

Attachment Six – Submission Summaries

Submission 1 – Survey Responses
<p>Staff Comments:</p> <p>Background</p> <p>The Wollongbar 2038 Community Survey resulted in a total of 298 survey responses being received. Analysis of survey responses revealed that 184 responses were made from the same device. These responses were subsequently deleted with the following comments being based on an analysis of the remaining 114 responses.</p> <p>The survey analysis prepared by Dr Elizabeth Baker and previously made publically available incorporated all 298 responses. Dr Bakers analysis has not been referenced in the following comments due to the distortion of survey data created by the 184 same device surveys.</p> <p>It is also noted that a technical issue with the survey instrument arose which meant that people that responded to Question 10 were initially limited to selecting only one response type in each column. This issue was not evident when the survey was tested. It appears to have affected approximately 20 responses between survey responses 10 and 31. The issue was corrected as soon as council staff were notified and no further survey question response issues arose. Comments made below which relate to an analysis of Question 10 responses have been highlighted in yellow.</p> <p>Purpose of Community Survey</p> <p>The community survey was designed to gauge community support for some of the Ideas and Vision elements contained within the draft Wollongbar Planning and Environmental Study, as well as some of the Actions contained within the draft Wollongbar Strategic Plan (draft WSP).</p> <p>The three Vision elements formed the locality objective contained within the draft WSP.</p> <p>As is the case with other community surveys undertaken by Council responses received, may assist the Council in gauging the likely degree of community support for specific action proposals. The difficulty for the Council relates to the amount of weight to be assigned to responses and balancing the expressed views of the local community (24% of respondents lived in areas other than Wollongbar) with the broader needs of the shire.</p> <p>When considering the value of the Wollongbar 2038 Community Survey challenges arise which relate to the impacts associated with the attempted manipulation of survey results, through the submission of multiple entries from the same device, and the technical problem encountered with respect to Question 10.</p> <p>Rather than reject the whole of the survey staff have removed the data associated with the 184 multiple same device entries and highlighted the technical issue associated with Question 10. The analysis that appears below, whilst considered to be of more limited value, does provide some insights in where the community stands with respect to support for Vision elements and draft strategic actions.</p> <p>Survey Analysis</p> <p>Summary of support for Vision Elements and associated actions:</p>

Locality objective one - *Ensuring that the sense of community and wellbeing in Wollongbar is maintained*, received 90% support (somewhat supportive, supportive and very supportive categories) with 10% of respondents indicating a neutral position.

A summary of the actions that underpin this locality objective and the degree of support for such actions is detailed below:

- Retention of the rural separation between Wollongbar and Alstonville (82% support, 11% neutral, and 7% non-support (*Not all supportive and Not very supportive categories*)),
- Review community infrastructure in Developer Contributions Plan (76% support, 17% neutral and 7% non-support)), and
- Wollongbar specific service and community groups (83% support, 11% neutral and 6% non-support).

Locality objective two - *Ensuring that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities*, received 70% support, 10% neutral and 20% non-support.

A summary of the actions that underpin this locality objective and the degree of support for such actions is detailed below:

- Investigating dual occupancy potential in the R2 zone (40% support, 18% neutral and 42% non-support),
- Investigate expansion of Wollongbar in an easterly direction (42% support, 12% neutral and 46% non-support),
- Retain existing business zoned area within Wollongbar Village (76% support, 18% neutral and 6% non-support),
- easterly expansion of Russellton (48% support, 14% neutral and 38% non-support), and
- rezoning of the Wollongbar Business area from B1 to B2 (61% support), 21% neutral and 18% non-support.

Locality objective three – *Ensuring that infrastructure such as footpaths, parks, as well as shops, services and jobs continue to be provided and enhanced for the convenience of residents* received 90% support, 5% neutral and 5% non-support.

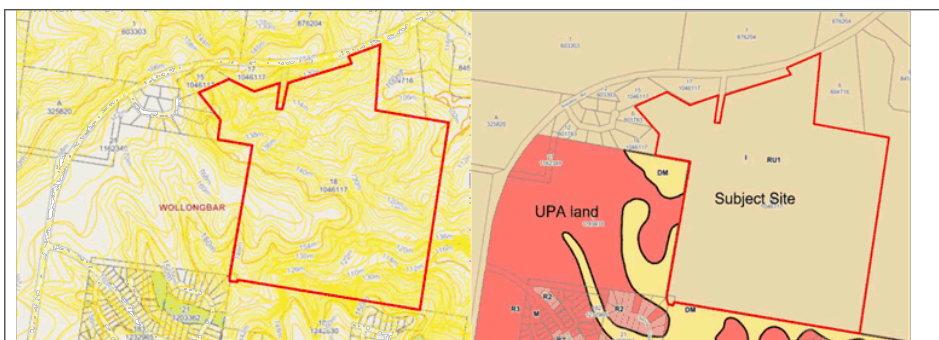
A summary of the actions that underpin this locality objective and the degree of support for such actions is detailed below:

- Kays Lane basketball court future industrial use rezoning if surplus to requirements (50% support, 16% neutral and 24% non-support),
- Review PAMP and Bike Plan (93% support, 4% neutral and 3% non-support), and
- Off road pedestrian and cycle access to sports fields (87% support, 5% neutral and 8% non-support).

Recommendation:
Noted.

<p>In February 2018 advice from the UPA indicated that whilst conventional residential development had not yet been ruled out for its Wollongbar site the focus would be on utilising this land for a variety of housing uses such as aged care, independent seniors living accommodation and a various community and social housing options.</p> <p>The November 2018 UPA advice appears to indicate that the subject land will again be used for subdivision and residential development, with the site south of Plateau Drive being the first area to be subdivided.</p> <p>The November 2018 UPA advice, whilst still somewhat vague, appears to indicate that at least part of their site will be developed for residential subdivisions within a 5 year period. If Council accepts that this is likely to be the case then the need for an alternative contingency site, as discussed within the draft WPES, and as proposed for further evaluation in the draft WSP (Action 7 in respect to 184 Rifle Range Road) may no longer be required within the 20 year time horizon of the strategic plan.</p>
<p>Recommendation: Noted.</p>

<p>Submission 3 – Mr John Mudge, 12 Gilmore Close, Wollongbar</p> <p>Summary of Main Issues: Mr Mudge's sought to have a number of amendments made to the preliminary SWOT Analysis contained within Annexure 5 of the draft WPES. The amendments sought related to his property at 12 Gilmore Close (Lot 18 DP 1046117 and Lot 3 DP 1128207) which he considered suitable for further evaluation to support its use for urban (residential) development.</p> <p>An additional action within the draft WSP is suggested by Mr Mudge relating to the evaluation of Lot 18 for urban development.</p> <p>Mr Mudge also suggests that an alternative to the land being rezoned to R2, R3 or R5 would be an E4 Environmental Living zone.</p> <p>Mr Mudge submitted correspondence from the UPA, addressed to Mrs L M Gilmore (previous site owner) and issued in the period 2000 to 2002. The correspondence indicates that the UPA, at that time, agreed in principle to access for the residence, now located on Lot 18, to be obtained from a proposed future cul de sac located on the UPA land.</p> <p>Mr Mudge advises that discussions are taking place with the UPA to formalise a grant of a ROW for his land to increase its potential for residential development.</p>
<p>Staff Comments: The subject site, which has a combined area of approximately 49.02ha, is shown outlined in red in the diagrams below. An extract from the zoning map is reproduced below. The large lot immediately to the west of the subject site is Lot 1 DP 114978 owned by the United Protestant Association (UPA).</p>



Access to the subject site is currently obtained from Gilmore Close via a Right of Carriageway across 14 Gilmore Close.

The subject site is zoned RU1 Primary Production under the provisions of Ballina LEP 2012 and is classified as Regionally Significant Farmland. Part of the site is designated as Bushfire Prone Land.

Mapping undertaken by the Department of Mineral Resources indicates a large part of the subject site is impacted by a landslip hazard.

In 2005 Lot 18 was authorised for use as a timber plantation by the then Department of Infrastructure, Planning and Natural Resources.

The preliminary SWOT analysis undertaken, as part of the draft WPES, found the strength of the subject land as a potential urban area related to its large size, adjoining the northern end of the WUEA, and not being located within the urban buffer.

Slope constraints, proximity to the village centre and lack of connectivity to an urban road network are considered the main weaknesses associated with this site. It was for these reasons that this site was not nominated as a site warranting further evaluation for an urban (residential) zone.

Recommendation:

The subject site not be further considered as a potential urban evaluation area to proximity to the village centre (shops and public school), slope constraints, and connectivity to an urban road network.

Submission 4 - TAFE NSW, M/s J Mossfield, TAFE Services Manager, Richmond and Tweed

Summary of Main Issues:

Indicate that they would welcome an opportunity to discuss the feedback below with a Council representative:

- TAFE NSW is currently developing its 20 Year Infrastructure Strategy and Strategic Asset Management Plan;
- TAFE NSW has no current plans for development of vacant TAFE NSW property at Wollongbar;

<ul style="list-style-type: none"> • TAFE NSW values its role as an integral part of the local community through its presence at the TAFE NSW Wollongbar campus; • Page 43 - Wollongbar TAFE Enrolments 2006 to 2017, does not represent accurate data on enrolments. TAFE NSW would welcome the opportunity to provide current and accurate information. • TAFE NSW would welcome an opportunity to meet with Ballina Council to understand its approach to engagement and explore opportunities for both agencies. • TAFE NSW notes the principles 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; • 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; • Re expansion of Russellton Industrial Estate, 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; • TAFE NSW requests an urgent discussion with Ballina Council regarding plans for the parcel of TAFE NSW land (evaluated in SWOT analysis) and that no further community announcements are made until this discussion has occurred; • TAFE NSW notes the dual occupancy proposal and welcomes the opportunity to discuss strategies to ensure safe access to TAFE NSW Wollongbar as the local population grows.
<p>Staff Comments:</p> <p>Following the TAFE submission being received a meeting was held between M/s Jennifer Mossfield, TAFE Services Manager Richmond and Tweed, M/s Karen Howes, TAFE Services Co-Ordinator and Council's then Acting Manager of Strategic Planning, Klaus Kerzinger.</p> <p>The meeting with TAFE representatives discussed the strategic planning process and the concern raised within their submission relating to the inclusion of part of the TAFE site within the SWOT analysis. It is considered that TAFE concerns were resolved following discussion of this issue.</p> <p>In respect to TAFE comments that enrolment data contained within the draft WPES is inaccurate advice was provide to TAFE representatives that the data was obtained from TAFE web based sources as referenced in the draft WPES. Notwithstanding the source of the data TAFE was invited to submit alternative data. No alternative data has been submitted and therefore the data as contained within the draft WPES is proposed to be retained.</p> <p>Wollongbar TAFE is an integral part of the Wollongbar community providing significant employment and educational opportunities to the local, as well as the broader Ballina community. The TAFE submission indicates that TAFE has a preparedness to work with Council in relation to strategic planning strategies for Wollongbar.</p>
<p>Recommendation: Noted</p>

Submission 5 - Planit Consulting Pty Ltd

Summary of Main Issues:

Submission made in respect to Lot 10 DP 1059499 (Lot 10).

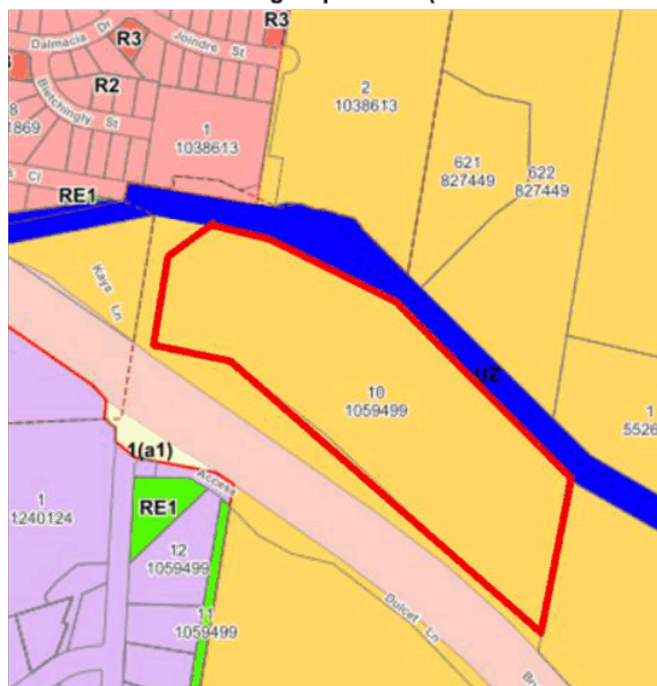
- Site has an area of 7.04ha and is located 700 metres from the town centre.
- Land owner seeking to develop the site as a land lease community (manufactured home estate).
- Submission seeks a reconsideration of the site in the context of securing additional housing opportunities and how this could be addressed in the Strategy.
- Agree with strengths of site as detailed in the SWOT analysis (size, vacant land not slope constrained) but have contention with the nominated site weaknesses.
- Submit that the inter-urban break between Wollongbar and Alstonville would not be compromised if this land developed. Also submit reasons why site has a low potential for intensive agriculture due to its size and locational factors.
- Consider that other site constraints such as landslip, bush fire prone land, drainage, ad noise are resolvable.
- Consider that site has great access to Lismore Road and adjoins the new shared path cycle way.

Submission requests that this site, which was previously considered by the Council in the context of the Alstonville strategy, be reconsidered to support future housing opportunities.

Staff Comments:

Lot 10 is outlined in red on the zoning map extract below:

Site Location and Zoning Map Extract (Lot 10 outlined in red)



Lot 10 is located on Lismore Road within that part of the urban buffer located north of the Bruxner Highway which separates Wollongbar from Alstonville. This part of the buffer is considered to be the core buffer area.

The proposal would be in direct conflict with Draft Strategic Action No 1 which provides as follows:
*“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.”*

The proposal was also considered as a submission to the exhibition of the then draft Alstonville Strategic Plan which was considered by the Council at its Ordinary Meeting on 27 July 2017. The report recommended no change be made to the strategic plan as a consequence of the proponent’s submission. Council subsequently adopted the Alstonville Strategic Plan at its Ordinary Meeting on 14 December 2017 without incorporating any changes to support the proposal for an R2 zone for the subject site as advanced by the proponent at that time.

The reasons advanced by staff to not support the proponent’s proposal in 2017 related to the sites location within the urban buffer and on State Significant Farmland as well as a lack of community support for such a proposal. Supporting the proposal was seen as serving to undermine the strategy of maintaining the buffer.

It is considered that the reasons advanced in 2017 to not support the proposal are still relevant when considered in the context of the draft WSP.

Recommendation:
No change be made to the draft WSP.

Submission 6 - Department of Primary Industries - Agriculture

Summary of Main Issues:

DPI Agriculture have reviewed the draft strategic plan and make the following comments:

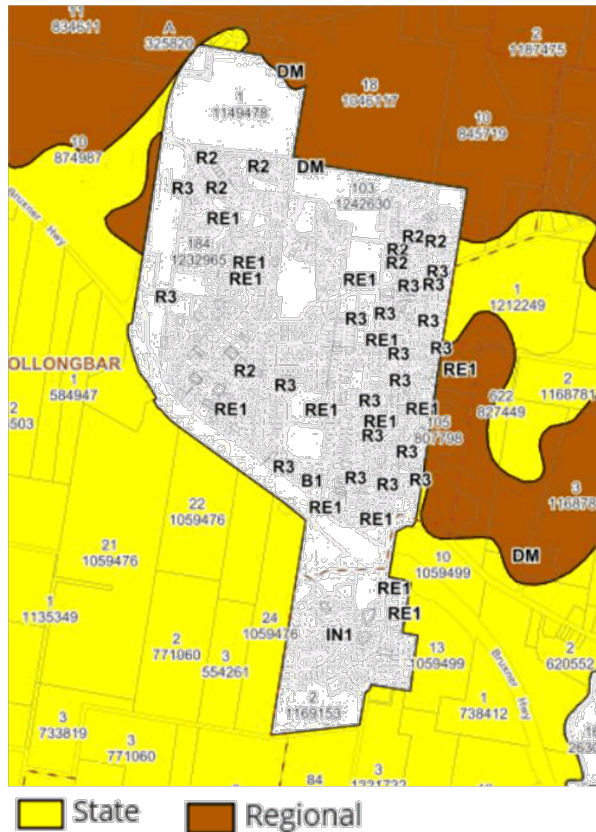
- Wollongbar is surrounded by highly productive farmland of State and Regional significance.
- In 2001 Council motioned the continued residential release within the planned footprint of Wollongbar and discouraged ‘edge’ rezonings for Wollongbar and Alstonville. This was strategy to protect the important farmland and provide a break between the two villages.
- The North Coast Regional Plan 2036 (NCRP) has no provision for the expansion of the Wollongbar urban growth areas. Rezoning of mapped farmland 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.”*
- Actions 7 and 9 of the Strategy (further evaluation of sites for residential / industrial use) are not supported due to conflict with action 11.1 of the NCRP.

Consideration of a further vision within the strategy that recognises and values important farmland is encouraged.

Staff Comments:

The map extract below indicates that farmland with state or regional significance surrounds Wollongbar.

Map Extract - Significant Farmland – Wollongbar Village



Any proposal to evaluate the urban potential of land in close proximity to the existing Wollongbar urban footprint will as a consequence impact significant farmland.

The NCRP contains a number of strategies such as those related to the delivery of greater housing supply (Direction 22 – 22.1) and development of successful centres of employment (Direction 22 – 6.6) which are considered to be consistent with draft Wollongbar Strategic Actions 7 and 9. These actions seek only to evaluate whether specific sites have urban potential. If the evaluation indicates that the sites do have urban potential then the next step would be to seek to have the sites incorporated into Council’s Growth Management Strategy (GMS). A GMS is required to be endorsed by the Department of Planning and Environment following public consultation.

The NCRP contains Urban Growth Area Variation Principles and Important Farmland Variation Criteria. Applying consideration of these Principles and Criteria will be part of the urban suitability evaluation process proposed by draft WSP actions 7 and 9.

Once a site is incorporated within a GMS then the final phase involves a planning proposal being prepared which again involves public consultation.

Importantly what is proposed by draft Actions 7 and 9 is the first step in a long and complicated process which may or may not lead to the rezoning of certain land for urban purposes. This process typically may take 3 to 5 years or longer to finalise.

If Council is of the view that over the next 20 year period the protection of Significant Farmland and the urban buffer is of vital importance to the communities of Wollongbar and Alstonville, and a non-negotiable strategy, then consideration should be given the deletion of draft WSP actions 7 and 9.

Recommendations:
The comments of DPI Agriculture be noted.

Submission 7 - Mr W Porter

Summary of Main Issues:
Advises that he is 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).

The following comments are made:

- Wollongbar resident for the past 25 years. Believes the Draft 2038 plan is a very thoroughly researched & a balanced report;
- Considers that there is 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;
- Considers that an improved pedestrian link for Avalon Estate / surrounding residences will become necessary as town numbers accumulate towards Sneaths Road;
- Considers that the Russellton Industrial Estate 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. Tabalon's adjoining farm could also be linked with Russellton easily using a 2,155sq.m vacant lot (Lot 6 DP 258150, 15 Owens Crescent) which is also owned by Tabalon Pty Ltd. Considers that this land provides available power / town water / sewer manhole on the doorstep; and
- Considers that minimal lead time required to development as they are well financed at present & both farm concept preliminary plans already done.

Staff Comments:
This submission indicates the property owner support for the further evaluation of two properties (184 Rifle Range road and 14 Dulcet Lane) for urban purposes.

Recommendations:
The comments made by Mr W Porter be noted.

Submission 8 - Newton Denny and Chapelle (NDC) acting on behalf of Dojoo Pty Ltd owners of 246 – 250 Lismore Road, Wollongbar

The purpose of the 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.

NDC more specifically consider that designating the site for neighbourhood commercial purposes under the Strategy would provide the impetus to amending the Ballina LEP to permit neighbourhood commercial activity in association with a future re-development of the existing service station.

NDC consider that the location of the property provides a gateway into Wollongbar. 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.

Submit that 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.

NDC advise that consideration of a previously submitted DA (DA 2017/370), revealed a need to rectify the commercial use of the land for the service station and ancillary retail land uses. Advise that it was considered (at the time of DA lodgement) that the whole of Lot 2 had the benefit of existing use rights which could be applied to re-develop the service station use and associated retail purposes.

NDC consider that the strategic plan, identifies through the community consultation which was undertaken, 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.

Staff Comments:

The subject site is known as Lot 2 DP 527953 (Lot 2) and has an area of 3,427m². It is located on the eastern corner of Lismore Road and Rifle Range Road. Lot 2 is zoned R2 Low Density Residential.

Part of Lot 2 is currently being used as a service station. In the past uses such as take away food sales, garden shed and pot plant sales, and a motor showroom have been conducted from various parts of the lot.

Lot 2 adjoins a six unit one and two storey multi-unit housing complex on its northern side, and single dwelling houses on its eastern side.

The zoning and aerial photo map extracts appear below with Lot 2 outlined in red:

2018 Aerial Photo Extract



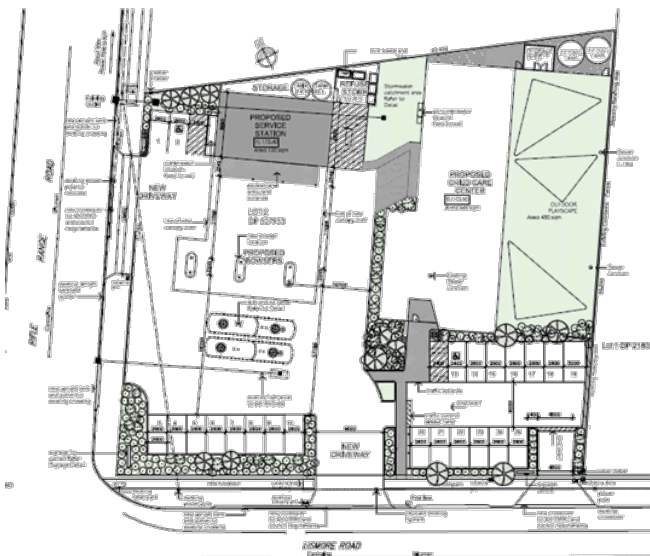
Ballina LEP 2012 Extract



On 7 July 2017 a development application (DA2017/370) was lodged for the redevelopment of Lot 2 for the purpose of a new service station and a 66 place child care centre. That application was subsequently withdrawn on 4 July 2018 following the applicant accepting legal advice (obtained by Council).

The legal advice indicated that the existing use rights, relied upon to permit the service station component of the proposed development (service station prohibited in R2 zone), do not extend beyond the area of land currently in use for the service station. The service station was proposed to be moved further towards the northern most boundary as indicated on the site plan extract below.

DA 2017/370 Site Plan Extract



NDC subsequently lodged a planning proposal application on 28 September 2018. The proposal sought to include service station as a use permitted with consent utilising the mechanism of Schedule 1 of Ballina LEP 2012 (Additional Permitted Use).

Consideration of the planning proposal has been deferred, with the proponent's agreement, pending Council giving consideration to the submissions received in response to the public exhibition of the draft WSP and associated draft WPES.

Neither the draft WPES or the draft WSP made specific reference to the subject site. The submission received from NDC, in response to the exhibition of the Wollongbar strategic planning documents, suggest that the site could be utilised to permit a broader range of neighbourhood commercial activities. This is claimed would satisfy the expressed concern of Wollongbar residents (pre-study consultation) related to the limited range of shops and commercial facilities at Wollongbar.

The submitted planning proposal application does not seek a B1 Neighbourhood Centre zone but rather seeks to facilitate the service station use by permitting service station as an additional permitted use within the R2 zone applicable only to Lot 2.

When considering this matter it is relevant to note that the DA submitted in 2017 for the proposed new service station and 66 place child care centre attracted only a small number of submissions. One submission from the Wollongbar Progress Association raised concerns regarding a service station being situated adjoining a child care centre based on the perceived incongruent nature of these uses (hazard and traffic impacts). The RMS, however, did not object to the proposed development.

If Council has concerns regarding the compatibility of a service station and child care centre use then neither proposal advanced by the proponent (B1 zone or additional permitted use) will resolve such concerns. A service station is a use permitted within a B1 zone as is a child care centre. Within the R2 zone child care centres are permitted with consent.

Whilst risk related issues associated with what appear to be incompatible land uses may be mitigated to the extent required by applicable standards it is agreed that a service station and a child care centres are land uses that ideally should not be adjoining.

It is also considered that a new service station at this location would provide broader community benefits from a convenience viewpoint.

Wollongbar currently has approximately 1 hectare of vacant business zoned land located within the village centre precinct. This land is considered generally sufficient to cater for the long term demand generated for business and commercial uses at Wollongbar to 2038.

An action (No 8) contained within the draft Strategic Plan proposes the rezoning of the existing B1 Neighbourhood Centre zoned Wollongbar business centre to a B2 Local Centre zone so as to increase the range of uses permitted and provide additional incentive for the development of the remaining 1ha of business zoned land.

Lot 2 is considered to be a suitable site for a service station, due to flat topography, suitable rectangular dimensions, site area, and located at the edge of a residential precinct. Therefore, making specific provision for the service station use, as an additional permitted use, is considered to have more merit than more broadly zoning the whole of Lot 2 for neighbourhood business purposes.

Recommendation:

An additional action be inserted within the draft Wollongbar Strategic Plan relating to Council's preparedness to further consider a LEP Amendment Application in respect to 246

– 250 Lismore Road, Wollongbar to permit the redevelopment of this site for the purpose of a service station.

The planning proposal application seeking to permit service stations as an additional permitted use upon Lot 2 be reported separately to the Council. Prior to being reported the proponent be request to nominate uses considered more compatible than a child care centre for incorporation within the planning proposal.

Submission 9 - Elders Real Estate, Alstonville

Summary of Main Issues:

Request that 5 Smiths Lane, Wollongbar be rezoned from R2 Low Density Residential to R3 Medium Density Residential zone.

The request is made on the basis that adjoining lots are zoned either commercial, or medium density, The site has an area of 2023m² with dual potential access points.

Considers that the site is close to shops and amenities.

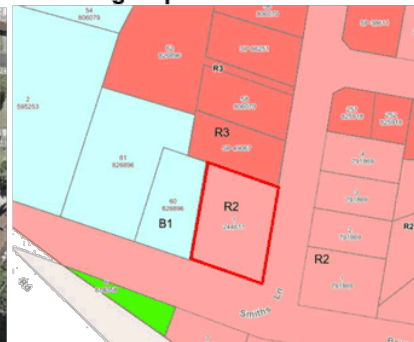
Staff Comments:

Lot 1 DP 244611, No 5 Smiths Lane Wollongbar (Lot 1) is located on the western side of Smiths Lane opposite Brewers Close as shown outlined in red on the aerial photo and zoning map extracts below:

Extract from Aerial Photo



Zoning Map Extract



Located to the north of Lot 1 is a 4 unit multi unit housing complex. The Little Angels Pre School and Child Care Centre is located on the western side of Lot 1.

Having regard to the nature of adjoining land uses it is considered that there is merit in further considering the application of a R3 Medium Density Residential zoning to Lot 1.

Recommendations:

An additional action be incorporated within the draft Wollongbar Strategic Plan which relates to Council's preparedness to consider a LEP Amendment Application which proposes to amend Ballina LEP 2012 by rezoning Lot 1 from R2 Low Density Residential to R3 Medium Density Residential.

Submission 10 - Roads and Maritime Services (RMS)
<p>Summary of Main Issues:</p> <p>Suggest 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.</p> <p>Roads and Maritime would welcome the opportunity to provide further comment on information gathered as a result of the following proposed actions:</p> <ul style="list-style-type: none"> • 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.
<p>Staff Comments:</p> <p>The Section 7.11 (previous s94) Roads Contribution Plan (Version 4.1) came into force on 8 August 2018. The plan makes no provision for works within the Wollongbar locality.</p> <p>To a large degree the construction of Plateau Drive facilitated residential subdivision post 2011 in the WUEA. Plateau Drive was the major item of road infrastructure required and once completed did not necessitate further developer funded road work improvements in Wollongbar through the contribution plan process.</p> <p>In the event that draft Actions 7 and 9 are supported and additional land is considered for urban evaluation purposes then road transport related issues will also require investigation.</p> <p>At this stage no specific reference to the 2014 Strategic Transport Model is considered to be required within the draft WPES.</p>
<p>Recommendations:</p> <p>RMS comments are noted.</p>

Submission 11 - Department of Industry - Lands
<p>Summary of Main Issues:</p> <p>Advise that the strategic planning documents have been reviewed and that there are no comments at this stage.</p>
<p>Staff Comments:</p> <p>Noted.</p>
<p>Recommendations:</p> <p>Noted.</p>

Submission 12 - Wollongbar Progress Association (WPA) Mr R Birch
<p>Summary of Main Issues: Raise the following issues:</p> <ul style="list-style-type: none"> • Concerns relating to wording of questions within the online survey as well as the order in which strategic actions appear in the documentation and the lack of advice within the survey concerning the location of the Russellton and Rifle Range Road urban evaluation sites within the buffer. • Concern that the wording of Strategic Action 1 relating to the retention of the buffer is different to that contained within the Ballina Shire Growth Management Strategy. Claim that people who had completed the survey had unwittingly actually supported a change in the whole plateau village protection concept. Question where the idea of focussing the buffer along Lismore Road came from. • Puzzled as to why the Strategic Action 10 refers to the "former Wollongbar Basketball Court site" when the site is constantly being used for skating and basketball related activities. • Advise that historically a large district park has been part of planning for Wollongbar located on the old drive in site. The draft Strategic Plan makes no mention of any passive space for Wollongbar folk. Question what will happen on the old drive-in site. • Disagree with the rationale for the need for more residential lots based on the potential loss of UPA land for conventional residential lots. WPA suggests that a lower number of lots will not result in a lower population as seniors and community housing is likely to result in greater density being achieved. • Advise that the value of the survey and planning documents compromised by the disappointing layout and confusing – and potentially misleading wording therein.
<p>Staff Comments:</p> <p>Buffer The primary objectives of the urban buffer, (7(l) Environmental Protection (Urban Buffer) Zone, as contained within Ballina LEP 1987 are:</p> <ul style="list-style-type: none"> • to provide a rural buffer between Wollongbar and Alstonville, and • to prevent development of an urban character within any part of the zone which is likely to be seen by existing or likely future residents of the villages of Alstonville and Wollongbar or from a major road in the locality. <p>Viewing the urban buffer in accordance with its ability to meet the above objectives result in a situation where that part of the buffer located south of the Bruxner Highway (Alstonville Bypass) may be viewed as having a lesser "buffer" value compared to the buffer north of the Highway. This is because the southern buffer is considered to have been substantially visually separated from view from the villages by the Bypass road works (including acoustic walls and associated landscaping) and now does not serve as a visual separation between the two villages.</p> <p>It is from the above perspective that the buffer located either side of Lismore Road, between Wollongbar and Alstonville, is considered to be significantly more valuable from a visual separation perspective. It is for this reason that this part of the buffer is referenced within the draft WSP (Action No1).</p> <p>Basketball Court Site The basketball court site is referred to as the "former basketball court site" within the draft WSP (Action No10) as part of the court site was acquired by the RMS in 2014.</p> <p>In terms of the utility of the remainder of the "former basketball court site" to support industrial development this is considered to be limited and is constrained by factors such</p>

as the size and shape of the lot, the location of the drain and bulk water filling point as well as site levels. Whilst the Council has not yet made a determination as to the future use of this land it is suggested that the land has more value if used for recreational purposes than if used for industrial purposes.

Wollongbar Recreational Needs

The draft WPES did not seek to review the recreational needs of the Wollongbar community. This issue is addressed in the 2008 Ballina Shire Open Space Study. The proposed Wollongbar District Park had its genesis in the 2008 study and is proposed to be funded through the mechanism of the Ballina Shire Open Space and Community Facilities Contribution Plan.

The most recent version of the contributions plan was adopted in 2016 and is referenced within the draft WPES as is the \$1,000,000 proposed funding for the District Park nominated within the contributions plan (Refer Chapter 8 of the draft WPES). The Wollongbar District Park will be located on the old "drive-in" zoned open space land.

Concept plans for the development of the District Park have been finalised and are currently on public Exhibition (Mid April 2019).

It is noted that the Shire's recreational needs are currently being reviewed through the preparation of a Sports and Recreational Facilities Plan. Once the draft plan has been prepared there will be opportunities for the community to review its provisions. It is for this reason that the draft WPES did not seek to review the recreational and sporting needs of Wollongbar village.

Population Forecast Concerns

The estimated 5014 person Wollongbar population for 2038, contained within the draft WPES, is based on modelling assumptions made by *forecast.id* for the period to 2036 extrapolated to 2038. It is based on growth primarily occurring through greenfield land development in the WUEA and some more limited infill development.

The draft WPES examined the lot/dwelling potential of Wollongbar urban areas (WUEA and existing village) and provided population increase assumptions based on calculated capacity. Table 14 (Page 48 draft WPES) indicates that inclusive of UPA land an estimated potential 860 lots, providing housing for 2236 people, existed in December 2017. This is based on a yield of 11.75 dwellings per hectare for the remaining residential vacant land in the WUEA. The 11.75 dwellings per hectare estimate is contained in the 2008 WUEA *Infrastructure Strategy*.

In respect to the UPA land Table 14 of the draft WPES indicates that there would be less people living on the 32 hectares of residential zoned land if developed for seniors accommodation than would be the case if the land were to be developed for conventional housing. This is based on the assumption that whilst seniors self-care housing is traditionally a denser form of development than detached conventional housing (Approx. 22 dwellings per hectare for self-care units achieved in the Alstonville Seventh Day Adventist Village) a significant portion of the UPA land could not be developed for seniors self-care housing due to slope constraints.

For the purpose of the potential population calculation exercise it was assumed that an occupancy rate of 1.5 persons per dwelling would result (based on the occupancy rates for self-care seniors accommodation units in other locations). This is in contrast to the average occupancy rate of 2.6 persons per dwelling applicable to dwellings in Wollongbar (2016 Census).

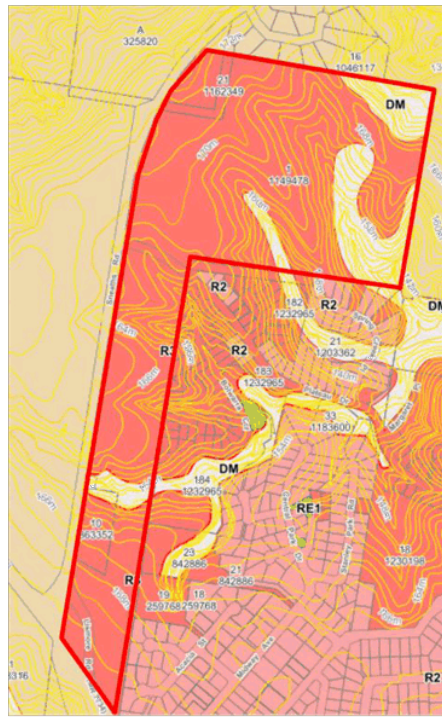
In terms of dwelling numbers an assumption was made that the UPA land would likely yield the same number of dwellings (370) irrespective of whether developed for seniors or conventional housing (due to land slope constraints). This then resulted in housing for 400 less people based on seniors housing development than the 960 estimated for conventional housing. [Council may recall that the vacant Seventh Day Adventist site located at 45 Pearces Creek Road, Alstonville (2.023ha) was initially nominated within the draft Alstonville Planning and Environmental Study as potentially suitable site for seniors housing. The resultant landowner submission discounted the lands suitability for seniors housing due to primarily slope constraint concerns.]

It is not possible to predict with reasonable certainty the number of senior accommodation units that the UPA site will yield without undertaking a detailed design process. However it is considered that having regard to slope constraints on the UPA land, and the need to consider site gradients in the design process, that it is reasonable to apply the same lot / dwellings yield estimates under each alternative development scenario.

Ultimately the number of people that may or may not be accommodated on the UPA land under a seniors housing scenario is considered to be of no great consequence for the future of Wollongbar. This view is based on consideration of likely distance between the UPA site and key village amenities, the different recreational needs of seniors and the generally insular nature of large scale senior housing development.

What is of greater consequence for the future of Wollongbar is whether or not the UPA land will be subdivided for conventional housing lots. If it is not then within a 10 year period it is anticipated (based on 2017 – 2018 subdivision activity) that the supply of new greenfield housing lots on the plateau will likely be exhausted.

UPA Land (Red Outline) Zoning and Contours



<p>Value of Planning Documents</p> <p>The value of the exhibited planning documents is a matter of perspective. The WPA has sought to discredit both the value of the documents as well as the consultation process. Any suggestion that the process used was designed to mislead the Wollongbar community as to potential urban buffer impacts is rejected.</p>
<p>Recommendations:</p> <p>Noted.</p>

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

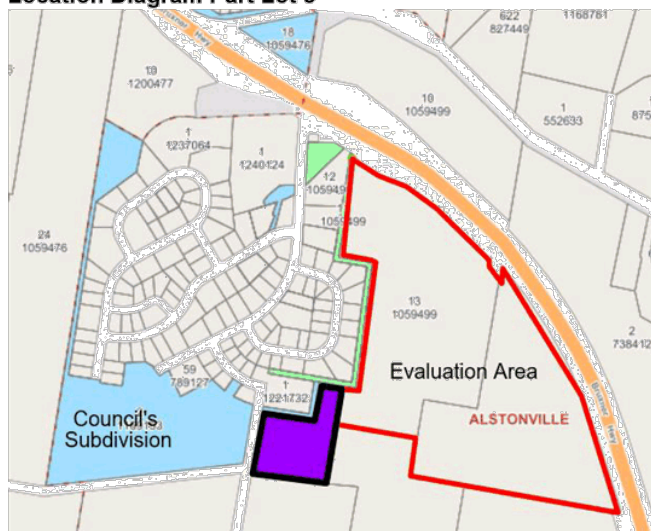
Summary of Main Issues:
 Request the inclusion of the northern most section of Lot 3 within the proposed Russellton industrial urban evaluation area (Strategic Action 9). This part of Lot 3 has an area of approximately 2.4 hectares and adjoins Council's 28 lot industrial subdivision to the west, Russellton Industrial Estate to the north and the proposed Russellton expansion area to the east. This land is currently used as a Macadamia plantation.

The following additional reasons to support the inclusion of part Lot 3 are advanced:

- Similar topography to expansion area;
- Access directly from Norman Jones Lane;
- Opportunity to link Council's subdivision with proposed expansion area;
- Same planning constraints as expansion area.

Staff Comments:
 That part of Lot 3 referenced in the GeoLINK submission is shown by the black outline and purple colour in the location diagram below.

Location Diagram Part Lot 3



The arguments in support of the inclusion of Part Lot 3 in the evaluation area proposed by Draft Strategic Action 9 could also apply to part Lot 2 DP 817406 which is located immediately to the east of part Lot 3. Neither Part Lot 2 or 3 were incorporated within the evaluation area as the fragmentation of existing lots used for intensive plant agricultural purposes (macadamia nut plantation) was sought to be avoided.

If Council considers that there is merit in proceeding with the Russellton expansion evaluation area then the squaring off of the southernmost boundary, to include both part Lots 2 and 3, could be further considered as part of the evaluation proposal. To do so would increase the area covered by the evaluation area from approximately 23ha to 28ha.

Recommendations:

Part Lot 3 not be included within the proposed Russellton industrial urban evaluation area (Strategic Action 9).

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

Summary of Main Issues:

Proposes that Council considers making a "Parkland" for use by all members of the shire.

Suggests that 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 including adventure park, skate park, water play, BBQ's etc.

Staff Comments:

Noted.

The writer compares facilities available in Brisbane with what is available in Wollongbar. Refer previous comments regarding the proposed District Park.

Recommendations:

Noted.

Submission 15 - Mr J Daley, on behalf of M/s J Daley owner of 73 Bruxner Highway (Lots 1 and 2 DP 738412)

Summary of Main Issues:

Advises that M/s J Daley has lived on the property for decades and the property has been in the family for generations.

Indicates that M/s J Daley 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.

Indicates that environmental study outcome and Draft Strategic Plan reinforces retention of the urban buffer which is considered an imposition having regard to changes that have occurred over past 30 years.

The creation of the Bruxner Highway, Alstonville by pass, effectively divided the farm limiting the viability of its use for agricultural purposes. Considerable work involved in maintaining property as a buffer.

Request that the buffer be retracted from the Strategic Plan which seems irrelevant in light of changes made over past 30 years.
Staff Comments: Submission comments noted.
Refer to the broader discussion concerning the urban buffer within the Information section of the report to the Council.
Recommendations: Noted.

Submission 16 – M/s M Perkins
Summary of Main Issues: A summary of concerns raised is as follows: <ul style="list-style-type: none"> • The confusing way strategic actions have been prioritised and presented. • The changed wording of Strategic Action 1. • The rationale used for shortfall in land to meet population target. • Potentially misleading wording of Council's online survey. • Passive recreational space not being adequately referenced within the draft WPES. • Community Land - Basketball Court, Kays Lane, Russellton being retained.
Staff Comments: The majority of issues raised in this submission have already been addressed elsewhere. Refer in particular comments made in response to the submission from the Wollongbar Progress Association. The concerns raised in respect to the survey questions relate to: <ul style="list-style-type: none"> • Question 8 which in referencing the retention of the buffer uses the words "particularly along Lismore Road"; and • Question 10 which does not indicate that the land proposed for urban evaluation is located within the buffer. (A copy of the electronic survey is contained within Attachment 5 to the Council report) M/s Perkins also raises concerns relating to the weight survey responses may be given if respondents indicated they had not read the draft WPES and draft WSP. In this respect the survey was prepared as a tool to enable feedback to be provided on matters contained within the Draft WPES and the draft WSP. This is made clear in the introductory notes incorporated within the online survey. Council's Planner, who attended a public meeting organised by the WPA in September 2018, encouraged the reading of the strategic planning documents prior to the online survey being completed. It cannot be confirmed whether it was stated that the survey responses may be given less weight if respondents had not read the strategic planning documents. It is for the Council to determine the weight given to survey responses. It is noted that 72% of survey respondents have indicated that they have read the draft Wollongbar Planning and Environmental Study. Therefore it is concluded that the vast majority of respondents would have been well aware of the fact that the nominated urban evaluation areas were contained within the buffer. There is further evidence for this view given the nature of the comments made by respondents throughout the survey.



Recommendations:

Noted.

Submission 17 – M/s J Gardiner, 16 Valley Drive, Alstonville

Summary of Main Issues:

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

No support for any rezoning of land in the urban buffer because:

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

The Strategic Plan has no vision to include the local character of Wollongbar into the plan. The buffer is a shared feature with Alstonville. The Alstonville community has indicated a strong desire to retain the buffer between the two urban areas.

Farming land (State Significant Farmland) should be safeguarded for many reasons including food security.

Green space 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 the buffer precludes its use in the future for uses such as 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.

UPA land must be included in population projections because it is already zoned residential land.

<p>Housing can be built on steep land this is often more acceptable than farming.</p> <p>Suggests that if there is a genuine shortfall in residential land it may be time for the Council to review the option of a third village site on the plateau.</p> <p>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, or discussed the idea of enhanced parks, or other community infrastructure eg an improved hall.</p>
<p>Staff Comments:</p> <p>The suggestion that the main thrust of the strategic planning initiatives to 2038 is related to sprawling into the buffer is rejected. Two sites within the buffer have been nominated for further suitability evaluation. Evaluating a site for suitability does not mean that that such a site will proceed to be rezoned. Issues such as the community support for the proposal, the sites location within the buffer and designation as significant farmland, as well as myriad of other considerations must be examined.</p> <p>The notion that because a decision was made in 1985 (or as early as 1975) that made provision for an urban buffer does not mean that the reasoning that applied then cannot be reconsidered in light of circumstances that exist in 2019. It may well be that a reconsideration of those reasons will result in the retention of the buffer and provide Council with additional evidence as to the value of the buffer land for the next 20 years.</p> <p>The UPA land was included in population projections to 2038 contained within the draft WPES. The projections are based on a conventional housing development scenario using estimated land supply in 2017 as well as an additional population scenario for the UPA land based on seniors housing development.</p> <p>In terms of the two population scenarios presented within the draft WPES for the UPA land total lot / dwelling yield was assumed to be the same as a consequence of land slope constraints.</p> <p>Population projections are also discussed in Chapter 9 of the draft WPES in so far as it recognises that population projections for Wollongbar may need to be revisited depending on the nature of development that results on the UPA land.</p> <p>When considering land for residential release there are many issues that require consideration. One issue relates to housing affordability and density. Whilst steep land can often be developed for housing it is more costly to develop such land and the amount of land required to support each dwelling generally increases. In terms of the preliminary evaluation of land to support urban residential development contained in the draft WPES (SWOT Analysis) the least constrained and better located land (proximity to village and connectivity) was considered. It was also recognised that more detailed evaluation is required to confirm the ultimate suitability of the land nominated for further evaluation.</p> <p>The Ballina Shire Growth Management Strategy keeps alive the concept of the third plateau village. Given the lack of support for intrusions into the buffer for urban development it becomes a matter for the Council to consider whether planning for a third village should recommence and when.</p> <p>If the Council is of the view that the planning process for the third village should recommence, as an alternative to extensions to the urban footprints of Wollongbar and Alstonville, then this could be recognised in the Wollongbar Strategic Plan by</p>

incorporating an additional action under Locality Objective One – Ensuring that the Village Character, Sense of Community and Quiet Lifestyle is Maintained.
Recommendations: Noted.

Submission 18 - Alstonville Wollongbar Chamber of Commerce
<p>Summary of Main Issues:</p> <p>Indicate support for the draft plan in its current form & offer any assistance to fulfil the Strategic Actions nominated. In addition the following comments are made:</p> <ul style="list-style-type: none"> • Locality Objective One - generally agrees with the Strategic Actions nominated & are supportive of the Councils involvement alongside the AWCC to develop a Public Art Program. • Locality Objective Two - generally agrees with the Strategic Actions nominated. • Locality Objective Two - 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). General supportive of the dual occupancy strategy (No 6) but suggest that consideration should be given to including small scale multi-residential allotments • Locality Objective Three – Strategic Action 10 Basketball site – suggest that instead of utilising site for general industrial purposes site be considered as an estate entry site. • Suggest that a limited number of dual occupancy lots are provided not because of lack of demand but because Council rezones sites from R2 to R3 after subdivision. • The AWCC fully supports any policy opportunities Council may implement to encourage new retirement & aged care accommodation on the Plateau. • 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. • Generally supports the future investigation of the site nominated for future expansion of Wollongbar to the new sporting fields along Rifle Range Road. • Generally support the rezoning of the existing Business District to B2 – Local Business Centre. <p>Staff Comments:</p> <p>The comments of the AWCC are noted and generally supportive of the strategies contained within the draft Strategic Plan.</p> <p>The AWCC has raised the following two issues that are considered to warrant additional comment:</p>

Encouragement of Small Scale Multi Unit Housing Projects

There is no discouragement of small to medium scale multi-dwelling housing projects within the WUEA. Advice has been received from a Wollongbar land developer that land slope issues are a major impediment to this form of housing being built in the WUEA. In addition it was questioned as to whether a market existed for this type of housing in the WUEA.

Demand for Dual Occupancy Sites and Back-zoning Approach R3 to R2

It has been the practice of land developers within the WUEA to nominate lots considered suitable for dual occupancy purposes and to restrict development other than for single dwelling houses on the remaining lots. Following subdivision Council has been requested to rezone lots not designated for dual occupancy as R2 Low Density Residential whilst maintaining the R3 Medium Density zoning for the designated dual occupancy lots.

The argument in support of the above strategy is that it provides certainty to land buyers as to the ultimate form of development on specific lots.

One consequence of the approach of back zoning R3 land to R2 is that it reduces the potential future supply of dual occupancy development. A beneficial aspect of the back zoning approach is that it removes lots which, because of slope constraints, may not be as suitable for dual occupancy development as those lots specifically identified for this form of development.

It is open to the Council to adopt a specific policy position in respect to the back zoning approach used within the WUEA as part of the Wollongbar strategic planning process. Council could determine to endorse the back zoning approach or indicate that it does not support this approach.

Recommendations:

Noted.

Submission 19 – Newton Denny Chapelle for Vebor Pty Ltd owners of 48 – 52 Simpson Avenue, Wollongbar

Summary of Main Issues:

Request consideration be given to rezoning this site for medium density housing.

Submit that there is a lack of market demand for commercial space within Wollongbar as evidenced by the number of vacant shops within the existing shopping centre. Claim that proposals developed by the property owner for this site such a medical centre have not proceeded due to insufficient commercial demand for such facilities.

Acknowledge that Wollongbar will gain additional population and consider that these residents will work outside of Wollongbar and therefore will rely on other centres for the bulk of goods and services.

Consider that the site is suitable for housing based on topography. Site is also considered to be well suited to medium density housing due to its accessibility.

Indicate that seniors housing and shop top housing are both permitted under the existing and proposed zoning and or the Seniors SEPP but that it would require ground floor retail or business premises to be incorporated. Commercial viability would limit such development from taking place.

Request Council to enable residential town house development on the land, or seniors housing as an additional permitted use.

Staff Comments:

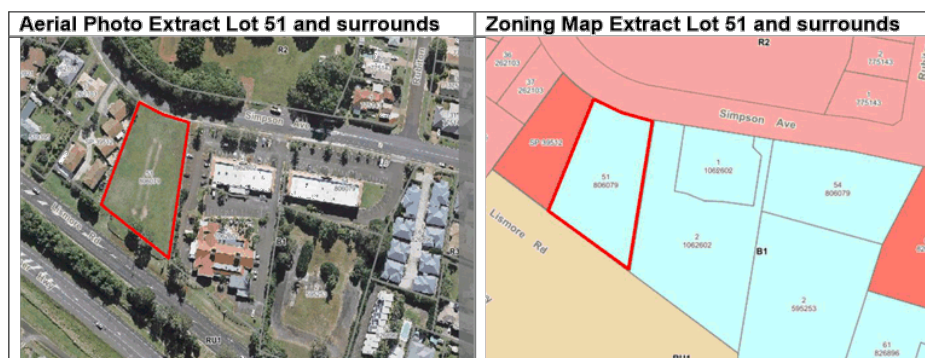
The subject site is known as Lot 51 DP 806079 (Lot 51). It has an area of 3974m² and is zoned B1 Neighbourhood Centre under the provisions of Ballina LEP 2012. Lot 51 is shown by red outline on the aerial photo and zoning map extracts below.

The property has been in the ownership of Vebor Pty Ltd since May 2001.

The draft Wollongbar Planning and Environmental Study supports the retention of existing business zoned land at Wollongbar. The reason for this relates to the forecast population increase to 2038 (+2000 people) and the potential jobs (+100 jobs) associated with the development of approximately 1 hectare of vacant business land. Over the next 20 years the population of Wollongbar is anticipated to almost double and in so doing can be expected to generate additional demand for business zoned land.

An action contained within the draft Wollongbar Strategic Plan proposes to rezone business zoned at Wollongbar from B1 Neighbourhood Centre to B2 Local Centre. This action is intended to increase the attractiveness of the centre for development by permitting a greater range of uses.

Supporting a rezoning of vacant business land at this stage of Wollongbar's development is considered to limit future options relating to the location of business, retail and commercial uses at Wollongbar. It would also serve to create a potential land use conflict due to the likely close proximity of the Wollongbar Tavern site to the medium density or seniors development proposed. It is for these reasons that the submission is not supported.



Recommendation:

Submission noted. No action be taken to rezone Lot 51 to permit medium density residential or seniors development.