

Draft Alstonville Strategic Plan 2017 – 2037

Note:

This document accompanies the draft Alstonville Planning and Environmental Study.

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

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

All plans should be reviewed and updated on a routine basis. Circumstances and assumptions change over time and this plan needs to be able to adapt. A review process is proposed which contains the following elements:

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

The *draft Alstonville Strategic Plan 2017 – 2037* will be finalised following comments from the Alstonville community during the exhibition period of the draft Strategic Plan and the Alstonville *Planning and Environmental Study*. The *draft Alstonville Strategic Plan 2017 – 2037* will be submitted to the elected Council for endorsement as part of the formal adoption process. Once adopted the *Alstonville Strategic Plan 2017 – 2037* will be used to guide strategic planning decision making and the allocation of resources for projects related to Alstonville Village and adjacent areas in the period to 2037.

At this stage of the plans development priorities have not been assigned to suggested actions. The determination of priorities, and whether an action should be included in the plan, will occur following community consultation. The Council will then be requested to consider all actions and priorities prior to the plans adoption.

Locality Objective One

Ensuring that the village's character, sense of community and quiet lifestyle is maintained				
No	Strategic Actions	Priority	Responsibility	Rationale For The Action / Benefits
1	Advocate a policy position which generally discourages proposals which seek to introduce urban style development within the rural area which separates Alstonville from Wollongbar and from farmland designated as being of State and Regional significance. Retain the inter-urban break between Alstonville and Wollongbar.		Ballina Shire Council	A strong policy position is of assistance when considering applications for LEP amendments or when considering strategic initiatives.
2	Develop policies that promote a vibrant and productive rural hinterland. Encourage primary production including the development of related income streams such as road side stalls, farmers markets, farm trails, farm stay accommodation and similar rural tourism activities.		Ballina Shire Council	This action recognises the importance of developing a diverse and strong rural economy so as to maximise employment opportunities, economic growth whilst also maintaining the established character of Alstonville's rural hinterland.
3	Encourage listing of properties with local heritage value within BLEP 2012.		Ballina Shire Council	Reinforces the value of older timber buildings to Alstonville's village character whilst also increasing the potential for these buildings to be utilised for additional purposes.
4	Consider a heritage chapter within BSDCP 2012.		Ballina Shire Council	A non-prescriptive approach which provides ideas for renovators of historic buildings has merit. This could include a renovator's tips section based on case studies.
5	Undertake collaborative community projects to document and promote local history and heritage.		Ballina Shire Council	Reinforces the value of local history and heritage within the community.
6	Prepare amendments to Ballina Shire DCP 2012 which require consideration of significant view corridors and incorporate view sharing provisions applicable when assessing development		Ballina Shire Council	Maintaining key view corridors assists to maintain the village character. View sharing provisions

	proposals.			may assist to remove conflict over development impacts and their acceptability.
7	Develop a Main Street private property beautification strategy.		Alstonville Chamber of Commerce	Council has completed streetscape works which now provides opportunities for private property owners to also consider beautification initiatives. These could include hanging basket and window box floral displays, artworks, and general façade improvements with a common theme co-ordinated by the Chamber of Commerce.
8	Establish an annual garden competition.		Local Service Clubs	Provides an additional community focus to showcase the village and its historic context.

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Locality Objective Two

Providing new housing opportunities that are affordable and provide choice for people to meet changing life needs				
No	Strategic Actions	Priority	Responsibility	Rationale For The Action / Benefits
9	Initiate a planning proposal to permit dual occupancy development within the R2 Low Density Residential zone.		Ballina Shire Council	Dual occupancy (two dwellings attached or detached on one lot) are a lower impact form of denser housing which would assist with providing greater housing choice within Alstonville village. It is suggested that the proposal be initially limited to lots having a minimum area of 900m ² so as to gauge support for this housing initiative. Subject to community support future planning proposals could seek to allow dual occupancy on smaller lots or on all R2 zoned lots.
10	Initiate a planning proposal for the rezoning of Lot 1 DP 542662 Pearces Creek Road, Alstonville, to R2 Low Density Residential, so as to permit Seniors Living development.		Australasian Conference Association Ltd (Alstonville Adventist Retirement Village) Ballina Shire Council	There appears to be significant current demand for additional self-care seniors accommodation in Alstonville. The site proposed will assist with the integration of the existing Adventist village with the Alstonville urban area.
11	Prepare draft amendments to Ballina DCP 2012 – Chapter 4 Residential and Tourist Development which propose increased development densities within the R3 Medium Density zone based on distance from the Alstonville commercial centre.		Ballina Shire Council	Existing densities are insufficient to stimulate development close to the Alstonville commercial centre. Basing densities on proximity to services is also considered to be good planning practice.
12	Initiate a planning proposal for the rezoning of certain R2 Low Density Residential Areas to R3 Medium Density located to the south – west of the Alstonville commercial centre as identified in the Alstonville Planning and Environmental Study.		Ballina Shire Council	Planning for an increase in permitted densities should occur in the short term before dwelling stock is renewed and opportunities are lost.
13	Increasing the maximum building height for the B2 Business Centre zone from 9 metres to 10 metres through incorporation of		Ballina Shire Council	The increase in building height may facilitate 2 storey development

	<p>this change within the annual 'housekeeping' LEP amendment process.</p>			<p>containing ground floor café restaurants with a mixed use or habitable floor above particularly on sloping sites. The NSW Apartment Design Guide specifies a 4 metre ground floor ceiling height for cafes and restaurants and 3.3 metres for a mixed use floor. Having regard to slab thicknesses and ceiling voids, as well as non-skillion roof solutions (to ensure compatibility with village character), a 10 metre building height for the commercial centre may be reasonable.</p>
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Locality Objective Three

Enhancing village connectivity through the provision of walking paths, cycle ways and a town square				
No	Strategic Actions	Priority	Responsibility	Rationale For The Action / Benefits
14	Examine footpath and shared pathway provision which links key community and commercial facilities with residential estates through a strategic shared path upgrade and development planning process. Develop a shared path strategy (pedestrian, cycling and mobility scooter) for Alstonville Village.		Ballina Shire Council	<p>Having regard to the number of constructed footpaths in Alstonville Village, and the now older demographic profile, a case exists for a more proactive approach which would identify the preferred location of footpaths - shared pathways to connect residential estates with community facilities.</p> <p>A hierarch of footpaths is envisaged with those that connect to more facilities having greater width and being designated as shared paths.</p> <p>Once the plan is prepared it would be subject to a community consultation process.</p>
15	Shared paths to incorporate fitness stations at appropriate locations.		Ballina Shire Council	<p>Where paths traverse open space areas an opportunity exists for the incorporation of fitness / exercise station. The provision of a network of foot / shared paths incorporating exercise facilities will assist in maintaining the health and wellbeing of the village community.</p>
16	Maintain a "watching brief" for suitable town square opportunities within the Alstonville commercial centre.		Ballina Shire Council and Alstonville Chamber of Commerce	<p>A watching brief will enable consideration to be given to suitable opportunities, should they arise in the future, without committing Council to a specific funding strategy.</p>

Locality Objective Four

Fostering employment opportunities				
No	Strategic Actions	Priority	Responsibility	Rationale For The Action / Benefits
17	Prepare an integrated marketing strategy for Main Street Alstonville and the Rural Hinterland.		Alstonville Wollongbar Chamber of Commerce with assistance from Ballina Shire Council	A strategy may assist to provide a common focus and serve to integrate economic development opportunities within the village with those available in the rural hinterland.
18	Review planning controls to ensure farm based tourism initiatives are permitted and development controls such as parking, setbacks and other design standards are supported by the community.		Ballina Shire Council	A diverse rural economy provides economic strength to the village and the broader region. Applicable controls should be achievable and economically viable.
19	Investigate produce exporting and niche market opportunities.		Individual producers and Alstonville Wollongbar Chamber of Commerce	A broad conversation could be initiated with relevant stakeholders which leads to the identification of current and future exporting and new market opportunities. An economically strong and diverse rural hinterland may also drive economic activity within Alstonville Village.

Locality Objective Five

Maintaining and enhancing our natural environment				
No	Strategic Actions	Priority	Responsibility	Rationale For The Action / Benefits
20	Review Council's Climate Action Plan in line with the release of the BOM State of Climate Report to ensure response mechanisms continue to be appropriate to climate conditions and changes.		Ballina Shire Council	Regularly reviewing the Climate Action Plan assists to maintain a corporate and community focus on climate change including local impacts and mitigation opportunities.
21	Assist Landcare Groups to document projects and enhance their web sites to publicise achievements.		Ballina Shire Council	A lack of resources is perceived to be a limiting factor preventing groups from publicising achievements. Increasing the web presence of local Landcare Groups may also assist groups in gaining funding opportunities.
22	Invite keynote speakers to the Northern Rivers as part of significant festivals to provide inspiration and ideas for community based environmental restoration and enhancement projects, organic farming, permaculture and associated activities.		Richmond Landcare and Ballina Shire Council	Assists to maintain a regional environmental focus. Sponsorship opportunities to bring keynote speakers to the Northern Rivers could also be explored.
23	Develop corporate sponsorship and individual philanthropic programs which may provide opportunities to fund environmental restoration and enhancement works.		Richmond Landcare and Ballina Shire Council	A sponsorship program provides opportunities for the corporate sector, and individuals to contribute financially to environmental projects.