

# Ballina Major Regional Centre Strategy (BMRCS)

## Reference Material Synopsis

### Federal Policy Documents

#### **Northern Rivers Regional Plan 2013 – 2016** [Click here](#)

This plan has been prepared by Regional Development Australia. The document is a high level summary and the lead strategy which also embraces the *Regional Industry and Economic Plan*, the *Regional Profile*, *Northern Rivers Social Plan*, *Northern Rivers Digital Economy Strategy* and other key documents. It addresses many of the drivers, initiatives and programs that impact on our region and accepts that while the Northern Rivers has great strengths it also faces significant challenges to our special heritage and lifestyle.

#### **Northern Rivers Data Sets (Regional profile 2013)** [Click here](#)

This document provides a comparison of ABS data related to LGA's within the Northern Rivers Region. This document is useful for comparing Ballina Shire with its neighbouring LGA's.

### State Policy Documents

#### **NSW State Plan – NSW 2021 – A Plan To Make NSW Number One** [Click here](#)

The NSW State Plan is a 10 year plan to guide NSW Government policy and decision making. The plan revolves around the following 5 key strategies:

- Rebuilding the economy,
- Returning quality services
- Renovating infrastructure,
- Strengthening our local environment and communities,
- Restoring accountability to government.

The NSW State Plan sets goals around each of the key strategies. Goals are then divided into specific actions. Actions of particular relevance to Ballina Shire and the BMRCS include the following:

- Increase tourism in NSW and double visitor expenditure by 2020,
- Increase population of regional NSW by 470,000 by 2036,
- Protect strategic agricultural land and improve agricultural productivity,
- Continued duplication of the Pacific Highway to improve road safety,
- Improve the environmental health of wetlands and catchments,
- Minimise impact of climate change on local communities, build resilience to future extreme events, complete fine scale climate change predictions by 2014.

### **Northern Rivers Action Plan** [Click here](#)

Regional action plans complement the NSW State Plan. These plans identify actions that the NSW government will prioritise over the next few years. Delivery of the Regional Action Plans will be driven locally by Regional Ministers, supported by new cross-government leadership frameworks.

The population of the Northern Rivers is predicted to grow by 37% by 2036. In the period 2011 to 2031 the population is predicted to grow from 287,809 to 367,300. An additional 32,100 new houses are predicted to be constructed within this period.

The Northern Rivers Action Plan contains the following actions of particular relevance to Ballina Shire and the BMRCS.

- Completion of the four lane Pacific Highway between Ballina and the Queensland border by 2014,
- Continue planning of the Pacific Highway upgrade between Woolgoolga and Ballina,
- Identify opportunities to improve the performance and efficiency of freight movement through the region,
- Upgrade the Ballina / Byron Gateway Airport, improve access to transport services, fire fighting and emergency operations,
- Respond to backlog of reconstruction work in high traffic areas including pavement renewal works,
- Develop a North coast Ageing Strategy,
- Support the Ballina biochar and waste to energy project (Diversion of 29,000 tonnes per annum of organic waste from landfill),
- Review and update the Far North Coast Regional strategy,
- Develop strategies and initiatives that improve access to affordable housing.

## **Far North Coast Regional Strategy, December 2006 (FNCRS) [Click here](#)**

The FNCRS applies to the Ballina, Byron, Kyogle, Lismore, Richmond Valley and Tweed local government areas. The FNCRS develops regional policies and actions to guide regional growth and recognises potential impacts on the region from rapid growth of South East Queensland.

Planning for land supply is estimated over a 25 year time frame. Ballina is designated a developing major regional centre status. This status is assigned due to the importance of its regional airport, and role as a river and coastal life style centre.

Regional growth predicted to increase population by 60,400 persons to 289,000 by 2031. Ballina Shire's dwelling stock estimated to increase by 8,400 from 2006 base of 16,720 dwellings. (The 2011 census recorded 18,074 dwellings.)

Relevant Settlement and Housing Actions include:

- Council to review building height limits within central business areas, major employment and tourism areas.
- Plan for a range of housing types that area capable of adapting and responding to ageing population.

## **Far North Coast Residential Submarket Analysis 2013 [Click here](#)**

A new report into the housing needs of the Far North Coast shows that responsive planning is required to ensure the needs of a changing and growing population are met. The report indicates that the region will continue to be a sought after location for people to live and work, and that a range of housing options will be needed in the future to meet changing and growing demand.

The latest analysis also shows the challenges regional councils will face from a rapidly ageing population. In Ballina Shire it is predicted that there will be a 50% increase in the population aged 65+ by 2031.

The analysis contains some key insights to help us plan for the region's future communities. More homes will be needed because of the region's growing population and fewer people living in each home. People increasingly want to live near the coast, resulting in the need to plan for a range of different housing types in these locations. Better roads and transport is required so that people can more easily commute to other areas for work, such as south-east Queensland.

## **Development and Active Living: Designing Projects for Active Living, June 2010 [Click here](#)**

This document provides strategies for the development of more active communities which would be more sustainable, liveable and desirable places to be. It also contains an extensive listing of resources and references to documents which may be consulted in respect to active living principles and strategies. Numerous examples of good practice are provided to assist DA and Strategic planners apply the active living principles to development proposals and within council level strategic documents.

## **Local Policy Documents**

### **Our Community Our Future – Community Strategic Plan 2013 – 2023 [Click here](#)**

The Community Strategic Plan (CSP) is the visionary long term document within the Integrated Planning and Reporting Framework. It provides the broader strategic direction for a council and outlines the key outcomes that the council, other agencies and the community will be working to achieve such as improved services for health, education, and transport, modern community infrastructure, the environment and viable businesses. More than 1000 citizens and interested parties contributed to the development of the CSP.


The key themes that guide the CSP are – connected community, prosperous economy, healthy environment and engaged leadership.

The major challenges facing the community are detailed within the CSP. These include the following:

- Accommodating increasing population without adverse amenity and safety impacts,
- Ageing population,
- Encouraging younger residents to stay and or return to Ballina,
- Retention and attraction of business investment.
- Diversifying the economy to make it more resilient to downturns,
- Managing the impacts of flooding and climate change,
- Improving the health of the Richmond River, and
- Funding the infrastructure backlog.

### **Ballina Shire Growth Management Strategy 2012 (BSGMS) [Click here](#)**

The BSGMS provides the planning framework to manage population and employment growth in Ballina Shire in the period 2012 – 2031.



Ballina is divided into 4 centres consisting of Ballina Island, East Ballina, North Ballina and West Ballina. Total population (place of usual residence) in 2011 was 16,203 persons. Refer Attachment One for a summary of key issues, objectives and strategies contained within the BSGMS for these centres.

**Ballina Shire Affordable Housing Strategy, March 2010** [Click here](#)

The strategy contains a summary of housing and demographic trend data for the period 1996 – 2006. Strategies that assist housing affordability which include maintenance of adequate land supply, increasing densities in core areas, providing for a mix in dwelling styles and encouraging adaptable housing are discussed.

**Emergency Risk Management Strategy** [Click here](#)

This document provides an analysis of the major risks and hazards likely to be experienced by Ballina Shire. Included are hazards such as cyclones, storm surges and floods. The planning implications of these risks and hazards are discussed. Information related to expected frequency (likelihood) of the risk or hazard occurring is considered.


Refer also to the **Ballina Shire DISPLAN** [Click here](#)

**Ballina Shire Council Environmental Action Plan** [Click here](#)

The Environmental Action Plan (EAP) documents Council actions that aim to improve our local environment through improving Council's own operations and activities. The aim of the EAP is to provide guidance to the elected Council and the community on the types of actions that are taking place within the organisation.

**People, Place, Prosperity: A framework for a more sustainable Ballina Shire 2025, September 2006**  
[Click here](#)

This document is Ballina Shire's Sustainability Strategic Plan. The document sets out a vision for Ballina Shire. The vision is underpinned by 8 strategies which are then supported by specific actions. The strategies are:

- A built environment contributing to health and wellbeing,
  - A diverse and prosperous economy,
  - A healthy natural environment,
  - A diverse and balanced use of land,
  - People attaining health and wellbeing,
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- Resilient and adaptable communities,
- Responsible and efficient use of resources,
- Transparent and accountable governance.

Actions associated with the creation of resilient and adaptable communities' vision component include restricting the development of environmentally inappropriate buildings and infrastructure and raising awareness about climate friendly design options.

Actions associated with a healthy natural environment are aimed at improving water quality in the Richmond River, creeks and the ocean. This would be complemented by actions which address issues such visual amenity, protection of habitat and safer swimming and boating.

Development new industries, cleaner business and manufacturing are also advocated in the strategy.

The people attaining health and well being vision component is underpinned by actions relating to the promotion of cycling and walking, and the incorporation of accessibility and mobility design principles.

#### **Destination Management Plan for the Ballina Coast & Hinterland 2014 – 2020 (Draft) [Click here](#)**

The plan was on public exhibition until 9 April 2014. The aim of the Ballina Shire DMP is to double visitor expenditure from the 2008 to 2011 aggregate total annual spend of \$149 million to \$300 million by 2020.

#### **Demographic Data 2011 Census**

Demographic data is contained within the Community Profile. [Click here](#)

A summary of relevant data is provided in the table below:

SUBURB	POPULATION (ERP)		Dwellings		% Population 65 and over	
	2011	2006	2011	2006	2011	2006
Ballina Island	7250	7085	3710	3593	35.4	34
East Ballina	5497	5524	2692	2571	19.9	18.2
North Ballina	1077	1058	512	485	26.7	22.2
West Ballina	2840	2844	1379	1310	27.1	23.3
<b>TOTALS</b>	<b>16,664</b>	<b>16,511</b>	<b>8,293</b>	<b>7,959</b>	-	-

## Commercial and Retail Strategies

### **Ballina Shire Retail Strategy, August 2003** [Click here](#)

The key premise of the Strategy is that the two large retail precincts of Ballina Island – namely the Ballina Town Centre and Kerr Street Retailing Precinct continue to be the major retail centres in Ballina Shire. All decisions relating to the future development of retail activity in the Shire should be based on the principal of protecting the position of these facilities at the top of the retail hierarchy. Integral to the above, is discouraging the creation of additional major retailing outlets which are removed from the existing established centres.

### **Ballina Shire Bulky Goods Retailing Investigation, November 2011** [Click here](#)

The primary purpose of the Study was to investigate demand for bulky goods and Large Format Retail (LFR) premises in Ballina Shire over the 2011 to 2026 period. This was in order to inform the establishment of a planning framework for such premises for incorporation within the Ballina Standard Instrument Local Environmental Plan (Ballina LEP 2012).

The investigation recommended a clustering of bulky goods retailers in the Southern Cross industrial estate at Ballina. This resulted in a B5 Business Development zone being incorporated within Ballina LEP 2012 in March 2013.

### **Ballina Shire Economic Profile 2013** [Click here](#)

Economic data is contained within the Economic Profile.

## Climate Change

### **Assessment of the Science behind the NSW Government's sea level rise planning benchmarks, NSW Government Chief Scientist and Engineer, April 2012.** [Click here](#)

This report provides a thorough review of the science behind sea level rise and the associated climate modelling. The legislative and policy context applicable to sea level rise predictions in NSW is also examined. A series of recommendations are provided for the Governments consideration. Of particular relevance to Ballina is Recommendation 2:

#### *Recommendation 2 (Regional focus)*

*The NSW Government could look toward more regionally specific calculations that take into account specific sea level, topography, flood risk and other conditions along the NSW coast. This would allow factors such as probability of extreme events (e.g. severe storms and surges) and*



*impacts to be incorporated into local planning.*

### **Climate Change 2014: Impacts, Adaptation, and Vulnerability**

The [Intergovernmental Panel on Climate Change](#) (IPCC) issued report says the effects of climate change are already occurring on all continents and across the oceans. The world, in many cases, is ill-prepared for risks from a changing climate. The report also concludes that there are opportunities to respond to such risks, though the risks will be difficult to manage with high levels of warming.

Responding to climate change involves making choices about risks in a changing world. The nature of the risks of climate change is increasingly clear, though climate change will also continue to produce surprises. The report identifies vulnerable people, industries, and ecosystems around the world. It finds that risk from a changing climate comes from vulnerability (lack of preparedness) and exposure (people or assets in harm's way) overlapping with hazards (triggering climate events or trends). Each of these three components can be a target for smart actions to decrease risk.

### **Climate Change Adaption Guidelines in Coastal Management and Planning**

**(Engineers Australia 2012)** [Click here](#)

This guideline is directed at local government engineers and managers whose area of responsibility includes a section of the Australian coastline. It is designed to assist in making appropriate decisions in managing coastal development problems subject to climate variability and change including when to call for additional expert advice.

### **Communication Guidelines for Coastal Hazard Adaptation**

The Local Government Association of Queensland has prepared the [Communication Guidelines for Coastal Hazard Adaptation](#) to provide a practical resource to assist both elected members and council officers develop fit-for-purpose communication strategies about coastal hazards and council's decision-making processes to respond and adapt to such hazards.

### **National Climate Adaption Research Facility (NCCARF) Policy Guidance Brief 1: Building resilient coastal communities and ecosystems** [Click here](#)

This Policy Guidance Brief deals with coastal management under climate change. It is built upon the experience of New South Wales.

The policy guidance provided in this brief was developed at a regional workshop held in Northern NSW. The workshop was attended by policy makers and managers from NSW Government, several NSW Councils, Northern Rivers CMA, four academics working on Coastal Zone Management, Prof Bruce Thom (from Wentworth Group), and NCCARF staff.



### **Costs and coasts: an empirical assessment of physical and institutional climate adaptation pathways -Final Report (NCCARF and CSIRO 2013) [Click here](#)**

This research analysed the costs and benefits of residential adaptation and identified coastal community types to determine if adaptation should take place at the community or individual level.

### **Ballina Shire Climate Action Strategy [Click here](#)**

The Ballina Shire Council Climate Action Strategy was adopted by Council in December 2011. The Climate Action Strategy documents Council's present thinking in respect to appropriate climate change responses based on community expectation, current scientific understanding, government direction and the opportunities for climate change adaptation and mitigation at a local government level.

### **Resilience to Climate Change Manual**

The Australian Centre for Excellence in Local Government has produced [Climate Adaptation Manual for Local Government: Embedding Resilience to Climate Change](#). The Manual highlights leading case studies and practical resources from Australian municipalities and overseas, and includes a step-by-step framework for effectively embedding climate risk into council operations

### **Resilient Housing Guidelines – A Report on Development Guidelines for Resilient Housing for Lake Macquarie, June 2013 [Click here](#)**

Lake Macquarie is located on the NSW Central Coast and is at increased risk from flooding and tidal inundation as a consequence of climate change. This report provides guidelines for the construction of resilient housing which is able to respond and adapt to future changes in hazard risk levels.

### **State of Climate 2014 [Click here](#)**

This is the third report produced by the Bureau of Meteorology and the CSIRO. It discusses long term trends for Australian climate. Included are climate scenarios for Australia. Also included is information related to sea level rise observations.

## **Catchment Management, Drainage and Flooding**

### **Ballina Floodplain Risk Management Study, January 2012**

#### **Volume 1 [Click here](#) Volume 2 (Maps) [Click here](#)**

The primary objective of this study was to identify and evaluate options available to manage flood risk in the study area, in order to inform the development of a Floodplain Risk Management Plan.

The study examines flood risk in the study area for both current day and in the future due to anticipated

increases in sea levels and rainfall intensity through climate change. The consequences of flooding are assessed by estimation of flood damage to property and the capability of the community to evacuate. The total annualised damage for the study area was estimated at \$9 million per year on average. This is through damage to residential property, commercial property, public infrastructure and sugar cane crops. Over half the damages are attributed to residential property, and a quarter to commercial property.

The outcomes of the evacuation capability assessment indicate that for extremely large and rare flood events (i.e. assessing the PMF), it may not be possible to fully evacuate Ballina given current prediction and warning practices. For flood events up to and including the 100 year ARI (excluding climate change), however, evacuation routes servicing the most densely populated area, Ballina Island, do not close; thus enabling evacuation of the majority of the population in the study area.

#### **Draft Exhibited, Chapter 1, Urban Land – Policy Statement 11, Flood Risk Management, May 2012**

[Click here](#)

Policy Statement 11 was exhibited in 2012 concurrently with the Ballina Floodplain Risk Management Study. This chapter was intended to replace Chapter 2b – Floodplain Management, Ballina DCP 2012. At this stage Council has not yet considered the submissions received following public exhibition.

Consideration of submissions may result in a number of proposed amendments to this document. Re-exhibition of a revised chapter may also result depending on the nature of amendments.

#### **Chapter 2b – Floodplain Management, Ballina DCP 2012** [Click here](#)

This chapter contains the current controls related to development within the Ballina floodplain. Primarily the chapter deals with the setting of minimum fill and floor levels. Controls are arranged such that existing developed areas such as those located in Ballina are subject to minimum fill and building levels which do not include a component related to climate change. Other areas located such as those located within new release areas and within rural areas have included a climate change component when setting minimum fill levels.

#### **Ballina Shire Coastline Management Study Parts 1 and 2** [Click here](#)

Council in conjunction with the Department of Environment and Climate Change and project consultants GeoLINK and BMT WBM prepared the Ballina Coastline Management Study.

Part one of the study (Values Assessment) identifies the ecological, cultural, heritage, recreational and economic values of the Ballina coastline.

Part two of the study (Management Options Assessment) identifies where coastal values may be under threat from coastline erosion and outlines various management options.

## **Ballina Shire Urban Stormwater Management Plan, June 2012,**

**Volume 1** [Click here](#) **Volume 2 – Background Information** [Click here](#)

This strategy concludes that whilst Council's draft Flood Risk Management Policy Statement 11 aims to control development on flood prone land by requiring the filling of flood liable allotments prior to constructing buildings, it does not specifically address public infrastructure such as roads and stormwater drainage. The strategy recommends that a Stormwater Master Plan is developed to guide future stormwater asset renewals on low-lying land in Ballina and ensure that efficient upward migration of stormwater infrastructure and/or implementation of alternative stormwater management in these areas is achieved.

## **Coastal Zone Management Plan for the Richmond River Estuary, Volume 1, 2011** [Click here](#)

This Coastal Zone Management Plan provides details on the actions required to achieve the objectives for the management of the Richmond River Estuary, as identified in the Estuary Management Study (Volume 2 [Click here](#)).

The Estuary Management Study (Volume 2) provides background information on the estuarine processes and their interaction in the Richmond River Estuary and defines values, management objectives, issues to be addressed and potential management options. The Coastal Zone Management Plan (Volume 1) provides a ten year strategic plan for the implementation of management strategies.

## **Northern Rivers Catchment Action Plan 2013 – 2023** [Click here](#)

The Northern Rivers Catchment Action Plan 2013–2023 is an all-of government and all-of-community plan to guide the sustainable management of natural resources in the Northern Rivers Region until 2023. These natural resources include soils, biodiversity, rivers, estuaries, wetlands, and coastal and marine environments.

## **Shaws Bay Estuary Management Plan Volume 1** [Click here](#)

In 2000, the current Shaws Bay Estuary Management Plan (SBEMP) was prepared for Ballina Shire Council. This plan identifies and assesses the main hydrodynamic, sedimentation, water quality and ecological processes within this estuary. The impacts of human activities on all estuary processes have been reviewed to develop a list of issues which require more detailed consideration.

Council has progressively implemented many of the actions in the 2000 SBEMP, new or re-emerging issues have arisen and a better understanding of Shaws Bay has developed, triggering the need to update the plan. Ballina Shire Council has engaged local consultants, Hydrosphere Consulting in 2014, to

prepare the Shaws Bay Coastal Zone Management Plan following the NSW government guidelines for coastal management. This new plan will focus on reviewing and updating Council's management and planning processes to ensure Shaws Bay is managed in the best way possible. Community consultation relating to the preparation of the new plan is being undertaken during April 2014.

## Heritage and Culture

**Our Community: Our Culture Ballina Shire Cultural plan 2014 – 2012 (draft).** [Click here](#)

The purpose of the draft plan is to provide a strategic direction to build cultural activity in the shire. The draft plan aims to encourage and enable the community to instigate and foster cultural activity in our shire. This plan will guide Council and the community in building cultural activity to 2020.

A snapshot survey forming part of the plan nominated the Shire's major cultural strengths as environment and open space, walkways and cycle ways, local history / heritage, arts and crafts, Aboriginal culture / heritage and friendliness of the people. In terms of cultural activity that could be improved the main responses received related to environment and open space, cycleways and walkways, Aboriginal culture, arts and crafts and community events.

**Shire Wide Community Based Heritage Study** [Click here](#)

**Thematic History of Ballina** [Click here](#)

This document contains information and details related to the historical significance of the items of the environmental heritage listed within Ballina LEP 187 and Ballina LEP 2012.

## Infrastructure

**Ballina Shire Contributions Plan, November 2008** [Click here](#)

This Plan became effective on 1 November 2008 and enables Ballina Shire Council to levy section 94 contributions for certain public amenities and services where new development will or is likely to increase the demand for these facilities.

The proposed life of this Plan is 20 years, based on the projected growth in population over that time. New residential and tourist accommodation development resulting in an increasing local population is envisaged throughout this period. The Shire's resident and equivalent visitor population is estimated to grow from approximately 43,500 in 2007 to 63,000 in 2026. The majority of this population growth is expected to occur within urban release areas at Cumbalum, Wollongbar and Lennox

Head.

The Plan is scheduled for review later in 2014.

**Ballina Shire Roads Contribution Plan, February 2010** [Click here](#)

The Ballina Shire Roads Contributions Plan enables Ballina Shire Council to levy s. 94 developer contributions for the augmentation works required to the Shire road network to be able to accommodate future traffic growth resulting from development. There is a comprehensive program for works to address the traffic growth to the year 2031 associated with projected growth in population and industrial or commercial development. This contribution plan came into affect on 8 February 2010 and is scheduled for review during 2014.

**Sewerage Infrastructure Development Servicing Plan, May 2004, (DSP)** [Click here](#)

This DSP covers sewerage developer charges for all development areas serviced by Ballina Shire Council. This DSP has been prepared in accordance with the Developer Charges Guidelines for Water Supply, Sewerage and Stormwater (2002) issued by the Minister for Land and Water Conservation (now administered by the Department of Infrastructure Planning and Natural Resources), pursuant to section 306 (3) of the Water Management Act 2000.

**Water Supply Infrastructure Development Servicing Plan, May 2004,** [Click here](#)

This DSP covers water supply developer charges for all development areas serviced by Ballina Shire Council. This DSP has been prepared in accordance with the Developer Charges Guidelines for Water Supply, Sewerage and Stormwater (2002) issued by the Minister for Land and Water Conservation (now administered by the Department of Infrastructure Planning and Natural Resources), pursuant to section 306 (3) of the Water Management Act 2000.

**Rouse Water Development Servicing Plan, April 2009** [Click here](#)

This Development Servicing Plan has been prepared by Rous Water, the bulk water supply authority for Ballina Shire, Byron Shire, Lismore City and Richmond Valley Shire. This DSP requires all development to make a payment to augment future bulk water supply infrastructure, where such development is connected to a reticulated water supply that relies on bulk water supplies by Rous Water. In Ballina this applies to all reticulated areas except for Wardell. Ballina Shire Council acts as Rous Water's agent in the collection of contributions under this plan in Ballina Shire and the issue of the accompanying certificate of compliance. This plan is currently being reviewed by Rouse Water.

### **Ballina Shire Car parking Contributions Plan 2014 [Click Here](#)**

This Contributions Plan enables Ballina Shire Council to levy s.94 developer contributions for the provision of car parking within the Ballina, Lennox Head and Alstonville commercial area.

### **Pedestrian Access and Mobility Plan (PAMP) Priority Program of works (2013 Review) [Click here](#)**

The Pedestrian Access and Mobility Plan (PAMP) is a framework developed by the Roads and Maritime Services of NSW (RMS) to assist Councils in providing a comprehensive and integrated framework for developing coordinated, convenient and safe pedestrian networks within towns and villages. The delivery plans for Ballina are able to be accessed by following the links below:

- East Ballina [Click here](#)
- Ballina Island [Click here](#)
- North Ballina [Click here](#)
- West Ballina [Click here](#)

### **Pedestrian Access and Mobility Plan (PAMP) 2010 Review [Click here](#)**

Council's initial PAMP was adopted in 2004. In 2010 a new PAMP was developed and this was adopted by Council in November 2010. The PAMP examined pedestrian areas and the routes people travel along. It assessed their use, with the aim of improving how the pedestrian network functions. The network includes shared paths, and road users including riders of mobility scooters.

### **Playground Equipment Installation Program, 2007 [Click here](#)**

This document provides a schedule of proposed works to local parks. Information is also provided as to the nature of improvements contained within Council parks.

## **Environment - Plans of Management, Vegetation Management Plans**

### **Koala Habitat and Population Assessment: Ballina Shire Council LGA [Click here](#)**

This assessment may lead to the development of a Comprehensive Koala Plan of Management for the Ballina LGA. Information contained within the assessment shows that koalas have been recorded at north Ballina, Ballina Island and at East Ballina. A population of koalas is known to exist at East Ballina.

### **Principal Generic Plan of Management (See Council)**

### **Ballina Coastal Reserve Plan of Management [Click here](#)**

A Plan of Management (PoM) has been developed for the coastal Crown lands within Ballina Shire north

of the Richmond River. The PoM recommends the creation of a single Reserve for Public Recreation and Coastal Environmental Protection under Section 87 - Crown Lands Act 1989 to be formally known as the Ballina Coastal Reserve.

#### **Hampton Park POM [Click here](#)**

The Reserve is in the middle of Ballina Island and has been used and promoted for recreational purposes for 118 years. Ballina Shire Council as Trustee of the Reserve resolved on 28 August, 2003 to prepare a POM for the Hampton Park Reserve and the Bowling Club Lease in partnership with the Ballina Bowling Club, Ballina Croquet Club, Ballina Tennis Club and the general public.

#### **Vegetation Management Plans [Click here](#)**

Ballina Council is in the process of producing Vegetation Management Plans for all the reserves in the Shire that contain native vegetation. The web link provides details all plans that have been completed.

Copies of the Vegetation Management Plans that are not available on this Web site can be obtained from Council's Open Spaces and Reserves Section.

#### **Vegetation Management Plan East Ballina Crown Reserve [Click here](#)**

This site is located at East Ballina and comprises about 57 hectares of crown land. The south-eastern part of the site is bordered by Pine Avenue and the Coast Road which separates the site from another significant area of vegetation at Black Head. The western corner is intercepted by Links Avenue.

The site contains a number of differing but related vegetation communities including Wallum Heath, Vine Thicket, Sedgeland and Melaleuca Wetlands. The VMP documents a systematic strategy to implement vegetation restoration work within this crown reserve.

### **Master Plans**

#### **Ballina Foreshores Master Plan [Click here](#)**

Outlines land use planning and management options for land along the Richmond River foreshore in Ballina. The Ballina Foreshore Master Plan arises from the Memorandum of Understanding (MOU) agreed between the NSW Department of Lands and Ballina Shire Council in 2006. It provides information relating to Crown land and Council sites on the Richmond River foreshore located between Burns Pt ferry and the Missingham Bridge.

#### **Ballina Landscape Entry Treatment Master Plan [Click here](#)**

Identifies proposed landscaping for the main road entrances into Ballina including tree plantings and sculptures.



### **Captain Cook Park Master Plan** [Click here](#)

This master plan provides a framework for planning and management outcomes at Captain Cook Park which adjoins the Richmond River in the Ballina commercial area.

### **CBD Concept Master Plan** [Click here](#)

Prepared in 2002 and provides for staged improvements to the Ballina Town Centre.

### **Clark Street Masterplan and Land Use Review** [Click here](#)

Outlines options for potential future development of the Clark Street Industrial Precinct and adjoining Crown Land.

### **Richmond River Recreational Boating Study** [Click here](#)

The Study involved technical assessment and consultation with the community to identify:

- existing and future trends for recreational boating in the local area and region;
- the adequacy of existing boating infrastructure along the Lower Richmond River;
- the community's needs for new or improved facilities such as wharves, jetty sites, dedicated anchorage, boat ramps and other supporting facilities (eg. car trailer parking, amenities, lighting).

### **Southern Cross Precinct Master Plan** [Click here](#)

Identifies proposed future land use arrangements for Council owned land in the vicinity of the Southern Cross Industrial Estate and Ballina/ Byron Gateway Airport.

### **West Ballina Structure Plan** [Click here](#)

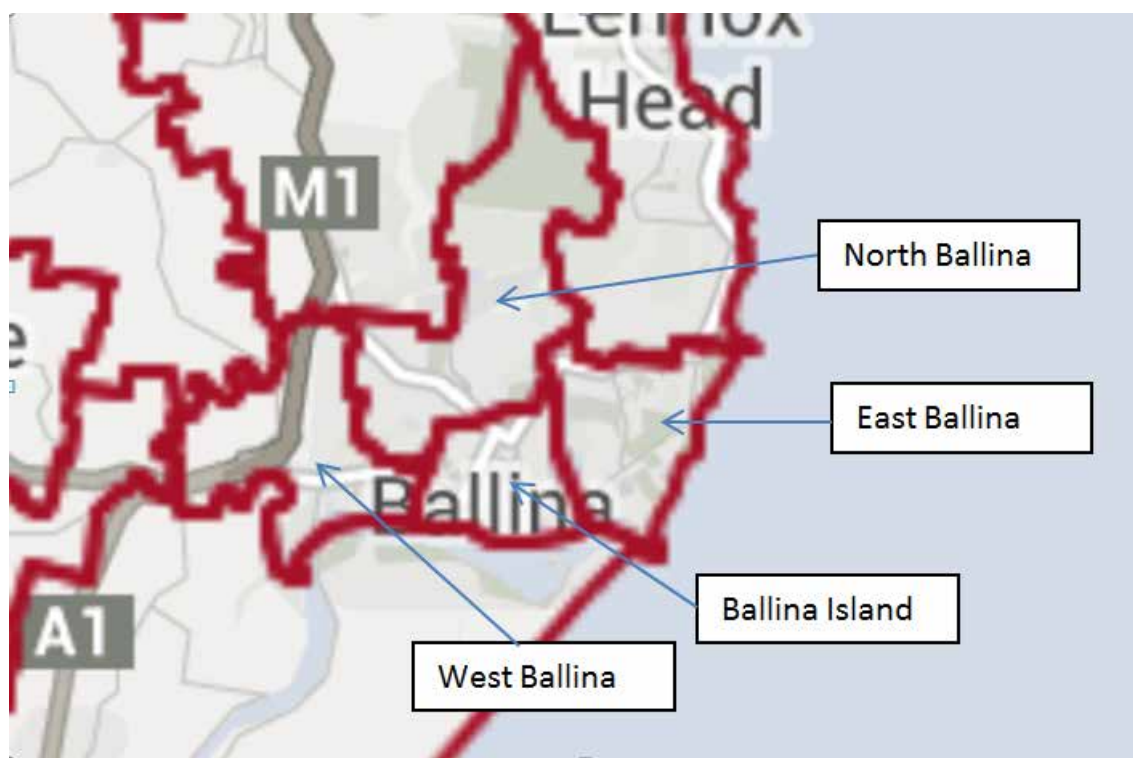
Council adopted the West Ballina Planning Study and Structure Plan I 2011. The Planning Study and Structure Plan were prepared to establish a strategic approach and guidance for future land use (both urban and non urban) in the plan study area.

The locality examined in the study and plan includes the land bound by North Creek Canal and the Pacific Highway Ballina Bypass alignment and the two arms of the existing Pacific Highway.

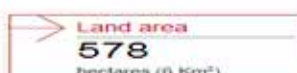
In summary, the Structure Plan identifies the future land use framework for the locality which includes provision for:

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- Highway Service Centre
  - Employment Land
  - Open Space/Sporting Facilities
  - Residential Extension
  - Agricultural Land and Temporary Uses

**Attachment One – Summary Extracts of Issues, Objectives and Actions for Ballina contained within BSGMS**



Ballina Island	
Issue	Strategy Observations and Responses
Vision	Continuation of role as primary business and civic centre for Ballina Shire.
Key issues	<ul style="list-style-type: none"> <li>• Affected by potential major and infrequent flood events. Vulnerable to climate change sea level rise;</li> <li>• Flat topography attractive to seniors;</li> <li>• Incremental in-fill development duplex, triplex development types and multi storey residential up to 6 storeys along Richmond River in CBD;</li> <li>• Lots size and configuration as well as development standards constrain redevelopment;</li> <li>• Urban infrastructure capacity issues require consideration.</li> </ul>
Locality Objectives	<ul style="list-style-type: none"> <li>• Reinforcement of key commercial and community centre role;</li> <li>• Ballina CBD to remain core of shire's retail hierarchy;</li> <li>• Recognition as favoured senior living location;</li> <li>• Residential function complemented by other land uses;</li> <li>• Maintain access to affordable housing;</li> <li>• Manage Aboriginal and European cultural heritage.</li> </ul>
Strategic Actions	<ul style="list-style-type: none"> <li>• Investigation of climate change impacts;</li> <li>• Identification of preferred infill development sites;</li> <li>• Review building height standards;</li> <li>• Identify a health care precinct;</li> <li>• Investigate industrial incubator in Clark Street Industrial Estate;</li> <li>• Manage and promote heritage values.</li> </ul>



West Ballina	
Issue	Strategy Observations and Responses
Vision	Key entry point to Ballina. Hub for recreational boating and provides a range of commercial opportunities.
Key issues	<ul style="list-style-type: none"> <li>Impacts of Ballina Bypass on commercial development along old Pacific Highway;</li> <li>Proposed arterial road link between West and North Ballina;</li> <li>Gateway site at Teven Road interchange of Pacific Highway;</li> <li>Development pressures for light industrial and bulky goods retailing due to visibility from Ballina Bypass;</li> <li>Key river access points;</li> <li>Affordable housing due to manufactured home and caravan park estates;</li> <li>Little social infrastructure;</li> <li>Aboriginal and non –Aboriginal cultural heritage values.</li> </ul>
Locality Objectives	<ul style="list-style-type: none"> <li>Medium to low density residential land uses;</li> <li>Manage transitional commercial impacts due to impacts of Ballina Bypass;</li> <li>Recognise value of Richmond River;</li> <li>Manage and promote Aboriginal and European cultural heritage.</li> </ul>
Strategic Actions	<ul style="list-style-type: none"> <li>Investigation of climate change impacts;</li> <li>Establish old Pacific Highway as location for innovative and mixed businesses (non- retail);</li> <li>Reinforcement of <i>edge</i> and <i>gateway</i> to Ballina;</li> <li>Identify desired future character of area;</li> <li>Investigate and broaden marine based industry in Smith Drive locality;</li> <li>Manage and promote heritage values.</li> </ul>

## Important Statistics

Population  
**2,901**  
 2011 Usual residents

Land area  
**1,064**  
 hectares (11 Km<sup>2</sup>)

Population density  
**2.73**  
 persons per hectare

East Ballina	
Issue	Strategy Observations and Responses
Vision	Future development will occur at a scale and intensity appropriate to maintaining the coastal character of the locality.
Key issues	<ul style="list-style-type: none"> <li>• Key coastal locality of Ballina Shire surrounded by high amenity coastal environments;</li> <li>• Limited development opportunities – mainly low scale infill;</li> <li>• Heritage sites and values</li> </ul>
Locality Objectives	<ul style="list-style-type: none"> <li>• Preserve and enhance seaside atmosphere;</li> <li>• Development to relate to landscape character and be compatible with natural environment;</li> <li>• Maintain existing coastal tourist facilities (caravan parks);</li> <li>• Retain low rise scale of development;</li> <li>• Manage heritage sites and values.</li> </ul>
Strategic Actions	<ul style="list-style-type: none"> <li>• Establish development controls that reflect existing and desired character;</li> <li>• Construction of pathways linking Lennox head and Skennars Head;</li> <li>• Enable key coastal public infrastructure including surf club and marine rescue facilities;</li> <li>• Manage and promote heritage values.</li> </ul>

## Important Statistics

 **Population**  
**5,365**  
 2011 Usual residents

 **Land area**  
**778**  
 hectares (8 Km<sup>2</sup>)

 **Population density**  
**6.89**  
 persons per hectare

North Ballina	
Issue	Strategy Observations and Responses
Vision	Key entry point – mixed live-work environment. Location of major public infrastructure including Ballina – Byron Gateway Airport and Ballina Waste Management Facility.
Key issues	<ul style="list-style-type: none"> <li>• Light industrial and bulky goods retailing hub;</li> <li>• Affordable housing opportunities;</li> <li>• Limited social infrastructure;</li> <li>• Planned alteration to road network with respect to airport access;</li> <li>• Heritage sites and values</li> </ul>
Locality Objectives	<ul style="list-style-type: none"> <li>• Provide for future employment opportunities;</li> <li>• Avoid and mitigate land use conflicts due to mixture of land uses in this location;</li> <li>• Protect important public infrastructure;</li> <li>• Conserve ecologically important vegetation communities;</li> <li>• Manage and promote heritage values.</li> </ul>
Strategic Actions	<ul style="list-style-type: none"> <li>• Investigation of climate change impacts;</li> <li>• Investigate through rezoning process land development opportunities identified in the Southern Cross Precinct Masterplan and West Ballina Structure Plan;</li> <li>• More detailed planning framework for long use of industrial areas;</li> <li>• Enhanced entry treatment;</li> <li>• Clustering of bulky goods retailing precinct;</li> <li>• Investigate future road connection between Ballina and Lennox Head;</li> <li>• Manage and promote heritage values.</li> </ul>

