

# » Wollongbar 2038 strategic planning project

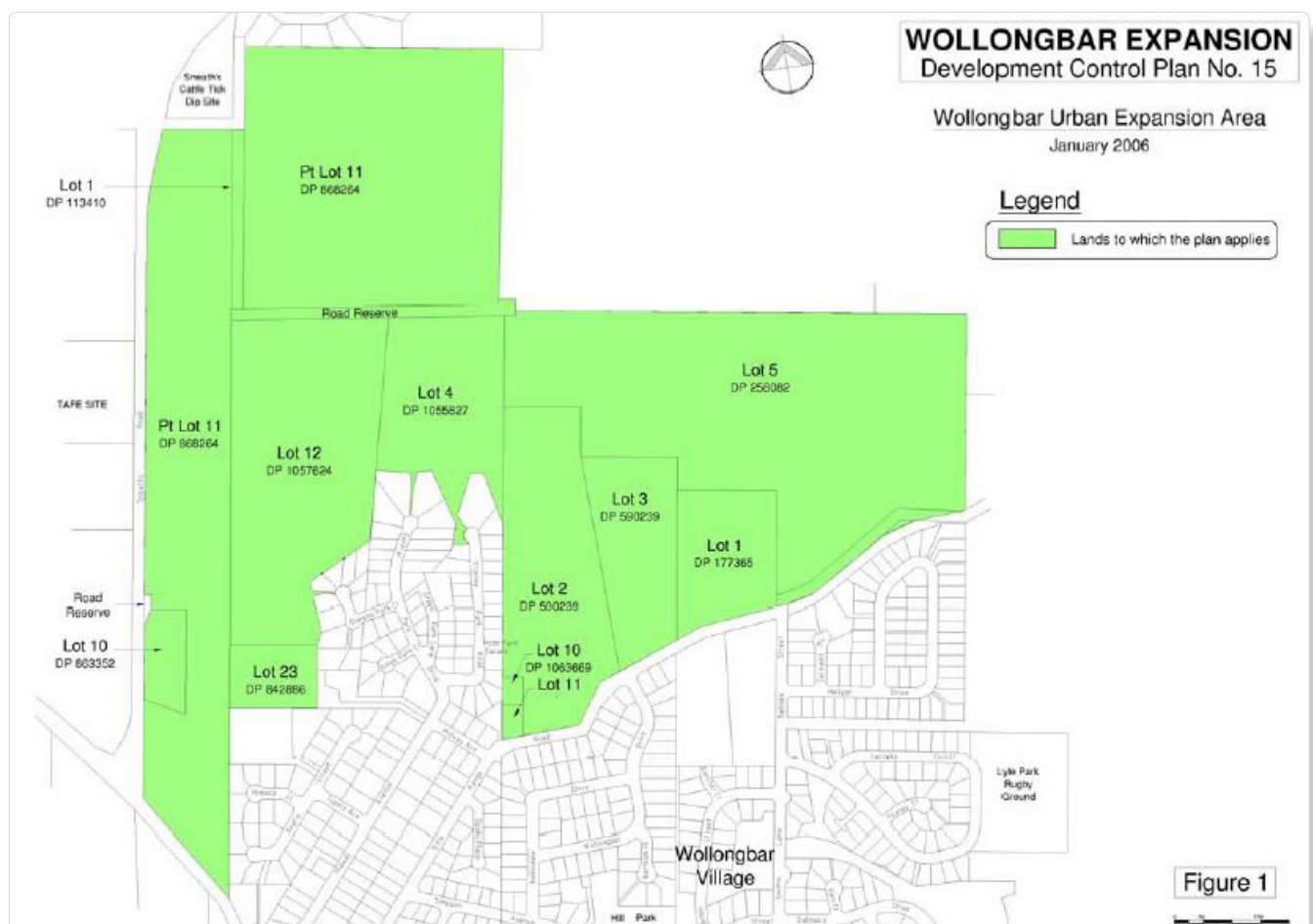
## » Background

Residential development in Wollongbar commenced in 1963 with the release of 10 lots on the old Bruxner Highway between Rifle Range Road and Francis Avenue. By 1971 the village comprised 38 dwellings and 68 vacant lots.

The local environmental study which preceded Ballina LEP 1987 nominated a threshold population of 4500 persons for Wollongbar which still remains in place today.

Ballina LEP 1987 zoned certain land adjoining the then Wollongbar village for urban investigation purposes with the intent that this land would one day be considered for village expansion purposes.

In 2002 the Wollongbar Urban Expansion Area (WUEA) was created with the rezoning of 104.8 hectares of land to part 2(b) Village Area zone (79ha) and 7(d) Scenic/ Escarpment zone (25.8ha). The **diagram below** shows the location of the WUEA.



It was initially envisaged that the WUEA would accommodate 1067 dwellings and provide housing for 2880 people. By 2008 these estimates had been revised down to 928 dwellings and 2500 people due to the impact of topography on lot yields.

In 2017 it is estimated that Wollongbar contains approximately 1060 residential lots and a population of approximately 2700 people.

The **adjacent diagram** is an extract from Ballina LEP 2012 showing land zoning information.

## » Strategic Plan Purpose

Council has a 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.

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

The strategic plan for Alstonville is on exhibition for community comment until 12 May 2017.

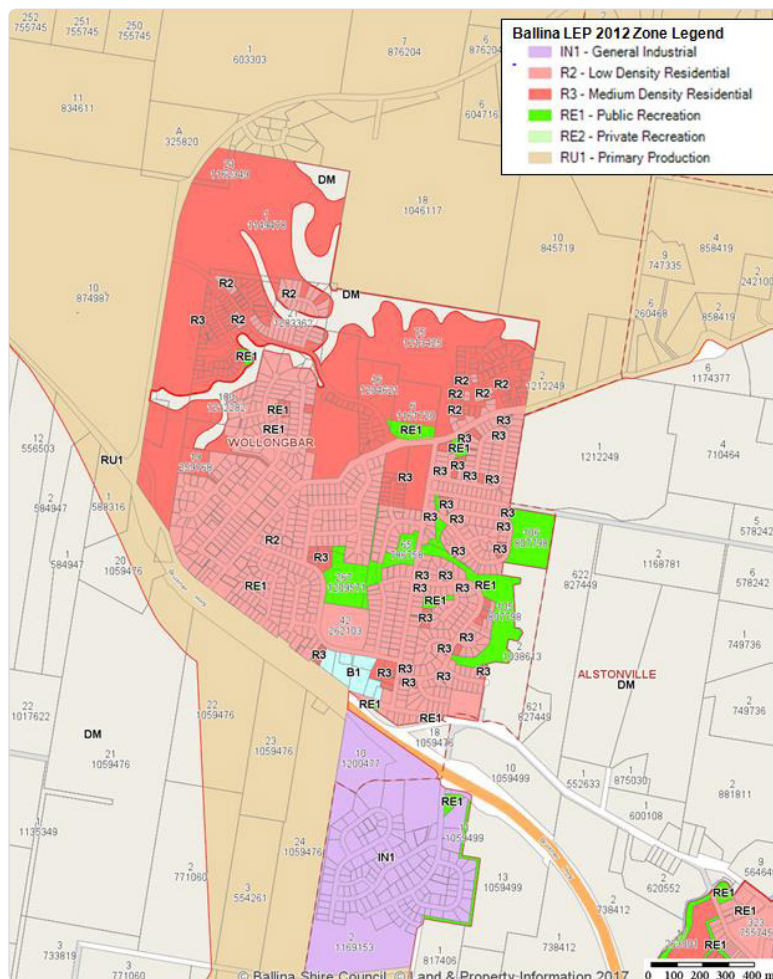
Place based strategic plans are intended to be used to guide the Council's decision making relating to the future development of our towns and villages over a 20 year period.

Strategic planning for Wollongbar is currently underway. This includes a number of community consultation initiatives designed to obtain the communities views on issues impacting on their village and the desired future direction to 2038.

Information obtained through the community consultation process will be used to develop a draft community vision for Wollongbar to 2038. Research related to identified issues will be undertaken via the preparation of a draft planning and environmental study. Some of the ideas generated will then be incorporated within a draft strategic plan.

The strategic plan is the mechanisms through which ideas contained within the study are developed into specific actions and priorities / responsibilities are assigned.

It is anticipated that the draft Wollongbar Planning and Environmental Study and draft Strategic Plan 2038 will be completed by the end of 2017 and be ready for community consultation in early 2018.



## » Initial Community Consultation Period

The initial consultation will be conducted during April and May 2017

### TO PROVIDE FEEDBACK:

**complete the online survey at**  
**[www.ballina.nsw.gov.au](http://www.ballina.nsw.gov.au)** (search Wollongbar 2038)

**email** [council@ballina.nsw.gov.au](mailto:council@ballina.nsw.gov.au)

**write to** Wollongbar 2038, Ballina Shire Council, PO Box 450, Ballina NSW 2478

**phone** Strategic and Community Facilities Group, 6686 1284

**SUBMISSIONS CLOSE 2 June 2017.**

» If you have any questions or concerns please contact:

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