



# Draft Wollongbar Planning and Environmental Study and Strategic Plan 2018 – 2038





# Background

## Reason for Strategic Planning?

- September 2001 – 10 year deferral to consider locations for future residential development and / or a third village on the Alstonville Plateau.
- July 2012 – Ballina Shire Growth Management Strategy - strategic actions (Revisit third village, maintain buffer, accommodate growth in WUEA).
- April 2016 – Resolution to prepare place based strategic plans for Alstonville and Wollongbar.
- Place based planning program – preparation of strategic plans for each urban area in the shire.
- Community consultation commenced April 2017.



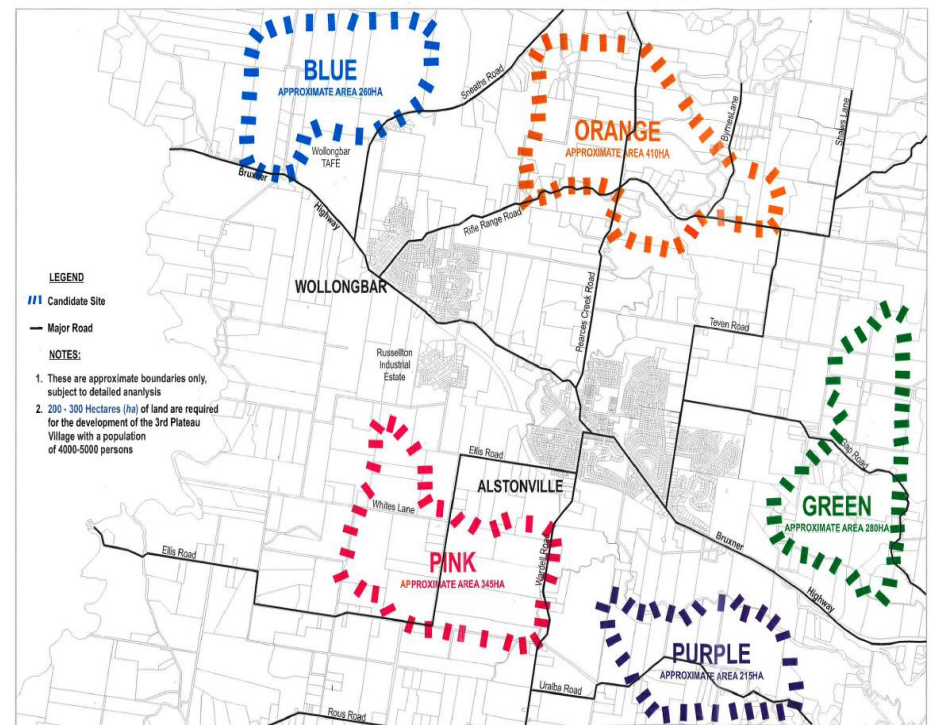
# Background

What was the 3<sup>rd</sup> village concept?

## 3<sup>rd</sup> Village Background

- Originally proposed in the 1970's
- Trigger for village when target populations reached.  
Alstonville (3000 people) and Wollongbar (2300 people).
- Village would provide housing for approx. 5000 people.

## 3<sup>rd</sup> Village Location Options



Map 4 of 4  
Early Candidate Village Sites

public exhibition 2

Prepared by GML/JMK  
Presented to Ballina Shire Council

Source: GML/JMK  
Date: June 2005



# Background

## Study Methodology

- Talk to Community – Identify issues, concerns, aspirations.
- Develop a draft community vision.
- Research identified issues.
- Examine draft vision elements and develop strategies to achieve vision.
- Two documents:
  - Draft Wollongbar Planning and Environmental Study
  - Draft Wollongbar Strategic Plan

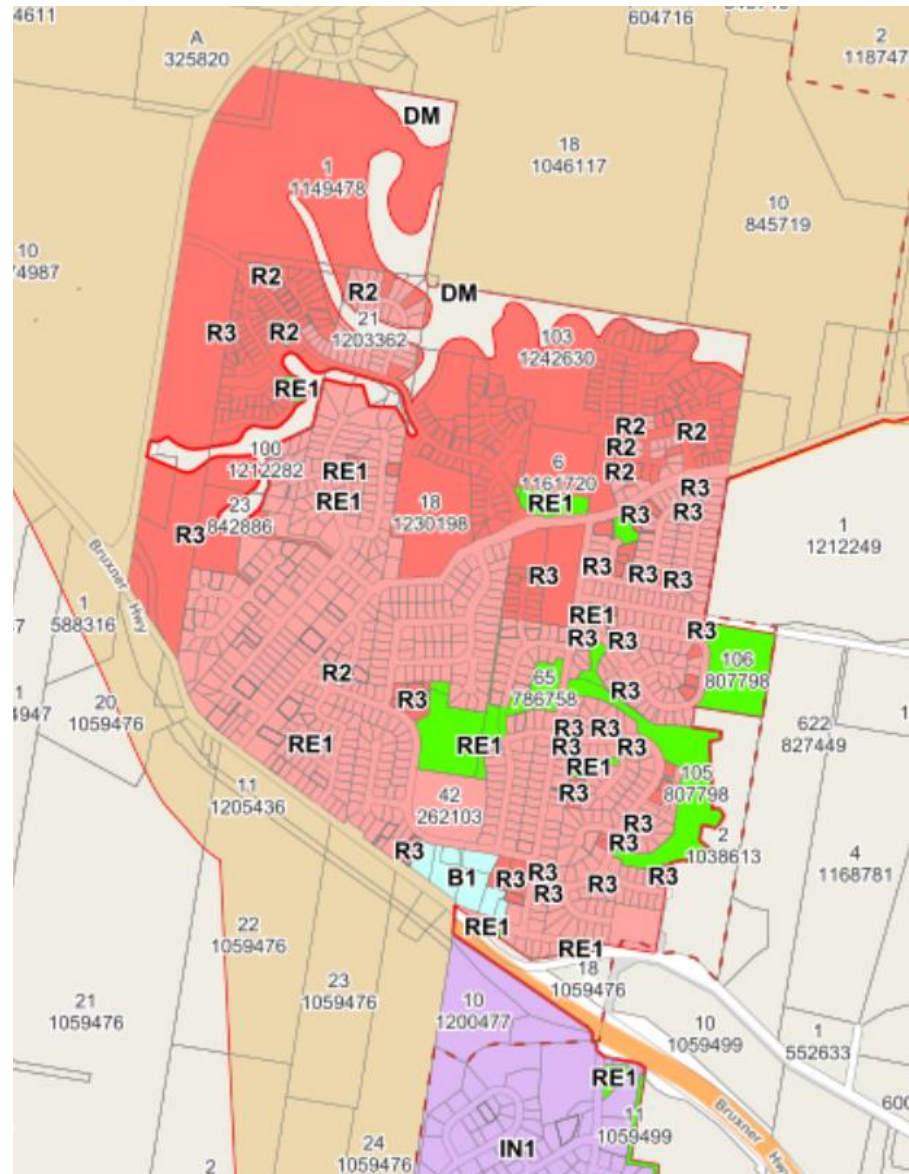


# Background

## Zoning Ballina LEP 2012

DM in WUEA = 7(d)  
Environmental Protection (Scenic  
/ Escarpment ) Zone

DM between Wollongbar and  
Alstonville = 7(i) Environmental  
Protection (Urban Buffer)







# Background

## Demographic Characteristics

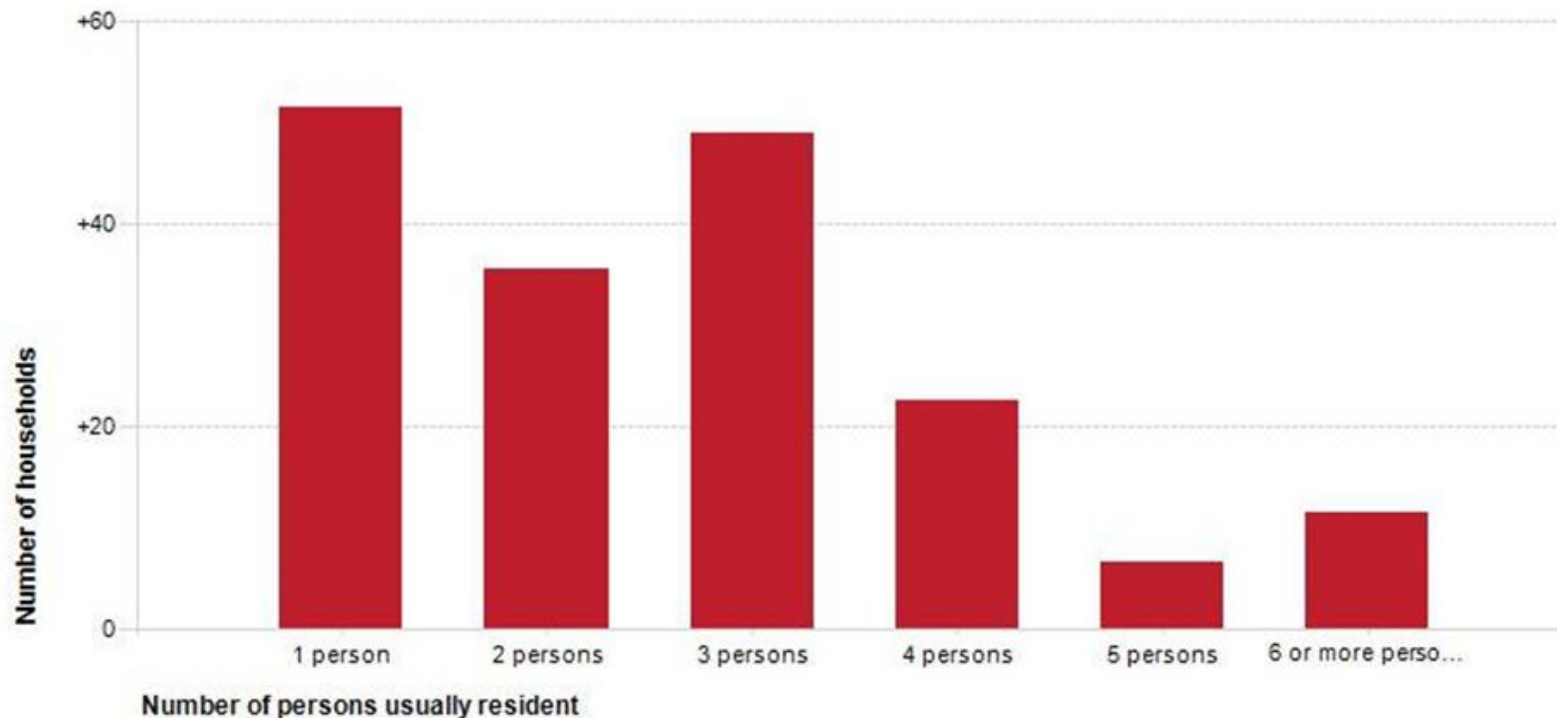
Characteristic	Wollongbar 2016 Ballina Shire ( )	Wollongbar 2011 Ballina Shire ( )
Population (Usual Resident)	2828 +18% (+6.4%)	2396
Additional Dwellings	246 +27.6% (+6%)	-
Dwelling Structure Separate House	83.2% (69.2%)	89.1% (71.1%)
Dwelling Structure Medium Density	16.2% (27.2%)	10.6% (25.6%)
Average People per Household	2.6 (2.3)	2.6 (2.4)
Household Type – Lone person	21.3% (28.3%)	19.7% (27.3%)
Method of Travel to Work – car as driver	76% (68.5%)	72. % (65.1%)
Unemployed	6.3% (5.9%)	4.6% (6.3%)
Median Age	42 (48)	42 (45)



# Background

## Change in Household Size 2011 – 2016

Wollongbar - Mcleans Ridges



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data)  
Compiled and presented in profile.id by .id, the population experts.

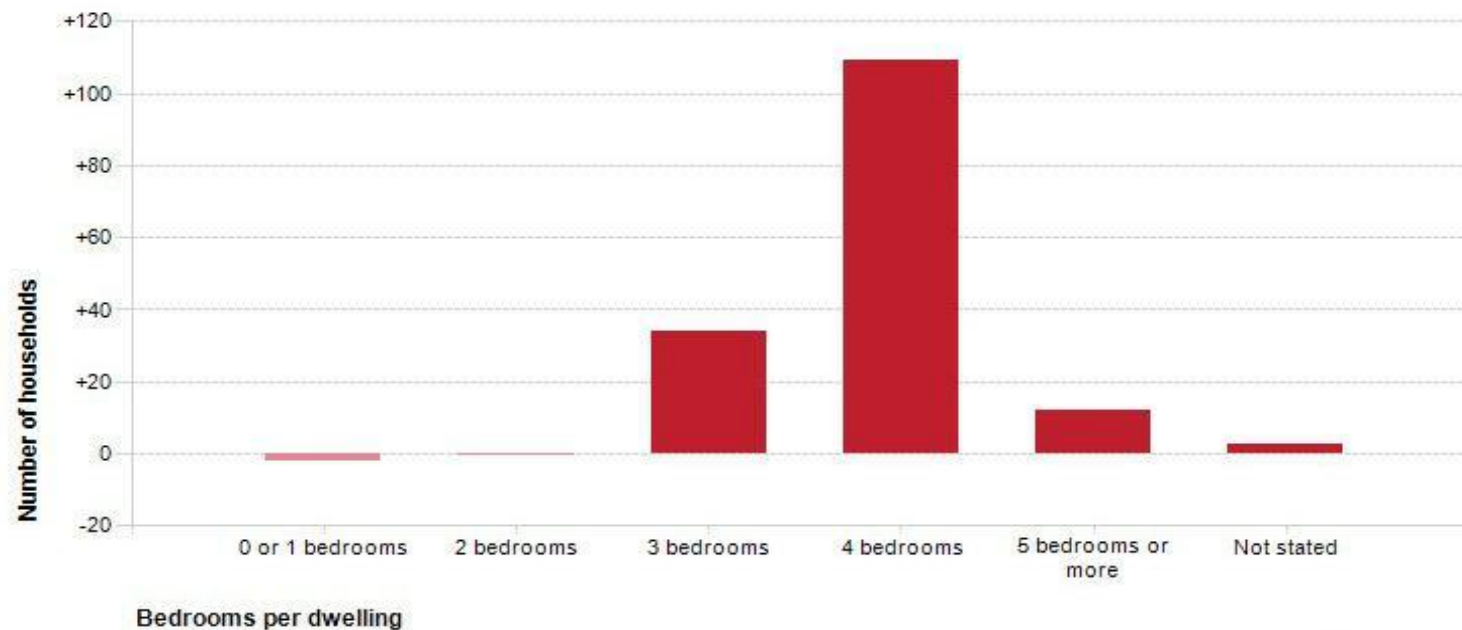
.id the population experts



# Background

## Change in Bedrooms per Dwelling 2011 – 2016

Wollongbar - Mcleans Ridges



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the population experts

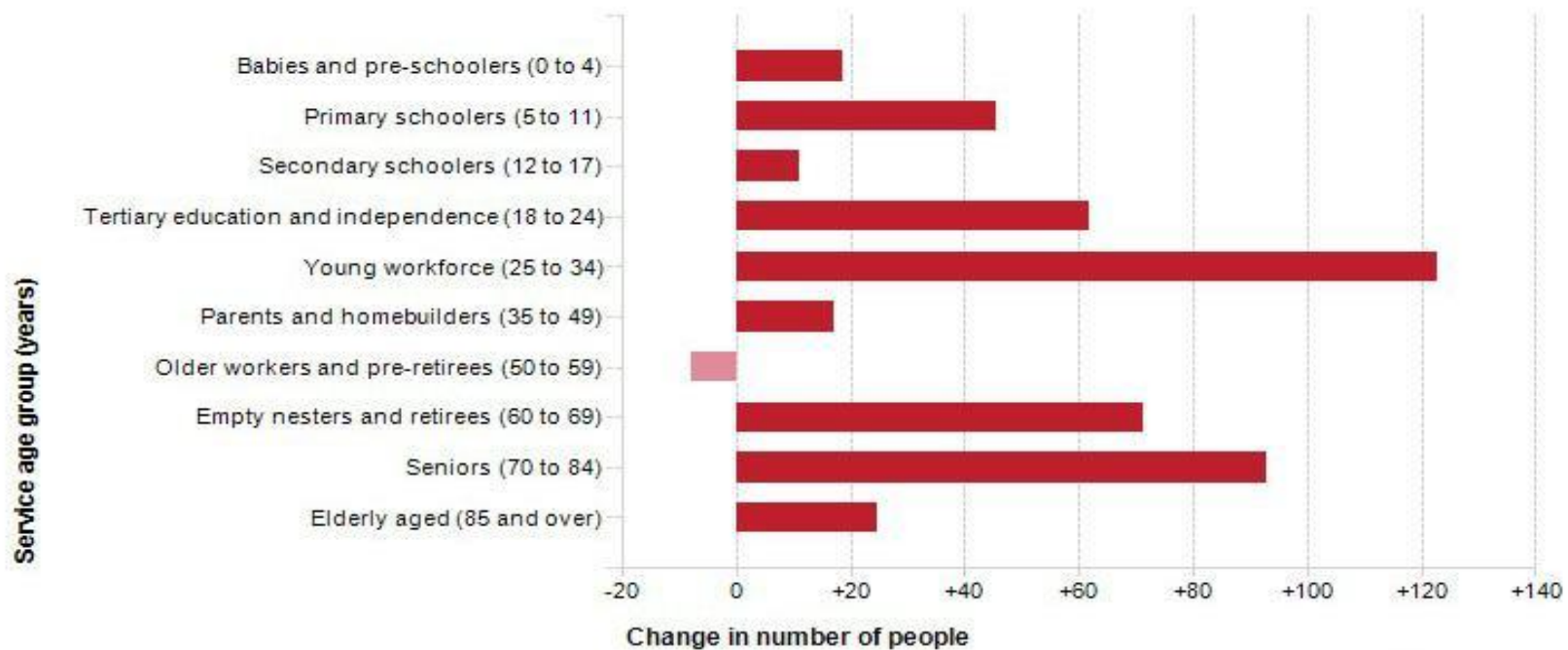




# Background

## Change in Age Structure 2011 – 2016

Wollongbar - Mcleans Ridges - Total persons



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the population experts



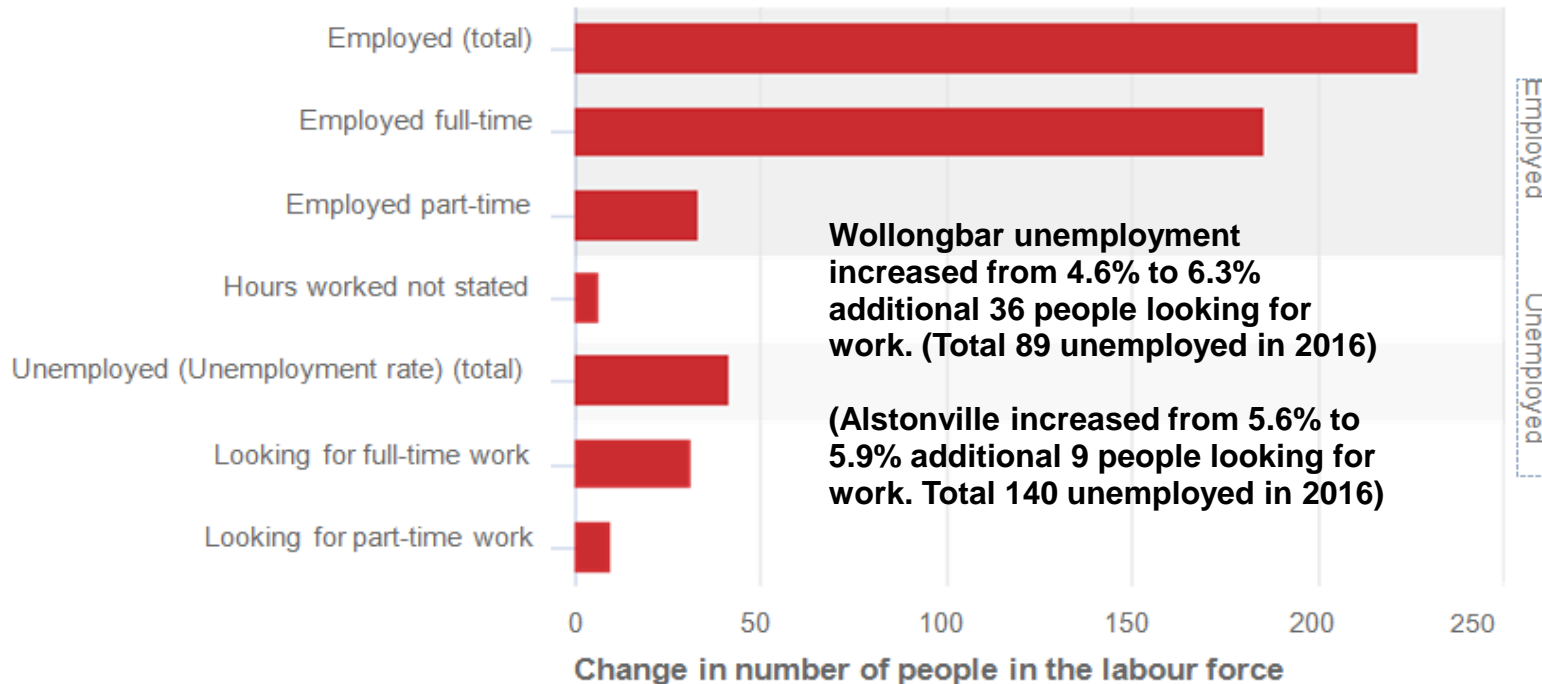


# Background

## Change in employment status 2011 to 2016

### Change in employment status, 2011 to 2016

Wollongbar - Mcleans Ridges - Total persons in the labour force

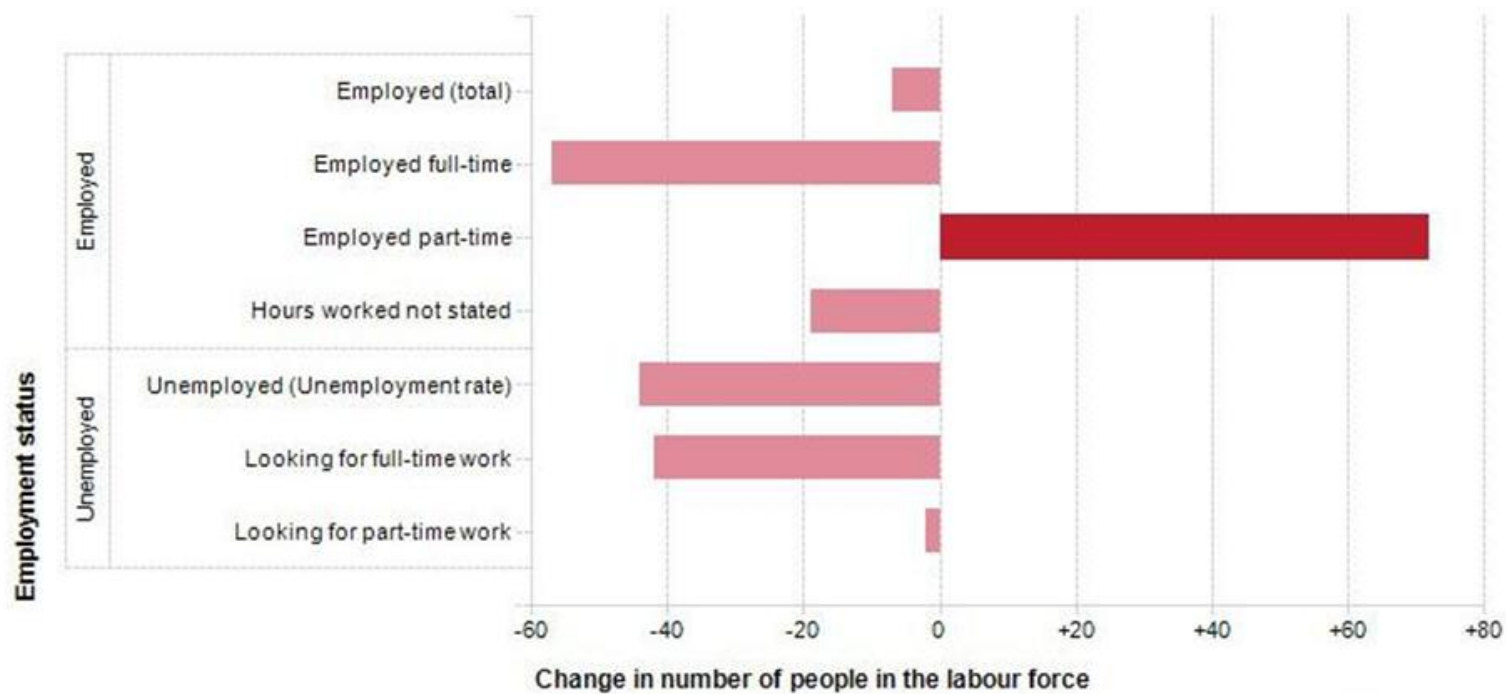




# Background

## Change in employment status, 2006 to 2011

Wollongbar - Mcleans Ridges - Total persons in the labour force



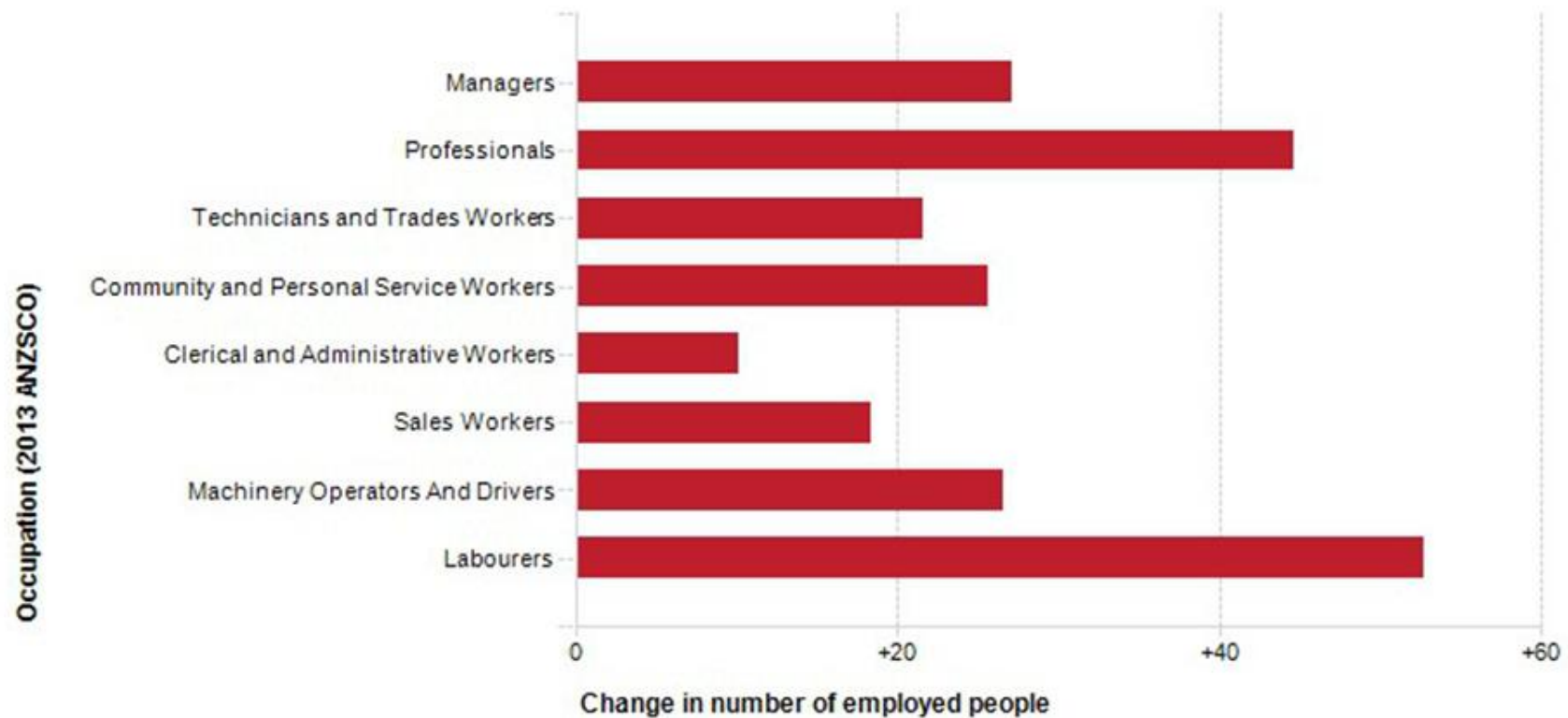




# Background

## Change in occupation of employment 2011 to 2016

Wollongbar - Mcleans Ridges - Total employed persons

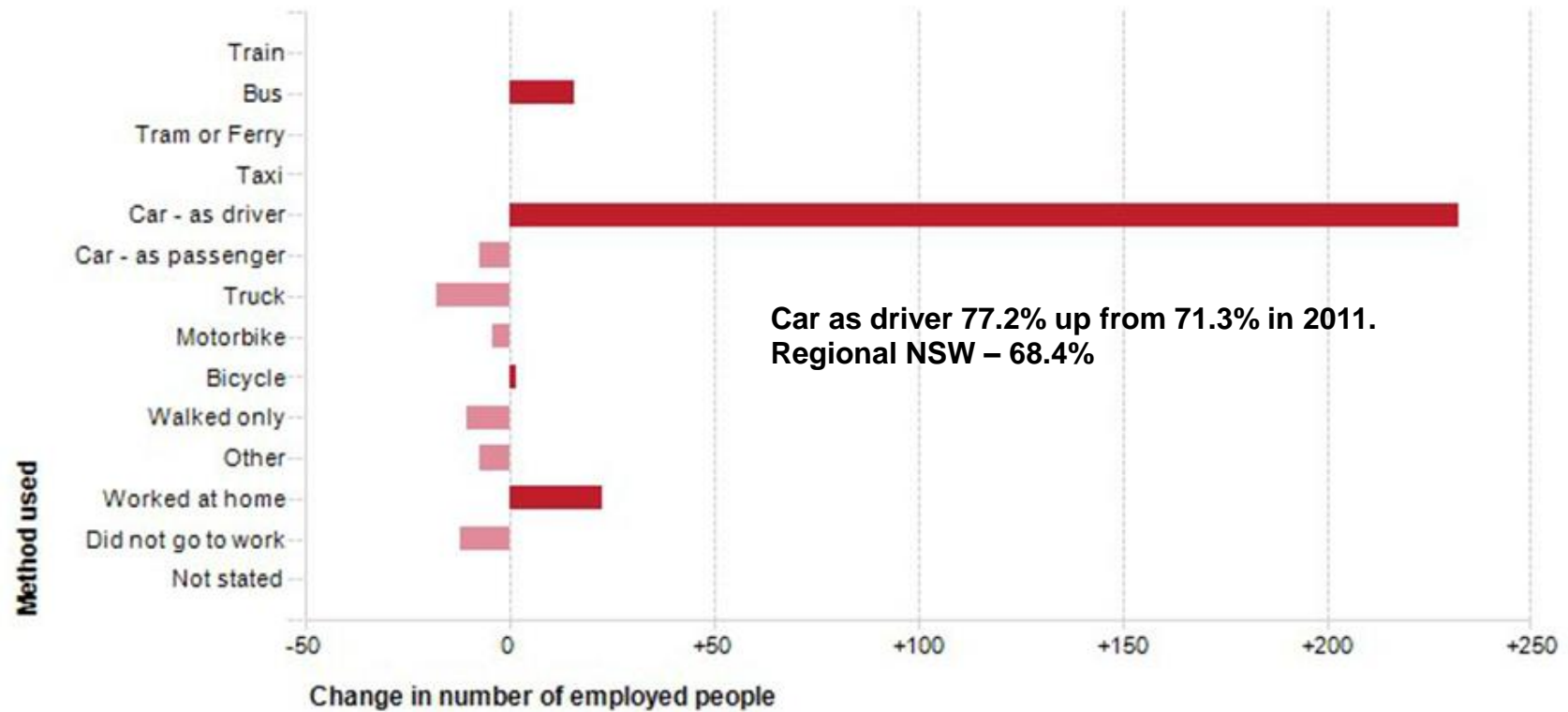




# Background

## Change in method of travel to work 2011 – 2016

Wollongbar - Mcleans Ridges - Total employed persons





# Background

## Pre Study Community Consultation – Included

- Letter box flyer to 1000 properties owners
- Web page and electronic survey (65 responses)
- Staff at Wollongbar shops two weekday afternoons (43 people interviewed)
- Press release, radio interview, Paradise FM announcements
- Letters to community groups, large lot & commercial owners (13), industrial owners (123), owners targeted for door knocking (122).
- Face book posts, Community Connect and Advocate notices.
- Briefing to Wollongbar Progress Association.
- Door knocking (31 people interviewed)





# Background

## Shopping Centre Interviews







# Background

Pre Study Community Consultation – What we think could be improved  
(Interview results)





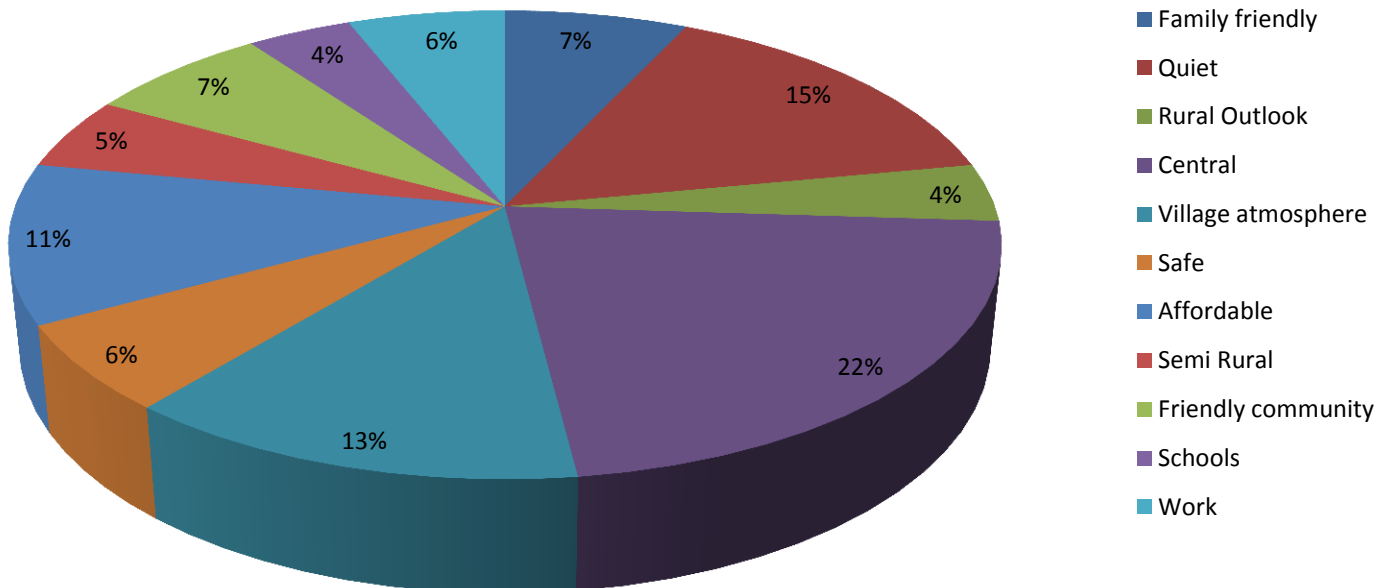




# Background

## Survey Question Feedback

### Q4. Why did you decide to live in Wollongbar?

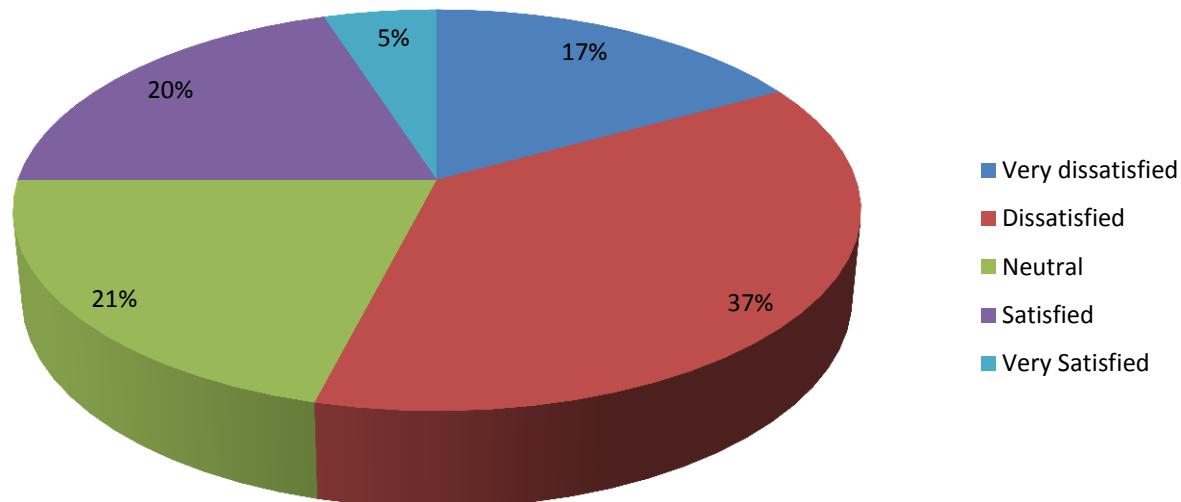




# Background

## Survey Question Feedback

**Q5(1) - How satisfied are you with the location of footpaths and cycle ways?**



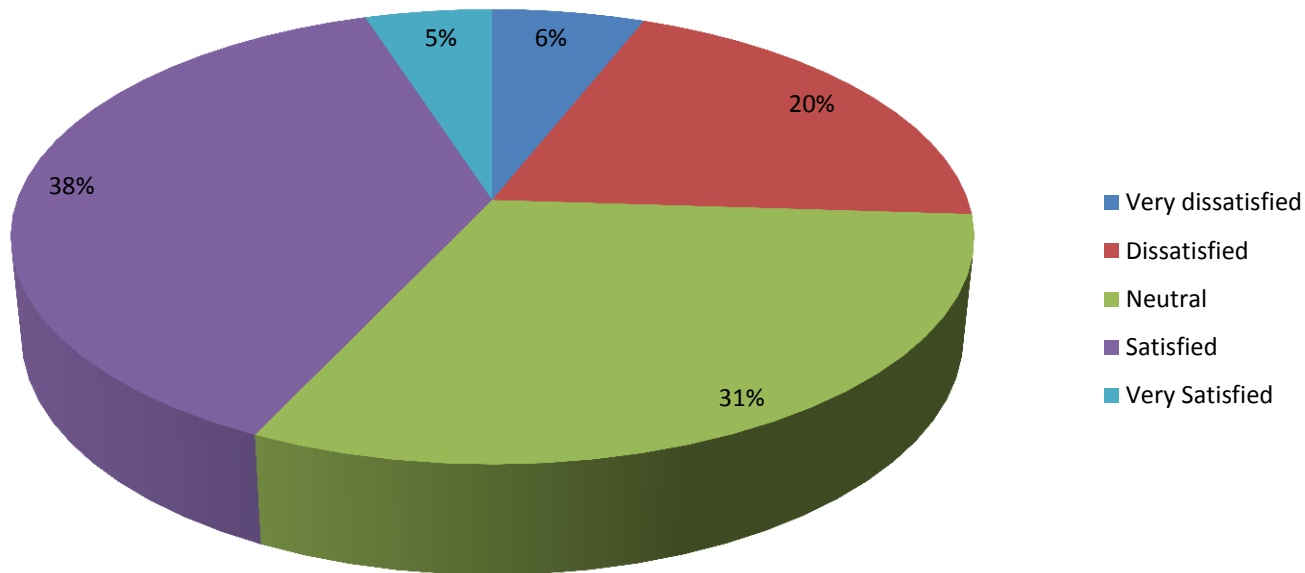




# Background

## Survey Question Feedback

**Q5(2) - How satisfied are you with the location of parks, reserves and sporting venues**

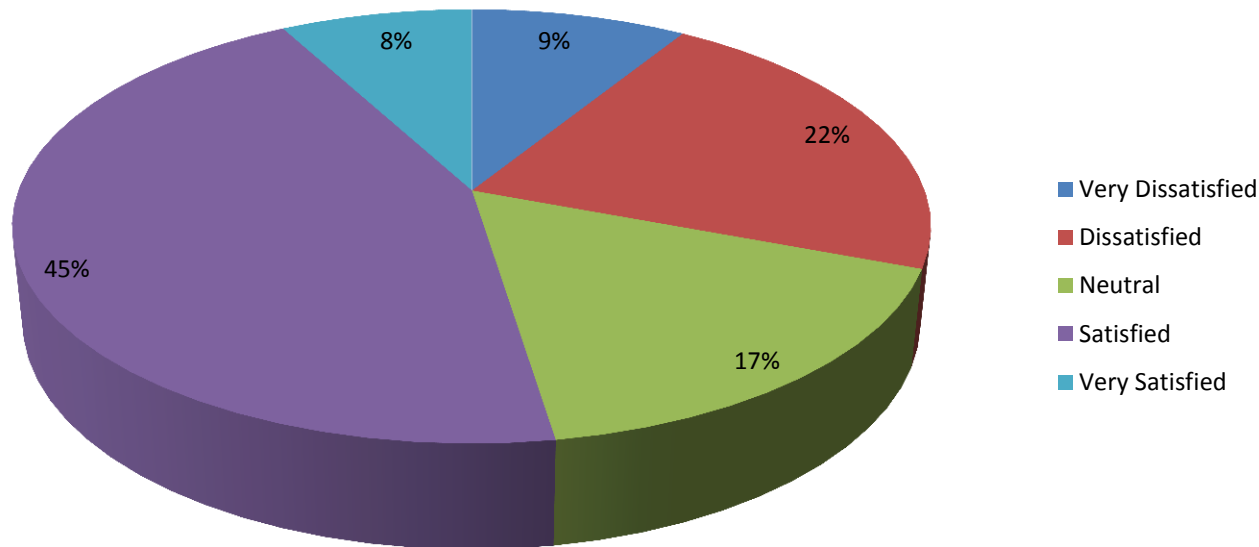




# Background

## Survey Question Feedback

**Q5(6) - How satisfied are you with the appearance of new residential development?**

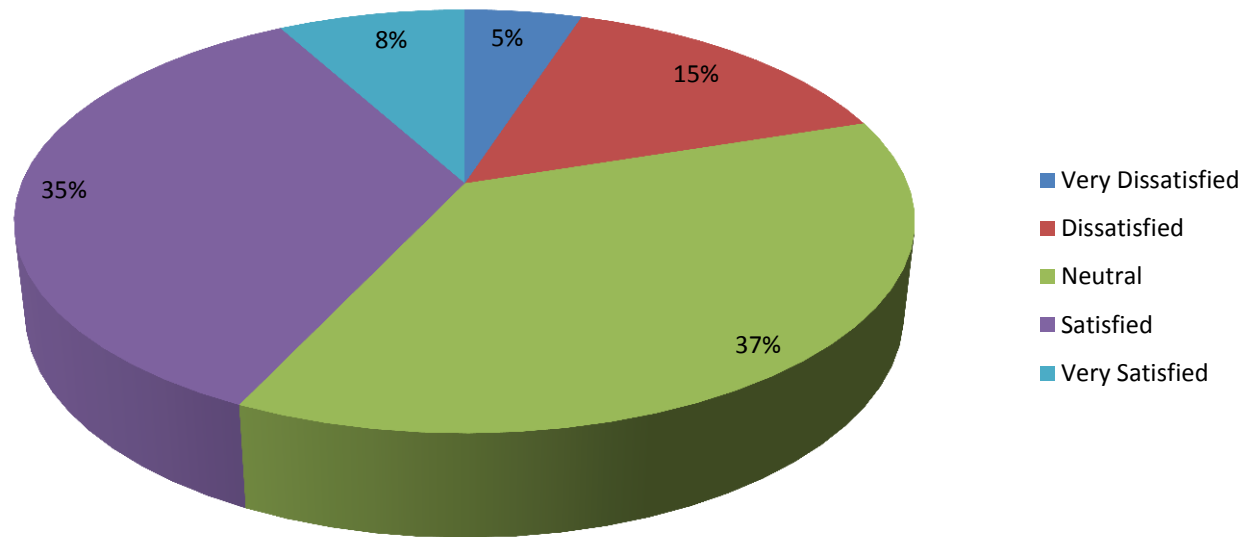




# Background

## Survey Question Feedback

**Q5(8) - How satisfied are you with housing choice options (houses on separate lots, duplexes, villas and town houses)?**

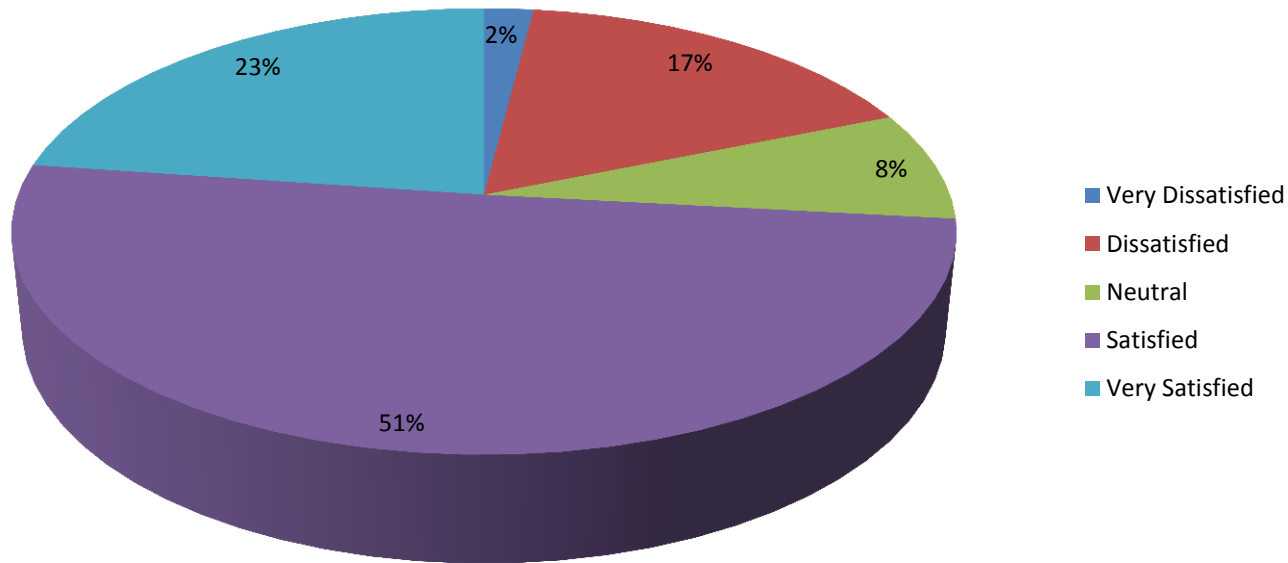




# Background

## Survey Question Feedback

**Q5(9) - How satisfied are you with personal safety and wellbeing?**



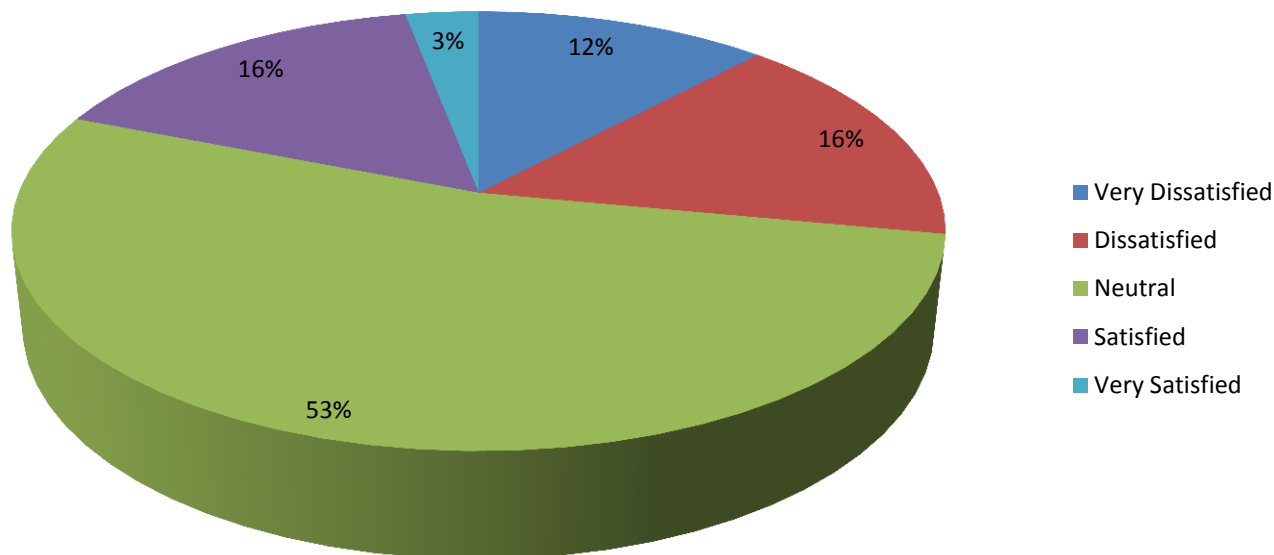




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## Survey Question Feedback

**Q5(12) - How satisfied are you with employment opportunities?**

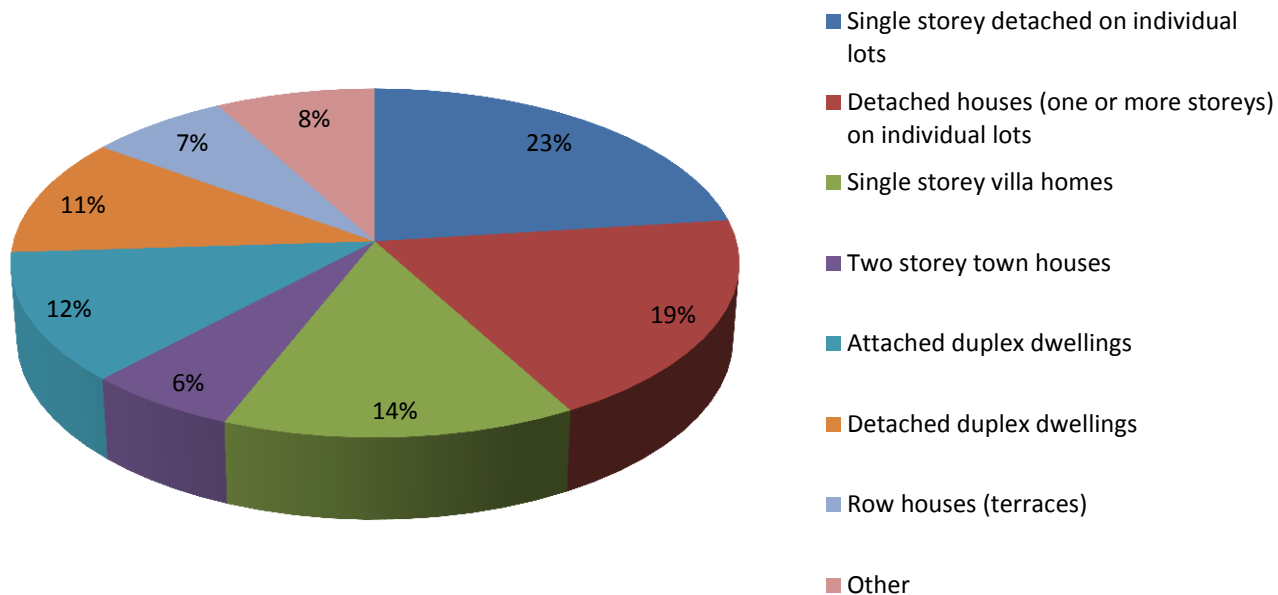




# Background

## Survey Question Feedback

### Q7 - Which housing styles should Council encourage in Wollongbar?





# Background

## Survey Question Feedback

Question 12 - The things I don't want to see in Wollongbar are?

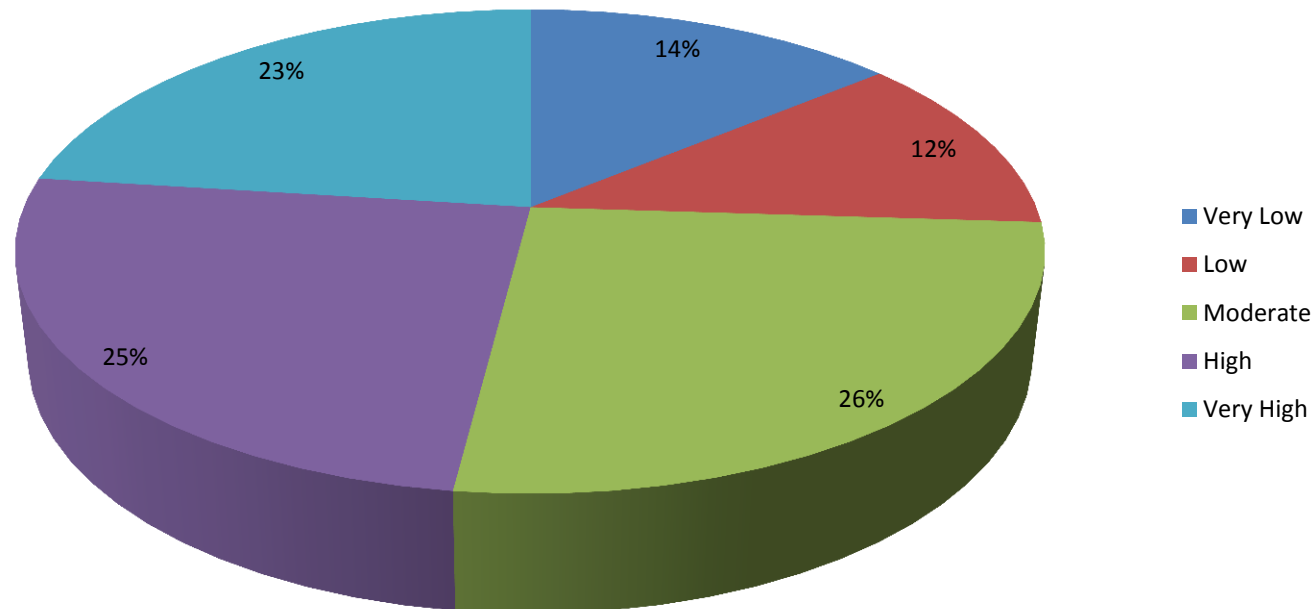




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## Survey Question Feedback

**Q9 - What level of importance do you place on Wollongbar maintaining its own sense of place and identity relative to Alstonville?**



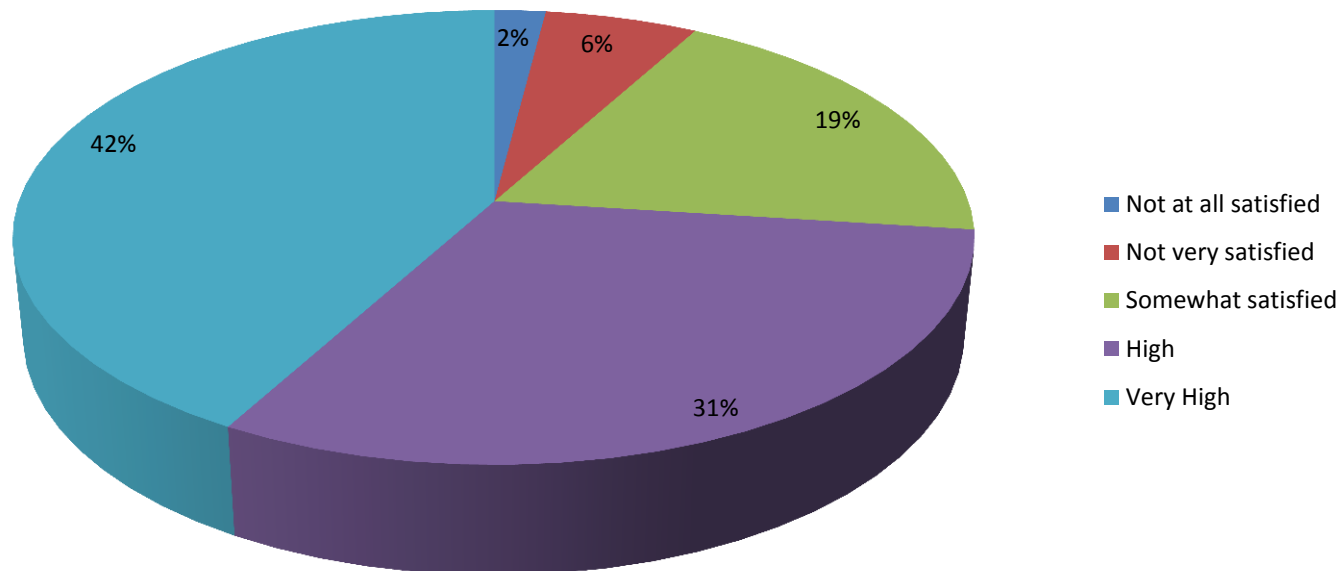




# Background

## Survey Question Feedback

**Q10 - How would you rate your overall satisfaction level with life in Wollongbar?**





## Draft Vision

**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.***



## Emerging Issues

**Decline in land available for residential subdivision**

**Limited industrial land supply**

**Housing choices limited**

**Increasing unemployment – correlation with increase in population**

**Population modelled to increase by approx 2200 people by 2038 (+2.65% annually)**

**High reliance on motor vehicles for journey to work**



## Emerging Issues – Residential Land Supply

- **2017 – 223 subdivided lots in WUEA of potential 928 lots (79ha of zoned residential land)**
- **December 2017 approx 61.5ha zoned residential land available for development in WUEA**
- **Potential yield of 720 dwellings / lots in WUEA.**
- **UPA owns 32ha of residential zoned land in WUEA with potential for 370 dwellings / lots**
- **Excluding UPA land in 2017 there are approx 350 potential lots remain in WUEA, 80 in existing village plus 62 vacant lots**
- **May 2018 – 53 lots created in WUEA (Avalon & Council)**
- **By 2022 need action to maintain lot supply**
- **WUEA unsubdivided residential land zoned R3 Medium Density**





## Land Subdivision Timelines

- **Avalon Estate approved by L&E Court 10/12/2008**  
**Deferred Commencement - 143 residential lots**
- **May 2018 – 24 potential lots remaining plus residue**
- **Stage 4A – CC approved 5/4/17**
- **Stage 4A DP registered 21/5/2018**
- **Council's Subdivision Scarlett Court**
  - **DA lodged 15/7/2015**
  - **DA approved 18/3/2016**
  - **CC approved 15/12/2016**
  - **DP registered 14/5/2018**

**Total 53 new lots created in May 2018**

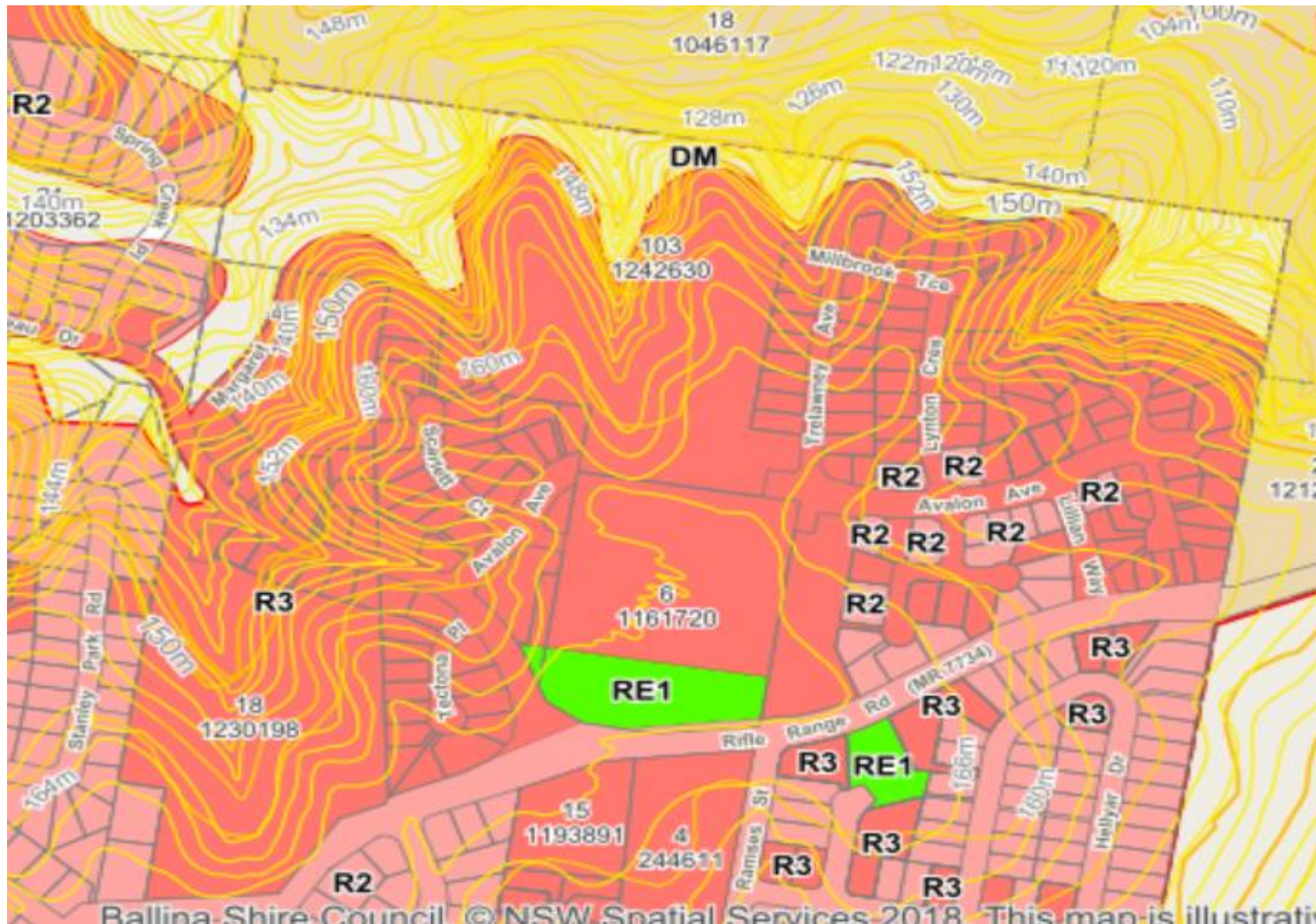


## Lot Requirements to 2038

- **Population Growth Estimate to 2038 = 2.65%pa**
- **2038 Population Estimate = 5000 or additional 2200 people**
- **Persons per dwelling estimate = 2.6**
- **Additional Dwellings Required by 2038 = 850**
- **Potential lots in 2017 = 860 (720 in WUEA +140)**
- **Additional dwellings per annum to 2038 = 42 (2011 to 2016 +49pa)**



# Zoning and Land Constraints



## Density Issues Lots per hectare

Target = 11.75

Tectona = 11

Scarlett = 7

Spring Creek = 6

Range 6 - 14



## Emerging Issues – Industrial Land Supply

- **Industrial land uses estimated to generate 20 to 30 jobs per hectare** ( Lawrence Consulting) .
- **Remaining 16ha of vacant industrial land slope constrained. Council's subdivision (28 lots) may be last industrial land release within existing Russellton estate.**
- **Additional industrial land – not slope constrained may be required by 2038.**





## Response Ideas



## Vision Element One – Maintaining a Sense of Community

### Ideas – Community Building

- Retention of a rural separation between Wollongbar and Alstonville, particular reference to Lismore Road properties (reinforces village identity).
- Review community infrastructure proposed in Council's Developer Contribution Plans.
- Encourage the establishment of Wollongbar specific service and community groups.
- Foster community building through the development of a public art program for Wollongbar and Alstonville.

### Ideas – Maintaining a Safe Community

- Encourage a program of regular briefings between NSW Police and the Wollongbar Progress Association.



## Vision Element Two – Continued Growth to Create Well Planned Housing Choice and Employment Opportunities

### **Maintaining Residential Land Supply Opportunities**

- Investigate the potential for an expansion of Wollongbar Village 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 lots within the R2 Low Density Residential zone contained outside of the WUEA and which are not slope constrained (Slope equal to or greater than 20%).



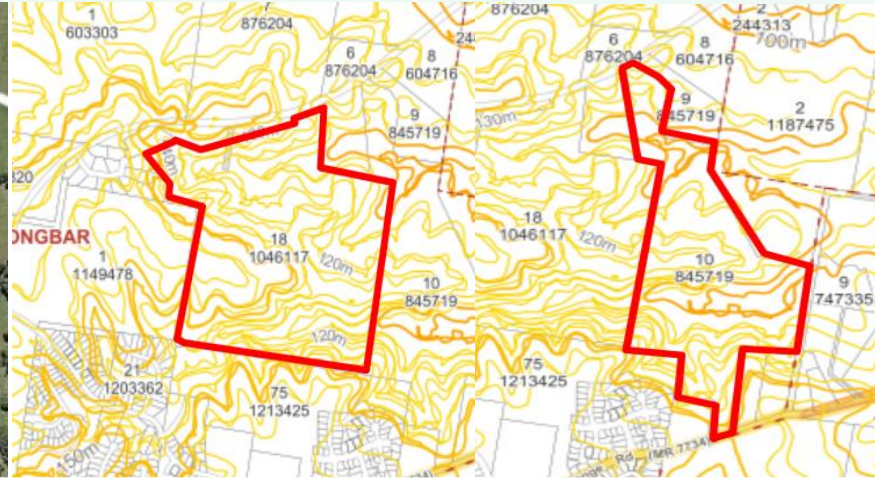


## Sites Considered for residential expansion

**Part of TAFE (14ha)**



**12 Gilmore Close (49ha)**



**165 Rifle Range Road (32ha)**



**155 Rifle Range Road (2ha)**

**184 Rifle Range Road (27ha)**



**27 Joindre Street (8ha)**



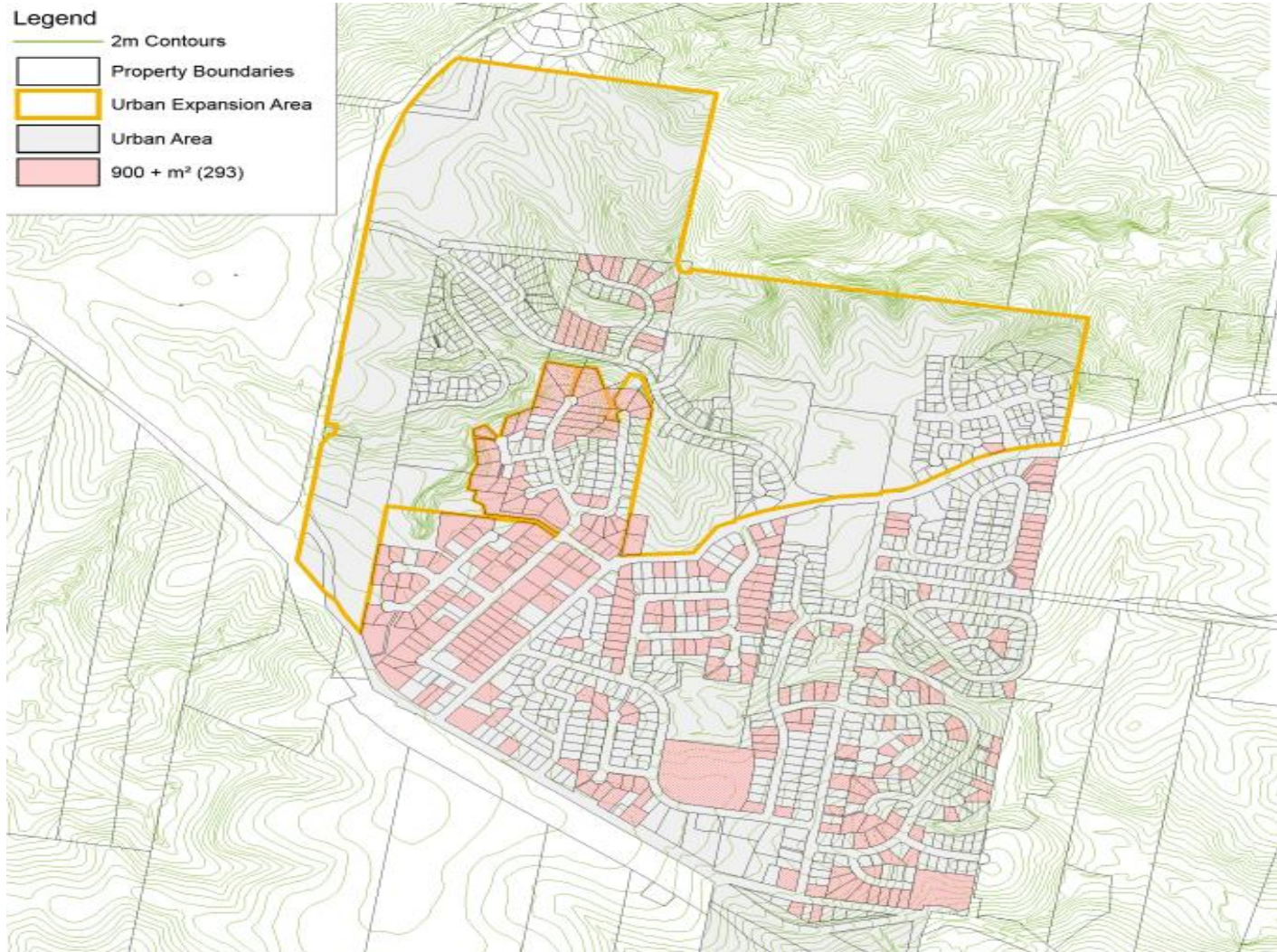
**Lot 10 Lismore Road (7ha)**







## Sites Considered for dual occupancy permissibility



Approx 240 lots may be suitable subject to slope evaluation.

Lots in Central Park Drive & Stanley Park Drive may be unsuitable.



## Vision Element Two – Continued Growth to Create Well Planned Housing Choice and Employment Opportunities

### **Ideas – Maintaining Employment Opportunities in the Business Zone**

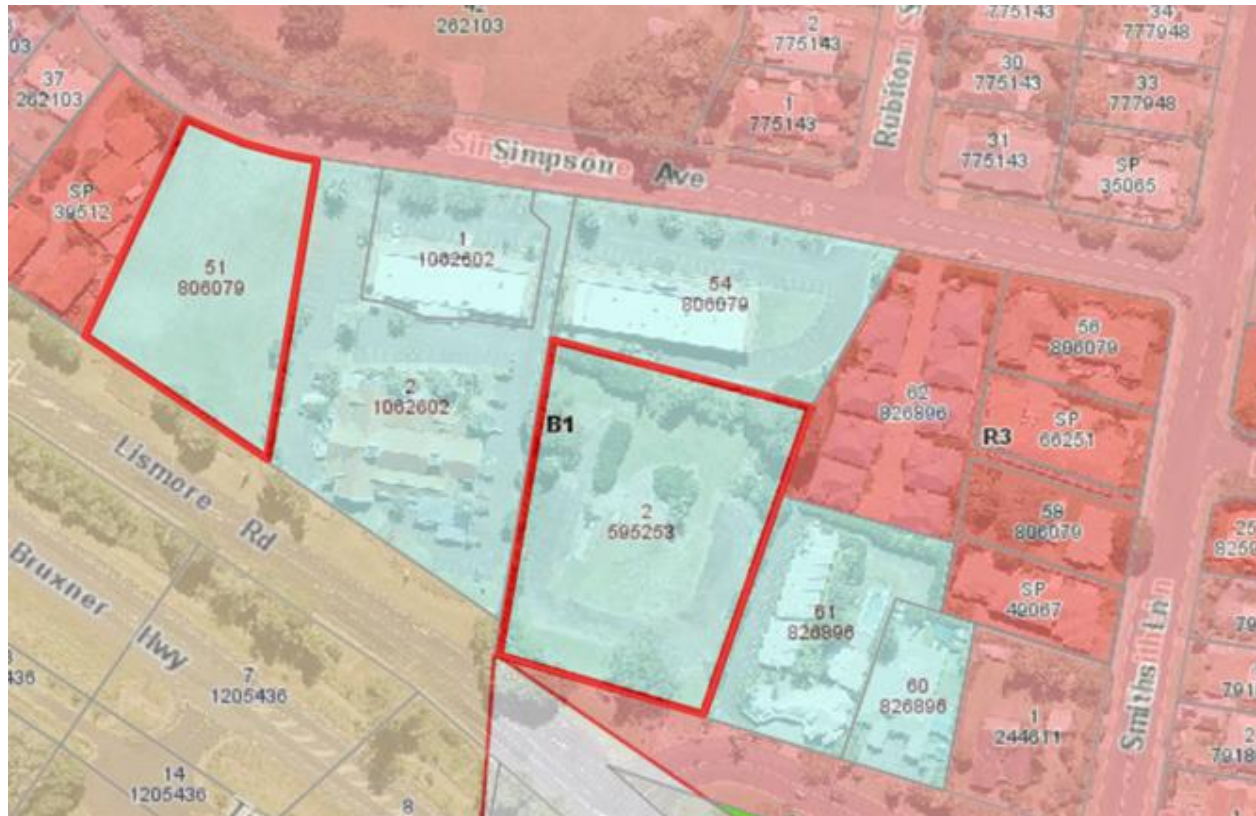
- Retain existing business zoned land within Wollongbar Village.
- Consider rezoning the Wollongbar business zone from B1 Neighbourhood Centre to B2 Local Centre.





## Vision Element Two – Continued Growth to Create Well Planned Housing Choice and Employment Opportunities

### Vacant Business Zoned Land



1ha vacant B1 land  
100 potential jobs



## Vision Element Two – Continued Growth to Create Well Planned Housing Choice and Employment Opportunities

### **Ideas – Maintaining Employment Opportunities through Industrial Land Supply**

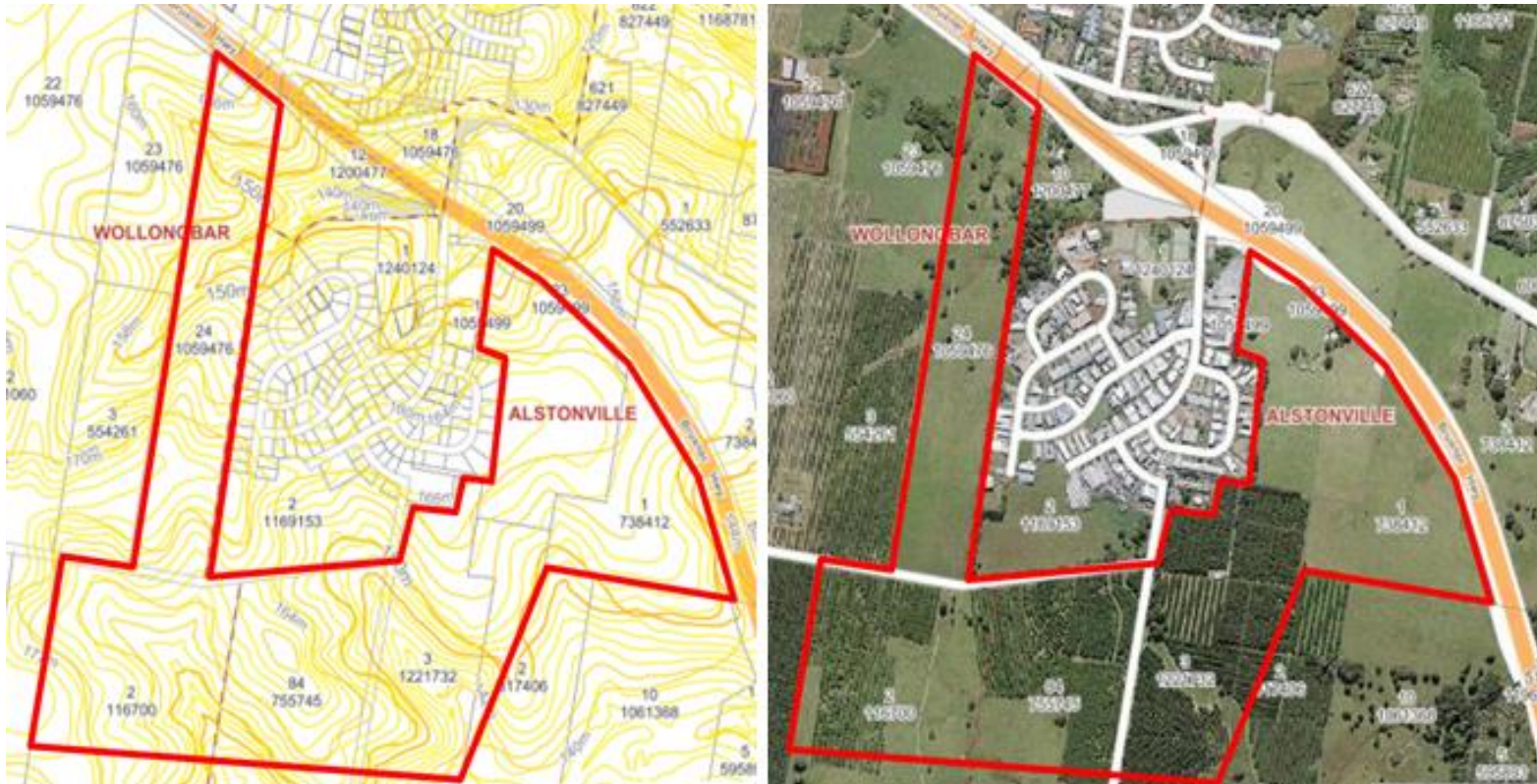
- Consider the expansion of the Russellton Industrial Estate.
- Consider the rezoning to IN1 General Industrial and reclassification (community to operational) of the 10 metre wide strip of RE1 Public recreation zoned land which forms the eastern edge to the Russellton Industrial Estate.
- Consider the future use of the former Wollongbar basketball court site with frontage to Kays Lane.





## Vision Element Two – Continued Growth to Create Well Planned Housing Choice and Employment Opportunities

Area subject to preliminary evaluation for industrial use suitability





## Vision Element Two – Continued Growth to Create Well Planned Housing Choice and Employment Opportunities

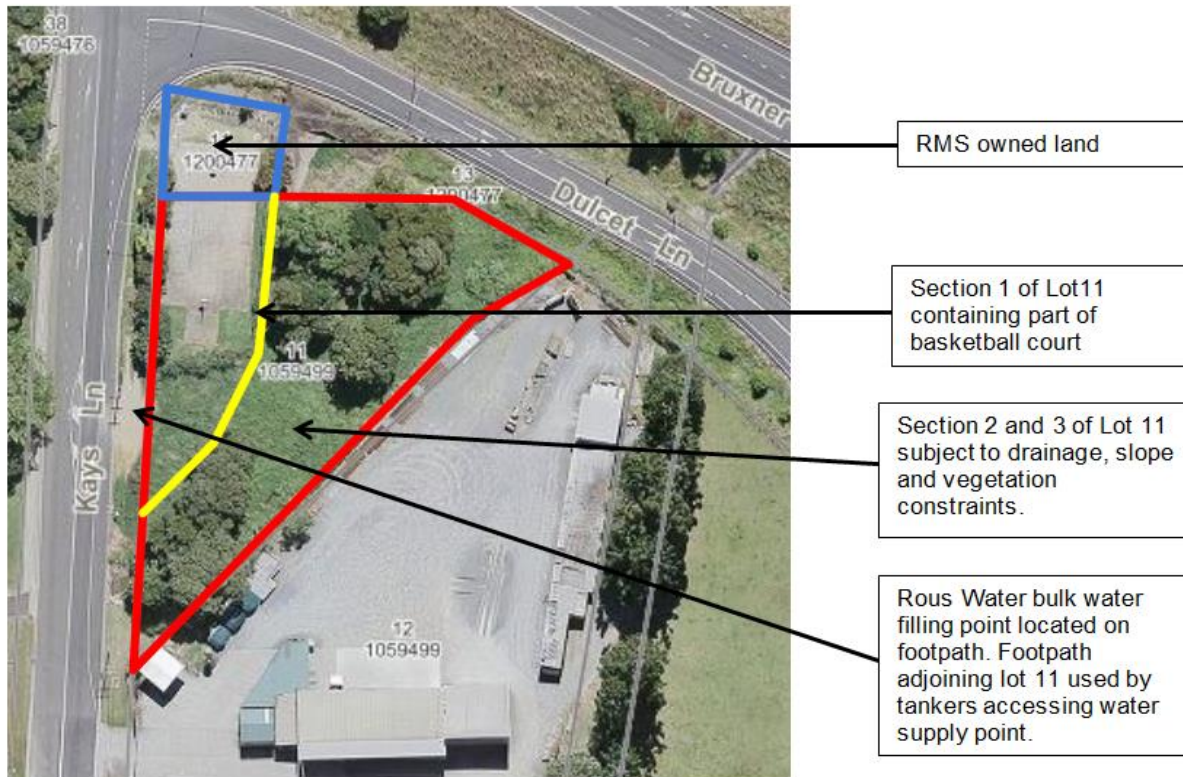
Land potentially suitable for industrial use







## Wollongbar Basketball Court Kays Lane



- Area of Court site owned by Council approx 900 - 1000m<sup>2</sup>
- New court elsewhere estimated to cost \$40K for half court to \$140K for full court with fencing.
- Land estimated to have a value of \$150 – 220K if rezoned and sold as an industrial lot.
- \$40K required to determine industrial suitability + DA and civil works
- Site does not comply with DCP depth to frontage requirement

**Zoned RE1 Public Recreation – Classified as Community Land**



## Vision Element Three – Provision of Adequate Levels of Infrastructure to Support Growth

### **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.
- Review community infrastructure proposed in Council's Developer Contribution Plans.
- 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.



## Timeline for Project

Element	Key Dates
Report to the Council	26 July 2018
Exhibition Commencement	22 August to 2 November 2018 (11 weeks)
Anticipated Council Reporting	November – December 2018