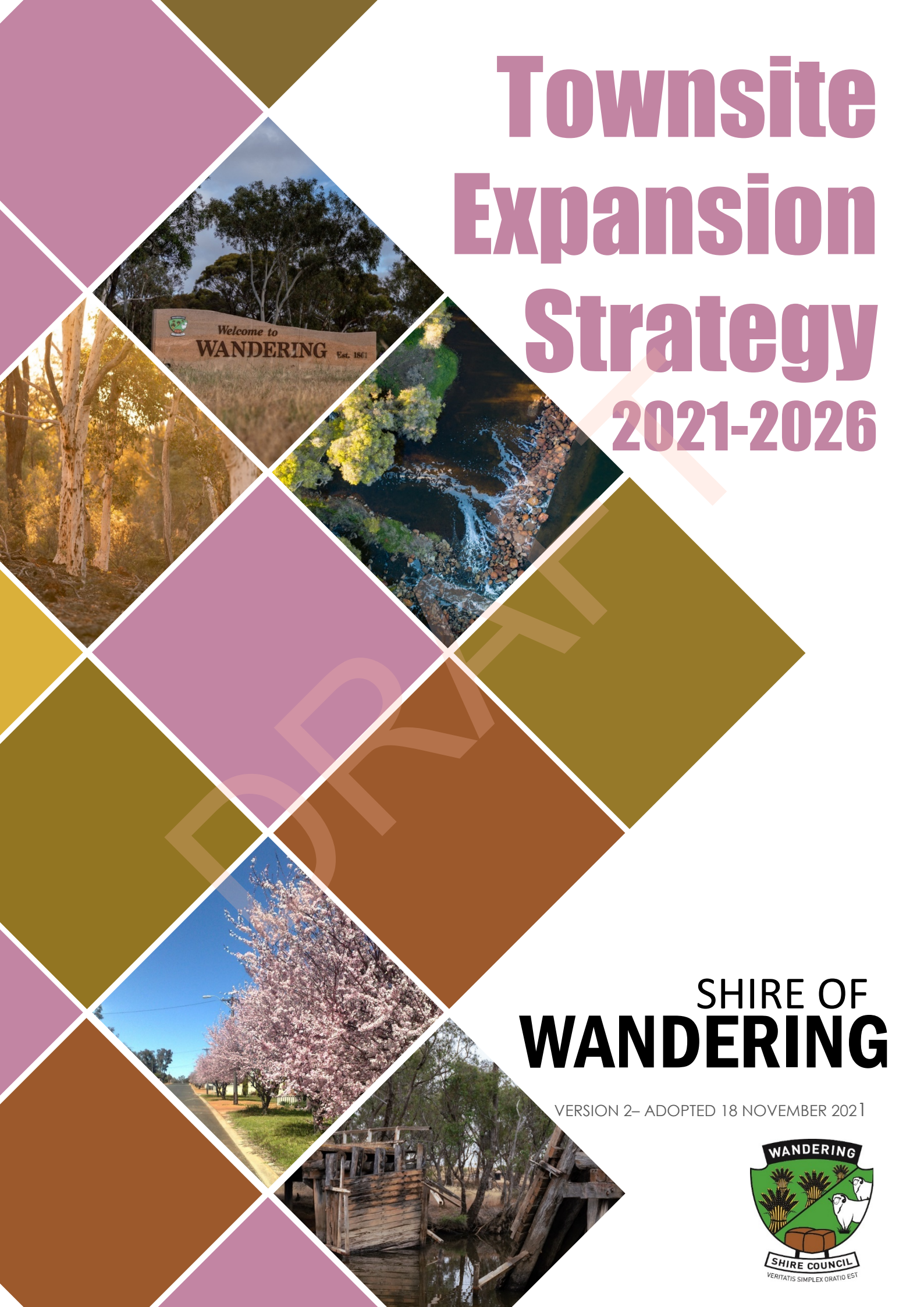


Townsite Expansion Strategy 2021-2026



SHIRE OF
WANDERING

VERSION 2- ADOPTED 18 NOVEMBER 2021



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1 Purpose

This townsite strategy provides guidance for the future development and expansion of the Wandering townsite.

2 Vision

Wandering is a scenic town offering attractive residential and rural lifestyle opportunities. It is a progressive town where the Shire actively facilitates commercial, industrial and residential developments and improvements, including social infrastructure.

The vision is to build on the existing town's strengths, actively encourage new businesses and services, meet the needs of the local community and encourage population growth.

3 Objectives

- 1) Provide planning direction for the Shire of Wandering townsite for the next 5 years, until 2026.
- 2) Provide the basis for coordinated decision making on future servicing of the local government area by local, state government and any other service agency.
- 3) Explain/justify the strategic direction for growth and development to all stakeholders.
- 4) Identify key components of the long-term direction for the Shire of Wandering that are crucial to the town's orderly growth and development and recommend actions and strategies to pursue these.
- 5) Give direction to local government, the Department for Planning, Lands and Heritage, Western Australian Planning Commission, the Minister and the State Administrative Tribunal in assessment of amendments, subdivision applications, development applications, applications for review and provide strategic planning support for this decision making.

4 Strategies and Actions

STRATEGY 1

Develop a successful service centre for the district by consolidating the town and improving services and facilities offered to residents and visitors.

ACTIONS

- Develop the town centre as the principal place for retail, commercial, civic and administrative functions in the district.
- Provide for the efficient and safe movement of vehicles (including trucks, buses, and caravans) and pedestrians.
- Provide sufficient parking spaces for cars, caravans, and buses without compromising pedestrian movements.
- Provide an increased level of public amenities including shaded areas, public art and street furniture.
- Provide for expansion of commercial activity to meet current and future demands.
- Identify tourism sites and opportunities in the townsite.
- Prepare and implement a Townscape Improvement Plan that is complementary to the rural character of the area.
- Seek funding opportunities for public art for Wandering.
- Seek funding opportunities to develop a profile brochure/ booklet of the Shire to use for marketing of Wandering as a business opportunity.

STRATEGY 2

Facilitate industrial development which will deliver diverse employment opportunities and support development in the district.

ACTIONS

- Provide a supply of industrial land in Wandering through further subdivision in the existing industrial precinct.
- Provide for the needs of light and general industry to support the community.

- Seek funding opportunities to liaise with key stakeholders and major businesses and actively promote Wandering for Industrial development (see also Strategy 1)

STRATEGY 3

Provide for residential (including rural residential) development and expansion which is economically viable, provides a diversity of lifestyle choice and where residents have convenient access to services and facilities offered in the townsite.

ACTIONS

- Encourage the supply of a range of lot sizes through the support of residential and rural residential lots, adjacent to the townsite.
- Require Structure Plans (formerly Subdivision Guide Plans or Outline Development Plans), Land Capability reports, Service reports and analysis of demand where relevant as part of proposed Scheme Amendments.

STRATEGY 4

Implement the recommendations of the groundwater study that was undertaken in March 2002 to provide technical information as the basis of a salinity management strategy under the Rural Towns Program.

ACTIONS

- Revegetate public areas above and around the community centre car park.
- Seek funding for tree planting and revegetation projects.
- Manage surface water catchment.
- Rejuvenate the main creek to assist in surface drainage.
- Revegetate areas of dead or dying native vegetation with salt-tolerant trees and shrubs.

STRATEGY 5

Liaise with relevant servicing authorities to continue to maintain and extend infrastructure to service current and future demands of a growing townsite.

ACTIONS

- Seek necessary upgrading of services to ensure the Shire has sound infrastructure that meets the needs of existing and future residents and businesses.
- Liaise with servicing authorities through advertising of the Townsite Expansion Strategy to allow for future growth and planning.
- Acknowledge water service restrictions for any land above the 290 metre AHD contour (in areas 5, 6, 7, 8 and 9) in this Strategy.
- Ensure that proponents address servicing issues as part of any scheme amendment proposals, particularly as upgrading of town water supply may be required to facilitate subdivision in some areas.

5 Implementation

The following steps should be taken following the review of the Townsite Expansion Strategy:

- 1) Adoption of the reviewed Townsite Expansion Strategy 2021, by the Shire of Wandering;
- 2) Undertaking community consultation, seeking further input on the reviewed Strategy;
- 3) Implementation of the strategies and actions contained in the Reviewed Townsite Expansion Strategy, including the development frontages shown in the Townsite Expansion Plan (Figure 1).

6 Rationale

6.1 Need for a Strategy

The Shire of Wandering recognised that their Town Planning Scheme and Local Planning Strategy require review to facilitate the ongoing development of the Shire. This has arisen largely from the expansion of the Newmont Boddington Gold Mine and Worsley South32 Mine, and the dramatic increase in the demand for residential and rural residential properties in the Shire. This demand initially resulted in the majority of the available land being developed and a shortage of suitable land for future development. The Townsite Expansion Strategy is an interim tool and will

determine the areas where Council will support rezoning and subdivisional strategies. In the longer term a full Local Planning Strategy review can occur.

Population projections for the Shire of Wandering only suggest slow and gradual growth to 2021. The projections are summarised in the table below.

Year	2001	2006	2011	2016	2021
Total	313	355	438	444	Not yet available

Source: ABS Census

These projections however, do not consider local economic drivers, such as the two Mines. Neither do they recognise that rising house prices in Perth and the 'tree change' phenomenon which result in people moving to country towns that are located reasonably close to Perth.

It is difficult to predict future demand and growth pressures however, it is anticipated that growth will be maintained at 2-3% in the medium term.

7 Townsite Plan Justification

7.1 Area 1: Town Centre

The town centre of Wandering is based on Watts Road and consists of civic and cultural facilities with Council offices/post office, CWA meeting rooms, Shire depot, and Agricultural Hall (Community Resource Centre). The 24-hour fuel facility is located opposite the Shire office, and the Wandering Tavern is located on the eastern side of Watts Street. There is no local shop in town.

The tavern stocks a limited range of daily convenience items but residents need to travel to nearby towns for shopping. The Shire has land on the eastern side of Watts Street opposite the Shire office, and adjacent to the fuel facility, which is suitable for the development of various types of commercial premises. Such development will provide much needed local services, provide impetus for further development and ensure community needs are met.

7.2 Area 2: Consolidate Primary School

The primary school is situated on land in close proximity to the towns' recreation facilities. Although this site does not comply with the Department of Education and Training's standardsite requirement of 4ha it has good access to the towns' recreational facilities which allows for the shared use thereof. It is therefore not considered suitable that the primary school be relocated to comply with the Departments' site requirements. Given the relatively small student population and proximity to facilities it is appropriate to retain the school on its current site.

7.3 Area 3: Industrial

The Shire's Town Planning Scheme provides for an industrial zone at the southern end of the townsite, west of the Wandering-Pingelly Road. The Shire has created 5 industrial lots and has subdivision approval for a further 6 lots. Three of the initial lots have been developed.

The indications are that there is sufficient land zoned for industry to cater for future needs for industry in the town. In the longer term there may be an opportunity to extend the zoning to the west. Any further Industrial development to the west would only occur once all existing approved lots had been created and developed, if it was cost effective and there was adequate demand.

7.4 Area 4: Short term residential west of Down Street

There has been recent residential subdivision development of 25 lots in the area to the west of Down Street. This land is zoned 'Residential R10'.

This area forms a natural extension of the existing townsite with good pedestrian linkages to local services. Any further expansion to the west is limited due to the location of existing creeklines, natural drainage lines and potential drainage issues.

7.5 Area 5: Medium to long term residential expansion north of townsite

Land north of the townsite (west of Watts Road), located between residential zoned land to the south and rural residential zoned to the north, are earmarked for residential expansion.

There may be potential for further expansion to the north however this land is currently zoned "Rural" and will require rezoning. Any development of the land will be subject to the preparation of Structure Plan.

It is envisaged that any expansion will occur in the medium to long term, past the life of this Strategy.

7.6 Area 6: Medium to long term existing Rural Residential zone to the north of the townsite

The Strategy Plan acknowledges land to the north of the townsite, west of the North Bannister Wandering Road, as zoned for Rural Residential purposes. This land is better suited to larger lot subdivision due to environmental constraints such as vegetation and creek lines, infrastructure capabilities and is more compatible than residential with the vineyard located to the east.

Subdivision and development of any additional land will be subject to the preparation of a Structure Plan which shows access to the land, linkages to adjacent land holdings, protection of the creek etc. Any amendment to rezone the land will need to include demand analysis.

It is envisaged that this area be developed in the medium to long term and that it could accommodate 200 rural residential lots if required.

7.7 Area 7: Medium to long term Rural Residential and Special Residential east of Watts Road

Land to the north of the townsite, east of the commercial zoned land on Watts Road is proposed for rural residential and special residential development. This land is currently zoned Rural and will require rezoning to Rural Residential. Any proponent will need to address the issue of demand for rural residential lots.

The development of the land will be subject to the preparation of a Structure Plan which allows for the protection of Wandering Creek, provide an internal pedestrian link from the town centre to the winery and has access from Watts Street. The Structure Plan is also to show and maintain a 500m buffer to the vineyard.

It is difficult to estimate the potential number of lots however it is likely that the expansion will occur in the medium to long term.

7.8 Area 8: Long term Rural Residential south of townsite (former rubbish tip)

In the initial Strategy, the former rubbish tip was recommended for the development of rural residential. However, this site has now been developed as a transfer station and is not considered appropriate for any future rural residential development.

8 Background

8.1 Snapshot of the Shire

The town of Wandering is located 120km south east of Perth on the edge of the Darling Escarpment. The town is the only centre of population in the Shire and the seat of government. Wandering is at the centre of a farming community that produces wheat, coarse grains, and livestock including sheep, cattle and pigs.

Regional roads serving the Shire are Albany Highway, North Bannister-Wandering Road, Wandering Pingelly Road, and the Wandering Narrogin Road. Albany Highway is a major inter-regional north-south route that forms the main route between Perth and Albany. There are roadhouses nearby at North Bannister and Bannister.

RURAL AND AGRICULTURAL

The predominant land use in the district is agricultural production. Agricultural production has traditionally focused on cropping and sheep. With changing markets, pressures of increasing land values, and pressures from persons seeking lifestyle change, different forms of agriculture are now being practiced.

Successful vineyards have been established followed by wineries, which has expanded into tourist facilities. Commercial tree plantations are well established, and are expanding, immediately to the west of the Shire. Olives are also cultivated in the district and appear to be well suited to local conditions.

STATE FOREST

There are extensive areas of State Forest through the north-west and north of the district, managed by the Department of Water and Environmental Regulation (DWER). Approximately 48% of the whole of the district is reserve for State Forest (about 93,000 ha). Significant parts of the State Forest are also reserve for water catchment, for hills dams.

MINING

The Newmont Boddington Gold Mine (NBG) and Worsley South32 Mine operate in the adjacent Shire of Boddington, and Wandering falls within the prescribed travel distance for drive-in drive-out. As a result, there has been a dramatic increase in the demand for residential and rural residential properties in the Shire. This demand has resulted in the majority of the available land being developed and a shortage of suitable land for future development.

9 Strategy Preparation

The Shire of Wandering has a Local Planning Strategy which identifies the need to cater for growth and provide for a range of lot sizes. The Local Planning Strategy also identifies a need for a Townsite Strategy to accommodate additional residential land.

The Shire wants to facilitate rezoning's to adequately cater for town growth and rising demands for residential and rural residential land due to mining, and the close proximity of Perth to the Wandering townsite. The Shire also recognises that any population increases will assist to support local businesses.

The intention of the Townsite Expansion Strategy is to provide a clear direction for future expansion of the Wandering townsite consistent with the aims and objectives of the Local Planning Strategy.

The Town Site Expansion Strategy provides an opportunity to clearly communicate Council's vision for future expansion and strategic planning. The document is clear, concise and has broad mapping which provides benefits when communicating with service authorities and the local community.

In the longer term the Townsite Expansion Strategy may be incorporated into the broader Local Planning Strategy as part of any future reviews. In the interim however, the Expansion Strategy is a valuable supporting tool and will assist in dealing with future development and amendment applications.

The following provides a summary of the proposed development areas as indicated on the strategy plan:

- Provide for expansion of commercial activity to meet future demands.
- Provide a supply of industrial land in Wandering through planned subdivision in the existing industrial area.
- In the short term, cater for residential lot demand west of Down Street.
- In the medium to long term, provide residential lots to the north of the townsite. Northern expansion may occur however will require rezoning to 'Residential R10'.
- In the short to medium term, develop the land currently zoned for rural residential development to the north of the townsite.
- In the short to medium term, develop rural residential and special residential east of Watts Road.

The scale of development is, and will remain, limited to the capacity of each development site to accommodate on-site effluent disposal. As Wandering is outside the Metropolitan and Peel Region Scheme Areas and without an established reticulated sewerage scheme, the Government Sewerage Policy (2019) requires that the average lot size is not to be less than 1,000m².

The physical and social infrastructure required to support the subdivision and development of Rural Residential land exist in Wandering, and there will not be any undue difficulty in satisfying additional demand. Such development will assist in stimulating further growth in the town. Generally, the Council is more likely to support those proposals that are likely to contribute to growth of the town.

There are sufficient areas available on the existing recreations grounds to accommodate future needs.

The existing rubbish disposal (transfer station) site is on freehold land owned by the Shire south of Moramocking Road. The site is adequate for foreseeable needs.

10 Townsite Expansion Strategy – Map

