



Draft Wollongbar Strategic Plan 2018 – 2038

Note:

This document accompanies the draft Wollongbar Planning and Environmental Study.



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

Some actions would be required to be implemented by the local community, specific members of the community and or other organisations. The tables below indicate who would be primarily responsible for a nominated action. Once actions and responsibilities are agreed and adopted the Wollongbar Strategic Plan 2018 to 2038 will then be taken into account when making strategic planning decisions which impact on Wollongbar Village and adjacent areas.

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

- Reporting on the status of strategic actions to the Council on a bi-annual basis; and
- Review of the *Wollongbar Strategic Plan 2018 to 2038* at 5 year intervals; and
- Consultation with the Wollongbar community prior to adoption of any proposed changes to strategic actions.

The *draft Wollongbar Strategic Plan 2018 – 2038* will be finalised following comments from the Wollongbar community during the exhibition period of the draft Strategic Plan and the *Wollongbar Planning and Environmental Study*.

The *draft Wollongbar Strategic Plan 2018 – 2038* will be submitted to the elected Council for endorsement as part of the formal adoption process. Once adopted the *Wollongbar Strategic Plan 2018 – 2038* will be used to guide strategic planning decision making and the allocation of resources for projects related to Wollongbar Village and adjacent areas in the period to 2038.



At this stage of the plan's 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 plan's adoption.

Locality Objective One

Ensuring that the sense of community and wellbeing present in Wollongbar is maintained				
No	Strategic Actions	Priority	Responsibility	Rationale For The Action / Benefits
1	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.		Ballina Shire Council	A strong policy position is of assistance when considering applications for LEP amendments or when considering strategic initiatives.
2	Review community infrastructure proposed in Council's Developer Contribution Plans to ensure they support community building in the period to 2038.		Ballina Shire Council	This action recognises the importance of regularly reviewing Council's adopted Developer Contribution Plans to ensure that they reflect the community's infrastructure demands and requirements.
3	Encourage the establishment of Wollongbar specific service and community groups.		Specific community and service groups and Ballina Shire Council	As Wollongbar continues to grow the establishment of groups with a unique "Wollongbar" brand will assist positive community building



				and the reinforcement of Wollongbar as having its own identity.
4	Encourage a program of regular briefings between NSW Police and Wollongbar Progress Association.		Ballina Shire Council, NSW Police Service – Richmond Command and the Wollongbar Progress Association.	Information dissemination is seen as a positive to overcome community angst relating to law, order and safety issues.
5	Develop a public art program for Wollongbar and Alstonville.		Ballina Shire Council	A suitably developed program could assist with creating and reinforcing a separate identity for each village

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Locality Objective Two

Ensuring that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities

No	Strategic Actions	Priority	Responsibility	Rationale For The Action / Benefits
6	Initiate a planning proposal to permit dual occupancy development within the established (outside of WUEA) R2 Low Density Residential zone upon lots having a minimum area of 900m ² and slope of 20% or less.		Ballina Shire Council	<p>Dual occupancy (two dwellings attached or detached on one lot) are a lower impact form of denser housing which would assist with providing greater housing choice within Wollongbar village.</p> <p>It is suggested that the proposal be initially limited to lots having a minimum area of 900m² and which are not slope constrained, so as to gauge support for this housing initiative. Subject to community support, future LEP amendments could be considered to allow dual occupancy on smaller lots or on all R2 zoned lots.</p>
7	Evaluate the potential for Lot 1 DP 1212249, No 184 Rifle Range Road to support urban (residential) development.		Ballina Shire Council	<p>The site is suitably located between the existing Wollongbar Village and the sports field site to warrant evaluation for urban development in the event that land owned by the United Protestant Association (No 46 Sneaths Road) is not designated for traditional green field residential development.</p> <p>Evaluation for urban potential is a</p>



				step that precedes the land's inclusion within the Ballina Shire Growth Management Strategy and the preparation of a planning proposal (rezoning).
8	Initiate a rezoning of the Wollongbar business area from B1 Neighbourhood Centre to B2 Local Centre and incorporate this change within the annual 'housekeeping' LEP amendment process.		Ballina Shire Council	Designating the site as a Local Centre affords the centre the same status within the Shire's retail hierarchy as the Alstonville Centre and increases the range of permitted land uses.
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.		Ballina Shire Council	Based on investigations already undertaken an expansion of the Russellton Industrial Estate in a south – easterly direction has more merit than a north – westerly expansion. This is based on land topography and road access considerations. 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).



Locality Objective Three

Ensuring that infrastructure such as footpaths, parks, as well as shops, services and jobs continue to be provided and enhanced for the convenience of residents				
No	Strategic Actions	Priority	Responsibility	Rationale For The Action / Benefits
10	Consider the future utility of the former Wollongbar basketball court site with frontage to Kays Lane and rezone and reclassify this site for industrial purposes should it be found to be surplus to requirements and feasible for industrial development.		Ballina Shire Council	There are a number of potential options for the use this land including its retention for public purposes. Use of the land for industrial purposes if found to be feasible, would facilitate funds being allocated to provide alternative recreation facilities to service the Wollongbar community.
11	Review pedestrian and cycleway infrastructure proposed in Council's Pedestrian Access and Mobility Plan and the Ballina Bike Plan to ensure that pedestrian and cycle infrastructure continues to be provided to meet community needs in the period to 2038.		Ballina Shire Council	This action recognises the importance of regularly reviewing Council's adopted pedestrian and bicycle infrastructure plans to ensure that they reflect community needs.
12	Consider the provision of off road pedestrian and cycle access to the Wollongbar Sports Field site when the PAMP and Ballina Shire Bike Plan are next reviewed.		Ballina Shire Council	Depending on emerging usage and access patterns, the provision of future suitable pedestrian and cycle access may assume a high priority.