

**AREA 4**

- Long term residential which can cater for future expansion of the townsite along a major transport route.
- Adequate buffers should be provided to Albany Highway for visual amenity and to protect future residents.

**AREA 3**

- Medium to long term industrial.
- Examine any need for buffers.

**AREA 2**

- Short term residential. Investigate potential for infill subdivision and development of Greenfield sites within the existing townsite.
- Consider opportunities for a standard R20 code for the whole townsite.
- Investigate opportunities for higher densities near the commercial area to cater for future housing and community needs (eg. Aged Accommodation)

**AREA 1**

- Town Centre within the existing commercial zone which is the main service centre for the local community.
- When the existing commercial area is 70% developed the need for expansion will be reviewed to ensure it caters for future community needs and growth.
- It is currently adequate to service the existing needs of the town.

- Existing Wastewater Treatment Plant (proposed to be relocated)  
 - Future re-zoning in Areas 9 and 10 are contingent on decommissioning of existing wastewater treatment plant

**AREA 5**

- Short term rural residential to provide housing choice and cater for different lifestyle needs.
- Maintain rural residential uses along the river as a visual buffer.

**AREA 6**

- Short term residential to cater for immediate expansion of the townsite.

**AREA 7**

- Medium to long term rural residential
- May require decontamination

**IMPROVE PEDESTRIAN LINKAGES BETWEEN TOWN AND RECREATION FACILITIES**

**AREA 9**

- Short term industrial to be developed and released by Shire in stages
- Area to cater for a range of industrial uses with close links to the existing townsite

**AREA 10**

- Medium to long term residential
- Close links to town

**AREA 9**

- Medium to long term rural residential.
- Opportunity to improve linkages to the recreation facilities located close to town.

**AREA 8**

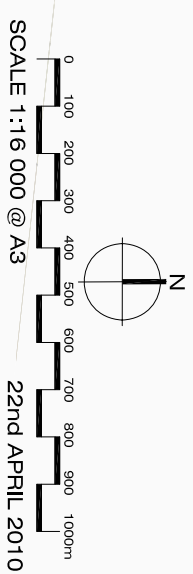
- Future Wastewater Treatment Plant
- No subdivision to occur within 500m buffer of future Wastewater Treatment Plant site

**NOTE:** The Town Planning Scheme is to be amended to implement the Townsite Expansion Plan. Amendments must address issues such as land capability, environmental assessment, landuse compatibility and servicing.

# TOWNSITE EXPANSION PLAN

## SHIRE OF WILLIAMS

JOB REFERENCE: 100425



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