

COURT HOUSE
1882

WARIALDA Community Plan

For Gwydir Shire Council
June 2008 , Issue A

JOHN
MONGARD



LANDSCAPE ARCHITECTS

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About the Strategy Plan

The Warialda Strategy Plan aims to provide vision and direction for Warialda for both the long and short term.

By focusing on its public spaces: the parks, streets and riverside areas, Warialda can provide the setting and amenity to support future growth. Progressive improvements to the streetscape, in tandem with good planning decisions, can create a renaissance to rival the town's architectural golden era during the 1890's. This placemaking renewal will reinvigorate Warialda as a place for the future, not just of the past.

The Warialda Strategy Plan emerged from a community design and planning process which focused on a community comment and good ideas shop-front, which occurred in a vacant store, next to the toy library on Hope Street, during the period of 14th to the 20th of February 2008. Over 85 people were consulted during the period through the 'Set-Up Shop' process, which included a community meeting and a series of separate meetings with special interest groups and an open-shop period of five days when one-to-one discussion and input occurred. Peoples ideas filled the walls of the shop to become an emerging display of potential directions.

The Warialda Strategy Plan aims to implement the communities' vision through a series of short term physical improvements to the towns' public spaces, through further development and strengthening of key town paths and linkages, and with long term planning solutions. It reflects the communities vision for the vibrant, energetic place that Warialda will be in the future.



“The traditional owners of this district the Wirrayaraay tribe of the Gamilaraay Nation cared for the land, hunted and gathered the animals, fish, root crops & fruits in a seasonal cycle. The identity of the Wirrayaraay derived from their spiritual relationship with the land. The town's name is said to mean 'place of wild honey'.

The first white settlement alongside Reedy Creek dates from 1837. A police outstation was established here around 1840. The townsite was gazetted in 1849. Two years later the population was recorded as being 45. Nonetheless Warialda became the first administrative centre of the north-west with a mining warden, magistrate and lands commissioner based in the village.

The railway arrived in 1901 and the population peaked in 1911 at 1762 but slowly declined thereafter. The bushranger 'Thunderbolt' (alias Fred Ward) was active in the area in the mid-1860s, holding up the Warialda mail in 1865. The town was also the birthplace of Elizabeth Kenny (1886-1952) who spent her early childhood here and later dedicated her life to helping children afflicted with infantile paralysis, developing a revolutionary polio treatment program. She was christened in the font which is now situated in the town's Anglican Church of Saint Simon and St Jude.” from Walkabout, Australian Travel Guide.

What is most relevant and interesting to this study about the history of Warialda are photos of the main street, from the 1890's, which show a much greater density of housing and main street activity then is evident today. The idea that people would live, work and play within a workable core was alive and well in Warialda's peak. In those times, having everything within a walkable area was a necessity and the continuous awnings which supported this mix of activities created a much richer and livelier public realm than what occurs in current times. Today, the main street is most active at lunch and school-end times, but otherwise lacks the buzz of an lively town centre, and at night it is almost completely quiet. With an aging population and declining global oil supplies, Warialda will be forced to be more walkable, with more density in order to provide essential services, and the vibrancy of an active town. This is Warialda's challenge for the next 30 years. Without facing this reality, Warialda will slowly decline.



Photos courtesy of Jeanette Wilson

Warialda: A Moment for Change

Warialda's best buildings, large palm trees and parks all date back to the boom period early last century. However, while the town's basic infrastructure has been significantly improved since these times, Warialda has reached a moment where it needs to better provide for the cultural and community needs of both current and future residents and visitors.

The decreasing rural population has been due to a lack of work and the subsequent loss of young people to larger centres. Add to this the aging demographic of the remaining population and this all puts Warialda at a point where change is required in order to avoid decline. There is a shortage of rental housing and the rising costs of building is restricting growth in the town. There are over ten years worth of vacant residential blocks in town, however residents are not placing these lots for sale and this is causing some pressure to consider subdivision well away from the town centre. Land within walking distance of the main street is the future of a sustainable Warialda, so strategies in this report are focused on achieving this.

There are a lot of opportunities for communities such as Warialda. There is the potential to take advantage of those baby boomers looking for a 'tree change' lifestyle; farmers looking to retire off the land, and an opportunity to provide for families looking for a more affordable lifestyle than that offered in the cities and bigger townships. More importantly, Warialda can retain those people currently living in the town by providing both work and an attractive living environment for young people, and by improving services to help the older population live gracefully within the community.



The Community’s Vision

Over the week long consultation process in February 2008 the community produced the following vision list for Warialda in the long term. These visions were listed on the walls of the shop and are listed here in no particular order. Where ideas were written more than once, they are shown with a star. Whilst residents were asked to think about the long term future of the town, they found it much easier to visualise short-term improvements, and this is reflected in the following vision statements.

In the future Warialda will have...

- A plan that generates pride and fosters community building
- A good face lift - it will have a heritage theme with new awnings
- Been made a clean and tidy town
- Preserved the towns assets
- In the short term, implemented cost effective change such as tree plantings.
- The correct type of trees down the main streets that meet in the middle to create an strong avenue effect but are tall enough to not bother the passing trucks*
- Not lost too many car parks for the tree planting
- Resealed the CBD roads
- Effectively promoted the ‘Rural Gateway’ coast route
- Provided employment so that people will come and stay
- Provided opportunities for young people within the community
- The Council works depot landscaped so it is screened with greenery
- A history museum
- Provided opportunities for retirees to get involved in the community
- People with trades living in the community
- A positive group of leaders that have to risen up in town and started action
- Provided jobs and an attractive environment for the youth so they have stayed
- Provided a diverse choice of housing options for all types of people in all life stages**
- No vacant blocks
- A block of ten units
- Provision for normal traditional size blocks
- Footpaths that take gophers
- A reputation as a very ‘older people’ friendly place
- Skate boards, bikes and school kids
- An area or feature that celebrates the towns peoples sporting achievements
- An enhanced cemetery with a better landscape surrounds
- A bypass for cars and caravans via the river
- A plan local business can work to for the color of their shops, awning designs and fence styles.**
- Pressed metal awnings
- No empty shops - spaces will be rented cheaply or given to community groups for displays rather than be empty
- Conserved and promoted the heritage appeal of the town
- An historical walk with better signage and perhaps an information CD
- Clear footpaths with uniform furniture
- Fixed the existing gardens to make them more presentable
- Trees and shade that make you think -how beautiful
- A network of activities across town
- Differentiated itself from other towns enough to accommodate people moving from the city looking for a tree change
- Links across town for people using transport other than cars
- Gardens and trees as the predominant view when you come into town



What People like about Warialda

“In Warialda people are friendly and they talk to you”

It's a sporty town

It's a heritage town

It has good things - lots of water, a golf course, low crime rate

It has unique sandstone based flora - the banksia and the boronia

It is a very innovative community here

“Part of the joy of this place is the space”

Issues in Warialda ...

The following key issues were identified during the community workshop:

- ❑ No leaders or elders taking an active role in moving the town forward
- ❑ Enormous escape spending. The shire is long and narrow so it is easy to spend outside of it
- ❑ The rising petrol prices
- ❑ Shift workers working out of town in places like Moree
- ❑ People need to pitch together to make business work
- ❑ People leave Warialda to recreate and to shop in a bigger, more exciting centre
- ❑ We need to return to doing things like we used to - like feeding ourselves
- ❑ There is nothing here for the youth and as a right of passage they leave town
- ❑ There is an aging population and not enough services for them
- ❑ If prices go up in town people will move to Inverell - housing affordability is a big issue for this community. Land is cheaper here but the total package price is the same
- ❑ The streets here are narrow compared to some other communities
- ❑ There is no one in town to take on ‘crazy’ ideas - it's the ‘crazy’ idea that brings tourists



Warialda also voiced a strong desire to improve and strengthen community values in the town...

The open-shop initiated many informal discussions about Warialda. The following comments identify that community leadership is generally seen to be needed in town to create positive changes in the future. An asterix on a point notes additional people making very similar comments.

- Partnerships should be formed between council and private organisations to provide services missing in town
- The shire needs a central point that people will feel comfortable coming to for shopping
- There is currently large escape spending from town - if 5% could be returned it would be a big help
- People should pitch in and help each other - community supports community - 'Why roam: shop at home'
- Provide the excitement of a day out in Warialda - make it more lively*
- It is a very innovative community here - they will sustain a population - eg GLR
- Find opportunities to up skill
- Need to find a way to retain youth - there is not much for them here now
- People with trades are in high demand - there is a shortage in town*
- A positive leader needs to rise up in town and start action**
- Need to provide jobs and an attractive environment for the youth so they will stay*
- Warialda needs a 2020 type vision like Bingara has
- Provide more facilities for children such as varied sporting activities
- Provide more organised workshops such as cooking classes - they could be held in the squash courts
- Homelessness could be a problem as there are limited rental opportunities in town
- There should be more transparency in public planning - everyone should follow the same rules
- Council should not spend public money on private lands such as fixing driveways and carparks
- There is not enough clothing shops town - there is no where to buy kids clothes
- Keep people involved and occupied
- Get the old blokes motivated*
- Provide opportunities for retirees to get involved in town improvements - metal and woodwork furniture could be made by them
- Its hard to get volunteers for anything due to public liability concerns
- The older people are getting tired of doing all the jobs and the younger people are not stepping up
- There is a need to encourage greater communication between the older and the younger residents
- Counseling services need to be enhanced - Inverell and Moree have counsellors *
- There could be a food bank and / or a soup kitchen
- A dental van for that the community could access- not just the school would be good*
- Provide more services for the aging population - trained age care workers
- There is concern that suggestions might not be acted upon - that this will go the way of other prior studies
- Provide a drop in centre
- Find out about 'older men unlimited' program from Hervey Bay
- Further promote and encourage the 'mens shed' **
- Provide career paths and encourage kids to learn skills needed in town such as trades
- The courthouse should be advertised for use when courts not on
- Warialda is lacking professional services
- The town needs an action committee
- More should be made of the Sister Kenny link
- Provide a bill board on the town entries that list all the places and shops or business in town for sale or rent
- Give free land away to people for industrial use providing they move to town and live here
- Pick a 'crazy' point of difference for Warialda
- There could be memorial bricks



Parks

Community ideas include:

- ▣ Need signage to the parks
- ▣ Need a toilet at the new cemetery
- ▣ Shade is needed over the skate park
- ▣ The skate park needs bigger jumps
- ▣ Warialda needs a water slide, a bike shop and more motor bikes
- ▣ Warialda needs a BMX track, a movie theatre and ten pin bowling
- ▣ The pool needs a diving board
- ▣ Provide gardens for occupational therapy and retirees to work on in town - a small garden that grows a few bits of food for everyone *
- ▣ A park right on the highway at the Caltex station (or opposite) would be great
- ▣ Any new plans should allow for the new gym at the pool
- ▣ Provide a rotunda in the cemetery
- ▣ Make a focal point in the cemetery - perhaps an arch way of some sort *
- ▣ The space between the shire office and the coffee shop could be a better urban space
- ▣ The wombat sculpture should be installed in Captain Cook Park near the football grounds
- ▣ Put a botanical gardens in the old cemetery
- ▣ Relay better mulch at the Captain Cook playground

The River

Community ideas include:

- ▣ More places to sit by the river are needed - shade and seating by the fishing spots and nice picnic spots
- ▣ Provide an access way down from beside the bridge and caravan stop
- ▣ Riverbank edges need to be shaped to allow for easier maintenance
- ▣ The river needs another fish ladder near the footbridge to help create a larger body of water***
- ▣ Furniture on the riverbanks should be metal, not timber, so they are not easily destroyed - it is a popular place for a few drinks
- ▣ More trees should be put around the existing benches
- ▣ Provide more help for the Rivercare group with more funding or work for the dole people
- ▣ The river needs an amphitheater
- ▣ Provide a proper path through the riverside parklands so wheel chairs and prams can use it as well
- ▣ Provide better access down to the river
- ▣ Improve existing access points so that they are safer and easier to use



Roads & Footpaths

Community ideas include:

- Repair and replace footpaths
- There should be street trees to shade footpaths and provide amenity
- Put street trees on the other side of the slab so it will look good from Hope street
- There are trip and slip issues for elderly residents
- Need more effective lighting from the medical centre to Holden Street
- Repairs to footpaths need to happens more quickly than they currently do
- Crepe Myrthes haven't grown much since they were planted. They were perhaps not planted well but have received no water or maintenance
- The gardens on the main street need to be low maintenance - the garden beds are currently constructed on top of the bitumen.
- The existing ceramic planters need bolting down
- The existing concrete planters are used primarily as ash trays
- Need another helper for Council staff - perhaps an apprentice could be added to help lift the town a bit
- Need signage to the main street
- Need to fix town entry statements**
- The pavers are dirty and need cleaning
- The driveway to the info centre needs fixing so the vans don't bottom out on the way in
- The Council depot should be landscaped
- The Chinese elm is a good shade tree
- The Chinese elm is not a suitable tree as it drops too much leaf litter
- The main street entries need improving**
- Children riding on footpaths is a hazard
 - Need to slow traffic down the main streets
- Provide fruit trees in the parks and on the streets
- Someone could grow on the trees for the main street and for other towns main street to sell
- More street trees need to be planted on the Western entry to town (already ordered by Council)
- The hit awnings stand out and look bad
- Some of the kerb and channeling needs repairing
- Crepe Myrtle is an important feature in town - they flower when its hot and dry and provide colour
- Bottlebrush and silky oaks grow well in town
- Provide wheel chair / universal access through out town
- There needs to be a regular program of maintenance for the towns street trees to look after them and keep them away from the lights
- There needs to be an audit of the towns light levels
- Food trees should be used as street trees
- The footpaths in the residential areas need repairs and joins in some areas
- Provide some off street car parking near the doctors and the school
- Provide more pram ramps to make more obvious routes through town
- Add quick personalising improvements to the front of the Council chambers and the post office like community art projects
- There is a storm water run off issue from the landmark site



Housing

Community ideas include:

- ▢ Provide varied housing stock in town - some smaller houses and / or lots
- ▢ Higher density means and increase in population - where are they coming from?
- ▢ There is a need for a good quality / high end supply of retirement housing for farmers
- ▢ Local people should pool resources to form a development company to provide high quality housing options. GLR could help with business planning etc.
- ▢ Provide housing options that have minimal physical and mental exercise required, a yard that is not too big, but a comfortable home close to medical services and the shops
- ▢ Plan for houses that are multi functional - that support a lot of different types of users
- ▢ Find a way to use un-used land in the town centre
- ▢ There is a shortage of rentals and available building blocks in town
- ▢ Provide higher quality infill housing
- ▢ Most people don't want to live on smaller blocks

Community

Community ideas include:

- ▢ Re-engage in basic community learning like a community farm
- ▢ Get back to eating seasonally
- ▢ There is nowhere to sit down and feed a baby in town or have fish and chips
- ▢ The new street furniture can be designed and made by the local industrial arts and high school students and also assisted by the mens shed
- ▢ Heat the pool - then it could be used for hydrotherapy for the elderly
- ▢ Provide a nice shady spot in town for the oldies to sit and talk near the police station perhaps
- ▢ Provide kitchen gardens at a high level to grow vegies and flowers at Naroo
- ▢ People should have more pride in their environment. Leaving cigarette butts on the paving outside the toy library is disgusting
- ▢ Provide opportunities for retirees to get involved in town improvements - metal and woodwork furniture could be made by them
- ▢ The police station should be left where it is
- ▢ The town needs an action committee
- ▢ The courthouse should be advertised for use when courts not on



Town Movements & Links

- Provide bike paths to Cranky Rock and other areas
- Continue the river path both ways - out to Cranky Rock and to the rest stop
- There could be a walking track or navigation route to Bingara
- Provide a link track around the river
- Make the main pedestrian routes thru town safer and with more shade
- Provide a heavy vehicle by pass
- Slow traffic going through town
- Provide a ring road into town for car and vans via the river
- Provide maps/signs showing the links and routes thru town
- Provide a second footbridge across the river at the football grounds
- Provide more paths through town blocks to the river

Visitors & Tourism

- Warialda needs a tourism officer
- The caravan rest stop near the bridge needs upgrading with signs and a shelter and a link provided down to the river
- There should be maps of town in strategic locations so people can see how to get around and what is here
- Provide a free informal area for motor homes to pull up and stay for 24hrs. They won't go to the caravan park and would stay if they have somewhere
- Provide an area for caravans to pull up on both sides of the bridge **
- Provide a rest stop sign before the bridge
- The lookout should be better marked and advertised - its one of the best in NSW
- A CD based history tour through town would be a good idea
- Improve the historical signage by making them bigger and more graphic
- There could be memorial bricks
- Promote cranky rock better
- There should be a contact list so if a large group of people wanted to come to town they would know how to contact in regards to accommodation and the like

Town Character

- The Bus shelter in front of the Council building is out of character
- The police station fence is ugly - it used to be a nice picket fence
- The police station should be moved and the space made a town square - a meeting place on the middle of town**
- Warialda has a lot of assets other towns don't - space, water and air quality*
- Local business need a plan to work to - paint colours, awning design, fence styles
- The appearance of town has suffered due to drying conditions and water restrictions
- The burnt wall needs to be repaired*
- The court house was recently painted but the colours are a bit boring
- There needs to be a way to ensure new buildings fit into the streetscape
- Investigate Dulux colour service
- Council should hire a consultant to design standards for new work in the town and to also fix existing issues with existing buildings
- There are lots of unkept shop fronts with tiles off **
- The CBD needs an over haul





What people would like to change about Warialda's streetscape

A strong point that emerged from the consultation was that the community disliked the mismatching furniture and fixtures on the streets. They expressed a desire to see a more uniform streetscape with better quality, more robust fixings.

The above selection of benches shown the variety of furniture on the main streets.



The streets are bare and dry looking and require extensive plantings of street trees to provide improved amenity and shade for pedestrians.

In several areas the footpath is in a poor state and the pavers have generally started to loose their civic quality.

Pot plants have been put on the footpath to add colour to the street but these have proven to be a target for vandals. Other furniture such as the rubbish bins form a group of street furniture that do not match and lack a civic sense. Existing inground gardens are tired looking.

The Warialda Strategy Plan Building Quality for Prosperity

The Warialda Strategy Plan is a ten to thirty year strategy to help Warialda become a walkable and vibrant town centre, with a series of linked attractions and many great places for people to meet and recreate. The Warialda Strategy Plan has some priority areas to address in the coming years, including:

1. Creating **safe and shady footpaths** and bikeways following the communities 'desire lines' – the key paths which they have identified for improvement.
2. Improving the image and identification of Warialda at its arrival points by **building excellent entry signs** and improving way finding with directional signs and avenue shade trees which distinguish each street with different colour and form.
3. **Establishing entry parks** which allows visitors arriving East and West to gather and be oriented in a shady, pleasant setting which can provide many more seats and gathering spaces.
4. **Establishing new roads** into and out of town that allow trucks to bypass the main street and cars and caravans to enter town directly thru the main shopping area.
5. **Consolidating Stephen and Hope Streets as the character and activity hub of Warialda.** This can be achieved by streetscape improvements sensitive to the towns heritage, coupled with careful consideration of any new development. Some urban design incentives have been proposed for Warialda which may assist with this. Improving footpaths, crossing points and shade are priorities.
6. **Proving avenues of shade and greenery** by selecting a feature tree for each town street and lining these beside the new footpaths. The street trees will be selected to also provide a point of interest for visitors with interpretative signage identifying their unique local qualities and their historic links.
7. **Installing well crafted seating** and robust, comfortable benches along new footpaths and the riverside path to act as rest spots. These should be build by local craftspeople featuring local timbers.
8. **Promoting arts and crafts in the town centre**, to enliven the street and to entice visitors to walk the fairly long routes activity points and services.



9. **Improving the useability of the riverside parkland** by creating a loop pathway along the rivers edge that links back to the town centre. Additional seating spots and picnicking niches, and an amphitheatre will improve usage on a daily basis and for special events.
10. **Fostering consolidation and infill development** within the town centre area. By keeping Warialda together within a walkable 5-10 minute area, the town can focus its services, footpaths and maintenance resources to provide better quality. The great rural towns of Australia have managed to celebrate their past by retaining historic buildings, trees and streetscape, but they also maintain a buzz of activity by having a compact shopping area surrounded by a mix of residential living options.
11. **Providing for the less-abled and the aged** will be a priority into the future, and the streetscapes and planning in the strategy are designed to overcome obstacles in the street without detracting from the heritage buildings.
12. **Providing safety for all pedestrians** is an immediate priority and the key streets of Stephen and Hope will be investigated as a 40km/h zone in line with current thinking in the RTA and overseas. This is especially relevant to Stephen Street as the highway remains a potential negative to the creation of a safe and active pedestrian friendly environment.

The Warialda Planning Strategy

The Warialda Planning Strategy Plan provides an instrument to achieve specific goals required to create a more lively and walkable town.

The new planning strategy is designed to create higher densities around the service heart of Warialda. Specific sites have been highlighted as potential development sites for Council or private development. These sites are integral to the town's fabric and if developed as a priority would create a precedent for future development in town.

The Town Centre Precinct includes the opportunity for visitor accommodation and shop top housing designed to liven up the downtown area after normal work hours. The set back from the property boundary will be zero in this precinct to continue the existing streetscape character and fill in any gaps.

The town residential precincts have been divided into three areas which promote greater density closest to the town centre to encourage people to live in the most walkable areas. Set back in the Town Centre Residential is 2.5 metres to allow maximum site usage and encourage a more compact streetscape. Development such as flats and senior accommodation will be encouraged as a priority in this area.

Town Residential is a more traditional approach to housing in Warialda – maintaining the wide open character thought desirable by some of the community. But still, second dwellings will be permitted in this area to allow for extra accommodation opportunities. The Town Centre Residential Transition Precinct is exactly that – a transition zone between dense and less dense housing. Town Rural and Large Lot Rural are aimed at providing people with the chance to live on a bigger block.

Overall the new strategy aims to promote a mix of housing opportunities within town in an effort to keep Warialda viable long into the future.

Town Centre - Zone B2

- 1

Objectives of zone

To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.

To encourage employment opportunities in accessible locations.

To maximise public transport patronage and encourage walking and cycling.
- 2

Permitted without consent
- 3

Permitted with consent

Business premises; Child care centres; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Office premises; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises; Service stations; Shop top housing; Tourist and visitor accommodation; Roads
- 4

Prohibited

Town Centre Residential - Zone R1

- 1

Objectives of zone

To provide for the housing needs of the community.

To provide for a variety of housing types and densities.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- 2

Permitted without consent

Home occupations
- 3

Permitted with consent

Attached dwellings; Boarding houses; Child care centres; Community facilities; Dwelling houses; Group homes; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Semi-detached dwellings; Seniors housing; Shop top housing; Roads
- 4

Prohibited



Town Residential - Zone R2

- 1
- Objectives of zone**

To provide for the housing needs of the community within a low density residential environment.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- 2
- Permitted without consent**

Home occupations

- 3
- Permitted with consent**

Dwelling houses; Group homes; Secondary dwelling; Roads

- 4
- Prohibited**

Town Centre Residential Transition - Zone R3

- 1
- Objectives of zone**

To provide for the housing needs of the community within a medium density residential environment.

To provide a variety of housing types within a medium density residential environment.

To enable other land uses that provide facilities or services to meet the day to day needs of residents.

- 2
- Permitted without consent**

- 3
- Permitted with consent**

Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Seniors housing; Dwelling houses; Residential flat buildings; Shop top housing; Group homes; Semi detached; Roads

- 4
- Prohibited**

Town Large Lot - Zone R5

- 1
- Objectives of zone**

To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.

To ensure that large residential allotments do not hinder the proper and orderly development of urban areas in the future.

To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.

To minimise conflict between land uses within the zone and land uses within adjoining zones.

- 2
- Permitted without consent**

Home occupations

- 3
- Permitted with consent**

Dwelling houses; Roads

- 4
- Prohibited**

Town Rural - Zone Ru4

- 1
- Objectives of zone**

To enable sustainable primary industry and other compatible land uses.

To maintain the rural and scenic character of the land.

To ensure that development does not unreasonably increase the demand for public services or public facilities.

To minimise conflict between land uses within the zone and land uses within adjoining zones.

- 2
- Permitted without consent**

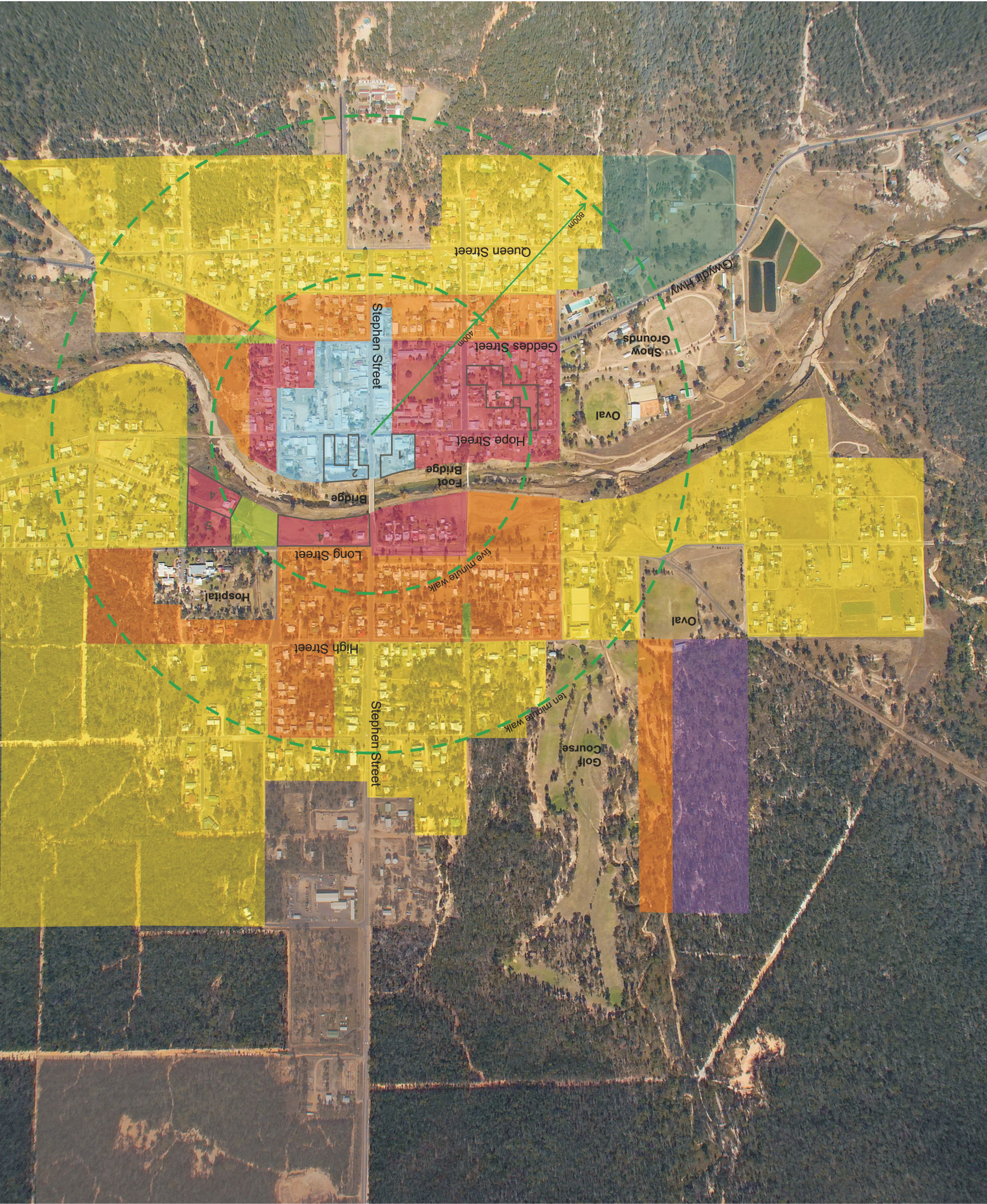
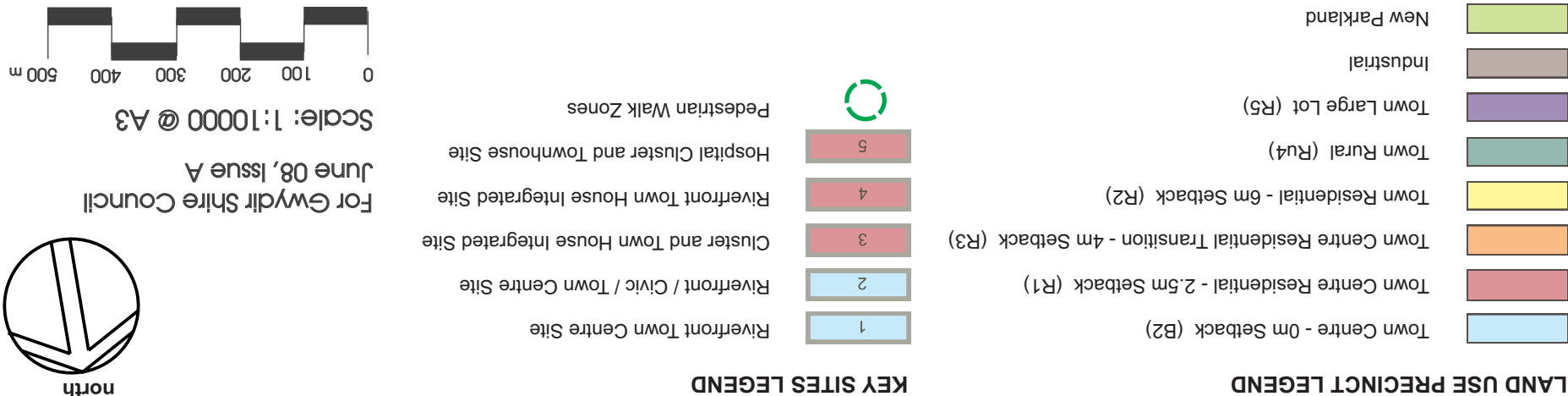
Home occupations; Extensive agriculture; Farm buildings; Horticulture; Roadside stalls

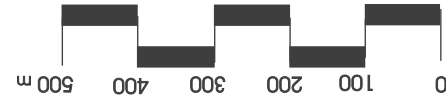
- 3
- Permitted with consent**

Dwelling houses; Roads

- 4
- Prohibited**







For Gwydir Shire Council
June 08, Issue A



High Pedestrian Activity Area

The Warialda Strategy Plan aims to improve pedestrian accessibility and safety. Vehicle speed is a major factor in pedestrian injuries and fatalities. The Regional Transport Authority (RTA) is encouraging communities to look at their traffic areas and identify high volume zones that could be suitable for a 40km/H speed limit.

Criteria for Identification of high pedestrian activity

Both Stephen & Hope Streets meet the RTA's criteria A for a high pedestrian area:

Stephen Street: Criteria A: Services a shopping strip

Hope Street: Criteria A: Services a shopping strip

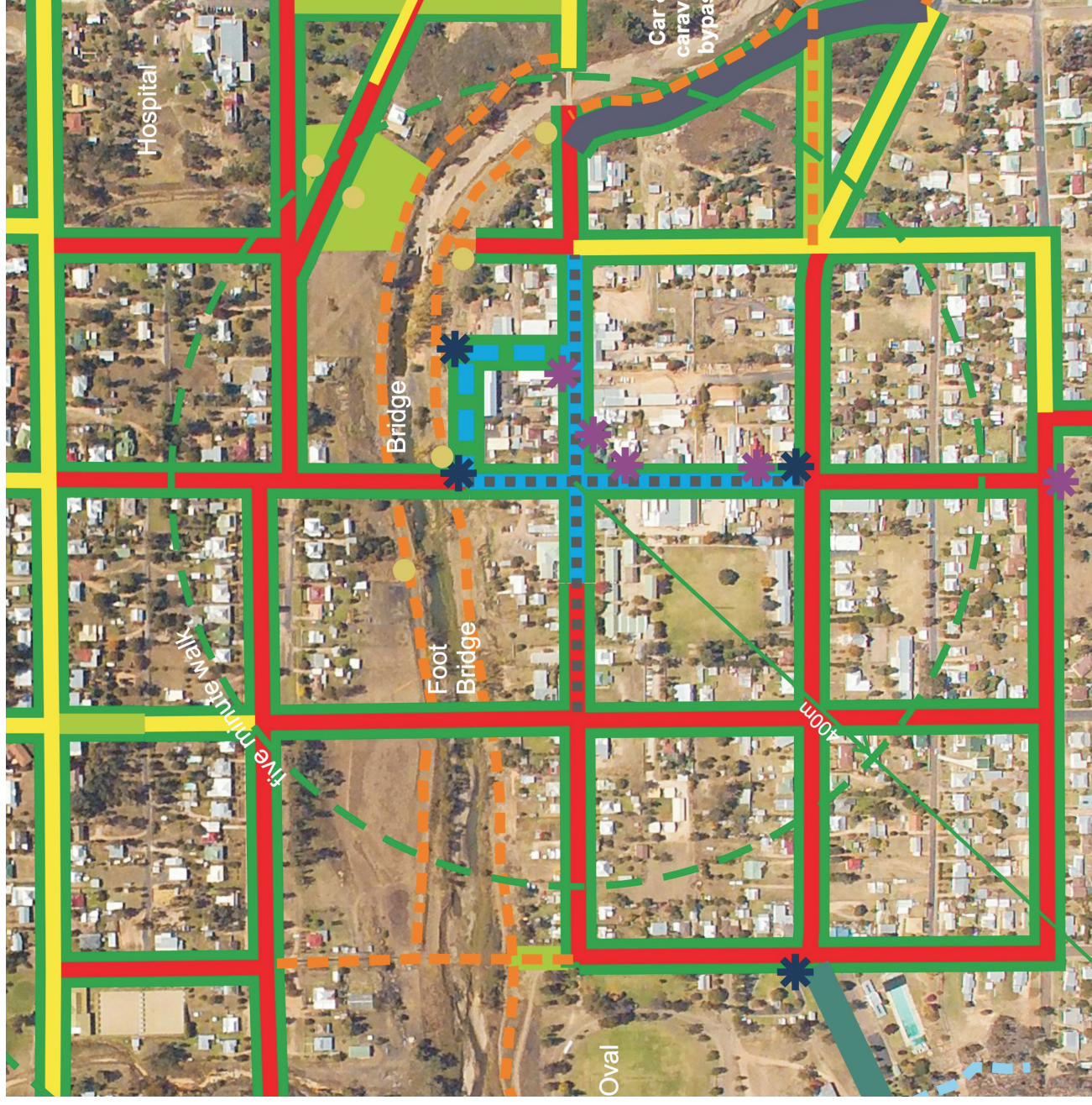
These areas correspond with Town Centre Footpath Treatment areas (Blue) and beyond to Plunkett Street (Grey dashed line) on the Key Movement Strategy Plan.

Warialda has been successful in achieving funds totally \$270,000 to achieve the RTA's high pedestrian activity area goals. \$150,000 is provided by the RTA for traffic calming. Works will shortly be built which will incorporate:

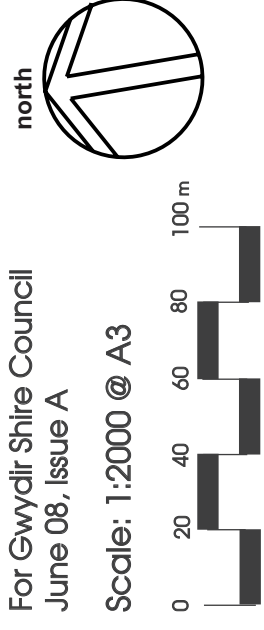
- Traffic calming signs and road entry treatments.
- Advanced shade trees in protected street buildouts / gardens
- Improved intersection treatments including traffic calming pavements and gardens

These works will slow vehicles down and create a shady, pedestrian friendly streetscape.

The completed plan is the next stage of works for the streetscape strategy. The Town Footpath Plan (following) is the initial Concept Plan that will form the basis for the new works.



The Warialda Town Centre Pedestrian Core
(Extract from Key Movement Strategy Plan).



For Gwydir Shire Council
June 08, Issue A

Scale: 1:2000 @ A3

Types of Warialda footpaths

The following hierarchy of footpaths represent the types of streetscape improvements in the Key Movements Strategy:

Type A – Town Centre footpath treatment for Stephen and Hope Streets with infill tree plantings

Type B – Town Centre Residential footpath / bikeway with shade trees.

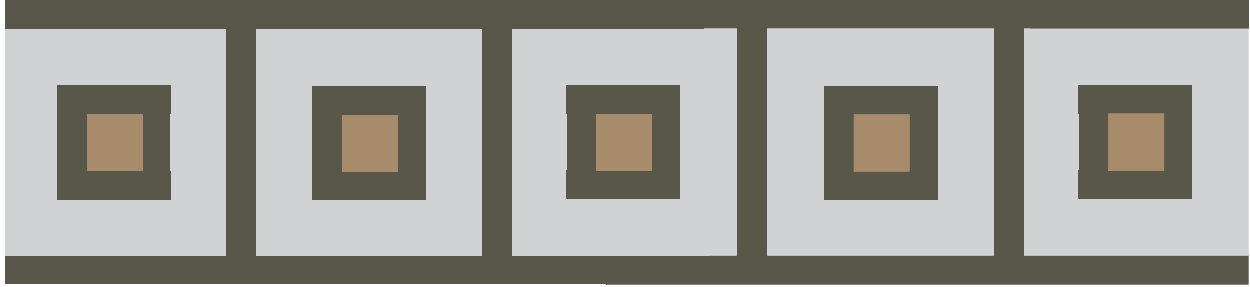
Type C – Residential footpath / bikeway with shade trees.

Type D – Pedestrian parkway footpath / bikeway with shade trees.

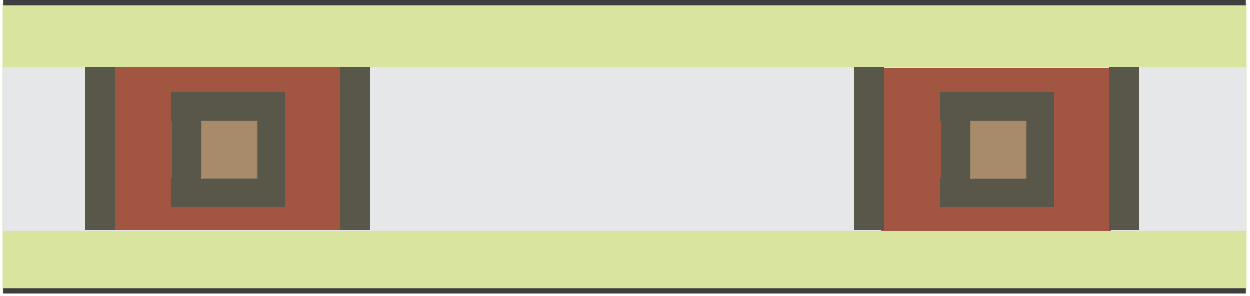
Type of footpath	Streets for attention in priority	Year of work
A	Stephen Street – Hope Street to Hwy	1
A	Hope Street to Market Street	2
A	Hope Street to mid block to Plunket Street	3
B	Hope Street from mid block to Plunket Street	3
B	Stephen Street – Bridge to Hope Street	3



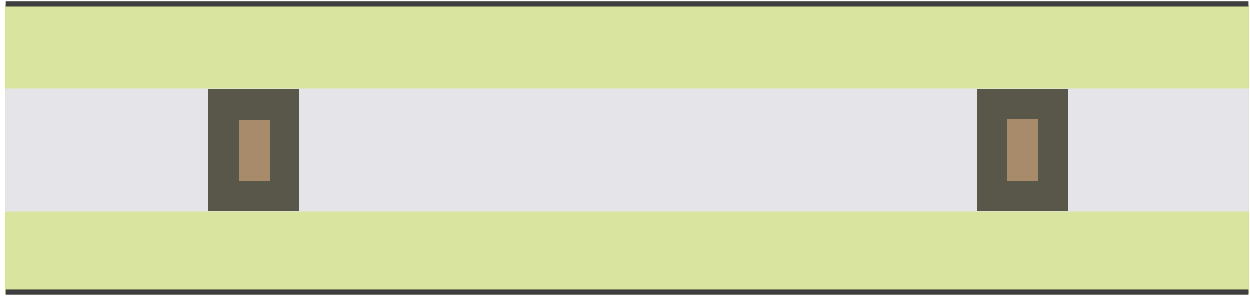
Tiling and tin ceiling patterns used as basis for pavement designs.



Primary Pavement Treatment:
Type A -
Full footpath width
Clay paving in 3 colours



Secondary Pavement Treatment:
Type B -
2200mm wide
Clay paving panels in concrete path



Tertiary Pavement Treatment:
Type C -
1600mm wide
Small clay paving panels in concrete path



Stephens Street - North End: Town residential bikeway/footpath treatment with town centre street tree planting



Hope Street - Eastern End: Town residential bikeway / footpath treatment with town centre street tree planting looking towards the slab. This view will be particularly attractive when looking back up from town as it will provide a green spine at the end of the main street.



Council Works Depot: Stephens street in front of the depot with town centre street tree planting and shrubs to screen the depot buildings





Eastern Town Entry Treatment: Town entry tree planting scheme with future key links bikeway / pathway



Northern Town Entry Treatment: Town entry tree planting scheme



NEW TOWN FEATURES AND IMPROVEMENTS

Activities / Features	Demand Factors	Character and design	Implementation methods	Economic development opportunities	Grant Eligible	Training and community capacity	Risk of Deferral	Frequency / Timing	Quantity / Scope	Cost	Plan Reference	Life Cycle Costs	Cost Recovery	Shire Asset Enhancement	Key Business Sectors	Infrastructure Impact
1 Street Trees (refer separate sheet)	Residents require higher level of amenity and better provision of shade. Improve entries into town. Trees need to be placed to avoid conflicts with vehicles and not limit parking spaces.	Trees need to have appropriate clearance for pedestrians and vehicles. Promote use of both evergreen and deciduous trees with cultural and indigenous values.	Street tree master plan and master list. Operations plan for maintenance and new plantings.	Tree farming and sale of trees to like authorities and the public. Public / private partnership with nursery. Purchase of trees at low cost from Inverell Forestry for growing on.	Not likely	Establish local horticulture traineeships in Councils Parks crews. Using local school children.	Failure to meet community expectations.	Annual planting and maintenance program	100 new trees per year for 5 years.	\$15,000	1.0 A healthy and cohesive community (1.12 Town Character)	Installation cost. Maintenance operating costs. Replacement strategy.	Nil	Asset value increases over time. Asset renewal strategy required for tree replacement.	Local Nursery, Council	Underground power in future. Civic works projects to reduce conflict with tree canopies. Root barrier and hole preparation required.
2 Footpath upgrades	Reduce risk and enhance safety and useability.	Durable materials, rural in character. Need to integrate cultural identity features.	Need to develop pedestrian and cycle master plan for the town.	N/A	Not likely - RTA	N/A	Higher risk of injury to residents and visitors.	Annual footpath replacement and upgrade program	200 lin metres of new path per year @ 2.5 metres width	\$150,000	4.0 A proactive and customer oriented organisation (4.6 Infrastructure initiatives)	Installation cost. Maintenance operating costs. Replacement strategy.	Nil	Better design and construction to reduce life cycle costs.	Council, Arts society, schools.	Co-ordination required with roads and park upgrade programs and operational activities.
3 Existing Park Improvements	Safety compliance, demand for new and improved elements.	Durable materials, rural in character. Need to integrate cultural identity features.	Establish an Infrastructure Replacement Program	N/A	Liberty Swing for disabled use is grant eligible. Shade cloth over skate park - investigate	N/A	Failure to comply with Australian Standards exposes Council to unacceptable risk.	Annual Inspection Program with operational funding.	Inspect all Parks	\$0		Installation cost. Maintenance and annual inspection operating costs. Replacement strategy.	Nil	Reduce risk profile	Council	
4 Lighting improvements	Safety compliance, Amenity improvements	Request for new lights from residents during meetings.	Develop new lighting code with design treatments for zones within town, e.g. Town Centre, Frame area, new infill development, traditional development.	Use of solar power to reduce annual operating costs	Possibly where solar energy is used.	N/A	Higher risk of injury to residents and visitors.	Annual upgrade program in Town Centre.	Design and planning in 2008-09 year to establish ongoing funding requirements.	\$7,500		Installation cost. Maintenance operating costs. Replacement strategy.		Upgrade lighting and install post tops	Council	
5 Bins	Better function and character	Problems identified with locations of existing bins	Routine replacement strategy radiating out from Town centre.	N/A	Not likely	N/A	Failure to meet community expectations.	Annual upgrade program in Town Centre.		\$5,000		Purchase of new units		Relocate existing concrete bins to fringe parks to offset costs		
6 Seats	Insufficient seating. Need for more gathering spaces for community and the elderly. Continuity in seating / bench style.	Retain existing long timber slat benches and install more in shady locations near magnets.	Routine replacement strategy radiating out from Town centre.	N/A	Not likely	N/A	Failure to meet community expectations.	Annual upgrade program in Town Centre.		\$5,000		Installation cost. Maintenance operating costs. Replacement strategy.		Remove old benches		
7 Street planter Tubs	Existing Pots are not respected, difficult to maintain healthy plant growth. High levels of vandalism and major damage.	Need to respond to rural landscape elements, use durable materials with much larger soil volumes. Use water crystals or internal reservoirs.	Prioritisation plan to be developed with traders.	Need to identify support for corporate sponsorship to advance works more quickly.	Not likely	N/A	Failure to meet community expectations.	Annual upgrade program in Town Centre.	2009-10 year	\$0		Installation cost. Maintenance operating costs. Replacement strategy.	Potential for sponsorship from businesses.	Asset renewal Replacement program.	Council, Business community.	Remove old planters
8 Street Garden Beds	Existing garden beds are difficult to maintain and residents would like to see them enhanced with new plantings. Some are planted in soil on top of bitumen.	Need to use hardy plants, colourful and reliable for the harsh street conditions.														
9 New Information Centre	Demand for extra space and better, more accessible location for the information centre function. Needs to be easier to find for visitors.	Needs to be comfortable, bright, welcoming and attractive. Need more space for growing collections.	Funding required in Operating Plan.	Need to reinstate Tourism Officer to full time position and establish links with economic development activity.	Possibly	Career Path opportunity for young people in the town.	Reduced attractiveness of Town as a destination for tourists.	One off project.	Seed funding only 2008-09	\$15,000	2.0 Building the business base (2.3 Tourism, 2.9 Infrastructure)	Fully managed building facility.	Nil	Investment in new asset required.	CTC (Community Technology Centre), Library	Establishment of new facility will release existing office space for alternate uses.
10 New Town Park	Desire to establish a central Town Park in key location	Strong community views expressed for the development of a new Civic Park.	Planning strategy required with feasibility analysis.	Design and documentation required for tender.	Not likely	N/A	Inability to meet demands of community as population of Town increases into next decade.	One off project.	Seed funding only 2008-09	\$5,000			Nil	Relocate police to old ambulance building	Service groups	
11 River walk	Need to reinforce the good effort of the River Care volunteers to continue to develop picnic facilities, seating, paths and environmental rehabilitation.	Design needs to accommodate flood issues. Weeds need to be managed effectively.	Grant funding sources to be identified. Priority plan to be developed for implementation of works. Develop masterplan.	Need to explore initiatives such as partnerships with Greening Australia or similar for Carbon credit transfer funds.	Possibly	Horticultural and Natural Area traineeship opportunities.	Continued environmental degradation that escalates weed incursion and drives up eventual cost of rehabilitation.	Annual upgrade program over 5 years.	1000 sqm per year	\$10,000			Nil		Rivercare, Service groups	
12 New entry statement Moree Rd	Residents require higher level of amenity and improvement to entries into town.	Durable materials, rural in character. Need to integrate cultural identity features.	Design and documentation required for tender.	N/A	Not likely	N/A	Reduced attractiveness of Town as a destination for tourists. Reduced community spirit and confidence.	One off project.	Priority 1	\$50,000	2.0 Building the business base (2.3 Tourism)		Nil	Improve town character	Service groups	Allow for road widening
13 New entry statement Yetman Rd	Residents require higher level of amenity and improvement to entries into town.	Durable materials, rural in character. Need to integrate cultural identity features.	Design and documentation required for tender.	N/A	Not likely	N/A	Reduced attractiveness of Town as a destination for tourists. Reduced community spirit and confidence.	One off project.	Priority 2	\$50,000	2.0 Building the business base (2.3 Tourism)		Nil	Improve town character	Service groups	Allow for road widening
14 New entry statement Inverell Rd	Residents require higher level of amenity and improvement to entries into town.	Durable materials, rural in character. Need to integrate cultural identity features.	Design and documentation required for tender.	N/A	Not likely	N/A	Reduced attractiveness of Town as a destination for tourists. Reduced community spirit and confidence.	One off project.	Priority 3	\$50,000	2.0 Building the business base (2.3 Tourism)		Nil	Improve town character	Service groups	Allow for road widening
15 Caravanners Riverside Rest spot.	Providing a short term stopping point for visitors.	Shade trees and picnic shelters, seating, improved landscape areas top and bottom of terrace. Ramped path to river.	Detailed Design Plan required.	N/A	Possibly	N/A	Reduced attractiveness of Town as a destination for tourists. Reduced community spirit and confidence.	One off project.	Project scoping and internal Civil design only 2008-09	\$25,000			Sponsorship opportunity	Improve town character	Service groups	Plan to relocate in long term
16 Building Facilitation Team	Need for a central co-ordination function to establish partnerships for transport, supply of materials, trades people.	Reinforce Town image and identity.	Council to support the enhancement of the local Chamber of Commerce to encourage networking.	Establish new building development options and simplify new building construction investment.	Possibly	Role and function of an Economic development officer.	Ability to encourage building trades to establish a base of operations in the town.	Annual program of community support.	Corporate executive to workshop with Chamber of commerce.	\$0			Nil			Nil
17 Arts and Crafts - Personalising elements	Demand identified for establishing unique arts and crafts that become signature features for the town.	Arts and Craft elements need to be integrated into improvement works to establish deeper connection with community.	Grant funding sources to be identified. Priority plan to be developed for implementation of works.	Need to investigate potential sources of funds such as Regional Arts Development Funding.	Not likely	Community based training and facilitation by local artists.	Reduced attractiveness of Town as a destination for tourists. Reduced community spirit and confidence.	Annual program of community support.	Funding to cover start up expenses for concrete pavement enhancement art project.	\$5,000			Arts / RADF funding	Create Public Art	Local Arts	Nil
									TOTAL 2008-09 Year	\$392,500						

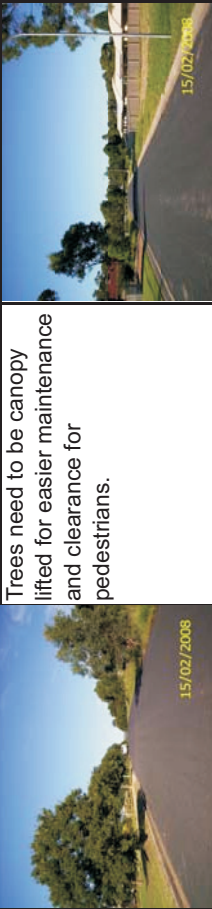
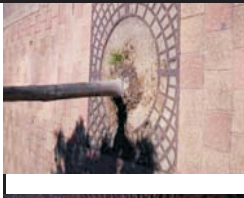
LINK TO COUNCIL CAPITAL AND OPERATING PLAN

NEW TOWN FEATURES AND IMPROVEMENTS																	LINK TO COUNCIL CAPITAL AND OPERATING PLAN															
Activities / Features	Demand Factors		Character and design		Implementation methods		Economic development opportunities		Grant Eligible		Training and community capacity		Risk of Deferral		Frequency / Timing		Quantity / Scope		Cost		Sustainability Plan Reference		Life Cycle Costs		Cost Recovery		Shire Asset Enhancement		Key Business Sectors		Infrastructure Impact	
1	Street Trees (refer separate sheet)	Residents require higher level of amenity and better provision of shade. Improve entries into town. Trees need to be placed to avoid conflicts with vehicles and not limit parking spaces.	Trees need to have appropriate clearance for pedestrians and vehicles. Promote use of both evergreen and deciduous trees with cultural and indigenous values.	Street tree master plan and master list. Operations plan for maintenance and new plantings.	Tree farming and sale of trees to like authorities and the public. Public / private partnership with nursery. Purchase of trees at low cost from Inverell Forestry for growing on.	Not likely	Establish local horticulture traineeships in Council's Parks crews. Using local school children.	Failure to meet community expectations.	Annual planting and maintenance program for 5 years.	\$15,000	1.0 A healthy and cohesive community (1.12 Town Character)	Installation cost. Maintenance operating costs. Replacement strategy.	Nil	Asset value increases over time. Asset renewal strategy required for tree replacement.	Local Nursery, Council	Underground power in future. Civic works projects to reduce conflict with tree canopies. Root barrier and hole preparation required.																
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11	River walk	Need to reinforce the good effort of the River Care volunteers to continue to develop picnic facilities, seating, paths and environmental rehabilitation.	Design needs to accommodate flood issues. Weeds need to be managed effectively.	Grant funding sources to be identified. Priority plan to be implemented for works. Develop masterplan.	Need to explore initiatives such as partnerships with Greening Australia or similar for Carbon credit transfer funds.	Possibly	Horticultural and Natural Area traineeship opportunities.	Continued environmental degradation that escalates weed incursion and drives up eventual cost of rehabilitation.	Annual upgrade program over 5 years.	\$10,000			Nil		Rivercare, Service groups																	
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15	Caravanners Riverside Rest spot.	Providing a short term stopping point for visitors.	Shade trees and picnic shelters, seating. Improved landscape areas top and bottom of terrace. Ramped path to river.	Detailed Design Plan required.	N/A	Possibly	N/A	Reduced attractiveness of Town as a destination for tourists. Reduced community spirit and confidence.	One off project.	\$25,000			Sponsorship opportunity	Service groups	Plan to relocate in long term																	
16	Building Facilitation Team	Need for a central co-ordination function to establish partnerships for transport, supply of materials, trades people.	Reinforce Town image and identity.	Council to support the enhancement of the local Chamber of Commerce to encourage networking.	Establish new building development options and simplify new building construction investment.	Possibly	Role and function of an Economic development officer.	Ability to encourage building trades to establish a base of operations in the town.	Corporate executive to workshop with Chamber of commerce.	\$0			Nil		Nil																	
17	Arts and Crafts - Personalising elements	Demand identified for establishing unique arts and crafts that become signature features for the town.	Arts and Craft elements need to be integrated into improvement works to establish deeper connection with community.	Grant funding sources to be identified. Priority plan to be developed for implementation of works.	Need to investigate potential sources of funds such as Regional Arts Development Funding.	Not likely	Community based training and facilitation by local artists.	Reduced attractiveness of Town as a destination for tourists. Reduced community spirit and confidence.	Annual program of community support.	\$5,000		Arts / RADF funding	Create Public Art	Local Arts	Nil																	
									TOTAL 2008-09 Year	\$392,500																						

RESOURCES PLANNING - WARIALDA TOWN CENTRE IMPROVEMENTS

Link	Activities	Existing Staff	Demand Factors	Human Resources required	Plant and equipment	Facilities	Capital or Operations	Grant Funding opportunity	Career Path Opportunity	Cost	Financial Year
3	Mowing	1 Permanent Officer. 1 Apprentice	Improvements to Parks in short to medium term as a result of project	Contractor support, possibly 1 x New officer (Trade Horticulturist)	1 new detail / fine cut mower	No change to existing depot facilities	Operations. Mower not required until Q2 in peak growing season. New position to provide labour for new improvement works in Q1.	N/A	Opportunity to advance existing staff member to take on contractor management and supervision of maintenance and development teams for new initiatives.	\$80,000	2008-09
1	Streets and Gardens	1 Permanent Officer	Improvements to Street scapes in short to medium term as a result of project	Additional capacity 1 x new Officer needed (Assistant Trade Horticulturist)	Utility and trailer, small mower	No change to existing depot facilities	Capital funded for new development initiatives	N/A	Aim to establish crew structure in future with recruitment of a trade qualified Horticulturist	\$65,000	2008-09
10	River Care	5 Volunteers	Strong community interest in rehabilitation and restoration projects. River Care, On landcare, On growing of street trees.	1 x Natural Area Management Officer (Part time)	Site shed for set up and storage of equipment on river care project. Weekend use of existing fleet (Utility and trailer)	Small storage shed at depot for equipment for volunteers. Touch down office space either at depot or in Council chambers for correspondence.	Capital funded possibly linked to grant programs.	Possibly via Landcare programs or Natural Heritage Trust funding. Traineeship funding?	N/A, need to bring in skilled Contract officer for 2008-09 year to provide training for local residents and Council staff.	\$25,000	2008-09
8	Tourism Information centre	1 Part time Officer, 2 Volunteers	Ongoing demand for local knowledge for visitor management and tourism activities. Likely to increase over time as tourism opportunities are identified and exploited.	Transfer to 1x permanent full time position to meet increased tourist expectations for 7 days per week information services.	I.T. and internet café style access for visitors. I.T. link direct to Council systems.	Linked to development of new tourist centre.	Operations funded position. May be supplemented by grants and subsidies. Capital funding required for detailed feasibility analysis, development application and design / documentation of facility in next financial year. Operations \$10,000, Capital \$25,000	Possibly via Tourism initiatives and Office of State Dev't equivalent in NSW	N/A single purpose position.	\$35,000	2007-08
All	Design and Planning for ongoing initiatives	Nil	Need to continue development of concepts and contract documents, planning scheme measures etc	Consultancy service.	Nil	Ongoing rent of vacant premises.	Capital funded.	Possibly via Tourism initiatives and Office of State Dev't equivalent in NSW	Nil	\$35,000	2008-09

STREET TREE STRATEGY AND OPERATIONAL PLANNING

Function	Design factors	Habit	Growing environment	Root Zone issues	Planning constraints	Desired Outcomes	To be avoided
Residential streets	Trees need to be suited to the scale of the street. Wide streets can have taller, larger trees.	Growth habit needs to take into consideration things like overhead power lines, underground services and pathways.	Larger trees need more space and benefit from mulching of the area around the first 1.5 metres from the trunk.	In narrow spaces, root barriers need to be used to make sure the roots do not damage kerbs, driveways and other infrastructure.	New development needs to be responsible for the installation of street trees at appropriate densities for the frontage of the properties.	 15/02/2008	 15/02/2008
Town approaches	Trees need to be part of an established theme. They should be used as markers to identify a sense of arrival to town.	Trees need to be of an appropriate scale, be large enough to have impact and be visible / prominent at approach speed of 100 kph.	Trees need to be in large mulched beds with good soil volume.	Root incursion should not be a problem however, the planting pits should be large, not necessarily deep but have the sides and bottom well broken for root penetration.	Town planning measures need to be implemented that protect the trees from removal. Trees need to be protected from signage impacts and be well clear of future road widening requirements.	 15/02/2008	
Park Feature Trees	Feature trees in Parks need to be recognised for their long term habitat values, cultural associations and should be identified in plans of development or management for each Park.	Trees should be large and provide shade and habitat values.	Sufficient space needs to be planned for new trees. New works in parks should be designed to minimise impacts on important feature trees.	Mulching to the immediate surrounds of the trunk should be used to reduce the impact of mowing damage on the roots and or trunk of trees.	Culturally significant trees need to be identified on a Tree Register with safeguards for protection from inappropriate management practices.		
Town Centre Trees - Footpath	Footpath trees need to be planted at an appropriate size to minimise impacts on pedestrian movement. They should also be robust enough to resist vandalism and climbing damage from young children. They should not be too large at mature size that they need constant pruning.	Trees need to be selected for habit that suits the confined space. Narrow spaces should have columnar trees that are taller and slender.	Tree grates should be used where there is insufficient space for gardens at the base of trunks.	Root barriers should be used in the urban area of the Town Centre to protect infrastructure from root damage.	A street tree master plan should be developed with protection measures in the planning scheme to prevent loss or damage of the important structural plantings.	 14/02/2008	 14/02/2008
Town Centre Trees - In Road beds	Trees can be planted directly into the road in places that do not disadvantage parking and vehicle circulation.	Trees can be selected to suit the available space to maximise shade for pedestrians, provide limited shade for parked cars and to reduce the visual impact of wide expanses of bitumen.	Trees planted into road pavement do not need to have expansive areas of garden at road level.	Structural soils can be used to ensure pavement integrity at the edges of the below ground planting pits.	A street tree master plan should be developed with protection measures in the planning scheme to prevent loss or damage of the important structural plantings.	 14/02/2008	
Town Centre Trees - Garden beds	Trees can be incorporated into new or existing garden beds in the Town centre. The use of trees in the garden beds can allow for a more diverse range of species where the trees provide shade and shelter.	Garden beds may allow the use of larger trees where soil volumes are greater and there is typically more available space for spreading canopies.	Garden beds need to be free draining and have quality soils. Irrigation points need to be installed to allow for watering.	Small garden beds may need root barriers. Larger gardens can have spaces integrated for seats to make use of shade.	Redevelopment and new buildings need to accommodate opportunities for the installation or renovation of garden beds depending on available space.	 14/02/2008	