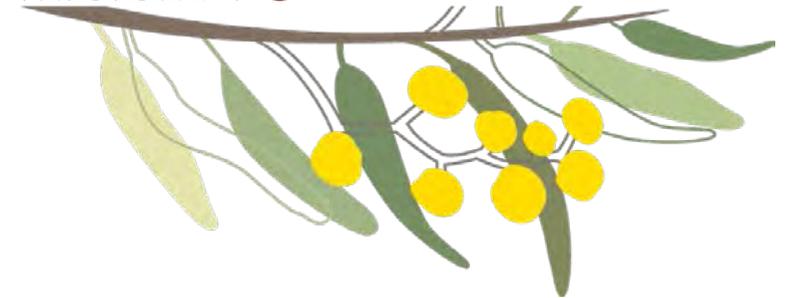




SHIRE OF WOODANILLING



WOODANILLING ENHANCEMENT PLAN 2017 - 2022

PREPARED BY

Belinda Knight, CEO

Community members – Paul Apslin, Jeanette Moulden & David Albany

Councillors – Cr Marj Winstanley & Cr Trevor Young Adopted by Council 11/04/2017

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1. ACKNOWLEDGEMENTS

Community Project Team members – Paul Apslin, Jeanette Moulden and David Albany, and Councillors Marj Winstanley and Trevor Young.

2. WOODANILLING'S BACKGROUND

Woodanilling was developed as a watering place and stopping off point on the Albany to Beverley railway, which was completed in 1889, and the town was gazetted in 1892.

The town now serves as the centre of the Shire of Woodanilling. The shire has a population of about 423 of which about 100 live in the town.

The railway is still used for transporting goods and there is a wheat storage and handling facility which is an important aspect of the agricultural activity that is the major economic contributor to the town.

The facilities of the town include a recreation centre, primary school, shire offices, hall, hotel, shop, caravan park, archery venue, church etc.

A number of buildings from the Federation period remain in the town and together with the grid pattern layout and generous road widths give the town a distinctly late nineteenth century aesthetic.

The town is generally well presented and attractive, with a number of significant heritage buildings. The hotel is a particularly striking two storey building with a distinctive timber balcony. Other notable buildings are the Richardson Store and the former Cottage Hospital.

There have been programs to establish tree planting and other streetscape works but these works require considerable supplementation to increase the visual and social amenity of the town.

3. WOODANILLING ENHANCEMENT PLAN REVIEW PROCESS

The original plan was prepared by Lynne Farrow and Juliet Albany, via funding made available by the Great Southern Development Commission. The final plan was modified to Council's requirements.

The current Town Centre Enhancement Plan has reached its useful life, and Council has given a commitment to review it in 2017. As part of this process it will now be known as the "Woodanilling Enhancement Plan" to encapsulate the whole shire, including particular points of interest, namely:

- Queerearrup Lake
- Kenmare Hall

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- Martup Pool
- Various parking bays
- Robinson Road/Great Southern Highway intersection
- King Rock
- Rifle Range Reserve
- Boyerine

This project will be undertaken in “bite size” pieces, commencing with the Woodanilling townsite.

16 August 2016:

Council agreed to the following:

- Note new name “Woodanilling Enhancement Plan”
- Cr Young & Winstanley Council representatives
- Three community members:
 - *Paul Asplin, Jeanette Moulden, and David Albany.*

The terms of reference:

The terms of reference for the TCEP Working Group be to review the adopted Town Centre Enhancement Plan and make recommendations to Council on projects for the forthcoming 5 years. This Working Group has a Governance relationship within the Shire and is not to instruct on operational and or regulatory matters, it will meet on an as required basis and report its findings back to the Community Development Committee through the CEO, and has no delegated authority.

STRATEGIC IMPLICATIONS

THEME 1 – SOCIAL – Community Facilities

VISION

- To provide facilities and amenities that meet the communities needs and expectations within Council’s ability to fund from rates and external sources
- To ensure access to high quality facilities and services that the community is proud to use and promote.

OBJECTIVES

- Enhance the lifestyle of residents through their participation and achievement in sport and recreation (See also Woodanilling Local Recreation Plan – Aug 2003)
- To make our Community a place where people want to come, stay and grow

STRATEGIES

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- Future development of facilities is to be continually monitored, progressed and supported where appropriate by various funding sources and by submitting planned and comprehensive capital works programs bids are required
- To ensure our facilities are maintained to a suitably functional standard

ONGOING – CF.1

Implementation of adopted Town Centre Enhancement Plan recommendations.

4. STUDY AREA

The study area encompasses Robinson Road from west of the Great Southern Highway to Mongor Road to the east, including the railway crossing, north to Yairabin Street and the Woodanilling Recreation Oval, and south to Venn Road. (Appendix 1)

5. OBJECTIVES

The general objectives are:

- to enhance the streetscape within the study area to improve its aesthetics and useability for visitors and residents.
- establish relevant, clear signage and information, and appropriate bins and lighting.

All with the ultimate goal of encouraging community pride, strengthening the town's future both socially as a community and physically as a place in the landscape.

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6. WOODANILLING CHARACTER ANALYSIS STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS (SWOT)

6.1. WOODANILLING'S STRENGTHS

- Service town for agriculture and the railway line,
- 19th century grid layout, easy to provide services and to use,
- Strong local identity of salmon gums.
- Strong community bond – historic agricultural basis with good social capital (mutual trust) and a small population,
- Well maintained heritage buildings of simple construction throughout the town,
- A well restored updated council building a classic early 20th century public building,
- Well maintained War Memorial in town centre, with maintained grassed areas;
- Town approached along a 'causeway' from the Great Southern Highway;

6.2. WOODANILLING'S WEAKNESSES

- Small numbers of people, same people do all the work, suffer burnout,
- Low rate base restricts the number of employees to undertake town gardening work required;
- Town interests not always understood by the farming community it supports and vice versa.

6.3. WOODANILLING'S OPPORTUNITIES

- People in the street meet others and know their town. Enhance a great place to live, raise children and retire to, by making it more accessible to pedestrians and cyclists.
- Develop outdoor fitness route to encourage people to take more exercise for health and well being;
- Be individual and unique, work on local sustainability and local economy, support the local store, possibly create a co-operative to strengthen the towns economic clout; be aware of what Katanning does not provide and see if Woodanilling can provide alternatives or specialised services,
- Reinforce the town's own character based on its 19th Century classic street pattern and history of tree planting;
- Provide for the future by identifying important environmental issues and protect uncleared areas, unique fauna and flora and use to enhance Woodanilling's identity,

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- Develop a town centre where people take precedence over vehicular traffic and cyclists and pedestrians can move freely.
- Develop a central area where markets, festivals and other non-sporting events could be held and mobile stores (bookshops etc) might set up.

6.4. WOODANILLING'S THREATS

- Inertia, burn out of active community members, need to keep strategies and projects simple and workable for ease of implementation,
- Lack of continuity in natural development of the town,
- Holiday homes that contribute little or nothing to the community by way of social capital, there is a need to find ways to draw holiday makers into the community.
- Insufficient numbers within the shire's community for developing a local economy.
- Seasonal and occasional movement of some heavy machinery through the town centre rather than around the edge could prevent a real town centre developing,
- A farming community that could be unaware of or unresponsive to the needs of the town and resident community,
- A resident population unable or unwilling to contribute to debate within the town;
- Lack of awareness amongst the local population of the growing need for individual sustainable lifestyles that incorporate some degree of self sufficiency in water and power and sewage disposal.
- Lack of understanding by the local population that Woodanilling is equally constrained by rules as other towns are;

7. CONSTRAINTS

Small population, small economic (rates) base, etc

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8. PROPOSED ENHANCEMENTS

8.1. ENTRY STATEMENTS

CD COMMITTEE COMMENT	PROJECT TEAM RECOMMENDATION
<ul style="list-style-type: none"> • Agreed • These are similar to Katanning • Need to be installed on a mound. 	<ul style="list-style-type: none"> • Dry stone wall – option 2 with “Woodanilling” horizontal. Outside wall to be higher to give subliminal direction into town. These to be placed: <ul style="list-style-type: none"> • Robinson Road East – entry to town • Robinson Road West – west of Great Southern Highway, and replacing the yellow signs on intersection of Great Southern Highway. • Great Southern Highway at the 90km signs – also requesting that the speed limit be reduced. • Relocate the two signs at the intersection to Shenton Road. • Smaller versions to be put at the entrance to the oval <p><i>(See Appendix 2 for design)</i></p>
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • Direction signs are needed at corner of Trimmer and Shenton Roads – showing Woodanilling and Katanning.
<ul style="list-style-type: none"> • Agreed with understory as per previous plan - consider native shrubs & ground covers • Need to consider under power line planting • Need to consult with WWLZ to ensure trees are suitable for site. 	<ul style="list-style-type: none"> • Have planting along Robinson Road (causeway) from west of GS Hwy into town of trees that provide colour and possibility of coinciding with Hidden Treasures Bloom Festival. Examples – Purple Prunus (as outside the men’s Shed) which would provide blossom and colour. Also Liquid Amber, Maple, Golden and Claret Ash which would provide spectacular autumn colour and are very suited to “avenue planting”. Red flowering Gum (Hakea Laurina) was also suggested as it is hardy and provides vibrant colour. <i>CEO comment – this tree is well suited to other prominent areas in town.</i>
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • All members agreed that the “avenue” planting should be maintained and supported by planting with colour that adds to the area.

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8.2. RAILWAY RESERVE

CD COMMITTEE COMMENT	PROJECT TEAM RECOMMENDATION
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • This area needs a general tidy up and removal of dead or dying plants.
<ul style="list-style-type: none"> • Agreed – needs further details and develop an “artist impression” 	<ul style="list-style-type: none"> • The area on both sides of the railway line lend themselves to the placement of old farm machinery.
<ul style="list-style-type: none"> • Not agreed – in lieu clear out She-oaks to encourage a view to town. 	<ul style="list-style-type: none"> • Shady trees to be planted in the area between CBH and the railway line along with the old machinery, would allow an attractive entrance to town as you see this for a considerable distance.
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • The walking path from the caravan park should be extended through to town. The Project Team stressed the importance to get a pedestrian crossing on the railway line.
<ul style="list-style-type: none"> • Agreed with thanks 	<ul style="list-style-type: none"> • Paul has offered to repaint the Railway Building. The main issue is lead paint and once this is removed, then other volunteers may be forthcoming to assist. The Shire often has Work for the Dole participants that could assist. Thank you Paul.

8.3. NATURE STRIPS

CD COMMITTEE COMMENT	PROJECT TEAM RECOMMENDATION
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • Recommend replacement of all areas between footpath and kerb with gravel (as seen at Salmon Gum Place)
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • Liaise with Landcare to harvest native Freesias to replant around town.
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • Select locations for planting of everlastings to add colour.
<ul style="list-style-type: none"> • Consider theme planting streets, eg Carlton Street bottlebrushes 	
<ul style="list-style-type: none"> • Pine trees – need to be removed and replaced with the appropriate theme for that street. 	

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8.4. DEPOT FENCE

CD COMMITTEE COMMENT	PROJECT TEAM RECOMMENDATION
<ul style="list-style-type: none"> Agreed 	<ul style="list-style-type: none"> Tidy up west facing fence behind shed, and screen plant area.

8.5. CORNER BLOCK – CNR ROBINSON RD & CARDIGAN ST

CD COMMITTEE COMMENT	PROJECT TEAM RECOMMENDATION
<ul style="list-style-type: none"> Agreed 	<ul style="list-style-type: none"> Place gazebo and single toilet on this small lot. Simple landscaping, grass and shade trees to enable a green cool place to stop. Need for toilet close to shop and church identified.
<ul style="list-style-type: none"> Relocation of Railway Building? 	
<ul style="list-style-type: none"> Consider looking at Baptist Church and the vacant area of the Shire block as well 	
<ul style="list-style-type: none"> Need to flag the issue of an area for smokers 	

8.6. GENERAL ITEMS

CD COMMITTEE COMMENT	PROJECT TEAM RECOMMENDATION
<ul style="list-style-type: none"> Agreed 	<ul style="list-style-type: none"> Planter boxes – railway sleeper style similar to those in Collie (Cr Eckersley provided photos some years ago). These could be place in locations that lack foliage – eg the west side of the Store on the nature strip, outside the Tavern, anywhere that has easy access to water.
<ul style="list-style-type: none"> Agreed – consider all land to Shaw Road for this purpose. 	<ul style="list-style-type: none"> Bush areas facing Robinson Road, east of CEO house – undertake a cool burn to regenerate wildflowers. This area was noted for its wildflowers and the Team want to ensure the wildflowers are appropriately managed. This can be done in conjunction with the CESM.
<ul style="list-style-type: none"> Agreed 	<ul style="list-style-type: none"> When mulching areas, a finer grade mulch is used than that used at the eastern end of Robinson Road. This mulch is very coarse and difficult to walk on, making it difficult for the residents to maintain the areas in front of their properties.
<ul style="list-style-type: none"> Currently investigating effective mosquito control in Shire. 	<ul style="list-style-type: none"> Mosquito control – use of crushed rock in drains to stop breeding. The drain from Shenton Road to the creek has lots of pools that could be stocked with

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	indigenous fish to reduce mozzie larvae – there are reports that the creek does have fish stocks, and no larvae in those areas
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • Community pride – adopt a tree, or adopt a planter box, something to general interest in the town and pride in the community.
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • General clean up around town.
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • CEO to follow up with the late Dave Oxenbridge’s daughter to secure his wagon for restoration and strategic placing in town as a memorial to his character.
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • Three trees in the car park at the oval – River Red Gums? These trees are an attractive sight at the oval, and could be used elsewhere in town.
<ul style="list-style-type: none"> • Noted 	<ul style="list-style-type: none"> • Council consider applying additional resources to town maintenance, eg gardening, footpaths, street trees, town drainage and general maintenance.

8.7. SIGNAGE AND INTERPRETATION

CD COMMITTEE COMMENT	RECOMMENDATIONS FROM 2012 PLAN
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • A sign next to the Shire Offices shows the layout of the town. It has been suggested that this sign be updated with additional information. • Other areas of interpretation include the unique fauna and flora of the area. • There may also be the opportunity to provide interpretation of people who have been important to the town. • Wherever possible, interpretation should be on mounted signs in keeping with the existing heritage walk signs, and there are a number of areas, which would lend themselves to interpretative display.

8.8. STREET FURNITURE

CD COMMITTEE COMMENT	RECOMMENDATIONS FROM 2012 PLAN
<ul style="list-style-type: none"> • Agreed 	<ul style="list-style-type: none"> • It is important that street furniture be appropriate to its place. Woodanilling has a very distinctive townscape and it is important that street furniture in the central area reflect the civic proportions and heritage elements of that townscape. The use of ubiquitous aluminium or off the shelf items is not

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	supported. Rather the use of locally constructed and preferably timber furniture is encouraged. There are a couple of large jarrah slab table and benches which are appropriate in view of the use of jarrah sleepers in the railway and it could be appropriate to construct new furniture from railway sleepers and other elements such as farm machinery.
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8.9. LIGHTING

CD COMMITTEE COMMENT	RECOMMENDATIONS FROM 2012 PLAN
<ul style="list-style-type: none"> Agreed 	<ul style="list-style-type: none"> Lighting requires supplementation. For any new lighting, LED solar powered lighting should be considered.

8.10. OTHER ITEMS SUGGESTED BY COMMITTEE

CD COMMITTEE COMMENT	
<ul style="list-style-type: none"> Area to west of Town hall – create level area outside of west facing exit, planter boxes to create visual barrier, and ramped area to front of hall, and CWA. Parking bay on Robinson Road (Great Southern Highway). Look at toilet block, seating and general tidy up to highlight entry to Woodanilling. Walk/cycle trail to Whispering Winds (from 2012 Plan) 	

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9. IMPLEMENTATION

The various proposals can be implemented over the term of the Plan.

Funding may be available for implementation of townscape proposals, including GSDC, Lotterywest and Regional Arts. Funding may also be available for environmental restoration work in selected areas.

The challenge will be to co-ordinate the improvements to obtain the maximum value from any funding.

10. CONCLUSION

Woodanilling has a unique sense of place, with a number of attractive buildings of significant heritage value to the community. The causeway to the west provides a distinctive entrance to the town. The town is generally attractive and well maintained. The shire has implemented a program of tree planting that has enhanced the area, and this study provides the opportunity to create a more cohesive plan to increase the tree plantings and implement other strategies to systematically enhance the town.

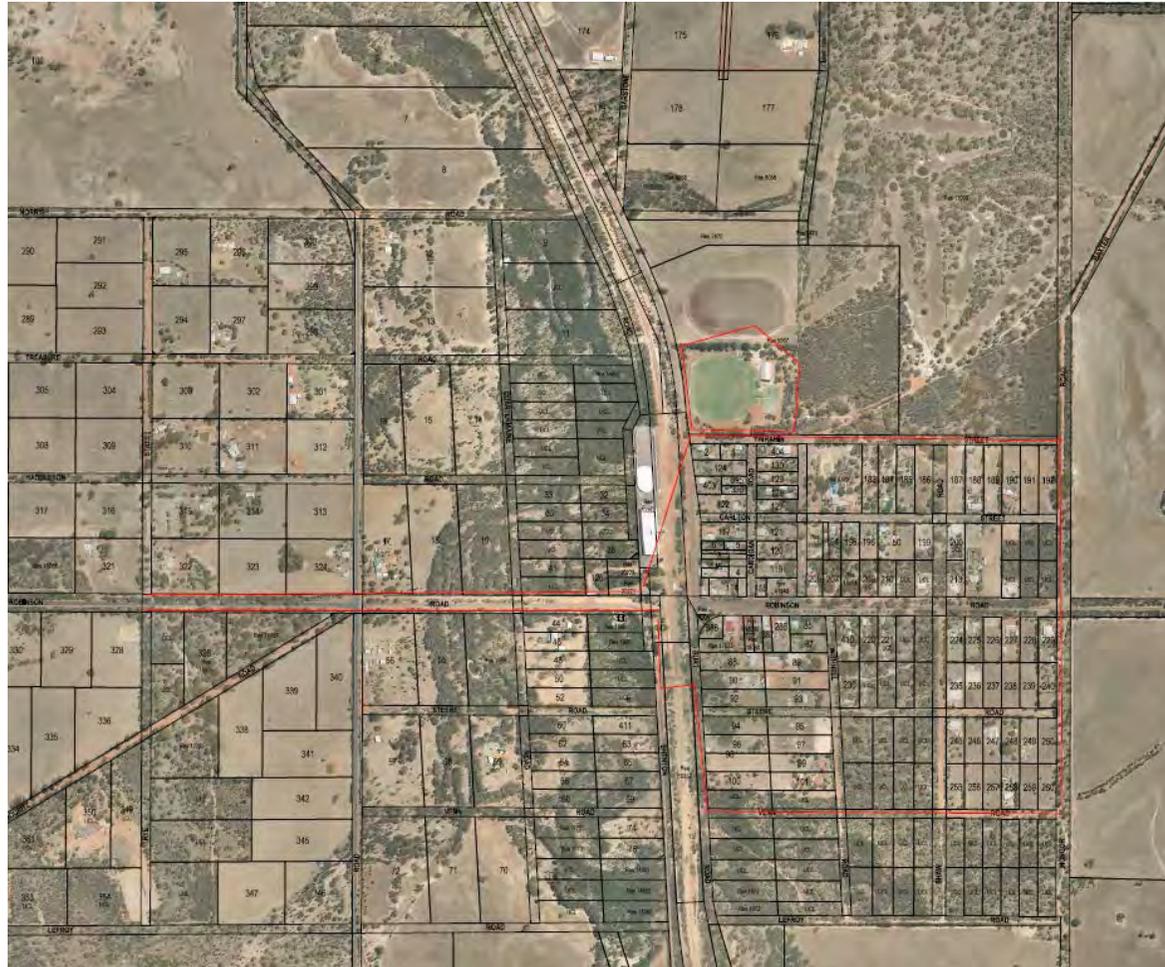
Any town requires constant care and streetscape is a continuing task, and Council should consider applying additional resources to this area.

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11. APPENDICES

11.1. APPENDIX 1: STUDY AREA



Area bound by red on the above plan.

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11.2. ENTRY STATEMENT DESIGN

