



Job No. 14021

1 June 2016

Director Regions
Northern
Locked Bag 9022
Grafton NSW 2460

Dear Sir/Madam,

Re: Draft North Coast Regional Plan Submission - Lot 18 DP 1046117 and Lot 3 DP 1128207 – 12 Gilmore Close, Wollongbar

We act on behalf of our client, Mr John Mudge, who has requested that we make a submission to the Draft North Coast Regional Plan (DNCRP) in regards to his abovementioned properties. It is our client's opinion that the subject sites should be included within the areas identified as "Urban Growth Areas", in the DNCRP. This is due to a number of factors as follows –

- Proximity to the village of Wollongbar, the Wollongbar TAFE and the Master Planned Wollongbar Sporting Fields;
- Proximity to existing and proposed urban and rural residential development;
- Proximity to existing services;
- The lack of "Urban Growth Areas" in the Draft NCRP around Wollongbar and Alstonville;
- The provision of new lots within the Wollongbar/Alstonville, and
- The constraints surrounding the expansion of Alstonville.

The subject site is located on the outskirts of the village of Wollongbar and is located within the Ballina Shire Council area. The subject site is currently included within the RU1 Primary Production Zone under the *Ballina Local Environmental Plan* (LEP) 2012. The site is located approximately 1.3 Kilometres from the centre of Wollongbar and within 650.0 metres of the Wollongbar TAFE. The site is located approximately 910.0 metres from the Master Planned Wollongbar Sports Fields, which are due for completion in November 2016 and will include tennis courts, netball courts, rugby fields and associated infrastructure. The site is also within 300.0 metres of a cycleway which runs from Sneaths Road through to Rifle Range Road. Additionally, the subject site will be able to gain access to the Alstonville Bypass, the entry to which is located approximately 1.0Km away. Accordingly, the subject site is located within easy distance of employment opportunities, educational facilities, sporting facilities and transport infrastructure which makes it highly suitable for the future expansion of Wollongbar.

The lots adjoining the subject sites to the south and southwest are currently being developed as part of the expansion of Wollongbar and are included within either the DM Deferred Matter or R3 Medium Density Residential Zone (see **Figure 1.1**). The sites adjoining the north west of the development are included within the Gilmore Close rural residential estate (see **Figure 1.2**) and are improved by dwelling houses.

This rural residential estate was originally part of the subject site prior to 2006. As such, given the proximity of the subject site to existing and proposed residential uses, it is considered to be a prime candidate for the future expansion of Wollongbar.

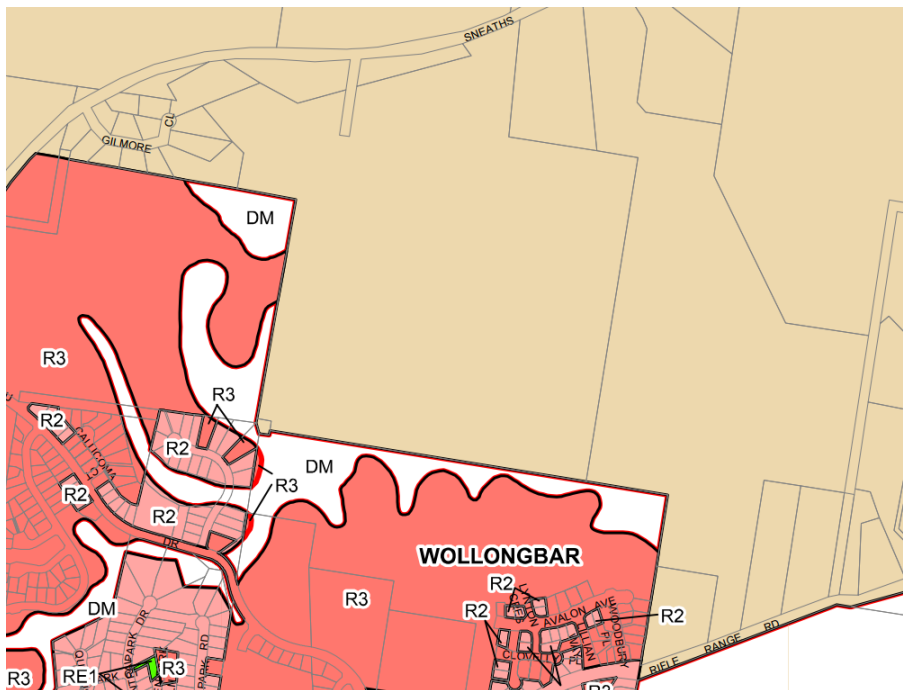




Figure 1.2 – Excerpt from Nearmap showing subject site and nearby residential development.

It is noted that there are no “Urban Growth Areas” identified for the areas surrounding the villages of Wollongbar or Alstonville (see **Figure 1.3**). Given that the subject site is located right on the current edge of the expansion of Wollongbar, it is considered that it would be suitable for the future expansion of the village. Accordingly, it is requested that the subject site be considered for inclusion within the Urban Growth Areas identified in the Draft NCRP.

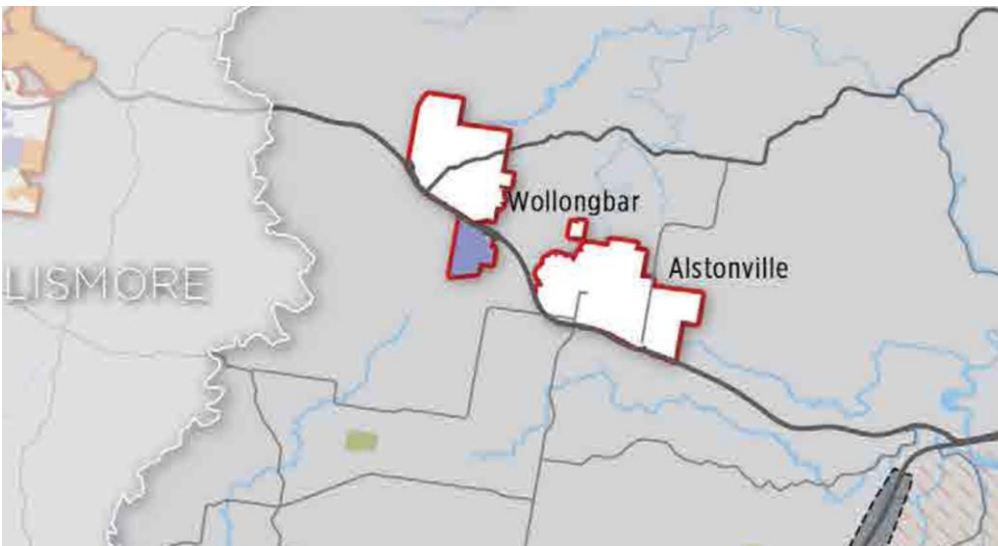


Figure 1.3 – Excerpt from Draft NCRP Figure 30 Urban Growth Area Map for Ballina LGA

The land included within the existing R3 Medium Density Residential Zone comprising Lot 1 DP 1149478 has yet to be developed. It was previously known as Lot 11 DP 868264 and formed part of the area identified as the Wollongbar Urban Expansion Area under Chapter 15 of the *Ballina Shire*

Combined Development Control Plan (DCP) 2006 (see **Figure 1.4**). The development of Lot 11 DP 868264 was projected to result in approximately 427.8 dwellings. Whilst this area has been included within the area determined for the future expansion of Wollongbar, it must be noted that the site is yet to be developed and accordingly, there are a shortfall of a projected 427.8 dwellings, which equates to approximately 40% of the total 1,067 dwellings projected for the Wollongbar Urban Expansion Area.

Also of note is that part of the subject site, being Lot 3 DP 1128207 was originally included within the area designated as the Wollongbar Urban Expansion Area. As can be seen in **Figure 1.1**, this area has since been excluded from the area identified for the future expansion of Wollongbar.

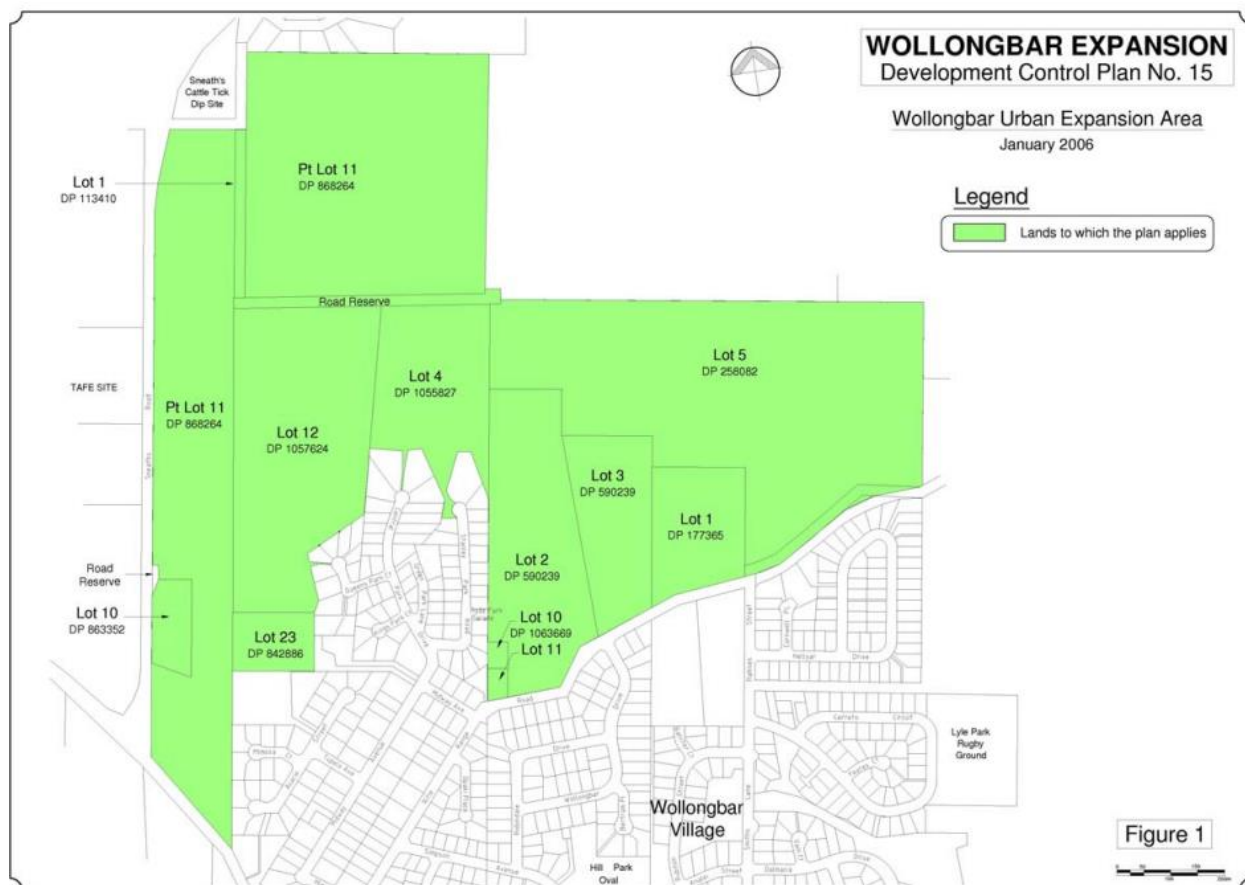


Figure 1.4 – Excerpt from Chapter 15 Ballina Shire Combined DCP 2006 showing extent of Wollongbar Urban Expansion Area

The expansion of the village of Alstonville is greatly constrained by a number of different issues, including land uses such as the sewage treatment plant, Alstonville Bypass and quarry. The expansion of Alstonville is also constrained by the inclusion of land within the DM Deferred Matter Zone under the *Ballina LEP 2012* and Zone No 7(i) Environmental Protection (Urban Buffer) under the *Ballina LEP 1987*. Accordingly, there are limited areas for future expansion of Alstonville and the subject site is ideally located to assist in providing for expansion of the urban area.

In summary, we kindly request that the subject site, identified as Lot 18 DP 1046117 and Lot 3 DP 1128207 at 12 Gilmore Close, Wollongbar, be included within the Urban Growth Areas identified within the Draft NCRP as it is considered suitable for future expansion of the village of Wollongbar.

Please feel free to contact us if you require any further information.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tony Hart', with a stylized flourish at the end.

Tony Hart,
General Manager
Northern Rivers Land Solutions