

# Wollongbar 2038 Strategic Planning Project – Background Information



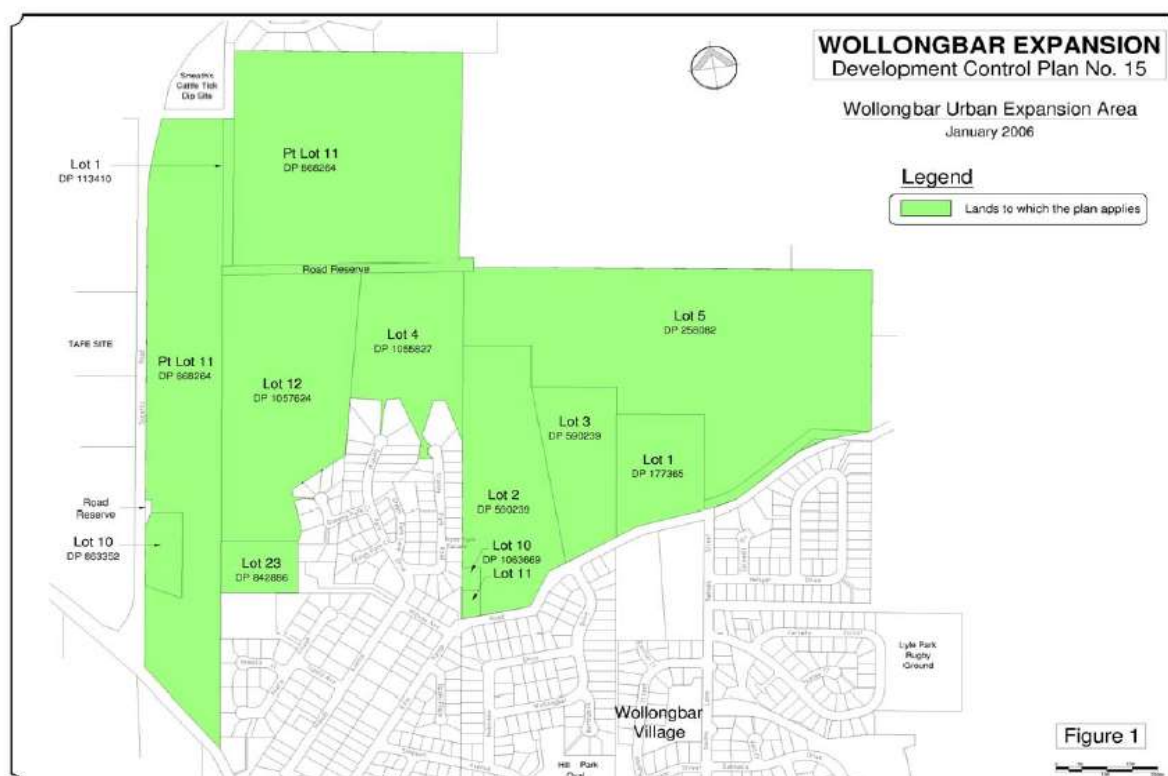
## Background

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

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

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

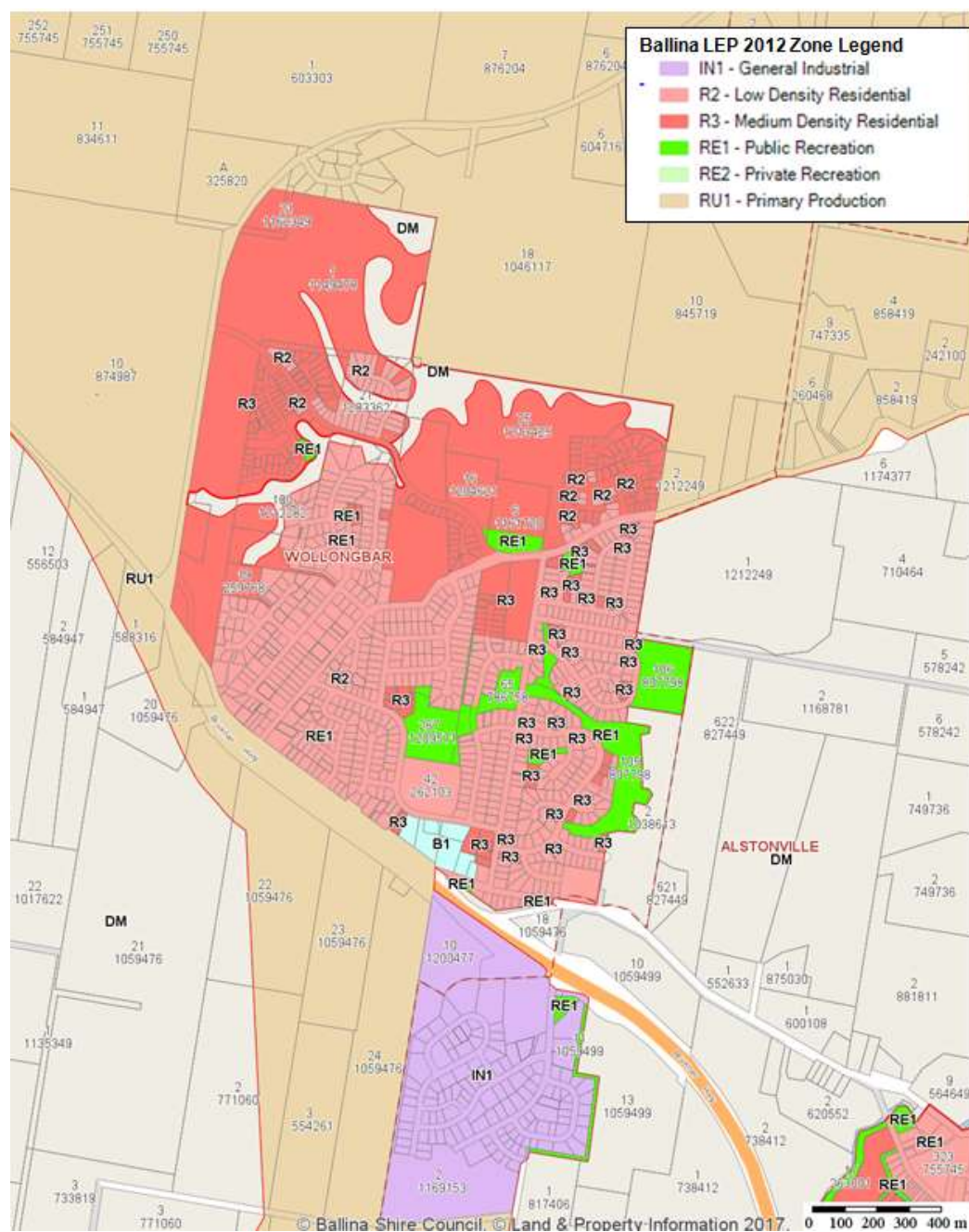
In 2002 the Wollongbar Urban Expansion Area (WUEA) was created with the rezoning of 104.8 hectares of land to part 2(b) Village Area zone (79ha) and 7(d) Scenic/Escarpment zone (25.8ha). The diagram below shows the location of the WUEA.



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

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

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



## Strategic Plan Purpose

Council has a program which provides for the preparation of place based strategic plans for each of the major population centres within the shire. Plans for Wardell and Ballina have already been prepared and adopted by the Council.

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

The strategic plan for Alstonville was adopted by the Council in December 2017.

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

During April and May 2017 initial consultation with the Wollongbar community was undertaken to inform the preparation of the Wollongbar strategic planning documents. A detailed report on this consultation titled Wollongbar Survey Results is available for viewing on Council's web site by searching [Wollongbar 2038](#).

The exhibition of the draft Wollongbar Planning and Environmental Study and the draft Strategic Plan 2018 – 2038 is currently underway. This includes a number of community consultation initiatives designed to obtain the communities views on issues impacting on their village and the desired future direction to 2038.

All submissions and comments received will be considered by the Council prior to the final strategic planning documents being adopted.

## Exhibition and Community Consultation Period

22 August to 2 November 2018

## Community Survey

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

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

## Want to Talk to Someone?

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



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**WOLLONGBAR**

DRAFT STRATEGIC PLAN

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