



W 2039

WOLLONGBAR
STRATEGIC PLAN
2019 – 2039



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ACKNOWLEDGEMENTS

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

Adopted by Council on 27 June 2019.

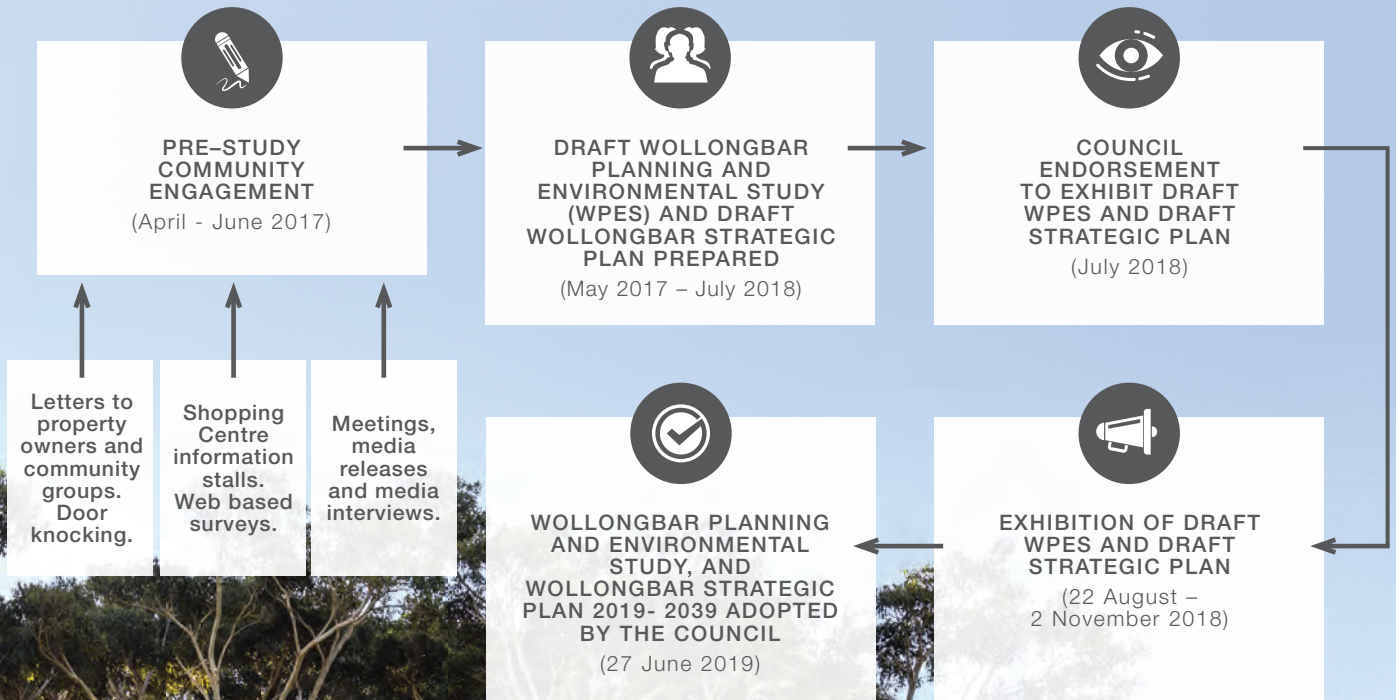
THE PURPOSE OF THIS PLAN



- To guide Council's strategic planning and decision making relating to Wollongbar Village and surrounds within the period 2019 – 2039;
- 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.



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, Ballina, Alstonville and Wollongbar now complete.

In April 2016 Council resolved to prepare place based strategic plans for Wollongbar and Alstonville.

The Wollongbar Planning and Environmental Study (WPES) is the mechanism through which issues impacting on, and opportunities available to Wollongbar have been examined.

The WPES 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 Wollongbar Village and policy objectives to guide development and decision making in the period 2019 to 2039.

The Wollongbar Strategic Plan contains 13 actions under 3 themes. The themes have been derived from the elements contained within the vision for the future of Wollongbar Village.

The actions contained in this strategic plan will guide the future development of Wollongbar Village to 2039.



COMMUNITY VISION

FOR THE DEVELOPMENT OF WOLLONGBAR VILLAGE TO 2039

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

“OUR COMMUNITY HAS A VISION FOR THE FUTURE OF WOLLONGBAR TO 2039 THAT INVOLVES:

01

ENSURING THAT THE SENSE OF COMMUNITY AND WELLBEING PRESENT IN WOLLONGBAR IS MAINTAINED

02

ENSURING THAT WOLLONGBAR CONTINUES TO GROW SO AS TO FACILITATE WELL PLANNED HOUSING CHOICE AND EMPLOYMENT OPPORTUNITIES

03

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.”

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

KEY THEMES & DRIVERS



HOUSING

Higher level housing affordability

Limited housing choice options

Opportunity to create housing choice options close to village centre, and on larger lots, to meet the communities changing life needs.



COMMUNITY INFRASTRUCTURE

Opportunities to improve pedestrian and cycle pathway network

Wollongbar Sports Fields complex

Wollongbar District Park – proposed

Wollongbar TAFE.



DEMOGRAPHY

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.

Higher unemployment rate.



COMMUNITY

Friendly welcoming community

Potential to improve community connectedness and facilitate non car access (footpath / shared path) between residential estates and village centre

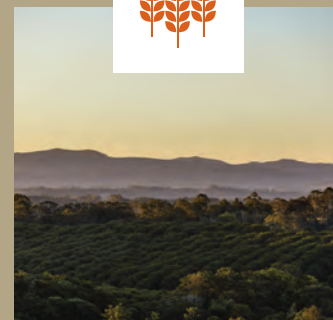
Maintenance of individual village identity.



INDUSTRIAL/ COMMERCIAL LAND

Limited industrial land supply

Retention of commercial zoned land to meet future needs.



ENVIRONMENT

Big Scrub subtropical rainforest remnant areas in gullies and along creek lines

Rural separation between Wollongbar and Alstonville.

WOLLONGBAR LOCALITY MAP



Wollongbar TAFE

BRUXNER HWY

SNEATHS ROAD

PLATEAU DRIVE

2

Developer Contribution Plan Review

12

Proposed Wollongbar District Park

RIFLE RANGE ROAD

1

Retain Inter Urban Buffer

10

Pedestrian and Bike Infrastructure

Lyle Park

11

Wollongbar Sports Field Access

RIFLE RANGE ROAD

3

Community Groups Hill Park

5

Public Art

6

Attached Dual Occupancy

9

Consider LEP Amendment

LISMORE ROAD

7

Business Area Commercial Zone

13

Consider LEP Amendment

9

BRUXNER HWY

1

Retain Inter Urban Buffer

LISMORE ROAD

ALSTONVILLE BYPASS

1

Retain Inter Urban Buffer

RUSSELLTON DRIVE

8

Evaluation of Potential Industrial Land

8

Evaluation of Potential Industrial Land

4 Police Liason

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

ACTIONS

- 1 Retain Inter Urban Buffer
- 2 Developer Contribution Plan Review
- 3 Community Groups
- 4 Police Association
- 5 Public Art
- 6 Attached Dual Occupancy
- 7 Business Area
- 8 Evaluation of Potential Industrial Land
- 9 Consider LEP Amendment
- 10 Pedestrian and Bike Infrastructure
- 11 Wollongbar Sports Field Access
- 12 Proposed Wollongbar District Park
- 13 Commercial Zone

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



LOCALITY OBJECTIVES

01 ENSURING THAT THE SENSE OF COMMUNITY AND WELLBEING PRESENT IN WOLLONGBAR IS MAINTAINED		
No.	Strategic Actions	Rationale For The Action / Benefits
1	<p>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.</p> <p>HIGH BSC</p>	<p>A strong policy position is of assistance when considering applications for LEP amendments or when considering strategic initiatives.</p>
2	<p>Review community infrastructure proposed in Council's Developer Contribution Plans to ensure it supports community building in the period to 2039.</p> <p>HIGH BSC</p>	<p>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.</p>
3	<p>Encourage the establishment of Wollongbar specific service and community groups.</p> <p>MEDIUM BSC COM</p>	<p>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.</p>
4	<p>Encourage a program of regular briefings between NSW Police and Wollongbar Progress Association.</p> <p>HIGH BSC POL</p>	<p>Information dissemination is seen as a positive to overcome community angst relating to law, order and safety issues.</p>
5	<p>Develop a Public art program for Wollongbar and Alstonville.</p> <p>MEDIUM BSC</p>	<p>A suitably developed program could assist with creating and reinforcing a separate identity for the village.</p>

LOCALITY OBJECTIVES CONT.

02 ENSURING THAT WOLLONGBAR CONTINUES TO GROW SO AS TO FACILITATE WELL PLANNED HOUSING CHOICE AND EMPLOYMENT OPPORTUNITIES		
No.	Strategic Actions	Rationale For The Action / Benefits
6	<p>Initiate a planning proposal to permit attached dual occupancy development within the established (outside of WUEA) R2 Low Density Residential zone upon lots having a minimum area of 900m² and slope of 20% or less.</p> <p>HIGH BSC</p>	<p>Dual occupancy (two attached dwellings on one lot) is a lower impact form of denser housing which would assist with providing greater housing choice within Wollongbar village.</p> <p>The proposal is 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> <p>Dual occupancy development is limited to “attached” forms of this development so as to be consistent with planning proposals prepared for Wardell and Alstonville.</p>
7	<p>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.</p> <p>HIGH BSC</p>	<p>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.</p>
8	<p>Evaluate the potential for land adjoining the Russellton Industrial Estate to the east (Lot 13 DP1059499 and Lot 1 DP738412) to enable industrial development.</p> <p>MEDIUM BSC</p>	<p>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.</p> <p>Evaluation of the land for industrial 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).</p>
9	<p>Consider LEP amendment applications for 5 Smith Lane, Wollongbar (R2 to R3 zone) and 246-250 Lismore Road, Wollongbar (service station additional permitted use).</p> <p>MEDIUM BSC</p>	<p>The appropriateness of existing zoning provisions may be further explored through the LEP amendment process. This process also includes further community engagement.</p>

LOCALITY OBJECTIVES CONT.

03 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	Rationale For The Action / Benefits
10	<p>Review pedestrian and cycleway infrastructure proposed in Council's Pedestrian Access and Mobility Plan (PAMP) and the Ballina Bike Plan to ensure that pedestrian and cycle infrastructure continues to be provided to meet community needs in the period to 2039.</p> <p>MEDIUM BSC</p>	<p>This action recognises the importance of regularly reviewing Council's adopted pedestrian and bicycle infrastructure plans to ensure that they reflect community needs.</p> <p>Given the anticipated level of growth in Wollongbar Village over the next 20 year period maintaining a special focus on the communities pedestrian and cycle needs is considered to be a sound approach.</p>
11	<p>Consider the provision of off road pedestrian and cycle access to the Wollongbar Sport Field site when the PAMP and Ballina Shire Plan are next reviewed.</p> <p>MEDIUM BSC</p>	<p>Depending on emerging usage and access patterns, the provision of future suitable pedestrian and cycle access may assume a high priority.</p>
12	<p>Provide a district level park on the corner of Plateau Drive and Rifle Range Road that includes infrastructure that caters for a variety of interests and needs, and in particular caters for younger people, older people and persons with a disability.</p> <p>HIGH BSC</p>	<p>The Wollongbar District Park plan has been endorsed by Council at the Ordinary meeting held on 27 June 2019.</p>
13	<p>Maintain the area of commercial zoned land in the Wollongbar village centre area.</p> <p>HIGH BSC</p>	<p>The population of Wollongbar village is likely to substantially increase in the period to 2039. This population increase will support additional commercial zoned land.</p>

HIGH HIGH PRIORITY **MEDIUM** MEDIUM PRIORITY

RESPONSIBILITY

BSC BALLINA SHIRE COUNCIL
COM SPECIFIC COMMUNITY AND SERVICE GROUPS
POL NSW POLICE SERVICE – RICHMOND COMMAND

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 Wollongbar Strategic plan 2019 – 2039 at 5 yearly intervals.

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





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