

Sustainable Wentworth Strategy

August 2016



**Wentworth
Shire Council**

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1. INTRODUCTION

The Sustainable Wentworth Strategy is a document designed to guide the future development of the township of Wentworth, in south western New South Wales.

Wentworth is a small town located at the confluence of the Murray and Darling Rivers, in south west New South Wales with a population of 1,248 people. (ABS 2011 Census Quick Stats).

1.1 PURPOSE OF THE STRATEGY

The purpose of this document is to establish an agreed vision for Wentworth's urban area and develop a plan to facilitate future development to ensure the provision of services that will meet the expectations and future needs of the Wentworth community.

Wentworth has a high percentage of 'older' residents, with 55.3% of residents aged over 50 years old. (ABS 2011 Census Quick Stats). Therefore it is imperative that facilities and services that are and will be required in the future are established to ensure that it is not necessary for aged residents to relocate to other towns to gain access to medical and support services.

It is also important to ensure the ongoing availability of business services, residential land, recreational facilities, including pathways, are adequate to meet the demands of the entire community.

The strategy includes a desktop review of current land uses and the zoning applied to each parcel of land. Recommendations for changes to the zoning of various parcels of land have been made to more accurately reflect the 'on ground' activities.

Numerous key sites have been identified as being suitable for future redevelopment. Each site has been assessed in terms of its serviceability under its existing use, surrounding land uses and its potential for an alternative use.

Additionally, a walk through the 'commercial' precinct of Darling, Sandwych and Adams Streets indicates a lack of available shop front business premises. Until recently, there were several premises vacant in this precinct, where now there are only one or two vacant premises in the commercial precinct.

The Sustainable Wentworth Strategy addresses the following core themes:

- Commercial Land
- Residential Land
- Health Care Services
- Emergency Services
- Recreational Land
- Other Land

1.2 STUDY AREA

The study area referred to in this document encompasses the entire Wentworth Township.

Additionally, numerous specific sites have been referred to individually due to their future development potential and the suitability of these sites for alternative uses.

2. CONSULTATION

Community consultation was conducted over a period of six weeks.

The methods of consultation included the following:

- Community drop in session held in Wentworth
- Letters to individual landowners that would be directly affected by a recommendation to rezone their land
- Public exhibition of the draft Sustainable Wentworth Strategy at key locations
- Local newspaper advertisements

A community drop in session was held in Wentworth 24 May 2016 from 4.00pm to 7.00pm. The session was well attended with in excess of fifty people providing general comments and contributing their thoughts on the strategy and living in Wentworth.

A total of sixteen written submissions were received from community members during the consultation period.

Generally, Council has received:

- Strong community support for the relocation of the Council Office, Library, Chambers and Visitor Information Centre to the former Wentworth Services Club.
- Several objections to the proposed rezoning of Thegoa Lagoon and land at the north end of Wentworth Street.
- One objection to the proposal to consult with the Wentworth Primary School regarding any future plans to relocate.
- Concern from landholders that the proposed rezoning of the commercial/business precinct from RU5 Village to B2 Local Centre zone on the basis that there may be an increase in Council Rates.
- Numerous comments in support of the development of a local skate park and child care centre.

3. WENTWORTH LEP 2011 ZONES OF WENTWORTH TOWNSHIP

The current zones applied to Wentworth include:

- RU5 Village
- SP2 Infrastructure (State Highway)
- IN1 General Industrial
- RU1 Primary Production
- W2 Recreational Waterways.

At the time of the conversion from Wentworth LEP 1993 to WLEP 2011, the town of Wentworth was blanketed with the RU5 Village zone, except for a few lots that were zoned either SP2 Infrastructure, IN1 General Industrial and RU1 Primary Production.

Refer to Attachment 1 – Current Wentworth Zone Map.

It is considered that the RU5 Village zone is an appropriate zone for the town of Wentworth. The intent of the zone is to provide flexibility for a range of land uses that promote development, ensure opportunities for economic development and service the local rural community.

However, some of the sites or areas that are currently zoned RU5 Village or RU1 Primary Production zone should be rezoned to more accurately reflect the on ground activities and purpose of those sites.

Table 1 - Proposed Sites for Rezoning

Site	Name	Current Zone	Rezone to	Justification
1a & 1b	Wentworth Sporting Complex – Golf, Bowls, Tennis, Swimming Pool, Boy Scouts	RU5 Village	RE2 Private Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for recreational use by club members of the public.
2	Wentworth Recreation Reserve	RU5 Village	RE1 Public Recreation	This site is Crown owned land and managed by Wentworth Shire Council for public recreational use.
3	North Adams Street Public Open Space	RU5 Village	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for public recreation.
4	Strother Park	RU5 Village	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for public recreation.
5	Sturt Park	RU5 Village	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for public recreation.
6	Junction Park	RU5 Village	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council

				being the Trustee of the land, and used for public recreation.
7	Ski Reserve	RU5 Village	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for public recreation.
8	Rowing Club	RU5 Village	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for public recreation.
9	Wharf	RU5 Village	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for public recreation.
10	Fotherby Park	RU5 Village	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for public recreation.
11	Apex Park	RU5 Village	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for public recreation.
12	Rotary Park	RU5 Village	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for public recreation.
13	Wentworth Showground	Part RU5 Village and Part RU1 Primary Production	RE1 Public Recreation	This site is Crown owned land, with Wentworth Shire Council being the Trustee of the land, and used for public recreation.
14	Wentworth Pistol Club	RU1 Primary Production	RE2 Private Recreation	The site is owned by the Wentworth Pistol Club and used for recreation by members of the club.
15 & 16	Water Stations	RU5 Village	SP2 Infrastructure (Water Plant)	This site is used for the storage and distribution of filtered/unfiltered water for the township of Wentworth.
17	Sewerage Station	RU5 Village	SP2 Infrastructure (Sewerage Plant)	This site is used as a sewerage pump station for the township of Wentworth.

Refer to Attachment 2 – Proposed Wentworth Zone Map.

During community consultation several submissions were received objecting to the proposal to rezone Thegoa Lagoon and Reserve from RU1 Primary Production zone to E1 National Parks and Nature Reserves zone. Another submission suggested rezoning the area to E2 Environmental Conservation zone whilst maintaining the RU1 Primary Production zone on leased land.

Subsequent to those submissions, Thegoa Lagoon has been removed from Table 1 to allow for further investigation as to whether the Lagoon should be rezoned, and if so, to what zone(s). This process will also involve further consultation with those who have submitted comments and objections to the future zoning of Thegoa Lagoon.

Recommendation:

That Council prepare a planning proposal to amend the WLEP 2011 by rezoning of the above listed sites as indicated in Table 1.

That Council continue to investigate the most appropriate zone(s) to be applied over Thegoa Lagoon and Reserve.

Timeframe:

Short term – 1 to 2 years

4. ASSESSMENT OF SPECIFIC SITES

The recommendations or options provided on the following pages are suggestions only and further consideration of alternative appropriate uses for each site will continue throughout the consultation phase of this project.

Refer to Attachment 3 – Specific Sites Map

Site 18 – Former Wentworth Services Club

This building is the most prominent in Wentworth and possibly one of the most notable structures in the Sunraysia region. The use of the building as a club or hotel has been exhausted and an alternative use is the only way forward.

While it lays dormant the building deteriorates and portrays a strong feeling of emptiness and lack of growth and development in Wentworth. Therefore, it would be ideal for the future of Wentworth, if the building was once again occupied and used for an alternative purpose.

Located centrally within the commercial precinct of town, the Wentworth Services Club Building is conducive for the modernisation of all Council Administrative needs. This would include the Administration Offices, Library, Visitor Information Centre, Meeting Rooms and Council Chambers.

By relocating the office staff, the Public Library and Council Chambers to the former Wentworth Services Club, all administrative branches of Wentworth Shire Council would be amalgamated to ensure smooth and efficient provision of services to the community.

The size of the Club would more than adequately accommodate all functions of Council, including the Visitor Information Centre and would provide a modern and comfortable working environment.

The relocation of Council's Administrative services also ensures the future use and maintenance of an iconic and highly visual building in the centre of the commercial precinct of Wentworth. There would also be adequate car parking facilities, so as not to impede any car parking for existing businesses in the Darling street north commercial precinct.

The existing public car park to the north of the building (adjacent to the Grande Resort Motel) would provide more than adequate shared car parking facilities for the use of the former Services Club building for Council administrative purposes and the adjoining Grand Resort Hotel.

The acquisition of this property would facilitate the nominated development in the majority of the following specific sites.

Recommendation:

Wentworth Shire Council consider purchasing and refitting the former Wentworth Services Club for the purposes of relocating Council's administrative functions, including offices, Council chambers, Visitor Information Centre, Meeting Rooms and Public Library to the iconic building.

Timeframe:

Short term – 1 to 2 years



Site 19 – Junction Links

With its access to services (sealed road, power, water, sewer), close proximity to Junction Park through Berkeley Street and the Recreation Reserve and an outlook over the Wentworth Golf Course, albeit over the Wentworth Levy, this green field site is considered suitable for residential development. It has been suggested that the site could provide for appropriate independent, senior living units and dwellings.

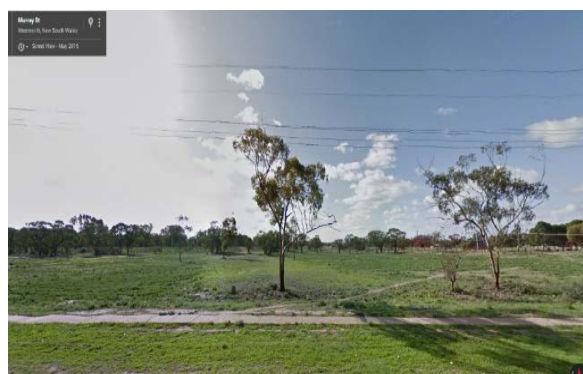
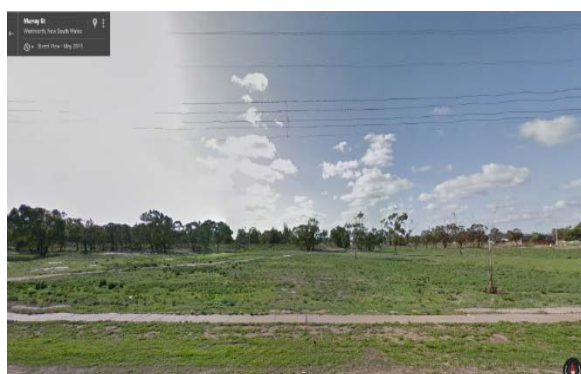
The site area of approximately 4.7 hectares has an approved subdivision plan that would provide 52 residential lots for future development. Based on an average lot area of 600 square metres this site could potentially provide for around 78 new dwellings.

Recommendation:

Facilitate development of the site for residential purposes.

Timeframe:

Short term – 1 to 2 years



Site 20 – Land adjacent to McLeod Oval and Site 19

This unused site is suitably located to establish a stormwater retention basin for the residential development on Site 19 and any future development of Site 26.

This basin could be connected to the existing basin just to the north that currently assists with the water supply to the Golf Course. The southern half of this site is included in an approved subdivision applicable to Site 19 for the purposes of stormwater retention.

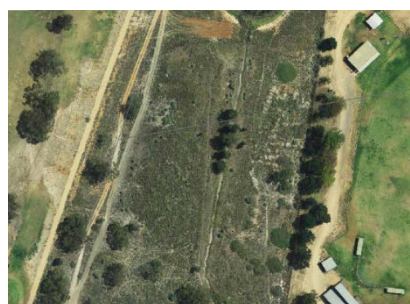
The aesthetic and connectivity appeal of this area could also be improved by landscaping the site and incorporating walking/cycle paths. A greater opportunity would then exist to design a link through Site 19 to Murray Street/Alice Street which then establishes a short pedestrian/cycle access to the Junction Park in Cadell Street.

Recommendation:

Consider the development of Site 20 as a stormwater retention basin with landscaped design to attract public recreational and linkage use, dependent on the future development of Sites 19 and 26.

Timeframe:

Short term – 1 to 2 years



Site 21 – Wentworth Shire Council Administration Office Car Park

Murray House has expressed the need to expand their existing facilities in Murray Street to continue to provide adequate services for existing and future residents.

To expand, Murray House has advised that it requires more land adjacent to the existing facility to continue to provide necessary services from its current site.

Council has the opportunity to contribute significantly to this necessity and its community by accommodating that growth by relinquishing the Wentworth Shire Council office car park to Murray House to facilitate the expansion of the existing facility.

Recommendation:

Facilitate the expansion of Murray House by selling the current Administrative Office car park site to Murray House.

Timeframe:

Short term – 1 to 2 years



Site 22 – Public Library and Council Chambers

Should Wentworth Shire Council see justification in the relocation of the Public Library and Council Chambers to Site 18, this opens up an opportunity for the relocation of Wentworth Hospital to this site by internally refitting and redesigning the existing building.

Alternatively, the site, including the existing buildings, could be internally refitted and designed to accommodate for a variety of health care providers.

This move would create a centralised health care precinct with both the hospital and Murray House being located adjacent to one another. It would also ensure that the hospital is not isolated from the town during an emergency event.

The use of this site as a hospital or as a medical centre would be consistent with the use of the adjacent site as an aged care facility and the surrounding residential development.

Should the hospital premise require more space than that is provided on this site, consideration of the Wentworth Shire Office building site could be included to facilitate the relocation.

Recommendation:

Consult with the Wentworth Hospital as to the feasibility of relocating the hospital to the Library and Council Chambers site.

Facilitate the relocation of the Wentworth Hospital by vacating the Library and Council Chambers.

Timeframe:

Medium term – 3 to 5 years



Site 23 – Wentworth Shire Council Administration Offices & Wentworth Town Hall

The Wentworth Shire Council administration office building is separately housed from the Council Chambers on an adjoining lot. The office building is aging and the office layout is constantly requiring alterations to accommodate staff and personnel.

This site adjoins the northern boundary of Site 22 and Murray House and residential development to the west.

Site 23 may be conducive to demolishing the existing aged office building and redeveloping to establish a new, modern and serviceable hospital for the Wentworth Community, conveniently located adjacent to Murray House.

Alternatively, vacating this site would provide an opportunity to establish a centralised health care precinct by redeveloping the site to accommodate for a range of medical practitioners. Both of the above options would build and strengthen an operative health care precinct facility by centralising health care services in Wentworth.

The Wentworth Town Hall is currently listed in the Wentworth LEP 2011 Schedule 5 Environmental Heritage list. Due to its local significance, the Hall should be retained in Council's ownership and continued to be used as a community facility, including the Community Meeting Room. However, further consideration should also be given to its low usage rates and how utilising this building can be expanded or increased.

To ensure the Hall is retained in Council's ownership, the building should be subdivided from the WSC administration office building.

Recommendation:

Retain ownership of the Wentworth Town Hall and Community Meeting Room for community use by subdividing the building from Council's Administration Offices.

Undertake a study that identifies all Council owned and maintained buildings that are used for community purposes. This study would include the rate of usage of each facility and the community groups and organisations that rely on the use of such buildings.

Consult with the Wentworth Hospital and Ambulance Services as to the feasibility of relocating the Hospital and/or Ambulance Station to the WSC administration office building site.

Timeframe:

Medium term – 3 to 5 years



Site 24 – Former Tennis Courts

The expansion of Murray House together with the establishment of a health care precinct raises the question as to the availability of safe and secure car parking within close proximity to the precinct.

An unused lot across the road from Murray House, of which is already sealed due to its previous use as tennis courts, provides an opportunity for Murray House to provide off street car parking. This lot contains an area of 1,669 square metres. A car park of this size could cater for up to approximately 35 car parking spaces.

The lot is crown land, managed by Council as Trustee and has not been used for recreational purposes for many years. The site is bounded by a laneway at the rear of the property, Wentworth Pre-school to the west and a dwelling to the east.

The proposed use would not have a negative impact on the surrounding uses, provided the property was not installed with lighting that may be of a nuisance to the adjoining residential properties.

It has also come to Council's attention that a petition has been circulating around Wentworth seeking assistance to facilitate the establishment of a Child Care Centre. The petition includes 382 signatures, 18 expressions of interest and 6 letters in support of the proposal.

Without having conducted specific research into the demand for such a facility, it may be premature to consider this site for such purposes. However, should Council see a need for a child care centre in Wentworth, this site adjoins the Wentworth Pre-school and may be considered to be an appropriate location for the development of a child care facility.

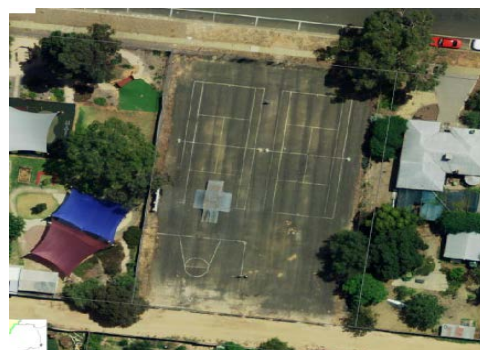
Recommendation:

Undertake a child care study with a purpose to identify the demand for a child care centre to service Wentworth and the surrounding area and a suitable location for such development.

Enter into discussions with Murray House to utilise this vacant, sealed site for car parking purposes.

Timeframe:

Short term – 1 to 2 years



Site 25 – Wentworth & District Hospital

The existing, aging Wentworth Hospital is currently located outside the main town levee bank and is disconnected from the township area.

There are three levees around Wentworth. One encloses the main town centre of Wentworth on the western side of the Darling River, the second levee encloses further development on the eastern side of the Darling River, while the third tightly surrounds the hospital to the east of the Darling River and south of Tuckers Creek.

Ideally, the hospital should be located within the urban area to ensure it is not isolated from the urban area during a flood event or any other natural disaster.

Should the Hospital relocate to Site 22 or 23, this land with frontage to the Darling River, adjacent to the ski reserve and approximately 210 metres from the Murray River, may be conducive for the development and use of:

- Aboriginal Cultural Heritage and Interpretative Centre
- Tourist and visitor accommodation – refers to backpackers', bed & breakfast, hotel/motel, serviced apartments accommodation
- Eco tourism – a building or place that provides temporary accommodation to visitors on a commercial basis, is located in or adjacent to an area that has special ecological or cultural significance, is sensitively designed and located to minimise bulk, scale, physical footprint and visual impact on the surrounding area.
- Resort and/or restaurant
- Caravan park
- Residential park – long term residential accommodation in relocatable buildings.

The hospital site is surrounded by crown owned land that has not been disturbed or cultivated and remains in its naturally vegetated state. Therefore, eco-tourism and associated activities that would be sympathetic to the surrounding land use would be considered appropriate for this site.

The site falls within the RU5 Village zone which is one of the most flexible zones within the environmental planning standard instrument. Therefore due to the flexibility of the zone permitting an extensive variety of uses, development potential for this site is very broad.

Wentworth currently has 7 operating motels, therefore it is suggested that some other form of tourist accommodation be considered, rather than increasing the competition for existing motel facilities in Wentworth.

Recommendation:

Should the Wentworth Hospital relocate to Site 22 or 23, Council should encourage the development and use of Site 25 for one of the purposes listed above.

Timeframe:

Medium term – 3 to 5 years



Site 26 – Vacant Land (adjacent to the Old Wentworth Gaol)

This lot is crown owned with Wentworth Shire Council being Trustee of the land.

Proposed uses of this vacant site have included a truck wash, an Overnight RV Park and Dump Site, picnic and park area for tourists visiting adjacent attractions and residential development.

The size and shape of the lot does not support the use of this site as an Overnight RV Park and Dump Site. Additionally, to accommodate the movement of large RVs existing small trees may need to be removed and there is a risk of offsite impacts, for example increase in noise and traffic, from this use that may affect surrounding residential landholders.

It may be considered appropriate for the site to be developed for residential use due to its close proximity to existing residential development and given that the Wentworth Gaol and Military Museum do not generate excessive traffic movements.

There is an existing park diagonally opposite the site, being Strother Park, which provides a large lawn area and toilet facilities for tourists and local residents. Therefore, an additional park may be considered excessive for this area.

Recommendation:

Give further consideration as to the potential use of this vacant site.

Timeframe:

Medium – 3 to 5 years



Site 27 – Wentworth Shire Council Depot

The primary purpose of suggesting the relocation of Council's Depot is to relocate the movement of plant and machinery away from established residential development and the proposed health care precinct.

The number of vehicle movements is not only clocked by heavy machinery, being trucks, tractors, earth moving equipment as such, but the number of employees driving to and from the depot on a daily basis and the use of organisational vehicles during the course of any one day for operational purposes.

The relocation of the existing main depot would open up the site for the relocation of the Ambulance Station and State Emergency Service (SES) from Armstrong Street to Short Street. Should the Ambulance Station and SES be relocated, this would also provide more space for the relocation of Council's Depot from Short Street to Armstrong Street.

To build even further on the relocation of the Ambulance Station and SES, consideration of encouraging the re-siting of the aged Wentworth Fire Station from the corner of Adam and Helena Streets to this site. This creates a combined emergency services precinct closely located to the health care precinct.

It is considered that the movement of emergency services vehicles would be less compared to the use of the site as a functional main Council depot, therefore the proposed use would not have an increased noise or traffic hazard impact on surrounding residential properties.

Recommendation:

Consult with each of the emergency service providers to gauge their interest in consolidating and creating an emergency services precinct.

Timeframe:

Long term – 6+ years



Site 28 – Wentworth Shire Council Sub Depot

Consolidation of the two existing depots will centralise the operations from one site.

It removes the movement of vehicles, plant and machinery from an established residential area and the proposed health care precinct.

A possible constraint to this proposal is the size of this site and whether or not it is large enough to accommodate a combined depot. The Short Street depot has an area of 0.99 hectares and the Armstrong Street depot, including the Ambulance and SES sites, encompasses an area of 1.1 hectares.

If the relocation of the existing depot in Short Street to Armstrong Street is considered a viable option, but the Sub Depot is considered too small to accommodate both, consideration could be given to:

- Relocating the Ambulance Station to the proposed emergency services precinct;
- Relocating the SES facilities to the proposed emergency services precinct;
- Entering into discussions with the owner of the large, vacant parcel of land across the road from the Sub Depot, regarding the potential to purchase part of the lot for depot purposes.

Recommendation:

Give further consideration of this proposal to incorporate:

- Investigation of the logistics of relocating the Ambulance Station and SES facilities in Armstrong Street, adjacent to the Sub Depot to the proposed emergency services precinct, thereby providing an additional area of approximately 0.25 hectares to the overall depot site, or
- Consider entering into discussion with the landowner of the large parcel of privately owned land across the road.

Timeframe:

Long term – 6+ years



Site 29 – Former car parking site for former Wentworth Services Club

This vacant site abuts residential development to the north and west of the site and is located within easy access to the Wentworth commercial precinct. It is the first of only two undeveloped sites within close proximity to the commercial core of Wentworth.

Given the location of the two lots and the existing surrounding uses, the site is conducive to:

- Commercial development
- Child Care Centre development
- Residential development.

The site is zoned RU5 Village, therefore, the future development of the land will more than likely be predicated by the purchaser(s) of the lots.

Recommendation:

Rezone the site from RU5 Village zone to B2 Local Centre zone to ensure that future development of the land increases the supply of shop front and business premises in the commercial precinct of Wentworth. This zone also allows for the use of the site as a child care facility.

Timeframe:

Short term – 1 to 2 years



Site 30 – Vacant Site (Corner Adelaide, Short and Adams Streets)

This site has the potential to provide for additional residential development on the Adelaide Street and Adams Street frontage. Alternatively, should it be required, additional car parking for the proposed health care precinct off Short Street.

Recommendation:

Encourage the development of this site for residential, or if necessary, additional car parking purposes or as a new ambulance station.

Timeframe:

Medium term – 3 to 5 years



Site 31 – Girl Guides Hall

The Wentworth Girl Guides Hall is located in the popular residential area of Cadell Street, approximately 200 metres from Junction Park.

The site consists of two separate lots, has two street frontages, being Cadell and Alice Street and contains one building. Because of its location, this fully serviced site would be ideally suited for residential development.

It is unknown at the time of writing this document, just how often the building is used by the Girl Guides association. If the site is not used or infrequently used, ie only a few times per year, consideration of the Girl Guides club sharing a building with another infrequently used club building could be discussed.

The merits of sharing would reduce building maintenance costs and increase security with more frequent utilisation of one building.

One suggestion for building sharing could be that the Girl Guides share the Boy Scouts building in Beverley Street.

Recommendation:

Undertake a study that identifies all Council owned and maintained buildings that are used for community purposes. This study would include the rate of usage of each facility and the community groups and organisations that rely on the use of such buildings.

Timeframe:

Medium term – 3 to 5 years



Site 32 – Boy Scouts Hall

Located in Beverley Street as part of the overall Wentworth Sporting Complex, it is unknown how often this building is used by the Boy Scouts Association.

Should the building be used infrequently, consideration of sharing the building with the Girls Guides Association should be undertaken.

Recommendation:

Undertake a study that identifies all Council owned and maintained buildings that are used for community purposes. This study would include the rate of usage of each facility and the community groups and organisations that rely on the use of such buildings.

Timeframe:

Medium term – 3 to 5 years



5. CORE DEVELOPMENT THEMES

5.1 COMMERCIAL LAND

Wentworth has a small, established commercial precinct in Darling, Adams and Sandwych Streets. The precinct is bounded by residential development and the Darling River. The Silver City Highway runs through the centre of the commercial precinct, affording passing through traffic with visual exposure of Wentworth's business centre.

At the time of preparing this draft document, there was only one vacant shop front premises within the commercial precinct of Wentworth. Therefore, consideration should be given to securing any suitably located, vacant land for future commercial development.

The area that surrounds the commercial precinct is fully developed, other than two lots located on the corner of Darling and Helena Streets and two lots located at the south end of Darling Street. The lack of available shopfront premises and vacant lots severely restricts any growth or extension to the current commercial precinct footprint in Wentworth.

Wentworth is serviced by the following businesses which are located within the commercial precinct of town:

Table 2 – Wentworth Businesses

Darling Street	Police Station	Business
	Courthouse	Business
	Information Centre/Opportunity Shop/	Retail
	Meeting Room	Office
	Post Office	Business
	Medical Clinic	Business
	Hairdresser	Business
	Real Estate Agent	Business
	Motel	Business
	Hotel	Business
	Second Hand Goods/Hardware	Retail
	Ladies Clothing	Retail
	Murray Darling	Office
	Laundrette	Business
	Bank	Business
	Real Estate Agent	Business
	Bank Office	Office
	Giftware	Retail
	Ladies/Men Clothing & Accessories	Retail
	Mallee Family Care	Office
	MADEC	Office
	Newsagency	Retail
	Café x2	Retail
	Craft Shop	Retail
	Veterinary Clinic	Business
	Hotel/Motel	Business
	Textile Shop	Retail

	Speech Pathologist Paddle Steamer Display Solicitor Octec Employment Services Meals On Wheels	Office Business Office Office Office
Adams Street	Hairdresser Café Bakery Accountant Wentworth Motors Gift Shop Supermarket Service Station Motel x 2 Hotel Hardware	Business Retail Retail Office Business Retail Retail Retail Business Business Retail
Sandwyck Street	Road Traffic Authority Museum Chemist	Business Business Retail

Refer to Attachment 4 – Businesses in Commercial Precinct Map

Located outside of the commercial precinct is a medical clinic in Helena Street and three motels.

Determining the commercial precinct boundary and rezoning this area ensures that adequate land and/or floor space is continually available for business/retail development. This facilitates greater opportunity for future economic growth of the commercial sector in Wentworth.

The B2 Local Centre zone has been selected from the suite of business zones contained in the Standard Instrument as it allows all forms of commercial uses (business, office and retail), residential accommodation in the form of shop top housing, entertainment and function centres, tourist and visitor accommodation. The B2 zone is considered to be the most appropriate zone for local and town centres throughout New South Wales.

Refer to Site 33 of Attachment 5 – Proposed Commercial/Industrial Rezoning Map.

A light industrial or enterprise corridor precinct has evolved over the years in Adams Street, between Francis and Arthur Streets. The types of businesses located in this precinct include a power services depot, local bus line service depot, tyre servicing and a communications network site. Ideally, these uses would usually be located in the IN2 Light Industrial or B6 Enterprise Corridor zone. The Wentworth LEP 2011 includes both of these zones.

In this instance, the B6 Enterprise Corridor would be appropriate given the location of these businesses in Adams Street, being the Silver City Highway through Wentworth. However, it should be noted that the current objectives and zone land use table contained within WLEP 2011 is not consistent, in that the objectives aim to provide for residential uses as part of the business use and activities on the land. Meanwhile, the development of a dwelling is prohibited. This inconsistency should be rectified to permit the development of a dwelling on the land that supports or enhances the proposed commercial use.

Refer to Site 34 of Attachment 5 – Proposed Commercial/Industrial Rezoning Map.

Wentworth has a sizeable area of land in Armstrong Avenue zoned IN1 General Industrial zone. The site containing 17.4 hectares has direct access to a sealed road, is located on the eastern fringe of town to ensure minimal off sight impacts on surrounding land uses and is outside of the Wentworth flood levee.

While there is currently no industrial activity occurring on this site, it would be beneficial to rezone this area to IN2 Light Industrial in order to attract a mix of light industrial businesses. Additionally, this zone should allow for the development of a dwelling to encourage and support a mix of light industrial businesses to Wentworth. This also removes the threat of contamination exposure to Tuckers Creek from a general or heavy industrial use.

Refer to Site 35 of Attachment 5 – Proposed Commercial/Industrial Rezoning Map.

Recommendation:

Rezone Sites 33, 34 and 35 as outlined in Attachment 5 – Proposed Commercial and Industrial Rezoning Maps.

Amend the B6 Enterprise Corridor zone Land Use Table by inserting *Dwelling houses to 3 Permitted with consent*.

Amend the IN2 Light Industrial zone Land Use Table by inserting *Dwelling houses to 3 Permitted with consent*.

Amend the IN2 Light Industrial zone objectives by adding *“To provide for residential uses, but only as part of a light industrial development”*.

Timeframe:

Short term – 1 to 2 years

5.2 RESIDENTIAL LAND

Based on the Australian Bureau of Statistics (ABS) data for 2006, Wentworth had a population of 1,303 residents. This number declined to 1,227 between 2006 and 2011. Although the total population number declined by 76, during this time the number of residents aged 55 and over increased from 550 to 664.

The ABS data for 2006 also reveals that the number of single resident households in Wentworth increased from 155 in 2006 to 170 in 2011, while 16 properties were issued with construction certificates for dwellings in Wentworth during this time. This indicates a correlation between single resident households and the number of new dwellings being constructed in Wentworth.

A local real estate agent has stated that the occupancy and sale rates of units in Wentworth is high and regular, indicating that the demand for new dwellings revolves around smaller, community styled developments for retirees. It was also stated that the consistent migration of retirees, or near aged retirees, from Broken Hill, pastoral stations and other areas also ensures the regular sale of residential real estate in and around Wentworth.

In terms of the current provision of aged, independent residential units/dwellings, there appears to be a demand for this type of development and a shortfall in the current supply on the basis of real estate sales and occupancies of these types of development.

The ABS census data also indicates that 89 dwellings were unoccupied in 2006 and 94 dwellings were unoccupied in 2011, revealing that some properties are purchased for temporary accommodation or holiday rentals.

Therefore, due to the projected increase in population numbers in the 55 and over year old cohort, it is expected that in the future there will be an increase in demand for residential development that specifically caters for retirees.

In addition to the sites in Section 3 being identified for possible future residential development, there is a sizeable portion of vacant land currently zoned RU5 Village located throughout the Wentworth urban area.

Refer to Attachment 6 - Vacant Residential Land.

In total there is approximately 14.14 hectares of vacant land in Wentworth considered suitable for residential development. Combined with Junction Links, Wentworth has a total of 18.82 hectares of vacant residential land for future development. This equates to approximately 235 lots based on an average lot size of 800 square metres.

The lots on the northern Wentworth Street frontage are a mix of freehold and crown land with uses ranging from dryland grazing to light industrial. These lots are not protected from flooding by the Wentworth levee.

The large lot partially zoned RU5 Village and RU1 Primary Production zone north of Armstrong Avenue adjacent to the Wentworth Showgrounds, is crown owned, vacant and unused land. This lot is also not protected from flooding by the Wentworth levee. To develop this land for residential purposes would require works to the Wentworth levee to extend the levee and surround the entire site.

In all, the undeveloped RU5 Village zone with frontage to Armstrong Avenue, excluding the portion applied over part of the Wentworth Showground, is approximately 28.6 hectares. If subdivided into 1000 square metre lots, which is considered quite large under current standards, would create a total of 286 additional residential lots, or 357 lots based on an average lot size of 800 square metres.

On the basis of the data above, Wentworth has the potential to develop 235 lots within the Wentworth town levee and as many as 357 outside of the levee's protection. During the past five years, between 2006 and 2011, 16 new dwelling were constructed in Wentworth. If these figures are maintained, Wentworth has a 14 year supply of land suitable for residential development within the town levee and an additional 22 years supply currently situated outside the town levee.

It may be considered prudent for Wentworth Shire Council to review these figures and data available from the Australian Bureau of Statistics following the next Census in August 2016, to identify if current trends and demand for residential land have changed and assess the supply applicable at the time this review is conducted.

Recommendation:

Undertake a review of the residential data for Wentworth when that information is released by the Australian Bureau of Statistics based on the August 2016 Census.

Timeframe:

Medium term – 2 to 5 years

5.3 HEALTH CARE SERVICES

This strategy proposes to consolidate all health care services in Wentworth into a location that is easily accessible by car, gopher and pedestrians. This establishes a centralised precinct for the Wentworth community to access all health care services in one location, reflective of the type of facilities that are becoming popular in larger towns, cities and service centres across Australia.

Wentworth is currently serviced by two private medical clinics, one situated in the identified commercial precinct and the second located in an established residential area. The Wentworth Hospital is located on the south eastern fringe of town, outside of the Wentworth levee. The Ambulance Station, is located on the eastern edge of town, while the only centralised facility is Murray House in its present location in Murray Street.

Section 3 of this report identifies key specific sites that would facilitate and enable the relocation of the Wentworth Hospital, Ambulance Station, the expansion of Murray House and provide developable land within the proposed health care precinct, for medical clinics, practitioners and other health care service providers.

5.4 EMERGENCY SERVICES

Wentworth is serviced in times of emergency by the New South Wales Ambulance service, Fire & Rescue NSW and State Emergency Service (SES). The fire station is centrally located in Adams Street, while the Ambulance and SES facilities are sited adjacent to the Council Sub Depot.

With the Darling River flowing through and dissecting Wentworth, there is the risk that during a bridge lift or in a flood event, should there be the need for Ambulance or SES services west of the river, these services are physically unable to attend these events.

By centrally locating all of the emergency facilities in one location, west of the Darling River, this side of town can be reassured of the attendance of these key services. In extreme circumstances, should the east of town be separated from these services in a long term flood event, alternate services from Dareton, Buronga/Gol Gol and Mildura could provide a back-up service to these resources.

5.1 RECREATIONAL LAND

Public Open Space

Public open space is defined as land set aside for passive and sporting recreational use for the public.

The following tables list the parks, playgrounds and recreational spaces and facilities, including their lot size area, that service the Wentworth community and visitors.

Parks and Playgrounds

Wentworth has a total of 70,668 m² or 7.06 hectares of public open space, which are used as parks and playgrounds.

Table 3 – Parks and Playgrounds

Site Number	Address	Area
36	144 Darling Street Lot 5 Sec 34 DP 759074 (Rotary Park)	1001 m ²
37	Beverley Street Lot 7351 DP 1178836 (Strother Park)	4753 m ²
38	43-45 Cadell Street Lot 9 &10 Sec 8 DP 759074 (Sturt Park)	989 m ² & 989 m ²
39	Silver City Highway Lot 7337 DP 1173879 (Fotherby Park)	2.33 ha
40	68-76 William Street Lot 9 & 10 DP 756994 (Apex Park)	1978 m ² & 1978 m ²
41	Junction Park	3.56 ha

Recreational Facilities and Public Open Space

Additionally, a total area of public open space dedicated to passive use and for organised recreational activities totals 298,498 m² or 29.8 hectares.

Table 4 – Recreational Facilities and Public Open Space

Site Number	Address	Area
42	Adams Street Lot 7344 DP 1150178	8851 m ²
43	Ski Reserve Road Lot 2 DP 817572 (Ski Reserve)	9.3 ha
44	Darling Street Lot 1464 DP 763434 (Rowing Club)	1.3 ha
45	Wharf Road Lot 7034 DP 1126248 (Wharf)	6131 m ²
46	Junction Park	3.3 ha
47	Cadell Street Lot 167 DP 764533 (Cemetery Park)	1.49 ha
48	Lock - Cadell Street Lot 1 DP 1118766 (Lock Park)	4616 m ²
49	64A Beverley Street Lot 7320 DP 1158106 (Sporting Complex)	7.2 ha
50	40 Beverley Street Lot 7322 DP 1158106 (McLeod Oval/Pool)	5.3 ha

The table below identifies the types of uses each public open space area in Wentworth provides:

Table 5 – Types of uses of Public Open Space

Site Number	Street ID	Public Open Space	Playground	Rec Facility
36	144 Darling Street Lot 5 Sec 34 DP 759074	✓	✓	
37	Beverley Street Lot 7351 DP 1178836	✓	✓	
38	43-45 Cadell Street Lot 9 & 10 Sec 8 DP 759074	✓	✓	
39	Silver City Highway Lot 7337 DP 1173879	✓	✓	
40	68-76 William Street Lot 9 & 10 DP 756994	✓	✓	
41 & 46	Junction Park	✓	✓	
42	Adams Street Lot 7344 DP 1150178	✓	✓	
43	Ski Reserve Road Lot 2 DP 817572	✓		✓
44	Darling Street Lot 1464 DP 763434	✓		✓
45	Wharf Road Lot 7034 DP 1126248	✓		✓
46	Cadell Street Lot 167 DP 764533	✓		
47 & 48	Lock - Cadell Street Lot 1 DP 1118766	✓		
49	64A Beverley Street Lot 7320 DP 1158106	✓		✓
50	40 Beverley Street Lot 7322 DP 1158106	✓		✓

In total, 36.86 hectares of urban land is provided for both the resident community and visitors as public open space. The New South Wales Department of Planning & Environment benchmark for the provision of public open in new development is 2.83 hectares per 1,000 people.

In terms of the provision of public open space and recreational land for current and future residents, Wentworth has sufficient space to cater for a population of approximately 13,000 people.

Refer to Attachment 7 – Public Open Space

While Wentworth has an abundance of public land available for recreational use, it may be considered proactive and beneficial to undertake a strategy of the public land located adjacent to the commercial precinct. This area between the Wentworth Caravan Park and the former Wentworth Services Club includes the Wharf, Rowing Club and Fotherby Park is considered to be the most utilised of public spaces by residents and visitors alike.

The strategy could include a review of existing conditions and provide recommendations for improvements to existing accesses, play equipment, seating, shade areas, lighting, landscaping, signage, toilet facilities, display of local art work and car parking.

Recommendation:

Develop a strategy for the maintenance and revitalisation of the river front area between the former Wentworth Services Club to the Wentworth Caravan Park including Fotherby Park.

Timeframe:

Short term – 1 to 2 years

Proposed Skate Park

The Wentworth Branch of the Bendigo Bank are seeking Council's assistance and support with the planning and establishment of a skateboard park.

Recently, the Wentworth Area Skate Park Inc committee (WASP) was established with representation from the Bendigo Bank, community leaders, parents and young residents.

WASP have requested that Council grant permission for the development to proceed at the Wentworth Recreation Reserve in Beverley Street, which is Council owned land. Depending on the scale of the skate ramp and any other associated uses, this site may be suitable due to its size, vehicle access and availability of services.

An alternative site that has been considered by Council is Fotherby Park.

When determining a suitable site for a skate park, the following should be taken into consideration:

- Size of site to accommodate the proposed use
- Distance from residential areas with regard to noise and lighting (Ideally it should not be established within 50 metres of a residential area)
- Site needs to be highly visible for security purposes
- Within proximity to other facilities used by young people
- Accessibility for vehicles, parking space, food and drink premises
- Availability of power and toilet facilities
- Favourability of the site with intended users.

A skate park research study undertaken by Rockdale City Council stated that Australian Bureau of Statistics (2000) research revealed that 36% of males aged 5-14 years participated in skateboarding/rollerblading compared to 26% of females in the same age cohort. On average boys would skateboard or rollerblade on average 6 hours per week compared to the girls at an average of 4 hours per week.

ABS 'QuickStats' Census data for the Wentworth 5 to 14 age cohort:

2006 – 5 to 14 year old Males = 72 (x 36% = 26)

2006 – 5 to 14 year old Females = 70 (x 26% = 18)

2011 – 5 to 14 year old Males = 51 (x 36% = 18)

2011 - 5 to 14 year old Females = 66 (x 26% = 17)

Bradley, GL (2010) Skate parks as a context for Adolescent Development states that on average 26.5% of the Australian male population aged between 8 and 22 years old, participate in skateboarding either occasionally or on a regular basis.

ABS 'QuickStats' Census data for the Wentworth 8 to 22 age cohort:

2006 – 8 to 22 year old Males = 125 (x 26.5% = 33)

2006 – 8 to 22 year old Females = 104

2011 – 8 to 22 year old Males = 86 (x 26.5% = 22)

2011 – 8 to 22 year old Females = 91

Based on the statistics of the Rockdale City Council study, approximately 35 residents (youth) will use the skate park somewhere between 4 and 6 hours per week. While based on the Bradley (2010) study statistics 22 residents (male youth) will use the skate park on an occasional or regular basis. The statistics provided in these studies can only be considered a guideline for the potential use of the skate park in Wentworth. Particularly, due to the omission of visitors utilising the facility and the exclusion of females in the Bradley (2010) study.

Recommendation:

Encourage and support the skate park committee with identifying the most suitable site for the development of a skate park.

Timeframe:

Medium term – 3 to 5 years

5.2 OTHER LAND

Sports Complex Carpark

Depending on the site investigation outcomes for the skate park, if a larger site is required to accommodate this use and an analysis of this site is favourable, the former complex carpark may be worthwhile considering for this youth facility. Particularly, if there is any intention to expand the skate park facility to include additional activities such as a water park and children's BMX bike track.

An alternative suggestion for the use of the existing car park area is as an overnight RV Park and dump site. The size of the area would accommodate the movement of large vehicles and an existing dump site/sewer pit is located to the rear of the site.

However, the following issues need to be considered:

1. Is it appropriate to provide a free, overnight rest stop site for large RV vehicles and an additional dump site? Particularly when other smaller caravans that do not have private ensuite need to access and pay for these facilities at local caravan parks?
2. What would be the impact on surrounding residents ie. manoeuvring large vehicles, noise and lighting.
3. Is there a demand for an overnight rest stop for RV vehicles in Wentworth?

Careful consideration should also be given to encourage the patronage of existing caravan parks and the use of these parks by tourists to ensure the economic viability and sustainability of these businesses.

Discussion with existing park owners regarding site availability, access and required services for these larger vehicles may provide the stepping stone to cater for the growing number of RV tourists.

In the meantime, opening up the Sports Complex Carpark as an overnight RV Park, on a trial basis, would provide an opportunity to determine if there is a demand and how strong the demand for this facility is in Wentworth, if there would be any negative impacts on surrounding landowners and if the facility would impact on patron numbers at surrounding caravan parks.

Recommendation:

Facilitate a discussion with caravan park owners regarding their park's ability to cater for RV tourists.

Investigate the use of this site as an RV overnight park and dump site including impacts on local caravan parks and surrounding residential land.

Open the site for use as an overnight RV Park on a trial basis for twelve months to determine the demand for such a facility in town and the impact on existing caravan parks.

Timeframe:

Short term – 1 to 2 years

Extension of the Murray Street Median Strip

Extension of the existing Murray Street median strip west of Alice Street and east of Beverley Street.

This creates greater consistency of the streetscape in Murray Street together with the future development of Junction Links and the proposed health care precinct.

This project would reduce the number of car parking spaces on Murray Street, however Site 5 and potentially, Site 15, could offset the loss of spaces in Murray Street.

Recommendation:

Encourage the extension of the Murray Street Median Strip, including the planting of street trees.

Assess the suitability of other streets in Wentworth for tree lined Median Strips.

Short term – 1 to 2 years

Pathways

A key role pathways play in the streetscape is to both connect and service the community, while completing the 'look and feel' of the street.

Wentworth and the Sunraysia region is renowned for its pleasant weather. Ensuring paths are designed and landscaped appropriately will encourage residents to utilise this valuable infrastructure for pedestrian and gopher use for access to goods and services.

Improvements and additions to the pedestrian environment in several streets of Wentworth should be a priority for Council. Particularly, in view of the aging population and the necessity to provide safe and comfortable pedestrian and gopher access around town and to the commercial precinct. This is achieved by providing each street in the urban area with a tree lined pathway.

If space is limited in streets that have median strips, consideration could also be given to establishing pathways within those existing tree lined median strips.

Located on the median strip at the corner of Darling and Adelaide Streets is a uniquely designed park bench and sculpture. The extension of the beginning of this art precinct within the commercial core of Wentworth would also provide local artists with the opportunity to create and display art work to the community and the many tourists who visit and travel through Wentworth each year.

Refer to Attachment 8 – Existing pathways in Wentworth.

Recommendation:

Assess all streets in Wentworth to ascertain the existence of pathways and street trees.

Establish a works program to ensure that all streets in Wentworth are provided with at least one pathway and that all pathways both existing and proposed are lined with shade trees.

Develop a plan that identifies suitable locations for the display of local artwork for the establishment of an art precinct within the commercial centre of Wentworth.

Timeframe:

Short term – 1 to 2 years

Wentworth Primary School

Riverfront land is highly sought after, popular and in demand real estate. The relocation of the Primary School affords the opportunity to extend residential development along the Darling River frontage. Thereby encouraging and facilitating population growth with the attraction of additional residential riverfront lots.

The relocation of the Wentworth Primary School would also eliminate the potential risk of pupils dangerously accessing the adjacent Darling River.

Recent changes to teaching formats and associated classroom layout, the relocation and redevelopment of the Wentworth Primary School provides an opportunity for the New South Wales Department of Education to construct a modern and efficient school building and environment.

The 150 year old school draws from the Wentworth, Curlwaa and Pomona areas and has had consistent enrolment numbers since the 2008. The current enrolment is 129 students with 6.4 full time equivalent staff.

The existing site contains the original school building which is included in the Wentworth LEP 2011 Schedule 5 Environmental Heritage list as a locally significant item.

If it is considered that the existing primary school oval would not accommodate the combined school buildings and required outdoor play area/field, it could be suggested that the school and Council enter into an agreement whereby approval is granted for the school to utilise the recreation reserve in Beverley Street on a regular basis, particularly for organised sports days.

Recommendation:

Consult with New South Wales Department of Education of the likelihood of any future relocation plans.

Timeframe:

Long term – 6+ years

6. STRATEGY RECOMMENDATIONS

The recommendations listed below are sectioned into timeframes in accordance with the associated recommended timeframes provided in the main body of this report. This will assist with resourcing finances in Council's operational budget to ensure that actions required are undertaken and completed.

Timeframe - Short Term – 1 to 2 years

Recommendation 1 – Mapping Anomalies

It is recommended that Wentworth Shire Council amend the Wentworth LEP 2011 by rezoning the following land as set out in the Table 6 below.

Table 6 – Recommended Rezoning Mapping Anomalies

Site	Name	Current Zone	Rezone to
1	Wentworth Sporting Complex – Golf, Bowls, Tennis, Swimming Pool, Boy Scouts	RU5 Village	RE2 Private Recreation
2	Wentworth Recreation Reserve	RU5 Village	RE1 Public Recreation
3	North Adams Street Public Open Space	RU5 Village	RE1 Public Recreation
4	Strother Park	RU5 Village	RE1 Public Recreation
5	Sturt Park	RU5 Village	RE1 Public Recreation
6	Junction Park	RU5 Village	RE1 Public Recreation
7	Ski Reserve	RU5 Village	RE1 Public Recreation
8	Rowing Club	RU5 Village	RE1 Public Recreation
9	Wharf	RU5 Village	RE1 Public Recreation
10	Fotherby Park	RU5 Village	RE1 Public Recreation
11	Apex Park	RU5 Village	RE1 Public Recreation
12	Rotary Park	RU5 Village	RE1 Public Recreation
13	Wentworth Showground	Part RU5 Village and Part RU1 Primary Production	RE1 Public Recreation
14	Wentworth Pistol Club	RU1 Primary Production	RE2 Private Recreation
15, 16	Water Station	RU5 Village	SP2 Infrastructure (Water Plant)
17	Sewerage Station	RU5 Village	SP2 Infrastructure (Sewerage Plant)

Recommendation 2 – Thegoa Lagoon and Reserve

It is recommended that Wentworth Shire Council continue to investigate the most appropriate zone(s) to be applied over Thegoa Lagoon and the Reserve.

Recommendation 3 – Former Wentworth Services Club

It is recommended that Wentworth Shire Council purchase and refit the former Wentworth Services Club for the purposes of relocating Council's administrative functions, including offices, Council Chambers, Visitor Information Centre, Meeting Rooms and Public Library.

Recommendation 4 – Junction Links

It is recommended that Wentworth Shire Council facilitate the development of Junction Links for residential purposes by way of approaching and discussing the sale of the land to local developers.

Recommendation 5 – Land for Stormwater Retention Basin

It is recommended that Wentworth Shire Council facilitate the development of this area for stormwater retention purposes to support the residential development of Junction Links. The cost to develop the stormwater retention basin and associated landscaping will be shared between the developer of Junction Links and Wentworth Shire Council.

Recommendation 6 – Wentworth Shire Council Office Car Park

It is recommended that Wentworth Shire Council facilitate the expansion of Murray House by subdividing and selling the current Administrative Office car park site to Murray House.

Recommendation 7 – Former Tennis Courts, Murray Street

It is recommended that Wentworth Shire Council consult with Murray House as to the feasibility of purchasing this land and their use of this site for car parking purposes.

Recommendation 8 – Child Care Centre Study

It is recommended that Wentworth Shire Council undertake a Child Care Study with the purposes of identifying the demand for a Child Care Centre in Wentworth and the most suitable location for the development of such a facility.

Recommendation 9 – Pathways

It is recommended that Wentworth Shire Council establish a works program to ensure that all streets in Wentworth are provided with at least one pathway and that all pathways both existing and proposed are lined with shade trees.

It is recommended that Wentworth Shire Council develop a plan for the commercial core of Wentworth that identifies suitable locations for the display of local, suitable art work.

Recommendation 10 – Public Open Space

It is recommended that Wentworth Shire Council develop a strategy for the maintenance and revitalisation of the river front area between the former Wentworth Services Club to the Wentworth Caravan Park including Fotherby Park.

Recommendation 11 – Rezone to Create Commercial, Enterprise Corridor and Industrial Precincts

It is recommended that Wentworth Shire Council amend the Wentworth LEP 2011 by rezoning the following land as set out in the Table 7 below.

Table 7 – Recommended Rezoning Commercial & Industrial Precincts

Site	Land	Current Zone	Rezone to
33	Land within this site as per Attachment 5: Proposed Commercial & Industrial Rezoning	RU5 Village	B2 Local Centre
34	Land within this site as per Attachment 5: Proposed Commercial & Industrial Rezoning	RU5 Village	B6 Enterprise Corridor
35	Land within this site as per Attachment 5: Proposed Commercial & Industrial Rezoning	IN1 General Industrial	IN2 Light Industrial

It is recommended that Wentworth Shire Council amend the Wentworth LEP 2011 by inserting *Dwelling houses to 3 Permitted with consent* in the B6 Enterprise Corridor land use table.

It is recommended that Wentworth Shire Council amend the Wentworth LEP 2011 by inserting *Dwelling houses to 3 Permitted with consent* in the IN2 Light Industrial land use table.

Recommendation 12 – Sports Complex RV Park and Dump Site

It is recommended that Wentworth Shire Council:

- Consult with local caravan park owners as to the feasibility and availability of existing park facilities to cater for the growing number of RV vehicles, and
- Trial the use of the Sports Complex Carpark as an RV Park for a period of twelve months to ascertain the impact on surrounding uses and the level of demand for such a facility in Wentworth.

Recommendation 13 – Extension of Murray Street Median Strip

It is recommended that Wentworth Shire Council investigate the suitability of extending the tree lined median strip of Murray Street to encompass the full length of the street. This investigation is to include the suitability of other streets in Wentworth to be redeveloped with tree lined median strips.

Timeframe – Medium Term – 3 to 5 years

Recommendation 14 – Wentworth Public Library and Council Chambers

It is recommended that Wentworth Shire Council consult with the Wentworth Hospital as to the feasibility of relocating the hospital to the Library and Council Chambers site.

It is recommended that Wentworth Shire Council facilitate the relocation of the Wentworth Hospital or the establishment of a medical/health care precinct by selling and vacating the Library and Council Chambers.

Recommendation 15 – Wentworth Shire Council Administration Offices

It is recommended that Wentworth Shire Council consult with the Wentworth Hospital and New South Wales Ambulance Service as to the feasibility of redeveloping and relocating the hospital to the Council Administration Office site.

It is recommended that Wentworth Shire Council facilitate the relocation of the Wentworth Hospital or the establishment of a medical/health care precinct by selling and vacating the existing Council Administration Office building.

Recommendation 16 – Wentworth Town Hall, Girl Guides and Boy Scouts

It is recommended that Wentworth Shire Council undertake a two lot subdivision to subdivide the Wentworth Town Hall from the Council Administration Offices.

It is recommended that Wentworth Shire Council undertake a study that identifies and lists all Council owned and maintained buildings in Wentworth that are used for community purposes and by community organisations. This study is to include the rate of usage of each building and the feasibility of community groups and organisations sharing buildings.

Recommendation 17 – Wentworth Hospital Site

It is recommended that Wentworth Shire Council, in the event that the Wentworth & District Hospital propose to relocate to Site 22 or 23, encourage and facilitate the redevelopment of Site 25 for one of the following purposes:

- Aboriginal Cultural Heritage and Interpretative Centre
- Tourist and visitor accommodation – refers to backpackers', bed & breakfast, hotel/motel, serviced apartments accommodation
- Eco tourism - a building or place that provides temporary accommodation to visitors on a commercial basis, is located in or adjacent to an area that has special ecological or cultural significance, is sensitively designed and located to minimise bulk, scale, physical footprint and visual impact on the surrounding area.
- Resort and/or restaurant
- Caravan park
- Residential park – long term residential accommodation in relocatable buildings.

Recommendation 18 – Vacant Land adjacent to the Old Wentworth Gaol, Beverley Street

It is recommended that Wentworth Shire Council give further consideration as to the potential use of this vacant site.

Recommendation 19 – Vacant Land at Corner Adelaide, Short and Adams Street

It is recommended that Wentworth Shire Council encourage the development of this site for residential purposes.

Recommendation 20 – Proposed Skate Park

It is recommended that Wentworth Shire Council encourage and support the Skate Park Committee with identifying and advising of the most suitable site for the development of a skate park, in particular McLeod Oval Reserve adjacent to the Wentworth Swimming Pool, as requested by the Wentworth Area Skate Park Committee in Beverley Street, Wentworth.

Recommendation 21 – Review Residential Census Data

It is recommended that Wentworth Shire Council review the 2016 Census data with the purpose of identifying the current supply and demand for residential land in the Wentworth urban area.

Timeframe – Long Term – 6+ years

Recommendation 22 – Wentworth Shire Council Depot

It is recommended that Wentworth Shire Council consult with New South Wales Ambulance Service, New South Wales State Emergency Service and New South Wales Fire Brigade as to the feasibility of relocating to the Council Depot site in Short Street and creating an emergency services precinct.

Recommendation 23 – Wentworth Shire Council Sub Depot

It is recommended that Wentworth Shire Council proceed with the consolidation of the Council Depot subsequent to the outcome of Recommendation 22.

Recommendation 24 – Wentworth Primary School

It is recommended that Wentworth Shire Council consult with New South Wales Department of Education regarding the likelihood of any future relocation plans.

7. CONCLUSION

The Sustainable Wentworth Strategy has been prepared by Wentworth Shire Council for consideration by Council, key stakeholders and the Wentworth community.

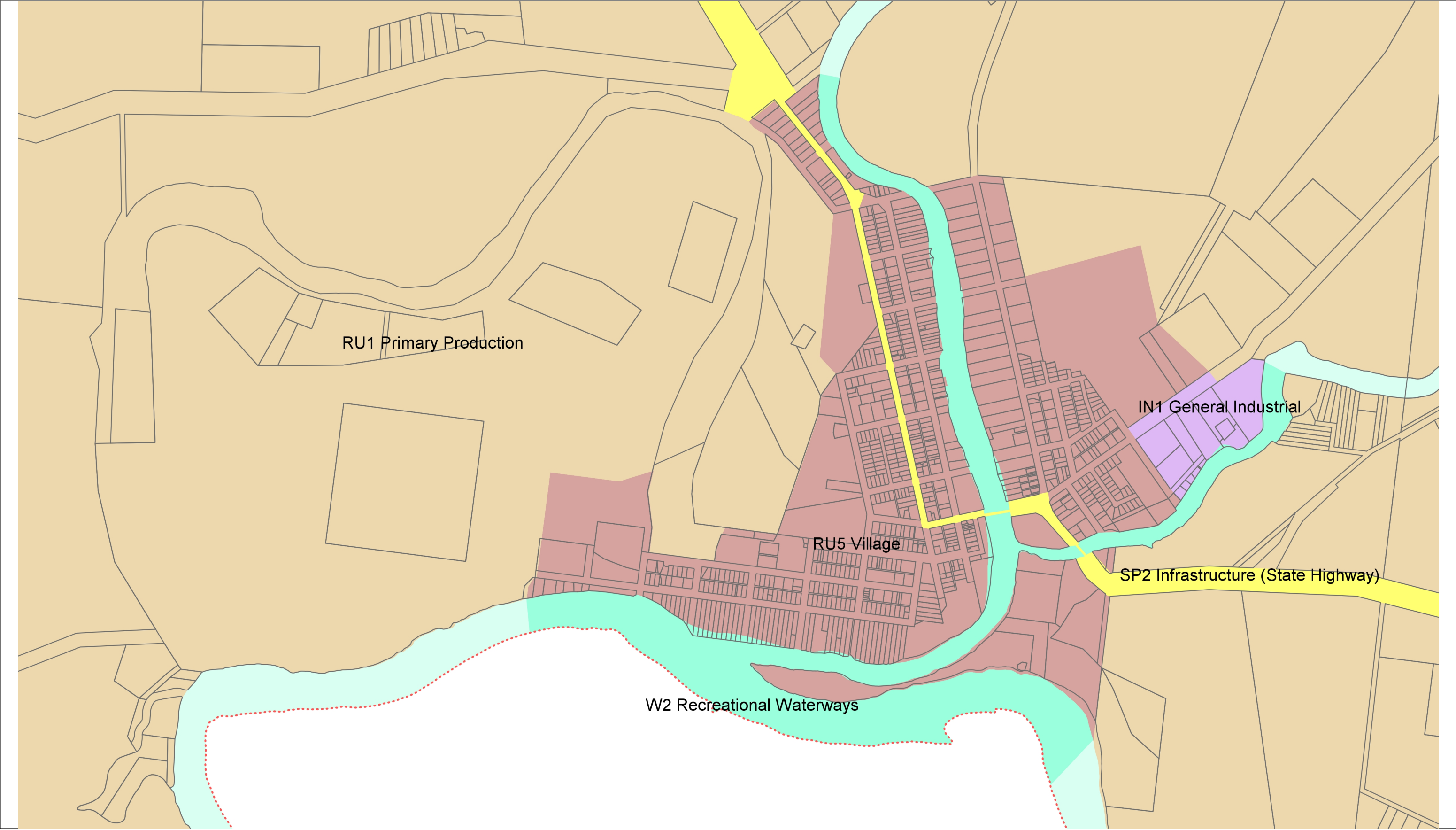
The research undertaken for the strategy revealed that Wentworth has limited land available for future commercial development, particularly within the existing commercial area. Therefore the strategy recommends rezoning the existing commercial precinct and vacant adjacent land to facilitate the future expansion of the commercial district.

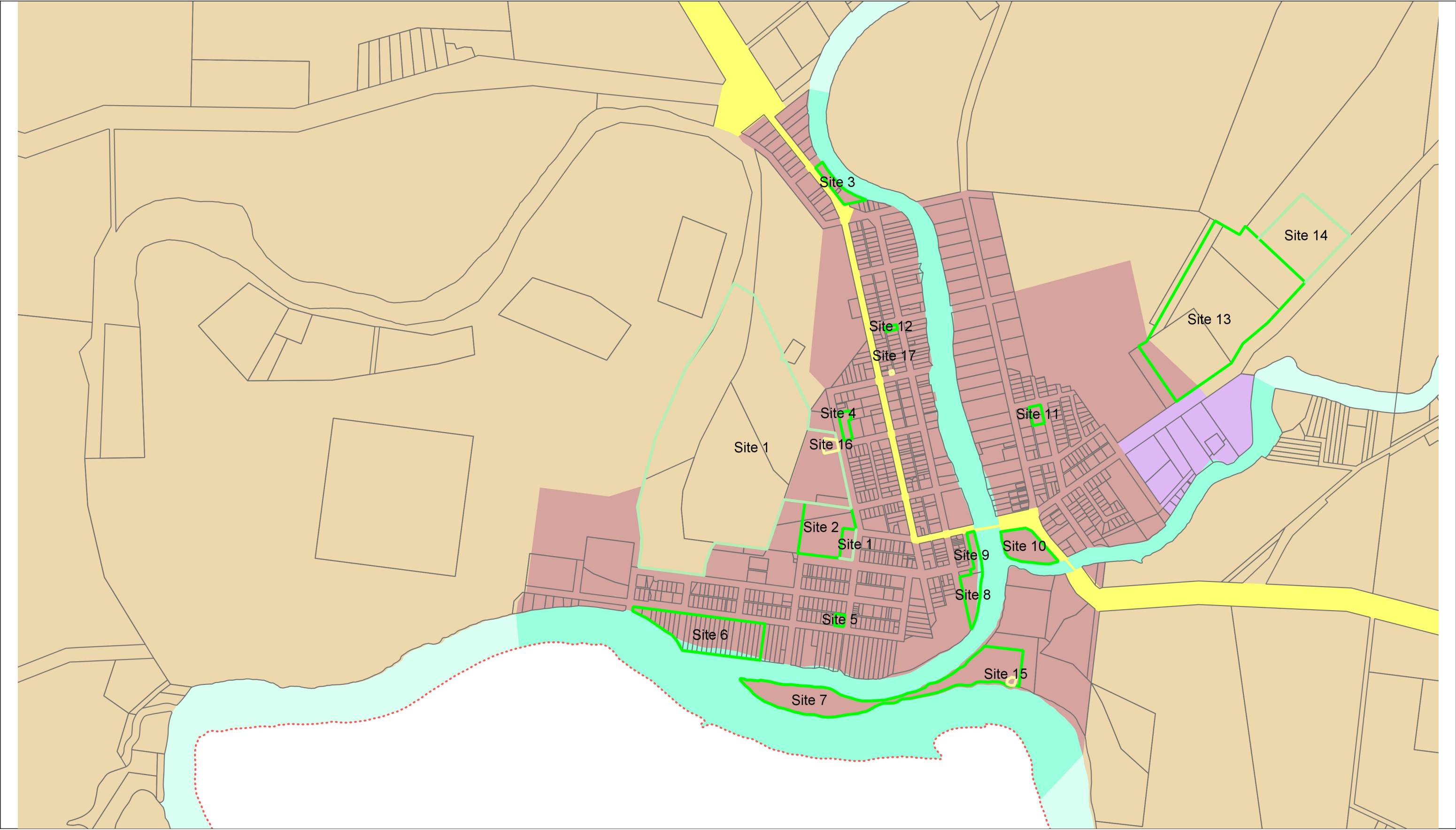
The results of the strategy also highlight that the township has a substantial amount of vacant land both within and outside of the town levee for future residential development. It is also likely that future residential development will require smaller lot and dwelling sizes that will cater for the over 50 year old age cohort.

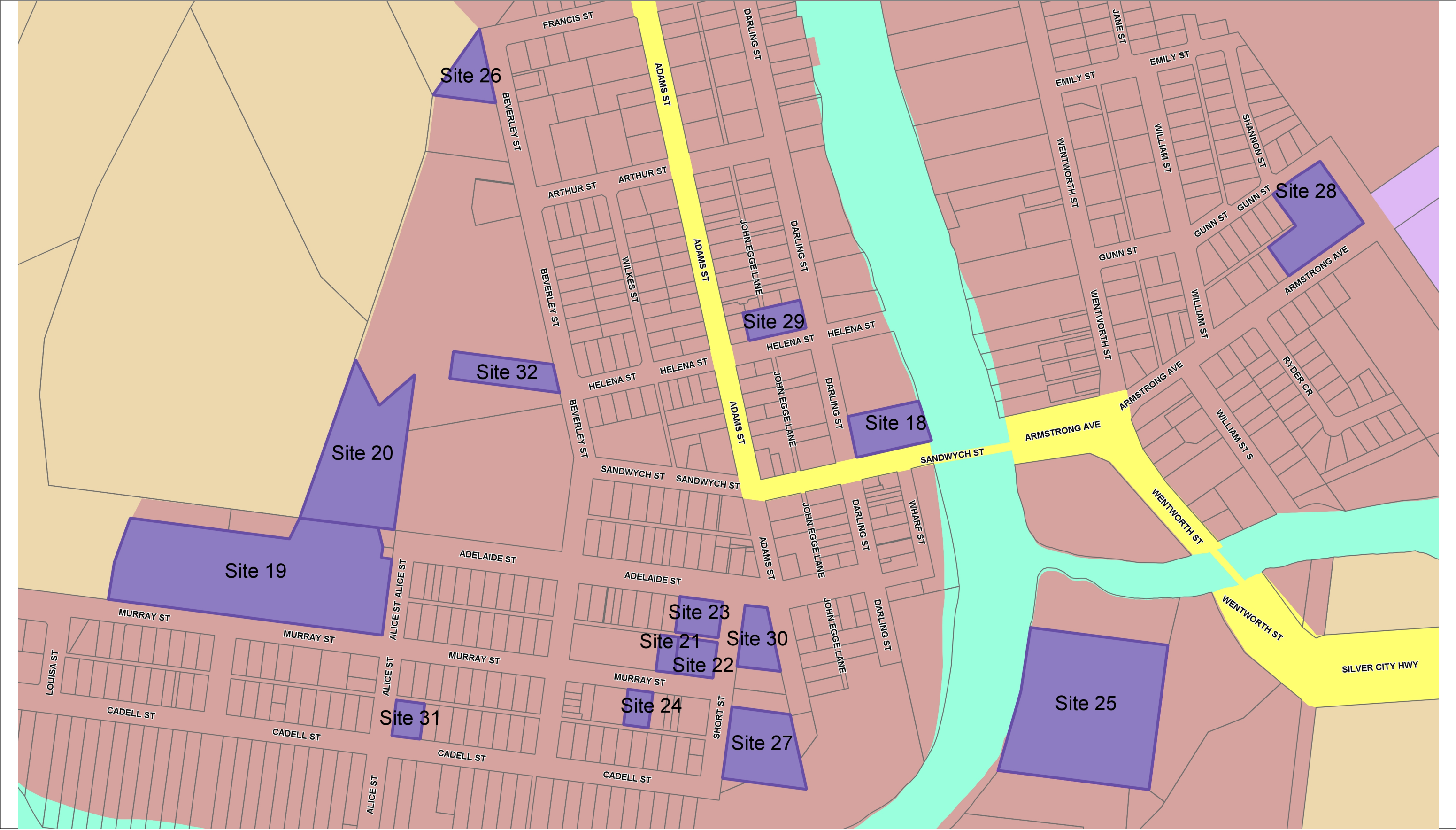
There is an opportunity to centralise existing health care services to create a Health Care Precinct and an Emergency Services Precinct in Murray and Short Streets. This opportunity is rare and is based on the recommendations which have a domino effect over several key specific sites.

Wentworth provides a very generous supply of public open space and recreational land for both the resident community and visitors.

A review of this document should be undertaken every three years to ensure the strategy is up to date and that operational budgeting and administrative requirements can support the recommendations of the strategy.









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Map Scale: 1:2928 at A4

