

# Alstonville Planning and Environmental Study and Draft Strategic Plan – Summary Information



## Background

In 2001 Council considered a number of sites for a new plateau village to provide housing for approximately 5000 people. Following extensive community consultation, and the rejection of the third village concept by 75% of respondents, further investigation into the third village was discontinued. Council did indicate that it would reconsider a suitable location for residential development and / or a third village at a future time. That time was dependent on population growth within the existing villages of Alstonville and Wollongbar.

In 2016 Council resolved to prepare place based strategic plans for Alstonville and Wollongbar. These plans were not intended to directly address the third plateau village concept or rural planning issues.

The draft Alstonville Planning and Environmental Study and draft Strategic Plan 2017 – 2037 have been prepared following initial community consultation with the Alstonville community during June to July 2016.

## Study and Plan Purpose

The preparation of the Alstonville Planning and Environmental Study and draft Strategic Plan 2017 – 2037 is part of a Council program which provides for the preparation of place based strategic plans for each of the major population centres within the shire. Plans for Wardell and Ballina have already been prepared and adopted by the Council. Strategic planning for Wollongbar is currently underway and will shortly progress to pre-study community consultation.

The planning and environmental study process is the tool through which the community's future aspirations and issues are researched and examined and a future vision is developed. The strategic plan is the mechanisms through which ideas contained within the study are developed into specific actions and priorities / responsibilities are assigned.

Place based strategic plans are intended to be used to guide the Council's decision making relating to the future development of our towns and villages over a 20 year period.

## Community Consultation 2016

Pre – study community consultation was undertaken to gain information on current and future issues, concerns and aspirations of the Alstonville community. The consultation consisted of:

- 3000 letters to property owners including post card;
- Web page and electronic survey
- Pop up shop in Main Street for 3 mornings
- Press release, radio and television interviews
- Meetings with Chamber of Commerce and Alstonville Football Club

## Alstonville – Demographic Profile

The following shows key demographic information for the period 2001 to 2011:

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 – 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%)
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%)	NA

## Draft Vision

Pre-study consultation resulted in 139 submissions (verbal and written) which were used to develop the following draft vision for Alstonville's future to 2037:

**Our community has a vision for the future of Alstonville 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.**

## Ideas

The draft Alstonville Planning and Environmental Study contains in excess of 30 ideas relating to how elements of the draft vision statement may be achieved. As an example, the ideas relating to improving footpath access appear below. Some of these ideas have been incorporated into the draft Alstonville Strategic Plan 2017 – 2037 as strategic actions. The community is encouraged to nominate additional ideas or make comments in respect to the ideas and strategic actions suggested within the documents.

### **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 2036.

Neither the ideas nor the strategic actions are a reflection of current Council policy. They have been put forward to generate community discussion.

## Housing Choice and Growth Scenarios Considered

A number of housing choice and growth scenarios have been examined. This has included the maintenance of existing planning controls (essentially a no growth option) and strategies such as increasing densities within existing medium density zoned areas, creating more opportunities for dual occupancy development and zoning additional areas to permit medium density development close to the commercial centre.

The table below provides a summary of some of the strategies considered to increase housing choice and their estimated potential impacts in terms of dwellings and population.

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 <sup>2</sup>	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
<b>TOTALS</b>	<b>840</b>	<b>1865</b>	<b>301 – 435</b>	<b>637 – 942</b>

### Additional Information – Housing Choice Initiatives

The following provides an overview of the housing choice initiatives that have been considered to enable varying levels of growth in Alstonville. Council is seeking feedback on the approaches canvassed.





### **Housing choice initiative - Dual occupancy development**

Dual occupancy development (two dwellings on one lot) could be permitted within the R2 Low Density Residential zone on sites having an area of 900m<sup>2</sup> or more. These sites are shown by the pink colour on the diagram below.

In total there are 383 potential sites that meet the 900m<sup>2</sup> or more lot area criteria. It is estimated that this would result in around 50 additional dwellings in Alstonville in the period to 2036.

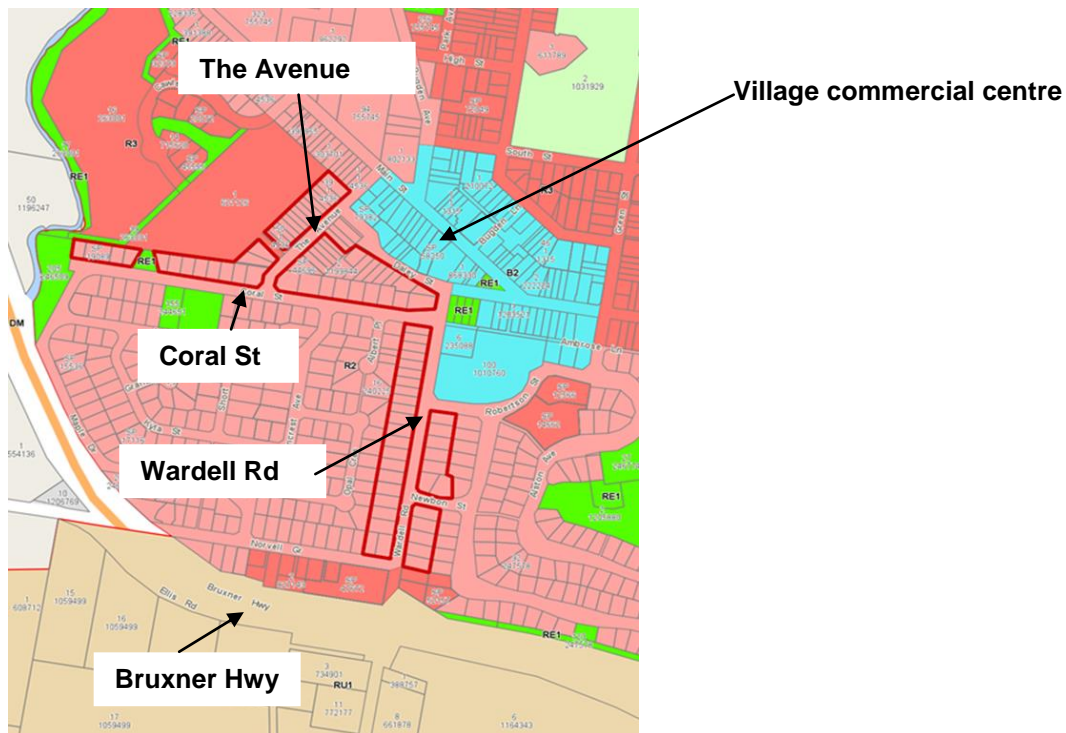


Areas shaded pink show the land parcels with a lot area on 900m<sup>2</sup> or more

### **Housing choice initiative - Increase amount of R3 zoned land**

Some land could be rezoned from R2 Low Density Residential to R3 Medium Density Residential. If this was to occur it is suggested that it would be most beneficial in relation to land located in close proximity to the village centre (commercial area). 6.6 hectares of land has been identified which has the potential to yield approximately 150 additional dwellings.

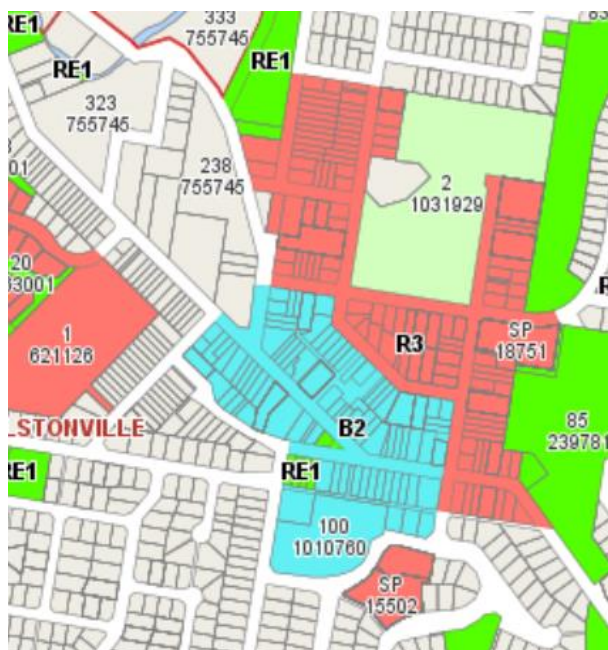
The diagram below shows by the red outline the location of sites which have been considered as potentially suitable for rezoning. It includes sites in The Avenue, on the northern side of Coral Street and in Wardell Road south to Norvell Grove linking with an existing R3 zoned area.



### Housing choice initiative - Increase dwelling density in R3 zone

Increasing the permitted density for medium density development from 1 dwelling per 300m<sup>2</sup> of site area to 1 dwelling per 200m<sup>2</sup> of site area, within 400 metres of the commercial village centre, has the potential to yield an additional 112 dwellings.

The pink colour in the diagram below shows the location of R3 Medium Density zoned properties that meet the 400 metre to the commercial town centre (B2 blue area) criteria.



### Housing choice initiative - Potential urban expansion area

Consideration could be given to rezoning for residential purposes the Adventist Care site, Lot 1 DP 542662 Pearce's Creek Road. This site, shown by red outline on the diagram below, has an area of 2.023 hectares. Allowing for land constraints it has been estimated that it has potential for approximately 20 senior living self care dwellings.

The photo below shows a view across the site towards Macquies Creek.



### Overarching Policy Position Recommended

Based on the consideration of the current planning framework, community engagement and analysis of Alstonville undertaken, the core planning policy outcomes of the draft strategic plan are:

- Retention of an inter-urban break between Alstonville and Wollongbar.
- Provision for population growth in Alstonville to 2036 in the order of 0.7% to 1% per annum.
- No lateral expansion of Alstonville aside from consideration of a 2ha area associated with the current Adventist aged care site along Pearce's Creek Road.
- Provision for increased housing stock in specific areas within the Alstonville village through a mixture of medium density housing initiatives.



## **Next Steps – Community Consultation**

The Alstonville community is encouraged to review the exhibition documents and the suggestions and ideas that they contain.

We look forward to receiving comments and additional ideas. All submissions made will be considered and reported to the Council at the conclusion of the exhibition period.

### **Exhibition Period**

5 April 2017 to 12 May 2017

### **Community Survey**

An online survey has been prepared to assist you in making comments. The survey can be accessed from Council's web site.

Comments may also be made by email to [council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au) or by letter addressed to Council's General Manager.

### **Want to Talk to Someone?**

Please call 6686 1284 and ask for a member of the Alstonville Futures Team.