



2037

ALSTONVILLE
STRATEGIC PLAN
2017-2037



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40 Cherry Street, Ballina NSW 2478.

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ACKNOWLEDGEMENTS

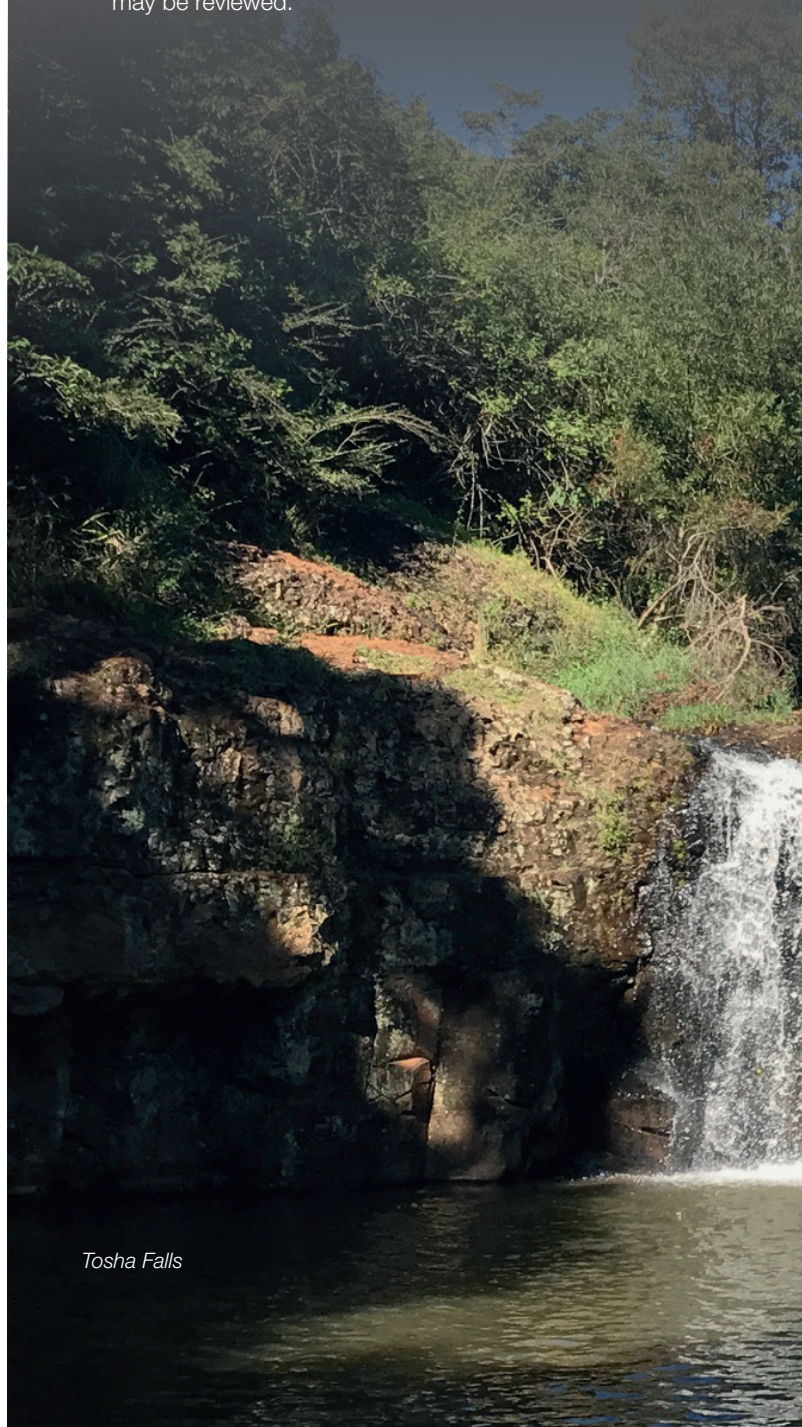
Council acknowledges the extensive community input provided towards the preparation of the Alstonville Planning and Environmental Study and the Alstonville Strategic Plan.

Adopted by Council on 14 December 2017.

Front cover image: View of Lumley Park looking north along Pearces Creek Road.

THE PURPOSE OF THIS PLAN

- To guide Council's strategic planning and decision making relating to Alstonville Village and surrounds within the period 2017 – 2037;
- To assign actions and responsibilities;
- To provide a means by which the Council and community can monitor implementation progress; and
- To provide a mechanism through which the plan may be reviewed.



Tosha Falls

HOW THIS PLAN WAS PREPARED



ABOUT THE **PLANNING & ENVIRONMENTAL STUDY**

Ballina Shire Council has a program to prepare strategic plans to guide the future of the urban centres of the shire. The program commenced in 2014 with plans for Wardell and Ballina now complete.

In April 2016 the Council resolved to prepare place based strategic plans for Alstonville and Wollongbar. The Alstonville Planning and Environmental Study (APES) is the mechanism through which issues impacting on, and opportunities available to, Alstonville have been examined.

The APES was developed substantially in response to issues identified during the course of the pre-study community consultation process. It incorporates the community's vision for Alstonville Village and policy objectives to guide development and decision making in the period 2017 to 2037.

The Alstonville Strategic Plan contains 19 recommendations under 5 themes which have been derived from the elements contained within the vision for the future of Alstonville Village. The recommendations of this strategic plan will guide the future development of Alstonville Village to 2037.



COMMUNITY VISION

FOR THE DEVELOPMENT OF ALSTONVILLE VILLAGE TO 2037

Utilising comments made by local residents in submissions to Council, feedback obtained from street stall interviews, and on-line survey responses, the following community vision for Alstonville Village has been compiled.

“OUR COMMUNITY HAS A VISION FOR ALSTONVILLE TO 2037 THAT INVOLVES:

01

ENSURING THAT THE VILLAGE'S CHARACTER, SENSE OF COMMUNITY AND QUIET LIFESTYLE IS MAINTAINED

02

PROVIDING NEW HOUSING OPPORTUNITIES THAT ARE AFFORDABLE AND PROVIDE CHOICE FOR PEOPLE TO MEET CHANGING LIFE NEEDS

03

ENHANCING VILLAGE CONNECTIVITY THROUGH THE PROVISION OF WALKING PATHS, CYCLE WAYS AND A TOWN SQUARE

04

FOSTERING EMPLOYMENT OPPORTUNITIES

05

MAINTAINING AND ENHANCING OUR NATURAL ENVIRONMENT”

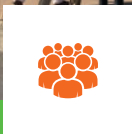
It is the above five elements which form the locality objectives within this strategic plan.

KEY THEMES & DRIVERS



HOUSING

- Higher level housing affordability
- Low level rental housing supply
- Limited new housing opportunities
- Limited housing choice options
- Opportunity to create housing options close to village centre and on larger lots to meet communities changing life needs



COMMUNITY

- Friendly welcoming community
- Good access to local services and shops
- Tourism opportunities to stimulate local employment
- Potential to improve community connectedness and facilitate non car access (footpath / shared path) between residential estates and village centre
- Urban break separating Alstonville from Wollongbar to maintain individual village identity



VILLAGE CHARACTER & TOURISM

- Significant tourism potential within rural hinterland and old village centre in Main Street
- Timber buildings with potential local historic value contribute to village character
- Opportunity to further beautify village centre private property so as to complement streetscape improvements
- Strong connection to agricultural history and current rural production



EXRACTIVE INDUSTRY

- Valuable long term hard rock resources contained within Tuckombil Quarry
- Quarry and associated industry limits potential for further consideration of village expansion towards the north-east



DEMOGRAPHY

- Aging population
- Declining household size
- Low level medium density housing
- High level use of cars for travel to place of work
- Opportunity to increase detached housing turnover rate by providing local housing choice opportunities for older residents
- Low unemployment rate



ENVIRONMENT

- Remnant Big Scrub vegetation pockets in close proximity to village
- Opportunity for walking track along banks of Maguires Creek
- Maintenance and restoration of creek lines a local land care priority
- High value State and Regionally significant farmland surrounding Alstonville Village
- Extensive rural vistas that contribute to the character of Alstonville

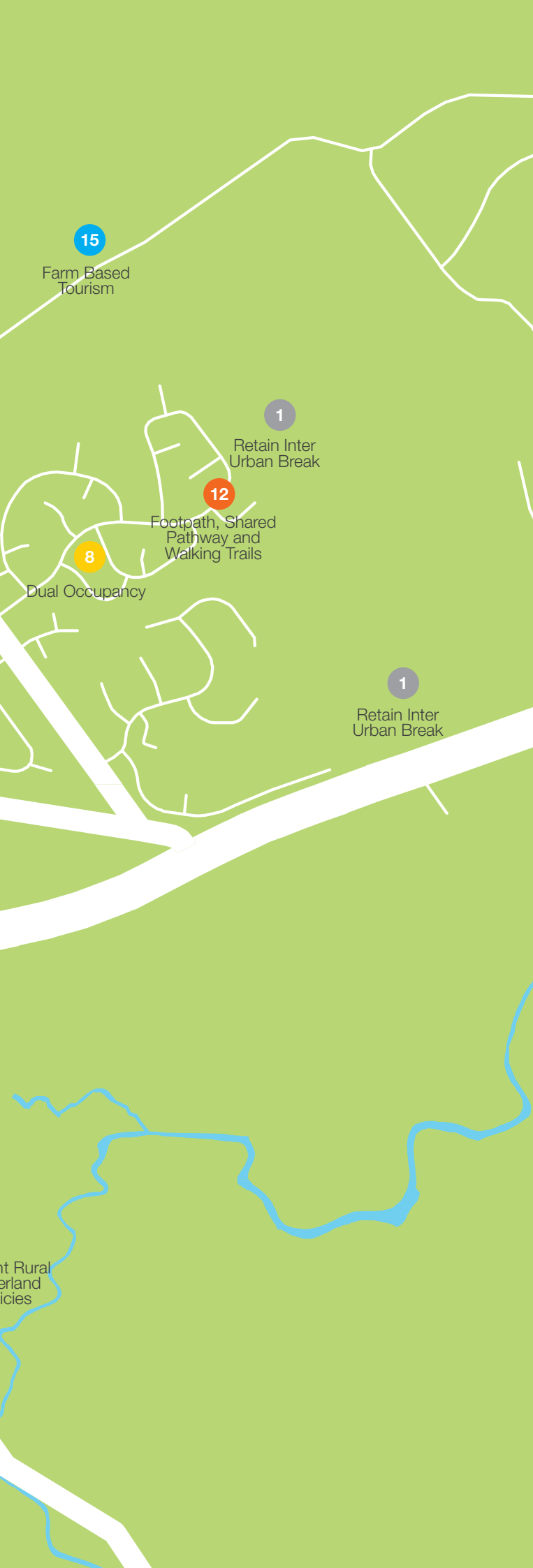
ALSTONVILLE LOCALITY MAP



16 Produce Export Opportunities

17 Climate Action Plan Review

Note: these actions not specific to a particular area within Alstonville



ACTIONS

- 1 Retain Inter Urban Break
- 2 Vibrant Rural Hinterland Policies
- 3-5 Heritage Listing and Awareness
- 6 View Corridors
- 7 Private Property Beautification
- 8 Dual Occupancy
- 9 Increase Residential Densities
- 10 R3 Zoning
- 11 Increase Height Limit
- 12 Footpath, Shared Pathway and Walking Trails
- 13 Town Square
- 14 Marketing Strategy
- 15 Farm Based Tourism
- 16 Produce Export Opportunities
- 17 Climate Action Plan Review
- 18 Tosha Falls Management Plan
- 19 Map Big Scrub Remnants

Action details are shown in the action tables on pages 8–10.

LOCALITY OBJECTIVES

01 ENSURING THAT THE VILLAGE'S CHARACTER, SENSE OF COMMUNITY AND QUIET LIFESTYLE IS MAINTAINED		
No.	Strategic Actions	Rationale For The Action / Benefits
1	<p>Advocate a policy position which discourages proposals which seek to introduce urban style development within the rural area which separates Alstonville from Wollongbar and from farmland designated as being of State and Regional significance.</p> <p>Retain the inter-urban break between Alstonville and Wollongbar.</p> <p>HIGH BSC</p>	<p>The urban buffer which adjoins Alstonville is a defining feature of Alstonville village. It serves to separate Alstonville from Wollongbar and assists in protecting State Significant Farmland from urban style development. In the future, if a third village is again proposed for the plateau, the buffer may then also provide a suitable separation between existing and proposed urban areas.</p>
2	<p>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.</p> <p>HIGH BSC</p>	<p>Economically viable and compatible land uses within the rural areas which adjoin Alstonville are envisaged as underpinning a strong local village economy. Continued growth of tourism related commercial and retail uses such as cafes, restaurants, arts and crafts stores within the village are viewed as complementing rural based tourism activities.</p>
3	<p>Encourage listing of properties with local heritage value within BLEP 2012.</p> <p>HIGH BSC</p>	<p>Alstonville's village character is partly defined by older style timber buildings built in the late 1880s to early 1900s. Encouraging the preservation of these buildings assists to differentiate Alstonville from other urban centres.</p>
4	<p>Consider expansion of heritage provisions within Ballina Shire Development Control Plan 2012.</p> <p>LOW BSC</p>	<p>A non-prescriptive approach is advocated which provides ideas for renovators of historic buildings. This could include a renovator's tips section based on case studies.</p>
5	<p>Undertake collaborative community projects to document and promote local history and heritage.</p> <p>HIGH BSC</p>	<p>Community heritage projects such as the 2017 Pixel the Past Project reinforces the value of local history and heritage within the community. An appreciation for the past will assist in shaping the future of Alstonville as a tourist destination.</p>
6	<p>Prepare amendments to Ballina Shire DCP 2012 which require consideration of significant view corridors and incorporate view sharing provisions applicable when assessing development proposals.</p> <p>LOW BSC</p>	<p>The maintenance of key view corridors assists to maintain village character. View sharing provisions may assist to remove conflict over development impacts and their acceptability.</p>
7	<p>Develop a Main Street private property beautification strategy.</p> <p>MEDIUM BSC</p>	<p>Council has completed streetscape works which now provide opportunities for private property owners to also consider beautification initiatives within the commercial area. 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.</p> <p>An attractive village centre reinforces Alstonville as a tourist destination as well as providing an additional means through which civic pride may be engendered amongst local residents.</p>

LOCALITY OBJECTIVES CONT.

02 PROVIDING NEW HOUSING OPPORTUNITIES THAT ARE AFFORDABLE AND PROVIDE CHOICE FOR PEOPLE TO MEET CHANGING LIFE NEEDS		
No.	Strategic Actions	Rationale For The Action / Benefits
8	<p>Initiate a planning proposal to permit dual occupancy development within the R2 Low Density Residential zone upon lots having an area of 900m² or more.</p> <p>HIGH BSC</p>	<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 Alstonville village.</p>
9	<p>Prepare draft amendments to Ballina DCP 2012 – Chapter 4 Residential and Tourist Development which enable increased development densities within the R3 Medium Density zone based on distance from the Alstonville commercial centre. Properties with assessed local heritage value to be excluded from density increase proposal until land owners have agreed to listing as a heritage item within Ballina LEP 2012.</p> <p>HIGH BSC</p>	<p>Existing residential densities are insufficient to stimulate development close to the Alstonville commercial centre. The proposal is to increase permitted densities from 1 dwelling per 300m² to one dwelling per 200m² of site area. This would apply to those sites located within 400 metres of the commercial centre.</p> <p>Properties assessed as having local heritage value are proposed to be excluded until such time as owners have agreed to heritage listing. This is to encourage retention of heritage values and in particular not to create an incentive to demolish dwellings of heritage value.</p>
10	<p>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.</p> <p>MEDIUM BSC</p>	<p>Planning for an increase in permitted densities should occur in the short term before dwelling stock is renewed and opportunities are lost.</p> <p>This proposal relates to 6.6ha of land or approximately 90 properties located in Wardell Road, Coral and Daley Streets and The Avenue.</p> <p>The proposed 1 dwelling per 200m² of site area density provision is also proposed to apply to this area once rezoned.</p>
11	<p>Increasing the maximum building height for the B2 Business Centre zone from 9 metres to 10 metres.</p> <p>HIGH BSC</p>	<p>The increase in building height may facilitate 2 storey development 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 creates additional design flexibility.</p>
03 ENHANCING VILLAGE CONNECTIVITY THROUGH THE PROVISION OF WALKING PATHS, CYCLE WAYS AND A TOWN SQUARE		
No.	Strategic Actions	Rationale For The Action / Benefits
12	<p>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.</p> <p>Develop a shared path strategy (pedestrian, cycling and mobility scooter) for Alstonville Village. The strategy to also consider opportunities for the incorporation of fitness stations.</p> <p>Examine the feasibility of providing a nature trail along the banks of Maguires Creek within the existing Easements for Pedestrian Access.</p> <p>HIGH BSC</p>	<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 hierarchy 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>
13	<p>Maintain a “watching brief” for suitable town square opportunities within the Alstonville commercial centre.</p> <p>LOW BSC AWCC</p>	<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 OBJECTIVES CONT.

04 FOSTERING EMPLOYMENT OPPORTUNITIES		
No.	Strategic Actions	Rationale For The Action / Benefits
14	<p>Prepare an integrated marketing strategy for Main Street Alstonville and the Rural Hinterland.</p> <p>HIGH BSC AWCC</p>	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.
15	<p>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.</p> <p>MEDIUM BSC</p>	A diverse rural economy provides economic strength to the village and the broader region. Applicable controls should be achievable and economically viable.
16	<p>Investigate produce exporting and niche market opportunities.</p> <p>LOW BSC AWCC</p>	A broad conversation could be initiated with relevant stakeholders which may lead 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.
05 MAINTAINING AND ENHANCING OUR NATURAL ENVIRONMENT		
No.	Strategic Actions	Rationale For The Action / Benefits
17	<p>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.</p> <p>HIGH BSC AWCC</p>	Regularly reviewing the Climate Action Plan (CAP) assists to maintain a corporate and community focus on climate change including local impacts and mitigation opportunities.
18	<p>Establish and implement a management plan for Tosha Falls.</p> <p>MEDIUM BSC</p>	Tosha Falls is a significant natural asset associated with Alstonville. It would benefit from having a management plan developed concurrently with proposals to encourage pedestrian access within the Easements for Pedestrian Access (See also Action12).
19	<p>Map and describe Big Scrub remnant areas within and near Alstonville</p> <p>LOW BSC IP</p>	The Big Scrub is a significant part of the identity of Alstonville. This action recognises this and builds on vegetation mapping currently underway in the shire.

HIGH HIGH PRIORITY **MEDIUM** MEDIUM PRIORITY **LOW** LOW PRIORITY

RESPONSIBILITY

BSC BALLINA SHIRE COUNCIL
AWCC ALSTONVILLE WOLLONGBAR CHAMBER OF COMMERCE
IP INDIVIDUAL PRODUCERS

REVIEWING PROGRESS



Proposed actions contained within this plan will be reviewed on a regular basis to take account of changing circumstances and assumptions. The plan review process consists of the following elements:

- Reporting on status of strategic actions to the Council on a bi-annual basis; and
- Review of the Alstonville Strategic plan 2017 – 2037 at 5 yearly intervals.

HOW DOES THIS FIT IN WITH COUNCIL'S CORPORATE PLANNING DOCUMENTS?





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