Wollongbar 2038

Community survey report

November 2018

Contents

Key findings 3
Background 4
About the respondents 5
The survey 5
Submissions 5
Findings 6
Support for elements of the vision 7
Support for strategic actions 8
Submissions 15
Appendices 16
Appendix 1: Comments provided by respondents at Q5. 17
Appendix 2: Comments provided by respondents at Q7. 22
Appendix 3: Comments provided by respondents at Q9. 25
Appendix 4: Comments provided by respondents at Q11. 28
Appendix 5: Comments provided by respondents at Q13. 32
Appendix 6: Submissions 35
Appendix 7: Survey information and instrument 86

Figure 1: Level of support for specific elements within draft Wollongbar 2038. 7
Figure 2: Support for strategic actions under Vision element 1. 9
Figure 3: Response to strategic actions under Vision element 2. 11
Figure 4: Response to strategic actions under Vision element 3. 12
Figure 5: The spread of support for all of the strategic actions proposed under the Vision. . 14
Figure 8: Where respondents lived 5

© 2018 Ballina Shire Council

Prepared by Dr Elizabeth Baker (ABN: 22 969 483 017)

Key findings

- The elements of the Vision were generally supported by respondents.
- Support for the strategic actions proposed to support the elements of the Vision was variable but overall not strong. Only actions supporting 'Ensuring that the sense of community and wellbeing present in Wollongbar is maintained' were well-supported.
- A central issue of concern expressed by respondents was the potential impact of the buffer areas around Wollongbar.
- Respondents were also concerned that the actions proposed did not maintain or enhance the sense of identity as a rural village, or necessarily provide facilities and services that community wants. It appears that there is a perception that the Draft plan is primarily about residential development.
- Submissions reflected some of the issues raised by survey respondents however there were several made in relation to specific parcels of land. These submissions were generally in favour of considering expansion of residential / industrial zones.

Background

During 2017 Ballina Shire Council sought feedback from the Wollongbar community on what it was like to live in Wollongbar and the things the community valued about their environment. This feedback was used to prepare the draft Wollongbar Planning and Environmental Study and draft Strategic Plan 2018 – 2038 ("**Wollongbar 2038**").

These documents were authorised for public exhibition by the Council at its Ordinary Meeting on 26 July 2018. The public exhibition period commenced on 22 August 2018 and ended on 2 November 2018.

The exhibition documents could be accessed online. Information Sheets were also prepared to help explain the Wollongbar Strategic Planning Project: Background to Wollongbar Strategic Planning Project and Draft Strategic Plan.

A presentation was also available for viewing which provides the context to this project and examines some of the more major issues likely to be encountered in the period to 2038.

The community was asked to look at the strategic planning documents on exhibition prior to completing a short survey to provide feedback on the draft vision for Wollongbar to 2038 and the suggested strategic actions. A contact 1300 telephone number was also provided.

A technical issue with the survey instrument arose which meant that people that responded to Question 10 were initially limited to selecting only one response type in each column. This issue was not evident when the survey was tested and appears to have affected approximately 20 responses between survey responses 10 and 31. The issue was corrected as soon as the Planning Department was notified of it and no further issues arose.

About the respondents

The survey

The survey was available online via SurveyMonkey™ via a dedicated URL. The survey opened on 8 August 2018 and closed on the 2nd November 2018. Responses were collected anonymously.

298 members of the community responded to the survey. In addition, there were written submissions from sixteen individuals or organisations (see Appendix 6: Submissions).

Almost equal numbers of males (51%) and females (49%) responded to the survey (**Q1**). The majority of respondents (74%) were aged 35 – 64 years. 16% of respondents were aged under 35 years; and 9.8% were aged over 65 years (**Q2**).

47.5% of respondents lived in the established residential area of Wollongbar (mostly south of Rifle Range Road) (**Q3**: Figure 5).

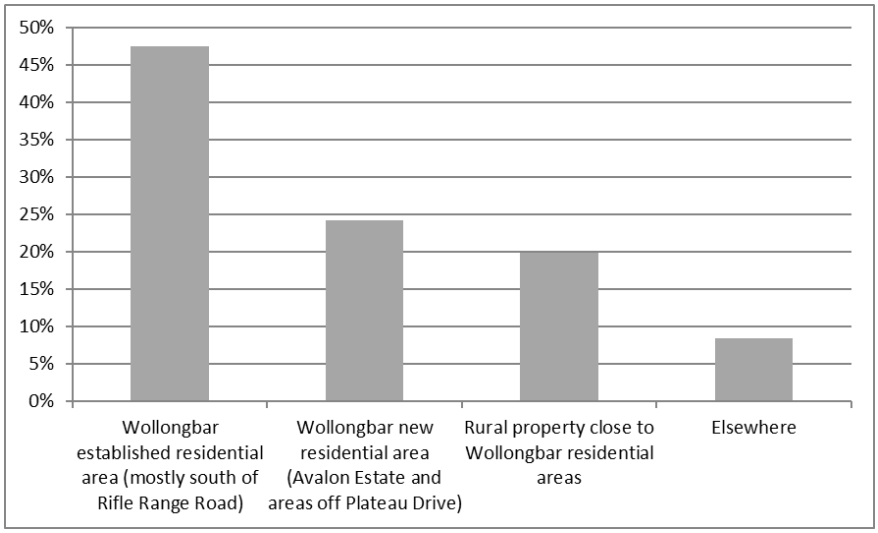


Figure 1: Where respondents lived.

Respondents were given the option (**Q14**) to be kept informed on the progress of the Wollongbar 2038 project by providing their email address. 64 respondents supplied an email address for this purpose.

Submissions

Submissions adjunct to the survey were provided by 16 individuals and organisations (**Appendix 6: Submissions**). The issues raised within the submissions were not dissimilar to those raised by survey respondents and are summarised in the Submissions section below.

Findings

The information below is a summary of the views expressed by respondents. There were other themes and issues raised by small numbers of respondents. Full listings of comments and suggestions are provided in the Appendices.

The community was asked to peruse the Wollongbar 2038 documentation prior to completing the survey. Most (84%) indicated that they did so. All comments (and responses throughout the survey) have been included in this report, regardless of whether or not respondents had indicated they had read the relevant documents.

People were asked if they had any comments to make on the draft Wollongbar Planning and Environmental Study and Strategic Plan (**Q5**). 36.5% of respondents elected to make a comment at this stage: 24 of these had previously indicated that they had not read the documents and 18 merely noted they had no comment.

These initial comments made by respondents preface the comments made later in relation to specific questions (see below). The following quotes provide a feel for the scope and tenor of these comments:

> *This Draft Strategy has looked at growth options for Wollongbar in terms of housing and industrial land supply but it has not looked at ways of protecting the buffer or agricultural land, discussed the idea of enhanced parks, or other community infrastructure.*
>
> *Basically, I think residents of Wollongbar appreciate the fact that we are living in a village surrounded by rural areas yet close enough to the larger economic centres of Lismore & Ballina to not need overdevelopment in Wollongbar. We have an opportunity to retain this rural, open, "green" environment, which I think is very important for our wellbeing.*
>
> *Needs to be improved a lot to serve the needs of the Wollongbar Community.*

Support for elements of the vision

The community was asked the degree to which they were supportive of the following three elements of the draft community vision for Wollongbar (**Q6**):

- 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.

'Ensuring that the sense of community and wellbeing present in Wollongbar is maintained' had the highest level of support (93%: 70% very supportive and 23% supportive) (Figure 1). 'Ensuring that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities' was less well supported (79% very supportive or supportive)) than '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' (90% very supportive or supportive).

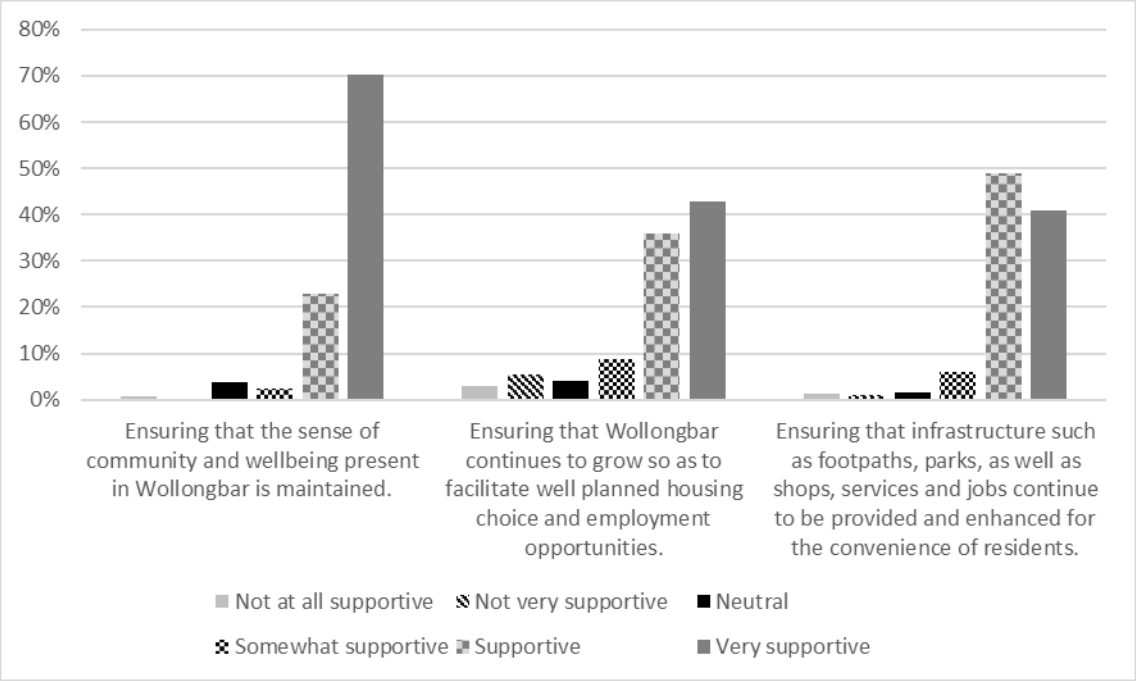


Figure 2: Level of support for specific elements within draft Wollongbar 2038.

Respondents were asked for any comments, following on from their answer to Question 6, regarding the three elements (listed above) that make up the vision statement (**Q7**). 62 respondents provided comments.

The themes that emerged from these comments were:

- A concern with the vision statements and the overall approach to the planning process and some of the assumptions that appear to underpin it.
- A concern for the buffer areas that provide rural function and amenity, environmental benefits and green space, and a sense of separation from other urban / village areas.
- A desire for Wollongbar to remain, or return to being, a rural-style village.
- A desire for green space, parks, passive recreational areas (including dog off-leash areas) and footpaths that all provide amenity and contribute to sense of community.
- A concern that residential growth and the associated increase in population would undermine the physical and social features that make Wollongbar the village that it is.

The concern for maintenance of the sense of community and wellbeing in the village is reflected in the responses to the strategic actions proposed under each of the Vision elements.

Support for strategic actions

Each of the three elements of the vision statement was supported by a number of strategic actions. Respondents were asked about their level of support for the strategic actions underpinning each element.

Sense of community and wellbeing

The strategic actions supporting 'Ensuring that the sense of community and wellbeing present in Wollongbar is maintained' were:

- Retention of a rural separation between Wollongbar and Alstonville (particularly along Lismore Road) to reinforce a strong sense of village identity.
- Reviewing community infrastructure proposed in Council's Developer Contribution Plans to ensure it supports community building in the period to 2038.
- Encourage the establishment of Wollongbar specific services and community groups.
- Foster community building through the development of a public arts program for Wollongbar and Alstonville.

The community was asked how supportive they were of each of these actions (**Q8**) (Figure 2). They were also given the option of nominating other actions (**Q9**).

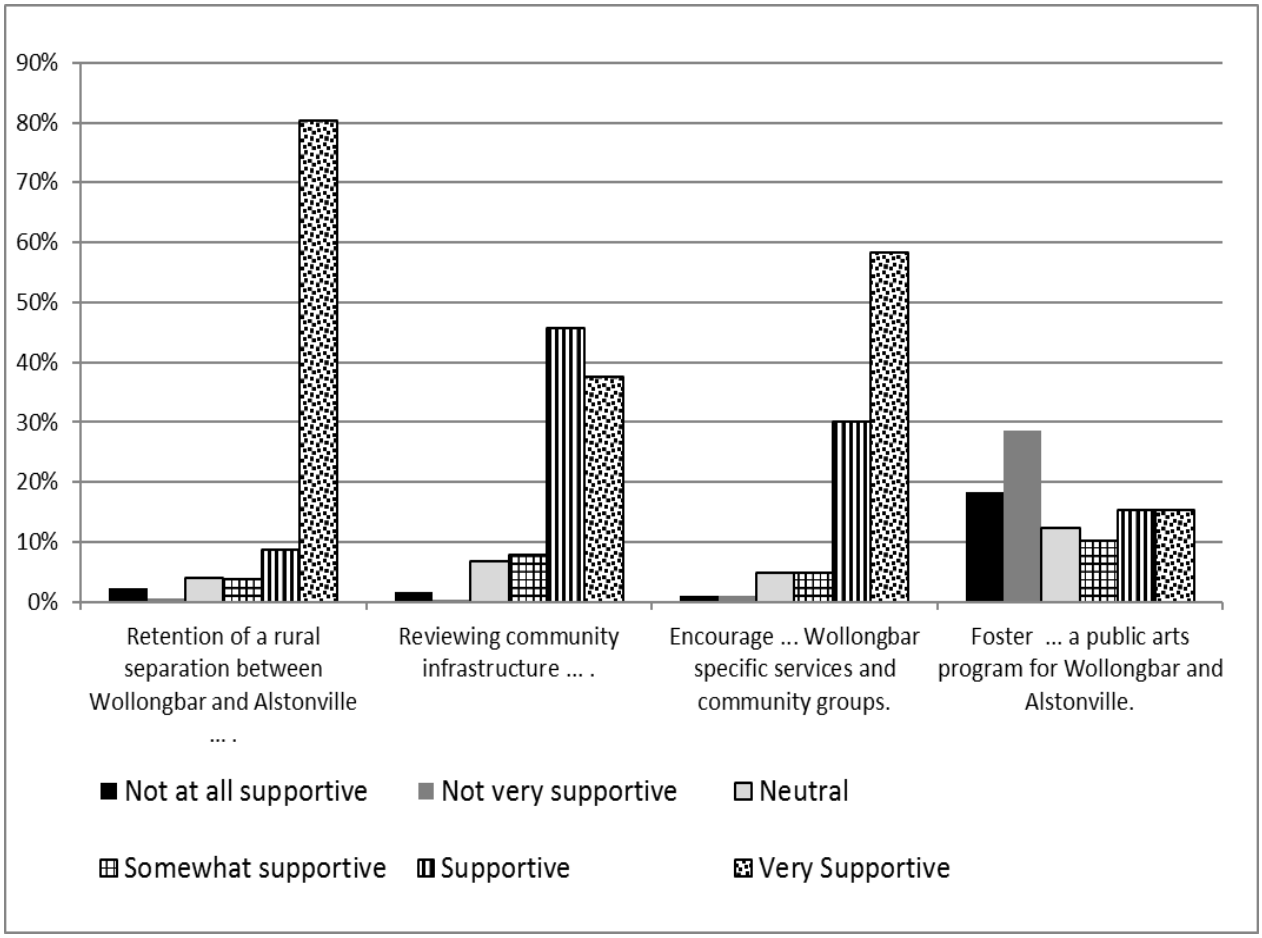


Figure 3: Support for strategic actions under Vision element 1.

The reinforcement of a strong sense of Wollongbar as a village with its own identity through retention of a rural separation from Alstonville was very strongly supported (80%). The majority (58%) also very strongly supported the establishment of Wollongbar specific services and community groups. The community expressed overall support (ie, combining 'supportive' and 'very supportive') for each of the first three strategic actions at similar levels: 89%, 83% and 88% respectively. The response to the other strategic action relating to community building through public art was less supportive with 31% of respondents indicating they were supportive or very supportive. 47% of respondents were not at all supportive or not very supportive.

The actions proposed under this element of the Vision had the highest level of support of any of the actions proposed under the other Vision elements (see below), which were largely unsupported by respondents.

When given the option of nominating other actions (**Q9**), respondents commented more than they offered other strategic actions to support this element of the Vision. The most common comments related to the retention of the buffer zones, with particular attention to retaining all buffer areas (not just the areas specifically mentioned in the action statement) and to the areas around Rifle Range Road.

The second most common comment related to sporting facilities, with mention made of specific types of facilities, including a swimming pool, skate park, community hall and play equipment.

Public arts initiatives were also mentioned, providing specific suggestions.

Growth, housing and employment

The strategic actions supporting 'Ensuring that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities' were:

- Investigate the potential expansion of Wollongbar in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane.
- Investigate the potential for detached dual occupancy development upon residential lots outside the Wollongbar Urban Expansion Area within the R2 zone.
- Retain existing business zoned areas within Wollongbar Village.
- Rezone the Wollongbar business area from B1 Neighbourhood Centre to B2 Local Centre (same as Alstonville) to encourage development.
- Consider the easterly expansion of the Russellton Industrial Estate to provide an additional 23ha of industrial zoned land.
- Consider the future use of the basketball court with frontage to Kays Lane and if found to be surplus to requirements rezone it from recreation to industrial.

The community was asked how supportive they were of each of these actions (**Q10**) (Figure 3). They were also given the option of nominating other actions (**Q11**).

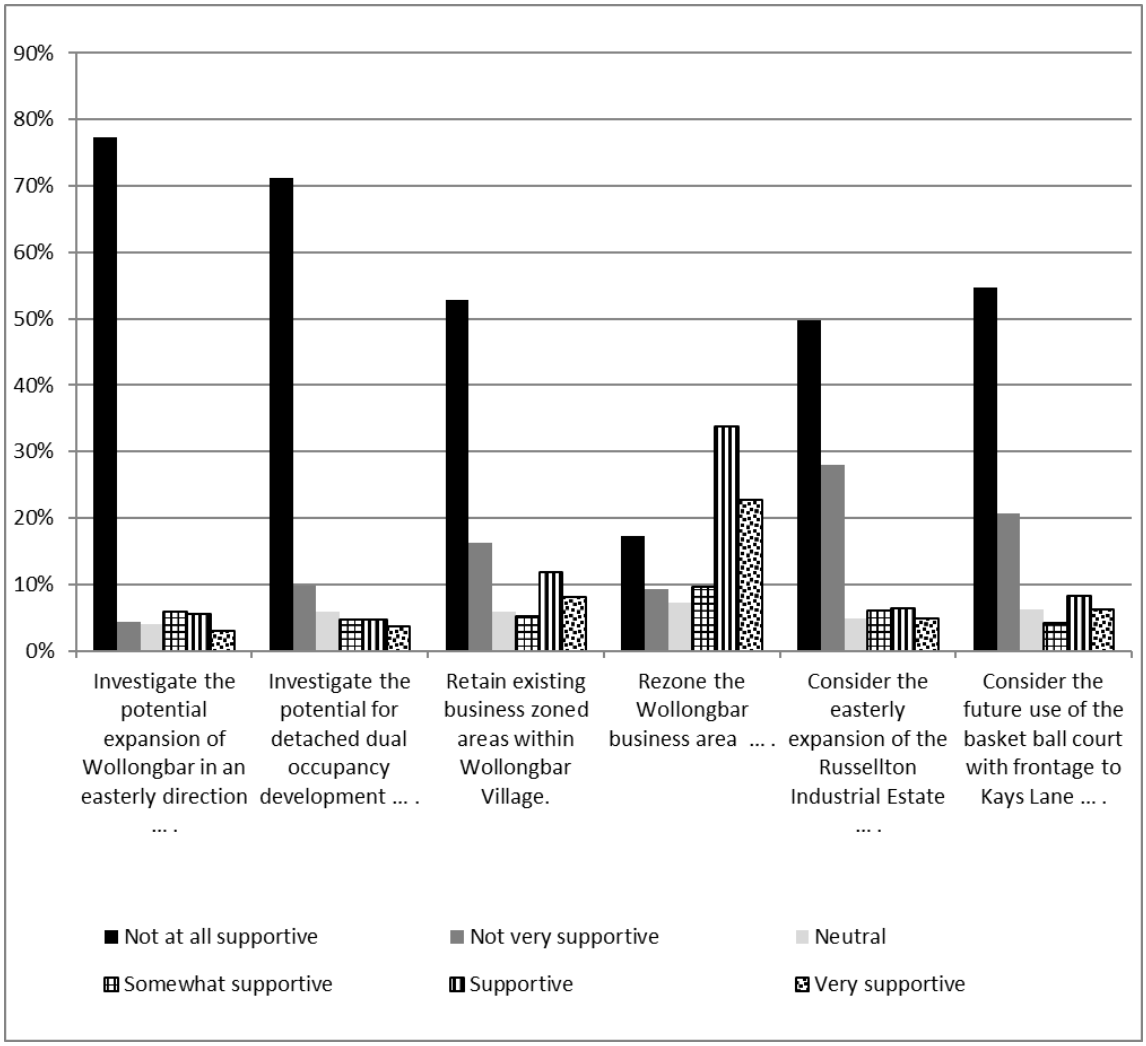


Figure 4: Response to strategic actions under Vision element 2.

The responses to the strategic actions proposed under Vision element 2 were not positive. The actions involving investigation of potential residential or industrial area expansion and of dual occupancy, or changing the use of the basketball court were not at all supported by at least 50% of respondents. The area where it appears there is some support for change is within the Wollongbar business area. The retention of existing business zoning was not supported, however the rezoning of the business area itself had at least some support from two-thirds of respondents.

Sixty-six respondents provided additional comments and suggestions (**Q11**). These comments centred around:

- Any expansion of the Russellton Industrial estate should not encroach on existing buffer areas.
- Any provision of additional sporting facilities should not impinge on buffer areas.
- Support for provision of a skate park, with several respondents suggesting that the site of the basketball court would be appropriate, while others suggested that a combined recreational site is needed but closer to the village centre.

- Support for dual occupancy as long as this occurs within the existing Wollongbar Urban Expansion Area.
- A concern that residential properties were best used for residential purposes not for health and professional services.
- A concern that sporting facilities cater for all age groups and consideration is given to the sporting and recreational needs of older residents.

Infrastructure

The strategic actions supporting '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' were:

- Review pedestrian and cycleway infrastructure proposed in Council's Pedestrian Access and Mobility Plan (PAMP) and the Ballina Bike Plan to ensure it meets community needs in the period to 2038.
- Review community infrastructure proposed in Council's Developer Contribution Plans to ensure that it supports community building in the period to 2038.
- Consider the provision of off-road pedestrian and cycle access to the Wollongbar Sports Field when the PAMP and Bike Plan are next reviewed.

The community was asked how supportive they were of each of these actions (**Q12**) (Figure 4). They were also given the option of nominating other actions (**Q13**).

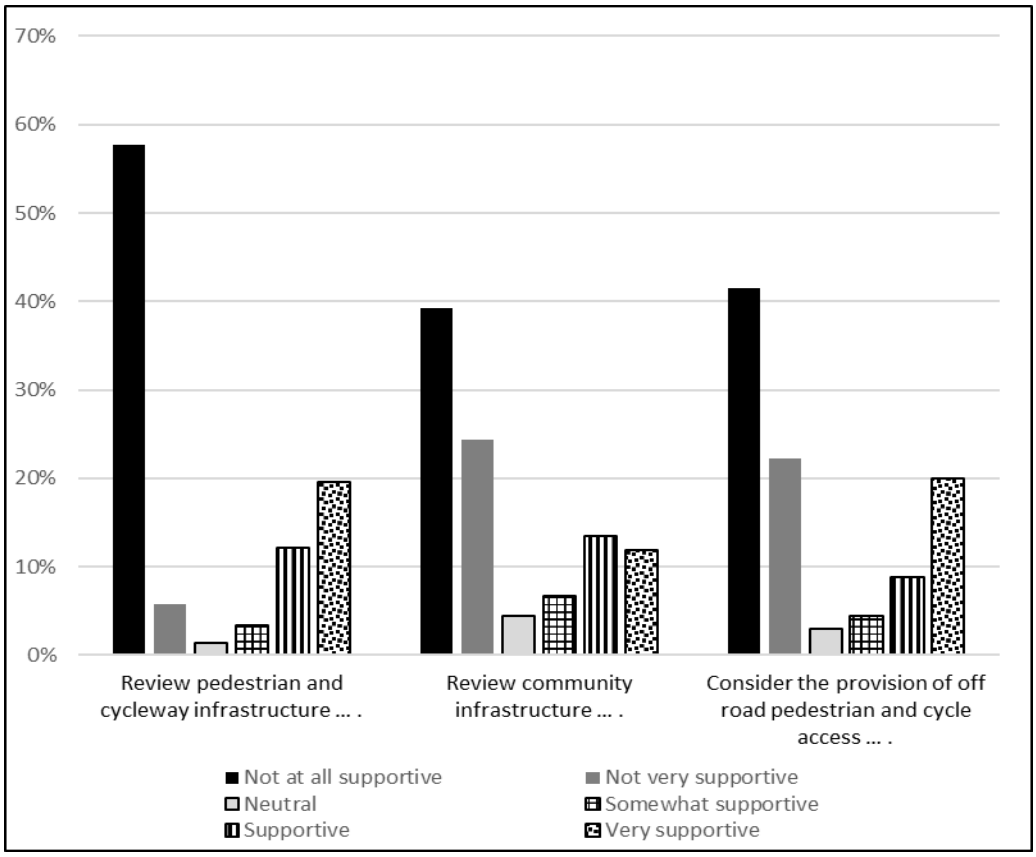


Figure 5: Response to strategic actions under Vision element 3.

Respondents mostly did not support the review of pedestrian and cycleway infrastructure. This is somewhat at odds with comments made previously about the need for footpaths in general and improved pedestrian access in general. Overall, considering 'not at all supportive' and 'not very supportive' together, these actions were unsupported although each had more than 25% of respondents being 'very supportive' or 'supportive'. However, the comments provided in **Q13** reference the need for footpaths and pedestrian access, especially to sporting and recreational areas. There are comments relating to the need to ensure no encroachment on buffer areas. Pedestrian and bicyclist safety are also mentioned, with specific reference to Rifle Range Road.

When all of the proposed strategic actions under the Vision elements are considered and 'very supportive' and 'supportive' are grouped together, similarly 'not at all supportive' and 'not very supportive', it is clear that the respondents were usually either supportive or not of the proposed actions (Figure 5). The levels of neutral response ('neutral' or 'somewhat supportive') were uniformly low. The proposed actions which had at least 25% of respondents either supporting or not supporting it were:

- Rezone the Wollongbar business area from B1 Neighbourhood Centre to B2 Local Centre (same as Alstonville) to encourage development (Vision element #2): 56.5% supportive; 26.6% not supportive.
- Review pedestrian and cycleway infrastructure proposed in Council's Pedestrian Access and Mobility Plan (PAMP) and the Ballina Bike Plan to ensure it meets community needs in the period to 2038 (Vision element #3): 31.8% supportive; 63.5% not supportive.
- Foster community building through the development of a public arts program for Wollongbar and Alstonville (Vision element #1): 30.6% supportive; 46.9% not supportive.
- Consider the provision of off-road pedestrian and cycle access to the Wollongbar Sports Field when the PAMP and Bike Plan are next reviewed (Vision element #3): 28.7% supportive; 63.9% not supportive.
- Review community infrastructure proposed in Council's Developer Contribution Plans to ensure that it supports community building in the period to 2038 (Vision element #3): 25.3% supportive; 63.5% not supportive.

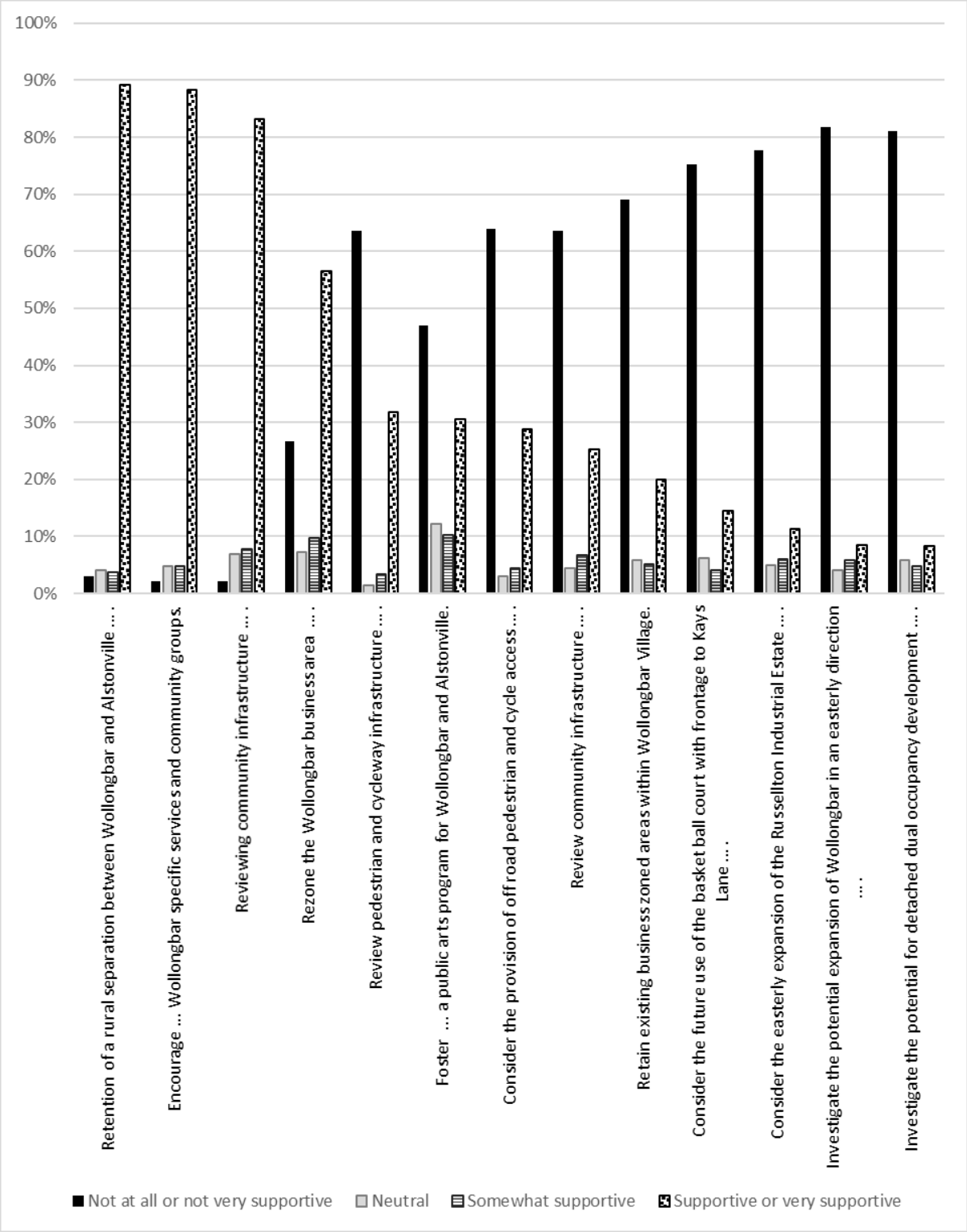


Figure 6: The spread of support for all of the strategic actions proposed under the Vision.

A full listing of other comments provided by respondents is provided in the Appendices.

Submissions

The issues raised within the submissions were not dissimilar to those raised by survey respondents. These included:

- The perceived or actual potential impact on buffer zones. Allied to this was a concern whether or not the documents had made it clear, or people would be able to understand from the document, that some of the proposed actions could impact the buffer zones.
- There was a stronger theme that the buffer zones were no longer necessary or as valuable to the community or could be re-purposed within the submissions than within the survey responses.
- Submissions from NSW State Government agencies noted the availability of the Draft and, where applicable, invited ongoing communication in relation to specific actions (such as re-zoning, residential development or roads).
- Questions in relation to the assumption that additional residential land would be needed. It was noted that options being discussed included using land for aged care, dual occupancy and community / high-density housing which, it was argued, would lessen the need for more residential zoned land.
- Issues relating to community open space and parkland were raised.
- Specific mention was made of the basketball court and its use by the community. It was argued that community recreational use of this space by maintained.

Several submissions were made in relation to specific parcels of land and how the proposed strategy could affect the ways in which this land could be used and/or options to enable the preferred use of this land. These submissions were concerned to allow rezoning for residential or industrial purposes.

Appendices

Appendix 1: Comments provided by respondents at Q5.

Appendix 2: comments provided by respondents at Q7.

Appendix 3: Comments provided by respondents at Q9.

Appendix 4: Comments provided by respondents at Q11.

Appendix 5: Comments provided by respondents at Q13.

Appendix 6: Submissions

Appendix 7: Survey information and instrument

APPENDIX 1: COMMENTS PROVIDED BY RESPONDENTS AT Q5.

(Note: edited for spelling and expletives only. Emphases such as capital letters and other punctuation unedited)

Q5: Are there any comments you wish to make in respect to the draft Wollongbar Planning and Environmental Study and Strategic Plan?
A not-so-good strategic plan for farmers (once again).
Acknowledges importance of urban buffer and then proposes 2 developments into it. Contradictory statements.
Ballina shire seems to be extremely pro development, particularly with regard to residential development. This significantly changes the feel of the area and adds increases pressure to resources and amenities. None so more obvious than in Lennox head and ballina proper. By following this planning path into the future for these areas and smaller villages, it really detracts from the ambiance of the area and makes it more Gold Coast than regional (which isn't a good thing)
Basically, I think residents of Wollongbar appreciate the fact that we are living in a village surrounded by rural areas yet close enough to the larger economic centres of Lismore & Ballina to not need overdevelopment in Wollongbar. We have an opportunity to retain this rural, open, "green" environment, which I think is very important for our wellbeing.
Can't see much good in it.
Concerned about too much development - especially traffic issues as a result. Traffic will need to be slower and more street lights and footpaths to improve safety in the area if the population is to grow.
More speed limits of 60 needed and possibly 40 km/hr.
More rain forest trees planted in buffer to help give teh place some character and allow birds to thrive etc.
More consultation needed - maybe another meeting at the hall, TAFE or school for community who didnt go to the first one.
Disappointing overall. Don't understand why!!!!
Disappointing. The Plan is just a mirror image of the Alstonville Strategic Plan with the addition of destroying our sacred urban/rural buffer (the lifeblood of our existence)
Disappointing. No value whatsoever.
Documents not set out in a clearly sequential way. Lots of information, but confusing to follow.
Don't join alstonville and willingness... Keep green farm buffer zones
Don't mess with the urban/rural separation buffers. Farmers commit suicide for less atrocities than that.
Don't want a skate park in Wollongbar especially on Plateau Drive. Most footpaths in the area do not link up. Mostly they ate paths to nowhere.
Don't want any more resi development along Rifle Range road and our buffers destroyed.
Ensure Wollongbar and Alstonville townships maintain a land buffer to ensure they never merge - this should include all sides
I agree with. Reconfirm the current short to medium term strategic approach for the Alstonville Plateau, ie: (a) reaffirm the 'no growth' policy for Alstonville; (b) continue medium term residential release within the existing planned footprint of Wollongbar; (c) continue not to encourage 'edge' rezonings in the localities of Alstonville and Wollongbar.
Agree with the option if proposed aged facility reduced availability of housing stock to provide continued growth dwellings and duplex dwellings) and lots: Option 1 – Investigate the potential for an expansion of Wollongbar Village in a south – easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane. - do not agree to rezone industrial land / buffer proposed in plan. agree with current zoning: State Significant Farmland and 7(i) Urban Buffer under the provisions of Ballina LEP 1987. The land designated for further investigation as to its industrial development potential is currently

Q5: Are there any comments you wish to make in respect to the draft Wollongbar Planning and Environmental Study and Strategic Plan?
designated as State Significant Farmland and is zoned 7(i) Urban Buffer under the provisions of Ballina LEP 1987. These two constraints are likely to pose significant future barriers to rezoning. Agree with current business zoning areas: It is envisaged that as the population of Wollongbar continues to grow to 2038 vacant business zoned land in Wollongbar will be developed for business and commercial purposes. For this reason proposals to rezone any of this land for residential purposes are difficult to support at this time. It is noted however that shop top housing is currently permitted with consent within the B1 zone. I agree with Ideas – Review of Planned Infrastructure Facilities· - Review pedestrian and cycleway infrastructure proposed in Council's Pedestrian Access and Mobility Plan and the Ballina Bike Plan to ensure that pedestrian and cycle infrastructure continues to be provided to meet community needs in the period to 2038. - Review community infrastructure proposed in Council's Developer Contribution Plan to ensure it supports community building in the period to 2038. - Consider the provision of off road pedestrian and cycle access to the Wollongbar Sports Field site when the PAMP and Ballina Shire Bike Plan are next reviewed
I am a resident of Alstonville and if this strategy is adopted it will impact on Alstonville residents as well as Wollongbar residents. I believe development in the urban buffer zone should not have be even been considered in this strategy as the residents of Alstonville said no to its development. It is a shared resource.
I am concerned at the continual encroachment on prime agricultural land for urban development
I am not pleased that Council is in bed with a rabid property developer such as Tabalon Pty Ltd (Director Wayne Porter) who owns Lot 1 DP 1212249, No 184 Rifle Range, Council's preferred site for residential development in breach of our Urban-Residential buffer.
I am pleased to see the inclusion of footpaths on the strategic plan. I believe these are vital for safety & provide infrastructure for older residents who enjoy walking & the health benefits. Whilst Ballina has an extensive path network neither Alstonville nor Wollongbar have had this provided which should be a prerequisite as a basic necessity for any new housing developments over the years.
I appreciate that our Council has undertaken this plan and reasonable consultation with Wollongbar residents has been accessed. If the twin villages on the plateau are to retain their rural nature, restricted urban areas must be maintained. That is, the buffer zones and State significant farmland should NOT be used for residential purposes.
I appreciate the consultation that has taken place in regard to the future of this area. The idea of a "village" is very important to my vision of future development. The proposals that interest me are: footpath/cycleways; employment; public transport; urban sprawl with lack of infrastructure; seniors housing; community centre/recreation facilities; industrial development.
I think the parameters of the plan are too narrow and still rely on the already community rejected third village model
I was not happy when Ballina Shire Council bulldozed over 3,000 macadamia nut trees on regionally significant farmland just to create the Wollongbar Sport field. Surely, just like the Skate Park, you could have done this on the Wollongar TAFE side, which is close to the designated Wollongbar Urban Expansion Area. Seems you are going the make the wrong decision once again with you Strategic Plan.
Is there a leash free dog exercise area planned?
Is this the big Strategic Plan we have been waiting years on?
It disregards the original concept to have 3 separate villages on the Plateau that would have limited the size of each and preserved the buffer zone green belt between Alstonville and Wollongbar
It doesn't make any sense.
It is not a good Strategic Plan to destroy the Urban Buffer!!!
It makes me sick and I can't even cry myself to sleep.
It shouldn't be over populated

Q5: Are there any comments you wish to make in respect to the draft Wollongbar Planning and Environmental Study and Strategic Plan?
It would be good for there to be a community hall for community needs such as scouts, yoga, dancing, CWA.
It would be great to have a foot path on Rifle Range Road. A lot of people and kids walk along here. It is a big concern for us with our kids as people drive very fast along here. Some speed restriction measures would be great to slow down vehicles on this road.
It's a very confusing Strategic Plan. Not transparent, open and honest. Very disappointing.
It's an absolute disgrace ruining our urban buffers and putting more development along an already congested Rifle Range road and next to that eye-sore and traffic congestion hot-spot being Wollongbar Sports Field. It makes me cry every time I think about it.
It's beyond me why you think destroying the Urban Buffer is totally acceptable. (It's NOT).
It's just a photocopy of the Alstonville Strategic Plan!
It's not a good Plan. Shows no effort was made in creating a good strategy for the Wollongbar community. Very disappointing.
It's one of the lamest plans I have ever read. There are no real strategies. It is just a copy of the Alstonville Strategic Plan which was copied from somewhere else. Who wrote the Plan? A two year old with 1/2 a brain cell?
It's shameful killing our urban buffer and overdeveloping Rifle range road. It must be the work of Satan and the evil property developers sucking the blood and life force out of our angelic Wollongbar Community.
Keep Wollongbar a small village !!...please... Don't want more housing estates thanks
Lacks support for the real objectives of the Wollongbar Community.
Leave the buffet zone alone. Please and Thank you
Leave the farms alone on the Rifle Range Road side. Leave our buffers and macadamia nut and cattle farms alone.
Looks good as long as there is good infrastructure, such as playgrounds, park space, bike tracks...
More native areas for wildlife and bigger blocks
My family and I want you to retain the urban buffer on/along/near Rifle range road and Wollongbar Sports field
My wife and I live on a small rural property near the village of Dunoon but our daughter has purchased a house in Alstonville where we can live when we are too old to continue living on our own property
need action in Wollongbar now. we seem to be forgotten except for a sports field. need footpaths and community art and the hall updated to bring community together and to be safe. something needs to be done asap about a skatepark facility away from houses but still within the area. It's an accident waiting to happen as more kids move into the area.
Need to ensure open space available for public use for all the people apparently moving into the area and also employment options
Needs more support for business and support business moving to Wollongbar "shopping" centre
Needs to be improved a lot to serve the needs of the Wollongbar Community.
No - but I would really like to see a plan for a good grocery store in Wollongbar! Potentially at the old Bellowing Bull site.
No good to me.
No water mining and real surrounding road upgrades if new housing estates are approved. Commuter traffic is a real issue for this whole area and I'm tired of seeing more and more housing estates being approved without making the developers that make a lot of money from them paying for the significant increase in people traveling from these new estates into Lismore or Ballina or Byron for work. The road toll for this area is bad enough and all this extra traffic without upgrading the Bruxener (sic) between Ballina Lismore and to a lesser extent Casino is going to make it a national disgrace. I'm all for expanding the far north coast but the road infrastructure between the major centres is becoming more and more dangerous for those that do the right thing. I travelled from Lismore to Ballina Monday to Friday for the past 18 months and I have seen some truly terrifying things: people making 3 point

Q5: Are there any comments you wish to make in respect to the draft Wollongbar Planning and Environmental Study and Strategic Plan?
turns on the Alstonville bypass, several in such a hurry to get through the intersection at the Ballina end of the bypass they drive into oncoming traffic and the other drivers have to stop in an 80 zone so he can do a 4 point turn to get on the right side of the concrete median strip. One old guy just stopped in the middle of the oncoming lane and people had to direct him on where to go. There are dozens of serious accidents that are avoided every day because most of the people that do it know they need to pay careful attention to the other road users to get home alive. I would like to see a fund or something that developers pay into each time they are approved to go ahead that contributes to alleviating this serious public safety issue. If the government wants people to live here and it wants them to work it, has a duty of care to ensure, where possible, that we get to work and back home to our families safely.
Not impressed about F***ing the urban buffers.
Not impressed with the expansion plans into the buffer zone (Porter Family property on Rifle Range Road) and the industrial area in Russellton Estate.
Not sufficient open spaces and footpaths. Do not rezone buffer with Alstonville
Now I understand why our rates keep increasing. I would really like to see an offleash dog area in Wollongbar. If all the dogs that live in Wollongbar are council registered (there are a lot) then council would be able to see that this is warranted.
Please no more development around and up and down Rifle Range Rd and to east of Rifle Range Rd. Surely there are other areas adjoining Wollongbar Urban Expansion area that can be developer/rezone. You just need to make an effort and use your head to think outside the box. No sense in cutting across into the urban buffers all the time. There are far better solutions than that.
Please retain all the urban buffers around Wollongbar and Alstonville
Point 7 of the (Draft) Wollongbar Strategic Plan states that the strategic action is to evaluate the potential for Lot 1 DP 1212249, No 184 Rifle Range Road to support urban (residential) development. However, there is no credible logical suitable rationale, justification or basis provided by Ballina Shire Council (BSC) for this strategic action apart from a lame excuse that the site is “located between the existing Wollongbar Village and the sports field” and will infringe of the Urban Buffer between Wollongbar and Alstonville. No persuasive arguments are provided by (BSC) to support their (preferred option) for a “potential expansion area” (aka Lot 1 DP 1212249, No 184 Rifle Range Road). Also there is plenty of good land suitable for residential development, located north of the Wollongbar Urban Expansion Area (WUEA) such as Lot 18 DP 1046117 (aka 12 Gilmore Close, Wollongbar NSW 2477). Also (BSC’s) (preferred option) is owned by property developer, Tabalon Pty Ltd (Director Wayne Porter) who has past associations dealings with (BSC) in respect of the Wollongbar Sports Field et al. (This was not disclosed by (BSC) in any of the documents put on display by (BSC) in respect of the draft Wollongbar Planning and Environmental Study and Strategic Plan.
Priority is to keep the urban buffer.
Sadly it does nothing for the Wollongbar community.
Safe access to the Bruxner Highway please consider ... entries like Lindendale Road getting more and more risky
Seems a lot of the beauty of the area will be lost to development.
Seems limited housing blocks left
Industrial estate needs to create more jobs
Seems to be a plan for the property developers and not the farmers or the Wollongbar community. What happened????
Shows no consideration for the Wollongbar Community needs and wants
stupid decision by council re: voting down the skatepark needs to be reflected in the plan - why did they do this!
The buffer as is needs to be maintained
The communities of Wollongbar & Alstonville want the buffer between them retained! Rezoning of these areas should not even be considered.
The plan is much ado about nothing.

Q5: Are there any comments you wish to make in respect to the draft Wollongbar Planning and Environmental Study and Strategic Plan?
the plan points out that with an increase in population there is increase in unemployment. This is undesirable. Jobs need to be available or we risk the community problems which higher unemployment brings.
The Plan says nothing worthwhile. It's dead in the arse.
The plan shows no respect for farmers.
The small residential blocks being offered and houses eves almost touching with their neighbours reduces the standard of living in our area. There should be a larger amount of green space for family living on their blocks. We are not in Sydney! Nobody wants to hear their neighbours intimate moments. Developers need to be more generous and council should insist on more room between houses. There is hardly room for a tree in most of these yards.
The strategic plan is absolutely pathetic.
The Strategic Plan is designed to further destroy our rural lands and farmland. Very disappointing.
The strategic plan is only about what Ballina Shire Council wants, not what we want.
The Strategic Plan will force me to move out with all the development planned by Ballina Council for their choice to expand Wollongbar in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane.
The Wollongbar Plan has nothing in it for people on the land, except to rezone the maca farms and screw the buffers which we fought so hard to protect. WHY????
There is nothing good in the strategic plan for us farmers, only for property developers joined at the hip with the council
There is too much development and traffic already where I live south of Rifle Range Rd near Wollongbar Sports Field. Please don't make it any worse otherwise I will need to leave and I am far too old to do this.
There seems to be an underlying assumption that growth is good. I also felt that environmental considerations weren't adequately addressed.
Too much development on Rifle Range Road side of Avalon Estate and you should not be doing more as well as shafting the Urban buffer to do it. This is not acceptable.
Transport Transport Transport and lack of is the greatest negative of living in the Ballina region. If you are again and can't drive you become socially isolated .
Why hasn't one be posted to us when we have been home owners in Wollongbar for 29 years? I can't comment if I haven't read it!
Why is the Wollongbar community being crucified by this Strategic Plan? There are major conflicts of interest.
Will there be only one access road in and out of the proposed Rifle Range Rd site?
Would be good to get footpaths in Wollongbar especially Rifle Range Road

APPENDIX 2: COMMENTS PROVIDED BY RESPONDENTS AT Q7.

Note: edited for spelling and expletives only. Emphases such as capital letters and other punctuation unedited. Comments such as 'No' and 'Thank you' were removed from the list for brevity.

Q7: Thinking about your answer to Question 6 would you like to make any comments regarding the vision statement?
Again, I'm not sure adding houses, especially monstrously unaffordable homes for average of 2 persons, is desirable. People need jobs or we will have more empty businesses in Wollongbar/Alstonville.
All children should be given free transport to schools from Wollongbar
Cautious that size of growth not be confused with general wellbeing.
Could not find any information about planning for parks and other family-use space.
Disappointing. The Plan is just a mirror image of the Alstonville Strategic Plan with the addition of destroying our sacred urban/rural buffer (the lifeblood of our existence)
Don't mess with the urban/rural separation buffers. Farmers commit suicide for less atrocities than that.
Encourage more businesses in Wollongbar
Ensure the buffer zone between Wollongbar and Alstonville is maintained
Ensuring that there is affordable housing for young people to buy, work in the area and raise a family is vital for the area to grow and be vibrant
Essential to have walking paths as lots of people currently walk on the roads at dusk - accident waiting to happen. Also need places for people to walk their dogs and let their kids play safely. Need a sense of living in the country which is fast vanishing with all the colourbond fences and small blocks. Need some public artworks organised with local groups to encourage sense of community. Also some more community events with music and fun to be had.
Footpaths and a supermarket are essential to attracting families
Footpaths are a must!
footpaths need to be priority! really unsafe for kids from plateau drive to rifle range road and heading towards school
Give the children a skate park but not on Plateau Drive
Good level access in the form of footpaths is essential to provide safe access around our community for the young, elderly and disabled alike.
Open spaces such as parks with exercise equipment, play equipment for children and gas BBQ's encourage families and individuals to come together and strengthen community ties. Upkeep of these spaces is also an important factor as if the upkeep is poor then these areas become an eyesore and encourage antisocial behaviour.
Great that Wollongbar community feeling is considered as it is special.
Free activity options eg footpaths for walking and bike paths for all ages. Outdoor gyms should always be paramount in any new development, planning money spent.
Growth should not be seen as open ended. It may be there is no suitable land for expansion in the area surrounding Wollongbar. Perhaps Council should again consider the option of a third village.
Happy for new housing and shops etc. No skatepark!
Haven't read the vision statement
I do not wish the "village feel" of Alstonville to take precedence over or at the sacrifice of letting Wollongbar take on the burden of extra housing availability and thereby develop urban sprawl and even become seen as a "suburb" of Goonellabah?
I don't the second element of the vision is necessarily true. The inference is that Housing and employment are dependent upon growth. I don't agree.
I feel very strongly that the rural buffer between Alstonville and Wollongbar should retained
I like that it includes information on flora and fauna. The history is also interesting.
Can we please have a large offleash area for dogs

Q7: Thinking about your answer to Question 6 would you like to make any comments regarding the vision statement?
I think it's a good plan for Wollongbar!
I could not see the proposed skatepark. If the Wollongbar sporting fields are to be the biggest and best and accommodate for the Northern Rivers, then I am seriously concerned about the traffic coming into Ramses St.
I wouldn't like to see it get too big and lose its village atmosphere
I'm not convinced that Wollongbar has as strong an identity as say Alstonville, Bangalow, etc ... so aiming to maintain community spirit etc is arguably trying to maintain something that isn't there yet?
It makes me sick and I can't even cry myself to sleep.
It's very difficult if not impossible for any reasonable rational person to embrace the BSC community statements as a "Vision" or part thereof. Is the Wollongbar Community supposed to conceptualise or appreciate the (BSC) statements as some sort of vision based on Ballina Shire Council's (BSCs) (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road)??? Also, no reasonable person could support or understand the "statements" in survey question 6 or related (Draft) Strategic Plans as they do not even qualify by definition as "Visions" given they are not: (1) Audacious The (BSC) statements do not represent a dream that is beyond what the Wollongbar Community thinks is possible nor represent the mountaintop of where the Wollongbar Community is headed (2) Motivating The (BSC) statements statement do not: • clarify the direction in which the Wollongbar Community needs to move; • clarify the future direction the Wollongbar Community is headed; • clarify the focus the Wollongbar Community should have; • clarify the capabilities the Wollongbar Community needs to develop or persue; (3) Purpose-Driven The (BSC) statements do not give the Wollongbar Community a larger sense of purpose nor make the Community see themselves as "building a cathedral" rather than "laying stones." (4) Inspiring The (BSC) statements are not worded in engaging language that inspires and engages the Wollongbar Community. The (BSC) statements do not create a vivid image in the Wollongbar Communities heads that provokes emotion and excitement, not create enthusiasm and pose a challenge that inspires and engages people in the Community. (5) Capitalizes on Unique Competencies The (BSC) statements do not build on the Wollongbar Communities core competencies.
It's a very confusing Strategic Plan. Not transparent, open and honest. Very disappointing.
It's an absolute disgrace ruining our urban buffers and putting more development along an already congested Rifle Range road and next to that eye-sore and traffic congestion hot-spot being Wollongbar Sports Field. It makes me cry every time I think about it.
It's shameful killing our urban buffer and overdeveloping Rifle range road. It must be the work of Satan and the evil property developers sucking the blood and life force out of our angelic Wollongbar Community.
Less project homes because they only use Qld contractors which takes the money out of the area
More footpaths and slow down traffic
My family and I want you to retain the urban buffer on/along/near Rifle range road and Wollongbar Sports field
Need more parks and footpaths to improve safety for seniors, school kids, Exercise is essential part of daily living - even more so if you live in a small block like they are building these days.
Need more secure parks for children with sufficient equipment and fencing
Need to be careful of development too close to sports field as residents bound to complain about noise lights and traffic. foot paths essential. seniors walking on road in the morning at peak hour and families with dogs and prams at night. very hard to see them and they may get run over. especially as more people park on the roads...even leave their caravans parked on the road permanently in my area so little room on roads to swerve around people in dark coloured clothes. need more parks in new estates for dogs and kids to play in etc. need more public toilets.

Q7: Thinking about your answer to Question 6 would you like to make any comments regarding the vision statement?
Needs more focus on footpaths and green areas.
No Urban sprawl!!!
Not impressed about F***ing the urban buffers.
Not to build Department of Housing in Wollongbar
Open space and trees are features of Wollongbar that we would not want to lose. If the population increases too much there will be too much traffic and pollution. More shops could be helpful too. - Stage 3 Wollongbar PS students
People choose to live in places like Wollongbar & Alstonville primarily, I believe, because they are villages. Continued growth will result in the loss of this sense of village. If we want to live in a town, we would do so.
Pleased it includes infrastructure for the older residents not & just for the youth especially pathways and shopping
Rifle Range road needs a footpath from Ramses Rd to Simpson Avenue
Road infrastructure needs to be upgraded between the major centres to address public safety for people driving during peak hours. Public Transportation, it seems, has been completely abandoned by the state government and along with a dramatic increase in the number and size of heavy vehicles using the Bruxener it is becoming increasingly dangerous. Planning instruments such as this have the power to ensure surrounding infrastructure is improved in line with increases in population and should ensure developers pay for the chaos they are profiting from.
See previous responses
Seems to be a plan for the property developers and not the farmers or the Wollongbar community. What happened????
The area can't support any more housing development. The job prospect for people here is unreliable and unstable. Our environment also is being affected.
The new development - plateau drive was poorly designed which maximised building and profit but very little concerns for the minimal block spaces and narrow roads. Woeful effort in planning - Do not want to see that again.
The predominant house style of 3 bedroom homes seems to be what the market requires. However, we must be careful not to flood the "friendly village" with an extra automobile for each new residential lot. The main roads which surround the current WUEA are not suitable for the proposed doubling of the population to 4,500 in 2038. I am concerned that the community nature of the village will be destroyed if too many vehicles need to exit and re-enter the village each day.
The vision statement looks to have good intentions. It depends on how it is to be implemented.
The Wollongbar Plan has nothing in it for people on the land, except to rezone the maca farms and screw the buffers which we fought so hard to protect. WHY????
There is minimal consideration to mobility
To have adequate facilities for residence.
We need to have generous areas of recreation space (both passive and active) to go with the smaller lot sizes
My vision is to have the villages each retain their separate unique character
Wollongbar has completely lost its entity as a lovely, rural village. The Plateau Drive area is appalling. We know it as the speedway. The perfect drag racing vicinity for bogans and joins. Wollongbar now looks and feels and sounds like a western suburb of Sydney. Our house is for sale as we have had enough. Unfortunately the now lowering standard of the village has affected house prices and we have needed to reduce our price by tens of thousands to sell. Check real estate data to corroborate this statement. Wollongbar has lost its appeal
Wollongbar needs improved services such as shopping, and medical as the population increases. There should be consideration of higher density housing than duplexes and much better shared open spaces than are currently provided by the new developments. This will reduce the current need for everyone to rely on cars to access Alstonville
You have to deliver what you promise and it needs to be evaluated as decisions are made

APPENDIX 3: COMMENTS PROVIDED BY RESPONDENTS AT Q9.

Note: edited for spelling and expletives only. Emphases, such as capital letters and other punctuation, unedited. Comments such as 'No' and 'Thank you' were removed from the list for brevity.

Note: Q8 'How supportive are you of the following strategic actions relating to ensuring that the sense of community and wellbeing present in Wollongbar is maintained?'

Q9: Thinking about your answer to Question 8 are there additional actions you think could be included?
1.Surprised that Reviewing proposed community infrastructure is considered a Strategic Action.
2. The protected urban separation between A. and W. is not just along Lismore Road.
A skate park in a suitable location would be a great start
Arts, esp music are especially important. A decent entertainment venue is a must - not one shared with sporting groups. Bands, choirs, players/actors could perform in such a venue for the benefit of all. And being part of such a group is a valuable bonding experience.
Buffer zones must be maintained and not sold off by Council under the guise betterment to the people
Build a skatepark with pathways for scooters and bikes around it with shade trees bubblers seating a barbecue and gardens RIGHT IN THE CENTRE of the suburb asap!!!! Look at the amazing skate parks in Wanaka NZ and Fremantle and give our young people somewhere to exercise and interact. Not more bloody tennis courts in the middle of nowhere. Don't demonise skaters
Care should be taken to include all buffer zone areas around the village a a whole, not just some targeted areas. If Council believes that expansion of population is so badly needed, why not consider a third village!
Disappointing. The Plan is just a mirror image of the Alstonville Strategic Plan with the addition of destroying our sacred urban/rural buffer (the lifeblood of our existence)
Don't mess with the urban/rural separation buffers. Farmers commit suicide for less atrocities than that.
how about some statues like Ballina...maybe based around cows? Funding for community projects for schools or seniors to improve the hall, get rid or vines on trees on public land. Wollongbar needs more heart and soul. Hall could be used for balls, film nights, markets, art and craft, exercise etc if it was heated and cooled and had better chairs and fresh paint etc
I really like the push to maintain rural areas around Wollongbar, that is really important
I think some planning is required to bring the new sporting fields to the community. Its been a huge investment but the sports fields still seem quite separate from the community.
I think that the existing buffer between Alstonville & Wollongbar should be retained in its entirety - leave it untouched.
I think Wollongbar sports programs are more important
Improving the shopping complex to make it more attractive and to take greater advantage of the attractiveness of the Tavern. Welcoming space for a coffee shop would be good. Ideally get rid of current supermarket/chemist building and turn area into car park, relocating shops to vacant lands on either side of tavern.
It's a very confusing Strategic Plan. Not transparent, open and honest. Very disappointing.
It's an absolute disgrace ruining our urban buffers and putting more development along an already congested Rifle Range road and next to that eye-sore and traffic congestion hot-spot being Wollongbar Sports Field. It makes me cry every time I think about it.
It's own swimming pool would be good
It makes me sick and I can't even cry myself to sleep.
It's shameful killing our urban buffer and overdeveloping Rifle range road. It must be the work of Satan and the evil property developers sucking the blood and life force out of our angelic Wollongbar Community.

Q9: Thinking about your answer to Question 8 are there additional actions you think could be included?
Keep the buffers around Rifle Range road and to the east towards Wollongbar Sports field.
Keep Urban buffer on east Wollongbar Rifle Range Rd side.
It's difficult for a reasonable person to conceptualise or appreciate how the so called (BSC) "strategic actions" mentioned, actually ensure "that the sense of community and wellbeing present in Wollongbar is maintained". It just doesn't make sense and it is very difficult if not impossible to fathom any nexus or connection. Also are we supposed to answer question 8 and 9 of the Survey by reference to Ballina Shire Council's (BSCs) (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road)??? How do we answer this question when there is no benefit accruing to the Wollongbar Community by having (BSCs) (preferred option) rezoned as a residential subdivision???? (BSC) state at 8a that "Retention of a rural separation between Wollongbar and Alstonville (particularly along Lismore Road) to reinforce a strong sense of village identity". Ballina Shire Council (BSC) has failed to disclose that the rural separation also extends north along Rifle Range Road, South of Rifle Range Road, north of Lismore Road and North of Wollongbar Sports Field Access. In other words (BSCs) failed to disclose at question 8a that (BSCs) (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road) falls smack in the middle of the holy of holies rural separation between Wollongbar and Alstonville (the Rural Buffer protection zone). Not to disclose a crucial fact is tantamount to making a false and misleading statement to the Wollongbar Community and is the worst kind of white-collar fraud. Also none of the documents on exhibition explain how any of the other so called "strategic actions" ensure "that the sense of community and wellbeing present in Wollongbar is maintained". The Survey question is just impossible to answer without knowing all the facts and circumstances and, in particular, the reason behind (BSCs) strong support for their (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road). (BSC) approach just comes across as a Big White Wash of the issues.
Keep Urban buffer on Rifle Range Rd east-Wollongbar side
leave the buffet zone alone
My answer to questions 8(a) assumes Ballina Shire Council will ensure that it also does not disturb the Rural Separation (Buffer Zone) on the Rifle Range Road side and immediately east of Hellyar Drive and south to Elvery Lane, along Wollongbar Sports Field Access Rd and Nea
My family and I want you to retain the urban buffer on/along/near Rifle range road and Wollongbar Sports field
Need the buffer for safe car / bike access to and from busy roads.
Would be great to have some more positive, productive, creative, environmental groups in Wollongbar. Council grants to help this would be fantastic. Need more (some) public art in Wollongbar. At shops, hall, main entry and exit roads, school etc. Murals, mosaics, sculptures, involve the locals - tap into NRCG resources or existing artists such as Donna Sharam.
Needs a critical mass of shops to get people to stop rather than drive past to Alstonville
No, my parents especially my Dad who is part of the plateau historical society very much believe in Wollongbar the history and what it can be
Not impressed about F***ing the urban buffers.
not sure why separation is needed
Outdoor activities like a skateboard park with netball/basketball courts are important.
Encourage the local teens to do graffiti that is relevant to them. If they feel ownership of the graffiti they will look after it
Parkland/sporting area in the new development, a place for a community garden, parks to have play equipment and possibly some skate/scooter area.

Q9: Thinking about your answer to Question 8 are there additional actions you think could be included?
Please retain the urban buffer near Wollongbar Sports Oval (east of Hellyar Drive and south to Elvery Lane) etc
Protect the Urban buffer by not expanding Wollongbar residential development in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane.
Public art is a waste of money!
In the 25 yrs I've lived here nobody local really separates Alstonville from Wollongbar. So the rural land strip division to maintain identity separation is not necessary
Public arts program sounds great - mini creative festival, mosaic or mural projects - encourage existing Northern Rivers community music and art groups to meet and use Wollongbar facilities such as Hall and school. Start using the Sports Ground for events.
Seems to be a plan for the property developers and not the farmers or the Wollongbar community. What happened????
That no reduction of the buffer zone to the east should be considered
The buffer includes more than 'particularly Lismore RD' or sections of Rifle Range Rd. Keeping all the land that is presently in buffer zone, and not rezoning any of it is crucial to maintaining the happy, green, inviting and relaxing place Wollongbar is. Lets not agree to more big boxes on tiny blocks, such as those on Plateau Drive, which have increased the echoing of road and pet noises in Wollongbar. People buy and live in Wollongbar because they like the village/country feel of it.
The facility for a modern community centre is much needed- catering both to Alstonville and Wollongbar. The Library in Alstonville is substandard and unappealing. Rather than viewing the 2 villages as "separate" I would consider benefits could be enjoyed is community spaces were developed that could be shared rather than duplicated.
The sense of community by not allowing building along Lismore Road, (which was fought many years ago headed by Dr Paul Earner) should include the buffer along Rifle Range Road. This is an important piece of rural land to contain the sprawl and always remain a buffer zone.
The whole Urban Buffer is important, not just along Lismore Road. Proposed intrusions are a shocking action, and precedent.
The Wollongbar Plan has nothing in it for people on the land, except to rezone the maca farms and screw the buffers which we fought so hard to protect. WHY????
Village village village
Want Rural buffer retention to stop expansion of Wollongbar in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane. Council always promised that this retention of the Buffer would always be preserved.
What does it mean?
Wollongbar has its own unique identity and it’s important that this is maintained.
Yes. A dog park.

APPENDIX 4: COMMENTS PROVIDED BY RESPONDENTS AT Q11.

Note: edited for spelling and expletives only. Emphases, such as capital letters and other punctuation, unedited. Comments such as 'No' and 'Thank you' were removed from the list for brevity.

Note: Q10 'How supportive are you of the suggested strategic actions relating to ensuring that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities?'

Q11: Thinking about your answer to Question 10 are there additional actions you think should be included?
1.The suggested expansion of Russellton is going into the Buffer zone
2. The concrete court at Kays Lane is used regularly by skaters and basketball players, and should remain for use of those from A. and W.
A change is needed in the concept of how development should happen. No more rezoning areas that have private dwellings business zone where valuable residential homes are occupied by GP practice, Dentist Accountant etc. We need to think about the future and put medical ect into purpose built professional centres allowing multi story to house them. A one stop shop taking minimal land placed in the centre of town where easy access.
As stated previously, definitely not to bite into the buffer zone east of Hellyar Drive. Russelton would be better expanded, should this be required, in a southerly direction to retain the buffer and also the village character of Wollongbar, by not expanding into the buffer zone.
Both the expansion options encroach into the buffer zone. This should have been stated in the question.
Definitely don't want destruction of the urban buffer by expansion of Wollongbar in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane
Development is inevitable but raise the standards. More sub standard development like that in the Plateau Drive vicinity must not occur. More large street trees are essential. Why isn't there more space to plant trees to develop wildlife corridors mandatory?
Disappointing. The Plan is just a mirror image of the Alstonville Strategic Plan with the addition of destroying our sacred urban/rural buffer (the lifeblood of our existence)
Don't mess with the urban/rural separation buffers. Farmers commit suicide for less atrocities than that.
Encouragement of a community space for classes held by volunteers or perhaps given a financial incentive to conduct group wellbeing classes such as yoga, tai chi, mindfullness, healthy eating. It would be nice if our council rates provided for those members of the community who aren't able to participate in sports allocated to the the sporting fields
Ensure zoning allows for services and amenities to be in Wollongbar, not just Alstonville.
Expansion of parking at new sporting fields. 84 car spaces will not be adequate.
From where I stand, it's clear from Wollongbar Community feedback that they are not at all supportive of Ballina Shire Council doing any further evaluation of the (BSC) (preferred option) being Lot 1 DP 1212249, No 184 Rifle Range Road, (owned by property developer Tabalon Pty Ltd), to support urban (residential) development, nor is there any Wollongbar Community support for any further residential development along Rifle Range Road.
Good idea increasing Industrial sites
I am in favour of detached dual occupancy development upon residential lots (inside) the Wollongbar Urban Expansion Area, but (not outside) the Wollongbar Urban Expansion Area
I am supportive of dual occupancy development and medium to allow more suitable housing for older residents however I don't like big houses on tiny blocks with no backyards. Very different for our community given lovely sized lots & backyards for kids to be outdoors!
I don't think the russellton industrial estate should be extended on prime agricultural land. Let Ballina tar over their swamp and save that beautiful red dirt for what it does best, growing stuff.
I helped build that basketball court and maintain it, [non-word] I've seen 2 people play on it in 20yrs. It's a basketball court in an industrial area completely separated from housing and the recreational population by alms a km. Get rid of it
I prefer to have detached dual occupancy development (inside) the Wollongbar Urban Expansion Area

Q11: Thinking about your answer to Question 10 are there additional actions you think should be included?
I think we should retain and enhance any recreational land & facilities that we have in this area.
I understand that people should read the strategy before answering this questionnaire but I also believe it should have been made prominent that two of the options above involve the buffer zone and prime agricultural land.
IF council can find a way to progress with the skate park plans, then I would support the change of the basketball court to business/industrial - but kids need an option. Please listen to the community input on this, so much time and money has been spent talking about this with no outcomes.
Important to have rec areas within industrial estate
In regard to the recreation zone at Kays Lane- I would prefer this to be further developed as a business venture that encourages some form of organised recreation facility for families/children rather than scaled down. I believe business opportunities need to be encouraged in the Wollongbar area but with the vision to create a precinct that is sports/arts inclined.
Include skate park in industrial area
It appears these areas impinge on the buffer zones opening up areas for more poor type developments
It doesn't look like a very good Strategic Plan for Wollongbar and that the Council has not put much thought into it (as usual)
It makes me sick and I can't even cry myself to sleep.
It will cause too much traffic congestions and noise pollution doing any more development around Rifle Range Road and Wollongbar Sports Field.
It's difficult for a reasonable person to conceptualise or appreciate how the so called (BSC) "strategic actions" mentioned, actually ensure "that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities". It just doesn't make sense and it is very difficult if not impossible to fathom any nexus or connection. Also are we supposed to answer question 10 and 11 of the Survey by reference to Ballina Shire Council's (BSCs) (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road)??? How do we answer this question when there is no benefit accruing to the Wollongbar Community by having (BSCs) (preferred option) for a "potential expansion area" rezoned as a residential subdivision???? (BSC) state at 10a that "Investigate the potential expansion of Wollongbar in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane". Ballina Shire Council (BSC) has failed to disclose that the foregoing "potential expansion area" also extends north along Rifle Range Road, South of Rifle Range Road, north of Lismore Road and North of Wollongbar Sports Field Access. In other words (BSCs) failed to disclose at question 10a that (BSCs) (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road) falls smack in the middle of the holy of holies rural separation between Wollongbar and Alstonville (the Rural Buffer protection zone). Not to disclose a crucial fact is tantamount to making a false and misleading statement to the Wollongbar Community and is the worst kind of white-collar fraud. Also, (BSC) did not explain what benefits flows to the Wollongbar Community and individuals by agreeing for (BSC) to "investigate the potential for detached dual occupancy development upon residential lots outside the Wollongbar Urban Expansion Area within the R2 zone". A reasonable person would conclude is that all (BSC) are doing by this detached dual occupancy "strategic action" is cramming more houses on the same size lot of land, because of bad planning over the last 20 years by (BSC) and the NSW Government. What benefit does the Wollongbar Community get out of that????? Also none of the documents on exhibition explain how any of the other so called "strategic actions" ensure "that Wollongbar continues to grow so as to facilitate well planned housing choice and employment opportunities". The Survey question is just impossible to answer without knowing all the facts and circumstances and, in particular, the reason behind (BSCs) strong support for their (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road). (BSC) approach just comes across as a Big White Wash of the issues.
It's a very confusing Strategic Plan. Not transparent, open and honest. Very disappointing.

Q11: Thinking about your answer to Question 10 are there additional actions you think should be included?
It's an absolute disgrace ruining our urban buffers and putting more development along an already congested Rifle Range road and next to that eye-sore and traffic congestion hot-spot being Wollongbar Sports Field. It makes me cry every time I think about it.
It's shameful killing our urban buffer and overdeveloping Rifle range road. It must be the work of Satan and the evil property developers sucking the blood and life force out of our angelic Wollongbar Community.
Keep our urban buffers intact.
Keep the buffers around Rifle Range road and to the east towards Wollongbar Sports field.
Kids need places that are important to them, that's what keeps them here , go to tafe or uni here get a job here buy a house here have family around them here, and raise a family here.
Make more recreational area at Kay's lane basketball court
more shops/bakery/cafe/bars
Must retain the rural separation between Wollongbar and Alstonville (particularly in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane.) to reinforce a strong sense of village identity and to preserve our regionally and state significant farmland.
My family and I want you to retain the urban buffer on/along/near Rifle range road and Wollongbar Sports field
Need a skate park
Need a skate park somewhere !?! Kays Lane could be just the place. High visibility, easy access, close to both Wollongbar and Alstonville. Do it NOW!
Need to careful near sports field as residents could complain. Basketball court could be used for skaters who have nothing yet. maybe expand to make bigger facility for them. industrial estate expansion needs to be closely monitored for air pollution, noise and traffic issues.
Need to consider noise and traffic from sports ground if developing off Hellyar Drive - future residents may complain. Need to consider environmental issues such as air pollution and noise factors if developing industrial estate.
Not impressed about F***ing the urban buffers.
Note - Question would not allow the same response to be used more than once
Please use common sense
Potential expansion sites for housing should not contribute to urban sprawl between Alstonville and Wollongbar. State significant farmland adds to the village atmosphere on the plateau, and the agricultural and pasture of animals is well accepted by residents.
Prefer no more development in and around Rifle Range road and Wollongbar Sports Field. Skate Park should go on Wollongbar TAFE side.
Protect the Urban buffer by not expanding Wollongbar residential development in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane.
Put the skate park at Kays Lane
Russelton can go west and Rifle Range Rd area can go north.
Seems to be a plan for the property developers and not the farmers or the Wollongbar community. What happened????
So long as all recreation areas are reallocated.
And a park that suits a wider age group.
Tennis court now at Wollongbar
The basketball court is appropriate for recreation but is dilapidated. The industrial area will provide jobs, but this may be more of drive in-drive out job growth. Is there evidence that it is providing local employment rather than drive in employment. (I know that Manoa village and some Alstonville businesses have people driving from Gold coast, which isn't really providing local employment. Not sure how to address this. Employment is not primary motivator for retaining village atmosphere.) I don't think industrial when I think Wollongbar. I think friendly village and family. More recreation options would bring people who reflect that ethos. Public transport for those choosing to reduce ecological footprint.

Q11: Thinking about your answer to Question 10 are there additional actions you think should be included?
The existing basketball court at Russelton is well used and would be a fine site for the skatepark
Why should the industrial area move east into the green belt when there are options to the south and west that seem to be disregarded
The old basketball courts are an eyesore, but what about just parkland?
The only thing that I ask you is to protect the Urban Buffer by not expanding Wollongbar in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane
The village atmosphere is being lost all over the Ballina Shire. There is too much development in general and too much high productivity land being turned to residential development
The village atmosphere we now experience and love will cease to exist if expansion keeps happening. Most people came to live here because of its quiet rural outlook. I, along with others, am not interested in living in the urban sprawl of the Gold Coast - I would have moved there if that was the lifestyle I was seeking.
The Wollongbar Plan has nothing in it for people on the land, except to rezone the maca farms and screw the buffers which we fought so hard to protect. WHY????
There is no reason for you not to investigate the potential for detached dual occupancy development upon residential lots (within) the Wollongbar Urban Expansion Area. This makes for good sense.
There should always be a buffer zone between Alstonville & Wollongbar especially without sufficient infrastructure such as public transport to support additional population
Very supportive of there being no further development along Rifle Range Road and in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane, including towards and in and around the Wollongbar Sports Field.
Wollongbar maintains its village atmosphere because of its size, if it grows too big then that will be lost.
Wollongbar should not be extended East from any location it needs to remain Wollongbar, separate from Alstonville.
Council should not continue to bow down to the owner of land directly east of Hellyar Drive.
The basketball court in the industrial estate should not be touched until such time as council finally comes good on their promise to build a skate park on the plateau.
Yeah, probably make a survey that lets you answer questions hey

APPENDIX 5: COMMENTS PROVIDED BY RESPONDENTS AT Q13.

Note: edited for spelling and expletives only. Emphases, such as capital letters and other punctuation, unedited. Comments such as 'No' and 'Thank you' were removed from the list for brevity.

Note: Q12 'How supportive are you of the suggested strategic actions relating to ensuring that infrastructure such as footpaths, parks as well as shops, services, and jobs continue to be provided and enhanced for the convenience of Wollongbar residents?

Q13: Thinking about your answer to Question 12 are there additional actions you think should be included?
All essential in any well devised plan
Appears to be no free land to obtain this action
Bike paths should ensure that all areas can access safe paths that connect areas such as shopping precincts, sports fields and all residential areas
Consider reducing the speed limit of both Rifle Range Rd between the Plateau Drive roundabout and Lismore Rd, and Plateau Drive itself, to 50km. With ever increasing development these roads are getting too busy with pedestrians and bikes as well as vehicles to remain at 60kms. More frequent Policing of the high speed hooning along Rifle Range Rd is also needed now, let alone with further development.
Consider school zone safety. Put in pedestrian crossing or light controlled crossing.
Disappointing. The Plan is just a mirror image of the Alstonville Strategic Plan with the addition of destroying our sacred urban/rural buffer (the lifeblood of our existence)
Don't mess with the urban/rural separation buffers. Farmers commit suicide for less atrocities than that.
Essential to have a footpath and cycle path to and from sports ground for participants and family members attending events etc
Foot path to join Alstonville to Wollongbar
Foot paths are needed from Ballina Road sling Rifle Range road to Ramses Street.
From where I stand, it's clear from Wollongbar Community feedback that they are not at all supportive of Ballina Shire Council doing any further evaluation of the (BSC) (preferred option) being Lot 1 DP 1212249, No 184 Rifle Range Road, (owned by property developer Tabalon Pty Ltd), to support urban (residential) development, nor is there any Wollongbar Community support for any further residential development along Rifle Range Road.
I believe many of these provisions need to be implemented now, particularly access to the sports fields.
I think safe & accessible pedestrian walkways are vital in Wollongbar. Many people enjoy walking in this area, and improved footpaths along the eastern end of Rifle Range Road would be appreciated.
I would like to see shops developed that are different to those provided in Alstonville.
It makes me sick and I can't even cry myself to sleep.
Its a very confusing Strategic Plan. Not transparent, open and honest. Very disappointing.
It's an absolute disgrace ruining our urban buffers and putting more development along an already congested Rifle Range road and next to that eye-sore and traffic congestion hot-spot being Wollongbar Sports Field. It makes me cry every time I think about it.
It's shameful killing our urban buffer and overdeveloping Rifle range road. It must be the work of Satan and the evil property developers sucking the blood and life force out of our angelic Wollongbar Community.
Keep the buffers around Rifle Range road and to the east towards Wollongbar Sports field.
Locate the proposed skate park at the new sports field complex and provide appropriate pedestrian access to it.
More than consideration & Review needed. ACTION. ACTION, ACTION. NOW! Put in pedestrian access to Sports Field now for all existing facilities. Dont wait.

Q13: Thinking about your answer to Question 12 are there additional actions you think should be included?
Maybe I'm reading this survey incorrectly but was this survey tested before public access? Perhaps you were just really keen for feedback. (repeating questions and unable to select an answer for questions such as question 10).
It's difficult for a reasonable person to conceptualise or appreciate how the so called (BSC) "strategic actions" mentioned, actually ensure "infrastructure such as footpaths, parks as well as shops, services, and jobs continue to be provided and enhanced for the convenience of Wollongbar residents". It doesn't make sense and it is very difficult if not impossible to fathom any nexus or connection. Also, is the Wollongbar Community supposed to answer question 12 and 13 of the Survey by reference to Ballina Shire Council's (BSCs) (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road)??? How do we answer this question when there is no benefit accruing to the Wollongbar Community by having (BSCs) (preferred option) rezoned for residential subdivision, presumably with copious amounts of detached dual occupancy housing???? (BSC) state at 12c that (BSC) as a "strategic action" will "Consider the provision of off road pedestrian and cycle access to the Wollongbar Sports Field when the PAMP and Bike Plan are next reviewed". (BSC) has not made a full and true disclosure that the Wollongbar Sports Fields is adjacent Ballina Shire Council's (BSCs) (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road) and that (BSC) Survey questions 12a, 12b and 12c, if unwittingly supported by the Wollongbar Community, would give illegal authority to (BSC) to press-forward to rezone residential (BSCs) (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road). Also, (BSCs) Survey questions, 12a, 12b and 12c, Ballina Shire Council (BSC) have failed to disclose that the foregoing "potential expansion area" also extends north along Rifle Range Road, South of Rifle Range Road, north of Lismore Road and North of Wollongbar Sports Field Access. In other words (BSCs) failed to disclose at Survey questions, 12a, 12b and 12c that (BSCs) (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road) falls smack in the middle of the holy of holies rural separation between Wollongbar and Alstonville (the Rural Buffer protection zone). Not to disclose a crucial fact is tantamount to making a false and misleading statement to the Wollongbar Community and is the worst kind of white-collar fraud. Also none of the documents on exhibition explain how any of the other so called "strategic actions" ensure "infrastructure such as footpaths, parks as well as shops, services, and jobs continue to be provided and enhanced for the convenience of Wollongbar residents". The Survey question is just impossible to answer without knowing all the facts and circumstances and, in particular, the reason behind (BSCs) strong support for their (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road). (BSC) approach just comes across as a Big White Wash of the issues. The Wollongbar Community is aware that (BSCs) (preferred option) for a "potential expansion area" (aka Lot 1 DP 1212249, No 184 Rifle Range Road), is a 27 hectare property located along Wollongbar Sports Field Access Road; State Significant Farmland (Macadamia plantations); located smack within the Wollongbar and Alstonville (Rural Buffer) and that BSC intends to put 850 lots of houses on it (chock-a-block), more than likely as detached dual occupancy housing . Many Wollongbar residents are up-in-arms-about the traffic congestion from the Wollongbar Sports Field. Imagine the impact if you add a booming residential subdivision. The Wollongbar Community do not know whether the Skate Park is to be dumped into this area or whether BSC decided to relocate this to the Wollangbar TAFE side or another area. Why is BSC making all these decision without consulting the Wollongbar community and then going to the Press to declare to the whole world that "The Wollongbar Community have unanimously decided". A great win for local democracy. The Wollongbar Community are aware that Lot 1 DP 1212249, No 184 Rifle Range is owned by property developer Tabalon Pty Ltd (Director Wayne Porter). There is talk that Tabalon did a back-room-behind-closed-door deal with BSC regarding giving/selling land to BSC to shore-up sufficient land to allow BSC to complete the Wollongbar Sports Field. More than likely this is why BSC are pushing Tabalons property (Lot 1 DP 1212249, No 184 Rifle Range Road), in the Wollongbar Community Survey, as the preferred choice for massive residential subdivision. This is not how

Q13: Thinking about your answer to Question 12 are there additional actions you think should be included?
things should be done by any Council. It is not democracy and is not natural justice and procedural fairness.
My family and I want you to retain the urban buffer on/along/near Rifle range road and Wollongbar Sports field
Need clear and safe bicycle paths to the sports fields
needs to be more than consider...just do it..it's essential to have foot access to the sports field now for participants and families and those of us who want somewhere to walk without houses around.
No skate park!
Not impressed about F***ing the urban buffers.
PAMP needs to use current footpaths.
Creating new bike paths will cost more when the infrastructure is already in place
Parks are mentioned in the introduction to the question, but no opportunity to make positive comment on parks as family-use space.
Play spaces for children and teens should NOT be in isolated spaces as the council with David Wrights leadership has been. We NEVER let our children use the court in Kay's Lane as it was situated on the wrong side of a highway in an industrial estate. Unsafe to get there and the perfect place for paedophiles to lurk. Now 20 odd years later council has to re purpose it? You don't say? Did they learn? No ! Now council has spent money shoving playing fields in an area that is not overlooked by the community. I have driven through quite a few times and NEVER seen a sole out there
Preserve our urban buffers. It's all we have left. Stop future development in Rifle Range rd.
Important - Our farm land to be protected
Priority - Skatepark next to sports fields or industrial estate, cycleway to sports fields (PAMP)
priority! why was the road to the sports field made without pedestrian access!!! Also footpaths along rifle range road is needed badly!
Seems to be a plan for the property developers and not the farmers or the Wollongbar community. What happened????
The issue of traffic on Sneaths road and access to the Bruxner Hwy needs urgent attention. It's dangerous.
the present road is sufficient
The sporting fields will require more parking
A range of exercise facilities along the walking tracks would be a great idea
The Wollongbar Plan has nothing in it for people on the land, except to rezone the maca farms and screw the buffers which we fought so hard to protect. WHY????
This sports area is great - needs to have a picnic area so it can be used outside of planned sporting and open toilets
Transport !!!! It is too infrequent to value add to living in this area
Very supportive of bike lanes
We need to encourage people to use non car based transport. Bike lanes and paths are the way forward.
Whenever something new is developed cycleways and safe pedestrian should be included. The access to the sports fields is appalling in regard to kids' safety and bikes. There are significant problems with pedestrian safety at Wollongbar School despite regular requests for the school to address this.

APPENDIX 6: SUBMISSIONS

Submissions were received from:

- Cherelle Brooke, Senior Property Management Officer, Department of Primary Industries – Lands (Grafton)
- Damian Chapelle, Newton Denny Chapelle
- Jane Gardiner
- Jennifer Mossfield, TAFE Services Manager Richmond and Tweed
- Joe Daley, on behalf of Joan Daley, Elizabeth Daley, Maree Lazarus, Barbara Daley, Mary Watt, and Leona Spencer
- John Mudge
- John Perkins, Manager Land Use Assessment, Northern Region, NSW Roads and Maritime Services
- Lilian Parker, Manager Agricultural Land Use Planning, NSW Department of Primary Industries
- Luke Blandford, Planit Consulting Pty Ltd
- Marilyn Perkins
- Richard Lutze, Alstonville Wollongbar Chamber of Commerce
- Ron Birch, Wollongbar Progress Association
- Sean Cochran, GeoLINK
- Troy Macrae, Elders Real Estate Alstonville
- Wayne Porter
- Whenua Morton, Regional Manager, UPA North Coast Region

The submissions are appended below, in the above order.

Department of Primary Industries
Lands

Our Ref: 18/181870

8 October 2018

General Manager
Ballina Shire Council
PO Box 450
Ballina NSW 2478

Dear Sir/Madam

Wollongbar 2038

I refer to your letter of 27 August 2018 information the Department of Primary Industries – Lands of the Draft Wollongbar Planning and Environment Study and Draft Wollongbar Strategic Plan 2018 - 2038.

The study has been reviewed and there are no comments at this stage.

Yours sincerely

CBrooke

Cherelle Brooke
Senior Property Management Officer
Department of Primary Industries – Lands
GRAFTON

Newton Denny Chapelle

SURVEYORS PLANNERS ENGINEERS

Date: 17th September 2018
Our Ref: 16/163

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention: Mr Klaus Kerzinger

Delivered Via Email: Klaus.Kerzinger@ballina.nsw.gov.au

Dear Sir,

Re: Submission to Wollongbar 2038 Strategic Planning Project
246-250 Lismore Road, Wollongbar

Newton Denny Chapelle (NDC) has been engaged by Dojoo Pty Ltd to prepare a submission to the *Wollongbar 2038 Strategic Planning Project*.

The purpose of this submission is to identify the opportunity to provide ancillary commercial floor space with any future redevelopment of the existing service station and to facilitate this commercial use under Council's Strategic Plan.

The subject site is described in cadastral terms as Lot 2 DP 527953, Parish of Tuckombil, County of Rous. The site enjoys a total area of 3,427m², and is zoned R2 – Low Density Residential under the Ballina Local Environmental Plan 2012.

The site is detailed in a local context within **Plate 1** of this report.

The site is located at the intersection of Lismore Road and Rifle Range Road, Wollongbar. The aforementioned roads form the sites southern and western boundaries respectively.

The site is currently being used as for a service station, consisting of three bowsers with five pumps. The site has also been utilised for a series of land uses consisting of a takeaway food store in the south-eastern portion of the property, whilst the northern portion has historically been utilised for a garden shed and pot plant sales (DA1994/167) and in more recent times a motor showroom (DA2009/34).

Land uses that surround the site are exclusively residential with the built form dominated by single dwellings with a small number of two storey medium density residential units.

Plate 1: Aerial photo of the subject land and surrounds (Source: Intramaps 2018)

Our clients respectfully request inclusion within the Wollongbar 2038 Strategic Plan in order to incorporate a small-scale commercial use of the land. More specifically, inclusion for neighbourhood commercial purposes on the land under the Strategy would provide the impetus to amending the Ballina LEP to permit neighbourhood commercial activity upon the site in association with a future re-development of the existing service station.

The following comments are made in support of this request:

- **Historic Land Uses & Existing Use Rights**
  Our clients have owned the property since 1986. During this time, the subject land has been utilised for uses comprising a service station and retail store, takeaway food premises, landscape / gardening merchandise and a motor showroom.

  Through the use of the land for retail purposes since 1979, there is recognition within the community of the site and the function it provides to the immediately surrounding Wollongbar area as a commercial site.

  The historic use of the land for the above uses have occurred predominantly through land use approvals issued either prior to or under the Ballina Local Environmental Plan 1987. In this respect, the land uses are reliant on existing use rights under Division 4.11 of the Environmental Planning & Assessment Act.

  With the recent lodgement of Development Application 2017/370, it became evident there is a need to rectify the commercial use of the land for the service station and ancillary retail land uses. The issue associated with the extent of the site in which existing use rights may be applied has in essence modified the long term view that the entire site may be re-developed for the service station use and associated retail purposes.

- **Employment Opportunities**
  The planning framework for Wollongbar has reviewed employment opportunities for undeveloped land in Wollongbar (Section 7.8). We submit, the inclusion of 246-250 Lismore Road, Wollongbar should be reviewed under the Strategy given the commercial use of the land is in existence and to this end existing use rights applied.

  With respect to creating employment opportunities, the Strategic Plan identifies local economic activity is likely to be stimulated through increases in population to 2038. It is recognised existing businesses and industries will benefit from this and additional employment opportunities are likely to be created as a consequence of greater demand for goods and services. In this respect, we submit the opportunity to provide neighbourhood scale service station and ancillary commercial/retail services will provide further employment opportunities without adversely impacting upon the retail hierarchy planned for Wollongbar. This position is reflected through the historic use of the land for commercial uses without any identified impact upon the Wollongbar commercial precinct.

  The Strategic plan does also identify through the community consultation the desire for more shops in Wollongbar. This point was a priority issue for some residents together with local access to professional services including more health care related services.

  The ability to value add to the subject land through siting ancillary commercial uses of a neighbourhood scale would be consistent with the views expressed within the resident feedback.

- **Accessibility**
  The location of the property provides a gateway into Wollongbar. The land is conveniently located to both the existing and planned residential release areas within Wollongbar. To this extent, the ability to provide a well designed service station and commercial premises will offer ease of access for daily requirements of residents within the immediate Wollongbar area.

  The vision for the site is akin to the service station located in Lennox Head. The "Station" service station provides a modern facility with residents able to access their daily fuel and neighbourhood retail needs. The coexisting commercial premises also serves to meet the daily need through the hardware and pool businesses. The scale of the built form and associated land use would be viable example of upon the subject land given the land area available.

We trust that the above provides sufficient rationale to warrant the identification of the subject land for inclusion within the Wollongbar 2038 Strategic Plan for neighbourhood scale commercial premises ancillary to the primary service station use upon 246-250 Lismore Road Wollongbar.

Should you have any questions regarding this matter, please do not hesitate contacting Mr Damian Chapelle of this office.

Yours sincerely,
NEWTON DENNY CHAPELLE

Dai Chapelle.

DAMIAN CHAPELLE
Town Planner. BTP.CPP.

Mr Paul Hickey
General Manager
Ballina Council
Cherry Street
Ballina 2478

31/10/2018

Dear Mr Hickey,

Wollongbar 2038 Draft Strategic (Development) Plan

I am writing in response to Council's Draft Strategic Plan for Wollongbar.

It appears that the main thrust of this strategic document proposes and supports the idea that Wollongbar needs to sprawl into the Urban Buffer.

The two options promoted in this plan are to expand 27 hectares into the northern Buffer at Lot 1 DP1212249 for residential development and 23 hectares into the Buffer (Diagram 39) at Russelton for industrial development. This strategy would effectively mean the end of this rural buffer zone.

I do not support the rezoning of **ANY** land in the Urban Buffer Zone.

Why?

A) It provides the local character of Wollongbar
B) It is a shared feature of the Plateau.
C) It is State Significant farmland
D) It provides a green space which benefits our environment.

Because:

A) Local Character
Good strategic planning incorporates and enhances local character and as Annexure 1 in this Strategy states "the character of Wollongbar is a reflection of low density residential scale, undulating topography, and proximity of surrounding high quality agricultural land." The NSW Government in its

Department of Planning and Environment Planning Circular (PS 18-001 January 2018) also encourages Councils to respect and incorporate local character into strategic planning.

In its current form this strategic plan has no vision to include the local character of Wollongbar into the plan.

B) Shared Feature

It should be remembered that the Buffer is a shared feature of the landscape and what is approved in Wollongbar will impact on the community at Alstonville. In the Alstonville Strategic Plan 2037 survey, the Alstonville community indicated the strong desire to retain the Buffer between the two urban areas as did the Wollongbar residents in their Wollongbar community survey.

If rezoning of this land is permitted it will be the end of this feature and will set a precedent for other developments in the Buffer zone. For many years several developers and the Seventh Day Adventist Aged Care Facility have sought rezoning approval in the Buffer. Previous Councils have refused this.

C) State Significant Farm Land

Agricultural land which has high levels of fertility, reliable water and rainfall has been assessed as State Significant land for farming. It is these inherent values rather than the activity which it supports that give it this classification. For example just because land does not currently have macadamia tree cover does not mean it could not have it in the future.

It is also well known that larger lots provide greater opportunities for agricultural development and by rezoning land to urban it is unlikely (for economic reasons) to be available for amalgamation into a larger rural block.

There are many reasons to safeguard our farming land including food security.

D) Green Spaces

Green spaces filter pollutants and dust from the air, they provide shade and lower temperatures particularly in urban areas, and they even reduce erosion of soil into our waterways. In addition they have a visual impact.

Rezoning of this land would also preclude future use of the parts of the Buffer for a Regional Park, Botanic Garden, Community Garden, Outdoor Classroom, Perimeter Loop Exercise Trail, Exercise Stations, Frisbee Golf Station, Passive Recreation and/or Picnic areas etc.

False Arguments
The Draft Strategy argues that there is a need for additional land for housing because it has discounted UPA land for traditional housing. Although the **UPA** land may not come onto the market in the next few years, the fact that it is **already zoned for medium density residential development** and is likely to be further subdivided for Aged Care (at even higher population densities), means that it must be included in projections and planning.

Lot 1 DP1212249 has been seen as the prime candidate for future urban development. Why? The Strategy suggests it as a prime site because of its proximity to the Sporting fields. I understood that the Wollongbar Sports Field were considered a non-urban, green recreational space and therefore appropriate for the Buffer zone. At no time have I heard from Council that the sports fields were created "to present an opportunity for additional residential land development to the north" (p63) in the Buffer.

Much is said about the unsuitability of land outside the Buffer for development. Often it is considered steep but we know houses can be built on sloping land. In fact houses are are often more acceptable than farming on such land.

The Draft Strategy also differs from the original concept of the Buffer by suggesting that properties fronting Lismore Road are more important to retain as rural than others in the buffer zone. Originally all land in the Buffer was classified uniformally. Additionally it suggests that the Buffer is **north of the Bruxner Highway.** This is not the case. The rural Buffer extends along the boundaries of Russelton Industrial Estate, which is south of the Highway.

Finally
If there is a genuine shortfall in residential land, instead of sprawling into the rural Buffer, it may be time for Council to review the option of a third village site on the Plateau.

This Draft Strategy has looked at growth options for Wollongbar in terms of housing and industrial land supply but it has not looked at ways of protecting the buffer or agricultural land, discussed the idea of enhanced parks, or other community infrastructure eg an improved hall.

Thank you for considering my comments.

Yours sincerely

Jane Gardiner

Strategic Planning

Ballina Council

Council@ballina.nsw.gov.au

Dear Sir or Madam

TAFE NSW has a long-standing and constructive relationship with Ballina Council and welcomes the opportunity to provide feedback, and engage further, on the draft Wollongbar Planning and Environmental Study and draft Strategic Plan 2018 – 2038.

TAFE NSW is currently developing its 20 Year Infrastructure Strategy and Strategic Asset Management Plan. Together these will ensure TAFE NSW has a fit-for-purpose property portfolio that meets the organisation's core purpose of providing vocational education and training to the people of NSW.

TAFE NSW has no current plans for development of vacant TAFE NSW property at Wollongbar. In the development of our Infrastructure Strategy, we will determine best use of the site to meet the training needs of the Ballina Shire, Richmond and Northern Rivers Valleys and broader NSW.

TAFE NSW is also an important stakeholder in the Wollongbar community. We therefore value the opportunity to develop relationships with the local community and industry and provide educational services that will contribute to the long-term sustainability of Wollongbar and its surrounds.

Our feedback is summarised below. We would be happy to provide further information and would welcome further discussions with a representative from the strategic planning team regarding longer term planning for Wollongbar.

Draft Vision for Wollongbar

1. Section 5.3, page 56 - TAFE NSW notes the draft vision for Wollongbar to 2038 and the intent to preserve the current community values that define the Wollongbar community and to achieve environmental, social and economic sustainability. TAFE NSW values its role as an integral part of the local community through its presence at the TAFE NSW Wollongbar campus and our capacity to deliver quality training to support local business to achieve their goals and looks forward to continuing this role in the local community.

Information Relating to TAFE NSW Wollongbar Enrolments 2006 to 2017

2. Section 3.13 on Page 43 - Wollongbar TAFE Enrolments 2006 to 2017, does not represent accurate data on enrolments, participation and completions of educational programs delivered through Wollongbar TAFE. TAFE NSW would welcome the opportunity to provide current and accurate information that could be included in a final version of the Wollongbar Planning and Environmental Study.

Information Relating to Consultation

3. Section 5 of the Draft Wollongbar Planning and Environmental Study and the Wollongbar 2038 Community Survey Results refers to the consultation process that Council implemented and the Strategic Plan Ordinary Meeting of Ballina Shire Council document (page 5) references an intent to communicate further with relevant government agencies. TAFE NSW would welcome an opportunity to meet with Ballina Council to understand its approach to engagement and explore opportunities for both agencies.

Information Relating to Safe Access to Wollongbar TAFE

4. TAFE NSW notes the principle reflected throughout the Plan, to provide safe access and transit for pedestrians, cyclists and vehicles into and around Wollongbar. TAFE NSW is supportive of this principle and would welcome an opportunity to provide input into design of safety features relating to access to Sneaths Road and TAFE NSW Wollongbar.

Information Relating to Open Space and Facilities Contribution Plan

5. Section 8.3 on Page 77 identifies the 'new housing development in Wollongbar will increase the demand for public amenities and public services in the area'. The development of the 20 Year TAFE NSW Infrastructure Strategy and Strategic Asset Management Plan will provide parameters for the engagement of TAFE NSW with Council about the use of Open Spaces and again, TAFE NSW welcomes the opportunity to discuss with Council, plans for use of open spaces and the provision of facilities.

Information Relating to Expanding the Industrial Area

6. Section 7.7 on page 66 outlines a proposal to expand the Russellton Industrial Estate. TAFE NSW is committed to partnering with business to address training needs to achieve business goals. TAFE NSW would welcome the opportunity to be involved in early discussions around business attraction, colocation and retention strategies and the potential to develop business precincts within the local area, aligned with TAFE NSW strategic plans.

Information Relating to the Potential Development of the TAFE NSW Wollongbar Site

7. Annexure 5 - Preliminary SWOT Analysis of Potential Wollongbar Urban Suitability Sites on page 89 identifies part of the TAFE NSW Wollongbar site (part of LOT 10 DP 874987) as suitable for urban use. Noting the intent expressed in the Wollongbar - Planning and Environmental Study and Strategic Plan Ordinary Meeting of Ballina Shire Council document (page 5), to communicate further with relevant government agencies**,** TAFE NSW requests an urgent discussion with Ballina Council regarding plans for this parcel of TAFE NSW land and that no further community announcements are made until this discussion has occurred.

Information Relating to Zoning Changes to Permit Dual Occupancy Development

8. Section 7.4 on page 64 outlines a planning proposal to initiate dual occupancy on R2 zoned lots opposite TAFE NSW Wollongbar, significantly increasing the number of

people utilising Sneaths Road. TAFE NSW notes this proposal and welcomes the opportunity to discuss strategies to ensure safe access to TAFE NSW Wollongbar as the local population grows.

Thank you for the opportunity for TAFE NSW to provide comment. We look forward to continuing our productive relationship with Ballina Council.

For further information or to discuss this feedback further, please call me on 0409403807.

Jennifer Mossfield

TAFE Services Manager Richmond and Tweed

From: Joseph Daley [mailto:XXXXXXX]
Sent: Wednesday, 31 October 2018 8:55 AM
To: Ballina Shire Council
Subject: Ballina Council and Wollongbar 2038 Draft Strategic Plan-Comments

Attention :General Manager ,Ballina Shire Council

Dear Sir/Madam,

I am writing on behalf of Joan Daley , the owner of the property at 73 Bruxner Highway Alstonville ,identified as Lot 1 and Lot 2 DP 738412 and her immediate family . Joan has lived on the property for decades and the property has been in the family name for many generations .

Joan strongly supports most of the Draft Strategic Plan including the use of Lot 1 , on the eastern side of the existing Russellton Industrial Estate for potential industrial use .

The environmental study outcome and Draft Strategic Plan does however reinforce retention of the urban buffer between Wollongbar and Alstonville.As you probably know ,this buffer was established in the Ballina Local Environmental Plan of 1987.

In the last thirty years there have been many changes in the area that in our opinion have made the urban buffer an imposition on Joan.

The creation of the Bruxner Highway ,Alstonville by pass effectively divided the farm ,limiting the viability of its use for agricultural purposes.In addition to this , with our father's passing many years ago ,the property has become increasingly onerous for our now elderly mother to maintain it as a green buffer.There is a considerable workload involved in maintaining the property under its current zoning .As a family we would appreciate your assistance in reducing the pressure the urban buffer has placed on our mother by retracting it in the Strategic Plan .

The urban buffer zoning now seems irrelevant in light of the surrounding changes made in the area in the last thirty years.

We appreciate your cooperation.

Could you please acknowledge receipt of these comments.

Yours sincerely

Joe Daley

On behalf of Joan Daley, Elizabeth Daley,Maree Lazarus,Barbara Daley ,Mary Watt ,Leona Spencer

From: John Mudge [mailto:XXXXXXXXXXXX]
Sent: Sunday, 28 October 2018 11:52 PM
To: Klaus Kerzinger
Cc: Councillor Ben Smith; Matthew Wood
Subject: RE: || Rezoning of the Land to (E4) Environmental Living or other residential zoning || 12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 ("the land") ||

Good Evening Klaus,

Thankyou for your mail.

Hope you are well and life is good wherever you are and whatever you are doing.

Here are some further questions and observations.

Amendment to the Ballina LEP (2012) - Permitted with Consent - Detached dual occupancies within the RU1 Primary Production and RU2 Rural Landscape zones

How many Detached dual occupancies would the Council ordinarily permit if there was a (DA) approved by Council for my property being the 120 acres (at 12 Gilmore Close, Wollongbar NSW 2477)? Currently there is only (1) house on the 120 acres.

Land owned by the United Protestant Association (UPA) in Sneaths Road - Developed for greenfield subdivision purposes

I see on reading at (page 47, para 4.2) of the Ballina Shire Council (BSC) **Exhibition Version of Draft Wollongbar Planning and Environmental Study (May 2018)**, issued in respect of the Wollongbar (2038) (Draft) Strategic Plan, that (BSC) confirms that it held discussions with (UPA) in February 2018 and (UPA) advised that it intends to undertake a **strategic exercise** for its Wollongbar land holdings later during 2018. (UPA) further advised (BSC) that whilst conventional **residential lots** have not yet been ruled out it was advised that the focus would be on utilising UPA land for a variety of housing uses such as **aged care, independent seniors living accommodation** and various community and social housing options.

Given that the (2018) year has almost come and gone, are you aware whether or not (UPA) have completed its **strategic exercise** for its Wollongbar land holdings and the outcome of the exercise? (Also, I remember that some 6-8 years ago, (UPA) had their Sneath's Rd land on the market for sale).

One would reason, that regardless of whether UPA proceed to construct either residential houses or aged car accommodation (greenfield development), the simple solution to inject certainty into (BSC) planning for future expansion of the (WUEA), is for (BSC) and NSW State government, to build another road network link (like Plateau Drive) from Sneath's Road, across UPA land to 12 Gilmore Close, Wollongbar NSW 2477 to the current (WUEA).

I wish you all the best for a great day. Thank you for your much valued time and effort.

Yours Sincerely,

John Damian Ben MUDGE – (Australia)

From: John Mudge [mailto:XXXXXX]
Sent: Wednesday, 15 August 2018 8:19 PM
To: Klaus Kerzinger; Matthew Wood
Cc: Councillor Jeff Johnson; Councillor David Wright; Councillor Ben Smith
Subject: || Comments on the (BSC) (Draft) Wollongbar Strategic Plan 2018-2038 (Exhibition Version) || 12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 - 120 acres ||

Dear Klaus and Matthew,

Happy Wednesday evening. ☺

Hope you are having a great week so far. ☺

Thank you for your email of (6th August 2018) (**attaching**) copies of the **(Exhibition Version)** of:

1. *(**Draft**) Wollongbar Planning and Environmental Study (dated May 2018 (18/7655);*
2. *(**Draft**) Wollongbar Strategic Plan 2018-2038 (dated May 2018); (and)*
3. *Ordinary Minutes of Meeting of Ballina Shire Council (dated 26 July 2018) - Wollongbar Planning and Environmental Study and Strategic Plan*

Thank you also for the opportunity to provide comments on the foregoing (**Drafts**).

My sincere apologies for not getting my comments back to you sooner but it is "*tax-time*", the busiest time of the year and clients are very demanding to have their tax refunds etc.. ☺

Comments on Planning and Environmental Study (dated May 2018)

Annexure 5 – Preliminary SWOT Analysis of Potential Wollongbar Urban Suitability Sites

12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 ("the land")

It would be appreciated if you could please consider the following comments, by way of constructive feedback and (**amend**) the **Ballina Shire Council (BSC) SWOT analysis** accordingly, before it is put on exhibition. To assist your deliberations, we have provided (**notes**) to further explain the rationale for (**amending**) the SWOT analysis.

Strengths

It would be appreciated if you could please:

(Add) – The north east boundary adjoins Gilmore Close which is a residential area (initially part of the subject property until Ballina Shire Council (BSC) approved boundary adjustments some years earlier);

(Add) – The west boundary adjoins other land (mostly flat and of a very minor gradient) owned by the United Protestant Association of NSW (UPA) WUEA Landholding located at (46 Sneaths Road, Wollongbar NSW 2477) comprising 32 hectares of land zoned residential;

(Add) – The land is currently used for cattle grazing - non-intensive agricultural purpose;

(Add) – The land is close to TAFE Wollongbar Education Precinct;

(Add) – The land is 2.4 kilometres (4.5 minutes by road) from Gilmore Close to Wollongbar Palms shopping Centre Simpson Ave, Wollongbar;

(Add) – The land has an **abundance of mature age trees** grown from seedlings and planted in even lines/rows, which will allow the creation of a unique **Garden (Green) Residential Development**. The trees can be culled/carved out on a needs-arising-basis under authority of a **timber license** issued to me from the Department of Infrastructure Planning and Natural Resources (DIPNR), (**see Note 1 below**);

(Add) – The land is stable on the slopes (0% to 10%) and (10% to 20%) and is not significantly land-slip affected nor slope-constrained. With geotechnical input at the residential development stage, any identified building envelopes will not be affected by landslip, subsidence or degradation, either above or below the site where buildings are erected (**see Note 2 below**);

(Add) – The owner is currently in discussions with United Protestant Association of NSW (UPA) to formalise a grant of **Right-of-Way or Access Strip** for the land, from the top of the house drive (west) through (UPA) land (46 Sneaths Road, Wollongbar NSW 2477) to Sneath's Road, (**see Note 3 below**);.

Weakness

Given the foregoing Strengths, it would be appreciated if you could please:

(Delete) – "*Land is significantly slope constrained and may have limited potential to provide a source of greenfield residential lots*" (**see Note 2 below**);

Opportunity

Given the foregoing Strengths, it would be appreciated if you could please:

(Add) – The land has good potential to warrant further evaluation for urban suitability (Future Urban Growth (FUG)) at to provide a source of greenfield residential lots.

(Amend) – The land may also have potential as an ecotourism site, depending on value of existing vegetation, including the rezoning of the land to **Zone E4 Environmental Living** (**see Note 4 below**);.

Threats

Given the foregoing Strengths, it would be appreciated if you could please:

(Delete) – "*Land is significantly impacted by landslip constraint*" (**see Note 2 below**);

Comments on Draft Wollongbar Strategic Plan 2018 – 2038 (which accompanies the draft Wollongbar Planning and Environmental Study)

12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 ("the land")

Given your acceptance of our suggested changes to the (BSC) (SWOT) analysis, it would be appreciated if you could please under **Locality Objective Two**:

(Add) – under ***Strategic Actions*** - 7b – Evaluate the potential for Lot 18 DP 1046117 (12 Gilmore Close, Wollongbar NSW 2477) to support urban (residential) development; (and)

(Add) – under ***Rationale for Action/Benefits*** - 7b – The large site is suitably located and adjoining the northern edge of the Wollongbar Urban Expansion Area (WUEA), TAFE Wollongbar Education Precinct, is not within the Urban buffer etc. and will not cause problems to residents of the existing Wollongbar Village in respect of traffic congestion, noise issues and anti-social behaviour caused by any potential new land development located close to or adjoining the new Wollongbar Sports field and Wollongbar Skate Park etc.

(Add) – under ***Rationale for Action/Benefits*** - 7b – Evaluation for Urban Potential is a step that precedes the land's inclusion within the Ballina Shire Growth Management Strategy and the preparation of a planning proposal (rezoning).

(Note 1) – (Unique) Garden (Green) Residential Development – Department of Infrastructure Planning and Natural Resources (DIPNR) Timber License

12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 ("the land")

Some 15+ years ago I consulted widely within the Wollongbar community, nationally and internationally to ascertain the type of residential development most coveted by people. The answer was **Garden (Green) Residential Development**. The foregoing is also unanimously confirmed by the Wollongbar community responses to the **Wollongbar 2038 Community Survey Results June 2017**. The local community want copious amounts of trees, gardens, greenspace etc., and don't see it as a strength that future residential development land has "Sparse tree cover".

By way of research, and for your consideration, I have (**attached**) document "**Garden Towns, Villages and Suburbs**".

Based on the foregoing, some 15+ years ago I planted trees on the land as well as was granted by the Department of Infrastructure Planning and Natural Resources (DIPNR) a **timber license** to allow for any trees to be culled/carved out on a needs-arising-basis. Please see **(attached) timber license**.

(Note 2) – Land has Acceptable Slope Stability – Land Not significantly Land-slip Affected nor Slope-Constrained – Soil Pacific Geotechnical Report

12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 ("the land")

In 2002 I commissioned Soil Pacific to prepare a Geotechnical Report which concludes that the land has acceptable slope stability and is not significantly land-slip affected nor slope-constrained indication good potential for future urban development etc. Please see **(attached) Soil Pacific Geotechnical Report** for the land (dated July 2002). You will also be aware that the mature trees planted on the land improve the slope stability etc.

(Note 3) – Grant of Right-of-Way or Access Strip by United Protestant Association of NSW (UPA)

12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 ("the land")

Since 2000 year, the United Protestant Association of NSW (UPA) were in formal discussions with the previous owner of the land (Mrs Molly Gilmore) to grant her a **Right-of-Way or Access Strip** from the top of the house drive (west) through (UPA) land (46 Sneaths Road, Wollongbar NSW 2477) to Sneath's Road. Please see (**attached**) correspondence.

I am currently in discussions with the (UPA) to formalise a grant of **Right-of-Way or Access Strip** for the land to increase its potential for residential development etc. ☺

(Note 4) – Eco-Tourism and the Rezoning of the Land to (E4) Environmental Living

12 Gilmore Close, Wollongbar NSW 2477 – Lot 18 DP 1046117 ("the land")

The *Ballina Local Environmental Plan 2012* **(BLEP)** currently makes no provision for zonings (E2) Environmental Conservation, (E3) Environmental Management and in particular (E4) Environmental Living and so would need to be (**amended**) to allow for the land to be benefited by the existence of these zonings.

As an alternative to the land being rezoned (Zone R2) Low Density Residential, (Zone R3) Medium Density Residential, and/or (Zone R5) Large Lot Residential (i.e. 0.5 acre: 2023 metres squared), we suggest the land also be rezoned **(E4) Environmental Living**.

If the **(BLEP)** is to be **(amended)** to allow the existence of **(E4) Environmental Living,** it is suggested the **(amended) (BLEP)** should make provision for under the criteria:

Permitted without consent (including, but not limited to);

- Environmental protection works;
- Home-based child care;
- Home occupations; (and)
- Home businesses etc. etc.

Permitted with consent (including, but not limited to);

- Eco-tourist facilities;
- Dual occupancies (i.e. two dwelling (attached) or (detached) on one Lot);
- Dwelling houses;
- Eco-tourist facilities;
- Farm stay accommodation;
- Group homes;
- Home businesses;
- Home industries; (and)
- Home occupations (sex services) etc. etc.

If, based on this and others submissions, (BSC) (**amends**) any of the foregoing mentioned **(Exhibition Version) documents 1, 2, and 3**, either (pre-exhibition) or (post-exhibition), it would be greatly appreciated if you could please email me a **copy** of the **(amended) documents** etc.

I thank you for your consideration of our constructive comments and your much-valued time and effort. ☺

Yours Sincerely,

John Damian Ben MUDGE – (Australia)

Transport
Roads & Maritime Services

File No: NTH18/00124
Your Ref: Wollongbar 2038

The General Manager
Ballina Shire Council
PO Box 50
BALLINA NSW 2478

Attention: Klaus Kerzinger

Dear Sir / Madam,

Re: Exhibition of Draft Wollongbar Planning and Environmental Study and Draft Strategic Plan 2018 - 2038

I refer to your letter of 15 August 2018 in relation to the abovementioned strategic plan. Roads and Maritime Services thanks you for the opportunity to review the ideas and actions proposed in the document which are the product of the community consultation undertaken by Council in 2017.

The key interests for Roads and Maritime Services are the safety and efficiency of the road network, traffic management, integrity of infrastructure assets and the integration of land use and transport.

These interests are best served when strategic plans, such as the Wollongbar Draft Strategic Plan 2018-2038, take into consideration the provision of infrastructure to adequately meet the needs of the future development. Council's continued commitment to the improvement of pedestrian and cycleway infrastructure, through the regular review of its Pedestrian Access and Mobility Plan will ensure these needs are met. It is suggested that Chapter 8 of the Draft Strategic Plan, "Provision of Adequate Infrastructure to Support Growth", include reference to Council's "2014 Strategic Transport Model", as applicable to Wollongbar. The implementation of the strategic plan may benefit from consideration of the wider transport implications of the proposed growth.

Roads and Maritime would welcome the opportunity to provide further comment on information gathered as a result of the following proposed actions:

- Action 7 - Evaluate the potential for Lot 1 DP 1212249, No 184 Rifle Range Road to support urban (residential) development.
- Action 9 – Evaluate the potential for land adjoining the Russellton Industrial Estate to the east (Lot 13 DP 1059499 and Lot 1 DP 738412) to support urban (industrial) development.

It is considered that these comments would assist Council in preparation of the Planning Proposal, prior to its submission to the NSW Department of Planning and Environment.

If you have any further enquiries regarding the above comments please do not hesitate to contact John Perkins A/Manager Land Use Assessment on (02) 6640 1362 or via email at: development.northern@rms.nsw.gov.au

Yours faithfully

John Perkins
Manager Land Use Assessment, Northern Region

Date: 2 October 2018

Department of Primary Industries

OUT18/17197

2 November 2018

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention: Klaus Kerzinger
council@ballina.nsw.gov.au

Dear Sir/Madam

Public Exhibition – Wollongbar Draft Strategic Plan 2018-2038

Thank you for the opportunity to provide comment on the exhibited draft of the Wollongbar Strategic Plan 2018-2038, as per your correspondence dated 15 August 2018. The NSW Department of Primary Industries (NSW DPI) Agriculture provides advice to consent authorities about the protection and growth of agricultural industries and the resources upon which these industries depend to provide economic growth.

DPI Agriculture has reviewed the Wollongbar Draft Strategic Plan and supporting documents and provides the following comments:

DPI Agriculture is supportive of strategic planning and recognises the considerable work involved in delivering documents of this nature. As indicated, the Wollongbar village is surrounded by highly productive agricultural lands of state and regional significance. It is noted that in 2001, Ballina Shire Council motioned the continued residential release within the existing planned footprint of Wollongbar and discouraged 'edge' rezonings at Wollongbar and Alstonville. These motions were to protect the important agricultural resource and to maintain a 'break' between the two villages. The identification of State and Regionally Significant Farmland in the Northern Rivers area, as published in 2005, and subsequent planning provisions, aimed to further protect this resource from rezoning.

The *North Coast Regional Plan 2036* has no provision for expansion of the Wollongbar urban growth area. Rezoning of mapped farmland surrounding the Wollongbar village, is considered inconsistent with action 11.1 of the NCRP 'Enable the growth of the agricultural sector by directing urban and rural residential development away from important farmland...'. DPI Agriculture does not support this as an action within the strategy and therefore has concerns with Actions 7 and 9 of the Draft Strategic Plan. The action that encourages higher densification of the village through permitting detached dual-occupancies in R2 Low Density Residential is considered the preferred option. It is recognised that actions 7 and 9 relates only to an 'evaluation of urban potential' at this stage hence DPI Agriculture would welcome further discussion with Ballina Shire Council on this matter.

Consideration of a further vision in the strategy that recognises and values the important farmland in the Wollongbar vicinity is encouraged and could provide linkage/support to Action 1.

Should you require clarification on any of the information contained in this response please contact Agricultural Resource Management Officer, Selina Stillman on 0412 424397.

DPI Agriculture is working to ensure that the advice provided is of the highest quality. Please take some time to provide us with feedback on our work by completing a short survey.

Yours sincerely

pp

Lilian Parker
Manager Agricultural Land Use Planning

31 October 2018

The General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Draft Wollongbar Planning and Environmental Study and Strategic Plan 2038

Dear Sir,

We congratulate Ballina Shire Council on the preparation and release of both the draft Wollongbar Planning and Environmental Study and draft Strategic Plan 2018 – 2038, which provide a 20-year vision for Wollongbar.

The finalisation and release of these documents along with the Alstonville Planning and Environmental Study and Strategic Plan 2017 – 2037 will help provide a clear vision and framework for coordinated strategic planning outcomes across the Plateau.

Overview – Submission Intent and Site Introduction

This submission has been prepared on behalf of the Greenlife Properties Pty Ltd who are the landowners of Lot 10 in DP 1059499, a site which the draft Study flags as potentially playing a key role for new housing opportunity on the Plateau. The Greenlife Properties' site is ideally suited to play this role.

The site is 7.04ha in area, vacant and currently utilised for low scale cattle grazing purposes, primarily to keep the site maintained. The site is bound by Lismore Road to the north and the Alstonville Bypass/Bruxner Highway to the south. While the site is technically within Alstonville, it is on the fringe of the Wollongbar Township and within 700 metres walking distance to the Wollongbar town centre.

Figure 1. Location Map - Verandah Lifestyle Estate, Wollongbar

Figure 2. Site Map - Verandah Lifestyle Estate, Wollongbar

The landowner is seeking to develop this site as a land lease community (manufactured home estate), introducing a modern, affordable, and energy efficient housing product to the region. This type of housing product is currently extremely difficult to facilitate in the area due to various land and zone restrictions.

This submission is not a request for the site to be explicitly identified as a land lease community site under the Strategy. Rather, we note that the Draft Study indicates some uncertainty with regard to housing supply on the Plateau, and highlights that a contingency plan for alternative development opportunities may be warranted. This has included identifying more land for potential residential release.

In this regard, the submission is seeking a reconsideration of the Greenlife Properties' site in the context of identifying and securing additional housing opportunities through the Strategy, but also seeks to flag that alternative housing opportunities, such as land lease communities and how they can be facilitated in the area, could be addressed in the Strategy.

Review of the Site

The Draft Study has undertaken a SWOT analysis of certain land areas in and around Wollongbar as possible future housing sites, and this has included the Greenlife Properties' site (refer to Figue 3).

Site	Strength	Weakness	Opportunity	Threat
7. Lot 10, DP 1059499, Lismore Road, Alstonville	Approximately 7ha of vacant rural land. Land form not slope constrained	Land forms part of the urban buffer between Wollongbar and Alstonville. State significant farmland Part of lot impacted by bushfire prone land and landslip constraints. Isolated site with relatively poor connectivity with existing Wollongbar urban area. Part of land adversely impacted by drainage constraints. Noise impact from adjoining Bruxner Highway	Requires detailed assessment to determine potential of this land for purposes other than agricultural uses. Rural buffer assists to prevent easterly expansion of Wollongbar urban areas.	None identified at preliminary assessment stage.

Figure 3. SWOT review of Greenlife properties Pty Ltd site under Draft Wollongbar Planning and Environmental Study

We agree with the Draft Study's SWOT analysis that this land's size, vacancy and lack of slope are strengths for future development, however contend to the weaknesses raised in the SWOT analysis. This is outlined in the table below.

We also note that the landowner has funded and pursued various site-specific assessments to confirm the land's suitability for more intensive development, many of which have been submitted to Council to date and can be resubmitted if required.

Weaknesses – Listed Under Draft Study	Comment
Land forms part of the urban buffer between Wollongbar and Alstonville	While the land forms part of the buffer area, the inter urban break between Wollongbar and Alstonville would not be compromised if the land was developed for more intensive purposes. A visual impact analysis has been undertaken to determine how development at the site as proposed, may influence how the landscape / existing inter-urban break is experienced (**Attachment 1**). This assessment confirms that the site represents a minor portion of the overall visual catchment area and its development, as proposed, would not have any significant adverse impact or loss of user / visual experience at key viewing locations and for those travelling along roadway corridors in the area. This means that the rural vistas, separation between villages, and continued productive rural hinterland is maintained. We also note that the Draft Study and Strategic Plan indicates that land throughout and around the Russellton Industrial Estate is being investigated for potentially supporting new industrial development. This would not only

	assist with job opportunity for residents in the area, but importantly also indicates that an expansion to the existing urban boundaries may be becoming necessary. Land to the east of Wollongbar and the Industrial Estate, which immediately adjoins the subject site, has been flagged as this suitable expansion land. This aligns with the assertion that development in this area is suitable and would not detrimentally impact wider agricultural practices, environmental resources or scenic character. An image of the identified Russellton Industrial Estate expansion area and the Greenlife Properties site is provided below (**Figure 4**)
State significant farmland	The land identified under the Draft Strategic Plan as the preferred potential release area, is No 184 Rifle Range (Lot 1 DP 1212249). This site is also mapped as State significant farmland. While we have not viewed an assessment of this site's suitability for agricultural productivity, its soil, size, shape and flat surface are characteristic to other working farmland in the area. Considering it immediately adjoins macadamia plantations to the east and south, the potential for urban development at this site to detrimentally impact suitable agricultural land and wider agricultural activities appears possible. The potential for the site to be used for intensive agricultural activities is low as is its potential to impact wider agricultural activities. This is due to the size of the site and that it adjoins two road corridors, residential development to the north-west and industrial land to the south west. The site in this regard is very unique. Allowing development at the site would seem to have a low potential for impacting on agricultural opportunities on or around the site and wider agricultural uses and importantly, is highly unlikely to have any detrimental flow on or cumulative effects for future land use considerations on other state significant farmland. This is confirmed under a supporting agricultural land capability assessment provided under **Attachment 2**.
Part of lot impacted by bushfire prone land and landslip constraints	<u>Bushfire</u> The site is within a bushfire prone buffer area, associated with existing mature vegetation located to the north of Lismore Road. Lismore Road in this regard establishes a formalised and perpetually maintained asset protection zone

	between the site and this bushfire prone vegetation. Further bushfire protection measures can be accommodated on the land through design measures such as setting residential sites back from existing vegetation, perimeter roadways, cleared open space areas and water supply. Bushfire risk can be investigated further and at no cost of Council. <u>Landslip</u> The northern portion of the site is mapped as erodible / landslip land. This is associated with the drainage areas which traverse this northern part of the site. This erodible land does not preclude servicing the site and there is opportunity to ensure any future dwellings, roadways, services and facilities are setback from this drainage land. This would ensure development at the site does not impact on natural drainage flows in the area.
Isolated site with relatively poor connectivity with existing Wollongbar urban area	This land is located closer to the existing township of Wollongbar than the Wollongbar Urban Expansion Area. It has great access via Lismore Road to both Wollongbar and Alstonville, is serviced by an existing share path along Lismore Road and is flagged to be linked by a new share / cycle path to Wollongbar under Council's Pedestrian Access and Mobility Plan (**Figure 5**).
Part of land adversely impacted by drainage constraints	This matter is noted above. This drainage land does not preclude servicing the site and there is opportunity to ensure any future dwellings, roadways, services and facilities are setback from it. This would ensure development at the site does not impact on natural drainage flows in the area.
Noise impact from adjoining Bruxner Highway	Separation and noise attenuation from the Bruxner Highway are provided by the existing vegetated road mound which fronts this roadway. Further noise attenuation measures can be investigated and implemented under any future development proposal to ensure residential amenity is achieved at the site.

Figure 4. Greenlife Properties Pty Ltd site adjoining potential Russellton Industrial expansion area

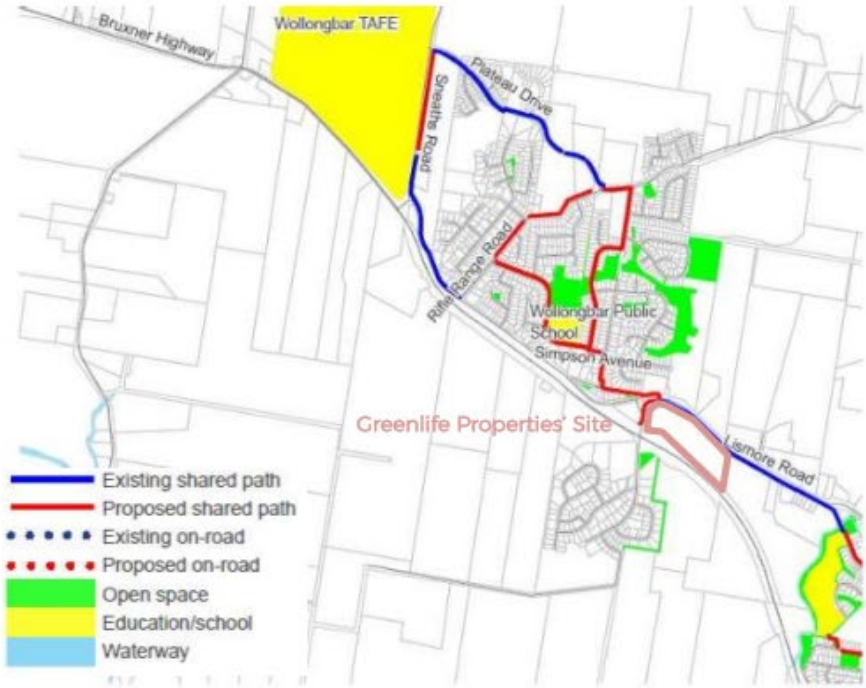


Figure 5. Greenlife Properties Pty Ltd site in the context to Wollongbar's active pathway network

Conclusion

This submission is requesting a reconsideration of the Greenlife Properties' site and land lease communities more generally under Council's draft Study and Strategy and in the context of securing additional / future housing opportunities in the area.

We would appreciate and look forward to any opportunity of working collaboratively with Council and key stakeholders to investigate this site for having a role in the provision of housing in Wollongbar.

Please do not hesitate to contact me if you have any questions regarding this submission.

Yours sincerely,

Luke Blandford
Planit Consulting Pty Ltd

Mr. P. Hickey, General Manager,
Ballina Council,
Ballina.

31st October 2018.

Dear Paul,

I am writing in response to the Draft Strategic Plan for Wollongbar currently on exhibition.

SUBMISSION: Draft Wollongbar Strategic Plan 2018-2038

Summary of concerns:

1) The confusing way STRATEGIC ACTIONS have been prioritised and presented.

2) The changed WORDING OF STRATEGIC ACTION 1.

3) The Rationale for SHORTFALL IN LAND TO MEET POPULATION TARGET.

4) Potentially misleading WORDING of Council's ONLINE SURVEY (three points).

5) Passive RECREATIONAL space.

6) Community Land - Basketball Court, Kays Lane, Russellton.

.....

The Wollongbar Draft Strategic Plan is currently on exhibition. Wollongbar Progress Association held a Meeting in September, where Council's Planner attended to give an overview of the Draft Plan and to answer questions from those attending.

The complete set of documents on exhibition is detailed and comprehensive.

1. STRATEGIC ACTIONS :

At the top of PAGE 2 of the Wollongbar Draft Strategic Plan 2018-2038 Documents is a section titled **'Significant Draft Strategic Planning Actions'**, which opens with Strategic **Action 7**:

> **evaluate the potential for Lot 1 DP 1212249, No 184 Rifle Range Road ... to support urban (residential) development.**

Action **7** is the first Action mentioned at the very front of the document.
Strategic Action **7**

"involves further evaluating the potential of one specific property ..."(p. 3).

There is no mention that this land proposed for evaluation at Strategic Action **7** is **IN THE BUFFER.**

Strategic Action 1 is to retain the buffer between the two Plateau villages.
Strategic Action 1 is first mentioned a further 90 pages into the document.

There is something puzzling about this way of presenting the Draft Plan. Strategic Action **7** is presented first, followed by Strategic Action **6**, then Strategic Action **9**. The other nine Strategic Actions, **1, 2, 3, 4, 5, 8, 10, 11** and **12**, are found much deeper into the document, only after 90 pages of further reading.

2. WORDING OF STRATEGIC ACTION **1** :

Newer residents of Wollongbar would be unaware of the history, or the boundaries, of the buffer between Alstonville and Wollongbar; nor would most be aware of the wording in Council documents that protect that buffer.

Ballina Shire Growth Management Strategy (2012) includes this Strategic Action:

> *Maintain the urban buffer / inter urban break between Alstonville and Wollongbar.*

In this current Draft Plan on exhibition, the buffer protection wording has changed, and now reads:

> *Retain the rural separation between Wollongbar and Alstonville (north of the Bruxner Highway).*
>
> *Advocate a policy position which generally discourages proposals which seek to introduce urban style development within the rural area which separates Wollongbar from Alstonville with particular reference to properties fronting Lismore Road.*

A simple statement has become a wordy statement which places emphasis on one particular part of the buffer zone (Lismore Road), and appears to allow for exceptions, via the words " ... a policy position which *generally* discourages proposals (of an urban nature) ...".

The Alstonville Strategic Plan was adopted by Council earlier this year. Strategic Action 1 in that plan advocates a position "which discourages proposals ...". The word "generally" does not appear.

Having the word "*generally*" inserted before "discourages proposals..." appears to soften the line Council will take with development applications which intrude into the buffer area: Council will generally discourage these proposals, but will not always discourage them.

It is difficult to understand why Lismore Road is designated as of particular importance, although it appears that, if all goes according to the Draft Plan, part of the buffer will be undermined and approved for development.

Given the history of Development Applications, and the pressure landowners have exerted on Council and Council staff over the years, it would appear foolhardy to consider compromising the buffer. Council has protected this buffer for over thirty years: indeed, I have heard the Mayor say in a Council meeting that the buffer is "sacrosanct".

If this buffer is breached to allow "one specific property" (quote - see above) to be developed for residential land, then the **precedent** will be set, and Council will be unable to preserve the remainder . Other landowners who want to develop other parts of the buffer will simply go to the Courts, citing this precedent.

3. RATIONALE FOR SHORTFALL IN LAND TO MEET POPULATION TARGET :

The first of the Main Issues in the Draft Plan (page 1) is given as :

- *Decline in land available for residential subdivision*.

As at June, 2018, of the remaining land available for development in the WUEA, the United Protestant Association (UPA) holds 32 hectares, estimated to yield up to 370 lots (page 2).

The Draft Plan documents indicate that the UPA is likely to develop their land for "*a variety of housing uses such as aged care, independent seniors living accommodation and various community and social housing options*" (page 47).

Thus, a smaller number of conventional residential lots will be available, if the UPA develop alternative accommodation options.

This loss of residential lots is used as the basis for investigating land within the buffer on Rifle Range Road; however, *a lower number of conventional lots does not necessarily translate to a loss of population, or not meeting the projected population target.*

The total target population in the WUEA, including UPA land, is 2236 people; without UPA land, the population yield is 1829 people - a shortfall of 407 people. (p. 48)

In the Draft Plan, the projected target population was reached using 11.75 lots per hectare, with 2.6 persons per household (page 48). For the UPA land, the

calculation used was 11.75 lots per hectare, with 1.5 persons per household (*rate used for seniors accommodation*), yielding this shortfall of 407 people (page 48).

This calculation *fails to take into account the higher density of seniors living accommodation*: various types of housing for seniors, and other social housing, is invariably at a higher density than regular housing: thus, the housing rate of 11.75 houses per hectare should not be applied to seniors housing.

Given the potential for higher density accommodation on the UPA land, there will be no need for alternative 'conventional residential land'. Those living in retirement villages and community housing are included in population statistics across Australia.

Once the UPA plans are known, it is likely that the WUEA population target will be exceeded, through higher population density on their land. Whilst UPA planning is not finalised, they have already invested money in road widening and installing water to their site, and their land will be developed for a mix of residential accommodation.

The rationale in the Draft Plan claiming a decline in conventional residential land automatically means a shortfall in population targets is incorrect: thus, ***land within the buffer zone should not be considered for rezoning.***

4. WORDING of ONLINE SURVEY:

Council is encouraging Wollongbar people to complete the online survey, indicating it takes around 8 minutes. Below are three areas where I feel the wording is confusing and potentially misleading:

a) The first part of Question 8 seeks the respondent's support for

> *retention of a rural separation between Wollongbar and Alstonville (particularly along Lismore Road) to reinforce a strong sense of village identity .*

The buffer is much more than "along Lismore Road", and has never, in it's 30 year history, been compromised with such a limitation, nor should it be now. It is difficult to understand where such a limited definition of the buffer originated, and it is wrong to frame the question with such wording.

Collation of survey results that indicate support for preservation of the buffer will be interpreted as support for the buffer along Lismore Road, because that is how the question is framed.

b) The first part of Question 10 seeks a response to the proposal to

Investigate the potential expansion of Wollongbar in an easterly direction along Rifle Range Road immediately east of Hellyar Drive and south to Elvery Lane .

There is **no mention of the fact that this land IS IN THE BUFFER.** Thus, respondents could support retention of the buffer at Question 8, and support the suggestion of expansion along Rifle Range Road in Question 10 without realising the two responses contradict each other.

When this concern was raised with Council's planner at the September WPA meeting in Wollongbar, the Planner told the audience that the Survey began by asking respondents if they had read the Draft Plan Documents: he said that if the response was negative, then that survey would not be given credit!

This sounded astounding: that Council would design and prepare a survey, encourage Wollongbar people to complete it online (without mention of any need to read the complete Draft Plan), then dismiss those submitted surveys where the Draft Plan documents had not been read. Fifty five people heard this response to the question asked at the meeting!

c) The fifth part of Question 10 seeks a response to the proposal to

Consider the easterly expansion of the Russellton Industrial Estate to provide an additional 23ha of industrial zoned land.

There is **no mention of the fact that this land IS IN THE BUFFER.** This is potentially misleading, because respondents may not realise this fact .

5. PASSIVE RECREATIONAL SPACE:

Passive Open Space: The WUEA Infrastructure Plan July 2008 provided for ***four local parks to be provided*** *within the WUEA in locations shown in the DCP*

and

the monies paid in respect of the existing Avalon Estate towards open space should be allocated in equal parts ***to the proposed district park facilities*** *(corner of Plateau Drive and Rifle Range Road) and playing field facilities for the Plateau under the Draft* Contribution Plan.

In the **Strategic Plan** for the next 20 years, there is not a single mention of any park or passive recreational open space for Wollongbar anywhere in the Survey.

In the Draft Plan documents, the only reference to recreational space is 90 pages into the document, Locality Objective One, Strategic Action 2:

> *Review Community infrastructure proposed in Council's Developer Contribution Plans to ensure they support community building in the period to 2038.*

Why is the planned District Park not mentioned? Community respondents would need to investigate the Developer Contribution Plans to ascertain what passive space is in those D.C. Plans. Thus, I suspect survey responses and submissions will have no mention of Passive Recreational Space, **which could result in such space for community use becoming a low priority.**

6) COMMUNITY LAND - SKATING / BASKETBALL COURT, Kay's Lane:
Strategic Action 10 is to consider the rezoning the land, which is referred to as

> *the former Wollongbar basketball Court site.*

This land could then be sold for industrial purposes, with an estimated value of $150-220K. The site is "900-1000 sq.m". There is nothing FORMER about this area: it used used regularly by skaters, basketballers and others. Skaters did put temporary jumps on site, but were directed by Council staff to remove them.

This is the preferred site for a skatepark for both Wollongbar Alstonville Skate Park group and the Wollongbar Progress Association, but both groups have been told the site is not big enough for a skatepark. It is, however, big enough to be sold as an industrial site!

Strategic Action 10 should be deleted until there is a completed and functioning Skatepark for the Plateau.

In summary, I believe the shortcomings detailed above undermine the value of the survey and the Planning Documents on exhibition. It is disappointing to have such a poorly-designed survey used as the basis for ascertaining local support for the future growth and development of our community.

The way the Draft Planning documents have been presented is also disappointing, particularly the wording of Strategic Actions, and where they appear in the Planning documents on exhibition.

NSW State Planning and Environment circular (16th January 2018) talks of the value of 'local character':

> *In ... areas where the existing character is highly valued by the community, ... plans (should focus on) the enhancement of that character for the enjoyment of existing and future residents (page 1).*

In Council's 2017 Community Survey, 42 % of people cited reasons related to 'character of the area" (semi-rural outlook, friendly community, village atmosphere) as their reason for choosing to live in Wollongbar, and 74% felt it important for Wollongbar to maintain its own sense of place and identity relative to Alstonville.

The separation buffer is crucial to the continuation of the social and community fabric of Wollongbar, and I encourage Councillors to ensure the preservation of this whole buffer area.

Thank you for considering my comments on the Draft Wollongbar Strategic Plan 2018-2038.

Marilyn Perkins,

Wollongbar.

From: marilyn perkins [mailto:XXXXXXX]
Sent: Friday, 19 October 2018 1:04 PM
To: Klaus Kerzinger
Subject: Re: Wollongbar 2038

Hello again Klaus,

The survey responses indicating knowledge of the Rifle Range Road and Russellton land being in the buffer has, I feel, less to do with

Council's information and more to do with initiatives from the Community, to alert people to this fact.

I feel Council should be clearly indicating that the proposed land is in the buffer when you undertake the Facebook posts. The survey could be viewed as misleading through omission, when there is no mention of the land being in the buffer.

I understand a high percentage of respondents have indicated they have read the documents, but that does not mean that they read the whole parcel of documents, and it would certainly be possible to complete the survey without understanding the land is in the buffer, from the way Question 10 is phrased.

Thanks,

Marilyn

On 17 Oct 2018, at 10:49 am, Klaus Kerzinger <Klaus.Kerzinger@ballina.nsw.gov.au> wrote:

Hi Marilyn

Since my email to you this morning the count has increased by 3 to 166 responses. Approx 85% indicated that they have read the study.

There won't be any change in the information going out in terms of the Facebook posts apart from a reminder that the exhibition will close on 2 November 2018. Yes it will be on Council's Facebook page. I know your concerns about the buffer and your view that we should further draw attention to this fact. When I see the survey responses it is obvious to me that people know that the Rifle Range Road and Russellton proposals are within the buffer. Therefore I think its best to leave the information made available consistent for the whole of the exhibition period.

Klaus Kerzinger
Strategic Planner

ballina.nsw.gov.au | discoverballina.com
p: (02) 6686 1201 | f: (02)66867 035 |

From: marilyn perkins [mailto: XXXXXXXX]
Sent: Wednesday, 17 October 2018 10:02 AM
To: Klaus Kerzinger
Subject: Re: Wollongbar 2038

Good morning Klaus,

This is a really good response so far. What percentage of the 163 responses indicated they had read the documents?

When you do the Facebook boost post, will you state clearly that both the areas in the survey for potential expansion of residential land and

industrial land are in the buffer? Will this be Ballina Council Facebook?

Social media certainly seems the optimum way to connect - it's only we oldies that still like to put pen to paper!

Cheers!

Marilyn

On 17 Oct 2018, at 8:32 am, Klaus Kerzinger <Klaus.Kerzinger@ballina.nsw.gov.au> wrote:

Hi Marilyn

I thought I would give you an update on the survey. We now have 163 responses and the message being sent by respondents is pretty clear. I also enjoyed reading your letter in the Advocate this morning and anticipate it may motivate a few more people to engage with the strategic planning process.

Over the next 2 week Council will resume the Facebook boosted posts targeted at Wollongbar residents. The initial campaign resulted in a significant increase in survey responses and I am expecting a similar if not better result given the exhibition closing date. It's interesting that Facebook (apart from your efforts through the Progress Association) has had the biggest impact on people engaging with the process. Letters, advertisements and the letter box drop of pamphlets had no significant impact.

At this stage not sure when I can report this matter to the Council but will give you plenty of notice.

Happy to have a further chat with you if you have any questions etc.

Regards

Klaus Kerzinger

Acting Group Manager

Strategic and Community Facilities Group

Klaus Kerzinger
Strategic Planner

ballina.nsw.gov.au | discoverballina.com
p: (02) 6686 1201 | f: (02)66867 035 |

Alstonville Wollongbar
CHAMBER OF COMMERCE
Connecting the Business Community on the Plateau

Alstonville Wollongbar Chamber of Commerce
P.O. Box 697, Alstonville 2477 Email: info@alstonvillewollongbar.com.au
Further contact details: Website www.alstonvillewollongbar.com.au

Date: 30 October 2018

General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

Attention: Klaus Kerzinger

SUBJECT: DRAFT STRATEGIC PLAN 2018 – 2038
DRAFT WOLLONGBAR PLANNING & ENVIRONMENTAL STUDY

Dear Sir,
In reference to the above mentioned Draft Strategic Plan & the Wollongbar Planning & Environmental Study, the Alstonville Wollongbar Chamber of Commerce wish to submit our support for the draft plan in its current form & offer any assistance to fulfil the Strategic Actions nominated.
We also wish to add the following comments:

Draft Wollongbar Strategic Plan 2018 – 2038

Locality Objective One
The Chamber of Commerce generally agrees with the Strategic Actions nominated & are supportive of the Councils involvement alongside the AWCC to develop a Public Art Program.
Note: the AWCC are in contact with the locally stationed Police Service & happy to be involved in any connectivity with the Business & wider Community of Wollongbar.

Locality Objective Two
The Chamber of Commerce generally agrees with the Strategic Actions nominated & are supportive of the Strategic actions that aid in an increase in the area available for residential development (No 7), Positive changes to the rezoning of the Wollongbar Business Centre for expansion of business opportunities (No 8) & An increase in the area available for Industrial Business development (No 9).

The Chamber of Commerce generally agrees with the Strategic Actions nominated & are supportive of the Strategic actions that aid in new housing opportunities (No 6), however consideration should be given to including small sacle Multi-residential allotments which has previously been included in subdivisional land available in Wollongbar, but has not been included in recent WUEA subdivisions, we believe the action to provide a variety of housing opportunities should also include small scale town house & villa style development which often helps our older population down size to more appropriate size affordable dwellings, which is not being offered/built in the recent subdivisions.

Locality Objective Three
No. 10.
The Chamber of Commerce recognises that the basketball court is utilised by the public on a regular basis, especially on weekends & recognises that if this facility is to be removed, then provision for this should be made available to the community at the new sports field OR near the future Skate Park (?) a location still to be determined, which we believe should be accessible to the community by the pedestrian & cycleway infrastructure included in this Strategy.

The Chamber of Commerce recognises the exposed location of this site & rather than utilise the site for general industrial purposes, it should be considered for Estate Entry Treatment & possible locality information map signage for the estate businesses – as is displayed in many other industrial estates in our region.

No. 11 & 12.
The Chamber of Commerce generally agrees with the Strategic Actions nominated & are supportive of the Councils Strategic Actions for greater pedestrian & cycleway infrastructure

Draft Alstonville Planning & Environmental Study.

Chapter 1
Item 1.3 Strategic Planning Framework & HOUSING DIVERSITY

The Study references the North Coast Regional Plan (3036) & notes that this Plan encourages housing diversity though an Action which stipulates a minimum 40% of new housing is to be delivered in the form of dual occupancy, apartments, townhouses, villas or dwellings on lots less than 400sq.m.

The Supporting Diagram 4 in the report shows that this dwelling diversity is minimal in Wollongbar.

The Study suggest that the demand for new housing is being met, however there is a limited number of dual occupancy lots being provided, & no villas, townhouses ect (Multi dwelling housing) being produced.

This is NOT because there is no demand for this diversity, it is because there is no provisions for R3 zoned areas in the Wollongbar Urban Expansion Area, while any undeveloped land is Zoned R3 – council rezone each stage after it has been subdivided to R2, this is a strategic decision by council, NOT a failure of these housing types being produced.

IF council is serious about providing a variety of housing types, council would actually need to plan for appropriate size/location of sites to remain as R3 zoned sites after council has rezoned the existing zoned WUEA.

Chapter 3
Item 3.5 New Dwelling Commencements – Wollongbar

The Study suggests that Wollongbar is the third highest growth suburb within Ballina Shire, The WUEA sites in our opinion are now being redeveloped with larger houses being built on smaller allotments than traditionally allocated in Wollongbar & the study shows fewer smaller dwellings being built.

The study further suggest that the low take up rate of secondary dwellings 'contributes' to the overall low number of smaller dwelling choices in Wollongbar. We should not be reliant upon secondary dwellings alone to provide 'housing choices' in Wollongbar. Council are already wavering on the policy to waiver contribution charges as they feel that this policy 'might' lead to an overload of granny flats in other areas of the shire.

Again it is up to council to set the policy incentives to provide housing size diversity, to 'strategically' plan for more diversity of villas & townhouses to accommodate both a 'more' affordable choice for both the young & aging population.

Traditionally these types of development on the Plateau have been small scale, well designed & have provided both affordable choices to smaller households & also for our aging residents a choice to downsize into smaller, affordable, lower maintenance accommodation which is still located within their existing local area.

Chapter 3
Item 3.9 Retirement & Aged Care Accommodation
The AWCC fully supports any policy opportunities council may implement to encourage New Retirement & Aged Care Accommodation on the Plateau as this sector appears to be of the greatest demand & need. It is very important to be able to accommodate members of the community & retain their social contacts though to their last place of residence.

Healthcare work is also shown in the Study to be one of the highest growth industry employer, having these facilities based locally will aid in many ways including reduced pressure on regional traffic, though to continued varied employment opportunities within the village area.

Chapter 4
Item 4.4 – Dwelling Capacity
Councils Study asserts that a portion of the remaining WUEA is most likely to be utilised for Seniors & Community Housing & that the remainder of land is zoned R2 & R3 & has based the yields on this. As stated above, it is most likely councils intention to rezone the R3 zones to R2 zones again & therefore the yields are most likely to be even less than what is being reported.

Chapter 5 & 6
The AWCC supports the general consensus for the future vision of the Wollongbar Village, for the community of Wollongbar to retain its friendly, quiet and safe nature of the village.

Chapter 7 Vision Element Two: Continued Growth to Create Well Planned Housing Choice and Employment Opportunities

Item 7.2 Potential Impediments to Conventional Housing Supply
Again the study references R3 zoned allotments that have not been utilised as Multi Residential.
Within the comments from the community consultation (Item 5.2) it was noted that there was a desire to maximise housing where proposed on 'new' land as it may be located on 'significant farmland' which should be retained where possible.

If allotments of 400sq.m can be constructed with the '4 to 5 bed' volume builders houses, then 2 x 400sq.m allotments can easily be planned into the new subdivisions for the purpose of constructing 3x villa dwellings of 2 & 3 beds, these types of developments are consistent in scale & size to other developments in the Wollongbar & Alstonville area, & should be allowed for.
An allowance of 1000sq.m allotments may yield 4 x 2 bed villa units if the council was to allow a density of 250sq.m per dwelling in lieu of the existing 300sq.m per dwelling.

Item 7.4
The AWCC would generally be supportive of the UPA site being approved for use for Seniors & Community Housing.

The AWCC generally supports the future investigation of the site nominated for future expansion of Wollongbar to the new sporting fields along Rifle Range Road.

Item 7.7
The AWCC generally supports the proposal for detached dual occupancy development as nominated to the existing urban areas of Wollongbar

The AWCC generally supports the existing basketball court being relocated, however it would be of greater benefit to the Business Community in this area if consideration was given to use this space as a Gateway Entry treatment for the Estate, & possible directional & business signage for the Businesses located within the Estate.

Item 7.8
The AWCC generally support the rezoning of the existing Business District to B2 – Local Business Centre & generally supports the use of the existing vacant land to the west to also be rezoned to B2 – Local Business Centre.

Chapter 8 Provision of Infrastructure
The AWCC generally supports the identification & installation/upgrade of existing & new Infrastructure required to service the future growth of Wollongbar

Chapter 9 – Conclusion
The AWCC generally supports the draft vision as proposed:
Our community has a vision for the future of Wollongbar to 2038 that involves:

- *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*

Thank you for your consideration in this matter, if you wish to further discuss these comments feel free to contact Richard Lutze on 0266 285 048.

Yours sincerely,

Richard Lutze
Secretary AWCC

WOLLONGBAR PROGRESS ASSOCIATION INC.

PO Box 3012, Wollongbar 2477 email: wpa2477@gmail.com

Submission: Wollongbar Draft Strategic Plan 2018–2038.

This Association has a number of concerns with both the Strategic Planning documents on exhibition, and the wording of the online survey - the primary source of Council feedback from the Wollongbar community.

STRATEGIC ACTIONS:

* **For** some unclear reason, Strategic Action No 7 is right at the front of the documents. This Strategic Action presumes there will be a shortfall of residential land, and promulgates the evaluation of

> *Lot 1 DP 1212249, No 184 Rifle Range Road ... to support urban development.*

The rationale for the potential of this site follows, without any mention of the fact that this land is in the Buffer Zone that separates the two plateau villages.

Following is Strategic Action 6, relating to the proposal to permit dual occupancy in certain areas, and Strategic Action 9, relating to land for expansion of RUssellton Industrial Estate, and once again, no mention that this land is in the Buffer Zone.

Whilst these Strategic Actions are right at the front of the documents, Strategic Action 1, which one presumes is the highest priority, is almost at the back of the documents, approximately 90 pages in.

* **The** wording of Strategic Action 1 is of concern: rather than

> *Maintain the urban buffer / inter urban break between Alstonville and Wollongbar*
>
> (Ballina Shire Growth Management Strategy (2012))

the wording is changed and introduces a proviso :

> *Retain the rural separation between Wollongbar and Alstonville (north of the Bruxner Highway).*
> *Advocate a policy position which generally discourages proposals which seek to introduce urban style development within the rural area which separates Wollongbar from Alstonville with particular reference to properties fronting Lismore Road.*

This wording changes the whole buffer protection concept. Those who complete the survey with support for this wording have, perhaps unwittingly, actually supported a change in the whole plateau village protection concept.

Where did the idea of focussing the buffer on properties along Lismore Road come from? There is no mention of this in the detailed 'Community Survey Results of 2017', included with the exhibited documents.

SURVEY:

Aspects of the online survey are of concern.

*** The** wording of Question 8 continues the 'limited buffer' concept by seeking responses to the retention of the rural separation between Wollongbar and Alstonville ... ***particularly along Lismore Road*** ...

Any support indicated in responses will be interpreted as "along Lismore Road", as that is how the Question is asked.

* **Question** 10 asks about the potential for future residential development *"in an easterly direction along Rifle Range Road immediately east of Hellyar Drive, and south to Elvery Lane"*, **with no mention that this land is in the Buffer Zone**! WPA organised a meeting in Wollongbar, where Council's Planner, Klaus Kerzinger, gave a presentation. When the question was raised about possible misunderstanding over this wording in the survey, Klaus said that survey responses that indicated the planning documents on exhibition had not been read would be discounted! With the survey as the main source of feedback, why would Council prepare a survey that required respondents to read over 100 pages of information, without telling them this was required to ensure their response was given credit?

* Further into Question 10, the same situation arises about the *"easterly expansion of the Russellton Industrial estate to provide an additional 23ha of industrial zoned land"*, and again, **no mention that this land is in the Buffer Zone.**

These shortcomings of the survey give rise to concern about the possible reasons for such wording and omissions: there appears to be a lack of genuine objectivity in the framing of the survey questions.

COMMUNITY LAND - RUSSELLTON:

* The land in Strategic Action 10 is referred to as *"the former Wollongbar Basketball Court site"*, and is proposed for investigation for sale as industrial land. The site is constantly used for skating and basketball related activities, so the use of the word '*former*" is puzzling, as nothing has changed at the site - the skating rules are still prominently posted, the ball hoops are still in place. In fact, this site is the first choice for both the Alstonville Wollongbar Skate group, and the Wollongbar Progress Association as the site for a Plateau Skate Park. Both groups have been told that the site is not sufficiently large for a skate park, but it is sufficiently large to be rezoned and sold as industrial land: this is Strategic Action 10 in the Wollongbar Strategic Planning documents.

PARKS AND PASSIVE SPACE:

* **H**istorically, a large **district park** has been part of the planning for Wollongbar, for family oriented, passive and informal physical activities. In December 2005, the Northern Star reported on a Master Plan for the Wollongbar Drive-in site, which included a **district park**. Council's Wollongbar Urban Expansion Area (WUEA) 2008 includes plans for a **district park** at that site.
  The Wollongbar Draft Strategic Plan currently on display is planning for the next twenty years, with **no mention of any passive space** for Wollongbar folk - for the next twenty years! This cannot be correct, and, if it is, what is the plan for the community land at the Rifle Range Road - Plateau Drive round-about (old drive-in site)?

SHORTAGE OF RESIDENTIAL LAND:

* **A**s mentioned earlier, Strategic Action No 7 is the first to appear in the exhibited Planning Documents, claiming a likely shortfall in residential lots because the United Protestant Association (UPA) is unlikely to develop their 32 hectare holding for 'conventional residential lots'.
The target population for Wollongbar by 2038 is 5014 residents (p.49). The rationale for the need for more residential lots (Strategic Action 7) is based on the UPA plans for development other than 'conventional residential lots': UPA is likely to develop "... seniors housing and ... various other community housing forms" (p.3).
Thus, the Draft Plan says that a lower number of residential lots equates to a lower number of residents. WPA disagrees. The living density of seniors housing and community housing is likely to be greater than the density achieved in

housing on 'conventional residential lots': thus, with the development of the UPA land, the population may well exceed that forecast for 2038.

The issues outlined are of serious concern, given the importance of this long term Plan for the future of Wollongbar. The value of the survey and the Planning Documents are compromised by the disappointing layout and confusing - and potentially misleading - wording therein.

We trust that Council, in it's determination, will address these, and other issues raised, and resolve on the side of community, social and environmental wellbeing.

Thankyou for taking the time to read this WPA submission.

.....
Ron Birch, President WPA Inc.

GeoLINK
environmental management and design

ABN 79 896 839 729
ACN 101 084 557

Return address:
PO Box 119
LENNOX HEAD
NSW 2478

LENNOX HEAD
T 02 6687 7666
F 02 6687 7782

COFFS HARBOUR
T 02 6651 7666

ARMIDALE
T 02 6772 0454

LISMORE
T 02 6621 6677

www.geolink.net.au

29 October 2018
Ref No: 3237-1001

The General Manager
Ballina Shire Council
PO Box 450
BALLINA NSW 2478
council@ballina.nsw.gov.au

Dear Sir

Draft Wollongbar 2038 Submission, Lot 3 DP 1221732

The owner of Lot 3 DP 1221732 has requested GeoLINK to prepare a submission regarding support for the progression of the draft Wollongbar 2038 and for Council to consider the inclusion of the northern extent of Lot 3 DP 1221732 in addition to the area proposed for the Russellton Industrial Expansion Area. The additional area is shown green in **Figure 1** below.

Figure 1 Lot 3 DP 1221732 area (green) for consideration within the Russellton Industrial Expansion Area

Lot 3 DP 1221732 adjoins the Russellton Industrial Expansion Area south western boundary. The owner requests Council to consider the northern extent of Lot 3 shown green in **Figure 1** (the site) to be included within the Russellton Industrial Expansion Area boundary.

The site is bounded by Norman Jones Lane and Councils 28 lot industrial subdivision (Lot 2 DP 1169163) to the west, the Russellton Industrial Estate to the north and the area proposed as the Russellton Industrial Expansion Area to the east. The property is currently used for Macadamia farming. An overview of the site is presented in **Table 1**. Mapping relevant to the site is presented in **Figure 1** to **Figure 4**.

Table 1 – Site overview

Zoning	▪ The site is currently zoned 7(i) Urban Buffer under the Ballina LEP 1987.
Site area	▪ Approximately 2.4 hectares
Current land use	▪ The site is currently used for Macadamia farming.
Environmental summary	▪ The site has an uphill slope (from south to north); RL 156 m to RL 166 metres. ▪ Most of the site has a slope of around three percent with the south west corner having slope of around eight percent. ▪ The site is mapped as State Significant Farmland. ▪ Following review of Councils online mapping the site does not include: - Bushfire Prone Land; - Drainage lines; - Flood prone land; - Landslip prone land.

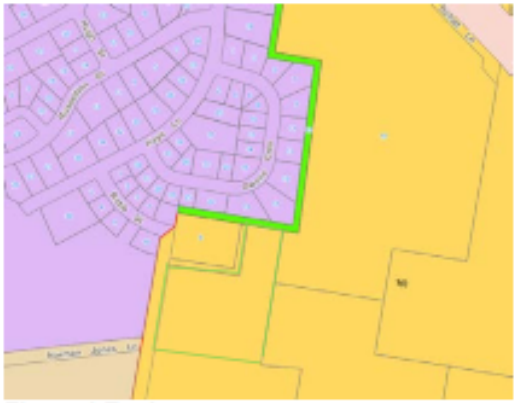


Figure 1 Zoning

Figure 2 Aerial and 2m Contours

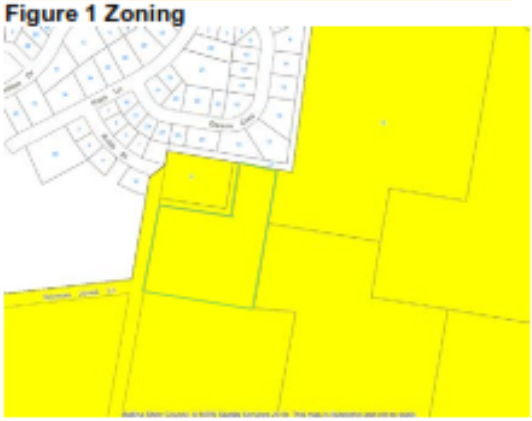


Figure 3 State Significant Farmland

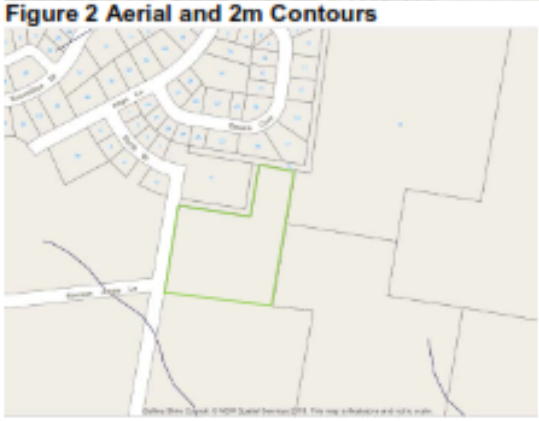


Figure 4 Drainage Lines

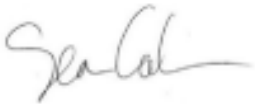
The site is considered suitable for inclusion in the proposed Russellton Industrial Expansion Area based on the following:

- The site has a topography that is mostly gentle and consistent with that identified in the current proposed Russellton Industrial Expansion Area;
- The site has access directly off Norman Jones Lane;
- The site presents an opportunity for a continuous link in Industrial land connecting Councils 28 lot industrial subdivision (Lot 2 DP 1169163) to the west with the south west corner of land identified as the Russellton Industrial Expansion Area;
- The site presents the same planning constraints as that identified under the current proposed Russellton Industrial Expansion Area (7(i) Zoning and State Significant Farmland) and is otherwise free of any other significant development constraints.

The owner of Lot 3 DP 1221732 therefore requests that Council considers inclusion of the site within the area proposed for the Russellton Industrial Expansion Area regarding the draft Wollongbar 2038, and otherwise supports the progression of the broader draft Wollongbar 2038 document.

If you wish to discuss this matter further, please feel free to contact me on (02) 66 877 666 or scochran@geolink.net.au.

Yours sincerely
GeoLINK



Sean Cochran
Environmental Planner

Elders
Real Estate

Elders Real Estate Alstonville
80 Main Street Alstonville, NSW 2477
p | (02) 6628 0000 f | (02) 6628 3922
realestate@eldersalstonville.com.au
www.eldersalstonville.com.au

E-MAILED
25 September 2018

ATTN: General Manager
Ballina Shire Council
PO BOX 450
BALLINA NSW 2478

Dear Sir

RE 5 SMITHS LANE, WOLLONGBAR LOT 1/ DP 244611

Whilst the Wollongbar Draft Strategic Plan 2018-2038 is currently on Public Exhibition and still open to community consultation I am writing to you to request a re-zoning consideration for the property located at 5 Smiths Lane, Wollongbar. I ask that the current R2 Low Density Residential zoning be increased to Medium Density zoning.

Several of the adjoining and surrounding lots are currently either Commercial or Medium Density zoned and it is on this basis that I ask for the consideration.

The lot in question is a 2023sqm block with dual access points and I believe it meets the requirements for multiple dwellings.

With an increased shortage of properties to lease in Wollongbar and Alstonville I believe the re-zoning would be not only be beneficial to our area's housing needs but also contribute to the local economy. The location of the allotment is in close vicinity to shops and amenities, encouraging increased trade to the immediate businesses.

I would value the opportunity to discuss this with you further and look forward to hearing from you. Please feel free to contact me on 6628 0000 or 0414 867 035 at any stage. I thank you in advance for your consideration.

Yours faithfully
ELDERS REAL ESTATE ALSTONVILLE

TROY MACRAE
Principal

From: Wayne Porter [mailto: XXXXXXXXX]
Sent: Tuesday, 28 August 2018 11:13 AM
To: Klaus Kerzinger
Cc: 'Alison Porter'
Subject: RE: Submission Acknowledgement - Wollongbar Draft Strategic Plan 2038

Thanks Klaus.

No hurry – some additional thoughts to ponder with my submission. Brevity is my strength!

The dual occupancy potential on the plateau is a winner. I almost have a DA ready to submit to BSCouncil for a small rentable house at my own five acre residence (XXXX XXXXX Road) in Wollongbar. The increased security it provides on larger lots & the maintenance job sharing for lawns/gardening has convinced me to pursue the dual occupancy option further (now that the 10m proximity rule has been relaxed for second dwellings).

Plenty of scope for future expansion of Wollongbar Sporting Fields, Lyle Park rugby &/or improved car parking provisions at the site using the 184 Rifle Range Road farm also might appeal. Connectivity with a third vehicular access available from Rifle Range Road would reduce Elvery Lane traffic volumes. An improved pedestrian link for Avalon Estate /surrounding residents will become necessary as our town numbers accumulate towards Sneaths Road. Maybe emergency services, some much needed health care, retail precinct, or a second high school adjoining the great new sports complex would avoid duplicating amenity & alleviate the Alstonville High School bottleneck.

Russelton Industrial does need to cater for potentially larger industry players that require flat land parcels to utilise the now closer distribution access both North/South via Ballina Bypass. My attendance to Simon's plateau town planning seminar last year also suggested providing some smaller sheds combined within higher density multi-occupation sites. This encourages our developing local industries, arts & craft businesses to create further employment opportunities with local niche market appeal. Our adjoining farm could also be linked with Russelton easily using a 2,155sq.m vacant lot (Lot 6 DP 258150) in which we own at XXXXXXX. This land provides available power/town water/sewer manhole on the doorstep.

Minimal lead time to development would be required as we are well financed at present & both farm concept preliminary plans already done. Talk soon Klaus when the dice have fallen.

Wayne Porter (BE civil engineering, UQ)

From: Klaus Kerzinger
Sent: Monday, 27 August 2018 8:25 AM
To: 'Wayne Porter'
Subject: Submission Acknowledgement - Wollongbar Draft Strategic Plan 2038

Good Morning Wayne

Thank you for your email which I have recorded as a submission to the draft Wollongbar Strategic plan. Should you wish to make a further submission please do so by the 2 November 2018.

At this stage access to your properties in not required. Should Council endorse the proposed strategic actions relating to your properties then the further advancement of both these strategies will be a matter for the property owner to pursue by way of a planning proposal submission at the appropriate time.

In terms of land owned by the United Protestant Association at Wollongbar I understand that the UPA will be meeting in October to discuss future use options for their land. Depending on what results this may have a bearing on what ultimately may be proposed for your Rifle Range Road property.

I will keep you informed as this matter proceeds after the close of the exhibition, also happy to meet with you during or after the exhibition process if you require any information etc.

Regards

Klaus Kerzinger
Acting Manager Strategic Planning

From: Wayne Porter [mailto: XXXXXXX]
Sent: Friday, 24 August 2018 10:13 AM
To: Ballina Shire Council
Subject: Feedback - Wollongbar Draft Strategic Plan 2038

Hey there BSC.

Thanks for the letter dated 15 August 2018 regarding the public exhibition for the Wollongbar Draft 2038.

I am a Director of Tabalon Pty Limited which owns two of the farms that are being considered for future rezoning. These properties include the potential residential site at 184 Rifle Range Road (Lot 1 DP 1212249), and future industrial site at 14 Dulcet Lane (Lot 13 DP 1059499).

Just a short note to open the lines of communication going forward with Council's town planners. Should they require any further information, or access to our properties which may assist with their analysis, please contact me on XXXXXX or email XXXXXX.

Being a Wollongbar resident myself for the past 25 years, I believe the Draft 2038 plan is a very thoroughly researched & a balanced report.

Happy to chat later down the track.

Thanks, Wayne Porter

From: Whenua Morton [mailto:XXXXXXX]
Sent: Friday, 2 November 2018 10:04 AM
To: Ballina Shire Council
Cc: Sharon Balkin
Subject: Wollongbar 2038

Dear Klaus

I write with regard the Wollongbar Planning and Environmental Study and draft Strategic Plan 2018-2038. I can confirm that UPA has begun to review our site considering how it fits with our future planning and community needs. Whilst I cannot commit to any firm plans at this stage, I can advise that we are likely to use the section identified as DP 1149478, this meaning that we will probably release DP 1149478 to subdivision and residential development.

At this early stage I cannot provide exact timelines, however we are reviewing our regional timelines and projects with a planning day scheduled for February 2019. It is possible that we will look to releasing land within the next 5years.

Please feel free to contact me if you have any other queries.

Kind Regards,

Whenua Morton
Regional Manager
UPA North Coast Region
PO Box 10, Alstonville NSW 2477
Ph: 02 6628 5559 | Fax: 02 6628 5562 | Mobile XXXXXX
Email: XXXXXX
www.upa.org.au

Appendix 7: Survey information and instrument

Information

The survey was available online via SurveyMonkey™ via a dedicated URL. The link was available on the Ballina Shire Council webpage for the project. The survey opened on 8 August 2018 and closed on the 2nd November 2018. 298 responses were collected.

Responses were collected anonymously and participation was deemed consent. Respondents were asked if they wanted to receive further information about the project and given the option to 'opt in' and providing their email address. At this point they were asked to confirm their consent to receive project information.

A technical issue with the survey instrument arose which meant that people that responded to Question 10 were initially limited to selecting only one response type in each column. This issue was not evident when the survey was tested and appears to have affected approximately 20 responses between survey responses 10 and 31. The issue was corrected as soon as the Planning Department was notified of it and no further issues arose.

Survey instrument