

Wollongbar Draft Strategic Plan 2018 - 2038



Strategic Plan Purpose

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. Council has already adopted strategic plans for Wardell (2016), Ballina (2016) and Alstonville (2017).

The draft strategic plan contains 12 suggested strategic actions which are designed to enable the draft vision for Wollongbar's future to 2038 to be realised. The exhibition of the draft strategic plan is designed to provide the community with an opportunity to review the suggested actions, to provide comments and to nominate additional actions for consideration.

The draft strategic plan is available for viewed on Council's web site search [Wollongbar 2038](#).

Draft Vision for Wollongbar to 2038

The draft vision developed for Wollongbar to 2038, following conversations with Wollongbar residents, and a review of the 2017 community survey results, has the following elements:

- *Ensuring that the sense of community and wellbeing present in Wollongbar is maintained.*
- *Ensuring that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities.*
- *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.*

Draft Wollongbar Planning and Environmental Study – Main Issues Identified

The study processes examined issues such as population growth and employment, residential and industrial land supply, available housing choices and population forecasts to 2038. The following more significant issues have been identified and are proposed to be addressed through specific strategic actions:

- *Decline in land available for residential subdivision;*
- *Limited industrial land supply;*
- *Limited housing choice options;*
- *Increasing unemployment and its correlation with increasing population;*

- High reliance on motor vehicles for journey to work;
- Modelled population increase of 2,200 people to 2038 (+2.65%pa)

Significant Draft Strategic Planning Actions

The following strategic actions have been nominated as a means through which emerging issues may be addressed:

Action 7 - Evaluate the potential for Lot 1 DP 1212249, No 184 Rifle Range Road (outlined in red on map below) to support urban (residential) development.



Comment:

It has been estimated that an additional 850 dwellings will be required by 2038 to achieve annual population growth of +2.65%pa. This is the level of growth predicted in population modelling based on the availability of residential land for development.

In 2017 there was estimated to be capacity for 720 dwellings within the Wollongbar Urban Expansion Area (WUEA new residential area centred on Plateau Drive) and approximately 80 dwellings within the older established residential areas south of Rifle Range Road.

Approximately half (32 hectares) of the undeveloped, and zoned residential, land within the WUEA is owned by the United Protestant Association (UPA). This land is estimated to have a potential to yield up to 370 lots / dwellings. At this stage the UPA has not determined the purpose for which the land will be developed. If developed for purposes other than greenfield

residential subdivision, such as seniors housing and for various other community housing forms, then a significant shortage of new conventional residential lots will occur.

One option to address a potential significant loss of greenfield conventional residential lots is to identify land that may be suitable for residential subdivision purposes and located in close proximity to Wollongbar village. This is a backup plan aimed at identifying a potential supply of new residential lots in the period to 2038 if UPA land is developed for non-conventional housing purposes. The plan involves further evaluating the potential of one specific property which is situated on the southern side of Rifle Range Road, adjoining the eastern edge of the existing village, and extending south towards Elvery Lane and the new sports fields.

184 Rifle Range Road has an area of approximately 27.4 hectares and if ultimately found suitable and rezoned for residential purposes has an estimated potential to supply approximately 300 residential lots.

Action 6 - Initiate a planning proposal to permit 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.

Comment:

The 2016 Census found that approximately 84% of occupied dwellings in Wollongbar were separate houses on individual lots. The remaining 16% consisted of other housing forms such as dual-occupancy and villa homes.

The level of other housing forms available in Wollongbar in 2016 was below that available in Alstonville (21%) and Ballina Shire (30%). The ability of residents to move to other housing forms in Wollongbar is therefore more challenging as there is less housing choice than in some other parts of the shire.

Currently multi-dwelling housing is permitted with Council consent upon the majority of land contained within the WUEA. This residential land is zoned R3 Medium Density Residential. Due mainly to topographical factors (slope of the land), and the costs associated with building multi-dwelling housing on slope constrained sites, a relatively low number of sites have been developed for dual occupancy purposes.

Action 6 proposes to permit dual occupancy development on certain larger non-slope constrained sites located throughout the existing older village area on R2 Low Density Residential zoned land. It is estimated that approximately 240 suitable lots (subject to further slope evaluation) may have dual occupancy potential if this action is implemented. Given the generally good condition of housing stock, in areas considered to have dual occupancy potential, a low development rate of 6 dual occupancy projects per annum has been estimated to 2038.

Action 9 – Evaluate the potential for land adjoining the Russellton Industrial Estate to the east (Lot 13 DP 1059499 and Lot 1 DP 738412), outlined in red on map below, to support urban (industrial) development.



Comment:

It has been found that approximately 16 hectares of vacant industrial zoned land exists within the Wollongbar Industrial Estate. Much of this land is constrained by slope. This will impact land development costs creating economic feasibility challenges particularly for larger footprint development proposals.

It has been estimated that one hectare of industrial land has the potential to generate approximately 20 to 30 jobs. In the period to 2038, as the population of Wollongbar increases there will be a continuing demand for local jobs. Releasing additional land for industrial development which is not slope constrained, with good access to the Bruxner Highway, is a strategy that may result in the creation of more local jobs.

The further evaluation of the land identified on the eastern side of the existing Russellton Industrial Estate for potential industrial use suitability is the first step that may lead to the rezoning of this land for industrial purposes in the period to 2038.



Public Exhibition and Community Consultation Period

22 August to 2 November 2018


Community Survey

An online survey has been prepared to assist you in making comments relating to the actions proposed in the draft strategic plan. The survey can be accessed from Council's web site search [Wollongbar 2038](#).

Comments may also be made by email to council@ballina.nsw.gov.au or by letter addressed to Council's General Manager.

Want to Talk to Someone?

Please call 1300 864 444 and ask for a member of the Wollongbar 2038 Team.





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