented is also disappointing, particularly the wording of Strategic Actions, and where they appear in the Planning documents on exhibition.

NSW State Planning and Environment circular (16th January 2018) talks of the value of 'local character':

In ... areas where the existing character is highly valued by the community, ... plans (should focus on) the enhancement of that character for the enjoyment of existing and future residents (page 1).

In Council's 2017 Community Survey, 42 % of people cited reasons related to 'character of the area" (semi-rural outlook, friendly community, village atmosphere) as their reason for choosing to live in Wollongbar, and 74% felt it important for Wollongbar to maintain its own sense of place and identity relative to Alstonville.

The separation buffer is crucial to the continuation of the social and community fabric of Wollongbar, and I encourage Councillors to ensure the preservation of this whole buffer area.

Thank you for considering my comments on the Draft Wollongbar Strategic Plan 2018-2038.

Marilyn Perkins,

Wollongbar.

Mr Paul Hickey
General Manager
Ballina Council
Cherry Street
Ballina 2478

31/10/2018

Dear Mr Hickey,

Wollongbar 2038 Draft Strategic (Development) Plan

I am writing in response to Council's Draft Strategic Plan for Wollongbar.

It appears that the main thrust of this strategic document proposes and supports the idea that Wollongbar needs to sprawl into the Urban Buffer.

The two options promoted in this plan are to expand 27 hectares into the northern Buffer at Lot 1 DP1212249 for residential development and 23 hectares into the Buffer (Diagram 39) at Russelton for industrial development. This strategy would effectively mean the end of this rural buffer zone.

I do not support the rezoning of ANY land in the Urban Buffer Zone.

Why?

- A) It provides the local character of Wollongbar
- B) It is a shared feature of the Plateau.
- C) It is State Significant farmland
- D) It provides a green space which benefits our environment.

Because:

A) Local Character

Good strategic planning incorporates and enhances local character and as Annexure 1 in this Strategy states "the character of Wollongbar is a reflection of low density residential scale, undulating topography, and proximity of surrounding high quality agricultural land." The NSW Government in its

Department of Planning and Environment Planning Circular (PS 18-001 January 2018) also encourages Councils to respect and incorporate local character into strategic planning.

In its current form this strategic plan has no vision to include the local character of Wollongbar into the plan.

B) Shared Feature

It should be remembered that the Buffer is a shared feature of the landscape and what is approved in Wollongbar will impact on the community at Alstonville. In the Alstonville Strategic Plan 2037 survey, the Alstonville community indicated the strong desire to retain the Buffer between the two urban areas as did the Wollongbar residents in their Wollongbar community survey.

If rezoning of this land is permitted it will be the end of this feature and will set a precedent for other developments in the Buffer zone. For many years several developers and the Seventh Day Adventist Aged Care Facility have sought rezoning approval in the Buffer. Previous Councils have refused this.

C) State Significant Farm Land

Agricultural land which has high levels of fertility, reliable water and rainfall has been assessed as State Significant land for farming. It is these inherent values rather than the activity which it supports that give it this classification. For example just because land does not currently have macadamia tree cover does not mean it could not have it in the future.

It is also well known that larger lots provide greater opportunities for agricultural development and by rezoning land to urban it is unlikely (for economic reasons) to be available for amalgamation into a larger rural block.

There are many reasons to safeguard our farming land including food security.

D) Green Spaces

Green spaces filter pollutants and dust from the air, they provide shade and lower temperatures particularly in urban areas, and they even reduce erosion of soil into our waterways. In addition they have a visual impact.

Rezoning of this land would also preclude future use of the parts of the Buffer for a Regional Park, Botanic Garden, Community Garden, Outdoor Classroom, Perimeter Loop Exercise Trail, Exercise Stations, Frisbee Golf Station, Passive Recreation and/or Picnic areas etc.

False Arguments

The Draft Strategy argues that there is a need for additional land for housing because it has discounted UPA land for traditional housing. Although the UPA land may not come onto the market in the next few years, the fact that it is **already zoned for medium density residential development** and is likely to be further subdivided for Aged Care (at even higher population densities), means that it must be included in projections and planning.

Lot 1 DP1212249 has been seen as the prime candidate for future urban development. Why? The Strategy suggests it as a prime site because of its proximity to the Sporting fields. I understood that the Wollongbar Sports Field were considered a non-urban, green recreational space and therefore appropriate for the Buffer zone. At no time have I heard from Council that the sports fields were created "to present an opportunity for additional residential land development to the north" (p63) in the Buffer.

Much is said about the unsuitability of land outside the Buffer for development. Often it is considered steep but we know houses can be built on sloping land. In fact houses are often more acceptable than farming on such land.

The Draft Strategy also differs from the original concept of the Buffer by suggesting that properties fronting Lismore Road are more important to retain as rural than others in the buffer zone. Originally all land in the Buffer was classified uniformly. Additionally it suggests that the Buffer is **north of the Bruxner Highway**. This is not the case. The rural Buffer extends along the boundaries of Russelton Industrial Estate, which is south of the Highway.

Finally

If there is a genuine shortfall in residential land, instead of sprawling into the rural Buffer, it may be time for Council to review the option of a third village site on the Plateau.

This Draft Strategy has looked at growth options for Wollongbar in terms of housing and industrial land supply but it has not looked at ways of protecting the buffer or agricultural land, discussed the idea of enhanced parks, or other community infrastructure eg an improved hall.

Thank you for considering my comments.

Yours sincerely

Jane Gardiner

Submission 18 – Alstonville Wollongbar Chamber of Commerce



Alstonville Wollongbar Chamber of Commerce
P.O. Box 697, Alstonville 2477 Email: info@alstonvillewollongbar.com.au
Further contact details: Website www.alstonvillewollongbar.com.au

Date: 30 October 2018

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention: Klaus Kerzinger

**SUBJECT: DRAFT STRATEGIC PLAN 2018 – 2038
DRAFT WOLLONGBAR PLANNING & ENVIRONMENTAL STUDY**

Dear Sir,

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

We also wish to add the following comments:

Draft Wollongbar Strategic Plan 2018 – 2038

Locality Objective One

The Chamber of Commerce generally agrees with the Strategic Actions nominated & are supportive of the Councils involvement alongside the AWCC to develop a Public Art Program.

Note: the AWCC are in contact with the locally stationed Police Service & happy to be involved in any connectivity with the Business & wider Community of Wollongbar.

Locality Objective Two

The Chamber of Commerce generally agrees with the Strategic Actions nominated & are supportive of the Strategic actions that aid in an increase in the area available for residential development (No 7), Positive changes to the rezoning of the Wollongbar Business Centre for expansion of business opportunities (No 8) & An increase in the area available for Industrial Business development (No 9).

The Chamber of Commerce generally agrees with the Strategic Actions nominated & are supportive of the Strategic actions that aid in new housing opportunities (No 6), however consideration should be given to including small scale Multi-residential allotments which has previously been included in subdivisional land available in Wollongbar, but has not been included in recent WUEA subdivisions, we believe the action to provide a variety of housing opportunities should also include small scale town house & villa style development which often helps our older population down size to more appropriate size affordable dwellings, which is not being offered/built in the recent subdivisions.

Locality Objective Three

No. 10.

The Chamber of Commerce recognises that the basketball court is utilised by the public on a regular basis, especially on weekends & recognises that if this facility is to be removed, then provision for this should be made available to the community at the new sports field OR near the future Skate Park (?) a location still to be determined, which we believe should be accessible to the community by the pedestrian & cycleway infrastructure included in this Strategy.

The Chamber of Commerce recognises the exposed location of this site & rather than utilise the site for general industrial purposes, it should be considered for Estate Entry Treatment & possible locality information map signage for the estate businesses – as is displayed in many other industrial estates in our region.

No. 11 & 12.

The Chamber of Commerce generally agrees with the Strategic Actions nominated & are supportive of the Councils Strategic Actions for greater pedestrian & cycleway infrastructure

Draft Alstonville Planning & Environmental Study.

Chapter 1

Item 1.3 Strategic Planning Framework & HOUSING DIVERSITY

The Study references the North Coast Regional Plan (3036) & notes that this Plan encourages housing diversity through an Action which stipulates a minimum 40% of new housing is to be delivered in the form of dual occupancy, apartments, townhouses, villas or dwellings on lots less than 400sq.m.

The Supporting Diagram 4 in the report shows that this dwelling diversity is minimal in Wollongbar.

The Study suggest that the demand for new housing is being met, however there is a limited number of dual occupancy lots being provided, & no villas, townhouses ect (Multi dwelling housing) being produced.

This is NOT because there is no demand for this diversity, it is because there is no provisions for R3 zoned areas in the Wollongbar Urban Expansion Area, while any undeveloped land is Zoned R3 – council rezone each stage after it has been subdivided to R2, this is a strategic decision by council, NOT a failure of these housing types being produced.

IF council is serious about providing a variety of housing types, council would actually need to plan for appropriate size/location of sites to remain as R3 zoned sites after council has rezoned the existing zoned WUEA.

Chapter 3

Item 3.5 New Dwelling Commencements – Wollongbar

The Study suggests that Wollongbar is the third highest growth suburb within Ballina Shire, The WUEA sites in our opinion are now being redeveloped with larger houses being built on smaller allotments than traditionally allocated in Wollongbar & the study shows fewer smaller dwellings being built.

The study further suggest that the low take up rate of secondary dwellings 'contributes' to the overall low number of smaller dwelling choices in Wollongbar. We should not be reliant upon secondary dwellings alone to provide 'housing choices' in Wollongbar. Council are already wavering on the policy to waiver contribution charges as they feel that this policy 'might' lead to an overload of granny flats in other areas of the shire.

Again it is up to council to set the policy incentives to provide housing size diversity, to 'strategically' plan for more diversity of villas & townhouses to accommodate both a 'more' affordable choice for both the young & aging population.

Traditionally these types of development on the Plateau have been small scale, well designed & have provided both affordable choices to smaller households & also for our aging residents a choice to downsize into smaller, affordable, lower maintenance accommodation which is still located within their existing local area.

Chapter 3

Item 3.9 Retirement & Aged Care Accommodation

The AWCC fully supports any policy opportunities council may implement to encourage New Retirement & Aged Care Accommodation on the Plateau as this sector appears to be of the greatest demand & need. It is very important to be able to accommodate members of the community & retain their social contacts though to their last place of residence.

Healthcare work is also shown in the Study to be one of the highest growth industry employer, having these facilities based locally will aid in many ways including reduced pressure on regional traffic, though to continued varied employment opportunities within the village area.

Chapter 4

Item 4.4 – Dwelling Capacity

Councils Study asserts that a portion of the remaining WUEA is most likely to be utilised for Seniors & Community Housing & that the remainder of land is zoned R2 & R3 & has based the yields on this. As stated above, it is most likely councils intention to rezone the R3 zones to R2 zones again & therefore the yields are most likely to be even less than what is being reported.

Chapter 5 & 6

The AWCC supports the general consensus for the future vision of the Wollongbar Village, for the community of Wollongbar to retain its friendly, quiet and safe nature of the village.

Chapter 7 Vision Element Two: Continued Growth to Create Well Planned Housing Choice and Employment Opportunities

Item 7.2 Potential Impediments to Conventional Housing Supply

Again the study references R3 zoned allotments that have not been utilised as Multi Residential.

Within the comments from the community consultation (Item 5.2) it was noted that there was a desire to maximise housing where proposed on 'new' land as it may be located on 'significant farmland' which should be retained where possible.

If allotments of 400sq.m can be constructed with the '4 to 5 bed' volume builders houses, then 2 x 400sq.m allotments can easily be planned into the new subdivisions for the purpose of constructing 3x villa dwellings of 2 & 3 beds, these types of developments are consistent in scale & size to other developments in the Wollongbar & Alstonville area, & should be allowed for.

An allowance of 1000sq.m allotments may yield 4 x 2 bed villa units if the council was to allow a density of 250sq.m per dwelling in lieu of the existing 300sq.m per dwelling.

Item 7.4

The AWCC would generally be supportive of the UPA site being approved for use for Seniors & Community Housing.

The AWCC generally supports the future investigation of the site nominated for future expansion of Wollongbar to the new sporting fields along Rifle Range Road.

Item 7.7

The AWCC generally supports the proposal for detached dual occupancy development as nominated to the existing urban areas of Wollongbar

The AWCC generally supports the existing basketball court being relocated, however it would be of greater benefit to the Business Community in this area if consideration was given to use this space as a Gateway Entry treatment for the Estate, & possible directional & business signage for the Businesses located within the Estate.

Item 7.8

The AWCC generally support the rezoning of the existing Business District to B2 – Local Business Centre & generally supports the use of the existing vacant land to the west to also be rezoned to B2 – Local Business Centre.

Chapter 8 Provision of Infrastructure

The AWCC generally supports the identification & installation/upgrade of existing & new Infrastructure required to service the future growth of Wollongbar

Chapter 9 – Conclusion

The AWCC generally supports the draft vision as proposed:

Our community has a vision for the future of Wollongbar to 2038 that involves:

- *Ensuring that the sense of community and wellbeing present in Wollongbar is maintained*
- *Ensuring that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities*
- *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*

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

Yours sincerely,



Richard Lutze
Secretary AWCC

Submission 19



Date: 4th April 2019
Our Ref: 17/402

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention: Mr Klaus Kerzinger

Delivered Via Email: Klaus.Kerzinger@ballina.nsw.gov.au

Dear Sir,

Re: Submission to Exhibition of Wollongbar Planning and Environmental Study and Wollongbar 2038 Strategic Plan - 48 – 52 Simpson Avenue, Wollongbar

Newton Denny Chapelle (NDC) has been engaged by Vabor Pty Ltd to prepare a submission to the Wollongbar 2038 Strategic Planning Project. We thank you for the opportunity to make this late submission after the closing of the formal exhibition period.

Description of Site

This submission relates to Lot 51 DP 806079, located at 48-52 Simpson Avenue, Altonville. **Plate 1** illustrates the site in its local context.



Plate 1 – Air View of Site (Image Source: SIX Viewer Accessed 9/10/17)

JOHN NEWTON B. Surv. M.I.S. Aust. TONY DENNY B. Surv. (Hons) M.I.S. Aust. DAMIAN CHAPELLE BTP DPP
Office: Suite 1, 31 Carrington Street, Lismore, Postal Address: PO Box 1138 Lismore NSW 2480
Phone (02) 6622 1011 Fax (02) 6622 4068 Email office@newtondennychapelle.com.au
Also at: Cassino Court, 100 Barker Street, Cassino NSW 2470 Phone/Fax (02) 6662 5000
ABN 18 094 689 845

As illustrated, the site is currently vacant and is located immediately to the west of the Wollongbar Village Centre and Wollongbar Tavern. The property is 3974m² and is zoned currently B1 Local Centre pursuant to the Ballina Local Environmental Plan 2012 (BLEP2012).

In recent years, the Wollongbar Village Centre struggles as a commercial entity and currently has a large number of shops which are vacant. In addition, the zoned commercial footprint is substantially larger than the existing shopping centre and includes our client's land together with the former 'Bellowing Bull' site.

Approach Proposed within Wollongbar Planning and Environmental Study (WP&ES)

With respect to the Wollongbar Village Centre (including our client's land), the WP&ES recommends that the existing commercial zone footprint remain unchanged, but that the zoning be changed from B1 Neighbourhood Centre zone to the B2 Local Centre Zoning under the Ballina Local Environmental Plan 2012.

Our clients respectfully suggest that this outcome does not recognise the economic realities of commercial development in Wollongbar – either now or in the future. More specifically, our clients request that consideration be given to rezoning Lot 51 DP 806079 to enable its development for medium density residential housing, consistent with other developments immediately adjoining the Village Centre.

The following comments are made in support of this request:

- **Lack of Market Demand**

Our clients have owned the property since 2001. During this time, they have tried to sell the allotment on several occasions. However, there is little (if any) interest in purchasing and developing the site for commercial uses in accordance with the current planning framework. In addition, our clients have completed detailed investigations with respect to development for the purpose of a medical centre. However there has been insufficient commercial demand from medical practitioners with respect to this proposal.

The presence of vacant shops within the village centre (including several premises along the Simpson Avenue frontage) confirms an existing lack of market demand for commercial space within the Shopping Centre. In addition, the former 'Bellowing Bull' site is currently vacant. This large property is also zoned for commercial purposes and has had previous approvals for a 'Supa IGA' supermarket and specialty shops to be constructed on the site. These approvals have not been enacted which would suggest that there is currently no demand for this form of retail development.

The above combines to reinforce our client's experience that there's little, if any, market demand for additional commercial space within the Wollongbar Village Centre.

- **Planning Strategy for Wollongbar**

The planning framework for Wollongbar has resulted in the village essentially being 'dormitory' in nature. That is, almost all residents need to travel to access work, services and senior schooling – usually in either Alstonville, Ballina, Goonellebah or Lismore. These settlements all provide ready access to shops (including major supermarkets) and services. This situation is recognised in Council's Growth Management Strategy which identifies both the dormitory nature of Wollongbar and that local commercial and social facilities are predominately provided in Alstonville.

Whilst it is acknowledged that the Wollongbar Urban Expansion Area (WUEA) will result in additional population for the village, these residents will also be reliant on employment outside of the Wollongbar area. As such, it is expected that existing trends of relying on external centres for the bulk of goods and services will continue into the future.

- **Suitability of Site for Housing**

The subject land is ideally suited for residential units, being level and located immediately adjacent to shops, services and public transport routes. Potential future noise impacts associated with proximity to the Wollongbar Tavern can be resolved via design and attenuation at development application stage.

We note that Wollongbar has a large supply of land zoned medium density in the WUEA. This zoning was applied during the implementation of the Standard Instrument LEP as a 'default' position for new release areas where a range of housing forms are likely to occur (including dwellings, dual occupancies and medium density housing). In practice, however, subdivision occurring in this area is occurring largely in the form of allotments suitable for detached dwellings. This is driven in part by topography, which requires relatively substantial modification to the landform to enable residential development. The WUEA is also relatively remote from available services and, as such, residents are reliant on the motor vehicle to access such facilities. Our client's site, by contrast is both level, accessible and would appear to be well suited to provide medium density residential development to service the housing needs of the local community.

- **Existing and Proposed Zoning Framework**

Under the proposed B2 zone framework, opportunities for residential development are limited. Whilst 'shop top housing' is permitted, the definition for this land use requires such housing to be located *"above ground floor retail premises or business premises"*. Accordingly, retail or business premises need to be commercially viable before shop top housing can eventuate. As outlined above, it is our clients view that this is unlikely to occur.

There is also opportunity for residential accommodation on the land under the Seniors Living SEPP. However, Clause 19 of the SEPP states that where such accommodation is proposed within a commercial zone, the SEPP does not enable the *"the use for residential purposes of any part of the ground floor of a building that fronts a street if the building is located on land that is zoned primarily for commercial purposes unless another environmental planning instrument permits the use of all of the building for residential purposes."* As the property in question has two street frontages (Simpson Avenue and Lismore Road), the effect of the SEPP is that the ground floor of any buildings fronting these roads need to comprise a non-residential use.

Given the above, it is suggested that a conventional residential zoning represents a more suitable outcome for the site.

Conclusion

We trust that the above provides Council with sufficient rationale to support our client's request to amend the Wollongbar Planning and Environmental Study and Strategic Plan 2038 to enable residential town house development on Lot 51 DP 806079. Alternatively, should Council prefer the option of securing more housing specifically for seniors and people with a disability our clients would not object to the inclusion of 'seniors housing' as an additional permitted use on this site via the inclusion of the property on Schedule 1 of the BLEP2012.

Should you have any questions regarding this matter, please do not hesitate contacting Ms Karina Vikstrom of this office.

Yours sincerely,

NEWTON DENNY CHAPELLE

A handwritten signature in black ink that reads "Damian Chapelle". The signature is written in a cursive, flowing style.

DAMIAN CHAPELLE
Town Planner. BTP.CPP.