



**Draft Alstonville Planning and Environmental
Study and Strategic Plan 2017 – 2037**
Exhibition Launch 3 April 2017







Background

Reason for Strategic Planning?

- Place based planning program – preparation of strategic plans for each urban area in the shire.
- September 2001 – 10 year deferral to consider locations for future residential development and / or a third village on the Alstonville Plateau.
- July 2012 – Ballina Shire Growth Management Strategy strategic actions.
- April 2016 – Resolution to prepare place based strategic plans for Alstonville and Wollongbar. Plans not intended to directly address the 3rd Plateau Village or rural planning issues.



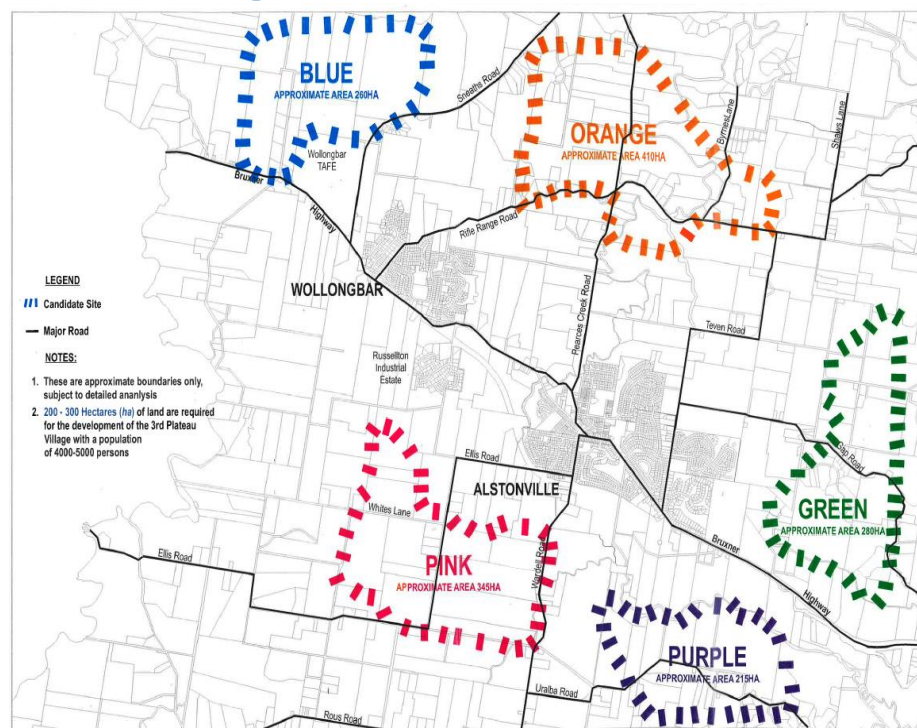
Background

What was the 3rd village concept?

3rd Village Background

- Originally proposed in the 1970's
- Trigger for village when target populations reached.
Alstonville (3000 people) and Wollongbar (2300 people).
- Village would provide housing for approx. 5000 people.

3rd Village Location Options



Map 4 of 4
 Early Candidate Village Sites

public exhibition 2

Prepared by GML/BN
 Prepared for Ballina Shire Council

Source: GML/BN
 Date: June 2005



Background

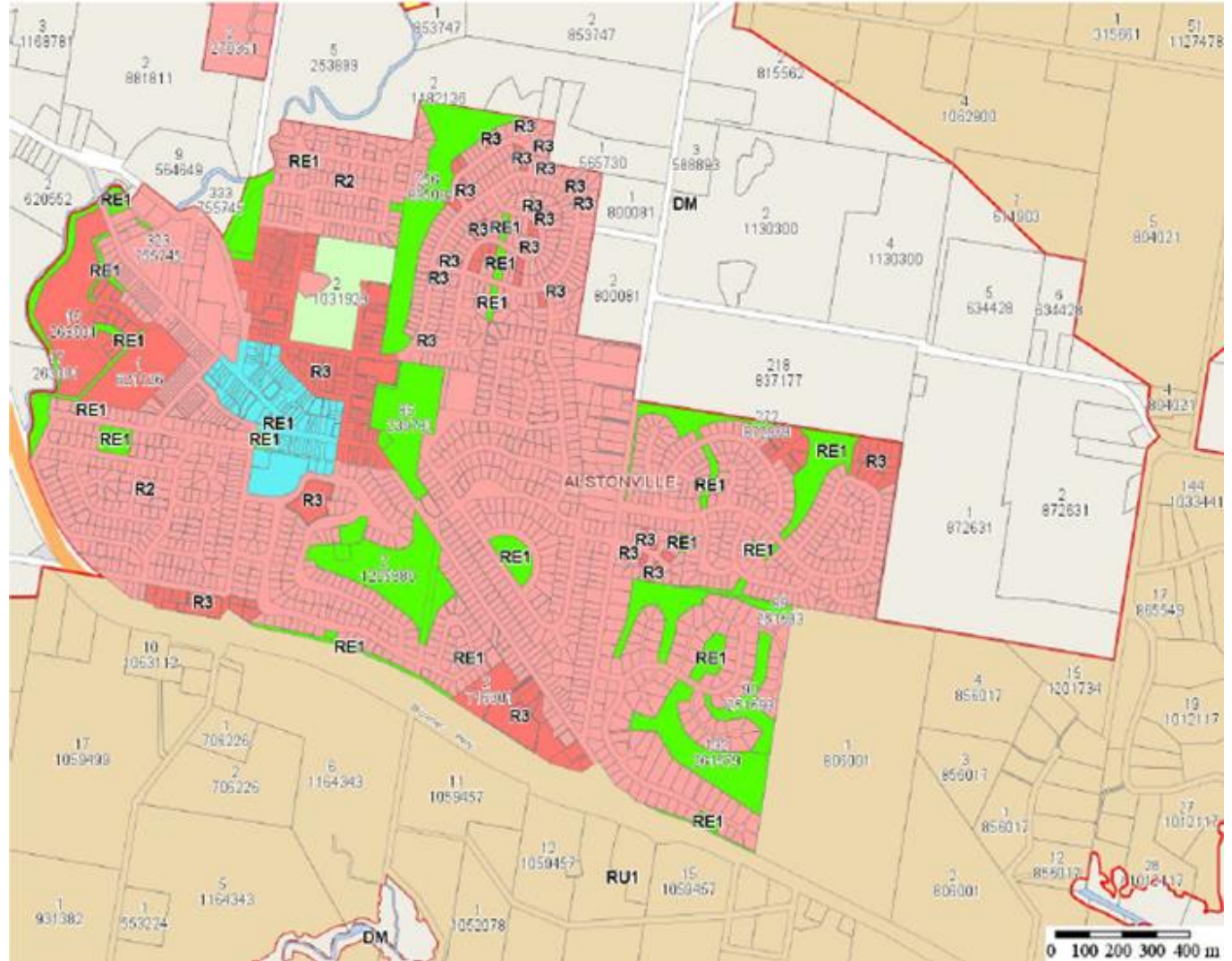
Study Methodology

- Talk to Community – Identify issues, concerns, aspirations.
- Develop a draft community vision.
- Research identified issues.
- Examine draft vision elements and develop strategies to achieve vision.
- Two documents:
 - Alstonville Planning and Environmental Study
 - Alstonville Strategic Plan



Background

Zoning Ballina LEP 2012





Background

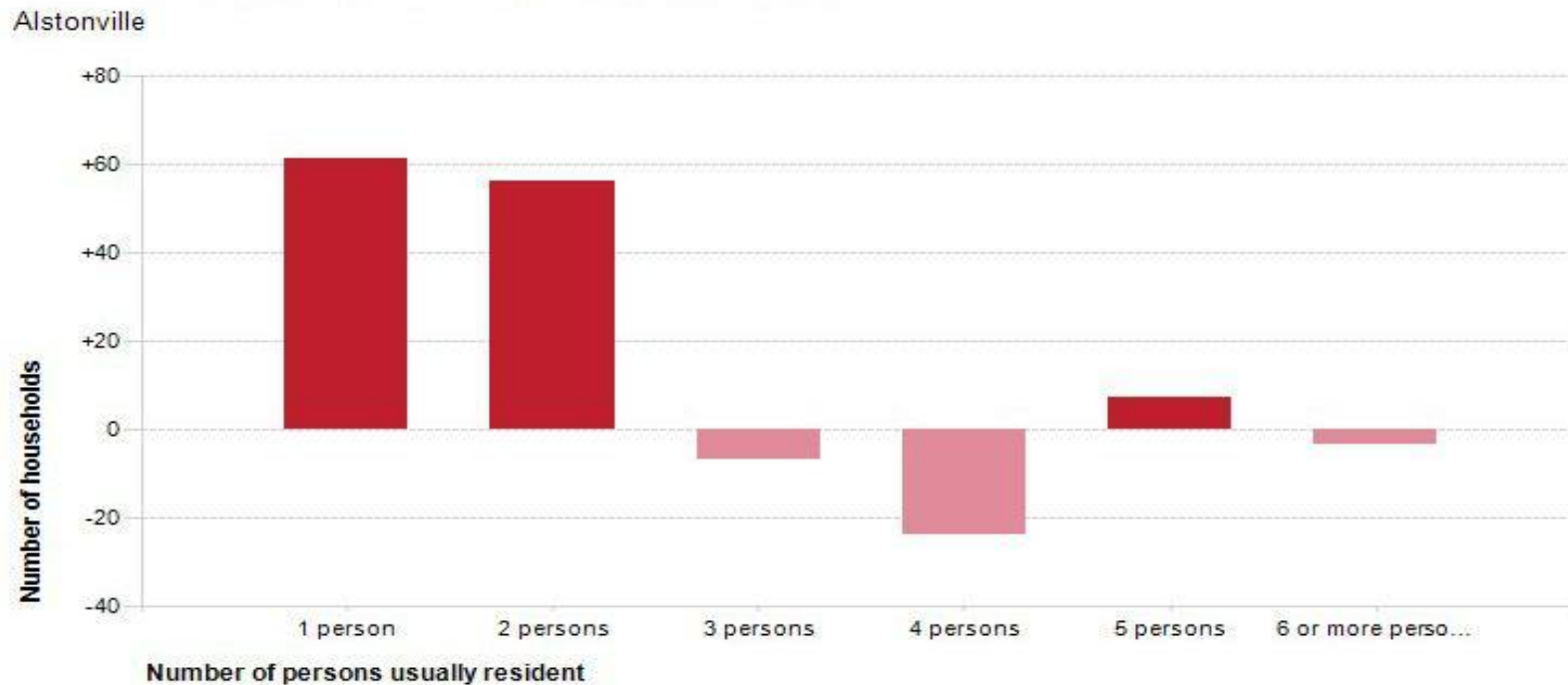
Demographic Characteristics

Characteristic	Alstonville 2011 Ballina Shire ()	Alstonville 2001 Ballina Shire ()
Population (Usual Resident)	5606 +7.3% (+7.2%)	5226
Population over 15	83% (82%)	80.9% (79.9%)
Elderly (85+)	6% (3.6%)	3% (2.1%)
Number of Dwellings	2507	2341
Additional Dwellings	+166 or 7% since 2001	N/A
Dwelling Structure Separate House	74.9% (68.5%)	74.6% (66%)
Dwelling Structure Medium Density	19.8% (25.7%)	22.6% (26.7%)
Average Household Size	2.31 (2.35)	2.37 (2.43)
Housing Tenure – Fully owned	46.0% (39.4%)	54.3% (44.8%)
Housing Tenure – Mortgage	26.9% (25.75)	19.5% (19.8%)
Housing Tenure – Renting	22.5% (28.6 %)	21.8% (29.6%)
Household Type – Lone person	29.4% (26.1%)	28.8% (25.3%)
Household Type – Couples no children	31.2% (29.4%)	31.3% (29%)
Car Ownership – no car	7.1% (7.4%)	10.7% (10.2%)
Car Ownership – one car	41.2% (38.7%)	48.3% (45.6%)
Car Ownership – two cars	34.8% (35.5%)	29.4% (30.3%)
Car Ownership – three or more cars	12.9% (13.1%)	7.7% (8.6%)
Method of Travel to Work – car as driver	70.2% (65.4%)	65.5% (59.7%)
Need for assistance with core activities	6.7% (5.8%)	N/A
Employed	96.2% (93.7%)	91.5% (89.8%)
Unemployed	3.8% (6.3%)	8.5% (10.2%)
Labour force participation rate	50.3% (54.9%)	N/A



Background

Change in Household Size 2001 – 2011

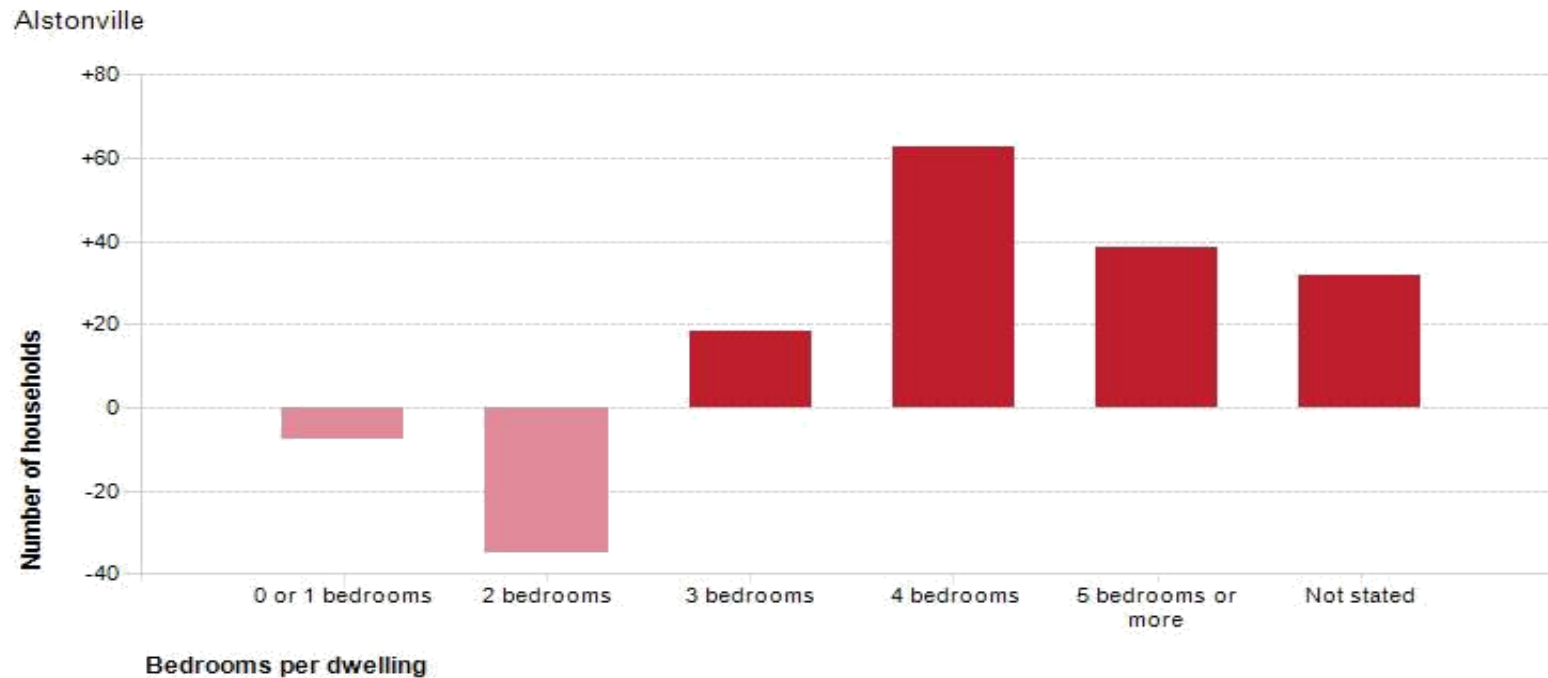


.id the population experts



Background

Change in Bedrooms per Dwelling 2001 – 2011



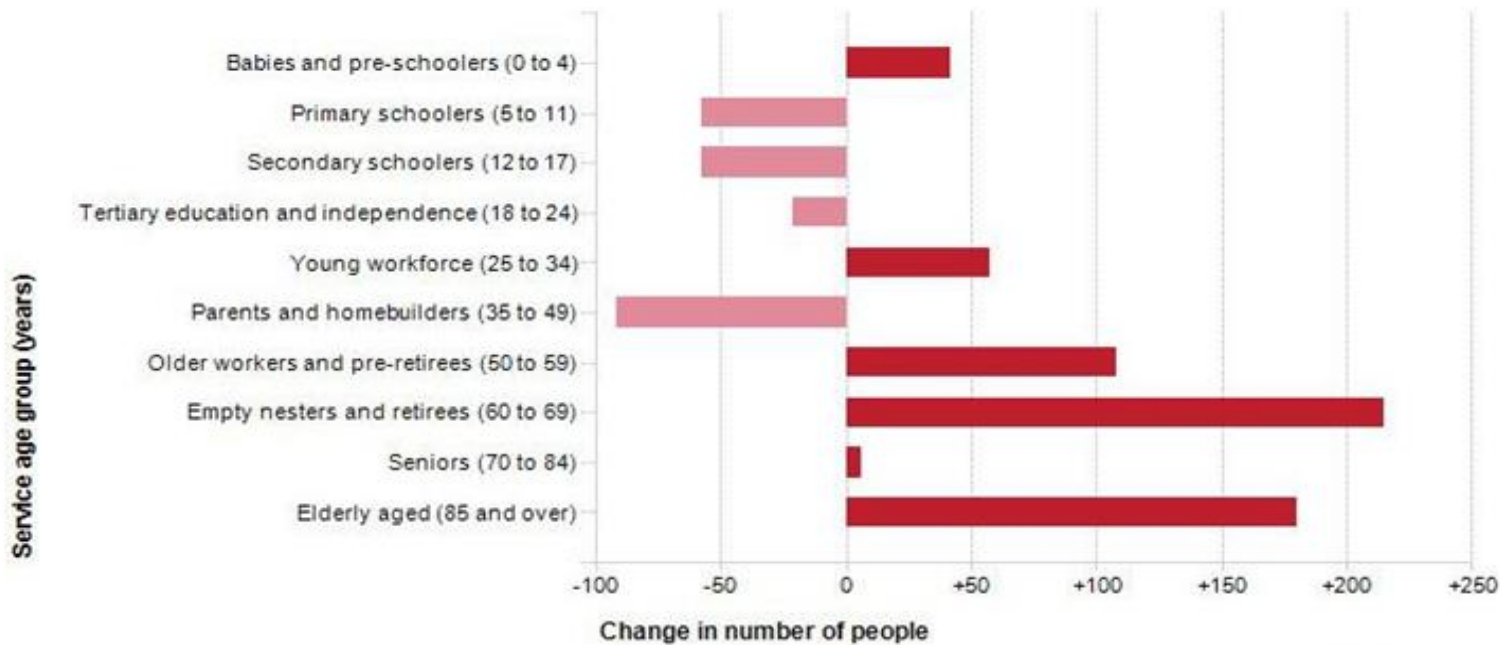
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Background

Change in Age Structure 2001 – 2011

Alstonville - Total persons



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Background

Pre Study Community Consultation – What did we do?

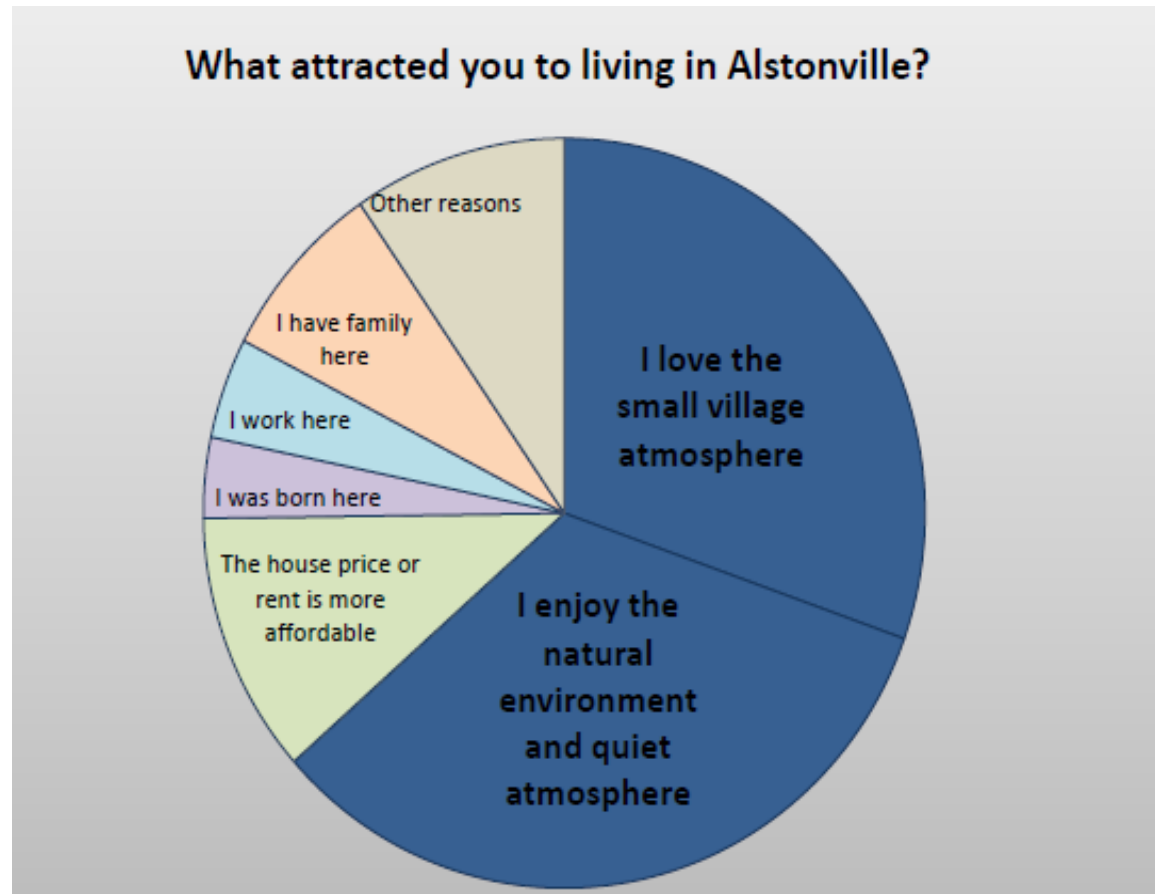
- Letters to 3000 property owners
- Web site and electronic survey
- Pop up shop for 3 mornings (Thurs, Fri, Sat)
- Press release, radio and television interviews
- Meetings with Chamber of Commerce and Alstonville Football Club

(139 Responses)



Background

Pre Study Community Consultation – What did you say?

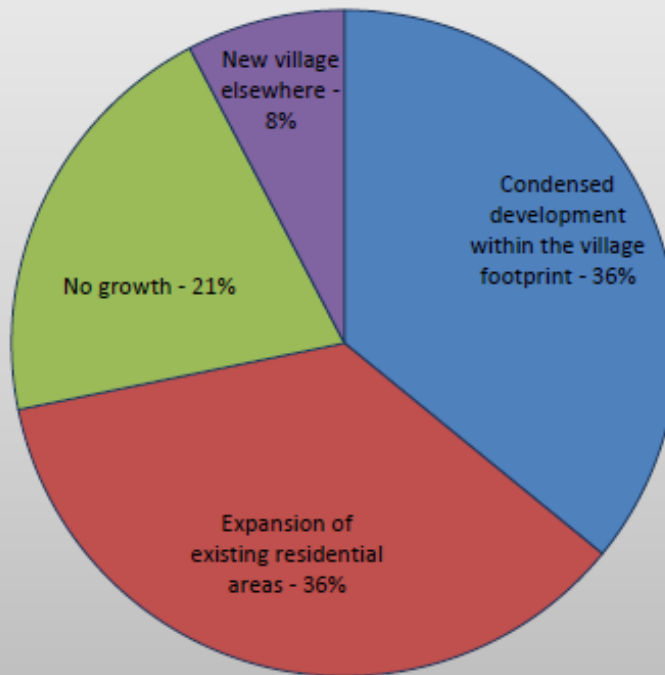




Background

Pre Study Community Consultation – What did you say?

Where do you see future urban growth, (if any)?





Pre Study Community Consultation – What did the community say?

Desired Alstonville Attributes – Current and Future





Draft Vision

Our community has a vision for the future of Alstonville to 2037 that involves:

- **Ensuring that the village's character, sense of community and quiet lifestyle is maintained;**
- **Providing new housing opportunities that are affordable and provide choice for people to meet changing life needs;**
- **Enhancing village connectivity through the provision of walking paths, cycle ways and a town square;**
- **Fostering employment opportunities; and**
- **Maintaining and enhancing our natural environment.**



Vision Element One – Village Character, Sense of Community and Lifestyle

Ideas – Village Beautification

- Main Street private property beautification strategy
- Annual garden competition





Vision Element One – Village Character, Sense of Community and Lifestyle

Ideas – Reinforcing Local History

- Encourage listing of properties with local history value within BLEP 2012
- Consider a heritage chapter within BSDCP 2012
- Undertake collaborative community projects to document and promote local history and heritage





Vision Element One – Village Character, Sense of Community and Lifestyle

Ideas – Village Centre Height Controls

- Consider increasing the maximum building height for B2 Business Centre zone from 9 metres to 10 metres.



Vision Element One – Village Character, Sense of Community and Lifestyle

Ideas – Rural Vistas

- Recognise that views across rural landscapes are valuable and warrant consideration when assessing new development.
- Through community engagement consider designating significant view corridors and incorporating view sharing considerations within Council's Development Control Plan.





Vision Element One – Village Character, Sense of Community and Lifestyle

Ideas – Separation between Plateau Villages

- Discourage proposals which seek to introduce urban style development within the rural area which separates Alstonville from Wollongbar.
- Retain inter-urban break between Alstonville and Wollongbar in Council's planning policy





Vision Element One – Village Character, Sense of Community and Lifestyle

Ideas – Productive Rural Hinterland

- Maintain policies that discourage rural residential land uses upon State and Regionally Significant Farmland.
- 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.



Vision Element One – Village Character, Sense of Community and Lifestyle

Population Growth Scenarios

Ideas – Population Growth

- Apply strategies that support annual population growth within the range of 0.7% to 1% per annum over the next 20 year period.

Growth Scenario Implications for Alstonville's Population to 2016 to 2036

Annual Increase Factor	Population Increase Estimate	Housing Increase Estimate ³⁰
+0.27%	6168 (+324)	140 or 7 per annum
+0.50	6457 (+613)	270 or 14 per annum
+0.70	6718 (+874)	380 or 19 per annum
+1%	7130 (+1286)	560 or 28 per annum



Vision Element Two – Providing Affordable Housing Choice Opportunities

Population Growth Scenarios – No Growth

Status Quo = + 324 People in 20 years + 7 new dwellings per annum (forecast.id)

Current Growth Opportunities	Yield Lots / Dwellings
Vacant R2 Lots	24 lots
Potential R2 Lots (Teven Road)	10 lots
R3 opportunities (25% - 50% of undeveloped land)	73 – 141 dwellings
Baptist Care Project	48 dwellings
Total 155 – 223 dwellings or 316 to 471 people to 2036 Annual Growth Rate 0.3% to 0.4%	



Vision Element Two – Providing Affordable Housing Choice Opportunities

Residential Growth Scenarios with **sufficient** merit to warrant further investigation

Options Examined

- Permit dual occupancy in R2 zone (some or all lots)
- Rezone some R2 land to R3 Medium Density Residential
- Increase densities in existing R3 zoned areas
- Rezone land adjoining southern side of Adventist Retirement Village.
- Decrease minimum lot size in R2 zone (600m² to 450m²)



Vision Element Two – Providing Affordable Housing Choice Opportunities

Population Growth Scenarios with **insufficient** merit to warrant further investigation

Options Examined

- Rezoning of Tuckombil Quarry Buffer Area



Vision Element Two – Providing Affordable Housing Choice Opportunities

Location of R2 zoned lots by Lot area



Ideas – To Facilitate Dual Occupancy Development

- Permit dual occupancy development throughout the R2 zone; or
- Permit dual occupancy development only on certain sized lots in the R2 zone eg sites having a minimum area of 600m², or 800m² or 900m²; and or
- Rezone some land to R3 and permit dual occupancy development on this land.

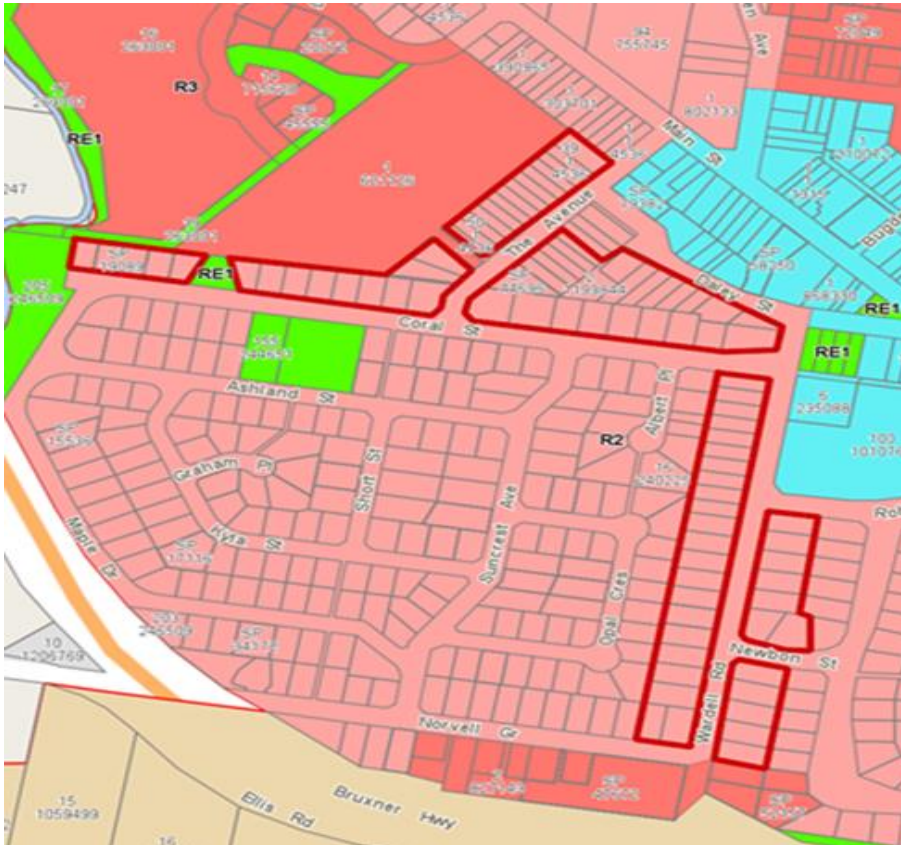
Legend

	Property Boundaries
	Stratas
	RE1 - Public Recreation
	0-599m ² (54)
	600-799m ² (218)
	800-899m ² (134)
	900+ m ² (383)



Vision Element Two – Providing Affordable Housing Choice Opportunities

Rezone some R2 lots to R3 for multi dwelling development



6.6ha - + 150 dwellings



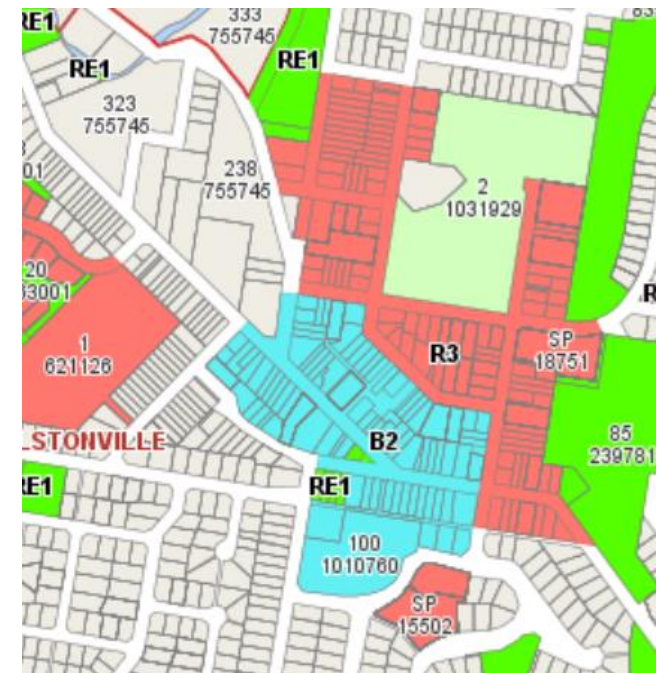
Vision Element Two – Providing Affordable Housing Choice Opportunities

Increase permitted density in R3 zone within 400 metres of commercial area

R3 land with development potential = 6.72ha

1 dwelling per 300m² = 224 dwellings

1 dwelling per 200m² = 336 dwellings





Vision Element Two – Providing Affordable Housing Choice Opportunities





Vision Element Two – Providing Affordable Housing Choice Opportunities

Rezone Adventist Care Site – Lot 1 DP 542662 Pearces Creek Road

Area = 2.023ha

Estimated Dwelling Yield = 20





Vision Element Two – Providing Affordable Housing Choice Opportunities

Residential Growth Scenarios – Expand Dual Occupancy

Permit dual occupancy dwellings on specific sites or throughout the R2 zone

Currently only permitted on R3 zoned sites (450m² attached 600m² detached).

- Popular development 34 of 35 sites created in 1990s developed.
- If limited to lots 900m² or greater then 383 potential R2 sites.
- Alternatively zone specific sites to R3.



Vision Element Two – Providing Affordable Housing Choice Opportunities

Residential Growth Scenarios – Decrease lot size in R2 zone

Decrease minimum lot size in R2 zone (600m² to 450m²)

- Limited potential impact.
- Currently applies to new release areas in Cumbulam, Kinvara, Skennars Head and part of Lennox Head.
- Aligns well with Alstonville's historic lot sizes.
- **Low level assumption - 10 additional lots.**
- Not considered viable initiative



Vision Element Two – Providing Affordable Housing Choice Opportunities

Option	Total Dwelling Yield	Total Population Impact	Dwelling Yield to 2036	Population Increase to 2036
Maintain Existing Controls	356	775	155 - 223	316 – 471
Decrease Lot Size to 450m ²	10	25	10	25
Dual Occupancy (383 potential sites)	191	435	50	115
R3 rezoning	150	340	38 - 75	87 – 171
Increase R3 densities	112	260	28 - 57	64 – 130
Urban Expansion Pearces Creek Rd	20	30	20	30
TOTALS	840	1865	301 – 435	637 – 942

Estimated Potential Annual Growth Rate to 2036 0.5% to 0.75%



Vision Element Two – Providing Affordable Housing Choice Opportunities

Median House Sale Price (Feb 2017)

3BR = \$410,000

4BR = \$532,500

Cost of New Infill Project

Triplex = \$530 to \$555,000

Duplex = \$620 to \$640,000

COST COMPONENT*	AMOUNT ALLOCATED PER DWELLING IN BLOCK OF THREE UNITS	AMOUNT ALLOCATED PER DWELLING IN BLOCK OF TWO UNITS
PROPERTY ACQUISITION (minimum 600m ² lot containing older style dwelling within 400 metres of CBD purchased for \$450,000)	\$150,000	\$225,000
STAMP DUTY AND SOLICITORS FEES allow \$18,000	\$6,000	\$9,000
PROFESSIONAL & COUNCIL FEES (contributions \$32,000 per extra dwelling, professional fees \$8,000 per unit, DA and CC fees \$2,700 per unit)	\$32,000	\$26,700
DWELLING DEMOLITION COST (120m ² single storey brick and tile dwelling @ \$43.90 per m ²) no allowance for asbestos allowance of \$5,000 for tip fees \$10,500 total demolition cost and allowance	\$3,500	\$5,250
ONE OR TWO STOREY BRICK MULTI DWELLING UNIT 3 bedrooms, each 150m ² (\$1,585 – \$1,705 per m ²)	\$237,750 to \$255,750	\$237,750 to \$255,750
DOUBLE GARAGE 45m ² (\$630 - \$680 per m ²)	\$28,350 to \$30,600	\$28,350 to \$30,600
LANDSCAPING (150m ² @ \$15m ²)	\$750	\$1,500
DRIVEWAYS / CONCRETE AREA (60m ² @ \$77.30m ²)	\$4,600	\$4,600
DEVELOPERS PROFIT 15%	\$69,000 to \$72,000	\$80,000 to \$83,000
INDICATIVE TOTAL COST PER UNIT	\$530,000 TO \$555,000	\$620,000 TO \$640,000



Vision Element Three – Enhancing village connectivity

Footpath Access and Town Square Options Considered

Ideas – Improving Footpath Access

- 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.
- Funding options to be considered over a 20 year period to 2037.

Town Square not considered a viable option due to cost



Vision Element Four – Fostering employment opportunities

Ideas – Fostering employment opportunities

- Prepare an integrated marketing strategy for Main Street Alstonville and the Rural Hinterland.
- 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.

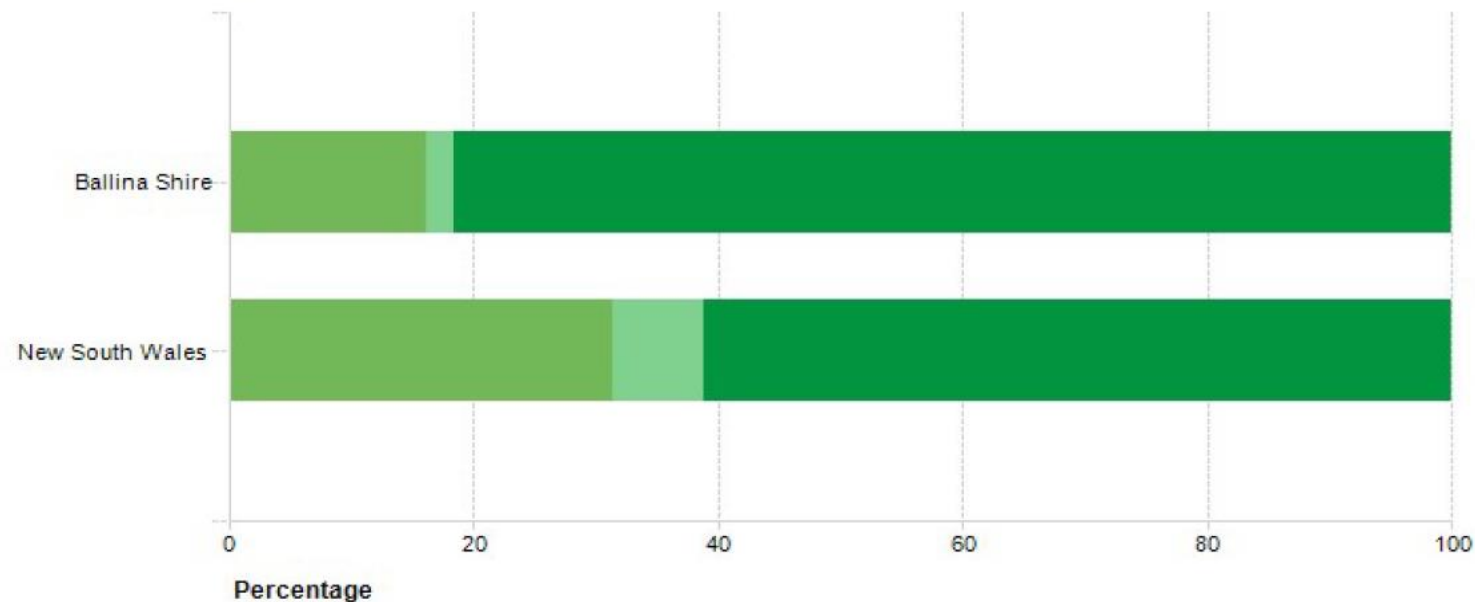


Vision Element Four – Fostering employment opportunities

Economic output by destination

Ballina Shire - All industries

Exports (domestic) Exports (international) Local Sales



Source: National Institute of Economic and Industry Research (NIEIR) ©2016
Compiled and presented in economy.id by .id the population experts

.id the population experts



Vision Element Five – Maintaining and enhancing our natural environment

Ideas – Landcare

- Develop corporate sponsorship and individual philanthropic programs that provide opportunities to fund environmental restoration and enhancement works;
- 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 and permaculture;
- Assist Landcare Groups to document projects and enhance their web sites to publicise achievements;



Alstonville in the national and world context - Global Megatrends

megatrend

1

more from less

megatrend

5

the growth of the
virtual world

megatrend

2

going, going ... gone?
loss of biodiversity

megatrend

6

great expectations

megatrend

3

the silk highway
new market
opportunities

megatrend

7

the innovation
imperative

megatrend

4

forever young,
health and ageing

megatrend

8

climate change and
disaster resilience



The next steps – A way forward

- **Strategy launch on Monday 3 April 2017**
- **Exhibition until 12 May 2017**
- **Consider and incorporate additional community ideas**
- **Report to Council - Target Meeting on 22 June 2017**
- **Community Notice once Strategic Plan adopted**
- **Action implementation phase to 2037**



Accessing Information

Visit Council's web site www.ballina.nsw.gov.au
What's New - Alstonville 2037

Printed Copies at Council's Community Access Points

Talk with Council representatives

Alstonville 2037
strategic plan consultation

have your say

Invitation to comment on the future of Alstonville

Exhibition of the draft Alstonville Planning and Environmental Study and draft Strategic Plan 2017 - 2037 commences 5 April 2017 and concludes 12 May 2017.

Stay informed

Come along and meet Council's Strategic Planners at the exhibition launch at the Alstonville Plateau Bowls and Sports Club, 10-14 Design Drive, Alstonville on **Tuesday 4 April 2017** at 6:30pm or visit Council's website to complete the online community survey.

40 Cherry Street Ballina | 02 6666 4444 | ballina.nsw.gov.au

Alstonville Planning and Environmental Study - Summary Information

Background

In 2011 Council considered a number of ways to a new plan. It was to provide housing for approximately 5000 people. Following extensive community consultation, and the release of the first village concept to 10% of respondents, further investigation into the first village was undertaken. Council did not want to repeat a similar situation to the second village, and in a third village at a later time. The time as dependent on population growth within the existing village of Alstonville and its surroundings.

In 2016 Council resolved to prepare a new local strategic plan for Alstonville and its surroundings. These plans will not directly address the first village concept or rural planning issues.

The draft Alstonville Planning and Environmental Study has been prepared following wide community consultation with the Alstonville community in June - July 2016.

Draft Vision

The previous consultation resulted in 138 submissions (verbal and written) which were used to develop a draft vision for Alstonville, future over a 20 year period.

Our community has a vision for the future of Alstonville that involves:

- Ensuring that the village's character, sense of community and quality lifestyle is maintained.
- Providing new housing opportunities that are affordable and provide choice for people to meet changing life needs.
- Enhancing village connectivity through the provision of walking paths, cycle ways and a town square.
- Providing employment opportunities, and
- Maintaining and enhancing our natural environment.

Draft Alstonville Planning and Environment Study
prepared by Ballina Shire Council

10/2016

Draft Alstonville Strategic Plan 2017 - 2037

Note: Accompanies Draft Alstonville Planning and Environmental Study

Alstonville 2037
Draft Alstonville Planning and Environmental Study and draft Strategic Plan 2017 - 2037 Survey

This survey seeks your comments on the draft Alstonville Planning and Environmental Study and the strategic actions contained within the draft Alstonville Strategic Plan 2017 - 2037.

This survey will be open until 12 May 2017.

If you would like to receive further information on the Alstonville 2037 strategic planning project, there is an option at the end of the survey to provide us with your email address.

1. About You

☐ Male
☐ Female

2. Your Age Category

☐ Under 18
☐ 18 - 24
☐ 25 - 40
☐ 41 - 54
☐ 55+

3. Where Do You Live?

☐ Alstonville residential area
☐ Outside Alstonville residential area
☐ Rural property close to Alstonville residential area
☐ Elsewhere