File Code: OR.MTG 5/1

Shire of MUNDARING

CONFIRMED MINUTES

ORDINARY COUNCIL MEETING

11 JULY 2017

I certify that the minutes of the meeting of the Ordinary Council Meeting held 11 July 2017 Folios C1 to C612 (which includes Attachments 1 to 14) were confirmed on 8 August 2017.

Presiding Person

UNCONFIRMED MINUTES
ORDINARY COUNCIL MEETING
11 JULY 2017

ATTENTION/DISCLAIMER

The purpose of this Council Meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by an Elected Member or employee, or on the content of any discussion occurring during the course of the Meeting. Persons should be aware that regulation 10 of the *Local Government (Administration) Regulations 1996* establishes procedures to revoke or change a Council decision. No person should rely on the decisions made by Council until formal written advice of the Council decision is received by that person.

The Shire of Mundaring expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by an Elected Member or employee, or the content of any discussion occurring during the course of the Council Meeting.

LEGEND

To assist the reader, the following explains the method of referencing used in this document:

Item	Example	Description
Page Numbers	C1 JULY 2016 (C2, C3, C4 etc)	Sequential page numbering of Council Agenda or Minutes for July 2017
Report Numbers	10.1 (10.2, 10.3 etc) 11.1 (11.2, 11.3 etc)	Sequential numbering of reports under the heading “10.0 Reports of Committees” or “11.0 Reports of Employees”
Council Decision Reference	C7.07.17	Council Decision number 7 from Council meeting July 2017

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1.0 OPENING PROCEDURES

The Presiding Person declared the meeting open at 6.30pm.

Acknowledgement of Country

Shire of Mundaring respectfully acknowledges Noongar elders past and present and their people (specifically the Whadjuk people who are from this area) who are the traditional custodians of this land.

Recording of Meeting

Members of Council and members of the gallery are advised that this meeting will be audio-recorded.

1.1 Announcement of Visitors

1.2 Record of Attendance/Apologies/Approved Leave of Absence

Elected Members	*Cr David Lavell (President) (Presiding Person)*	*South Ward*
	Cr James Martin	*South Ward*
	Cr Patrick Bertola (Deputy President)	*East Ward*
	Cr John Daw	*East Ward*
	Cr Stephen Fox	*East Ward*
	Cr Lynn Fisher	*Central Ward*
	Cr Doug Jeans	*Central Ward*
	Cr Bob Perks	*Central Ward*
	Cr Tony Brennan	*West Ward*
	Cr Pauline Clark	*West Ward*
	Cr Tony Cuccaro	*West Ward*
Staff	*Jonathan Throssell*	*Chief Executive Officer*
	Megan Griffiths	*Director Strategic & Community Services*
	Mark Luzi	*Director Statutory Services*
	Paul O'Connor	*Director Corporate Services*
	Shane Purdy	*Director Infrastructure Services*
	Shannon Foster	*Manager Libraries & Community Engagement*
	Damien Martin	*Strategic Projects Advisor*
	Angus Money	*Manager Planning & Environment*
	Adrian Dyson	*Manager Community Safety & Emergency Management*
	Christopher Jennings	*Strategic Planning Officer*
	Giulia Censi	Minute Secretary
Apologies	*Nil*	
Absent	*Nil*	

Leave of Absence	Cr Patricia Cook	South Ward
Guests	*Nil*	
Members of the Public	*25*	
Members of the Press	*Nil*	

2.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

The Shire President made the following announcements.

2.1 Best Practice - Boya Community Centre

"The Public Libraries WA Convening Committee for their conference to be held at the UWA Club on the 7th and 8th September this year recently visited KSP library at Boya.

The Committee wished to explore the option of having conference participants visit our library on a pre–conference site tour the day before the conference commences.

Following the visit from the Conference Committee it has been decided that KSP Boya will be included in the site tours as an example of a best practice library and with the intention of raising awareness among participants of our wonderful new library, the community space and the facilities available".

2.2 Commendation of Boya Centre and Library – Helena Valley Estate Residents Association

"At the recent Annual General Meeting of the Helena Valley Estate Residents Association held Monday 3rd July, the new Boya Centre and Library was discussed very favourably. It has been very well received by residents and the initiative has been welcomed.

As a result of discussions by the Helena Valley Residents Association it was moved and carried - "That Shire of Mundaring be commended for the initiative to build the Boya centre and Library for the benefit of all residents and ratepayers to utilise now and in the future".

The Association wishes to commend the Shire and all those who were involved in the design, planning and construction of the project".

2.3 Recognition of Contributions to the Arts Community in Mundaring

The Shire President invited Cr Fisher to make the following comments.

"We have on display in Chambers a painting and a textile work by our wonderful local artist Peggy Lyon. Peggy passed away a few weeks ago, aged 72.

The textile is called HORSE PADDOCK and is from 1995. The painting is called BOY and it is a more recent work 2013. This allows us to appreciate Peggy's artistic growth over 18 years. Both works are in the Shire's art collection.

Peggy had been an art specialist teacher at Mt Helen Primary School for some years and she worked in many kinds of artistic media, not just textiles and painting. A retrospective of Peggy Lyon's work will held in mid-October at the Mundaring Arts Centre.

We also farewelled Michael Wilkinson Cox who died quietly at his Craig Street home in Mundaring town site, aged 90. Michael was a managing partner of accountancy firm KPMG. He was a founding member of the Mundaring Arts Centre in 1979 and served as Treasurer and President for many years.

Michael Wilkinson Cox helped establish a sound financial base for the Arts Centre and continued to be a supporter until his death a few weeks ago. Michael and his wife Patricia frequently opened their home to support fundraisers for the fledgling arts centre, including hosting art auctions.

Finally, I note the recent passing of Collin O'Brien who was in his early 80s. Collin was an all-round supporter of the arts in the Hills especially literature. Collin taught in the English Department at UWA for most of his adult life. Many local people will smile to recall Collin, the actor, declaring an impromptu passage of Shakespeare whenever and wherever the urge grabbed him.

Collin was a mentor for many writers and poets including at the Katherine Susannah Pritchard Writers Centre in Greenmount. Collin was the husband of Hills artist Philippa O'Brien, who is also represented in the Shire's collection".

2.4 Banning of single use plastic bag

The Shire President advised that WALGA has adopted as policy the abolition of single use plastic bags throughout the State and will lobby accordingly.

The Minister for Environment has requested that the waste management authority prepares a report on a State wide ban of single use plastic bags by January 2019.

2.5 Passing of Hilda Christian

The Presiding Person advised that Hilda Christian, President of Mundaring Sharing, recently passed away.

Over the past 13 years, Hilda made a huge contribution to the community of Mundaring and surrounding areas by her unwavering dedication to the 'not for profit', Mundaring Sharing Centre.

Hilda's amazing contribution to the community was officially recognised last January, on Australia Day, when she was a most worthy recipient of one of Shire of Mundaring's prestigious Citizenship awards. This was a very proud day for Hilda, her family and friends both old and new.

The wealth of experience and knowledge that has been and is still being passed on to the community through Mundaring Sharing is priceless and simply wouldn't be available if it weren't for people like Hilda Christian.

Hilda had, for the past six years, been the President of Mundaring Sharing in a completely voluntary capacity. She has been an inspiration to us all. Hilda never allowed her age to slow her down or prevent her from doing anything, especially when it came to helping people. In fact, it seemed the older Hilda got the more energy she seemed to have. She saw the fun and potential in everything and everyone.

On behalf of Council, condolences are expressed to Hilda Christian's family and friends.

3.0 DECLARATION OF INTEREST

3.1 Declaration of Financial Interest and Proximity Interests

Elected Members must disclose the nature of their interest in matters to be discussed at the meeting *(Part 5 Division 6 of the Local Government Act 1995)*.

Employees must disclose the nature of their interest in reports or advice when giving the report or advice to the meeting *(Sections 5.70 and 5.71 of the Local Government Act 1995)*.

Nil

3.2 Declaration of Interest Affecting Impartiality

An Elected Member or an employee who has an interest in a matter to be discussed at the meeting must disclose that interest *(Shire of Mundaring Code of Conduct, Local Government (Admin) Reg. 34C).*

Cr Brennan disclosed an Impartiality Interest in Item 10.6 (Proposed Dogs Local Law 2017 – Recommence Local Law Making Process) as he is the owner of a dog.

Cr Fox disclosed an Impartiality Interest in Item 10.6 (Proposed Dogs Local Law 2017 – Recommence Local Law Making Process) as he is the owner of a dog.

Cr Lavell disclosed an Impartiality Interest in Item 10.4 (Request for Financial Support – Habits of Horses – Mundaring Arts Centre) as he is an ex-officio member of MAC Board.

Cr Fisher disclosed an Impartiality Interest in Item 10.4 (Request for Financial Support – Habits of Horses – Mundaring Arts Centre) as she is a member of the Habit of Horses organising Committee.

4.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

At the Ordinary Council meeting held 13 June 2017 Ms Ambre Cook asked a question which was taken on notice. The CEO provided a response in a letter to Ms Cook. Below is a summary of the question and summary of the response:

Summary of Question	Summary of Response
Why have only a few of the local ratepayers impacted by the potential development received your letter of 2 May 2017 ref St 15.440 regarding site investigations and not the entire directly affected ratepayers on all of Strettle Road and Welsh Glen. For example the ratepayers at 285 Strettle Road received the letter and are located on the north side of Strettle Road across the road from the potentially contaminated site while the ratepayer next door at 235 Strettle Road has not received anything despite the potential development directly impacting them on a daily basis for example with the increase of traffic flow. Will the Shire rectify this and advise the balance of directly affected ratepayers on Strettle Road (east and west) and on Welsh Glen?	The letter of 2 May 2017 advised that site investigations were to take place, it did not advise of any potential development. Therefore the letter was sent to owners of properties adjoining and immediately opposite 440 Strettle Road. 235 Strettle Road is not immediately opposite 440 Strettle Road. Therefore the owners were not included in the mail-out. For the same reason, neither were owners of properties in Welsh Glen advised of the site investigations. If a development application is lodged for 440 Strettle Road at some future time, notice will be given to all affected land owners and occupiers, and submissions will be invited on the proposed development, as required by the Shire's Local Planning Strategy.

5.0 PUBLIC QUESTION TIME

15 minutes (with a possible extension of two extra 15 minute periods) are set aside at the beginning of each Council meeting to allow members of the public to ask questions of Council.

Public Question Time is to be conducted in accordance with Shire of Mundaring Meeting Procedures Local Law 2015.

	Summary of Question	***Summary of Response***
Leah McLennan		
1.	*What will the Samson Street Bridge look like and when will it be constructed?*	*Strategic Planning officer advised that the Shire of Mundaring Foothills Growth Strategy identifies a requirement for crossings over the Helena River to be further investigated as part of the Implementation Milestones, which includes a requirement for further consultation. As such, the Strategy does not contain any specific plans for crossings in this location.* *However, when the Draft Helena Valley Urban Expansion Strategy was advertised for public comment, it provided indicative locations for crossings, of which Samson Street was one.*

6.0 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COUNCIL DECISION **RECOMMENDATION**			***C1.07.17***
Moved by:	*Cr Perks*	*Seconded by:*	*Cr Daw*

That the minutes of the Ordinary Council Meeting held Tuesday 13 June 2017 2017 be confirmed.

CARRIED 11/0

For: *Cr Martin, Cr Clark, Cr Fisher, Cr Daw, Cr Brennan, Cr Fox, Cr Perks, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Nil*

8.0 PRESENTATIONS

8.1 Deputations

1. *Graham Dick – Item 10.1 - Adoption of Shire of Mundaring Foothills Growth Strategy*.

2. *Jude van Der Merwe – Item 10.4 – Request for Financial Support – Habits of Horses - Mundaring Arts Centre.*

3. *Chris Durrant – Item 11.1 - Mundaring Bicentennial Scholarship Trust*

8.2 Petitions

Nil

8.3 Presentations

Nil

9.0 REPORTS OF COMMITTEES

Nil

Change to Order of Business

COUNCIL DECISION **MOTION**			***C2.07.17***
Moved by:	*Cr Lavell*	*Seconded by:*	*Cr Bertola*

That Item 11.1 be considered before Item 10.5 on the Agenda.

CARRIED 11/0

For: *Cr Martin, Cr Clark, Cr Fisher, Cr Daw, Cr Brennan, Cr Fox, Cr Perks, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Nil*

10.0 REPORTS OF EMPLOYEES

10.1 Adoption of Shire of Mundaring Foothills Growth Strategy

File Code	PS.STG 02
Location / Address	Helena Valley and Bellevue
Landowner	Various
Applicant	N/A
Zoning	LPS4 – Various MRS – Rural and Urban
Area	300 hectares
Use Class	n/a
Ward	South
Author	Christopher Jennings, Senior Strategic Planning Officer
Senior Employee	Mark Luzi, Director Statutory Services
Disclosure of Any Interest	Nil

SUMMARY

It is recommended Council adopt the Helena Valley Urban Expansion Strategy ('the Strategy') in **ATTACHMENT 1** to manage future growth in Helena Valley and Bellevue in a coordinated and sustainable way.

The draft was advertised for public comment for 109 days, during which time a total of 69 submissions were received from public agencies, residents and interest groups. The draft has been modified where appropriate to respond to submissions received.

The final Strategy is considered a fair and reasonable response to local and state planning requirements, stakeholder aspirations/views, uncertainties within the state's overall growth agenda, existing growth pressures and pragmatic servicing/maintenance requirements.

It is proposed to change the name of the Strategy to "Shire of Mundaring Foothills Growth Strategy" as this better reflects the objectives and scope of the strategy.

Should Council resolve to adopt the Strategy, it will operate as a guide to deliver growth in a manner which is representative, coordinated and sustainable.

BACKGROUND

Acronyms and Abbreviations	
Acronym/Abbreviation	**Definition**
LPS	Local Planning Strategy

LPS4	Local Planning Scheme
MRS	Metropolitan Region Scheme
The Draft Strategy	The Draft Helena Valley Urban Expansion Strategy
The Strategy	The Shire of Mundaring Foothills Growth Strategy
WAPC	Western Australian Planning Commission

Attachments	
Number	**Description**
1	The Shire of Mundaring Foothills Growth Strategy

Perth is experiencing population growth pressures. The WAPC's Draft North North-East Sub-Regional Planning Framework estimates (conservatively) that Mundaring's population will reach 56, 927 people by 2050 requiring the construction of approximately 8,073 new dwellings.

Without proper planning, population growth can lead to uncoordinated development resulting in poor urban design outcomes, congestion, environmental degradation and amenity loss.

In anticipation of population growth, the Shire's LPS identified Helena Valley and Bellevue as future growth areas in the Shire due to their proximity to Midland strategic metropolitan centre, availability of infrastructure and relatively few development constraints. As stated by the LPS:

> *Land between the area rezoned to Urban in MRS Amendment 1160/41 and the smaller residential area to the east, around the intersection of Helena Valley and Ridge Hills Roads, is identified in the Foothills Structure Plan as Landscape Protection, effectively a rural buffer which may include rural residential subdivision and use (see section 2.2.3.2 above). However, it is now appropriate to review this position, in light of the now recognised need to promote a more compact form of urban development at the metropolitan level. Parts of this landscape buffer may be able to accommodate more development (residential or rural residential), while still retaining some buffer to protect landscape and environmental values.*
>
> *Accordingly, this Strategy recommends that a separate study investigate the potential for closer subdivision, either residential or special residential (these would require amendment of the MRS) or smaller-lot rural residential for land north and south of Helena Valley Road, between the two existing areas of MRS Urban zoned land, but having strong regard for landscape protection, floodplain management and protection of watercourses traversing the area.*

At its meeting of 9 August 2016, Council resolved to adopt the Draft Strategy, made pursuant to the LPS, for advertising.

The Draft Strategy aimed to explain the:

- history, drivers and rationale for urban growth in the Strategy area;
- numerous and diverse opinions/recommendations of stakeholders;
- technical studies used/needed to inform the Strategy; and
- Growth scenarios proposed in each of the precincts.

69 submissions were received (refer **ATTACHMENT 2** and **Confidential ATTACHMENT 3**), uncovering a diversity of opinions and recommendations from the public, organisations and government agencies. Details about community engagement methodologies and outcomes are contained under External Consultation.

Feedback has been used to modify the Strategy so that it represents a fair and reasonable balance between:

- planning requirements, including uncertainties around the state's strategic growth framework;
- diverse community and public agency aspirations and expectations;
- demand to plan for and accommodate Perth's growing population within a more sustainable urban form;
- protection of important natural environments and cultural features which coincide with spaces for recreation;
- Bushfire risk;
- servicing requirements; and
- provision of commercial development and infrastructure proportionate to the growth anticipated.

STATUTORY / LEGAL IMPLICATIONS

Completing a strategy in Helena Valley fulfils a strategy requirement specified within the Shire's Local Planning Strategy. While the strategy is not statutory, it will guide the Shire's approach in making and informing future statutory decisions such as rezoning proposals in the locality.

POLICY IMPLICATIONS

If adopted, the Strategy will express Council's preferred growth pattern, form and method within the Strategy area.

It will be used to guide future Council decision-making relative to MRS and LPS Amendments, structure plans, subdivision and development - each of which have separate, legislated processes for public engagement, assessment and decision-making.

The Strategy would not 'bind' Council to particular decisions, but instead provide a robust strategic planning framework to inform decisions.

FINANCIAL IMPLICATIONS

The final strategy contains a number of additional strategic investigations not currently budgeted for within the Shire's Corporate Business Plan or Long Term

Financial Plan. It is recommended that these only be examined more closely should the WAPC finalise the North-East Sub-Regional Structure Plan and confirms infill is supported within Helena Valley.

STRATEGIC IMPLICATIONS

Given the wide scope of the Strategy, a number of strategies from the Shire's Strategic Community Plan 2016-2026 are considered relevant.
Of most relevance, however, is the overarching vision "A sense of space, a sense of place".

Two fundamental elements of the Strategy are having land ceded around the Helena River as foreshore reserve and through appropriate subdivision and development design, enhance local identity – both of which would contribute to the sense of space and place.

SUSTAINABILITY IMPLICATIONS

Refer to Strategic Implications.

RISK IMPLICATIONS

The products of unmanaged growth (e.g. traffic congestion, fragmented environmental management, lack of services and facilities etc) in Helena Valley and Bellevue is likely to occur if a strategy for growth is not prepared due to growth occurring in surrounding localities e.g. in Koongamia, Bellevue and Hazelmere.

There are reputational, economic, social and environmental risks that could be encountered if urban expansion continues incrementally. Further there could be opportunities, developer contributions and open space improvements that could never be realised without an overarching planning framework in place.

EXTERNAL CONSULTATION

Advertising Period

The Draft Strategy was advertised from 31 October 2016 to 9 February 2017 (which was extended to 17 February 2017) – a total of 109 days. Staff time was made available to meet with Councillors, agencies, groups and residents, which were well received.

A total of 69 submissions were made. A summary of the main outcomes of consultation has been provided below.

Some concern was expressed about the need for growth, the design and density of residential development, tree protection and the impact that a larger population will have on traffic volumes and safety.

A number of recommended improvements were also put forward. This type of feedback suggests that the community felt engaged in the decision-making process and that their contribution would be meaningfully incorporated.

The Shire has considered each submission in detail and incorporated appropriate recommendations. Where recommendations could not be supported due to being inconsistent with contemporary planning practise, reasons have been provided both in the Strategy and schedule of submissions appended to this report.

Main Themes

Submitters were encouraged to explain their objection/support and make recommendations to improve the Draft Strategy so that the detail could be properly understood and implemented. Consequently, a large percentage of the responses were noted not as “support” or “object” but “advice.”

The number of recommendations provided is a sound indication that the community was engaged in the process. The following elements of the Draft Strategy were supported:

- Intent to manage growth in a co-ordinated and sustainable way;
- allocation of residential and commercial development to appropriate areas;
- Further community engagement;
- Protection of the Helena River in foreshore reserve;
- High quality urban design at medium densities which focusses on tree protection implemented through detailed precinct planning;
- Additional commercial land; and
- Infrastructure provision and upgrades e.g. district playing fields, road safety improvements and walk trails.

Objections were received and related to:

- Environmental degradation;
- Lack of recreation facilities;
- Erosion of rural landscape;
- The visual impact created by medium density residential development;
- Traffic and safety impacts created by a growing population; and
- Ongoing management of infrastructure, the environment and fire risk.

Both the Strategy and the schedule of submissions appended to this report identify how the Strategy has been modified to accommodate recommendations/objections.

Specifically:

- the need for subdivision to occur to enable the ceding of Helena River into a continuous public reserve has been further explained;
- A foreshore vision plan has been included to better illustrate how open space could be arranged to simultaneously cater for recreational needs and deliver environmental benefits;
- areas have been identified where further subdivision will not be supported due to environmental factors and to retain elements of rural amenity;
- requirements have been inserted to ensure that high density development is subject to comprehensive precinct planning (architecture guidelines) to

ensure that visual amenity and accommodating a growing population in a sustainable manner are reconciled; and
- requirements have been inserted to develop an overall infrastructure plan, Helena River foreshore management plan and infrastructure funding mechanism to link population thresholds with improvements.

Helena Valley Estate Ratepayers' Association meeting

Shire officers met with Councillors Martin and Cook and residents at the Helena Valley Estate Ratepayers' Association meeting on 6 February 2017.

At the beginning of the meeting, there was clear opposition to:
- Lack of recreation spaces;
- Lack of schools; and
- Loss of amenity and vegetation brought about by road upgrades, a growing population and residential densities.

Officers reassured attendees that it is the explicit intention of the Draft Strategy to deliver a vision for the locality which includes:
- Public parkland around the Helena River for environmental protection and passive recreation (e.g. walking cycling);
- Active recreation space (e.g. for organised sports such as football and cricket) in proximity to 500 (Lot 799) Katharine Street, Bellevue;
- A requirement for a school/s depending on advice from the Department of Education;
- A high quality of urban design which incorporates tree protection, verge trees amongst medium/high density development with the requirement for detailed precinct planning in some areas;
- Land which is not proposed for further rezoning/minimal subdivision potential to preserve existing amenity and respond environmental factors; and
- Infrastructure upgrades and the provision of facilities e.g. shops, district recreation grounds

It was also expressed that the impacts of a growing population (e.g. more traffic) would be felt whether or not urban development occurs in Helena Valley as a result of development outside of the district e.g. Koongamia, Hazelmere, Midland and parts of Bellevue.

The view at the meeting was that the Strategy is intended as a proactive step required to respond to these changes.

Although consensus was not reached (arguably, this is an unrealistic expectation for any kind of community engagement), the sentiment at the conclusion of the meeting differed from that at the beginning. In particular, the general view was that:

- Population growth is inevitable and should be managed;
- The Draft Strategy is a useful management tool;

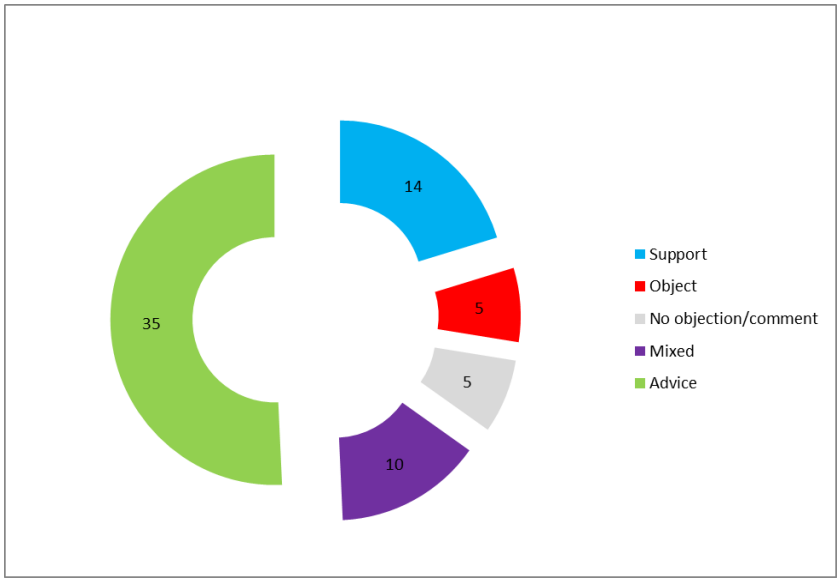
- There is a strong desire to keep Helena Valley 'green' i.e. trees retained and plenty of street trees in new subdivisions;
- There is a strong desire to avoid the mistakes of the past e.g. small lots in disconnected urban cells with no trees retained/planted;
- There is uncertainty about what constitutes 'high', 'medium' and 'low' density development;
- There is recognition that density development is not necessarily opposed if it is done well e.g. Park Home Park on southern side of Helena Valley Road; and
- There are potential benefits if development does occur e.g. recreation spaces, environmental protection, emergency accesses, footpaths, cycle paths and so on.

There was still an amount of unease about the idea of urban growth in Helena Valley and the impacts it may have, but also recognition that the Strategy's intention is a positive one – to harness and direct growth rather than to avoid it and continue to be reactive to the effects of externally-generated growth pressures.

Data

The graphs and tables below provide summary data on the number and percentage of submissions received within five categories:

- '*Support*' – submission clearly in favour of the Draft Strategy.
- '*Object*' – submission clearly opposed to the Draft Strategy.
- '*No objection/comment*' – submission (usually from a government agency) expressing that it does not wish to make a comment/express opposition to the Draft Strategy.
- '*Mixed*' – submission that could not be distinguished as clearly in favour or opposed to the Draft Strategy and which often contained advice for consideration.
- '*Advice*' – submissions which generally had a neutral stance on the Draft Strategy but put forward recommendations/advice for consideration.



COMMENT

Council considered the planning merits of the Draft Strategy at its 9 August 2016 meeting. There have been no fundamental shifts in planning perspective since that time.

This section reports on matters related to the format and implementation of the Strategy.

Strategy Format

The advertised version of the Draft Strategy was comprised of four parts:

1. Context Plan;
2. Precinct Plan;
3. Precinct Strategies;
4. Explanatory reports:
    a. Council report;
    b. Land use study; and
    c. Traffic and land use study.

Each of these was made available to inform submitters of the latest available land information and data to assist preparation of submissions.

The final version of the Strategy has been compiled into a stand-alone document which:

1. Explains the rationale for growth;
2. Describes the outcomes of public consultation and how the Strategy has been refined as a result;
3. Describes specific growth strategies for precincts within the strategy area;
4. Identifies the steps required for the Strategy's implementation; and
5. Is sufficiently detailed and proportional to the level of certainty regarding growth in the locality under the state's planning framework.

The Strategy is contained in **ATTACHMENT 1**.

Implementation Milestones

Before any amendments to the MRS and LPS4 will be seriously considered, additional investigations are required to ensure that, when/if subdivision does occur; it will result in a coordinated outcome.

An explanation of these milestones is provided in **ATTACHMENT 1**, together with an estimated time and cost factor, under the heading Implementation Milestones.

These will require closer consideration subsequent to the decision of the WAPC regarding the North-East Sub-Regional Structure Plan and future corporate business planning.

As a very rough estimate, all implementation milestones may be completed within five years.

Status of Draft North-East Sub-Regional Planning Framework

At the time of writing, the WAPC has not endorsed the North-East Sub-Regional Structure Plan. While residential infill was considered by the Shire and the WAPC as logical in Helena Valley in 2013, the WAPC's new position in the NESRSP remains unclear. The Strategy has been prepared acknowledging this risk.

Recent officer-level advice from the WAPC is that preparation of the Strategy is useful prior to finalisation of the North-East Sub-Regional Structure Plans.

WAPC endorsement

Although not requiring its endorsement, the WAPC was invited to provide comment on the Strategy. A response has not yet been received.

Name change

Since the Strategy also covers part of Bellevue and is focussed on more than urban expansion, it is recommended that the title "Helena Valley Urban Expansion Strategy" should be changed to "Shire of Mundaring Foothills Growth Strategy".

Updates

During the life of the Strategy, the local and state planning framework will change. Updates will also be required to the Implementation Milestones as work is undertaken. It is intended for the Strategy to be reviewed as these changes occur to ensure currency.

Working Group

An inter-service Shire working group was formed to discuss and refine the contents and implementation of the Strategy.

Pending the outcome of the North-East Sub-Regional Structure Plan and Council's decision, this working group will continue to oversee its implementation.

Publication

Should Council resolve to adopt the Strategy, it will be published in presentation format and made available on the Shire's website and libraries. Letters will be sent to those who made a submission advising them of where to find the Shire's response to their submission and Council's decision.

Conclusion

The Strategy is the Shire's proactive response to population growth pressures and establishes an aspiration for growth as well as detailed, pragmatic strategies and implementation mechanisms, based on a fair balance of planning requirements and principles, public interests and land capabilities.

It is therefore recommended that Council adopt the Shire of Mundaring Foothills Growth Strategy as a document to give high level guidance and coordination to future development in Helena Valley and Bellevue.

VOTING REQUIREMENT

Simple majority

COUNCIL DECISION **RECOMMENDATION**			***C3.07.17***
Moved by:	*Cr Brennan*	*Seconded by:*	*Cr Bertola*

That Council -

1. Renames the Helena Valley Urban Expansion Strategy to “Shire of Mundaring Foothills Growth Strategy” as this best reflects the scope and objective of the Strategy;

2. Considers the Shire of Mundaring Foothills Growth Strategy contained in **ATTACHMENT 1**;

3. Adopts the Shire of Mundaring Foothills Growth Strategy as a framework to manage future growth in Helena Valley and Bellevue; and

4. Following the preparation of a publication standard document, requests the CEO release the document and notify the public and those who made submissions of Council’s decision.

CARRIED 9/2

For: *Cr Martin, Cr Clark, Cr Fisher, Cr Brennan, Cr Fox, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Cr Daw, Cr Perks*

Next Report

ATTACHMENT 1

Item 10.1

78 pages

Shire of Mundaring Foothills Growth Strategy

“Close to town, near to nature”

Shire of Mundaring

July 2017

Updates

Update No.	Purpose	Approved by	Date
1	Endorsement of Shire of Mundaring Foothills Growth Strategy by Council	Council	July 2017

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Glossary

Term/Expression	Definition
Draft Strategy	Draft Helena Valley Urban Expansion Strategy
Greenfield	Rezoning rural land to urban to facilitate residential/commercial development
High Density Residential Development	>R60
Low Density Residential Development	<R30
Medium Density Residential Development	R30-R60
Strategy	The Shire of Mundaring Foothills Growth Strategy
Urban infill	Increasing the residential densities of existing Residential zoned lots

Acronym	Definition
ANEF	Australian Noise Exposure Forecast
DCP	Development Contribution Plan
DPaW	Department of Parks and Wildlife
LNA	Local Natural Area
LPS4	Shire of Mundaring's Local Planning Scheme No. 4
MRS	Metropolitan Region Scheme
POS	Public Open Space
WAPC	Western Australian Planning Commission

Sections

This **Strategy** contains the following sections:

Section	Purpose
Strategy Summary	Summarises what the **Strategy** intends to do, its status and implementation.
Vision	Explains driving ambition behind the **Strategy**.
Strategy Area	Description of the location to which the **Strategy** relates.
Strategy Area Map	Depiction of the **Strategy** area.
Context	Description of development occurring outside of the **Strategy** area.
Context Map	Depiction of development occurring outside of the **Strategy** area.
Background	Description of the technical planning history of the **Strategy** generally and Helena Valley specifically. Explores the related issues of development,

	amenity, bushfire risk and the environment and summarises the changes incorporated into the **Strategy** as a result of consultation.
What You Said & What We Did	Statistics on the feedback received during public consultation, including a series of tables summarising each submission and how the comments have been incorporated into the **Strategy**.
Shire of Mundaring Foothills Growth Strategy	A spatial plan summarising the precinct Strategies.
Shire of Mundaring Foothills Growth Strategy – Precinct Plans	**The core component of the Strategy. A series of 11 maps identifying an individual precinct and the planning strategies related to it.**
Implementation Milestones	A table explaining various tasks which need to be completed before development can occur.
Technical Appendices	Studies/reports which provide the technical basis for the **Strategy**.
References	Other documentation relevant to the **Strategy**.

Strategy Summary

Directions 2031, Draft Perth and Peel @ 3.5 Million and the Draft North-East Sub-Regional Planning Framework make provision for increasing residential densities in proximity to activity centres, public transport nodes and places of employment. Strategically, Bellevue and Helena Valley are ideally located to accommodate sustainable residential infill due to their proximity to Midland. The Draft North-East Sub-Regional Planning Framework also sets out the urban infill dwelling targets for Mundaring:

Local government	Dwelling target	Estimated population
Swan	25,687	56,511
Kalamunda	11,452	25,194
Mundaring	2,765	6,083
Total	**39,904**	**87,788**

The purpose of this **Strategy** is to achieve the dwelling infill targets set by the state planning framework and coordinate growth by balancing land capability and planning requirements with the interests, aspirations and requirements of various stakeholders.

The **Strategy** will inform the Shire when considering rezoning under the **MRS** and local planning scheme, structure plans, subdivision, development applications and operational works.

Actions are required to be undertaken prior to urban expansion occurring which have been set out in the section 'Implementation Milestones.' Once these have been completed, the Shire may then seriously consider rezoning, subdivision and development of properties within the **Strategy** area.

Vision

A strong, unifying vision for future growth in Helena Valley is important to articulate the driving ambition of the **Strategy**.

The common themes that surfaced during the community engagement process are that there is a strong desire to retain the natural environment and rural 'feel'. There is also a desire to optimise the location's proximity to Midland/Perth city. Most importantly, the community expect that when development does occur, it will not be a generic Perth suburb but 'fits into' and responds to the unique characteristics of the area – both in terms of design and impacts.

The following vision statement encapsulates these community aspirations:

"Close to town, near to nature"

Strategy Area

The **Strategy** area comprises approximately 300 hectares of land in Helena Valley and Bellevue bound by Katharine Street and Clayton Road to the north, the Shire of Kalamunda's municipal boundaries to the east, City of Swan's municipal boundaries to the south, Roe Highway to the west and excludes the majority of land already zoned Urban under the **MRS** - with the exception of the land around the Scott Street shops and the existing Park Home Park at 2340 (Lot 104) Helena Valley Road.

A map of the **Strategy** area is provided on page 9.

Predominant land uses include:

- rural lifestyle lots;
- vacant land;
- orchards;
- Park Home Parks; and
- residential properties

Large portions of the study area have been cleared as a result of historical farming. The key remaining environmental feature is the Helena River and associated floodplain/riparian area which bisects the study area into northern and southern halves.

There is a significant amount of **LNA** on the rural properties around Ridge Hill Road and two recognised Bush Forever sites – Helena River (Site No. 215) and Adelaide Crescent Bushland (Site No. 216). Beelu National Park, Greenmount National Park and reserve are located to the east and serve environmental, geo-heritage and recreational functions.

Bushfire hazard levels are moderate around the Helena River and east of Scott Street, extreme where the land rises to form the Darling Ranges and low over the cleared lots backing onto the Helena River.

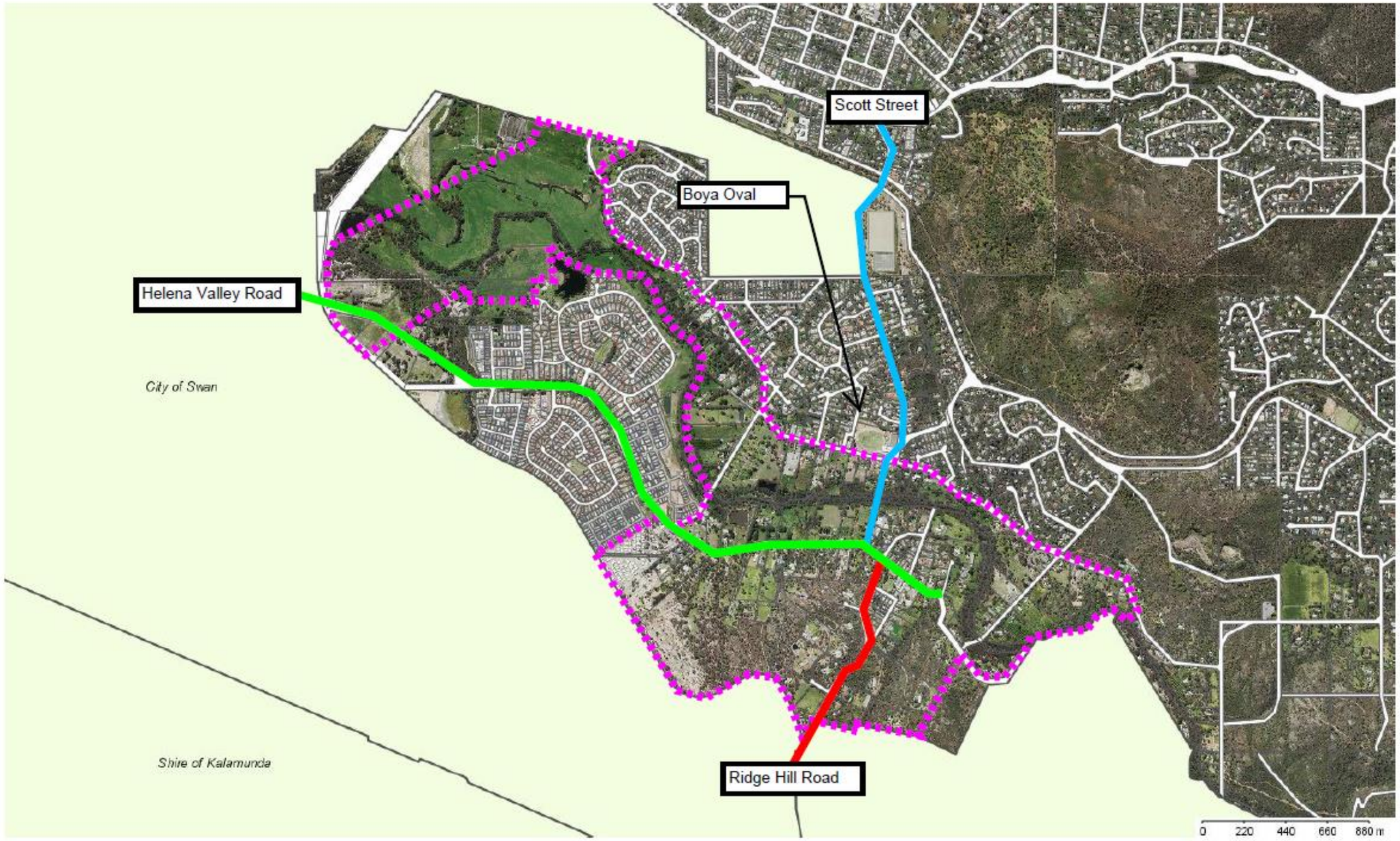
Major transport routes and corresponding Main Roads hierarchy include:

- Roe Highway (Primary Distributor);
- Helena Valley Road (Local Distributor);
- Scott Street/Ridge Hill Road (Regional Distributor); and
- Clayton Road (Distributor B).

Flight paths from Perth Airport's domestic terminal cover properties around the western end of Helena Valley Road and Bellevue. Restrictions are associated with the types of development which can occur within the **ANEF**.

Current and future residents in the location will benefit from the areas close proximity to Midland Strategic Metropolitan Centre / Hazelmere located approximately 1.5 kilometres to the west which offers a wide variety of educational and medical facilities, retail, entertainment and commercial outlets, public transport services, housing options and factories.

Strategy Area Map



Foothills Structure Plan Study Area

SCALE
1:20000

Context

The **Strategy** area sits within a rapidly changing urban context (refer to Context Map on page 12).

Residential development at the former Bushmead Rifle Range (City of Swan's Structure Plan SP17-039) will create approximately 522 residential lots when completed with primary access via Ridge Hill Road and Midland Road, ranging from **Low** to **Medium Density Residential Development**.

The City of Swan's Urban Housing Strategy (and associated Scheme Amendment 92) essentially doubles the subdivision potential of properties in Bellevue and Koongamia.

To the north-west, the Metropolitan Redevelopment Authority intends to progressively implement the Midland Master Plan through the statutory planning framework and similarly, the City of Swan with its Midland Activity Centre Masterplan. Provision is made in these documents for high density, mixed use development and the repositioning of Midland Station and its extension to Bellevue.

Closer to the study area, the **WAPC** resolved to approve Structure Plan 71 for the creation of approximately 60 residential lots and is yet to determine Amendment No. 6 to Local Planning Scheme No. 4 and Structure Plan 74 which, if approved, could result in the creation of approximately 350 residential lots. A section of Bellevue has been identified in the **LPS** for investigation into urban infill in the longer term.

This **Strategy** intends to influence growth pressures experienced by both Helena Valley and Bellevue in a way which is coordinated, representative of the community and sustainable.

Context Map

- HVUES Study Area
- Major transport corridors
- Future residential infill investigation
- Boya Hub development
- Existing Parks and Recreation Reserve

1. Midland Train Station relocation (moving from 1)
2. St John of God Midland Public and Private Hospitals
3. Future Bellevue Train Station (indicative)
4. Structure Plan SP17-039 - Medium density residential (City of Swan)
5. Structure Plan 71 - Medium density residential
6. Structure Plan 74 - Medium density residential
7. Structure Plan SP17-042 - Medium / high density residential (City of Swan)
8. Hazelmere Enterprise Area District Structure Plan (City of Swan)
9. Midland Activity Centre Structure Plan (City of Swan)
   - Up to 12 Storeys
   - Up to 10 Storeys
   - Up to 6 Storeys
   - Up to 4 Storeys
10. Midland Master Plan - High density residential (Metropolitan Redevelopment Authority)
11. Roe Highway to be upgraded to a freeway standard
12. Great Eastern Highway to be upgraded to High Priority Public Transport Corridor
13. Midvale industrial area
14. Medium / high density residential
15. Regis Cypress Gardens Hospital Upgrade
16. Urban Housing Strategy - Medium density residential (City of Swan)
17. 147 unit development (City of Swan)

Shire of MUNDARING

DRAFT HELENA VALLEY URBAN EXPANSION STRATEGY

CONTEXT PLAN

Scale 1 : 7500 @ A3 0 50 250m

Background

Helena Valley

There is archaeological record of Aboriginal habitation around the Helena River some 29,000 years before the present (reference: Department of Aboriginal Affairs).

European exploration and settlement of Helena Valley commenced circa 1829 with commercial brickmaking and subdivision flourishing around the 1920s.

In 1963, based on the earlier Stephenson-Hepburn Plan (1955) for the Metropolitan Region, the **WAPC** released the first gazetted version of the **MRS** which identified the **Strategy** area as a Rural zone (refer to Figure 1).

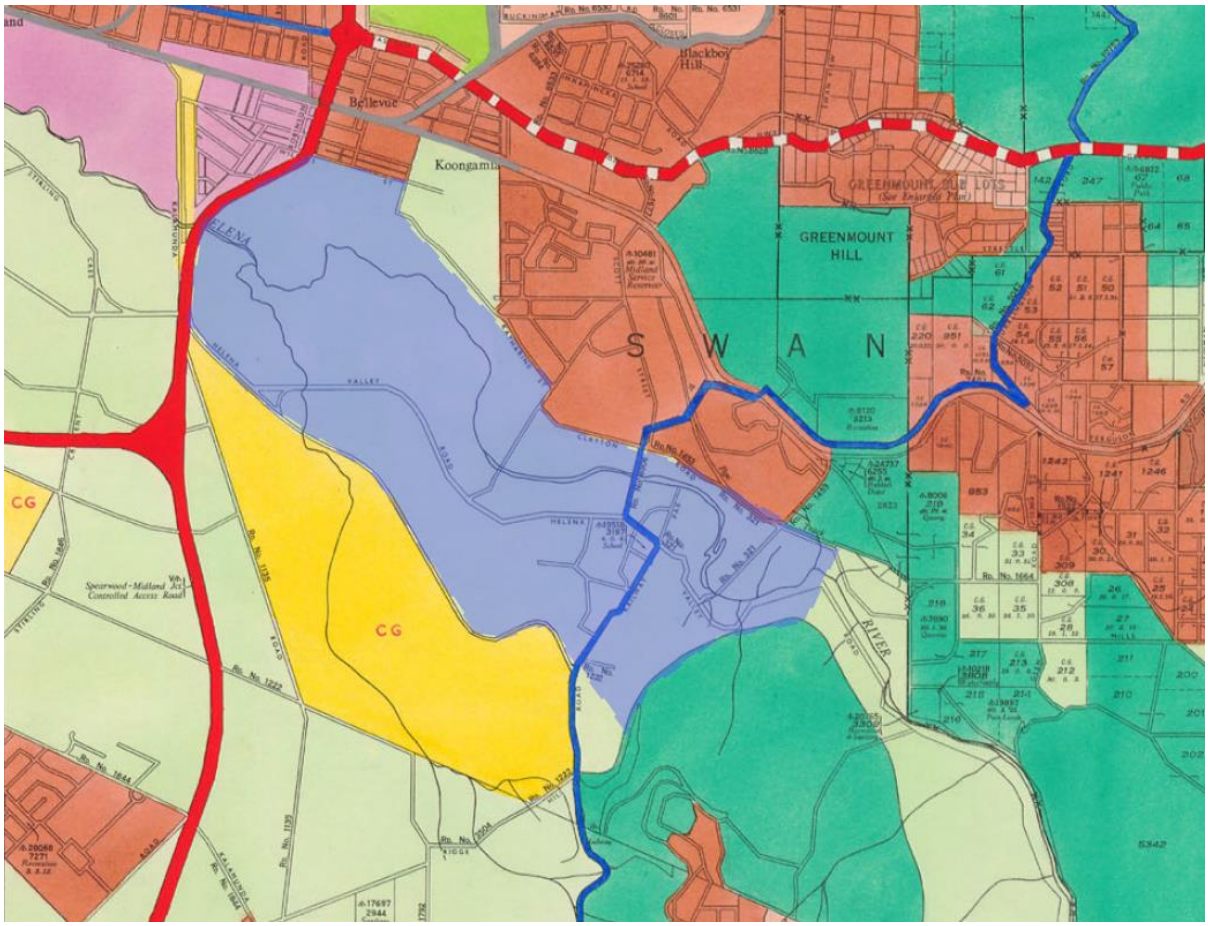


Figure 1 – 1963 **MRS** (approximate **Strategy** area shaded blue)

In the 1970s, the **WAPC's** Corridor Plan was released which did not identify urban growth within the **Strategy** area.

When Council adopted Town Planning Scheme No. 1 in 1973, residential/educational zones of Helena Valley were confined to two cells – what is now the area bound by:

- Ridge Hill Road, Maguire Road and Helena Valley Road; and
- Helena Valley Road, the Crescent and Scott Street.

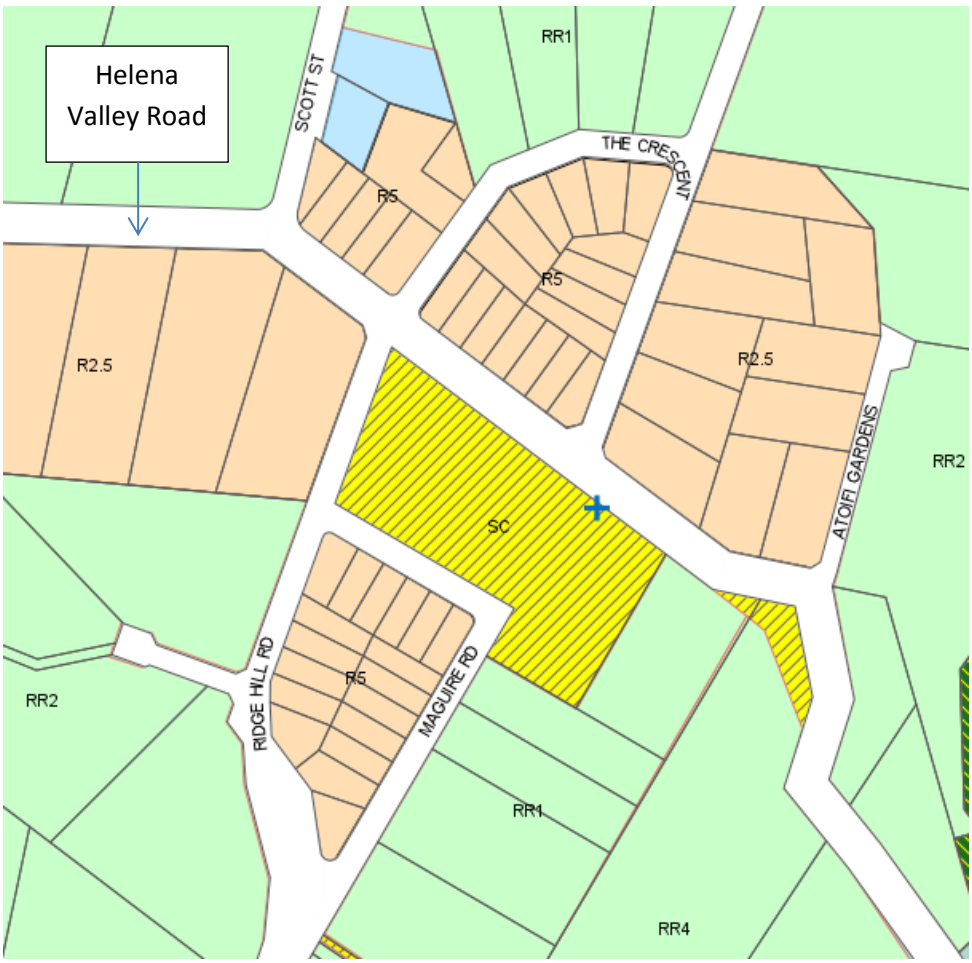


Figure 2 – location of Ridge Hill Road, Maguire Road, The Crescent, Scott Street and Helena Valley Road.

In 1978, the **WAPC** (then Metropolitan Region Planning Authority) prepared a regional study titled 'Perth's Eastern Corridor' which was the basis of the Helena Valley / Boya Structure Plan prepared in 1982.

This study subsequently informed the 1984 "MRPA (**WAPC**) Policy 7: Eastern Corridor" and set out a Preferred Strategy for growth in the Eastern Corridor.

After the release of the Eastern Corridor Major Roads Study in 1988, a review of the Corridor Plan and **MRS** was undertaken which incorporated strategies for urban expansion, locations of employment and activity centres, a metropolitan park system and a strategy for rural non-urban areas.

The only part of the Shire designated "proposed Future Urban" was a small section of Helena Valley now forming the residential areas around Lakeside Drive and Riverdale Road/Torquata Boulevard (orange section in Figure 3).

The **WAPC's** Foothills Structure Plan (1992) made provision for future urban growth in Helena Valley between the existing Urban zones under the **MRS** and "Landscape Protection" areas – refer to Figure 3.

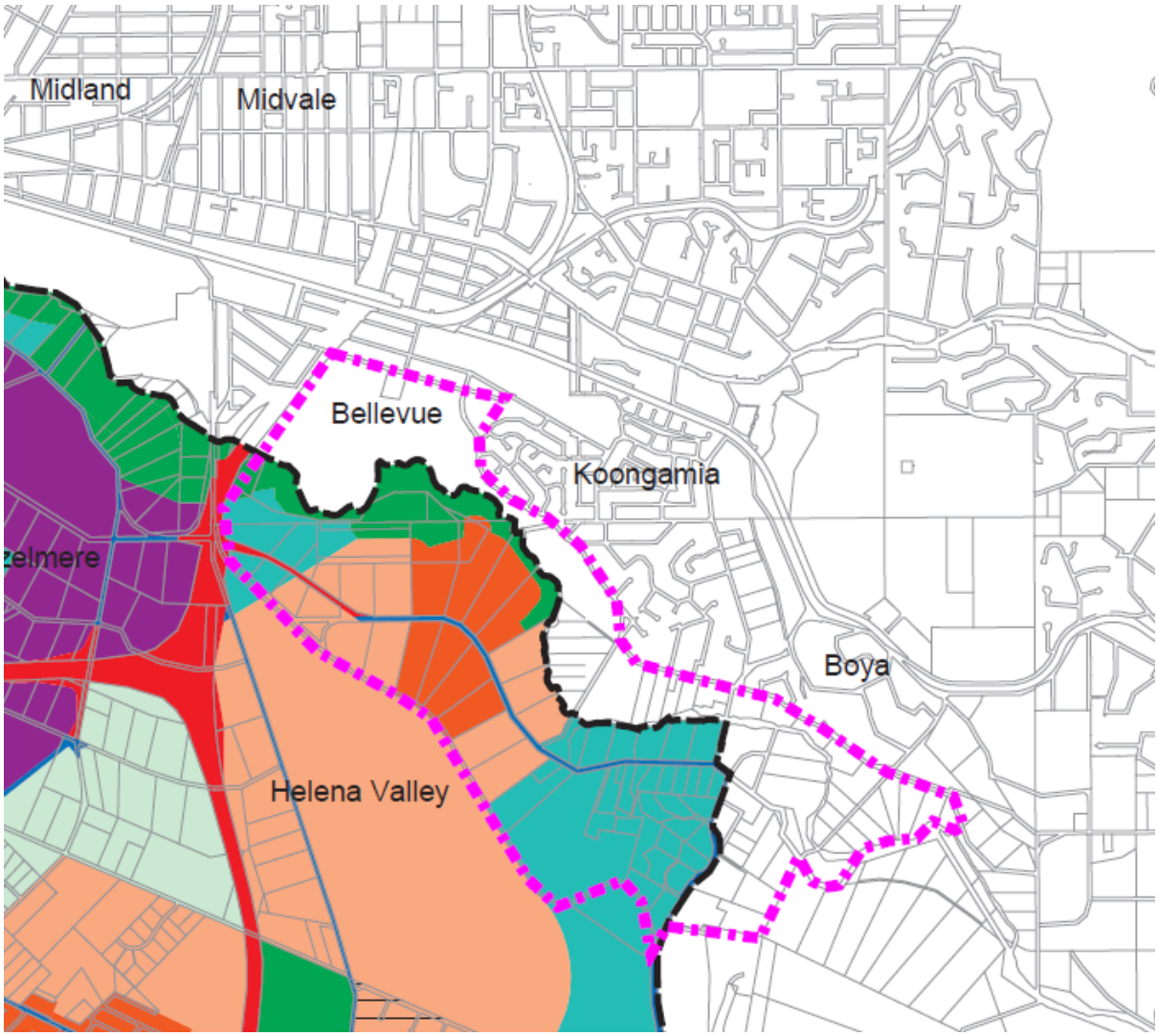


Figure 3 – 1992 Foothills Structure Plan (Urban zone coloured orange, Future Urban location coloured beige, Landscape Protection location coloured blue and approximate **Strategy** area outlined in pink).

This was followed by the 1994 North-East Corridor Structure Plan which did not identify any Future Urban locations with the majority being identified for "Escarpment Landscape Protection" – as per Figure 4.

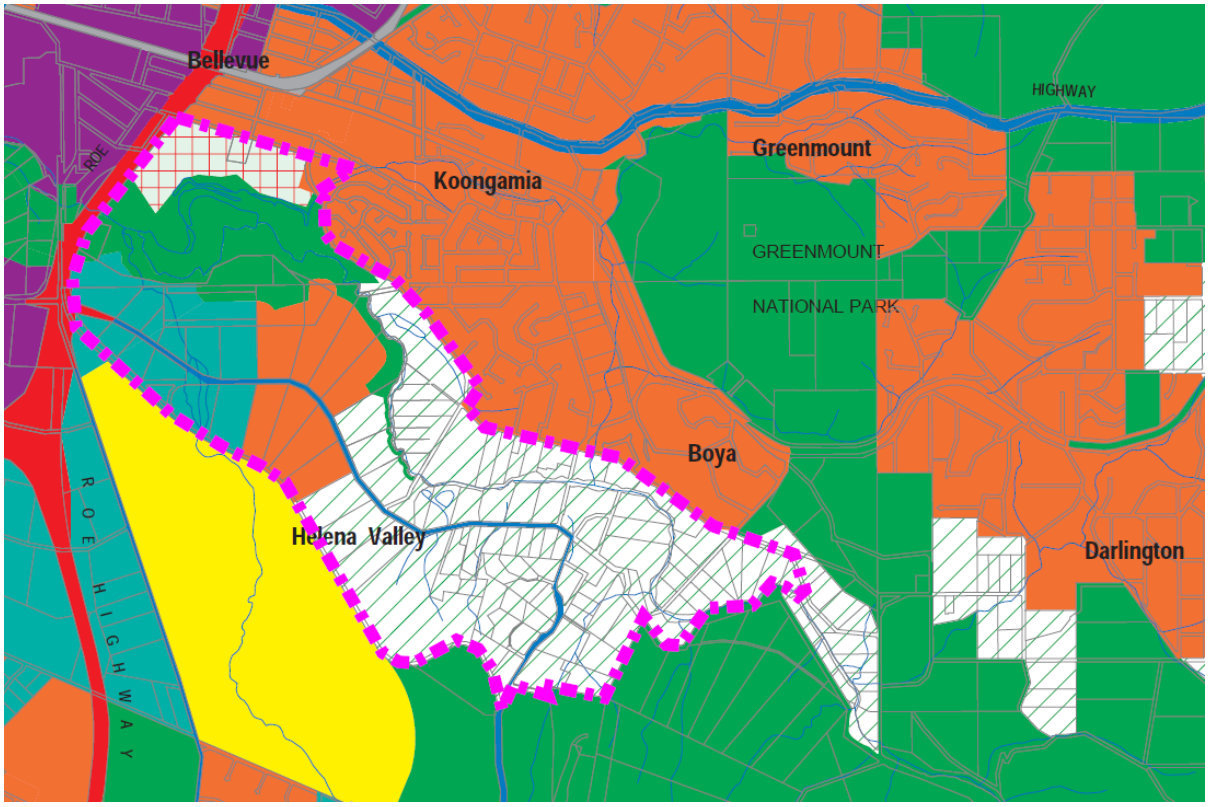


Figure 4 – 1994 North-East Corridor Structure Plan. Approximate **Strategy** area outlined in pink.

In 1994, the Shire's Town Planning Scheme No. 3 was gazetted which showed zones confirming to the 1994 North-East Corridor Structure Plan. Since gazettal, the **MRS** has progressively been amended to align more to the 1992 Foothills Structure Plan, as shown in Figure 5.

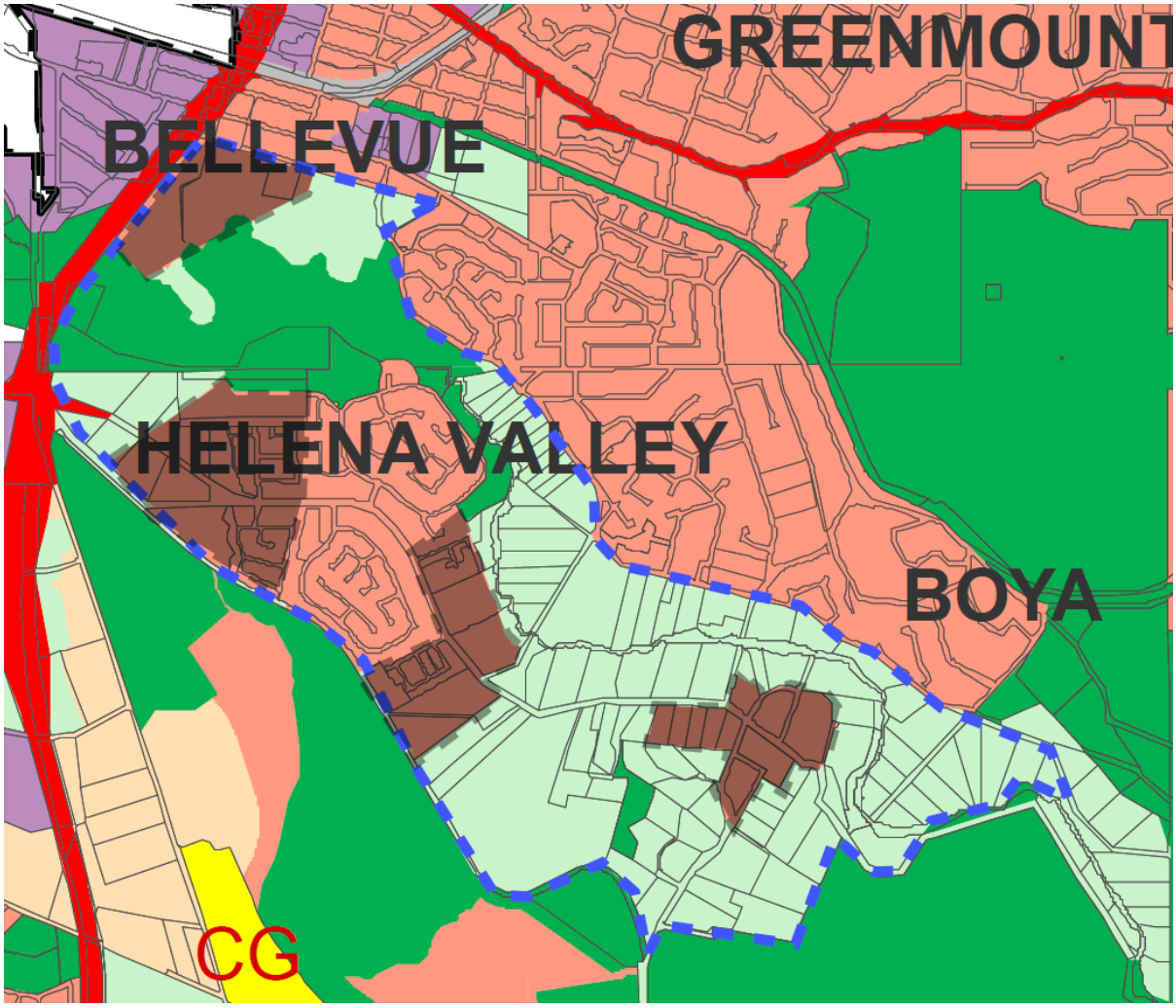


Figure 5 – Current **MRS**. Approximate **Strategy** area outlined in blue. **MRS** Urban zones expanded subsequent to 1994 North-East Corridor Structure Plan shown darkened.

The MRS amendments shown darkened in **Figure 4** are:

MRS Amendment Number	Title	Gazettal date
924/33A	(No title)	8 December 1993
1044/33	Addition to Urban Zoning in Helena Valley	4 March 2004
1053/33A	Eastern Districts Omnibus No. 6	8 June 2004
1160/41	Helena Valley Precinct	17 November 2009
1228/41	Bellevue Urban Precinct	15 May 2015

Historical development in Helena Valley has been incremental and guided by a series of state and local strategies which identify the unique landscape and environment as a defining feature. The **Strategy** maintains the central importance of the environment and links a comprehensive plan of urban growth to the protection and improvement of the natural environment.

Local Planning Strategy

In 2013, the **WAPC** adopted the Shire's Local Planning Strategy. The Local Planning Strategy was prepared to provide the rationale for **LPS4** (gazetted in 2014) which replaces Town Planning Scheme No. 3.

The purpose of the Local Planning Strategy is to:

> *…set out the long term planning directions for the Shire and to guide land use planning within the Shire over the next ten to fifteen years.* (p.1)

In specific reference to Helena Valley, the Local Planning Strategy states:

> *Investigate the potential for closer subdivision, either residential or special residential (which would also require amendment of the MRS) or smaller-lot rural residential for land north and south of Helena Valley Road, between the two existing areas of MRS Urban zoned land, but having strong regard for landscape protection, floodplain management and protection of watercourses traversing the area.* (p. 421)

And

> *Land between the area rezoned to Urban in MRS Amendment 1160/41 and the smaller residential area to the east, around the intersection of Helena Valley and Ridge Hills Roads, is identified in the Foothills Structure Plan as Landscape Protection, effectively a rural buffer which may include rural residential subdivision and use... However, it is now appropriate to review this position, in light of the now recognised need to promote a more compact form of urban development at the metropolitan level. Parts of this landscape buffer may be able to accommodate more development (residential or rural residential), while still retaining some buffer to protect landscape and environmental values.*

The **Strategy** has been prepared pursuant to this objective.

Bellevue

There is a strategy within the Local Planning Strategy related specifically to urban infill in Bellevue:

> *In the longer term, consider the possibility of increasing residential densities throughout the area of Helena Valley north of Clayton Road and Katharine Street, subject to the extension of infill sewerage and addressing environmental constraints*

This area has been excluded from the **Strategy** for the following reasons:

1. It is identified as a longer term strategy by the Local Planning Strategy; and
2. **Urban infill** is a far more complex and detailed than **greenfield** development, primarily due to:

- Increasing the capacity of existing utilities;
- Sequencing of development where there are multiple landowners; and
- The preparation of a plan which equitably distributes costs and development potential.

An area of Bellevue/Helena Valley not identified in the Local Planning Strategy (Precinct 11) has been included in the **Strategy** area. Development in this location was formerly constrained by the **ANEF** which has since contracted, enabling development to be considered (see Figure 6).

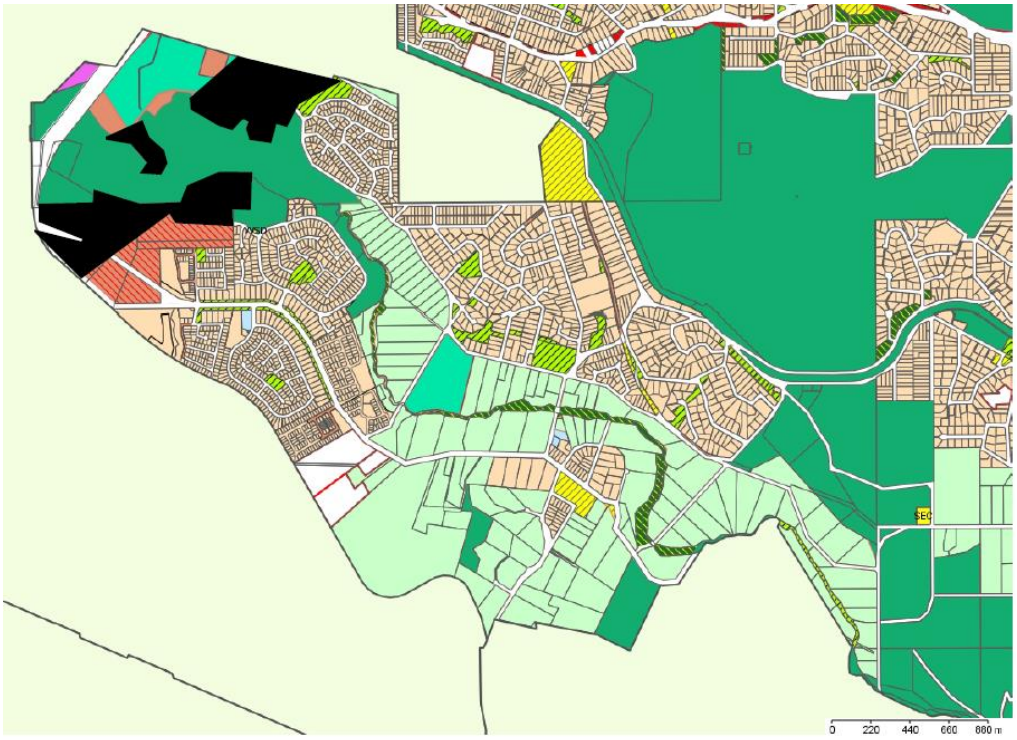


Figure 6 – Precinct 11 highlighted in black.

Draft North-East Sub-Regional Planning Framework

In 2015, the **WAPC** released the Draft North-East Sub-Regional Planning Framework for public comment.

The purpose of the Draft North-East Sub-Regional Planning Framework is to:

> *…be used by local governments to inform local planning strategies and schemes governing land uses and by the State Government and service providers to assist in the timely and efficient provision of infrastructure and services.*

The main challenge being addressed by the Draft North-East Sub-Regional Planning Frameworks is put in the following terms:

> *The frameworks build upon the principles of Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon and are key instruments for achieving a more consolidated urban form that will reduce dependence on new urban greenfield developments to accommodate the anticipated population growth by increasing residential density and urban infill development targets.*
>
> *The frameworks have been prepared utilising economic modelling based on the overall urban growth scenario for a city of 3.5 million. The frameworks will be finalised as sub-regional structure plans…*

For background, the Stephenson-Hepburn Plan 1955 and the Corridor Plan were precursors to Directions 2031 with effectively the same intent of providing a strategic growth plan for Perth.

The "consolidated urban form" is based on a general benchmark of all new residential developments achieving a density of Residential R30 (average of 300m^2 per lot).

Importantly, the plan forming the basis of the Draft North-East Sub-Regional Planning Framework does not identify the **Strategy** area for urban expansion/investigation i.e. it is inconsistent with the Local Planning Strategy.

The Shire made a submission to the **WAPC** to amend the Draft North-East Sub-Regional Planning Framework to include the **Strategy** study area for urban expansion/investigation, consistent with the Local Planning Strategy.

The Draft North-East Sub-Regional Planning Frameworks have not, at the time of writing, been finalised by the **WAPC** as structure plans.

Therefore, the Shire has taken a precautionary approach in preparing this **Strategy** by recognising that there are dual risks associated with over-planning for growth where growth is not a certainty and being under-prepared for growth should it be allowed.

The **Strategy** is considered a prudent, precautionary step forward within the uncertainties of the broader planning context.

Transport @ 3.5 Million

Transport @ 3.5 Million is the State Government's long-term plan for transport infrastructure prepared by an inter-government Steering Committee comprising senior executives from:

- Department of Transport;
- **WAPC**;
- Department of Planning;
- Main Roads WA;
- Public Transport Authority; and
- Department of Premier and Cabinet.

Of relevance to the **Strategy** area is a plan to extend the Midland passenger rail line to Bellevue when Perth's population reaches 2.7 million and upgrading the Roe Highway to a freeway standard.

Both of these changes have implications for land use, design and density in the **Strategy** area. Higher residential densities with a mixture of commercial and retail development are encouraged around train stations. Since the Strategy area is located approximately 500 metres to the south-east of the future Bellevue train station, this area has been identified as one where higher density development should be considered.

Current situation

This history of piecemeal rezoning and subsequent subdivision/development has created issues in the locality, including: disconnected urban cells, inconsistent decision-making regarding urban design and environmental protection, traffic congestion and lack of community engagement.

However, there are also elements in the locality which are highly desirable: proximity to Perth and Midland, availability of services and infrastructure, natural bushland and trees and the bucolic scenery and lifestyle.

The **Strategy** directly addresses negative legacy issues and builds upon positive aspects to ensure that growth is consistent, co-ordinated, representative of the public's common interests and is commensurate with local identity.

The Shire's current view with regards to development is consistent with that set out in the Town Planning Scheme No. 3 Scheme Report:

> *The foothills component in the Shire is in a strategic location and provides a central focus to both the coastal plain and the hills. In view of this, the interface between development in these two areas should be complementary and sensitive to the local environment.*

Investigations

Planning for district-level growth is highly complex as there are many interrelated questions and factors to consider, for example:

Should development be allowed?

If land is capable of being developed, at what residential density should this be?

What will be the resulting pressure put on road networks, public facilities, utilities and shops if growth occurs?

What technical studies are needed to test assumptions, demonstrate impacts and justify suitable management methods?

Will residential densities be suitable to extend basic utilities from current locations and what is the relationship between density and environmental sustainability in the long-term?

What environmental protection measures exist and when/how are these best implemented?

*How can the diverse views of the community (specific and general) be balanced with each other, with technical land development requirements and then meaningfully used to inform and refine the **Strategy**?*

*What changes are proposed to local/metropolitan planning and other government requirements, when will these occur, how are they likely to affect the **Strategy** and how can these be incorporated?*

Below is a timeline of investigations undertaken to inform the **Strategy**. The Implementation Milestones of the **Strategy** recommends that some of these studies be updated and others prepared prior to rezoning/development.

Year	Study
2012	Preliminary issues scoping
2013	Land Use Study commissioned – refer to Appendix 1
2014	Studies deferred as part of local government reform
2015	Traffic and Land Use Study commissioned – refer to Appendix 2 Landowner workshops held for each Precinct
2016	Council resolves to adopt **Draft Strategy** – Refer to Appendix 3
2016/2017	**Draft Strategy** advertised for public comment
2017	Foreshore Vision Plan prepared

Figure 7 – Summary of work used to inform the **Strategy**

Precincts

The **Strategy** area has been divided into 11 separate precinct areas, each with their own set of strategies.

The precinct areas were selected based on common factors affecting the properties. A brief description of each precinct and the common factors is provided in the table below:

Precinct	Factors
1	A significant proportion of the properties are affected by the floodplain of the Helena River
2	The properties have frontage to Samson Street and Samson Place. The rear of the properties are affected by the floodplain of the Helena River and some are used for agricultural/rural pursuits. Lots tend to be long and narrow which require coordination should development occur.
3	Properties have frontage to Clayton Road and back steeply onto the Helena River. Lots tend to be long and narrow which require coordination as development occurs. Clayton Farm is incorporated into the precinct to ensure that heritage places are recognised, protected and improved as development occurs.
4	Properties have frontage to Helena Valley Road and back onto the Helena River. There is a desire to ensure that the form of development in this location is to a high standard and appropriately interfaces with Helena Valley Road.
5	Location identified as an appropriate and logical expansion of an existing Park Home Park.
6	A single, large property for which the Local Planning Strategy makes specific provision. The site contains two watercourses, a Bush Forever site and cleared land in the south-west of the lot with close proximity and opportunity to integrate with residential development on Lot 911 Midland Road, Hazelmere.
7	A grouping of properties of diverse sizes and configurations, without significant vegetation cover which front Helena Valley Road and abut Bush Forever sites. A Western Power easement also transects the properties. Scope exists for a coordinated design response to these factors.
8	Rural properties, a large proportion of which are covered by Protection category Local Natural Area, associated 'Extreme' Bushfire Hazard level on moderate to steeply sloping topography.
9	A precinct with an existing residential/commercial 'core' with fringing rural properties largely cleared of vegetation and abutting the Helena River. Being at the junction of Helena Valley Road, Scott Street and Clayton Road (all Important Local Roads) and containing existing residential properties/civic/educational uses lends the location to more detailed precinct planning with the possibility of creating a village.
10	A collection of rural zoned properties abutting the Helena River, some being used for orchards. A large proportion of properties in the western section of the precinct are covered by floodplain with Protection

	category Local Natural Area affecting the eastern section of the precinct.
11	A rural zoned area of the Shire formerly entirely covered by the 25-30 **ANEF**. The Local Planning Strategy makes specific provision for this location: *Investigate potential rezoning of land north and south of Helena Valley Road and within the ANEF 25 contour from Rural to Urban under the MRS, to accommodate service commercial and light industry uses suitable for a mixed business precinct that are consistent with State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport and to provide development which is of a high quality design to provide an attractive entrance to Helena Valley* Interface with Helena Valley Road and the Parks and Recreation Reserve around the Helena River and integration with planned residential development are common factors.

Each precinct strategy includes:

- A map of the precinct in relation to the wider Bellevue/Helena Valley area;
- A description of the **MRS** and **LPS4** zones and approximate area of the precinct;
- A list of known factors affecting the land. Investigations undertaken at more detailed levels of planning are likely to uncover factors not listed;
- The strategies related to the precinct relating to matters such as: design objectives, study requirements and protection of certain environmental features, land uses and heritage elements. These have been drawn from and intend to reinforce and reflect planning objectives and stakeholder aspirations, a summary of which is provided in Appendix 1.

Workshops

In August and September 2015, workshops were held with landowners within the **Strategy** area. The purpose of these focus group sessions was to more deeply understand the aspirations of different property owners within the **Strategy** area and what they liked about Helena Valley and what could be improved.

Feedback from the workshops was important for a number of reasons. It allowed the Shire to understand what aspects of amenity are important to people living in Helena Valley, what appetite there is for landowners to develop their properties and where gaps exist in terms of shops, facilities, services, urban design, infrastructure networks, environmental assets and its management.

Common interests included the protection of significant environmental features, management of traffic, protection of rural lifestyle and ensuring that urban design and development is of a high quality and fits within the current setting. There were different development intentions with some landowners keen to develop their properties and others passionate that no further development should occur.

Matters raised helped define the scope of the Strategy and, in some cases, were directly implemented as precinct strategies. As with most planning strategies, landowner aspirations were reconciled with planning requirements in the **Draft Strategy** before it was publicly advertised.

Information and invitations to comment on the **Draft Strategy** was also made available in the Shire's kiosk at the Darlington Arts Festival.

Main Changes

The following changes have been incorporated into the **Strategy** following public consultation:

1. Compilation of the **Strategy** into a stand-alone document.

2. Inclusion of a vision statement: “Close to town, near to nature.”

3. Inclusion of Implementation Milestones to identify steps involved prior to considering **MRS**/local planning scheme amendment requests.

4. Replacement of specific R-Codes in strategies with density ‘bands’ to provide for greater flexibility and responsiveness in design – expressed in the following terms:
    - **Low Density Residential Development**
    - **Medium Density Residential Development**
    - **High Density Residential Development**

5. Minor reconfiguration of some of the Precincts shown in the **Draft Strategy**

6. Inclusion of a Helena Valley Foreshore Vision Plan to better illustrate the possibilities for public open space, including the recognition for ongoing development of this concept with the community.

7. The expectation that a Helena River Reserve Development and Management Strategy be prepared for the collaborative management of the Helena River foreshore reserve.

~~8.~~

~~9.~~8. Requirement to discuss water management at different planning stages.

~~10.~~9. Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared.

~~11.~~10. Development contributions position paper to be prepared.

~~12.~~11. Additional strategies have been included to better protect and enhance the landscape and vegetation characteristics along Helena Valley Road

What You Said & What We Did

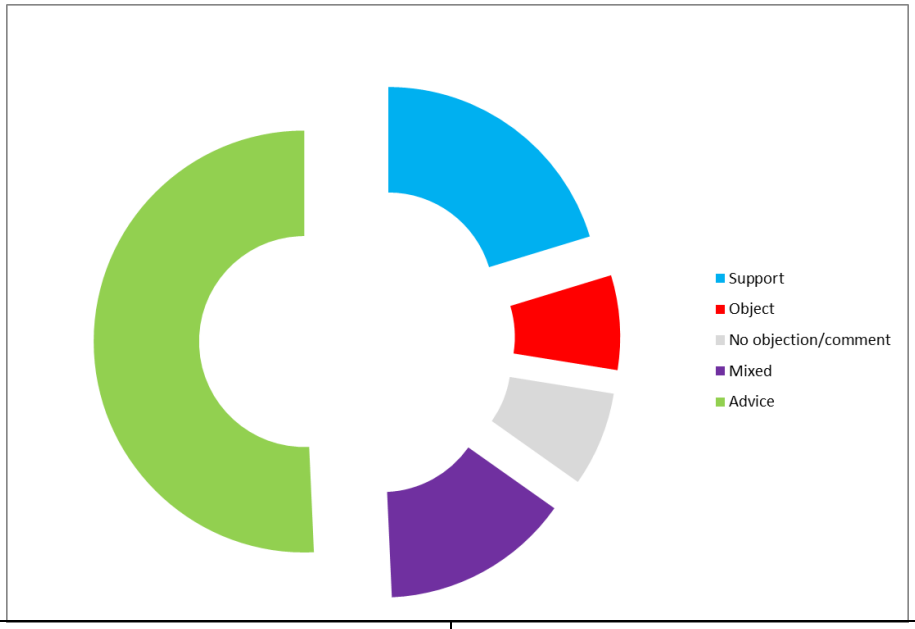
69 submissions were made on the **Draft Strategy**.

Appendix 1 demonstrates how feedback received during the advertising period has meaningfully shaped the contents of the **Strategy** so that the public and Council may be assured that future decision-making in accordance with it represents a cross-section of views and brings a level of community ownership of the **Strategy**, its implementation and outcomes.

In most instances, recommendations were able to be accommodated. There were some recommendations which could not be supported as they would serve to undermine the wider public interest and/or the tenet of 'orderly and proper planning'.

35 submissions contained advice which indicates community engagement and participation was successful.

Of the 5 submissions which objected to the strategy, 4 resulted in refinements being made to the **Strategy**, the other objection was responded to with advice.



Total	**69**
Support	14
Object	5
No objection/comment	5
Mixed	10
Advice	35

Helena Valley Estate Ratepayers' Association meeting

Shire officers met with Councillors and residents at the Helena Valley Estate Ratepayers' Association meeting on 6 February 2017.

Opposition was expressed regarding:

- Lack of recreation spaces;
- Lack of schools; and
- Loss of amenity and vegetation brought about by road upgrades, a growing population and residential development.

Officers conveyed that it was the explicit intention of the **Draft Strategy** and the final **Strategy** to deliver a vision for the locality which includes:

- Public parkland around the Helena River for environmental protection and passive recreation (e.g. walking and cycling);
- Active recreation space (e.g. for organised sports such as football and cricket) in proximity to 500 (Lot 799) Katharine Street, Bellevue;
- Appropriately located and designed residential development at a density suitable to accommodate a growing population;
- A requirement for a school/s depending on advice from the Department of Education;
- A high quality of urban design which incorporates tree protection, verge trees amongst medium/high density development;
- Land which is not proposed for further rezoning/minimal subdivision potential to preserve existing amenity and respond environmental factors; and
- Infrastructure upgrades and the provision of facilities e.g. shops, district recreation grounds

It was also expressed that the impacts of a growing population (e.g. more traffic) would be felt whether or not urban development occurs in Helena Valley as a result of development outside of the district e.g. Koongamia, Hazelmere, Midland and parts of Bellevue. Additionally, that the **Strategy** is intended as a proactive step required to respond to this change in a coordinated, representative and sustainable way.

The sentiment at the conclusion of the meeting differed somewhat from that at the beginning. In particular, the general view was that:

- Population growth is inevitable and should be managed;
- The **Draft Strategy/Strategy** is a useful management tool;
- There is a strong desire to keep Helena Valley 'green' i.e. trees retained and plenty of street trees in new subdivisions;
- There is a strong desire to avoid the mistakes of the past e.g. small lots in disconnected urban cells with no trees retained/planted;
- There is uncertainty about what constitutes 'high', 'medium' and 'low' density development;
- There is recognition that density development is not necessarily opposed if it is done well e.g. Park Home Park on southern side of Helena Valley Road; and

- There are potential benefits if development does occur e.g. recreation spaces, environmental protection, emergency accesses, footpaths, cycle paths and so on.

There was still an amount of unease about the idea of urban growth in Helena Valley and the impacts it may have, but also recognition that the **Strategy's** intention is a positive one – to harness and direct growth rather than to avoid it and be subject to the effects of externally-generated growth pressures.

The challenge

Development, amenity (local identity), bushfire risk and the environment are interrelated issues, with often opposing objectives, which intersect in Helena Valley/Bellevue.

Historically, development involved wholesale destruction of the natural environment and with it, biodiversity and a sense of place. Modern planning practise, however, recognises that development can and should enhance the environment and deliver forms of development which are visually interesting and suit the environment in which it sits.

It is this latter perspective that the **Strategy** embraces.

The **Strategy** recognises that development adjoining the Helena River could deliver ongoing protection and management of the foreshore in perpetuity which is important for environmental, social and economic health.

The **Strategy** also recognises that Perth's population is growing and this growth needs to be managed proactively rather than reacted to on an *ad hoc* basis. The **Strategy** recommends appropriate zoning and precinct planning to deliver urban forms – both residential and commercial - which are unique and interesting rather than generic.

The **Strategy** recognises the environment and its natural processes are to be respected. Bushfire risk is a well-known factor of the Australian environment.

By directing growth to areas that are less bushfire prone and making provision for the further study of this factor in planning and development, it simultaneously protects the environment, mitigates bushfire risk (i.e. bushfire prone areas contain dense vegetation and generally high biodiversity) and aims to improve current bushfire safety levels.

The **Strategy** aims to deliver a framework which results in environmentally responsive development, high quality urban design, appropriate spaces for conservation and recreation and ongoing management of traffic, development sequencing and public places.

The Foreshore Vision Plan in Appendix 6 demonstrates how urban expansion could lead to the creation of reserve around the Helena River and be developed to simultaneously cater for recreational needs and deliver environmental benefits.

Also acknowledged is that the effects of growth will be felt whether or not urban expansion occurs as a result of development outside of the district. It is therefore imperative that this growth is proactively managed.

PRECINCT 1

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 2

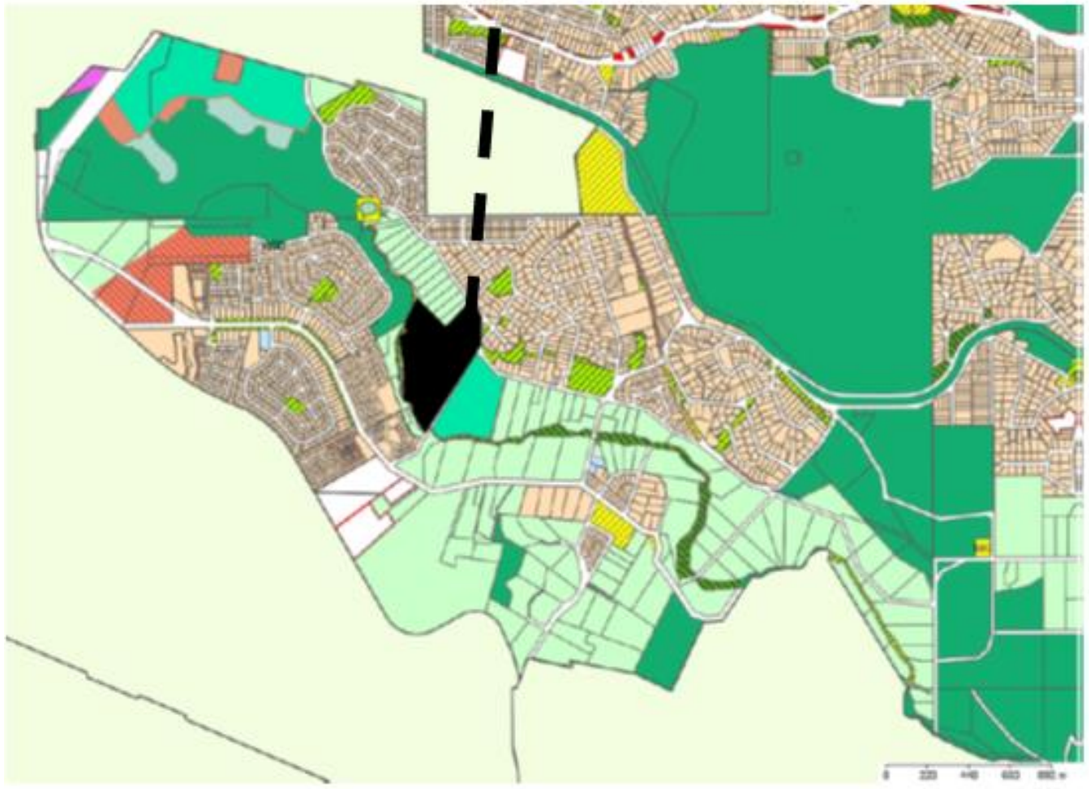
Approximate area: 14 hectares

Factors affecting land:

- Watercourses
- Aircraft noise
- Regional Ecological Linkage
- Local Natural Area
- Moderate Bushfire Risk
- Flood Prone Area
- Heritage

Strategy:

To protect rural amenity, the environment and in response to the presence of Flood Prone Area, retain Rural zone under the Metropolitan Region Scheme and do not support rezoning for closer subdivision under **LPS4**.



PRECINCT 2

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 2

Approximate area: 17 hectares

Factors affecting land:

- Aircraft noise
- Regional Ecological Linkage
- Other Natural Areas - Protected
- Moderate Bushfire Risk
- Flood Prone Area
- Heritage

Strategy:

Investigate rezoning to Urban under the Metropolitan Region Scheme and **Low to Medium Density Residential Development** under Local Planning Scheme No. 4 subject to the following – demonstration:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;
- That bushfire risk can be suitably addressed;
- That heritage features can be suitably protected; and
- That existing agricultural land uses will not be detrimentally affected by subdivision/development.

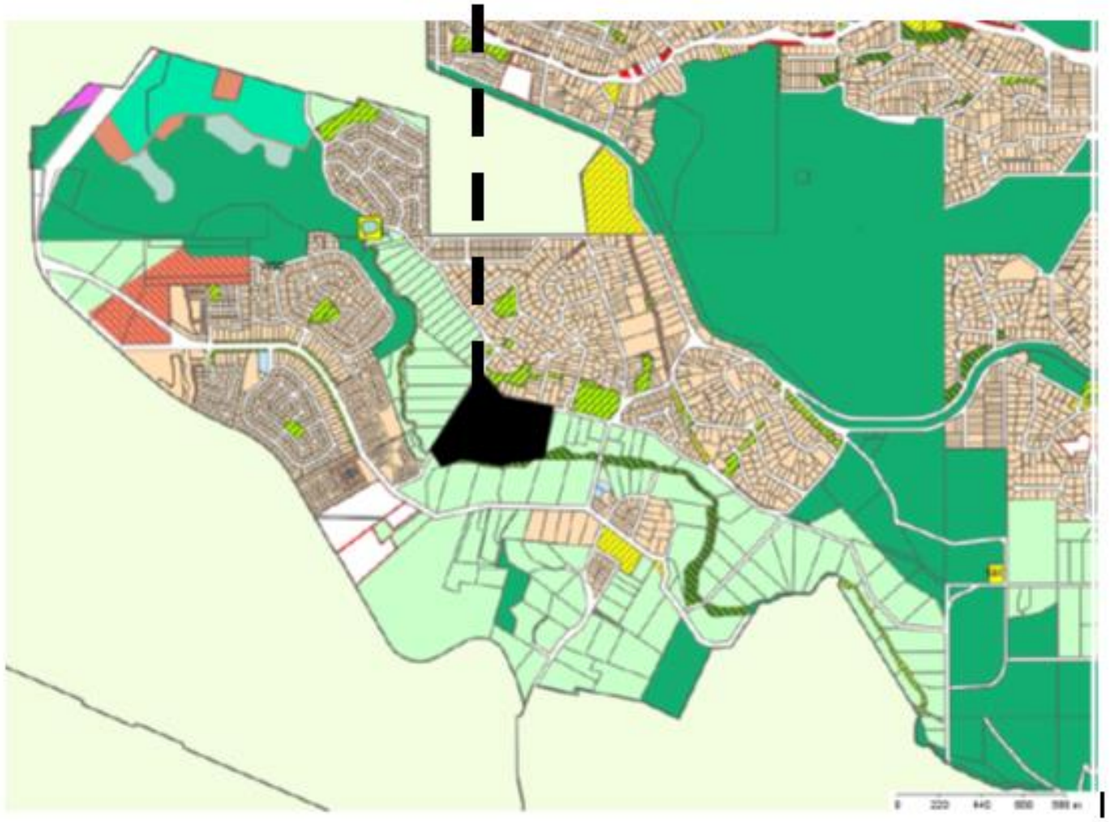
Subdivision design and development should:

- Result in the ceding of land along the Helena River as reserve;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Retain existing trees and incorporate verge trees;
- Consider on-street parking;
- Limit alteration to the natural topography;
- In relation to residences, front Samson Street and Samson Place;
- Protect existing agricultural land uses from detrimental impacts;
- Provide passive surveillance onto streets and reserves;
- Consider augmenting Public Open Space with foreshore reserve;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Comply with an adopted Helena River Reserve Development and Management Strategy;
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

A. These strategies apply in addition to standard planning requirements.

B. The Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.



PRECINCT 3

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 2
Rural Smallholdings 10

Approximate area: 19.5 hectares

Factors affecting land:

- Regional Ecological Linkage
- Other Natural Area - Protected
- Moderate Bushfire Risk
- Flood Prone Area
- Heritage

Strategy:

Investigate rezoning to Urban under the Metropolitan Region Scheme and **Medium Density Residential Development** under Local Planning Scheme No. 4 subject to the following – demonstration:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;
- That bushfire risk can be suitably addressed; and
- That heritage features can be suitably protected.

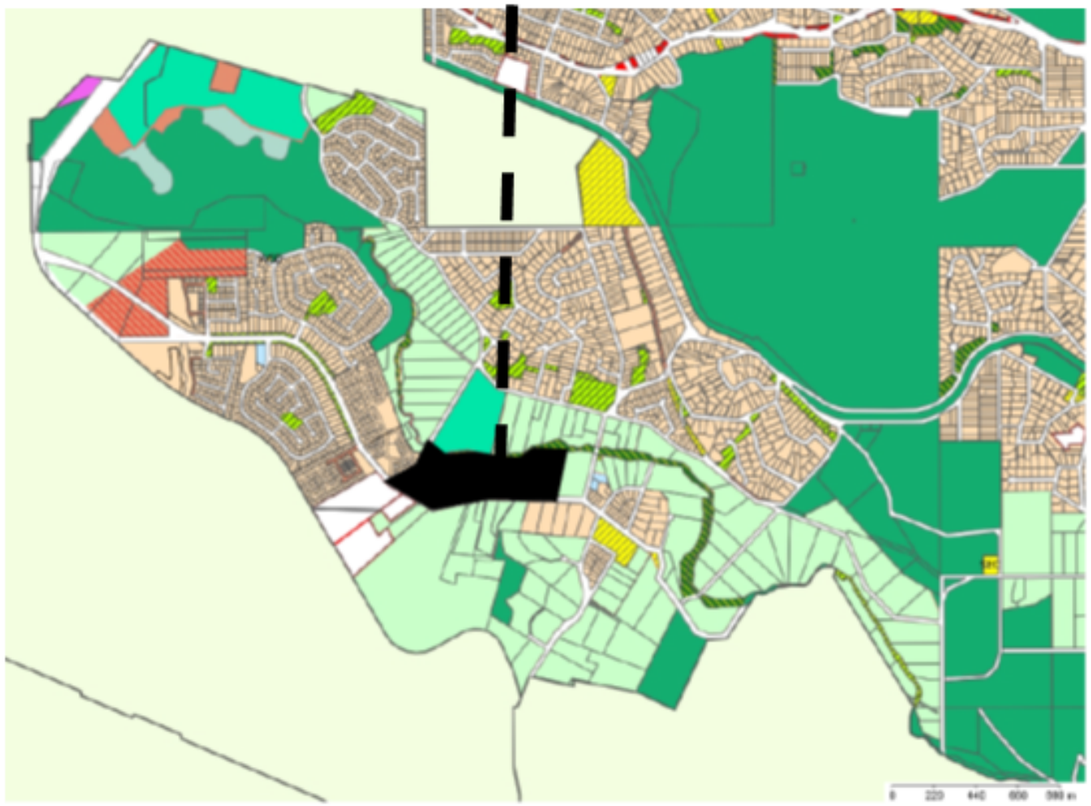
Subdivision design and development should:

- Result in the ceding of land along the Helena River as reserve;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Ensure that Clayton Farm (heritage place) is suitably protected;
- Consider on-street parking;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;
- In relation to residences, front Samson Street and Clayton Road;
- Provide passive surveillance onto streets and reserves;
- Consider augmenting Public Open Space with foreshore reserve;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Comply with an adopted Helena River Reserve Development and Management Strategy; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

A. These strategies apply in addition to standard planning requirements.

B. The Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.



PRECINCT 4

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 4

Approximate area: 17.5 hectares

Factors affecting land:

- Watercourses
- Regional Ecological Linkage
- Other Natural Areas - Protected
- Moderate Bushfire Risk
- Flood Prone Area
- Heritage

Strategy:

Investigate rezoning to Urban under the Metropolitan Region Scheme and **Low to Medium Density Residential Development** under Local Planning Scheme No. 4 subject to the following – demonstration:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;
- That bushfire risk can be suitably addressed; and
- That heritage features can be suitably protected.

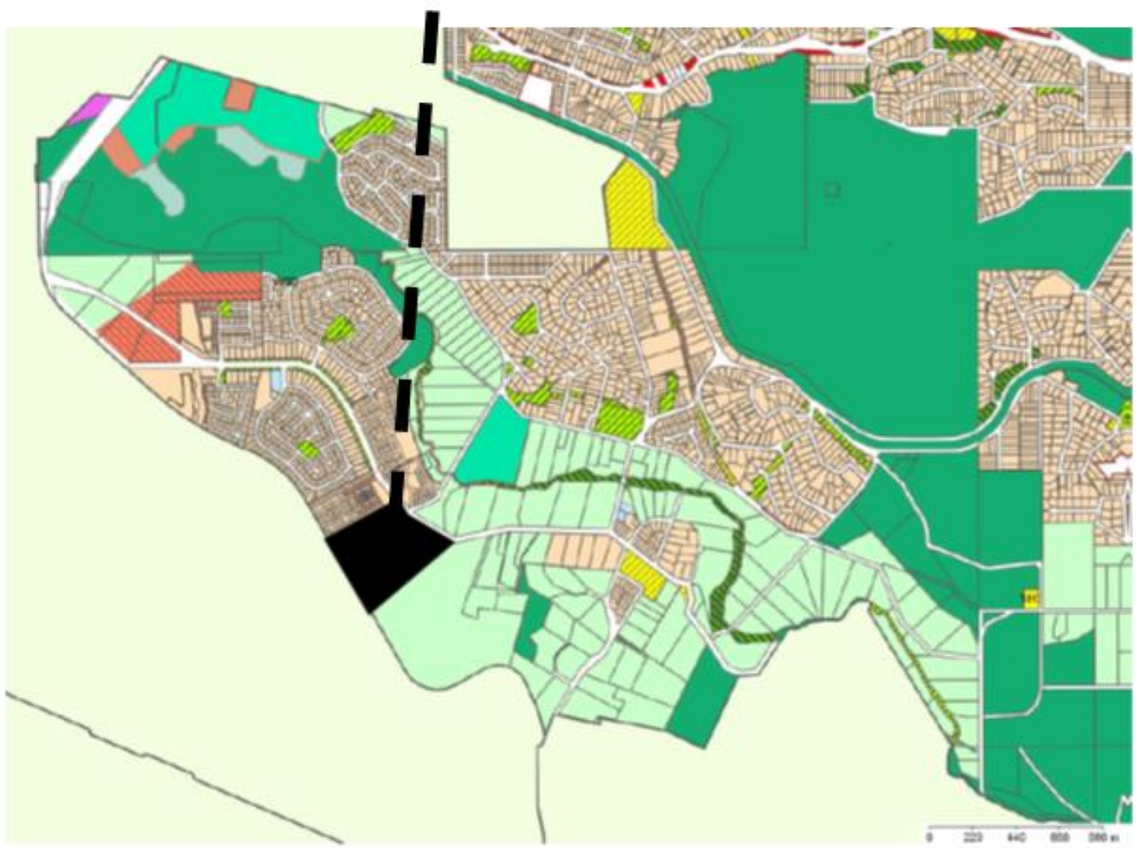
Subdivision design and development should:

- Result in the ceding of land along the Helena River as reserve;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Consider on-street parking;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;
- Ensure appropriate interface with Helena Valley Road;
- In relation to residences, front Samson Street and Helena Valley Road but restrict direct access from Helena Valley Road;
- Consider augmenting Public Open Space with foreshore reserve;
- Provide passive surveillance onto streets and reserves;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Comply with an adopted Helena River Reserve Development and Management Strategy;
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

A. These strategies apply in addition to standard planning requirements.

B. The Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.



PRECINCT 5

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 1
Special Use (Park Home Park)

Approximate area: 16.5 hectares

Factors affecting land:

- Regional Ecological Linkage
- Moderate and Extreme Bushfire Risk
- Powerline easement

Strategy:

To accommodate the ageing population, investigate rezoning to Urban under the Metropolitan Region Scheme and **Medium Density Residential Development**/Special Use (Park Home Park) under Local Planning Scheme No. 4 subject to the following – demonstration:

- That bushfire risk can be suitably addressed.

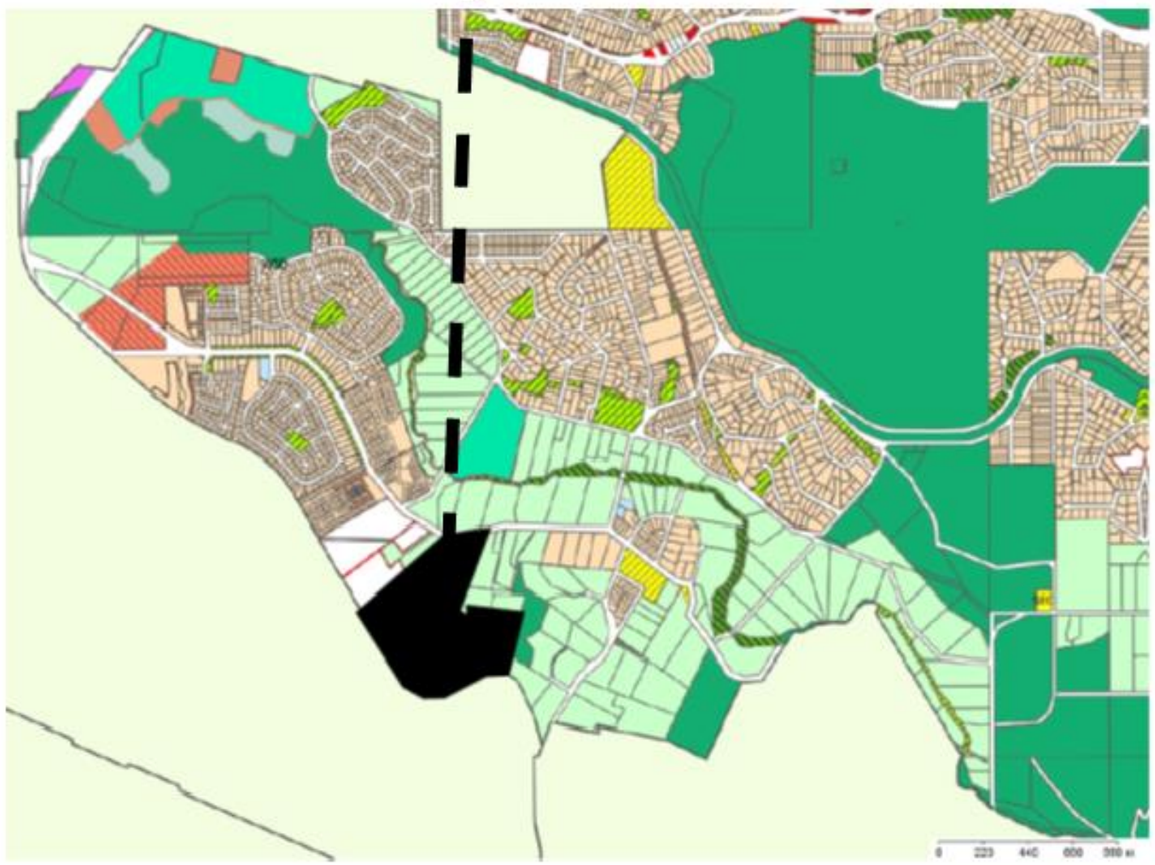
Subdivision design and development should:

- Integrate with existing/proposed development;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;
- Ensure appropriate interface with Helena Valley Road;
- In relation to residences, front Helena Valley Road but limit direct access from Helena Valley Road;
- Provide passive surveillance onto streets and reserves;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

A. These strategies apply in addition to standard planning requirements.

B. The Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.



PRECINCT 6

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 2

Approximate area: 33.5 hectares

Factors affecting land:

- Other Natural Areas - Protected
- Moderate and Extreme Bushfire Risk
- Watercourses
- Powerline easement

Strategy:

Investigate rezoning that portion in the Moderate Bushfire Risk area to Urban under the Metropolitan Region Scheme and **Medium Density Residential Development** under Local Planning Scheme No. 4 subject to the following – demonstration:

- That bushfire risk can be suitably addressed;
- Commitment being made to cede land identified as 'Other Natural Areas – Protected' as Parks and Recreation Reserve, subject to detailed environmental investigation;
- That a future road connection could be made between Helena Valley Road to Midland Road via a southward connection through development on Lot 911 Midland Road, Hazelmere.

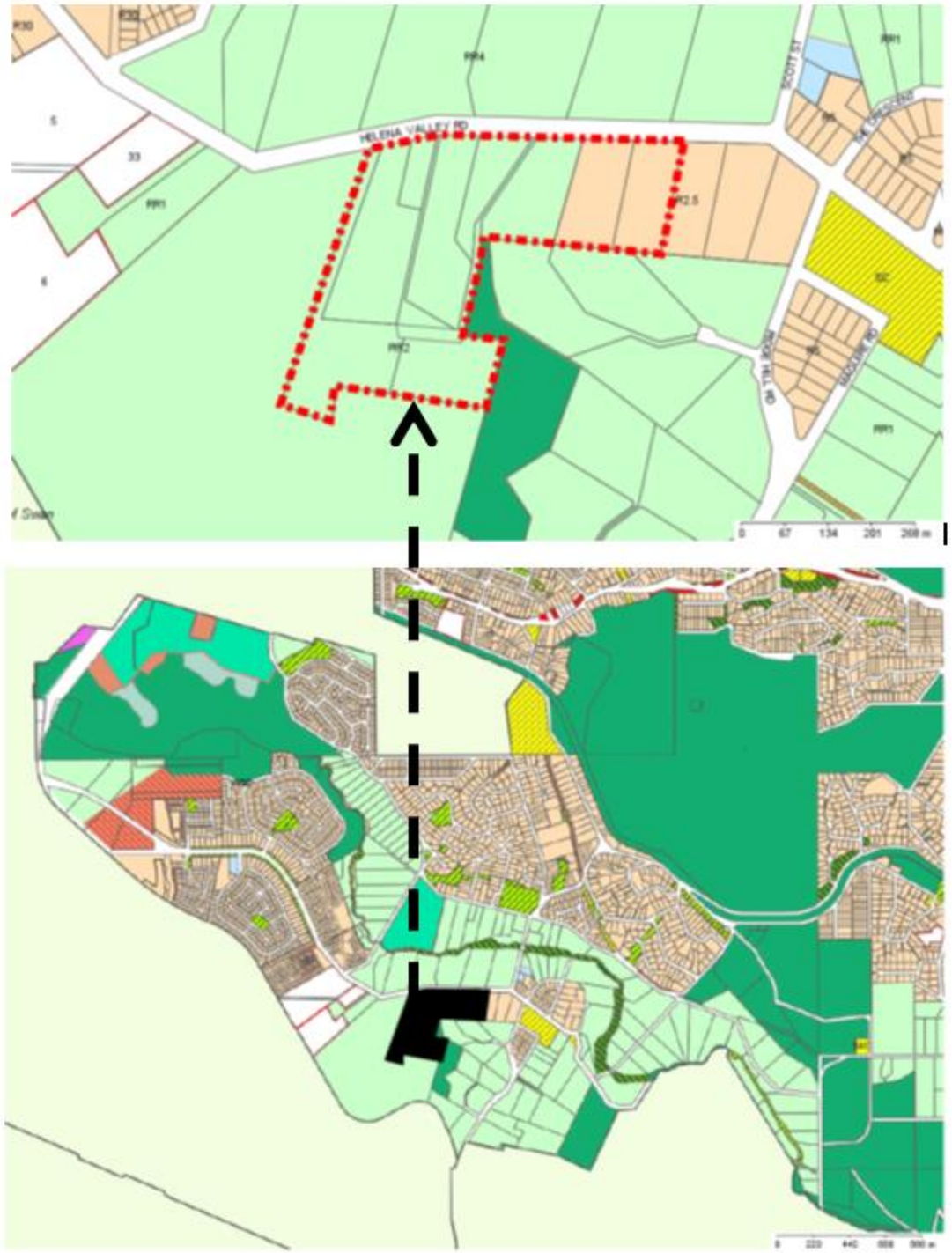
Subdivision design and development should:

- Integrate with existing/proposed development;
- Consider on-street parking;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;
- In relation to residences, front Helena Valley Road but limit direct access from Helena Valley Road;
- Provide passive surveillance onto streets and reserves;
- Consider augmenting Public Open Space with Bush Forever site;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

A. These strategies apply in addition to standard planning requirements.

B. The Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.



PRECINCT 7

Metropolitan Region Scheme zone: Rural
Urban

Local Planning Scheme No. 4 zone: Rural Residential 2
Residential R2.5

Approximate area: 14.5 hectares

Factors affecting land:

- Watercourses
- Regional Ecological Linkage
- Other Natural Areas – Protected
- Local Natural Area
- Extreme Bushfire Risk
- Powerline easement

Strategy:

Investigate rezoning to Urban under the Metropolitan Region Scheme those properties currently zoned Rural and **Low to Medium Density Residential Development** under Local Planning Scheme No. 4 subject to the following – demonstration:

- That bushfire risk can be suitably addressed;
- Commitment being made to cede land identified as 'Other Natural Areas – Protected' as Parks and Recreation Reserve;

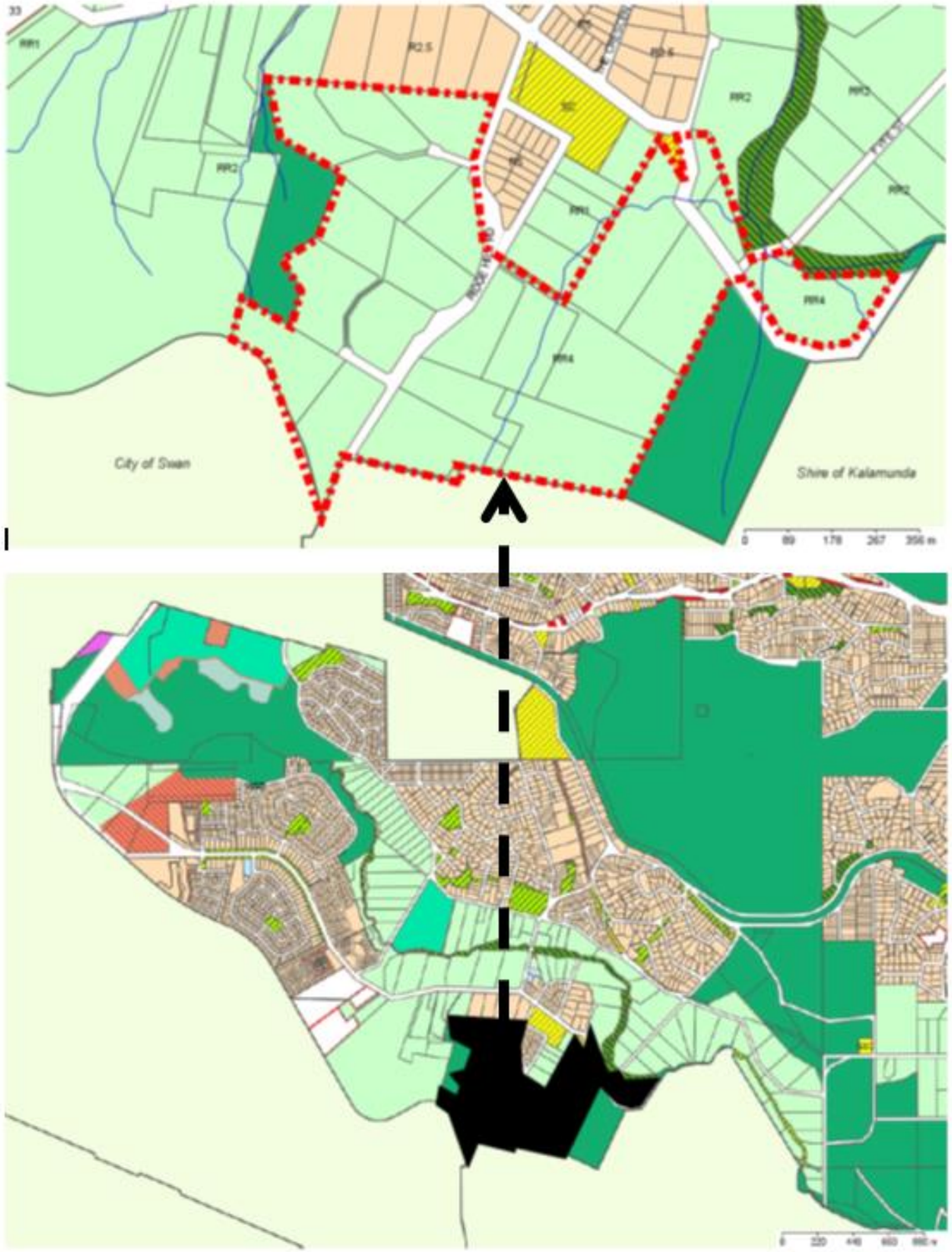
Subdivision design and development should:

- Be subject to a comprehensive structure plan;
- Integrate with existing/proposed development by transitioning from lower residential densities in the west, gradually increasing to the east;
- Consider on-street parking;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;
- In relation to residences, front Helena Valley Road but limit direct access from Helena Valley Road;
- Ensure appropriate interface with Helena Valley Road;
- Consider augmenting Public Open Space with Parks and Recreation Reserve;
- Provide passive surveillance onto streets and reserves;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

A. These strategies apply in addition to standard planning requirements.

B. The Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.



PRECINCT 8

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 4

Approximate area: 56.5 hectares

Factors affecting land:

- Watercourses
- Regional Ecological Linkage
- Other Natural Areas – Protected
- Local Natural Area
- Moderate and Extreme Bushfire Risk
- Powerline easement

Strategy:

To protect rural amenity and the environment, retain Rural zone under the Metropolitan Region Scheme and do not support rezoning for closer subdivision under **LPS4**.

PRECINCT 9

Metropolitan Region Scheme zone: Rural & Urban

Local Planning Scheme No. 4 zone: Rural Residential 1
Rural Residential 2
Rural Residential 4
Residential R5
Residential R2.5
Local Centre
Public Purposes (School)

Approximate area: 37 hectares

Factors affecting land:

- Watercourses
- Regional Ecological Linkage
- Other Natural Areas – Protected
- Local Natural Areas
- Extreme and Moderate Bushfire Risk
- Flood Prone Area
- Heritage

Strategy:

Investigate rezoning to Urban under the Metropolitan Region Scheme those properties currently zoned Rural subject to the following:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve; and
- Demonstration that bushfire risk can be suitably addressed.

The rationale for this strategy is to contain higher density development around civic/commercial areas at a low-point in the valley to retain views of the hills, create walkable catchments, respond to demand for commercial land in response to the growing population, offset lower densities elsewhere in the Strategy area and to build on the existing village atmosphere around the Scott Street shops.

Rezoning to Development under **LPS4** should only occur subsequent to:

- Comprehensive precinct planning (including a 'safe' assessment); and
- Demonstration that bushfire risk can be suitably addressed.

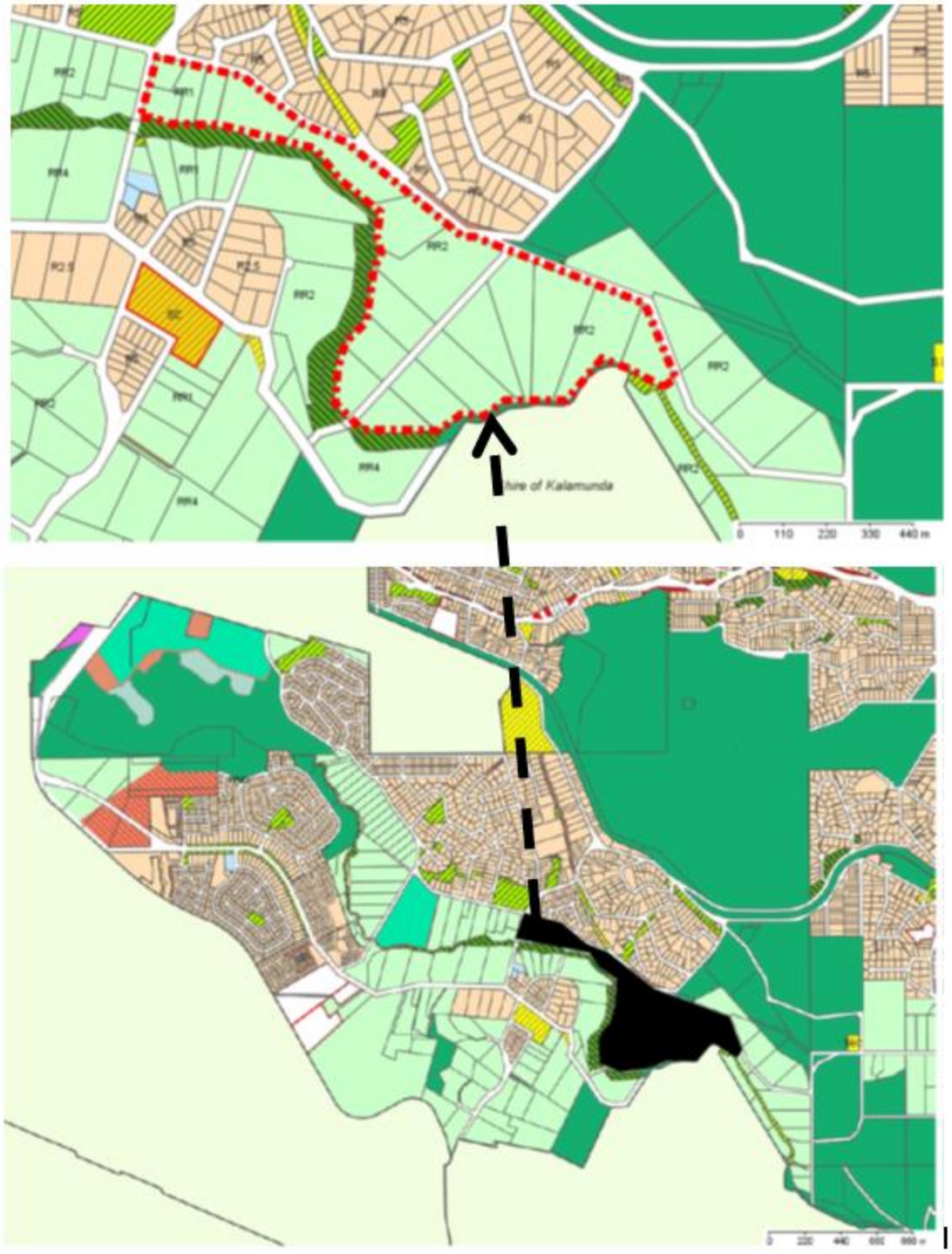
Subdivision design and development should:

- Result in the ceding of land along the Helena River as reserve;
- Make provision for **Medium to High Density Residential Development** and commercial mix in formed by a local commercial strategy;
- Make provision for expansion of educational facilities;
- Be subject to comprehensive precinct planning;
- Integrate with existing/proposed development and maintain viewcorridors/facilitate access to the Helena River;
- Consider on-street parking;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;
- Ensure appropriate interface with Helena Valley Road;
- Consider augmenting Public Open Space with foreshore reserve;
- Provide passive surveillance onto streets and reserves;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Comply with an adopted Helena River Reserve Development and Management Strategy; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

A. These strategies apply in addition to standard planning requirements.

B. The Implementation Milestones identifies a list of factions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.



PRECINCT 10

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 1
Rural Residential 2

Approximate area: 37 hectares

Factors affecting land:

- Watercourses
- Regional Ecological Linkage
- Other Natural Areas - Protected
- Local Natural Area
- Extreme and Moderate Bushfire Risk
- Flood Prone Area
- Heritage

Strategy:

To protect rural amenity, the environment and in response to the extent of Flood Prone Area, retain Rural zone under the Metropolitan Region Scheme.

Investigate rezoning to Rural Residential 1 under **LPS4**, subject to the following – demonstration:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;
- That bushfire risk can be suitably addressed

Investigate rezoning 1710 (Lot 96) Helena Valley Road to either an Additional Use or Special Use for reuse of the former CSIRO building and possibly the curtilage for an accommodation purpose.

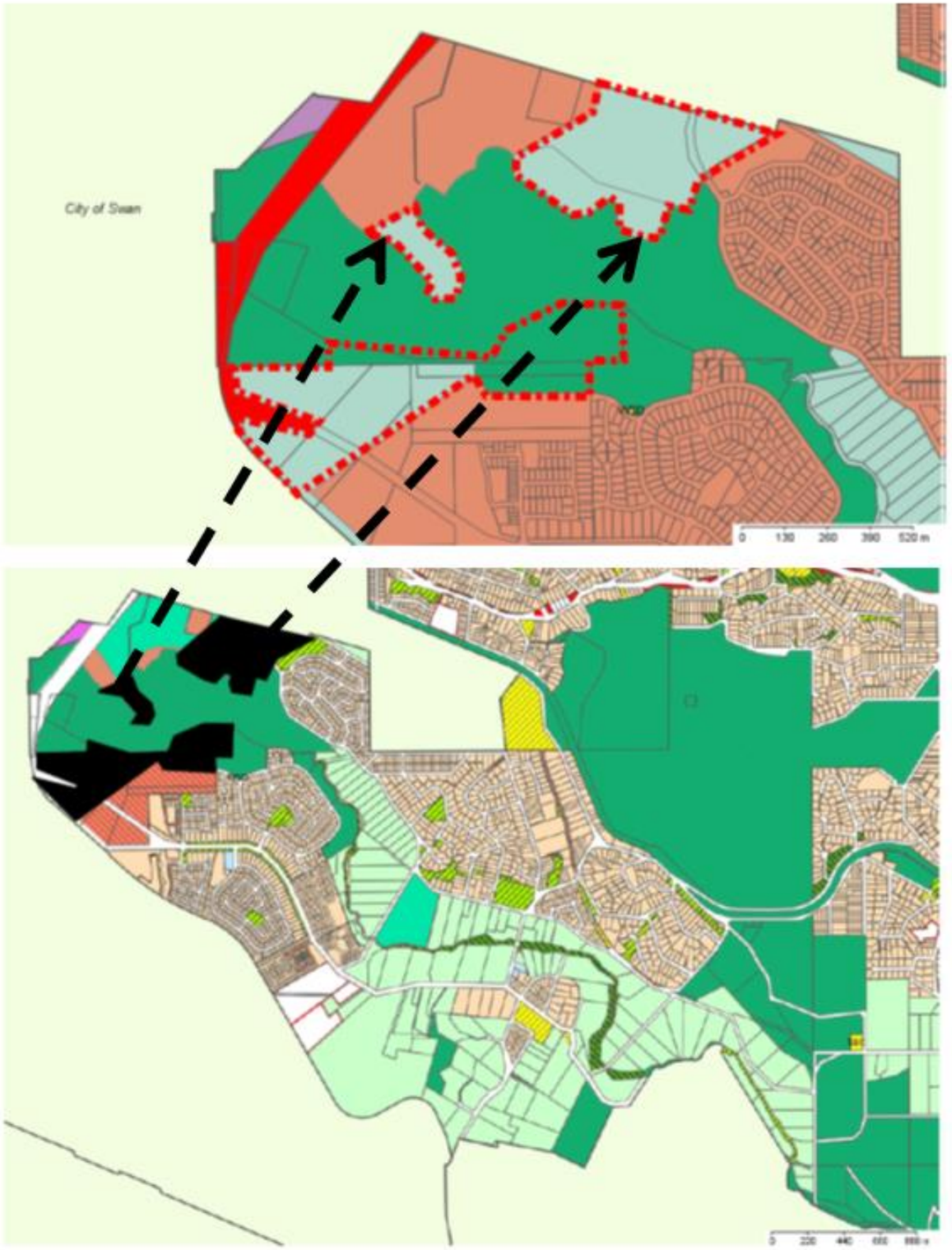
Subdivision design and development should:

- Result in the ceding of land along the Helena River as foreshore reserve;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Retain existing trees and incorporate verge trees;
- Protect existing agricultural land uses from detrimental impacts;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Comply with an adopted Helena River Reserve Development and Management Strategy; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

A. These strategies apply in addition to standard planning requirements.

B. The Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.



PRECINCT 11

Metropolitan Region Scheme zone:	Rural Parks and Recreation
Local Planning Scheme No. 4 zone:	Rural Residential 1 Rural Residential 4 Rural Smallholdings 40
Approximate area:	48.5 hectares

Factors affecting land:

- Watercourses
- Aircraft noise
- Regional Ecological Linkage
- Other Natural Areas – Protected
- Local Natural Areas
- Moderate Bushfire Risk
- Flood Prone Area
- Heritage

Strategy:

Investigate rezoning to Urban under the Metropolitan Region Scheme those properties currently zoned Rural, and to Development under **LPS4** subject to the following – demonstration that:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;
- Bushfire risk can be suitably addressed; and
- Heritage features can be suitably protected

Subdivision design and development should:

- Result in the ceding of land along the Helena River as foreshore reserve;
- Make provision for **Medium Density Residential Development** and commercial mix informed by a local commercial strategy and State Planning Policy 5.1;
- Possibly make provision for expansion of educational facilities;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Ensure appropriate interface with Helena Valley Road;
- In relation to residences and commercial properties, front Helena Valley Road but limit direct access from Helena Valley Road;
- Retain existing trees and incorporate verge trees;
- Consider on-street parking;
- Limit alteration to the natural topography;
- Provide passive surveillance onto streets and reserves;
- Consider augmenting Public Open Space with foreshore reserve;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Establish a road connection between Helena Valley Road and Katharine Street;
- Establish district recreation grounds;
- Comply with an adopted Helena River Reserve Development and Management Strategy; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

A. These strategies apply in addition to standard planning requirements.

B. The Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.

Implementation Milestones

The **Strategy** is intended to guide decision-making for **MRS** and Local Planning Scheme Amendments, structure plans, subdivision and development.

Before these can be seriously considered, it is necessary for work to be completed to ensure that development, when it does occur, is coordinated and sustainable.

The Implementation Milestones identifies these tasks. A summary explanation of each is provided below.

Decision made on North-East Sub-Regional Structure Plan

The **WAPC** are required to determine whether Helena Valley/Bellevue will be identified for Urban Infill/Investigation in the North-East Sub-Regional Structure Plan (or otherwise permit infill/investigation) prior to an **MRS** amendments being seriously considered.

Local Commercial Strategy

The Shire's current Local Commercial Strategy (1992) is being updated and will provide guidance on the desirable spatial requirements and commercial mix in the Shire generally and Helena Valley/Bellevue specifically. Its recommendations are to be incorporated into the **Strategy**.

Traffic and Land Use Study

The **Strategy** was informed by a Traffic and Land Use Study which examined likely population growth and associated demands for infrastructure improvements. Some of the assumptions underpinning this study have changed. Therefore, this study is to be updated and the findings incorporated into the **Strategy**.

Recreation Plan

A plan identified for preparation in the 2018/19 financial year to examine recreation needs and maintenance requirements in the Shire.

Helena River Reserve Development and Management Strategy

The Helena River and its foreshore is the centrepiece of growth in the **Strategy** area.

However, the ceding of land for Parks and Recreation Reserve will under-deliver on recreational and environmental benefits unless there is a plan in place for its coordinated development and ongoing management.

The Helena River Reserve Development and Management Strategy is to provide clarity around the development standards (eg trail linkages, weed removal, foreshore

management etc) to be met as subdivision occurs and how responsibility for environmental and fire risk management will be shared.

Infrastructure Plan

A number of submissions highlighted a need for a coordinated infrastructure plan in the study area to integrate water management and discuss/examine environmental offsets road upgrades, new roads, recreational facilities, cycle and footpaths, bus stops, emergency accesses and so on.

The comprehensive infrastructure plan is to be prepared and then used to inform the Development Contribution Position Paper after appropriate consultation.

Development Contribution Position Paper

Urban growth requires transport and other infrastructure improvements (refer to Infrastructure Plan) to be provided in-line with demand.

Normally this is achieved by developers supplying the infrastructure necessary to support individual developments. However, when growth is proposed at a larger scale e.g. district level, it is inequitable for a single developer to provide infrastructure from which the wider public will benefit. At the same time, it is important that large-scale growth avoids piecemeal development and provides for the needs of the district.

As recognised by the **WAPC's** Draft State Planning Policy 3.6 – Development Contributions for Infrastructure:

> *The capacity of a local government to provide the additional infrastructure and facilities necessary to accommodate future growth and change is limited by the available financial resources. As a result, local government is increasingly seeking to apply development contributions for the construction of infrastructure and facilities beyond the standard requirements such as community centres, recreation centres, sporting facilities, libraries, child care centres and other such facilities.*

Under the current policy, this is normally applied through a **DCP**. The draft policy considers implementation of **DCPs** via Deemed Provisions under the *Planning and Development (Local Planning Schemes) Regulations 2015*. At the time of writing, it is not clear on whether this will be the preferred method of implementation.

There are also options outside of a **DCP** for applying development contributions e.g. voluntary agreements which can include, but are not limited to, legal agreement and specialised area rates.

The Development Contribution Position Paper is to explore the Shire's various options and relative merits of delivering this infrastructure e.g. via a Development Contribution Plan, Specified Area Rate and so on.

Subsequently, the preferred method is to be implemented.

Amendment to LPS4 to reflect SPP 5.1

The **ANEF** contours in **LPS4** and the latest version of SPP 5.1 are inconsistent. An amendment to **LPS4** is needed to reconcile these. The **WAPC** has advised that this is likely to be a basic amendment.

Stage	Task	Agencies to be involved	Date Completed	Cost (indicative)
1	**Decision made on North-East Sub-Regional Structure Plan**	**WAPC**	To be announced	Nil
2	**Local Commercial Strategy**	Shire of Mundaring	June/July 2017	$50,000
3	**Traffic and Land Use Study**	Main Roads City of Swan Shire of Mundaring	June/July 2017	$70,000
4	**Recreation plan**	Shire of Mundaring	June/July 2019	$40,000
5	**Helena River Reserve Development and Management Strategy**	Department of Aboriginal Affairs **WAPC** DPaW (Swan River Trust) Department of Water Shire of Mundaring Community groups	TBA	$50,000
6	**Infrastructure Plan**	Department of Transport Main Roads Department of Water City of Swan	TBA	N/A

		Shire of Mundaring Developer		
7	**Development Contribution Position Paper & Implementation**	**WAPC** City of Swan Shire of Mundaring	TBA	$60,000
8	**Amendment to LPS4 to reflect State Planning Policy 5.1 (likely basic amendment)**	WAPC Shire of Mundaring Proponent	TBA	Nil

The Shire has made commitments to work in collaboration with other agencies to investigate the requirements for additional public education facilities and investigate recreational uses for land adjoining the Strategy area.

These commitments are intended to inform but not preclude serious consideration of the stages following the Implementation Milestones.

No.	Commitments	Agencies to be involved
1	**Recreation plans for Parks and Recreation Reserve in Hazelmere (Bushmead) to be discussed.**	**WAPC** Department of Parks and Wildlife Environmental Protection Authority City of Swan Shire of Mundaring
2	**Provide updated population forecasts to Department of Education to assist with school planning**	**WAPC** Department of Education Shire of Mundaring

Technical Appendices

Appendix	Contains
1	Summary of submissions
2	Helena Valley Land Use Study
3	Traffic and Land Use Study
4	Council Report – 9 August 2016
5	Council Report – July 2017
6	Foreshore Vision Plan

References

Government Sewerage Policy - Perth Metropolitan Region.

'Evidence supporting the creation of environments that encourage healthy active living'

'Guidance for the Assessment of Environmental Factors No. 3 - Separation Distances between Industrial and Sensitive Land Uses'

Guidelines for the Separation of Agricultural and Residential Land Use

APPENDIX 1

Action	Code
Suggestion incorporated into/already identified by the **Strategy**	
Noted/operational & design matter referred to relevant Shire service	
Suggestion not incorporated into the **Strategy**	

No.	Agency / Person / Organisation	What You Said	What We Did
1	**Shire of Toodyay**	No comment	Noted
2	**ATCO Gas**	Developers required to install infrastructure	Noted
3	**Resident**	Support high density residential development	**High density residential development** identified in Precinct 9
4	**Resident**	Shops and open spaces required	Development zones identified in Precincts 9 and 11. **POS** proposed around Helena River and in Precinct 11.
		Speed zones need to be made more consistent, path maintenance and traffic calming required.	Comment referred to Shire's Infrastructure Services as advice.
5	**Department of Mines and Petroleum**	No issues	Noted
6	**Public Transport Authority**	The **Strategy** is conducive to the operation and growth of the transport network which will be extended to accommodate future residents.	Noted
7	**Resident**	Improvements to existing footpaths required	Comment referred to Shire's Infrastructure Services for investigation
8	**Burgess Design Group on behalf**	Support the **Strategy** and extension of urban investigation area after environmental investigations	**Strategy** modified to emphasise that the extent of the urban zone should be defined by technical

	of Resident	undertaken.	environmental studies.
9	**Resident**	Support limited rural subdivision	Precinct 10 makes provision for investigating limited rural subdivision
10	**Department of Education**	Request further discussions regarding future primary school site with Shire.	Discussions with Department of Education undertaken. **Strategy** makes provision for ongoing dialogue with Department of Education.
11	**Department of Transport**	Future structure planning to include: • Figures 1-18 from land use report; • Existing and proposed pedestrian/cycle routes, public transport routes and road networks; • Traffic and land use study to be reviewed; • Dual use paths to be shown as 4 metres wide; • Safe assessment should be conducted around Helena Valley Primary School; and • Transport Plan to be prepared prior to implementation of the **Strategy**.	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Strategy added to Precinct 9 to specifically require safe assessment to be conducted as part of detailed precinct planning. Other advice is a standard requirement of structure planning and has been referred to the Shire's Infrastructure Services as advice.
12	**Department of Environmental Regulation**	No comment	Noted
13	**Department of Aboriginal Affairs**	Works required to comply with the *Aboriginal Heritage Act 1972*	Strategy to be prepared for the development and management of the Helena River as a Parks and Recreation Reserve protecting and enhancing cultural features.
14	**Public Transport Authority**	Transperth supportive of increased residential development within 500 metres of Helena Valley Road.	Noted
15	**Resident**	Bridge across Fyfe Street supported, but not for free vehicle access – pedestrians, horse and bicycle	Connections over Fyfe Street identified by **Strategy**.

		riders to be permitted access.	Implementation Milestones requires Development Contribution Position Paper/implementation to make specific provision for community engagement for proposed Helena River crossings.
		Increasing housing density on lots abutting Helena River not supported but consider development on a house-by-house basis.	The subdivision of properties adjacent to the Helena River under the **Strategy** would trigger the requirement to cede land to the Crown free of cost for foreshore reserve - in time, creating a continuous recreational/ecological link. Consideration of subdivision on a house by house basis would constitute *ad hoc* development and is a method of development not supported by the **Strategy**.
16	**Helena River Catchment Group**	Management of a Helena River foreshore reserve would be difficult. A bridge over the Helena River at the end of Fyfe and Samson Street would be useful but use should be restricted to emergency vehicles, pedestrians, cyclists and horse riders.	Strategy to be prepared for the development of the Helena River as a Parks and Recreation Reserve protecting and enhancing cultural features. Implementation Milestones requires Development Contribution Position Paper/implementation.
		Increasing housing density adjacent to the Helena River not supported.	The subdivision of properties adjacent to the Helena River under the **Strategy** would trigger the requirement to cede land to the Crown free of cost for foreshore reserve - in time, creating a continuous recreational/ecological link.
17	**Resident**	In favour of amendment to **MRS** to allow for closer subdivision in the areas identified by the Strategy.	**Strategy** identifies some areas identified for rezoning under the **MRS** to facilitate closer subdivision.

18	**Department of Water**	Water resource constraints required to be investigated. A District Water Management Strategy is required. Extent of floodways to be investigated. Bushfire risk in and around the Helena River foreshore reserve to be considered.	The Helena Valley Land Use Study and **LPS4** have investigated water resource constraints and were used to inform the **Strategy**. The Helena Valley Land Use Study states that a District Water Management Strategy may be inappropriate. The Implementation Milestones incorporates a requirement to investigate this requirement further with the relevant agencies.
		If water for irrigation of District Open Space is required, a licence will need to be traded or an alternative source investigated.	Noted
19	**Resident**	Wider development setbacks from Helena Valley Road recommended.	Strategies for precinct adjoining Helena Valley Road refined to include a requirement to establish a suitable interface with Helena Valley Road.
		Do not support high density housing in Precinct 11 but would like to be able to subdivide into two lots.	Precinct 11 of the **Draft Strategy** (Precinct 9 in the **Strategy**) has been identified for a mixture of commercial and residential land uses, with medium-high residential densities, subject to comprehensive precinct planning and further consultation. The strategies for Precinct 9 have been modified to provide further rationale for this objective.
20	**Perth Airport Pty Ltd**	Objection to land identified for residential development in Precinct 12 and northern part of Precinct 1	Precinct 1 and 12 of the **Draft Strategy** (Precinct 1 and 11 of the **Strategy**) amended to highlight requirement for development to comply with State Planning Policy 5.1.
21	**State Heritage Office**	Future development to consider impacts on Clayton Farm and Belle View.	Strategies for Precinct 1 and 3 and Structure Plan 74 make specific provision for the protection of these heritage places.

22	**Resident**	Ensure that any estates developed along Helena Valley Road and Scott Street are mindful of street scapes and setbacks. Upgrades to Helena Valley Road to include footpaths, bike paths and tree planting.	Strategies for precinct adjoining Helena Valley Road and Scott Street refined to include a requirement to establish a suitable interface. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Comment referred to Shire's Infrastructure Services as advice.
23	**Resident**	Include properties in the eastern part of Precinct 1 for urban investigation.	The strategy for Precinct 1 has been amended to include these properties for urban investigation, subject to an appropriate interface with adjoining properties.
24	**Department of Fire and Emergency Services**	Bushfire Hazard Level assessment should be undertaken to inform the Strategy.	The Shire's Bushfire Hazard Special Control Area has been used to inform the **Strategy**.
25	**Resident**	The Strategy does not make provision for POS and playing fields. The Helena River should be protected. Provision should be made for: • bike paths; • reconsideration of widening Helena Valley Road; • on-street parking; • multi-storey residential development; • commercial uses; • Protection of heritage features; and • Aircraft noise mitigation.	Precinct 11 makes provision for district recreation grounds and the Helena River foreshore is identified for **POS**. Precinct 9 has been identified for a mixture of commercial and residential land uses, with medium-high residential densities, subject to comprehensive precinct planning and further consultation. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Precinct 1 and 11 strategies amended to

			highlight requirement for development to comply with State Planning Policy 5.1.
26	**Resident**	Support further subdivision potential in Precinct 8	Consideration of Precinct 8 for urban growth is not supported due to fire risk, vegetation classified as Local Natural Area, erosion of desirable amenity aspects and topography.
27	**Resident**	A number of objections were made and covered such topics as: • Reserving the Helena River foreshore as Crown land; • Ongoing land management; • Amenity; • Contradictions in Council reports; • Questions about wording in Council reports; • Traffic; • Undesirability of growth; and • Desirability of undertaking a District Structure Plan.	The schedule of submissions in the Council report adopting the **Strategy** provides detailed responses to the various matters raised.
28	**Resident**	Support further subdivision potential in Precinct 8	Consideration of Precinct 8 for urban growth is not supported due to fire risk, vegetation classified as Local Natural Area, erosion of desirable amenity aspects and topography.
29	**Resident**	Support further subdivision potential in Precinct 8	Consideration of Precinct 8 for urban growth is not supported due to fire risk, vegetation classified as Local Natural Area, erosion of desirable amenity aspects and topography.
30	**Resident**	Various recommendations regarding transport infrastructure upgrades.	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Information provided regarding the requirement

			for planning proposals to be assessed against State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
31	**Friends of Pioneer Park**	Supports the strategy and recommends: • Disconnected reserves be connected; • Planning be undertaken for flooding; • Undertake a vegetation regeneration plan; • Public access to waterways should incorporate boardwalk use. Roads to incorporate bike/walking lanes; • Provide high density housing; • Trees be protected; and • Aged care facilities be provided.	Strategy to be prepared for the development of the Helena River as a Parks and Recreation Reserve protecting and enhancing cultural features. The Helena Valley Land Use Study and **LPS4** have investigated water resource constraints and were used to inform the **Strategy**. The Helena Valley Land Use Study states that a District Water Management Strategy may be inappropriate. The Implementation Milestones incorporates a requirement to investigate this requirement further with the relevant agencies. **High density residential development** identified in Precinct 9. The **Strategy** makes specific provision for the protection and planting of trees. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared.
32	**Resident**	Supports the Strategy	Noted
33	**City of Swan**	Identify that the bridge crossing Roe Highway should be identified as requiring widened to four lanes.	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared.

34	**Resident**	Retain trees and wetlands. Roads should be wider and more provision made for walking and cycling. Parking should be managed so that street parking does not occur. Proper management of infrastructure is required. More provision should be made for facilities on POS. Larger lot sizes and provision being made for schools desirable.	The **Strategy** makes specific provision for the protection and planting of trees. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Provision for larger lots is made in Precincts 1, 7, 8 and 10. Discussions undertaken. Shire agreed to provide ongoing dialogue with Department of Education as **Strategy** progresses.
			Recommendation relating to facilities referred to the Shire's Infrastructure Services as advice.
35	**Resident**	Supports the Strategy	Noted
36	**Resident**	Trees should screen development from Helena Valley Road. Large shopping centre is not supported. Scott Street/Clayton Road intersection to be upgraded. Other options for crossing the Helena River should be investigated. Management issues regarding reserves around the Helena River.	The **Strategy** makes specific provision for the protection and planting of trees. Implementation Milestones to be modified requiring finalisation of the Local Commercial Strategy update. Strategy to be prepared for the development and management of the Helena River as a Parks and Recreation Reserve protecting and enhancing cultural features.
		Precinct 9 should maintain a minimum lot size of 1.25 hectares	Retaining 1.25 hectare lot sizes in Precinct 9 would undermine the growth strategies in this and surrounding precincts and is not supported.
37	**Shire of Kalamunda**	Makes recommendations regarding: • Traffic management and public transport;	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed

		• Impacts on existing infrastructure; • Ongoing dialogue with Department of Education; • Maintaining character and amenity; • Aged care facilities	and Infrastructure Plan to be prepared. Implementation Milestones requires Development Contribution Position Paper/implementation.
38	**Resident**	Concerns raised about emergency accesses across Fyfe Street and the impact it may have on amenity.	Implementation Milestones requires Development Contribution Plan to make specific provision for community engagement for proposed Helena River crossings.
39	**Darlington Ratepayers and Residents Association**	Provision of **POS** and recreation grounds will be an important consideration. Cyclist safety and road upgrades should be considered and provided.	Precinct 11 makes provision for district recreation grounds. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared.
40	**Resident**	Disagree that Helena Valley Road requires widening to four lanes. Concerns expressed about tree removal and noise as a result of road widening. Identifies that traffic data may need to be updated. Suggests that heavy vehicles should be encouraged to use major highways rather than Scott Street and Helena Valley Road. Alternative links between Katharine Street and Helena Valley Road Midland Road.	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Strategies for precinct adjoining Helena Valley Road and Scott Street refined to include a requirement to establish a suitable development setback. The **Strategy** makes specific provision for the protection and planting of trees. Ridge Hill Road connects to Maida Vale. However, a strategy for Precinct 6 is to provide a road through to Bushmead/Hazelmere which connects with Midland Road.

			The Shire has limited capacity to manage road users.
41	**Resident**	In favour of limited rural subdivision in Precinct 10 Management plan along the Helena River required Is it intended for the foreshore reserve to extend east of Fyfe Street. If so, the precinct plan should be modified accordingly. Opposition to bridge at the end of Fyfe Street. Public transport services required to be extended.	Implementation Milestones to be modified requiring finalisation of the Local Commercial Strategy update. Strategy to be prepared for the development and management of the Helena River as a Parks and Recreation Reserve protecting and enhancing cultural features. Precinct plan to be modified to show extension of the Parks and Recreation Reserve east of Fyfe Street. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Implementation Milestones requires Development Contribution Plan to make specific provision for community engagement for proposed Helena River crossings.
		Opposed to urban expansion. Opposed to commercial development in Precinct 9	Some urban expansion and commercial development is required to accommodate the growing population.
42	**Resident**	Objects to a number of elements of the Strategy: • Housing density; • Loss of large lots; • Loss of nature; • Infrastructure requirements; and • Helena River foreshore being ceded as a	Provision for larger lots is made in Precincts 1, 7, 8 and 10. The reservation of the Helena River foreshore as Crown land is considered an appropriate method to protect significant environments,

		reserve. Recommends improving public transport/cycling and making provision for expanded education establishments.	cultural features and space for recreation for future generations which is commensurate with enhancing a sense of space and place in the Shire. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared.
43	**Resident**	Supports the plan but has concerns about the proposed river crossing at Samson Street.	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Implementation Milestones requires Infrastructure Plan to make specific provision for community engagement for proposed Helena River crossings.
44	**Resident**	Supports the Strategy	Noted
45	**Resident**	Concerns regarding bridge over Fyfe Street	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Implementation Milestones requires Infrastructure Plan to make specific provision for community engagement for proposed Helena River crossings.
46	**Resident**	Concerns regarding upgrade to Helena Valley Road and crossing of Fyfe Street.	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Implementation Milestones requires Infrastructure Plan to make specific provision for community engagement for proposed Helena

			River crossings.
47	**Allerding & Associates on behalf of landowner**	Support the Strategy but recommends that Precinct 6 wording be amended to allow for consideration of a Park Home Park.	The designation of specific R-Codes within the strategies is considered overly prescriptive which can lead to poor urban design outcomes. Specific R-Code designations have been removed from the Strategy and replaced with more flexible density bands: • "**Low Density Residential Development**"; • "**Medium Density Residential Development**"; and • "**High Density Residential Development**". Relative to Precinct 6, the wording has been amended to allow for consideration of a Park Home Park.
48	**Resident**	Request Helena Valley Road to be tree-lined.	Strategies for precinct adjoining Helena Valley Road refined to include a requirement to establish a suitable development setback from Helena Valley Road. The **Strategy** makes specific provision for the protection and planting of trees.
49	**Resident**	Supports the intent of the **Strategy** and provides the following comments: • Small lot development should retain trees and not modify the topography; • Restaurant/bistro would be supported; • Need for sewerage; • Precinct 11 should be carefully planned; • Traffic issues – particularly regarding Fyfe	The Strategy makes specific provision for the protection and planting of trees. Precinct 11 of the **Draft Strategy** (Precinct 9 of the **Strategy**) has been identified for a mixture of commercial and residential land uses, with **medium-high residential development densities**, subject to comprehensive precinct

		Street extension – need to be carefully planned; • Apparently no need for Samson Street extension; • Foreshore trails/upgrades supported	planning and further consultation and finalisation of the Local Commercial Strategy. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Strategy to be prepared for the development of the Helena River as a Parks and Recreation Reserve protecting and enhancing cultural features.
50	**Resident**	Expresses the following concerns about the **Strategy**: • Timing of public comment; • Difficult to comprehend; • Development example photos are misleading; • Densities are inappropriate; • It's about getting more rates; • Management of foreshore reserve; and • Crossing over Fyfe Street impractical. Support for some of the precinct strategies provided. Having recreational facilities closer to the Scott Street shops would be preferable. There are several complexities in developing Precinct 11 and 9	The **Draft Strategy** was advertised for 109 days which was considered sufficient for making comment. The **Strategy** has been combined into a separate document for ease of comprehension. The density examples were selected to demonstrate that residential development does not necessitate wholesale destruction of the environment. Given that Helena Valley foreshore is intended to be a central element of development, it was considered appropriate to include photos next to vegetation/water bodies. However, exact representations of housing typologies intended for Helena Valley are not common in Perth. Therefore, close examples were used. The WAPC set R30 as an approximate density benchmark for new residential development.

			Rates increases are not a planning consideration. The district recreation grounds identified in Precinct 11 are for land already zoned Parks and Recreation Reserve (and would therefore not require purchase) and would avoid district traffic being drawn into the heart of Helena Valley near to the Scott Street shops. Precinct 9 has been identified for a mixture of commercial and residential land uses subject to more comprehensive planning in recognition of development complexities. The strategies for Precinct 9 have been modified to provide further rationale for this objective. Strategy to be prepared for the development and management of the Helena River as a Parks and Recreation Reserve protecting and enhancing cultural features. Implementation Milestones requires Development Contribution Position Paper to make specific provision for community engagement for proposed Helena River crossings. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed

			and Infrastructure Plan to be prepared.
51	**Resident**	Supports the **Strategy**	Noted
52	**BH Planning on behalf of resident**	Supports the **Strategy** and recommends Precinct 7 be considered for **Medium Density Residential Development**.	The **Strategy** has been modified to allow for consideration of **Low and Medium Residential Development** subject to a structure plan being prepared.
53	**Helena Valley Estate Residents Association**	Not opposed to urban development provided it enhances beauty, amenity and is well coordinated. Upgrade of Helena Valley Road to four lanes is supported. Reservations exist about a river crossing from Katharine Street to Helena Valley Road. Support: • Establishing district recreation grounds supported; • Retention of rural lots in Precinct 1; • Protection of Clayton Farm; • Upgrade of Scott Street; • Strategies for Precincts 5, 6 and 7. Partial support for: • Strategies for development in Precinct 2, 9 and 10 (avoid development on land below 15 metre contour); Reservations exist about commercial/light industrial development in Precinct 12 and high density residential development in Precinct 11.	Any river crossings will require the necessary environmental approvals. **Strategy** modified to emphasise that the extent of the urban zone should be defined by technical environmental studies. The commercial/light industrial would only relate to that part of Precinct 11 within the >25 Australian Noise Exposure Forecast where residential development cannot be considered under SPP 5.1. The inclusion of a strategy for

		Limited support for Precinct 4 strategies.	comprehensive precinct planning was in recognition of the various complexities involved in urban infill. **Strategy** modified to include lower density residential character lots fronting Helena Valley Road with a possible medium density offset behind.
		South side of Helena Valley Road should be developed first.	While the **Strategy** could require development to be staged, this may ultimately hinder the market's ability to achieve efficiencies in property development (e.g. connecting utilities) which are then passed to the user and wider community. This element of the submission is not supported.
54	**Resident**	Supports the **Strategy**	Noted
55	**Resident**	Supports the **Strategy** Recommends Precinct 7 allow for consideration of **Medium Density Residential Development**.	The **Strategy** has been modified to allow for consideration of **Low and Medium Residential Development** subject to a structure plan being prepared.
		Recommends Precinct 7 allow for consideration of **High Density Residential Development**.	**High Density Residential Development** not supported as these are planned for Precinct 9, being in closer proximity to existing/proposed commercial land and public facilities.
56	**Resident**	Supports sensible residential development incorporating a landscape zone. Widening of Helena Valley Road to four lanes is not necessary, supports improvements to the Scott Street/Great Eastern Highway – but not in the manner set out in the Traffic and Land Use Plan.	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared.

		Samson Street upgrade and cycle paths supported.	
57	**Department of Health**	Recommends that the Strategy emphasis public health and makes reference to various guidelines.	Guidelines included in the References section of the **Strategy**. Application of the guidelines occurs at subsequent planning stages.
58	**Resident**	Objects to the Strategy on the basis that it will erode the country feel and the widening of Helena Valley Road to four lanes is not required.	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. The Strategy aims to reconcile accommodating a growing population with preservation and enhancement of desirable amenity aspects.
59	**Resident**	Understands some need for urban infill, but objects to the Strategy on the basis that it will ruin amenity, worsen traffic problems, under-provides for schools and should have lower densities.	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Shire agreed to provide ongoing dialogue with Department of Education as **Strategy** progresses. Provision for larger lots is made in Precincts 1, 7, 8 and 10.
60	**Resident**	Concern expressed about the apparent inconsistency between the RPS Land Use Study and the Draft Strategy. Higher density residential development not supported to unappealing appearance and community opposition.	Precinct 5 in the RPS Land Use Study relates to Rural Residential land around Ridge Hill Road and Fyfe Street. Precinct 11 in the **Draft Strategy** (Precinct 9 in the **Strategy**) relates primarily to existing Residential zoned land. The **Strategy** recommends that Precinct 9 be subject to comprehensive precinct planning and consultation to ensure that any development which occurs has been informed by the community's interests and architectural

			expertise.
61	**Formscape on behalf of resident**	Requests the inclusion of a property into the Strategy area.	The request is not supported as the applicant, acting on behalf of the owner, is not a bushfire planning and design accredited practitioner and is therefore not considered qualified to make an assessment regarding access.
			There is a strategic benefit to properties adjoining the Helena River being investigated. The property referred to in the submission exists outside of this area.
62	**Resident**	No unifying vision. Objection to the creation of a 'generic' suburb, road widening, commercial traffic from outside of the district using Helena Valley Road. Support beautification of Helena Valley Road, investigation of improvement of recreational area adjoining Helena Valley to the south in Bushmead. Does not object to higher residential densities in some locations.	**Strategy** modified to provide for a stronger vision statement. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Strategies for precinct adjoining Helena Valley Road refined to include a requirement to establish a suitable development setback from Helena Valley Road. Implementation Milestones modified to investigate recreational use of Parks and Recreation Reserve in Bushmead.
		Various suggestions made regarding road design.	Comment referred to Shire's Infrastructure Services as advice.
63	**Save the Wildlife Lake and Wetlands Committee**	Several residents discontent with previous estate development. Natural environments e.g. trees and wetlands should be retained and improved through the	Strategy to be prepared for the development of the Helena River as a Parks and Recreation Reserve protecting and enhancing cultural features. The reservation of the Helena River foreshore

		development process. The Helena River Foreshore should be placed in reserve. **LNA**s should be protected. Unique locations should be protected Resident opinions should be listened to. Larger lots and better roads should be provided. Provisions should be made for accesses into and out of the locality in the event of a fire.	as Crown land is considered an appropriate method to protect significant environments, cultural features and space for recreation for future generations which is commensurate with enhancing a sense of space and place in the Shire. The **Strategy** makes specific provision for the protection and planting of trees. Strategies for Precinct 1, Precinct 4, Precinct 11 and Structure Plan 74 make specific provision for the protection of heritage places. Precinct 11 makes provision for district recreation grounds and the Helena River foreshore is identified for POS. The Helena Valley Land Use Study states that a District Water Management Strategy may be inappropriate. The Implementation Milestones incorporates a requirement to investigate this requirement further with the relevant agencies. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared.
		Playground equipment and facilities should be provided	Comment referred to Shire's Infrastructure Services as advice.
64	**Main Roads WA**	Does not support the Strategy due to: • Concerns raised regarding estimates in the traffic study; • Alternative options for local streets should be explored;	Concerns regarding district and local traffic impacts have been expressed by a number of submissions. It is therefore considered prudent for the

		• The concept sketch for the Scott Street / Great Eastern Highway intersection is not supported.	Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared.
65	**Metropolitan Redevelopment Authority**	No objection	Noted
66	**Landowner**	Support the extension of the Midland transport passenger rail line to Bellevue. Support for higher residential densities where allowed under State Planning Policy 5.1. Flood prone areas to reflect their true extent. Support the establishment of Parks and Recreation Reserve under the Metropolitan Region Scheme but does not consider exhaustive environmental studies as necessary. Supports the establishment of pedestrian/cyclist infrastructure. Further consideration to be given to road connection to Katharine Street. Development contributions towards infrastructure not supported.	**Strategy** modified to emphasise that the extent of the urban zone should be defined by technical environmental studies. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Implementation Milestones requires Development Contribution Position Paper to make specific provision for community engagement for proposed Helena River crossings.
67	**Office of the Environmental Protection Authority**	Environmental assessments required to determine extent of Bush Forever sites.	**Strategy** modified to emphasise that technical environmental studies required.

68	**Resident**	Shire has neglected to maintain parks, the environment and infrastructure. Opposed to the construction of a large shopping centre and commercial development in Precinct 9. Increase in volumes of traffic would put further pressure on road network. Generally support limited rural subdivision in Precinct 10. Support the principle of ceding land around the Helena River, but management is required. Other options for crossings over the Helena River should be explored.	Strategy to be prepared for the development of the Helena River as a Parks and Recreation Reserve protecting and enhancing cultural features. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared. Structure planning in the development zone and finalisation of the Local Commercial Strategy will determine the suitability, or otherwise, of particular retail format.
69	**Department of Parks and Wildlife**	Supports the underpinning principles of the **Strategy**. Makes a number of recommendations/changes for incorporation into the Strategy, Precinct Plan and Context Plan. Notes opportunity to improve the environmental integrity of the Helena River.	Context Plan will be refined to differentiate the Helena River from the foreshore reserve. A requirement to consider offsets for clearing associated with infrastructure upgrades has been included in the requirement for an Infrastructure Plan. Implementation Milestones modified to require the Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared.

APPENDIX 6

MIDLAND TRAIN STATION

GREAT EASTERN HIGHWAY

BELLEVUE TRAIN STATION

GREAT EASTERN HIGHWAY

GREAT EASTERN HIGHWAY

JOHN FORREST NATIONAL PARK

ROE HIGHWAY

KATHARINE ST

ACTIVE RECREATION NODE

REFER DRAWING 02- PRECINCT CONCEPT

GREENMOUNT NATIONAL PARK

HELENA VALLEY RD

BOYA RECREATION CENTRE

COULSTON RD

GREAT EASTERN HWY BYPASS

SAMSON ST

SCOTT ST

CLAYTON RD

LOCAL COMMERCIAL AREA

MIDLAND RD

URBAN EXPANSION AREA

FYFE ST

ROE HIGHWAY

BOYA QUARRY RESERVE

GOOSEBERRY HILL NATIONAL PARK

KALAMUNDA NATIONAL PARK

LEGEND

- Study Area
- Pedestrian and cyclist connections
- Indicative connections across Helena River
- Existing connections across Helena River
- Major road connection
- Watercourses
- Riverine ecological connections
- Recreationsl and ecological connections
- Activity node

HELENA VALLEY
RECREATION PRECINCT
VISIONING STUDY

FORESHORE VISION PLAN // CONTEXTUAL CONNECTIONS

DRAWING NO: 01 ISSUE: D SCALE 1:20 000 at A3

N

LEGEND

- Helena Valley Active Path
- Secondary Path
- Tertiary Path
- Proposed vegetation
- Meadow parkland
- Turf
- Watercourse

KEY - refer to precedent images

1. Playground
2. Parkland
3. Picnic areas
3a. Picnic areas with lookout
4. Creek crossings
5. Informal/overflow parking
6. Mountain bike pump track
7. Sports club rooms and grounds
8. Exercise node

HELENA VALLEY RECREATION PRECINCT VISIONING STUDY

FORESHORE VISION PLAN // PRECINCT CONCEPT

DRAWING NO: 02 ISSUE: C SCALE 1:7500 at A3

N

FORESHORE VISION PLAN

The Foreshore Vision Plan represents the potential for the Helena River and its foreshore as a continuous, recreational public open space, and ecological corridor with well-connected nodes of activity.

Should urban expansion occur, opportunities to enhance public open space will arise. At this stage, the vision plan is designed to provide low maintenance, passive recreational spaces, with concentrated areas of active recreational uses. Active recreation possibilities include sporting fields, outdoor exercise equipment and a mountain bike track. Passive recreation is in the form of open 'meadow' like spaces with a network of paths connecting to picnic and viewing areas. These areas could include shade shelters, seating and barbeques and are spread throughout the site, some at high points which include lookouts across the valley. A new play space is proposed to replace the existing playground on the south side of the river, adjacent the sporting fields.

The Helena Valley Active Path forms the spine of the transport corridor for pedestrians and cyclists from the south east to north west. Secondary and tertiary paths from surrounding residential areas will connect into the spine allowing for a pleasant and safe riding and walking experience to Midland town centre. The Helena Valley Active Path follows the Helena river, forming an edge between the meadow and vegetated areas, comprising a combination of remnant vegetation and revegetation. Improved access to the recreational attractions from residential areas to the north and the south is proposed through a roadway and river crossing connecting Helena Valley Road with Katherine Street.

The restoration of the riverine environment provides the opportunity to create an ecological corridor following the Helena River and connecting to other remnant vegetation in the area and national parks, including Greenmount National Park, Kalamunda National Park and John Forrest National Park.

As a vision plan, it is expected that this will be refined through further community and inter-agency consultation to ensure the on-ground outcomes respond to community needs and budget/resource requirements.

PLAY 1

The playground location is proposed to be within the sporting recreation area. The deisgn of the playground should be intergrated with the landscape and reflect the character of the Helena Valley through incorporating natural materials and vegetation into play elements. There is also opportunity for the inclusion of heritage interpretation.

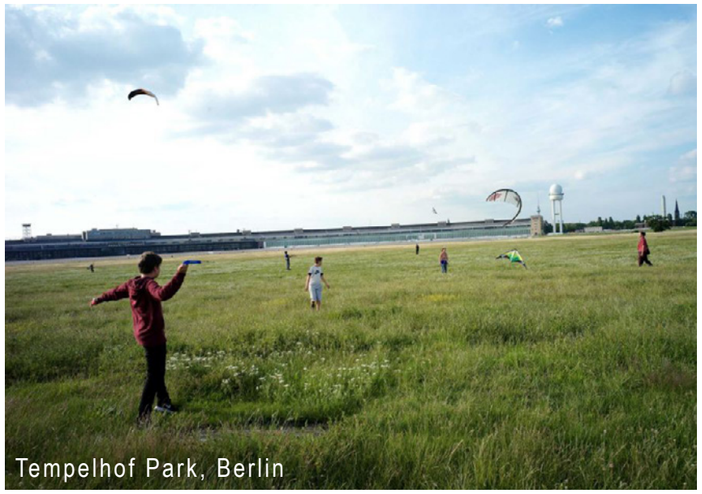
Lizard Log, Sydney

Kings Park, Perth

Lizard Log Parkland, Sydney

PARKLAND 2

Meadow-like open areas with some more formalised pockets for passive recreation.


Tempelhof Park, Berlin

Lizard Log Parkland, Sydney

Capalaba, Brisbane

HELENA VALLEY
RECREATION PRECINCT
VISIONING STUDY

FORESHORE VISION PLAN // PRECEDENT IMAGES

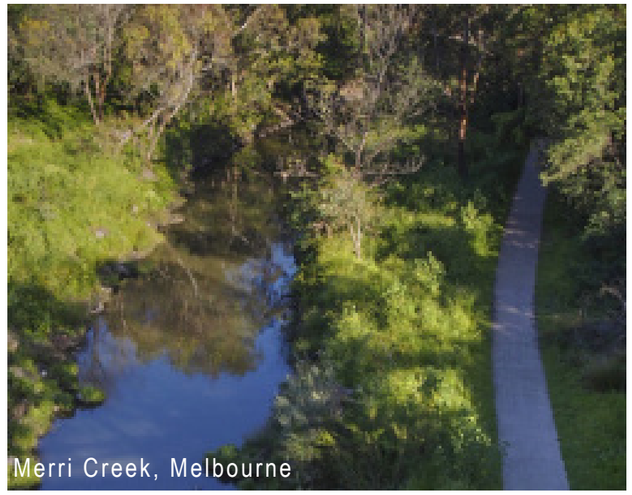
DRAWING NO: 03 ISSUE: B

N

PATHS

The Helena Valley Active Path dissects the site and is located along the river bank. The HVAP should be at a minimum 2.5m wide to allow use by both pedestrians and cyclists. Secondary and tertiary paths may be less wide.

Merri Creek, Melbourne


Merri Creek, Melbourne

Wolli Valley, Sydney

PICNIC AREAS 3

Including shade, seating and barbeques, scattered throughout the 'meadow'.

Wylde Mountain Bike Trail, Sydney

Kalbarri National Park, Kalbarri

Lizard Log Parkland, Sydney

PICNIC AREAS WITH LOOKOUTS 3a

As well as amenity such as seating and shade, picnic areas on high points may incorporate lookouts to take advantage of views across the valley.

Virgiliana, Italy

Lizard Log Parkland, Sydney

Millenium Parklands, Sydney

HELENA VALLEY
RECREATION PRECINCT
VISIONING STUDY

FORESHORE VISION PLAN // PRECEDENT IMAGES

DRAWING NO: 04 ISSUE: B

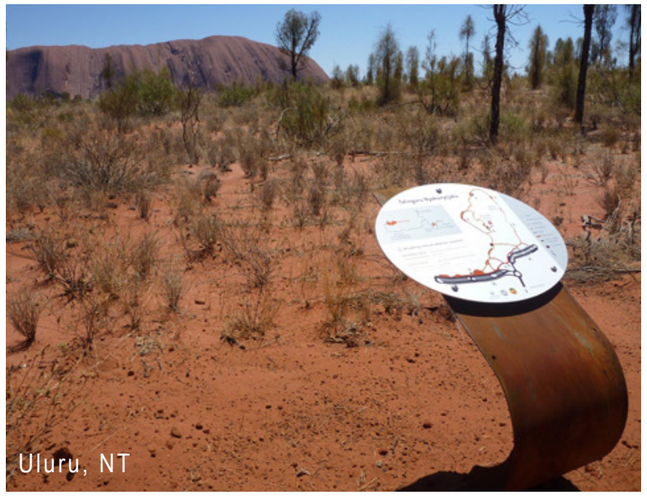
N

INTERPRETATION

Heritage and environmental interpretative signage can be located along paths and trails. These could be stand alone signs or markers, or text and images incorporated into path surfaces.

Calais Muir Woodland, Scotland

The Gap, Albany


Uluru, NT

CREEK CROSSINGS

4

Low key creek crossings for pedestrians and cyclists.

Whiteman Park, Perth

Wylde Mountain Bike Trail, Sydney

Merri Creek, Melbourne

ACTIVE RECREATION

6
7
9

Active recreation may include sporting fields, excercise nodes along pathways and a mountain bike pump track which connects up with existing trails in the area.

Wylde Mountain Bike Trail, Sydney

Centennial Parklands, Sydney

Yokine Reserve, Perth

HELENA VALLEY
RECREATION PRECINCT
VISIONING STUDY

FORESHORE VISION PLAN // PRECEDENT IMAGES

DRAWING NO: 05 ISSUE: B

N

ATTACHMENT 2

Item 10.1

227 pages

Schedule of Submissions
Shire of Mundaring Foothills Growth Strategy

SUBMISSION	COMMENT
1. Shire of Toodyay	
1) The opportunity to comment is acknowledged. In this instance the Shire has no comment to offer on your proposed draft Strategy.	1) The submission is noted
2. ATCO Gas Australia	
1. Thank you for allowing ATCO Gas Australia the opportunity to comment.	1) The submission is noted
2. You have already identified within the Draft HVUES_Council Report (Economic/Infrastructure) C80.AUGUST.2016 that gas supply and services are not available in all areas of the Draft Helena Valley Urban Expansion Area.	2) The submission is noted
3. Standard cost models require funding for the gas installation enhancements from the developer(s), however additional opportunities for reducing or sharing of costs could be achieved via incorporation of natural gas energy efficient appliances such as natural gas powered Co-Generation and Tri-Generation power facilities.	3) The submission is noted
4. In addition to our general information document "Working around Gas Infrastructure", please find below ATCO Gas Australia's technical response. • Network supply capacity for the area. Gas supply to the area can be enhanced to meet the incremental demand. Existing infrastructure within	4) The submission is noted

SUBMISSION	COMMENT
2. ATCO Gas Australia (cont'd)	
the Precinct can be modified to enable provision for the planned growth. • Design guidelines additional comments. ATCO Gas Australia would recommend the addition of the following guidelines for gas services: • Footpaths/cycle paths/frontages. Natural gas when released rises due to it's lighter than air nature. Leak detection of below ground gas infrastructure is a key control for ATCO Gas Australia. In the unlikely event where a gas release occurs, in general installation locations the gas will rise to the surface enabling personnel and equipment to detect the product and instigate repair. Where the surface above the gas infrastructure is non permeable, the gas will rise to the underside of that surface then "track" horizontally to find a release point. Where there is surface of non-permeable material from road to building line, gas can track into buildings. This may result in a hazardous situation. This situation has been minimised in similar conditions in the City of Perth with the utilization of installed vent points. Within the non-permeable surfaces, above the gas infrastructure, small tubes are located through the non-permeable material providing the leak path to	

SUBMISSION	COMMENT
2. ATCO Gas Australia (cont'd)	
the surface. Please refer to drawing "pavement vent" for details. • Boundary line construction. As noted in the ATCO Gas design guideline, buildings are likely to be constructed up to the boundary lines. The concern for ATCO Gas Australia and other utilities with this style of construction is the provision of services and isolation of those services in accordance with the Australian Standards. For gas supply, AS4645 nominates that gas piping should not be installed under buildings. Customer piping (after the meter) is covered under AS5601 and the requirements for piping location are relaxed. It is recommended that where buildings are to be built to the boundary line, that provision of service meter and isolation enclosures (with appropriate ventilation as per AS5601 and AS60079:10) be made on the boundary to meet these requirements. It should also be noted that supply of water has associated issues. Due to water piping alignments in the street to the boundary and the provision of isolation valves in that space, difficulties have been encountered in some locations. Subject to Water Corp approval, provision of water meter and isolation enclosures on the boundary may assist. • Awnings over walkways with gas assets below. If there is a gas release and the gas is released to the surface, the gas will continue to rise. Gas may	

SUBMISSION	COMMENT
2. ATCO Gas Australia (cont'd)	
• be contained under awnings. Additional risks occur if there is ignition sources located in that position i.e. advertising signs or lighting. Proposed amendment to the design guidelines is to either design awnings so that the high point is away from the building or designed to include other venting methods to prevent trapping of gas. • Utilisation of common trench agreements with Water Corp and ATCO Gas Australia could be utilised to reduce installation costs if co-ordination of works can be conducted with sufficient lead times. • ATCO Gas is keen to collaborate with developers and would appreciate early notification of any forums to ensure we can provide the most cost effective solution.	
3. Submitter No. 3	
1. As someone who has been in retail for over 30 years in the Midland, Mundaring and Kalamunda areas I totally support high density residential development. I am 65 years old and only ever lived in these three shires.	1) High density residential development is identified in Precinct 9
2. Retail business has never been more difficult than it currently is, and there is little sign of it improving. The retail market currently has no appeal to prospective buyers. As Retail declines, jobs disappear, and the market moves to other areas which are of no benefit to the general community.	2) The submission is noted

SUBMISSION	COMMENT
3. Submitter No. 3 (cont'd)	
3. The only positive would be to have increased population, which would improve all aspects of business in the area. Number one on this list would be increased jobs.	3) The submission is noted
4. Small business can survive against big business if we have the traffic flow.	4) The submission is noted
5. The proposed development of 600 plus lots at "Bushmead" is a positive, and will help the general area in many ways.	5) The submission is noted
6. The Shire needs to look at high density housing (small lot sizes), as this is what is now affordable to most. It is obvious to all, how difficult it is for our younger ones to own their own house. This also gives us the increase in population which the business community desperately needs.	6) Refer to 3(1)
7. With water restrictions, and the costs of maintaining large properties, I think we are better served by having smaller lot sizes. The Shire would, financially prosper considerably by having more smaller lots. This would then be passed on to all members of the shire.	7) Rates increases are not a planning consideration
8. The sooner we get moving the better. It won't affect my generation, but the young ones starting out, desperately need help. This may help keep them in the area, close to their families, rather than moving away to more affordable areas.	8) The submission is noted

SUBMISSION	COMMENT
4 Submitter No. 4	
1. As a long term resident of Helena Valley I feel there are a number of issues to be addressed:	1) The submission is noted
2. Increased traffic on Helena Valley Road and Scott Street that will require a revision of current speed zones - along Helena Valley Road there are 4 speed zone changes (5 if you include the primary school speed zone). This makes it very confusing for drivers and frustrating when drivers do under the speed limit and because they aren't sure what speed to do and hold up traffic.	2) Comment referred to Shire's Infrastructure Services for investigation.
3. More maintenance of walking paths/footpaths is required with children walking to school and the elderly walking along the footpath along Helena Valley Road. It is often covered in gravel or on occasion has had glass bottles smashed on it.	3) Refer to 4(2)
4. More maintenance of walking paths/footpaths is required with children walking to school and the elderly walking along the footpath along Helena Valley Road. It is often covered in gravel or on occasion has had glass bottles smashed on it.	4) Refer to 4(2)
5) More traffic calming options at the Mundaring end of Helena Valley Road - down past the primary school. Already there has been an increase in numbers of people accessing the national park on this road and traffic travels at a dangerous speed along this road. It is often used for antisocial behaviour such as burn outs.	5) Refer to 4(2)

SUBMISSION	COMMENT
4 Submitter No. 4 (cont'd)	
6) Increase population density means that there is an urgent need for an increase of services to this area - including a full size supermarket, restaurants, cafes, more parks and open spaces.	6) Development zones identified for Precincts 9 and 11 to accommodate commercial uses. Recreation spaces proposed around the Helena River and Precinct 11.
7) The public transport system in this area is DESPERATELY in need of a major review. Given there is already a large increase in the number of people living in the area, only having a VERY limited bus service for the part of Helena Valley that includes the estates and the retirement village is unacceptable. As this population has grown an increase to this service is needed already.	7) Refer to comment from Public Transport Authority (submitter 6)
8) A local high school is also needed urgently (and will continue to be needed as population numbers rise). Currently children living in this area have to access either Swan View HS, Governor Stirling HS or Kalamunda HS - none of these are local and all require significant bus/car travel.	8) Refer to comment from Department of Education (submitter 10)
5. Department of Mines and Petroleum	
1) The Department of Mines and Petroleum has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy and basic raw materials.	1) The submission is noted

SUBMISSION	COMMENT
6. Public Transport Authority	
1) The Public Transport Authority (PTA) finds the proposed Strategy to be generally conducive to the operation and growth of the Transperth network. Transperth is supportive of medium density residential development within 500 metres of Helena Valley Road given that the Route 307 bus service can be extended to accommodate these residents. It should be noted that this is subject to the continued development of the area and the availability of resources.	1) The submission is noted
2) As stated in the Traffic and Land Use Study, at this stage Transperth has no plans to extend or improve the current level of service provision in the Helena Valley. However, we will continue to monitor and review the adequacy of bus services in the area as further development occurs and demand increases	2) The submission is noted
7. Submitter No. 7	
a) I would like to bring to your attention the footpath network especially with regards to the new community hub on Scott Street. As a frequent user of the footpath, living halfway along Scott Street on the West side, I/we find it to be a dangerous prospect crossing the road to stay on the footpath and then back again to access the new Community Hub. This has always been the case when walking up the hill to the existing library where you have to cross the	a) Refer to 4(2)

SUBMISSION	COMMENT
7. Submitter No. 7 (cont'd)	
road to remain on the footpath at the blind crest of the hill. Walking down the hill you would need to cross the road at the bottom of the hill on a blind corner. To reiterate our safety concerns, we have 3 children under 5 usually transported via pram; there is constant heavy traffic flow with a large percentage of this traffic travelling at excessive speed and another large percentage being heavy vehicles taking a short cut to/from Hazelmere. I would like to suggest that the existing footpath is extended from point to point on the West side of Scott Street to provide safe access to and from the new Hub and prevent unnecessarily crossing the road.	
8 Burgess Design Group	
1) Burgess Design Group, on behalf of our clients, ……. and ……., the registered landowners of ……, Helena Valley (subject site or land), writes in response to the Shire of Mundaring's advertising of the draft Helena Valley Urban Expansion Strategy (HVUES).	1) The submission is noted
2) ……. is currently zoned 'Rural' under the Metropolitan Region Scheme (MRS), and 'Rural Residential (RR2 under the Shire of Mundaring Local Planning Scheme No.4 (LPS4). The proposed draft HVUES directly affect our clients' landholding by way of classifying the land for future urban development, and reserving the land as 'Parks and Recreation'.	2) The submission is noted

SUBMISSION	COMMENT
8 Burgess Design Group (cont'd)	
3) **Background** We submitted an MRS amendment request in 2011 to the Western Australian Planning Commission (WAPC) to rezone a portion of the land from 'Rural to 'Urban', and reserve Bush Forever Site No.216 as 'Parks and Recreation' under the Metropolitan Region Scheme (MRS). This amendment was initially included in MRS (Minor) Amendment 1292/57 - North-East and North-west Districts Omnibus No. l. However, the WAPC at its meeting of 31 March 2015, resolved to defer the amendment request pending the finalisation of the Helena Valley Urban Expansion Strategy and the Draft North-East Sub-Regional Planning Framework.	3) The submission is noted
4) **Perth and Peel @ 3S Million & Draft North-East Sub-Regional Planning Framework** We made a submission and deputation, on behalf of our client, to the WAPC seeking the identification and inclusion of the subject land as 'Urban Expansion' or 'Urban Investigation' so that it may be developed for residential purposes to complement the existing Helena Valley urban development immediately to the west under the draft North-East Sub-Regional Planning Framework. Given the site's strategic location the land should be identified as 'Urban Expansion' under the Framework, and subsequently rezoned to 'Urban' under the MRS. In this regard, our client supports the Shire's efforts to	4) The submission is noted

SUBMISSION	COMMENT
8 Burgess Design Group (cont'd)	
identify the whole Helena Valley area as 'Urban Investigation' under the draft Framework.	
5) **Precinct Strategies** We note the subject site falls within Precinct 6 on the Precinct Plan. The HVUES Precinct Strategies suggest that the largely cleared portions of the site should be rezoned to 'Urban' under the MRS, and 'Residential R60 under Shire of Mundaring Local Planning Scheme No.4 (LPS4). Our client supports the precinct strategy to rezone the land to 'Urban', and reserve Bush Communities or Threatened Ecological Communities on site; however several occur in the area. Whilst we acknowledged that there may be environmental issues that could restrict urban development over a portion of this site, the land should not be excluded from the 'Urban' area until such a time that more detailed environmental investigations (such as a Level 2 Flora and Vegetation Survey) has been undertaken. As such, we recommend that the land be shown as 'Urban' in the Strategy Map. Any issues regarding the environmental values of the site can be reviewed through the formal MRS rezoning process.	5) The Strategy has been modified to emphasise that the extent of the urban zones should be defined by technical environmental studies.
6) **Conclusion** On behalf of our clients, we respectfully advise the Shire that we support In principle the draft Helena Valley Urban Expansion Strategy as advertised.	6) The submission is noted.

SUBMISSION	COMMENT
8 Burgess Design Group (cont'd)	
We recommend that the area excluded from the 'Urban' classification on the Strategy Map should be shown as 'Urban' and that further environmental studies can be undertaken to confirm if the land is suitable for rezoning during the MRS amendment process. We trust these comments serve to inform the Shire in its assessment of the proposed draft HVUES, and that they are given due consideration.	
9 Submitter No. 9	
1) I would like to make the following submission in relation to the *Draft Helena Valley Urban Expansion Strategy* involving Fyfe Street, Helena Valley. Being elderly and the owner of six acres at the above address, I would like to be able to subdivide my property into two 3-acre lots, with the aim of living on one of them. This block size would be easier for me to maintain.	1) Precinct 10 makes provision for limited rural subdivision.
2) By subdividing it would also allow younger families to move into the area and make it more difficult for developers to turn the area into high-density urban housing.	2) The submission is noted.
4) There are already three Lots in Fyfe Street that are around the 3-acre size.	4) The submission is noted.

SUBMISSION	COMMENT
10 Department of Education	
1) The Department of Education has reviewed the strategy and wishes to make the following comments;	1) The submission is noted
2) The Department did acknowledge that there were no plans at the time the Helena Valley Land Use Study was being compiled for major school capacity improvements or new school sites planned within the study area.	2) The submission is noted
3) It should be noted that since the student data was compiled in 2012, in 2015 Year 7 students moved to high school thereby increasing those numbers.	3) The submission is noted
4) Item 4.2 indicated that given the future potential extent of residential development in the adjacent Bellevue and Bushmead sites further consultation with the Department at an early stage was recommended. Given the extent of the potential development within these areas along with the increased student numbers it would be prudent to discuss a potential primary school site within this development area.	4) Discussions undertaken with Department of Education about future primary school site.
5) Although there is no objection to the Strategy the Department would seek to meet and discuss future school site planning with the Shires planners at a convenient time in the future.	5) Refer to 10(4)

SUBMISSION	COMMENT
11 Department of Transport	
1) The DoT has reviewed the strategy plan and acknowledges that a considerable amount of work has been undertaken by the Shire of Mundaring for this draft strategy.	1) The submission is noted
2) However, the Department of Transport recommends that the following comments to be taken into consideration by the Shire as part of the next planning stages: • Figures 1 - 18 of the land use report were not included with the application submission and needs to be included with any future structure plan application. • The applicant should include plans showing the existing and proposed pedestrian/cyclist routes, public transport routes and road network in accordance with 10.6 and 10.7 of the Transport Impact Assessment Guidelines Volume 2. • It is noted that a number of the traffic analysis summaries were carried out on a public holiday. This is likely to result in reduced traffic numbers being recorded on those road links. It is unclear if this was considered as part of the traffic analysis. The applicant should make reference to this in the text and make adjustments to the assessment where necessary.	2) Implementation Milestones modified to require Traffic and Land Use Study to be reviewed and Infrastructure Plan to be prepared. Strategy added to Precinct 9 requiring safe assessment to be conducted as part of detailed precinct planning. Other comments are standard requirements of structure planning and have been referred to the Shire's Infrastructure Services as advice.

SUBMISSION	COMMENT
11 Department of Transport (cont'd)	
• Principal shared paths (dual use paths) should be a minimum width of 4m plus clearance which is to be • determined in consultation with the Department of Transport. • It is noted that Helena Valley Primary School is located within the study area. A safe assessment should be carried out in accordance with 10.10.9 of the Traffic Impact Assessment Guidelines. Please note that no Transport Plan has been submitted with the proposal. The DoT is of the view that this long-term growth strategy will become a significant traffic generator in the future. Therefore for any future development within this area requires a comprehensive transport plan to assist DoT in assessing the transport impacts to Roe Hwy. The Transport plan will need to include all the information as per the WAPC's Transport Guidelines checklist and consider other relevant developments nearby. Liaison with Main Roads WA will be necessary.	
3) In view of the above, the DoT looks forward in working collaboratively with Local Government on the implementation of the plan including in relation to the above comments which should be taken into consideration by the City as part of the next planning stages.	3) The submission is noted.

SUBMISSION	COMMENT
12 Department of Environment Regulation	
1) DER has no comment on this matter in reference to regulatory responsibilities under the *Environmental Protection Act* 1986 and the *Contaminated Sites Act 2003*.	1) The submission is noted
13 Department of Aboriginal Affairs	
1) Thank you for your letter providing the Department of Aboriginal Affairs (DAA) an opportunity to comment on the draft Helena Valley Urban Expansion Strategy (the Strategy). I can confirm that the area defined for the Strategy is within the boundary of 12 Registered sites under the *Aboriginal Heritage Act 1972* (AHA) as currently mapped on the Register of Aboriginal Sites (the Register). There are also four places within the Plan areas where a decision under section 5 of the AHA is yet to be made. • There are 19 heritage places that have been assessed by the Aboriginal Cultural Material Committee as not, or no longer, meeting the criteria of section 5 of the AHA and therefore are not sites under the AHA. • The Strategy area is located along *DAA 3758 Helena River* and this valley is known through the archaeological record to have been a rich area for human habitation in the past. There is one site	1) Although not requested by the Department of Aboriginal Affairs, the protection and enhancement of cultural features is a core tenet underpinning the Strategy. It is also important for the Helena River foreshore reserve to be developed and maintained cohesively and consistently. The Strategy's Implementation Milestones has includes a requirement to prepare a Helena River Reserve Development and Management Strategy in conjunction with relevant State agencies and community groups.

SUBMISSION	COMMENT
13 Department of Aboriginal Affairs (cont'd)	
with demonstrated antiquity. • *DAA 3967 Helena River A-C.*	
2) This site returned a date of 29,000 years before present for human occupation in the Helena Valley. There are also other occupation sites in the valley that have not yet been investigated or dated.	2) The submission is noted
3) Locations and extent for the above sites as well as all Aboriginal heritage places may be viewed at the DAA Aboriginal Heritage Inquiry System (AHIS) by searching for Registered Sites and for Other Heritage Places under the Local Government Authority Area or specific sites under the DAA ID number (e.g. 3967):	3) The submission is noted
4) As the AHA protects all important and significant Aboriginal sites whether or not they are known to the DAA, all parties conducting activities will need to ensure their works comply with the AHA, and that they do not inadvertently impact Aboriginal heritage sites that may be present in the Strategy area that have not been previously reported.	4) The submission is noted
5) To assist proponents to minimise risk to Aboriginal heritage the State has published the *'Aboriginal Heritage Due Diligence Guidelines'.* and I recommend that you make these available to all parties engaged in the Strategy areas.	5) The submission is noted
6) If any applicants are considering creating infrastructure within the Helena River, or think that the development may have an indirect impact on the River such as altered drainage or other run off, then they should be advised to familiarize themselves with	6) The submission is noted

SUBMISSION	COMMENT
13 Department of Aboriginal Affairs (cont'd)	
the Guidelines. Consent is also recommended for any stabilization, riparian restoration or revegetation work conducted within the boundaries of Aboriginal heritage sites. If the Aboriginal people who claim custodianship for the place see this work as enhancement then consent could be granted for these activities under Regulation 10 of the AHA.	
7) Should any party engaged in activities within the Strategy area have any queries or concerns regarding the use of the Guidelines, or heritage in general, they may be referred to this office for assistance. It is recommended that developers are advised to meet with a DAA officer prior to any survey work being undertaken or a Section 18 Notice being prepared to discuss the most appropriate approach to this work.	7) The submission is noted
14. Public Transport Authority (Transperth)	
1) The PTA finds the proposed Strategy to be generally conducive to the operation and growth of the Transperth network. Transperth is supportive of increased residential development within 500 metres of Helena Valley Road given that the Route 307 bus service can be extended to accommodate these residents. It should be noted that this is subject to the continued development of the area and the availability of resources.	1) The submission is noted

SUBMISSION	COMMENT
15. Submitter No. 15	
1) Thank you for the opportunity to comment on the Draft Helena Valley Urban Expansion Strategy. I will comment principally on matters affecting Precinct 10, where I live.	1) the submission is noted
2) **Strategy 12: "Establish connections over Helena River"** A 'bridge' across the river at Fyfe Street would indeed be valuable as an emergency fire vehicle access, giving an alternative exit for the houses to the east along Helena Valley Road as well as permitting quicker access to the hydrants on Fyfe Street for fire fighting vehicles. Those 4 property owners (3 of which are in Kalamunda Shire) could be given keys to the bridge gate that they could use In an emergency. However, it must not be free vehicle access, as this would decrease that local amenity. It could be designed such that pedestrians, horse and bicycle riders could cross at all times but not vehicles.	2) The requirements and standards of river crossings require closer investigation as part of Development Contribution Position Paper. A specific provision has been made in the Implementation Milestones for the preparation of a Development Contribution Position Paper/implementation incorporating community engagement to ensure that amenity aspects are considered.
3) **Strategy 11: "Establish public reserve around Helena River"** Although this concept is theoretically a good idea and has been talked about for a long time, it could lead to problems for adjacent landholders. Australia does not have a tradition of public footpaths across private land - such as happens in Europe - and this path would give opportunities for easy and unobserved access to orchards, for example, to steal fruit (as has happened in the past) and greater opportunities for arson, littering, and out of control dogs	3) Refer to 14(1)

SUBMISSION	COMMENT
15. Submitter No. 15 (cont'd)	
harassing livestock and the wildlife, kangaroos and bandicoots. **Many properties have land titles that run to the centre erf the river and in some instances, compulsory acquisition would take away a sizable portion of each property.** **Managing the river bank to keep it weed-free and fire-safe is a labour-intensive activity that landholders will undertake if it is their land. However, they are very much less inclined to put their valuable time into managing 'government' land, as the Helena River Catchment Group has found during its long-running project to rehabilitate this section of the Helena River. If the Shire is to take on this task. It will cost a lot of money, and thus the Shire will have to increase rates to pay for it - not a popular option** **4) Suggestion to Increase the housing density.** **I am not in favour of increasing the housing density on lots abutting the river. However, it could be considered on a house by house basis.**	4) The subdivision of properties adjacent to the Helena River under the Strategy would trigger the requirement for landowners/developers to cede land to the Crown free of cost for foreshore reserve - in time, creating a continuous recreational/ecological link. Compulsory acquisition of land for foreshore reserve is not contemplated by the Strategy. Consideration of subdivision on a house by house basis would constitute ad hoc development and is a method of development not supported by the Strategy.

SUBMISSION	COMMENT
16. Helena River Catchment Group (cont'd)	
1) Thank you for the opportunity to comment on the Draft Helena Valley Urban Expansion Strategy. The Helena River Catchment Group (HRCG) has as its principal aim the health and environmental quality of the Helena River, thus we will confine our comments to proposals that affect the river.	1) The submission is noted
2) **Strategy 11: "Establish public reserve around Helena River"** Although the HRCG supports in principle the concept of 'Greenways' and walking paths, we must point out that in the area covered by this plan it would be difficult to do, and extremely expensive to maintain. Land titles for many properties run to the centre of the river, and compulsory acquisition would take away a sizable portion of each property. There is then the concern over who would pay to manage the land thus brought in to public ownership. As an example, after subdivision of a larger property on the south side of the river west of Fyfe Street in the 1960s, a 'river reserve' was excised, 20-30 metres wide. It is unvested, and unmanaged - apart from work done under the aegis of the HRCG. At least our weed control has reduced the fire hazard! From 2004, the HRCG has undertaken a series of weed control followed by replanting operations along the 5km of river from the pump back dam to Scott Street. This work has been done with the help of	2) Refer to 13(1) and 15(4)

SUBMISSION	COMMENT
16. Helena River Catchment Group (cont'd)	
grants totalling in excess of $200,000. If a publically owned riverside corridor is to be created, then it must be vested in a suitable authority, and sufficient funds made available for its upkeep. That upkeep includes: weed control, replanting, fire management (firebreaks?), storm debris removal to minimise fire risk, litter (human) removal, control of human vandalism - not to mention the construction of a trail, and appropriate car parking places.	
3) **Strategy 12: "Establish connections over Helena River"** A 'bridge' across the river at Fyfe Street would indeed be valuable as an emergency fire vehicle access, giving an alternative exit for the houses to the east along Helena Valley Road as well as permitting quicker access to the hydrants on Fyfe Street for fire fighting vehicles. However, it must not be free vehicle access, or it could become an alternative to Scott Street. It could be designed such that pedestrians, horse and bicycle riders could cross at all times but not vehicles. The same comments apply to Sampson Street.	3) Refer to 11(2)

SUBMISSION	COMMENT
16. Helena River Catchment Group (cont'd)	
4) **Various suggestions to increase the housing density.** The HRCG opposes any suggestions to increase the density of housing on lots abutting the river, as this could increase the destructive pressure on the river and its immediate environment.	4) Refer to 15(4)
5) **Facilities for horses.** The strategy proposes "preserving rural lifestyle lots", but many of these lots have horses. The facilities for horses have not been considered in this plan. A connection to the Railway Bridle Trail along Approach Road would be one good option. The proposed Fyfe Street bridge would be useful to permit horse riders to access the Bridal Trail in Beelu National Park, without having to travel on the narrow Clayton Road, where traffic does not take into account the safety of horses (or cyclists, for that matter).	5) Refer to 11(2) and 15(2)
17. Submitter No. 17	
1) I am in favour of an amendment to the Metropolitan Regional Scheme to allow for closer subdivision in the section of Helena Valley covered in the HVUES.	1) The submission is noted
2) I have lived at 185 Fyfe Street Helena Valley since 1990. It is the house and community in which I raised my three children. It is the unique lifestyle offered in Helena Valley that has kept my wife and I in the same house for almost 30 years. I believe	2) The submission is noted

SUBMISSION	COMMENT
17. Submitter No. 17 (cont'd)	
a moderate increase in residential density in the area would not endanger this special lifestyle. Indeed, well managed subdivisions could enhance the area and community be allowing new families to enjoy what Helena Valley has to offer.	
18. Department of Water	
1) The Department of Water (DoW) has assessed the referral and would like to provide the following advice. The subject site contains the Helena River and other significant water resource constraints. The DoW is unaware if these water resources have been considered and investigated. In accordance with the Western Australian Planning Commissions (WAPC) *Better Urban Water Management* (BUWM) Policy (Oct 2008), water constraints should be considered as early as possible in the planning process. While the DoW acknowledges that the proposed strategy is non-statutory, this is the first planning stage whereby the proposal for urban development in the area should be able to demonstrate that the subject site can accommodate the proposed urban development in regards to water resource constraints. Therefore at this stage the DoW is unable to support the proposal as the sites water resource constraints have not been sufficiently identified and investigated.	1) Water resource constraints have been incorporated as a Special Control Area in LPS4 and were investigated in the Helena Valley Land Use Study made available during the public comment period.
2) <u>Water resource constraints</u> In summary the subject area contains:	2) The submission is noted

SUBMISSION	COMMENT
18. Department of Water (cont'd)	
• The Helena River; • A Resource Enhancement and Conservation Category wetland; • Several minor, perennial tributaries of the Helena River; • Significant foreshore vegetation along the Helena River and some tributaries; • Significant flood prone areas including a wide floodway; • An absence of available groundwater for irrigation; • Areas of acid sulphate soils; and • Fragmented land ownership.	
3) <u>Better Urban Water Management</u> The DoW would strongly recommend the application of the WAPC's BUWM Policy in regards to this proposal and would also recommend that a statutory District Structure Plan (DSP) is developed rather than a non-statutory strategy that does not currently justify the proposed urban development. In addition a District Water Management Strategy (DWMS) should be prepared, in accordance with the BUWM Policy, that details how the following water resource constraints would be managed to demonstrate that the subject site can accommodate urban development. A coordinated DWMS undertaken by the Shire of Mundaring and/or Department of Planning is of significant importance as	3) The Council report made available during the public comment period detailed why a strategy was prepared in favour of a District Structure Plan. Section 3.8.3 of the Helena Valley Land Use Study states that a District Water Management Strategy may not be appropriate. The Implementation Checklist incorporates a requirement to investigate this requirement further with the relevant agencies.

SUBMISSION	COMMENT
18. Department of Water (cont'd)	
the areas contains mostly fragmented land ownership. Therefore the preparation of a coordinated DWMS at the Metropolitan Region Scheme Amendment stage would be highly unlikely as it is likely that individual land owners will apply for rezoning to urban.	
4) <u>Helena River Foreshore</u> The Helena River is a significant environmental asset of this area and contains a significant vegetated corridor. The DoW supports the proposal to retain the River as a Parks and Recreation Reserve. However, in order for the reserve to appropriately protect the Helena River an accurate reserve needs to be identified and protected as early in the planning process as possible. The DoW would recommend that this is done in accordance with the DoW's *Operational Policy 4.3: Identifying and establishing waterways foreshore areas (Sept 2012)*. This assessment should be undertaken as part of the DWMS and associated DSP as it is unlikely that individual landowners will coordinate to undertaken this foreshore assessment and DWMS.	4) Refer to 13(1)
5) <u>Flood Management</u> The DoW has mapped a relatively wide floodway area associated with the Helena River. Development within the floodway is generally prohibited and this will need to be reflected in the strategy and other planning stages. The DoW would not support urban development that is located within the floodway as it	5) Refer to 13(1)

SUBMISSION	COMMENT
18. Department of Water (cont'd)	
would cause a high risk of detrimental impact to upstream and downstream properties. The proposed strategy does not appear to have taken this into consideration as current proposed zoning maps do not reflect the mapped floodway. Detailed floodplain mapping can be provided by the DoW.	
6) <u>Water availability for irrigation</u> The subject site is located within the Perth South Confined Leederville aquifer, which is a fully allocated resource, and within the Fractured Rock West aquifer, which is a highly variable source that is not licensed. If water for irrigation of Regional or District Open Space is required then an existing water license will need to be traded or an alternative water source investigated.	6) The submission is noted
7) <u>Proposed River Crossing</u> Future vehicle bridges over the Helena River can become very expensive and will need to be investigated so as to ensure that the River is not detrimentally impacted by bridge pylons and footings and that upstream and downstream flooding is not also adversely affected.	7) Refer to 11(2) and 13(1)
8) <u>Bushfire Risk</u> The significant future issue is likely to be created by the proposal to have urban development directly adjacent to the Helena River foreshore. That is, a rehabilitated foreshore area will be heavily vegetated and will create a significant bushfire risk to adjacent properties. The DoW has recently experienced that	8) Refer to 13(1)

SUBMISSION	COMMENT
18. Department of Water (cont'd)	
this issue, and as a result of recent changes to bushfire planning requirements, has resulted is a less than ideal outcome for the foreshore area that has had vegetation and its width restricted due to the need to protect adjacent property. This issue will need to be considered early in the planning process to ensure that the Helena Rive foreshore area appropriately reflects the environmental significance of the Helena Rive and that adjacent urban development does not restrict revegetation of the foreshore area. In conclusion the DoW has determined that the subject area constrains significant water resource constraints and environmental values that should be investigated and addressed early in the planning process before the area can be proposed for urban development. This is consistent with the WAPC's BUWM Policy. The DoW cannot support the proposal strategy until sufficient information has been provided to demonstrate that the subject site can accommodate urban development without detrimental impact on the areas water resources. Following the release of the draft Perth and Peel @ 3.5million sub-regional planning frameworks documents in 2015 and the receipt of subsequent public written and verbal submissions in 2016, the WAPC is currently engaged in detailed process considering final recommendations to the Western Australian Government. During this consideration	

SUBMISSION	COMMENT
18. Department of Water (cont'd)	
process, it is not appropriate for the Department to make a final recommendation until the WAPC have released their decisions on the Perth and Peel @ 3.5million sub- regional planning frameworks.	
19. Submitter No. 19	
1) We own the property at: ……..	1) Strategies for precinct adjoining Helena Valley Road and Scott Street refined to include a requirement to establish a suitable development setback from Helena Valley Road.
In regard to the further housing estate development moving this way down Helena Valley Road which seems inevitable, we would ask that the development be well set back from the road and maintain trees in the setback area. This did not happen in the last development and caused much bad feeling throughout the local community. This requirement would seem to be a common sense requirement where an urban area meets what is presently a semi-rural area.	
2) In regard to our own street, The Crescent, where there is a mixture of residential and urban landscape, we would hope to be saved from high density housing development. We would like to be able to subdivide our block which is just over a hectare into 2 residential properties for which we would be prepared to forfeit a river front setback for public use.	2) Precinct 9 has been identified for a mixture of commercial and residential land uses, with medium-high residential densities, subject to comprehensive precinct planning and further consultation.
I hope this comment is of value	The strategies for Precinct 9 have been modified to provide further rationale for this objective.

SUBMISSION	COMMENT
20. Perth Airport Pty Ltd	
1) I refer to your letter received 3rd November 2016 requesting comment with regard to the draft Helena Valley Expansion Strategy.	1) The submission is noted
2) While there is no objection to the strategy in principle, Perth Airport strongly objects to the placement of any residential natured land uses within the designated Precinct 12, and to residential development within the northern part of Precinct 1.	2) Precinct 1 and 11 (precinct 12 in Draft Strategy) strategies amended to highlight requirement for development to comply with State Planning Policy 5.1 (as amended).
3) **ASSESSMENT UNDER THE PERTH AIRPORT 2014 AUSTRALIAN NOISE EXPOSURE FORECAST (ANEF) & "NOISE ABOVE" CONTOURS** The north-western comer of the subject area is within the 2014 endorsed ANEF. Specifically, precinct 12 is within the 20-25 and potentially the 25-30 ANEF zones as seen in Attachment 1. Under State Planning Policy 5.1 (Land Use Planning in the Vicinity of Perth Airport) residential and development is considered unacceptable within the 25-30 ANEF zone. Residential development within the 20-25 ANEF contour is considered "conditionally acceptable", in line with the Australian Standard AS2021:2015 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction (AS2021). Any residential development within the 20-25 ANEF zone should be subject to discretionary control under local planning schemes and will require aircraft noise attenuation in line with the above standard.	3) Refer to 20(2)

SUBMISSION	COMMENT
20. Perth Airport Pty Ltd (cont'd)	
The remainder of the subject area is outside of the ANEF, however, it is noted that the area will still be exposed to levels of aircraft noise that may be unacceptable to some people. Perth Airport produces additional 'noise above' metrics, which can assist in demonstrating the likely impact of aircraft noise exposure on an area at the ultimate airfield capacity. The N65 is one such 'noise above' metric, and is produced because the ANEF is not well suited to conveying the impact of aircraft noise and aircraft noise exposure to the community, as over-flight frequency and the sound level of single events (typically two factors that determine how a person will react to noise) are not clearly translated by the ANEF system. The N65 overlaid with the subject area is included for reference in Attachment 2. Under the N65 for Perth Airport, the western portion of the Precinct 12 will be exposed to up to 199 aircraft movements exceeding 65 decibels across an average day. The remainder of the precinct and a small portion of Precinct 1 will be exposed to up to 99 aircraft movements exceeding 65 decibels across an average day. Noise at this level is considered disruptive to a normal conversation. Whilst it is acknowledged that existing residential within Helena Valley is subject to an excess of 50 of these type of movements per day, Perth Airport will not support any further residential	

SUBMISSION	COMMENT
20. Perth Airport Pty Ltd (cont'd)	
development within this contour. It is for this reason that Perth Airport objects to the placement of any additional residential development within Precinct 12 and the affected area of Precinct 1.	
4) **AIRSPACE ASSESSMENT** **The proximity of the subject area to the runway 06/24 extended centreline means the airspace is complex In his area. The lower level of the airspace varies from 61m AHD** in the west to 166m AHD in the east. Preliminary assessment indicates structures up to 20m above ground level would not infringe Perth Airport's prescribed airspace. Any application for a structure over this height would need to be referred to Perth Airport for further assessment. A map of Perth Airport's prescribed airspace over the subject area is Included in Attachment 3.	4) The submission is noted
5) **ASSESSMENT UNDER PERTH AIRPORT LIGHTING INTENSITY CONTROL ZONES** The Civil Aviation Safety Authority has the power through regulation 94 of the *Civil Aviation Regulations 198Q (Cth),* to require lights which may cause confusion, distraction, or glare to pilots in the air to be extinguished or modified. Ground lights may cause confusion or distraction by reason of their colour, position, pattern or intensity of light emission above the horizontal plane.	5) The submission is noted

SUBMISSION	COMMENT
20. Perth Airport Pty Ltd (cont'd)	
As demonstrated in Attachment 4, the subject area falls within Zone D of Perth Airport's Lighting Intensity Control Zones. In Zone D the maximum intensity of light sources measured at 3 degrees above the horizontal must not exceed 50 candelas. 6) **SUMMARY** Given the above assessment there is no objection to the strategy in principle, however Perth Airport has strong objection to the placement of any residential natured land uses in the discussed areas due to severe aircraft noise Implications. Perth Airport would like to thank you for the **opportunity to comment on this application.**	6) The submission is noted
21. State Heritage Office	
1) The following comments are made on behalf of the State Heritage Office: • The subject area contains *Clayton Farm* (Place No. 3839) and *Belle View* (Place No. 3836) which are both listed in the State Register of Heritage Places. • Future planning and zoning should consider the potential impacts on the identified heritage values of the Registered Heritage places, including the rural setting. • We note that there are ongoing discussions between our Office, the Shire and the applicant regarding the registered curtilage of *Belle View.* Any amendments to the curtilage may need to	1) Strategies for Precinct 1, Precinct 3 and Structure Plan 74 make specific provision for the protection of these heritage places.

SUBMISSION	COMMENT
21. State Heritage Office (cont'd)	
• be reflected in future planning for the subject area. 2) The comments made in this letter are not statutory advice and are provided only to assist the determining authority in its decision.	2) The submission is noted
22. Submitter No. 22	
1) Please could you ensure that any estates developed along Helena Valley and Scott Street are more mindful of the street scape appearance and setback	1) Refer to 19(1)
2) There have been multiple new housing estates developed and each appears to have had different policies in regards to the development fronting Helena Valley Road.	2) The submission is noted
3) Given the discussion about widening Helena Valley road within the "Draft Helena Valley Urban Expansion Strategy" there needs to be greater set back of the estates to allow the following; Footpath Bike path Tree planting and development of a buffer of trees and plants to the road.	3) Refer to 11(2) and 19(1)
4) There has been inconsistent development of the street scape along Helena Valley/ Scott Street and the latest estate under the power lines looks terrible. The vacant land under the power lines has	4) Refer to 11(2)

SUBMISSION	COMMENT
22. Submitter No. 22 (cont'd)	
not been developed. The only landscaping in front of this new estate has been the planning of trees at intervals. This is inadequate and looks cheap.	
5 Could you please ensure that future housing estates are provided with a consistent road landscaping aesthetic? Proper set back to screen the housing estates from the road. This is to ensure that the natural beauty of the area is not diminished. We want the housing estates to fit into the landscape and not stand out "like a sore thumb".	5) Refer to 11(2) and 19(1)
6) Additionally the new estates should have some commitment to the improvement of the Helena River foreshore. All the developments appear to ignore the potential of the Helena River that is at the back of the housing developments.	6) Refer to 13(1)
7) Please ensure consistent landscaping and setback from the roads of new housing estates along Helena Valley Road and Scott Street. The aim to ensure housing estate are able to merge into the landscape. This requires adequate setback of land for planting of trees and shrubs.	7) Refer to 11(2) and 19(1)

SUBMISSION	COMMENT
23. Submitter No. 23	
1) I reside at …….. and am the last lot that could be considered for possible inclusion into the draft Proposed Precinct 6. Due to the flood plain on properties West. While I am happy to excise 3 or 4 lots of the rear of the property, or possibly the whole property, as stated, It is unlikely that a one off situation in zoning would be feasible. Should the adjoining owners (3 properties East) be interested. I would be happy to be in included.	1) The Draft Helena Valley Land Use Study identified the three easternmost properties in Precinct 1 for Residential Investigation. They were excluded from the further urban investigation in the Draft Strategy to preserve rural amenity, create a rural buffer between properties north of Katharine Street and in response to flood risk within the precinct. However, these three properties are comparatively unconstrained by flood risk. The strategy for Precinct 1 has therefore been amended to include these properties for urban investigation, subject to an appropriate interface with adjoining properties.
24. Department of Fire and Emergency Services	
1) The Department of Fire and Emergency Services (DFES) provides the following comments with regard to *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) and the *Guidelines for Planning in Bushfire Prone Areas* (Guidelines). Higher level consideration of bushfire risk is one of the most effective means of preventing inappropriate development in bushfire prone areas. Given the Strategy will coordinate the future development of the Helena Valley it is vital an assessment of any bushfire hazard issues arising from the proposals within the Strategy is undertaken.	1) A Bushfire Hazard Level Assessment (Shire's Bushfire Hazard Special Control Area) was used to inform the Strategy.

SUBMISSION	COMMENT
24. Department of Fire and Emergency Services (cont'd)	
Level (BHL) assessment should be included within or as stand-alone document that informs the Strategy. It is critical at this level of the planning process to connect the spatial understanding of the bushfire threat with strategic decisions about intensification of land use to reduce the vulnerability of people, property and infrastructure to the threat of bushfire. An understanding of the bushfire hazard provides for the identification of opportunities and constraints for the areas proposed for land use intensification. These areas can then be evaluated against each other, as well as each element of the bushfire protection criteria, to highlight the locations where it is unlikely compliance to the criteria can be achieved.	
2) **Considerations for the Decision Maker** **General Comments** • Significant portions of the Strategy are designated as bushfire prone on the Map of Bush Fire Prone Areas and therefore trigger the application of provisions of SPP 3.7. • At this strategic level, it is acknowledged that bushfire management is likely to be only one consideration of the decision maker in determining the suitability of the land for proposed intensification. However, this emphasises the need for an understanding of what the bushfire risks are, so an informed decision can be made as to	2) The Shire's Special Control Area for Bushfire Hazard contains bushfire hazard level mapping which applies in addition to that under the Local Planning Scheme (LPS) Amendment Regulations 2015 and is therefore considered contemporary.

SUBMISSION	COMMENT
24. Department of Fire and Emergency Services (cont'd)	
the suitability of areas for expansion or intensification of land use. • It is acknowledged that the Shire have previously identified within their Local Planning Strategy those areas considered to have a 'Moderate' or 'Extreme' bushfire hazard level, as determined in accordance with Bush Fire Hazard Assessment Procedures set out by Planning for Bush Fire Protection (2001). Whilst this information should not be disregarded, the draft Strategy provides an opportunity to update this information to reflect the methodology for assessing bushfire hazard as per the current Guidelines. This will align the draft Strategy with the provisions of SPP 3.7 and ensure that legacy bushfire hazard Issues are identified and adequately addressed.	
3) **Policy Objective and Measures** Policy Measure 6.3 of SPP 3.7 applies to this proposal, and states: *Any strategic planning proposal to which policy measure 6.2 applies is to be accompanied by the following information prepared in accordance with the Guidelines:* *(a) (i) the results of a BHL assessment determining the applicable hazard level(s) across the subject land, In accordance with the methodology set out in the Guidelines. BHL*	3) Refer to 24(2)

SUBMISSION	COMMENT
24. Department of Fire and Emergency Services (cont'd)	
assessments should be prepared by an accredited Bushfire Planning Practitioner; or *(ii) where the lot layout of the proposal Is known, a BAL Contour Map to determine the indicative acceptable BAL ratings across the subject site, in accordance with the Guidelines. The BAL Contour Map should be prepared by an accredited Bushfire Planning Practitioner; and* *(b) the identification of any bushfire hazard issues arising from the relevant assessment; and* *(c) clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages.*	
4). **Bushfire Hazard Level (BHL) assessment** a) A BHL assessment provides a 'broad brush' means of determining the potential intensity of a bushfire for an area. This assessment assists in determining the suitability of land contained within strategic planning proposals for future subdivision and development. It is a pre-development tool used to inform decision making at subsequent planning stages to ensure a holistic understanding of the bushfire risk. b) A BHL assessment should be prepared for all areas identified for land use intensification within the Strategy that are designated as bushfire prone.	4) Refer to 24(2)

SUBMISSION	COMMENT
24. Department of Fire and Emergency Services (cont'd)	
This assessment can be a stand-alone document that informs the Strategy, or can form part of the strategy document itself. c) It is also an opportunity to understand the bushfire risk for existing developed areas, and if found to be 'extreme' bushfire protection measures that will help to reduce this risk (including improved vehicular access and egress; increased hazard separation; improved water infrastructure; implementation of fire management strategies and vegetation management) should be identified. c) Appendix Two of the Guidelines outlines the methodology for undertaking a BHL assessment. d) Required outcomes of the assessment are to: • identify areas of low or moderate BHL that are most suitable for land use intensification; • improve bushfire risk and develop strategies for existing settlements/areas of extreme BHL; • identify vegetated areas with high conservation values, including nature or conservation reserves where clearing would not be supported; • evaluate the appropriateness of areas identified for expansion (town site) or intensification of land use;	

SUBMISSION	COMMENT
24. Department of Fire and Emergency Services (cont'd)	
• identify improvements required to the broader road network to ensure that vehicular access and egress is available and safe during a bushfire event;	
5) **Opportunities and Constraints Assessment** (a) An opportunities/constraints assessment should address issues related to the bushfire protection criteria that have arisen following the BHL assessment, including: **Element 1: Location** **Key Considerations** • Consider the landscape context of the proposal, including the type and extent of vegetation, topography (particularly land with slopes of >10 degrees), areas of possible fire-runs and evacuation options, • Identify areas which represent an extreme bushfire risk that cannot be managed and should not be supported for development. Areas most suitable for land use intensification are where the bushfire hazard is low or moderate, • Identify conservation areas including TEC, Bush Forever, nature reserves or national parks that may constrain a location, • Identify areas that would require clearing to achieve an appropriate BAL rating,	5) Refer to 24(2)

SUBMISSION	COMMENT
24. Department of Fire and Emergency Services (cont'd)	
• Identify vulnerable and high risk land uses, and critical infrastructure. **Element 2:Siting and Design** **Key Considerations** • Apply appropriate density codes (or lot sizes) large enough to accommodate Asset Protection Zones (APZs) if required, • Identify interfaces between development and bushfire prone vegetation which may require increased setbacks to achieve an appropriate BAL rating (in accordance with AS3959). **Element 3: Vehicular Access** **Key Considerations** • Consider the wider road network and identify any limitations to the provision of multiple access routes both at the local and district levels. • Identify vehicular access routes that provide safe access and egress to two different destinations, • Identify opportunities to improve access and egress for existing development including incorporating emergency access ways and fire service access routes where no alternative exists. **Element 4: Water** **Key Considerations**	

SUBMISSION	COMMENT
24. Department of Fire and Emergency Services (cont'd)	
• In reticulated areas, highlight locations of hydrants • and existing water infrastructure, In non-reticulated areas, it will be necessary to demonstrate the availability of alternative water supplies for firefighting purposes. (b) It is critical at this level of the planning process that the work undertaken to determine the bushfire hazard is connected spatially within the Strategy and linked to the suitability of land for further intensification.	
6) **Bushfire Protection Criteria Matrix** Given the BHL assessment is being prepared to support and inform a wider strategic planning document, with multiple development or investigation areas being considered, the assessment may provide a comparison of the areas. In particular, it should consider the likelihood that development in an individual area may or may not comply with the bushfire protection criteria. This can be in the form of a matrix and provide a qualitative assessment identifying if it is considered that the areas proposed for intensification of land use are likely, possibly or unlikely to meet the criteria. It should recognise that compliance may be subject to the subsequent stages of the planning process.	6) Refer to 24(2)

SUBMISSION	COMMENT
24. Department of Fire and Emergency Services (cont'd)	
7) **Recommendation** DFES advice is to seek a BHL assessment that identifies opportunities and constraints for land use intensification, and the ability to achieve compliance with the bushfire protection criteria, to Inform bushfire risk management measures for the Strategy. This will help to ensure that all recommendations within the report avoid any increase in the threat of bushfire to people, property and infrastructure. The assessment should demonstrate to the fullest extent possible how compliance with the bushfire protection criteria can be achieved at subsequent stages of the planning process.	7) Refer to 24(2)
25. Submitter No. 25	
1) **Open space**: The current plan does not seem to accommodate consolidated public open spaces and playing fields. Typically there has been a fragmented approach to public open spaces. If this approach is to continue, then at least some 'pocket parks' should be allowed for so that there are smaller neighbourhood play areas. This is particularly important as development density increases.	1) Precinct 11 makes provision for district recreation grounds and the Helena River foreshore is identified for Public Open Space.
2) **Bike paths**: The recent development along Helena Valley Road was a wasted opportunity to install decent commuter, separated bike paths alongside this important carriageway. Whilst we appreciate the dollars per kilometre cost, early planning of integrated bike paths is essential. Separated bike paths (i.e.	2) Refer to 11(2) and 15(2)

SUBMISSION	COMMENT
25. Submitter No. 25 (cont'd)	
alongside but safely separated from motor vehicle traffic) are the best way to encourage commuters out of their car, and provide a safe cycling environment for children and occasional cyclists. Connection of Helena Valley to activity centres such as the new Boya community hub, and to Midland shopping precincts and the Midland Railway Station should be planned in at the earliest stage. This will not only allow for more cycling opportunities, but allow teenagers (too young to drive) who may hold part-time jobs in the Midland area a safe way to travel to and from their place of employment. The bike paths / bridle trails could also be extended to Bellevue (zone 4 of the precinct plan) as part of the current WAPC subdivision to join withthe existing bridle trails/bike paths to give bicycle tourism access to the hills.	
3) **Bridle trails**: Horses are often ridden in the Helena Valley area, often along footpaths and across public open spaces. Riders often cross from old Helena Valley to the newer Helena Valley estates and ride to and from the shopping areas. Such activities should be encouraged by planning routes for horses to be ridden safely throughout the precinct.	3) Refer to 11(2) and 15(2)
4) **River reserve**: The Helena River represents an important environmental feature that runs through Helena Valley. We support the creation of a public reserve along Helena River. We also feel that a pathway alongside the river for recreational use is one	4) Refer to 25(1)

SUBMISSION	COMMENT
25. Submitter No. 25 (cont'd)	
way of activating the reserve and connecting residents with the Helena River. The development work on the north side of the river (Bellevue Farm) and the planned pathways could be extended the full length by crossing over the existing footbridge and run along the south side, joining up with the path on Helena Valley Road. This would give a long loop path along the river through Helena Valley and Bellevue.	
5) **Roadways**: We note there are plans to widen Helena Valley road to four lanes for the western most section. However, this appears to be quite old-fashioned planning, simply encourages motor vehicle use, and creates additional hazards at the round-a-bouts. It may be better to have more extensive slip roads, bus embayments, and separated cycle paths. A four lane road would be one of the only four lane roads in the area (the other being Great Eastern Highway Bypass) and seems quite unnecessary. It also would be four lanes to nowhere, as the adjoining Bushmead Road (the continuation of Helena Valley Road as it crosses over Roe Highway) is two lanes. We oppose a four lane construction in this area. The current intersection of Helena Valley Road and Midland Road is difficult to negotiate during peak traffic times (sight lines for motorists waiting to exit Midland Road and turn right on to Helena Valley Road are restricted due to the bridge over Roe Highway) and may become more of a hazard as residential	5) Refer to 11(2)

SUBMISSION	COMMENT
25. Submitter No. 25 (cont'd)	
expansion and traffic movement's increase. This intersection will require some careful thought.	
6) **Parking**. As long term residents of Helena Valley Estate, we notice one of the poor outcomes from more recent subdivisions (both west and east of the original Helena Valley Estate development) is that the small lot sizes, fence-to-fence housing, and very narrow 'verges' results in limited on-site parking and subsequently residents tend to park their vehicles on the footpaths outside their homes. This creates a hazard for pedestrians who have to frequently walk on the road as they move around the parked vehicles. It creates hazards as the streetscape is not clear and we have witnessed many near misses as children pop out between cars and are almost run down by motorists. Older residents who rely on mobility scooters also have great difficulty navigating their way through the more cluttered neighbourhoods. From a visual point of view, the streetscape is cluttered with cars parked haphazardly on verges and footpaths. From an environmental point of view, there is limited room for street trees, which are often damaged by vehicles parked on the verges, or removed by residents to make room for vehicles. There must be a better way to plan for vehicle parking, and footpath access.	6) Precinct strategies refined to make specific provision for on-street parking to be considered in structure plan design and refer to 19(1).
7) **Building**: Encourage multi-storey residential development (e.g. terrace style homes) in order to minimise building footprint on blocks and allow for	8) Refer to 19(2)

SUBMISSION	COMMENT
25. Submitter No. 25 (cont'd)	
residential tree planning and backyard space. Minimise fence to fence housing development (building envelopes?). Better built form planning allows for better environmental outcomes by allowing for greening of the suburb, less reliance on mechanical cooling and heating and reduced energy use (in line with the Shire's climate change policies), and better social outcomes.	
8) **Zoning**: Residential areas should have allowances for medical facilities, childcare facilities and other related 'residential' services. Historically, people who have purchased residential blocks have later opposed such services being located in their vicinity and planning for such facilities would reduce neighbourhood opposition to such future services and reduce the impact on Shire planning resources dealing with such opposition. The Helena Valley Primary School appears to be zoned residential on your map.	8) Refer to 19(2)
9) **Heritage**: Clayton Farm (Clayton Road, Helena Valley) was established in the 1850's with construction of Victorian / Georgian style buildings in the early 1860's. This farm should remain protected and free from subdivision.	9) Refer to 21(1)
10) **Flight paths**: ANEF should guide development away from flight paths. As technology improves, the Perth Airport is concentrating flights along a narrower path which results in higher frequency of flights over some	10) Refer to 20(2)

SUBMISSION	COMMENT
25. Submitter No. 25 (cont'd)	
areas. Due to the health impacts of noise, residential development alongside flight path areas should be discouraged.	
26. Submitter No. 26	
1) Our property is on the corner of … giving us two road frontages, scheme water and it backs onto a number of properties along Helena Valley Rd.	1) The submission is noted
2) The size of our property … is 2 hectares and as mentioned it backs onto a number of Helena Valley Rd Properties that are currently approx 1 hectare in size.	2) The submission is noted
3) Our property and the owners of the other two that run behind the Helena Valley Rd properties (numbers …….) have all expressed a desire to be considered in the Helena Valley Urban Expansion strategy for rezoning to allow for subdivision of our properties to at least the 1 hectare size blocks).	3) Consideration of these properties for urban growth is not supported due to fire risk, vegetation classified as Local Natural Area, erosion of desirable amenity aspects and topography.
4) The Northern boundary of these properties that backs onto the Helena Valley Rd properties boundary does not have a great deal of mature vegetation, is fairly flat contour wise and we believe that changes as described would not affect the rural feel of the land in question.	4) The submission is noted
5) Further to that the original building envelope for …. was on this lower North/Eastern area of the 2 hectares before approval was given to move it to the higher area near ...	5) The submission is noted

SUBMISSION	COMMENT
26. Submitter No. 26 (cont'd)	
This proposal would also allow for consideration to be given to utilising the Northern boundary of the 3 blocks in question and the Helena Valley Rd properties as increased access; if the HVUES being considered is implemented; and the eventual subdividing of the Helena valley Rd Properties.	
6) This would also increase the access for fire and emergency planning in an area that adjoins the residential and open space land.	6) The submission is noted
7) Our interest in this proposal is to allow for better use of the mostly unused sparsely vegetated portion of the land that is almost level with the Helena valley Rd properties and it also allows us the opportunity to assist our children in acquiring land with a rural feel yet close to amenities and transport.	7) The submission is noted
27. Submitter No. 27	
1) The first point we would like to make is personal and extremely important from our perspective.	1) The submission is noted
2) Despite having to wait for months whilst our planning approval went through all the hoops, we eventually purchased this property 17 years ago and knew that this would be our home for life. What drew us to this property was the rural lifestyle, the sense of place, the natural environment with access to a river and the privacy on the river frontage without losing community values	2) The submission is noted

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
3) Considering the proposed walkway along the river and the loss of all the determining factors influencing our choice to purchase, we have strong objections to the proposed purchase and rezoning of the Helena River to parks and recreation as we will not only lose all privacy from our home, we will lose a large portion of our property and we will lose our sense of space and sense of place. Concepts that are so strongly promoted and upheld in the Shire's Strategic Plan 2026 and Environmental Management Plan 2012 - 2022. The shire can't keep reiterating ideals such as "Sense of place", "Amenity of the area" and "Rural lifestyle" only to take it away whenever it suits them.	3) Refer to 15(4). The reservation of the Helena River foreshore as Crown land is considered an appropriate method to protect significant environments, cultural features and space for recreation for future generations which is commensurate with enhancing a sense of space and place in the Shire.
4) Upon purchase of our property several restrictions were placed on the property, including restricting development or livestock on the 100 year floodplain and not to compromise the amenity of the area. Our property is long and narrow and in some sections, the amount of land we would be left with would not be viable or cost effective to maintain or manage for fire risk which is what we currently do at great expense.	4) The submission is noted
5) We have been managing the riparian zone of the Helena River for many years by ourselves and with the help of the Helena River Catchment Group which we have been actively involved with for years. There is no evidence that the shire or any other agency could manage it better than we have as there has been little interest to date in local reserves.	5) Refer to 13(1)

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
6) We are also not convinced that the shire can afford the cost of compensating landowners for reclaiming land along the river for parks and recreation. In estimating the value of the range of losses we would incur, considering the environmental works already completed, future management, loss of privacy costs and loss of lifestyle with the unsavoury threat of increases in crime such as burglaries and arson. Where will these funds come from? Ratepayers such as ourselves will be the biggest losers. Our suggestion is in the interest of conservation and to not develop the riparian area as proposed!	6) Refer to 13(1) and 15(4)
7) The Helena River is a nature corridor and introducing people/dogs and other activities would serve as a deterrent to fauna displacing animals that have traditionally used this strip for millennia. The development will effectively destroy an ecosystem. Increases in density and subdivision particularly near the river should be avoided as it is not in keeping with the amenity of the area and it does not conform to: • Shire of Mundaring's Strategic Plan 2026 particularly Objective 2 – 3.1.3 • Shire's Environmental Management Plan 2012-2022 – inappropriate development and subdivision and Water Actions 6.14 to limit clearing of vegetation along watercourse and create adequate buffer zones • Shire's Local Climate Change Adaptation Action Plan	7) Refer to 13(1) and 15(4)

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
– High priority 3 Watercourse damage and loss; to ensure the shire's planning and development activities create a positive impact on the watercourse • LPS 4 Local Planning Strategy – Section 7.4 Helena Valley 5.3 – Bush Forever sites that fall on private land are protected from inappropriate subdivision and development that would disturb or adversely impact on ecological values. 8) The Helena Valley private estates and the Bushmead development have already more than catered for residents preferring an urban environment. The Shire should protect the rural properties for the benefit of future residents and generations as not all will want to live in medium to high density housing. Why move to or live in the Shire of Mundaring? • Urban heat island effects detrimental to the liveability of highly developed suburbs • Urban Forest Management Plan – does the shire have one and recognise the impact of removing trees on the health and social wellbeing of the residents • Loss of existing vegetation and mature habitat trees will impact the survival and health of local native fauna populations, particularly Carnaby's and Forest Red tailed cockatoos. Hollows for this species takes 100 years or more to form. Replanting with Chinese elms or London plane trees is not a suitable	8) The Draft North-East Sub-Regional Planning Frameworks recognise that the Shire will continue to experience population pressures which must be managed. The Strategy has as one of its core components the protection of vegetation. Refer to Submissions 11 & 14.

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
replacement. • Lack of services such as public transport and schools already exists in Helena Valley, not likely to be improved as the government has failed to address this for the current population.	
9) Reserve 39094 should be retained for conservation purposes as it is a unique area of cultural and environmental importance and is ranked 33 out of 100on the shire's list of reserves with a high biodiversity status. I had previously drafted a management plan and conducted vegetation surveys in the reserve, which I have previously submitted to the shire. Common catch phrases that arise from the Shire's strategic and environmental plans, include: Shire of Mundaring – A sense of space and a sense of place An environment that provides the lifestyle and sense of place that the community values Community needs are to be considered in planning for the future Without compromising the amenity of the area (The Boya Community centre has already destroyed the village amenity by introducing an imposing concrete structure where there were healthy trees lining an oval)	9) Refer to 13(1) and 27(3)

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
Committed to protect, manage and enhance the community's environment Prevent loss of identity and attractiveness of the area Is the shire committed to these statements? The Helena Valley Urban Expansion Strategy mentions some but seems to blatantly contradict these very values that the Shire portrays in its environmental and strategic plans and policies. Further points are noted below and included in the draft as sticky notes. 10) Page 1 • How was the environment and amenity protected with the development of Helena Valley Private Estates? • HVUES goals are opposing – Our aspiration as a land owner is to have privacy and semi-rural lifestyle with low traffic. • Increasing population and human activity will increase the likelihood of fire. Refer to DFES Urban Bushfire Threat Analysis tool • Urban growth erodes our peri urban amenity irreversibly • What risk are you mitigating? reducing Fire potential by removing vegetation increasing fire potential by increasing human activity, increasing Crime rate and anti-social behaviour by	10) The subdivision known as the Helena Valley Private estate included the ceding of land around the Helena River as foreshore reserve. The Strategy aims to balance diverse community aspirations. Refer to Submission 24 Refer to 26(3) Development can result in funding for infrastructure e.g. emergency accesses which mitigates existing fire risks.

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
increasing population in urban heat islands, increasing traffic accidents by increasing volume on roads with a younger demographic on roads ill equipped for the volume and no foot path on Helena valley road east of Leawood Cr, decreasing ecosystem by destroying habitat and nature corridors and increasing pollution from car exhausts that settles in the valley when the wind isn't strong enough to blow it over the scarp	
11) Page 2	11)
• What activity Centre? What utilities? We don't have gas or deep sewerage. What community infrastructure? Is the Boya community hub classed as activity Centre and community infrastructure? It isn't open yet and has destroyed the amenity of the area. Apart from a bus service, midland train station is 10 minutes away. How about a foot path so my daughter can walk safely along an already busy Clayton road to get her bus to school? This is what I would call infrastructure.	The activity centre referred to in the excerpt is Midland. The report states that the study area is in proximity to utilities and services. As development occurs, these services are extended. Refer to 11(2)
• What urban form is environmentally sustainable? You would have to go to Singapore to see this.	Higher residential densities with a mixture of commercial and other uses are considered environmentally sustainable urban forms.
• the easement on our property is supposed to be maintained by the shire yet they have only performed maintenance once at our request. It has not been monitored nor inspected. Why would I think that the	Refer to 13(1)

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
shire is more capable than me to manage an environmental asset or infrastructure? All developmental works are not bound by AS4970 which clearly demonstrates the Shires reluctance to preserve trees as "Green Infrastructure" to which they are regarded by other shires as.	
• refer to DFES Urban bushfire threat analysis. Increasing human activity can increase bushfire potential	Refer to Submission 24
• how will the Scott St and Great Eastern highway intersection and Clayton road east be modified to cater for the extra traffic created as a result of urban infill? Is there any net benefit in creating 4 lanes on Helena valley road when bottlenecks such as the bridge on Scott St and Bushmead Rd will clearly limit traffic flow?	Refer to 11(2). The Strategy has been modified to clarify a four lane bridge over Roe Highway.
• How will urbanization address fragmented landownership? Does it really have to?	In the case of Precinct 5, rezoning would support the arrangement of lots into land suitable for future subdivision.
12) Page 3 • We don't want growth • Although it is a first step involving nominal risk to the shire it is of great risk to landowners prior to the release of the plan	12) There are diverse views regarding the desirability of growth in Helena Valley. The risk being referred to is that posed by preparing a District Structure Plan at significant cost without certainty that the location can be considered for urban growth under the Shire's and State's planning frameworks (Local Planning Strategy and Draft North-East Sub-Regional Planning Framework).

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
13) Page 4 • Why not limit the urban form to areas that provide a logical extension to areas of green fields? Wouldn't this strategy be embracing sustainability? • Why not provide free workshops for landowners to educate in water conservation? • What is employment land and where is the location of employment land in Helena Valley? • Please describe location and types of finite basic raw materials in Helena valley?	13) The excerpt being referred to is from the Draft North-East Sub-Regional Planning Framework. Questions regarding its content are best directed to the WAPC. The Strategy makes provision for commercial land in Precincts 9 and 11 The relevant part of this excerpt is identifying land uses for industrial and public purpose sites through the staging and sequencing of land. Refer to Submission 5.
14) Page 5 • How has this principle been applied in the development opposite the lifestyle village on Helena valley Rd or the Boya hub? It hasn't! So how serious is the shire in adhering to this? Careful not to erode the credibility of what you say by what you do! • How did the pressure of tourism demands affect the truffle festival?	14) It is unclear from the submission which principle is being referred to. It is unclear from the submission what relevance tourism pressure from the Truffle Festival has on the Strategy.
15) Page 6 • Some buffer may not be enough buffer! Once the buffer has been reduced and developed, it is too late to reverse and ecosystems could be impacted forever	15) The submission is noted

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
16) Page 9 • District level structure plan might seem like a lot of money but consider the cost and irreversible impact should the planning prove to be inappropriate in the future	16) The submission is noted
17) Page 12 • Shouldn't this include not developing the riparian area for a walk trail? Sounds contradictory. This is supposed to be a nature corridor and the best way to deter nature is to introduce humans • What is the projected value of this tourism weighed against the impact to the ecosystem and the loss of privacy and compensation for the land that would have to be purchased?	17) It is unclear from the submissions which section of the Council report is being referred to. Nevertheless, trails in nature corridors reduce the likelihood of cyclists, horse riders and walkers will create their own paths. Refer to 15(b)
• I look forward to a foot path for Clayton road and better storm water management so my block doesn't flood.	Refer to 11(2)
18) Page 13 • This document apparently contradicts its own policies regarding management of the riparian area so in my opinion it wouldn't be that hard to appeal.	18) The 'appeal' being referred to are those capable of being lodged with the State Administrative Tribunal.
• Considering the proposed walkway along the river, shouldn't DPAW and the Swan river trust be consulted if the report is truly comprehensive? Or don't you want to hear what they may say?	The Draft Strategy was referred to the Department of Parks and Wildlife for comment.

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
19) Page 14 • This intersection is already dangerous and as a commercial operation I avoid turning right onto the highway from Scott Street. This increases my journey time. With more development this intersection will become more dangerous well before the intersection is upgraded if indeed it can be upgraded? Safety needs to be improved now! To have increased traffic on the road extending journey times will not support my business activities.	19) Refer to 11(1)
20) Page 15 • The map is useless without street names or datum. It is drawn to be difficult to interpret! • All riparian areas are environmentally sensitive! Not just east of Fyfe St. • All endemic vegetation along a river is significant. Our property is designated a 100 year floodplain but it appears a walkway is still proposed!	20) Attachment 3 of that Council report contains a map with street names. The submission is noted The submission is noted
21) Page 16 • I strongly disagree. MSC had the opportunity to do this when the CSIRO sold the block and subdivided. Why wasn't this done then? • Second and third environmental points contradicts first point. • The new development on Helena valley road will change this demography. Why isn't this foreseen?	21) Page 16 of the Council report does not contain information related to the former CSIRO site. Refer to 27(3) The submission is noted

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
We don't want another Stratton! • Protects views of significance - What about the view into my pool area from people walking on the walkway approx. 30m away with public access to the river?	"Views of significance" as used in this context relate to, for example, view of the hills and to/from the Helena River rather than one private property to another.
• Is this an excuse for more block clearing and more gutter to gutter development?	It is unclear from the submission which part of the Council report is being referred to.
22) Page 17 • Improve stormwater management by MSC. • Should have considered this before permitting development. • Not likely to happen in my location or many others. We don't have access to deep sewerage, mains gas and there is little stormwater management on my side of the street.	22) Utilities are provided by developers as development occurs.
• How will the erection of these towers be in keeping with the amenity of the area? Will you erect a white picket fence around them as in the new estate?	The Draft Strategy does not contemplate installation of power pylons.
• Clayton road or Clayton Street? Get it right please! It is obvious that the author doesn't live here.	The submission is noted
• Point 2 contradicts point 1. We strongly disagree with the procuring of land along the river	Refer to 27(3)
23) Page 18 • Market driven factors are usually not environmentally sustainable!	23) The submission is noted

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
• If the assumptions have changed then the figures could mislead and should not be included. Get the correct figures through new study based on current assumptions before presenting them.	Refer to 11(2)
• Scenario 2 - There will still be a bottleneck at the Scott St and GE Hwy intersection only now taking traffic through residential zones.	Refer to 11(2)
24) Page 19 • Scenario 6 - By not permitting right into Scott street will increase traffic on Stuart St. Prohibiting right onto GE Hwy will reduce the non-residential traffic coming from GE Hwy bypass using this as a shortcut and reduce the likelihood of accident at this intersection however there will be a significant increase in traffic on Clayton road which is not suited to high volumes and would be very difficult to expand in a commensurate period of time. • Scenario 7 - alternatively make Stirling Crescent 4 lanes between the bypass and Bushmead Roads.	24) Refer to 11(2)
25) Page 20 • Implementation should include a social and an environmental impact assessment • SPP 3.6 standard of living , mobility and lifestyle choices of a community will all downgrade as development occurs	25) Consultation provides an assessment of social impact. Further consultation and environmental impact assessments are undertaken at subsequent planning stages. It is not the intention of the Strategy to diminish amenity.

SUBMISSION	COMMENT
27. Submitter No. 27 (cont'd)	
26) Page 22 • Has the survey from precinct 10 been included? And why not? • We are currently managing the Helena river riparian area and easement better than the shire would at no charge to the shire. Will we be compensated for this if we are forced to sell? • Why weren't the other 5 precincts included in the workshops?	26) The survey precincts are different to the precincts shown on the Precinct Plan. The survey precincts covered larger areas to ensure a critical mass of participants.
28. Submitter No. 28	
1) My wife and I have lived at 4130 Helena Valley Road for 37 years and wish to be able to subdivide the property into two halves. 2) The reasons for this are: • We both like the area and the place we live but as we are ageing (both being beyond retirement age) we find the care and maintenance is becoming difficult. • Maintenance of the block is expensive at a time in our lives when we do not have the income or funds available for this. • Our block is 3.5663 ha and is just below (0.4337ha) the 4 ha (9.88 acre) size which would have enabled it to be split in two. • The eastern boundary of our block is on the	1) The submission is noted 2) Refer to 26(3)

SUBMISSION	COMMENT
28. Submitter No. 28 (cont'd)	
Gooseberry hill national park and dividing it in two would not create any significant impact on the landscape amenity of the locality i.e. the marginally smaller lot/block (just 0.54 acres less than the 4.98 acres that would result from a 9.88 acre lot being split in two--approved under the current zoning) would not have any discernible negative impact on the landscape as the adjoining national park has extensive bushland. • Our block appears to be zoned RR4, whilst we are surrounded by RR1 and RR2 blocks --which maintain the landscape buffer required in the Town planning Strategy • We wish to remain on our block as it is close to amenities (New community Centre /Library), local shops, the new Midland Hospital, the larger commercial/retail centre of Midland, and the airport. 3) Being able to divide the property in two would allow us to remain in the area as we would be able to cope with the smaller block size.	3) The submission is noted
29. Submitter No. 29	
1) Introduction I wish to submit my comments to the Draft Helena Valley Urban Expansion Strategy in relation to a property owned by myself; ……) currently holding a zoning as Rural Residential and with the recommendation in	1) Refer to 26(3). The submitter may wish to consider making an application for an ancillary dwelling.

SUBMISSION	COMMENT
29. Submitter No. 29 (cont'd)	
the Draft Helena Valley Urban Expansion Strategy that it be placed into Precinct 8 which allows for "No changes should be made to the current zoning," I have owned this property for in excess of 40 years and while it became impossible for my husband and I to build on the land, it was our intention to keep it for our children/grandchildren imagining that given time, the one parcel of land could be split to allow each of our children to own a share It is with a deep sense of disappointment that I have discovered that if this recommendation is carried forward that it will be in place for the next 30 years making any future plans for our family impossible. 2) My Request for Change to; Precinct Plan – Draft Helena Valley Urban Expansion Strategy On studying the diagram outlining the Precinct Boundaries, I notice that the boundary between Precinct 11 and Precinct 8 cuts through the western boundary of my land, but on the other side of Helena Valley Road, Precinct 11 continues along until it aligns with the eastern boundary of my neighbour's property (No 4130). This meaning that my property and my neighbours are the only two along that stretch of Helena Valley Road which will not be included in Precinct 11 and have the opportunity to improve our properties. It is understandable as both these	2) Precinct 8 boundary runs along the western property boundary of the subject property.

SUBMISSION	COMMENT
29. Submitter No. 29 (cont'd)	
properties are quite unique and I am in full agreement that very careful considerations be taken before any development takes place, but I believe that the conditions outlined for Precinct 11 allow for these issues to be addressed in such a manner as to satisfy all of the accountability concerns of Council. Precinct 11 Guidelines allow for the development of land, but not without 'comprehensive precinct planning', giving Council full control over whatever eventuates. A change in the boundary line for Precinct 11 to include … and … would still provide Council with full control and does not leave these two property owners with no hope of any future development of their properties.	
3) Justification Throughout the text of the 'Helena Valley Urban Expansion Strategy', there are many elements which are cited which would automatically apply to a development of these properties; those concerned with the preservation of natural features, envelopes for building sites, no fencing, building designs to suit the topography, colours to suit the environment, limited removal of vegetation etc. As well as those mentioned there are many materials and house designs available now which are specifically made and designed for use in 'fire prone areas', these along with solar energy, rain water tanks and sprinkler systems would all come into the consultative process to ensure	3) The submission is noted

SUBMISSION	COMMENT
29. Submitter No. 29 (cont'd)	
the safest and most environmentally sound options were chosen along with any future locations for a dwelling.	
4) BACKGROUND. I would like to now include some information about myself and my personal history so you have an understanding of my value system.	4) The submission is noted
I am a devoted conservationist and have a deep feeling for Australia and its bush. My ancestors arrived in Australia in 1841, my Grandfather taking up a 100 acre property in Keysbrook which at the time was virgin Jarrah Forest where my mother with her brothers and sister grew up. They played in the surrounding hills and creek which ran through their property and walked 3 miles through the bush and down the hills tothe then, 'Bunbury Road' to school. My mother knew and understood the flora and fauna of the Australian bush, and when she and my father took up a 2 acre holding along the Swan River in Bayswater, it too was totally undeveloped. As there were no other homes around us and no playmates for me she would spend hours, taking me for walks around the bush teaching me the names of all the wild-flowers which grew profusely there at that time (1949 – 1960s). It is through this relationship with 'Country' that I hold so dear to my heart, that my values and love for the Australian countryside have evolved. My heart breaks when I see avoidable destruction of our remaining	5) Refer to 26(3)

SUBMISSION	COMMENT
29. Submitter No. 29 (cont'd)	
beautiful bush-land and mindless cutting down of old trees in our suburbs. With this in mind, I totally agree with the concept of protection for vulnerable areas, and support the recommendation that this property does not lend itself to a blanket rezoning. 5) CONCLUSION From the content of my submission, it is evident that I am not just interested in subdividing my land to make a large fortune. I have held this land in excess of 40 years with the intention that it would be passed on to my family and that they would have the opportunity to enjoy and benefit from this beautiful piece of land. To make this equitable and viable, keeping it as oneparcel is impossibility, and unfortunately it will mean the land will pass out of my family without any of us ever having had the chance to live there. I therefore ask Council to consider my request for a change to the Boundary Line between Precinct 8 and Precinct 11 to include both … and ... The land is perfect for a small group of families and with the right consultation and planning, would provide a beautiful rural lifestyle, so close to a major city and amenities, and be completely in line with the issues we face in Western Australia of a 'growing population'.	
30. Submitter No. 30	
1) I am writing in response to the Draft of the HVUES. My	1) The submission is noted

SUBMISSION	COMMENT
30. Submitter No. 30 (cont'd)	
comments are about the sequential staging of the road network Scenarios. They are mostly questions for the Shire to consider, and for my own information.	
2) Scenario 7. Roe Highway link to northern side of Helena Valley Road.	2) Refer to 11(2)
• The Cardno traffic Report 2015 reports that this scenario will worsen conditions at Helena Valley Road There is already Clayton Road access to Roe Highway. It is less than 1 km from the proposed link in this Scenario and is relatively under utilised.	
• Considering the potential population growth across to Maida Vale would a link south of Helena Valley be more appropriate for traffic flow and funding for the Shire?	Ridge Hill Road connects to Maida Vale. However, a strategy for Precinct 6 is to provide a road through to Bushmead/Hazelmere which connects with Midland Road.
...together with an extension of the GEH bypass across to Midland Rd?	This connection is not supported by the state government.
3) Scenario 3. - North-south link from Katherine Street to Helena Valley Road.	3) Refer to 11(2)
Traffic moves in both directions. Traffic from the new Bushmead Estate and beyond, and Helena Valley and beyond will also cross to Katherine Street to access Clayton Road, east and west. Roe Highway and GEH.	
- Would this also require Katherine Street to be upgraded to meet an increase in traffic needs from proposed R30 urbanisation on this road?	

SUBMISSION	COMMENT
30. Submitter No. 30 (cont'd)	
- If Scenario 3 is combined with Scenario 4 -the Farrell Rd extension from Clayton to GEH. ...would it be more cost effective do both at once? ...to create a straight through through fare for traffic from Darlington and Boya from Marriot St.? .. and make better use of the Clayton St/' Roe Highway link? ...and provide a safer alternative for traffic turning east than at the Scott Street/GEH intersection? (sec scenario 6 below) Scenario 2. Samson Street extension across the Helena River. Concerns about traffic safety on Katherine street is mentioned more than once on the Landowner Aspiration survey .The Cardno Traffic Report states that the set speed limits on Katherine, Frederick, Scott and Helena Valley Roads are exceeded by 20%-50%. The Crash Data indicates that the majority of crashes are the result of rear ending. To my knowledge the speed limit through residential areas, whether signed or not, is 50klh. I also note the discrepancy between the Cardno Traffic Report's stated traffic volume on a two lane road and the Main Roads Hierarchy. Cardno states Vehicles per day is exceeded when it reaches over 3600 Vehicles Per Day and the Main Roads Hierarchy states an indicative traffic volume on a Local Distributor road is 6000VPD. • Would traffic congestion occur at both the Katherine	

SUBMISSION	COMMENT
30. Submitter No. 30 (cont'd)	
St end and become a black spot where it intersects on a sharp bend at Helena Valley Road?	
4) Scenario 6. Scott Street Great Eastern Highway(GEH) intersection restricted to left-in left-out (LILO) The Cardno Report considers the impacts LILO and does not recommend it, and a tunnel for traffic going east may create further congestion when traffic merges with the single left hand lane carrying heavy vehicles up Great Eastern Highway. It may also create a hazard when traffic emerges onto GEH nearby at Innamincka and Old York Roads. The Shire President, David Lavell, Hills Gazette. 27/1/17, states that the HVUES. while planning for growth, will make sure the whole suburb develops in a 'co-ordinated and sustainable way' to 'meet the needs of current and future residents.' The area bordered by the Hills to the east, the Shire's boundary to the south and major highways to the north and west is already the established residential areas of Greenmount, Koongamia and Helena Valley. Cars and heavy and articulated vehicles shortcut through these suburbs to and from this intersection and Midland & Bushmead Roads This intersection needs to be the first priority as it is a dangerous intersection, a major funding issue, and will have further effect on traffic volumes through these suburbs with the urbanisation of Mundaring. Stoneville and Parkerville. Dare I suggest closing this intersection altogether? It	4) Refer to 11(2). Various scenarios, including closure of the Scott Street/Great Eastern Highway intersection, have been discussed previously. However, the re-routing of traffic to local roads creates problems elsewhere in the network.

SUBMISSION	COMMENT
30. Submitter No. 30 (cont'd)	
would restrict non local traffic along Scott Street from a proposed extension of the commercial development to the new Community Hub/ Library. And provide safe crossing for pedestrians and cyclists in this area in the future. It would also ease congestion on the Scott Street/ Helena Valley Road/ Ridgehill Road intersections, and lower traffic volumes for all other scenarios. I use this intersection myself to travel to Mundaring town site and beyond so I know the difficulties of turning here. I also know its closure may not be popular in the short term. Might a long term view see that closing this intersection will prevent many combinations of traffic problems; line of sight, accidents, flow, as well as negative effects on local residents. 5) There is **No Scenario** for comment on the widening of the Helena Valley Local Distributor Road through to east and west of Torquata Road. This is not mentioned in Study Area except at Precinct 12. as are scenarios 6 & 7. The upgrade of Helena Valley Road is only listed as an improvement on page C.82. of the draft HVUES. And to follow when triggered by traffic growth plus development. Except as a priority at the multiple intersections in Precinct 12, will conditions worsen for flow and accidents as traffic moves from four lanes down to two on sections with a piecemeal approach to widening the road through the residential area?	5) Refer to 11(2)

SUBMISSION	COMMENT
30. Submitter No. 30 (cont'd)	
- Will the Shire update a traffic report once the triggers of Scenarios 3. 6. or 7 are implemented? - Will 2021-2026 be the years to implement 3, 6 or 7? Is Scott Street also expected to be upgraded? According to Mundaring Shire's desire for Balanced Development 2016-2026, priority is given to closer attention to traffic studies, and improved safety on road, cycle and foot paths. Twenty to fifty cyclists a day ride east and west on Helena Valley Road and along Scott Street to Marriott and Ridgehill Roads. In I Helena Valley an increasing number of school children and older residents cross over Helena Valley Road to and from Broz Lake, the playground and river Reserve on one side and to the supermarket, chemist and bus stops on the other. I cannot imagine how a future upgrade to Scott Street and Helena Valley Road, including bus stopping lanes on both sides to improve traffic flow, cycle and pedestrian paths on both sides, plus a median strip for safe crossing would fit in the width available. Especially without removing the established native trees on Helena Valley Road. Kadina Brook lies from the Helena River across to the base of Gooseberry Hill. At present it is fenced as a Local Natural Area to the edge of Helena Valley Road. Its flora is programmed for retention, maintenance and rehabilitation. Crested pigeons, black cockatoos, wrens, magpies, parrots and galahs nest locally.	

SUBMISSION	COMMENT
30. Submitter No. 30 (cont'd)	
Egrets and ducks with their ducklings wander across the road between Torquata Boulevard and Kadina Brook from autumn to spring. • How will all these ecological features be maintained?	
6) The Landowner Aspiration pages in the advertised HVUES show that too much traffic and noise are mentioned most of the time. Greenmount, Bellevue. Koongamia and Helena Valley is on the outer edge of ANEF 25 which does not mean there is no air traffic noise. Should the plan to divert rail freight to the west of Helena Valley go ahead it will increase the noise which is already heard from its present location at Bellevue twice as far away. And if the Bushmead Estate plan for a metrolink spur along the southern Mundaring Boundary is adopted, together with an increase in heavy vehicle use on Helena Valley Road if it is upgraded to a Distributor Road, the noise levels on the mental health of the current residents will surely take its toll.	6) Refer to 11(2) and 20(2). Should urban growth occur, proposals will be assessed against State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
- Will there be a survey of the community's response to the specific repercussions of widening the road including reference to noise and diesel pollution levels on the outdoor living spaces of residential properties backing onto the Helena Valley Road between Kadina Brook and Lomandra Road?	7) The submission is noted
7) What I like about Helena Valley is its sense of place,	

SUBMISSION	COMMENT
30. Submitter No. 30 (cont'd)	
connected both to the environment and services in Midland. I like that it is a quiet place with its sense of semirural space for walking and cycling. 1 like the curving Helena Valley Road, the wide verges, the established trees and birdlife. My aspiration for the four suburbs I've mentioned is to maintain the brand of Mundaring Shire as a place with a sense of space. Here is my list of priorities for the staging of the HVUES... • Sequence future traffic and residential surveys for major road upgrades with regard to the impact of creating a balance between the positive aspects of growth with the negative consequences to the livability. safety, aesthetic and environmental amenity of the present community along Scott Street and Helena Valley Road. In particular regard to alteration of the Scott Street/GEH intersection/scenario 6. • Upgrade Katherine Street to meet the needs for scenarios 2,3,4,5 & 6. • Scenario 3 & 4 proceed at the same time with regard to funding and Scenario 6. • A link South of Helena Valley Road to Roe Highway in preference to scenario 7. • Avoid the traffic dangers of a piecemeal approach to changes on Helena Valley Road.	

SUBMISSION	COMMENT
31. Friends of Pioneer Park	
1) We are choosing to comment on this proposal as residents interested in the environment and town planning generally.	1) The submission is noted
2) Decisions taken in devising the HVUES will have far reaching implications on any future planning in the Shire so it is essential that the Shire retain control of the process and implementation of the strategy.	2) The submission is noted
3) Environment	3)
• Is the proposed road joining Katherine and HV roads to go through the designated recreational land?	Yes.
• Join disconnected recreational and other reserves to create wildlife corridors	Refer to 15(4)
• Soil, gravel used in road widening and construction must be free of weed seeds	Comment referred to Shire's Infrastructure Services for investigation.
• Enlarge riparian zones around all watercourses and plan for future flooding as climate change will cause more severe weather events, not only drying	Refer to submission 18
• Introduce and enforce a regeneration plan and ongoing council maintenance using local endemic species for reserves and water courses	Refer to 13(1)
• Plan for soil acidification in future works including lower water table (of Garret Rd gas pipeline)	Planning for Acid Sulfate Soils planning is a standard planning requirement.
• Public access to waterways including major feeder creeks as well as rive-should be by raised boardwalk	Refer to 13(1

SUBMISSION	COMMENT
31. Friends of Pioneer Park (cont'd)	
• Strictly enforce cat and dog bylaws to protect fauna	The submission is noted
4) Social and economic/infrastructure	4) Refer to submission 10 and 19(2)
• Provide high density public and private housing in mix	
• Plan for building/extension of public schools	
• Enforce sustainable (6 star standard at least) in all buildings, include greywater design, Increased waste water disposal (sewage) be built into land cost.	
• No wholesale removal of trees/native vegetation be permitted	The Strategy makes specific provision for tree retention and planting.
• Include bike/walking lanes on all roads to access the Midland CBD and industrial areas.	Refer to 11(2)
• Ensure that frequent, accessible public transport is provided	Refer to submission 6 and 11
• Hydrology study be required before any building/road development	Hydrological studies are a standard planning requirement.
• Suitable land be identified and set aside for a comprehensive aged care facility	Precinct 5 makes provision for extending the existing Park Home Park. An aged care facility (Regis Greenmount) provides specialised aged care in proximity.
5) Overall it is a good strategy if not left to developers to control the planning processes and environmental protection is the overarching policy.	The submission is noted

SUBMISSION	COMMENT
32. Submitter No. 32	
1) I refer to the Draft Helena Valley Urban Expansion Strategy and write on behalf of my parents, ……. of ……., Helena Valley, Western Australia, 6056. My parents endorse the Draft Proposal for Urban Expansion in Helena Valley and support the view of the Shire of Mundaring.	1) The submission is noted
33. City of Swan	
1) The City of Swan understands that the Strategy aims to plan for future urban growth in Helena Valley in a way which seeks to accommodate a growing population in a manner which protects the environment and amenity, improves and provides new infrastructure, and responds to fire risk and landowner aspirations.	1) The submission is noted
2) Helena Valley has been identified as one such growth area in the Shire of Mundarlng's Local Planning Strategy. Whilst the City of Swan supports the vision of the Strategy in principle, it has some issues relating to the proposed road network and upgrades presented in the Strategy. These issues are summarised as follows: a) The Strategy proposes a number of new roads and road upgrades including: • Upgrading Helena Valley Road to four lanes; • Establish connection between Helena Valley	2) the submission is noted

SUBMISSION	COMMENT
33. City of Swan	
Road and Katherine Street; • Upgrade Scott Street; and Establish connections over Helena River. 3) Whilst the City understands the need for the road upgrades, these upgrades will however, have considerable impact on the road network between the City of Swan and the Shire of Mundaring: • Upgrade Helena Valley Road to 4 lanes from the bridge (linking to Bushmead Road) to about Lakes Drive will make the route into Midland very attractive but would create a bottleneck effect at the bridge, then long both Military Road (current traffic counts ll,000vpd) and Bushmead Road (current traffic counts 8,000vpd). It is likely that Military Road may be removed as a result of the realignment of the freight rail line, and this will mean that all the above traffic will be transferred onto Bushmead Road (20,000vpd). This would require Bushmead Road to be upgraded to a 4-lane road in order to cater for 20,000vpd (this is only current counts and not even taking consideration of the future traffic increase). Whilst the road reserve is probably wide enough for the upgrade, there are significant utility Infrastructure within the Bushmead Road reserve which may somehow limit the ability for upgrading the road.	3) Refer to 11(2). Strategy modified to clarify bridge widening to four lanes required.

SUBMISSION	COMMENT
33. City of Swan	
• It must be pointed out that upgrading Helena Valley Road without upgrading the bridge will be meaningless as it will not solve the traffic congestion issue given the bridge will act as a bottleneck. Therefore, the bridge should be identified for an upgrade (widening to 4 lanes)as part of the Helena Valley Urban Expansion Strategy In order to address the imminent congestion issue, so that the funding for the bridge upgrade can be considered by the State government or through other appropriate funding mechanism. • Establishing connections between Helena Valley and Katherine Street will add more traffic onto Helena Valley Road, which further necessitates the need for upgrading the bridge. This again, emphasises the importance for the Strategy to identify the bridge upgrade as a project item being Included into it recommendations. The City is happy to work with the Shire of Mundaring in terms of seeking appropriate funding methods for the construction of the bridge.	
4) There are some inaccurate information in the Strategy which need to be corrected: • "Midland Activity Centre Structure Plan" shown on Notation Number 9 of the Context Plan in	4) The Building Height Plan was intentionally included to describe the intensity of development occurring in proximity to the Strategy area.

SUBMISSION	COMMENT
33. City of Swan	
• Helena Valley Urban Expansion Strategy, Is actually the Building Height Plan, not the actual Structure Plan (land use plan). It would be more appropriate to show the land use plan rather than the Building Height Plan in the Strategy.	
34. Submitter No. 34	
1) The current sub divisions in the Helena Valley are very disjointed. What we would like to see is better planning for housing that incorporates existing mature tree canopies kept with a 30 mt buffer all around, keep existing waterways and wetlands, road ways to be wider, better access to properties and to stop parking on footpaths. Currently in Allamanda Gate and Melita Drive cars barely fit on drive ways as they are very short, (this will promote safer streets for all concerned.)	1) Refer to 15(4) and 19(1)
2) Greater care in planning more expansive POS facilities, requiring covered play area's and public toilet facilities, there appear to be none, in any of the parks in Helena Valley.	2) Refer to 25(1). Referred to Infrastructure Services as advice.
3) Helena Valley Road is in desperate need of a foot path, bicycle path, widening of the actual road and sufficient lighting, it is becoming extremely dangerous, trucks and cars use this road as a bypass road from Great Eastern Highway and Scott street it is only a matter of time before we have a catastrophic accident.	3) Refer to 11(2)

SUBMISSION	COMMENT
34. Submitter No. 34 (cont'd)	
4) With Helena Valley expanding in the future years to come infrastructure is unavoidable, what Mundaring Shire can do is stipulate to developers what is required by their planning consultants, to keep the Hills life style way of life.	4) Refer to 15(2)
5) Suggest bigger block sizes, they have bigger frontage, bigger driveways, wider streets with more tree canopies incorporated, POS facilities to be greater than 10% make it 50%. Developers can obtain higher prices.	5) Provision for larger lots is made in Precincts 1, 7, 8 and 10
6) Housing estates in Helena Valley will be growing at a fast rate and we need to be prepared for future generations, schools can they facilitate the growing population, is it time for Helena Valley to have its own High School?	6) Refer to 10(4)
7) WAPC Liveable Neighbourhood Manual states urban development should enhance quality of life, give the sense of community interaction, encourage healthily lifestyle, enjoy and connect with nature and environmental values. I am sure Mundaring Shire can achieve this.	7) The submission is noted
35. Submitter No. 35	
1) I am a 23 year old student who has lived in Helena Valley all my life, on my parent's property.	1) The submission is noted
2) Helena Valley is somewhere where I would like to start my own family. The proposed HVUES I think will only	2) The submission is noted

SUBMISSION	COMMENT
35. Submitter No. 35 (cont'd)	
benefit the area and create a stronger community and adding more growth and competition for small business and bring people to the hills.	
3) I want to see more people venture the short distance out of the busy city and see what the hills have to offer especially Helena Valley.	3) The submission is noted
You have 100% of my support for the HVUES.	
4) I would also like to comment on the Boya Community centre which has recently opened, great job I intend on spending many days using this facility in the future.	4) The submission is noted
36. Submitter No. 36	
1) Thank you for the opportunity to comment on the Draft Helena Valley Urban Expansion Strategy (HVUES).	1) The submission is noted
Some aspects of the proposal are of concern to us. Comment numbers refer to the numbers on the proposal Precinct Plan.	
2) Upgrade Helena Valley Road	2) Refer to 19(1) and 31(4)
We feel that it would be a shame to widen Helena Valley Road and so lose the trees that shield houses on either side from the road. This, of course applies only to the two original Cedar Woods developments and perhaps to the Life Style Village; other developments are not screened from the road. When the original Cedar Woods development was approved, the purpose of the wide easement with large trees was	

SUBMISSION	COMMENT
36. Submitter No. 36 (cont'd)	
to try to maintain the semi-rural ambience of the area - "The Gateway to the Hills". It should be noted that several of the houses on the south side of the road have gates that open onto the easement	
3) Development Zone - mixture of medium density residential and commercial The wording of this and the placement of (8) suggests to us that given the two large blocks in the zone, the Council are hoping to attract a Westfields or similar. While we would not object to medium density residential development to the west of Scott Street south of Clayton Road and south of Helena Valley Road, we would object to the development of a large supermarket complex in the zone. We can understand that the intersection of an upgraded Scott Street and a four lane Helena Valley Road would be attractive to a Coles, Woolworths, Aldi and fast food outlets, however, perhaps the Shire of Mundaring should consider residents' reasons for living in Helena Valley. If our suspicions are correct, perhaps the Shire could consider a shopping centre on a bit of council land in, for example, Darlington.	3) It is not the intention of the Strategy to attract a particular commercial enterprise. Commercial mix will be informed by the Shire's Local Commercial Strategy which is currently under review. Finalisation of the Local Commercial Strategy has been incorporated into the Implementation Checklist. A strategy related to Precinct 9 is to ensure a high standard of urban design.
4) Upgrade Scott Street Assuming that Helena Valley Road is upgraded to 4 lanes then surely Scott Street should also be upgraded to 4 lanes. A better alternative might be to install traffic calming devices on Scott Street at the roundabout intersection with Clayton Road and a roundabout at	4) Refer to 11(2)

SUBMISSION	COMMENT
36. Submitter No. 36 (cont'd)	
the intersection of Scott Street with Helena Valley Road. The idea of such a roundabout was previously mooted but rejected by the Shire of Mundaring on a cost basis.	
5) Limited Rural Subdivision This should maintain a minimum block size of say 1.25 Ha and preclude any commercial or industrial usage.	5) Retaining 1.25 hectare lot sizes in Precinct 9 would undermine the growth strategies in this and surrounding precincts and is not supported.
6) Establish Public Reserve around the Helena River A good suggestion in principle, however, who will maintain the reserve? and how would it be separated from adjoining properties? Is this the old Bushland Forever scheme? As residents of property adjacent to the river, we can tell you that, with the years of drought and the lack of water flow within the river, many of the large old river gums (*Eucalyptus rudis)* drop branches that may weigh well over a tonne. This happens without warning. Who will be responsible for damage to adjacent property, accidental injury or death from such happenings? What compensation will be offered to landowners for the resumption of their land for the "Public Reserve"?	6) Refer to 13(1)
7) Establish Connections Over the Helena River Within the Helena Valley area there were at least 4 crossing points other than the Scott Street Bridge, of the Helena River. We understand that access and	7) Refer to 11(2)

SUBMISSION	COMMENT
36. Submitter No. 36 (cont'd)	
egress to and from the south side of the river to the east of Helena Valley Primary School is non-existent and that this may pose a real threat to fire fighters and residents of the three houses at the eastern end of Helena Valley Road. There is, however, a fjord allowing access between Helena Valley Road and Victor Road, near the old picnic ground and below the Pipe Head Dam but it is now closed and part of the dam complex. This should be reopened as it would be, in our opinion; a safer and less costly alternative to bridging the river at Fyfe Street We do not understand the reason for proposing bridging the river at Samson Street. It is a quiet street with, as we understand, horse agistment properties. Opening it up to through traffic does not make sense to us.	
37. Shire of Kalamunda	
1) The Helena Valley Urban Expansion Strategy (HVUES) identifies future urban growth in Helena Valley and its surrounding suburbs within the Shire of Mundaring (SoM). The HVUES aims to accommodate for a growing population in a way that safeguards the environment and amenity, improves and delivers new infrastructure, and responds to fire risk and landowner ambitions.	1) The submission is noted
2) Helena Valley is in close proximity to the northern boundary of the Shire of Kalamunda (SoK) at Maida Vale and Gooseberry Hill National Park. To access Helena Valley from the SoK, Midland Road and Ridge Hill Road provide the most direct routes. Helena Valley is situated approximately 6km from the	2) The submission is noted

SUBMISSION	COMMENT
37. Shire of Kalamunda (cont'd)	
Kalamunda district centre, 3km from High Wycombe neighbourhood centre (Kalamunda Road), 8km from the Forrestfield district centre and 5.5km from the proposed new train station and district centre at Forrestfield North. The Maida Vale area, situated closest to Helena Valley Is zoned as residential 2.5 (rural residential) and Gooseberry Hill National Park is zoned Parks and Recreation under the Metropolitan Region Scheme (MRS). There are also Bush Forever sites located in close proximity and the area is considered as bushfire prone.	
3) The SoK is planning for an additional 20,000 people by 2031 as outlined in the SoK Local Planning Strategy 2010. The Maida Vale area located adjacent to Midland Road, has not been Identified as an investigation area for potential further expansion by the Local Planning Strategy and therefore in the foreseeable future will likely remain as rural residential.	3) The submission is noted
4) Major Consideration **Traffic** The increased density identified in the HVUES will impact on traffic within the area, its surrounds and the connecting roads. Those roads within the HVUES that will serve as major links for residents traveling to and from the SoK include: • Scott Street • Helena Valley Road • Ridge Hill Road • Clayton Street	4) Refer to 11(2)

SUBMISSION	COMMENT
37. Shire of Kalamunda (cont'd)	
The HVUES will also Impact on the following local roads, Other Regional Roads and Primary Regional Roads located within the SoK: • Midland Road • Kalamunda Road • Roe Highway • Ridge Hill Road • Gooseberry Hill Road • Railway Road Traffic and transportation studies that will support future subdivision and development need to consider increased traffic movements for the broader region and should foreshadow any required or future road upgrades as a result of increased density or urban expansion areas.	
5) **Schools** Helena Valley is well serviced by primary schools (P.S), with Helena Valley P.S and Clayton View P.S in the immediate locality. Within the SoK, Gooseberry Hill P.S, Maida Vale P.S and Mary's Mount P.S may provide attractive alternatives. High Schools (H.S) in Kalamunda may service Helena Valley to a greater extent. Swan View H.S (SoM) and Governor Stirling H.S (City of Swan (CoS)) are the closest public high schools at 4km and 5.5km respectively. Kalamunda H.S may serve as an alternative at 6.8km with specialist school programs. The closest private high schools to Helena Valley are La Salle College (CoS)	5) Refer to 10(4)

SUBMISSION	COMMENT
37. Shire of Kalamunda (cont'd)	
5.5km and Guildford Grammar (CoS) 5.6km. Mazenod College 9.5km away may serve as an attractive alternative as an all-boys private high school and St Brigid's College 8.5km is the closest all-girls high school, both located within the SoK. There are already established school bus systems servicing the Helena Valley area via Helena Valley Road and Midland Road into Kalamunda and Lesmurdie. To summarise, an increase in population in Helena Valley may place further demand on schools within the SoK and increase traffic around the schools and the feeding roads, particular between 7am-9am and 2pm-4pm.	
6) **Business** With the Kalamunda district centre and neighbourhood centres in High Wycombe in close proximity to Helena Valley it would be expected that local businesses would benefit from additional customers. In addition to this, SoK attractions such as the Bickley Valley wine region, Zig Zag, Lesmurdie Falls and outdoor recreation activities may see increased popularity. Some of Kalamunda's key events such as the Kalamunda Show, Night Markets, Spring Festival, Bickley Harvest Festival and Zig Zag Festival may also be attractive for Helena Valley residents to attend.	6) The submission is noted
7) **Employment** The North-East Sub-Regional Structure Plan has identified that the sub-region will be at 75% employment self-sufficient by 2031 from 63% currently. This will see further employment within	7) The submission is noted

SUBMISSION	COMMENT
37. Shire of Kalamunda (cont'd)	
SoK from localities such as Helena Valley. Locations likely to cater for a portion of employment for residents in Helena Valley will include the Forrestfield and Kalamunda district centres, High Wycombe and Maida Vale neighbourhood centres, the Forrestfield Industrial Area and future Forrestfield North district centre. HVUES is planned to provide mixed use development and an activity centre which would cater for some of the SoK residents' employment and convenience needs.	
8) **Forrestfield Railway Station** The future Forrestfield Railway Satiation will provide a transportation option for Helena Valley residents to access the airport. It may also serve as an alternative to the existing Midland Station for accessing the CBD despite Midland being closer; 4.4km compared to 5.5km. Forrestfield Station could be attractive as it may prove to be less congested and a shorter trip to the city. Only 3 stops are proposed between Forrestfield and Bayswater, which is less than the 6 stops which exist between Midland and Bayswater, making train travel time shorter on the Forrestfield line. With Forrestfield Train Station possibly serving as a major transport facility for Helena Valley residents, suitable parking for the station and an appropriate bus route that links the Forrestfield Station to Helena Valley are major transportation considerations.	8) The submission is noted

SUBMISSION	COMMENT
37. Shire of Kalamunda (cont'd)	
9) **Planning Outcomes** The HVUES is consistent with the North-East Sub-Regional Structure Plan and the SoK Local Planning Strategy objective to provide housing for Increasing populations. This is done through urban consolidation and higher densities as Identified in these documents. Helena Valley forms part of the foothills and Darling Range and will need to be consistent with the character of this region and have consideration for the natural environment and water sources with particular emphasis on the Helena River.	9) Refer to 11(2)
10) **Bushfire** Helena Valley Is bordered by Gooseberry Hill National Park to the south-east. This national park is large with dense vegetation and any development in Helena Valley will have to have due regard for bushfire threat. Bushfire management plans will be essential for any subdivision and development that occurs in this area.	10) Refer to submission 24
11) **Community Facilities** The SoK faces significant pressures to accommodate for an ageing population, which is a significant percentage of the Kalamunda community. An extension to Park Home in Helena Valley provides an opportunity to alleviate some of the aged accommodation pressures from the SoK. Other aged care and aging in place strategies should be identified in the context of the region's aging population.	11) Refer to submission 31(4)
12) **Recommendations / conclusions:** • Ensure future development and subdivision proposals consider increased traffic movements In the broader	12) Refer to 11(2) and 31(4)

SUBMISSION	COMMENT
37.Shire of Kalamunda (cont'd)	
region and foreshadow any required road upgrades as a result of increased density or urban expansion areas. Particular attention should be given to Helena Valley Road requiring upgrade to four lanes.	
• Consideration should also be given to the development of a Road Hierarchy Plan that clearly designates the role of specific roads and their characteristics, including speed limits.	Refer to 11(2)
• Identify the impacts the proposed HVUES will have on existing infrastructure within the SoK.	Refer to 15(2)
• The Inclusion of a strategy to address congestion issues if present on existing road corridors by investigating a range of traffic management measures.	
• Review the accessibility of employment, leisure and social activities by providing transport facilities and infrastructure that cater for both private and public transport and identify interim measures that will be undertaken to manage existing traffic flow during the development phase.	Refer to submission 11 and 14
• Continue on-going dialogue with the Department of Education to ensure the suitable provision of education facilities in the broader locality.	Refer to 10(4)
• Continue on-going dialogue with the Department of Transport and Public Transport Authority to ensure Helena Valley residents are provided with suitable bus feeder and connecting services to make best use of state government infrastructure investment in the future station in Forrestfield.	Refer to 11(2)

SUBMISSION	COMMENT
37.Shire of Kalamunda (cont'd)	
• Ensure future development maintains the character and amenity of the broader foothills and Darling Range region through the development of suitable design and public realm guidelines.	Maintaining amenity is a key consideration of the Strategy.
• Maintain bushfire and emergency management planning as a key consideration in the land use planning process.	Refer to submission 24
• Identify strategies and development opportunities for aging in place and aged cared establishments.	Refer to submission 31(4)
38. Submitter No. 38	
1) I understand that my property is located in Precinct 8 where development is not foreseen. It is referred to in the HVUES as fire prone, as is most of the hills area, especially those areas bordering national parks and along the river valleys.	1) The submission is noted
2) I moved to the area because of the amenity offered by the peaceful natural environment and the abundance of wildlife here. (Annual cocky counts have Carnabys roosting along the Helena River.)	2) The submission is noted
3) I can see a minor benefit in re-establishing a restricted, possibly gated, connection across the river at Fyfe Street for emergency vehicle use, but oppose it being used as a general thoroughfare. It is not logical to draw traffic closer to the national park or safe to direct it past the primary school. It does not alleviate access issues further east.	3) Refer to 11(2)

SUBMISSION	COMMENT
38. Submitter No. 38 (cont'd)	
4) I am concerned that anything other than emergency access at Fyfe Street/Helena River will impact detrimentally on the natural amenity of the immediate area.	4) Refer to 11(2)
39. Darlington Ratepayers & Residents Association	
1) The draft strategy has been considered by the DRRA committee and was discussed at the DRRA community meeting held on 7th February 2017.	1) The submission is noted
2) In general, whilst the strategy will not directly impact on Darlington there are some overall comments and observations which are pertinent.	2) The submission is noted
3) Environment - It is noted that the Shire is aware of the need to protect wildlife, watercourses and the wetlands DRRA considers these are vital considerations. The Helena River and Its floodplain must be protected.	3) The submission is noted
4) Built environment - with the planned expansion of housing developments, the provision of public open spaces which allow for recreational activities and do not put pressure on other facilities in the area is important. This means more than just wide footpaths and verges connecting the development stages but must include areas large enough for sporting activities, particularly junior football and cricket.	4) Precinct 11 makes provision for district recreation grounds.
5) Cyclist safety - with increasing use of Helena Valley Rd, the safety of cyclists needs to be considered with provision of a cyclist lane or separate paths.	5) Refer to 11(2)

SUBMISSION	COMMENT
39. Darlington Ratepayers & Residents Association (cont'd)	
6) Road upgrades - It is appreciated that road infrastructure will need upgrading to meet Increases In vehicle use and the proposed direct access to Roe Highway and widening Helena Valley Road at the western end are sensible solutions to cater for traffic to Midland and parts west. The concern is that by upgrading Scott Street, traffic from the east will use Ryecroft/Glen/Victor Roads or Darlington/Coulston Roads as shortcuts and put unsustainable pressure on Darlington's narrow winding roads. Traffic volume has increased noticeably in the last decade and there is considerable concern for the safety of children at Helena Junior School on Ryecroft Road. We look forward to advice on how the draft strategy will develop.	6) Refer to 11(2)
40. Submitter No. 40	
1) We live, and are owners in an "over 55's" development in ……, Helena Valley. The side boundary of this property abuts a small amount of grassed POS which in turn abuts Helena Valley Road. This development was approved by Council in approximately 2012/2013. The property boundary is some 25 metres from the current Helena Valley Road carriageway.	1) The submission is noted
2) We strongly disagree that this road requires widening to four lanes. Living alongside Helena Valley Road we are very well aware of the amount of traffic using the road. The only relatively busy times in the day are in	2) Refer to 11(2)

SUBMISSION	COMMENT
40. Submitter No. 40 (cont'd)	
the early morning and late afternoon, however the traffic is never banked up and flows easily. During the middle of the day and on weekends traffic using this road could be described as fairly minimal.	
3) It has been noted that the Traffic Management Study uses a map dated 2013 which show the areas west of Allamanda Gate, south-east of Bohemia Place, south-east of Torquata Boulevard and the area used by the Helena Valley Lifestyle Village as being undeveloped. The traffic counts, however, were undertaken in 2015 when all these areas had in fact been mostly developed. Has the recommendation to widen Helena Valley Road, using the 2015 traffic count been made on the false assumption that these areas have yet to be developed?	3) Refer to 11(2)
4) Some of the traffic utilising Helena Valley Road is that which cuts through from Great Eastern Highway to Midland Road or the Great Eastern Highway bypass which is accessible via Stirling Crescent. This has been the case recently where heavy vehicles (trucks carrying soil for the earthworks at the Cedar Woods Bushmead development in Midland Road) have been short cutting from Great Eastern Highway, down Scott Street and Helena Valley Road instead of using Great Eastern and Roe Highways. Heavy vehicles should be encouraged to use the major highways which were built to carry such traffic and should be discouraged from using secondary roads.	4) The Shire has limited capacity to manage road users.

SUBMISSION	COMMENT
40. Submitter No. 40 (cont'd)	
5) In respect to the proposals to provide road links to Katharine Street to enhance emergency access to this area, it would seem more appropriate to us, and indeed, be much more cost effective to construct a link (somewhere south-east of the lifestyle village) from Helena Valley Road to Midland Road. Apart from eliminating the need for very expensive bridge work, such a link would provide access to Kalamunda Road and Roe Highway and would also take some pressure off Helena Valley Road.	5) Refer to 11(2) and 30(2)
6) We are further concerned that widening of Helena Valley Road to four lanes would result in the destruction of a number of mature trees (which are sadly lacking in new small lot subdivisions).	6) Refer to 19(1) and 31(4)
7) We, of course are also concerned about the possibility of the carriageway being moved closer to our residence. Should Helena Valley Road be upgraded to four lanes whilst we reside here, we would be seeking to have either a landscaped earth bund or sound wall erected between the new carriageway and our northern boundary. Thank you for the opportunity to have input into this Strategy.	7) Refer to 30(6)

SUBMISSION	COMMENT
41. Submitter No. 41	
1) We are residents of Fyfe Street in Helena Valley, which falls in Precinct 10 of the plan. We have lived in Fyfe Street for 31 years and proposals for this Precinct will most directly affect our lifestyle. We are also concerned about plans for the greater Helena Valley area, as these could impact on what most residents enjoy about living here. • Precinct 10. We are in favour of limited rural subdivision in this area. For landowners who wish to remain in the area, but find looking after a large block too difficult as they get older, this would be an attractive alternative to moving out of the area. Block size minimum could be 2 acres to keep the area rural in nature and preclude any commercial or industrial use. Care will need to be taken with future development of the old CSIRO block at 1710 Clayton Road to make sure the usage is in keeping with the essentially rural nature of the area. • Precinct 9. We are completely opposed to having commercial zoning in Precinct 9. The Helena Valley area is already well-serviced for supermarkets and other retail outlets in the	1) Refer to 11(2), 13(1) and 15(2). It should be noted that the existing commercial premises (coffee shop, confectioners etc) are considered a key aspect of desirable amenity. Refer also to Submission 11 and 14.

SUBMISSION	COMMENT
41. Submitter No. 41 (cont'd)	
Helena Valley Estate, which is a couple of minutes away, and also in Koongamia, Swan View and Midland. Commercial development will completely destroy the village-like feel of the area, which is extremely important to the local ratepayers. Currently, local residents, passing cyclists and visitors to the area enjoy stopping for coffee and food at the cafes and looking at a rural scene. It would completely destroy the ambience of the area if this was all shops and commercial premises. Locals and visitors may as well be in the shopping centre in High Wycombe, a soul-destroying experience. No-one has come to live in the older part of Helena Valley to be next to, or look at a shopping complex. If the Shire has been persuaded by lobbying businesses that a supermarket / retail complex is needed in the area perhaps expanding the Koongamia shopping area would be better. There would be no destruction of our Helena Valley rural environment at that location. Also, commercial development in Precinct 9 cannot be compatible with the Idea of rural public space along the river. Surely run off into the river from commercial premises would be an issue, given that even the small, local coffee shop (viz. "Sweets and Treats") was not allowed to have a	

SUBMISSION	COMMENT
41. Submitter No. 41 (cont'd)	
dishwasher, apparently because of proximity to the Helena River. The Helena Valley Primary School in the area means traffic is already heavy at certain times of the day and if commercial premises operate in the area the traffic will be extremely congested and also make the area very noisy. • Public Reserve along the Helena River. Any establishment of a Public Reserve along the Helena River needs to be accompanied by a plan on how the Reserve will be managed. In Fyfe Street the residents have spent considerable time and money working individually and as a group to rid the river and banks of introduced weeds such as blackberry and bamboo, as well as planting native species to re-habilitate the river banks. Areas which are already Public Reserves are very poorly maintained and are largely inaccessible due to choking with blackberry and other weeds. Why would land be set aside for a Public Reserve if the public cannot use it? If river front land is resumed by the Shire, landowners will have no incentive to maintain the river frontage. If this is not a Shire responsibility then plans need to be obtained from the relevant government authority on how this area will be managed.	

SUBMISSION	COMMENT
41. Submitter No. 41 (cont'd)	
As landowners in Fyfe Street we would also like to know if the planned Public Reserve goes to the east of where Fyfe Street meets the river. This is not shown on the map as Public Reserve. Does the proposal for Public Reserve along the river mean the resumption of private land without compensation? Please note that opposite our property, and several others in the street, is the Beelu National Park. Surely there is no need for more public space on the western side of the river. • Bridge over Helena River at Fyfe Street We are opposed to having a bridge over the river at the end of Fyfe Street, as this will increase the amount of traffic using Fyfe Street (a one lane road) and increase the noise. We already get occasional drivers using the straight street for revving their cars and doing burn-outs up the street and this will be worse if it is a through road. A more suitable place to link the northern and southern sides of the Helena River would be from Victor Road where it turns east, south of the Clayton Road intersection. • **Upgrading Helena Valley to Four Lanes.** **We do not support widening Helena Valley Road to four lanes. The current road size appears to adequately carry the amount of cars using it and if**	

SUBMISSION	COMMENT
41. Submitter No. 41 (cont'd)	
better public transport was in place it could cater for any increased population. In the area of the Helena Valley Estate the HVUES plan would mean the destruction of a significant amount of native trees, which were retained in the original subdivision (c. 1980/1990s) to keep the semi-rural ambiance of the area.	
2) **As a general comment on the whole idea of urban expansion in Helena Valley, we feel there is no point expanding the urban footprint without increasing the public transport system in the area.** The sub-standard public transport which services Helena Valley currently means most people are reliant on their cars to go everywhere. This means the Shire puts In evermore bitumen (widening and increasing the number of roads) to service more and more cars. We are totally opposed to the constant urban expansion which is encroaching on the rural lifestyle of the Valley. Rural lifestyle choice appears to be valued in other parts of the Shire, for example Darlington and Parkerville where residents are not subjected to ever increasing urban density and commercial developments, but not in Helena Valley. Why should residents in Helena Valley be at the thin edge of the wedge of urban/commercial expansion and have their lifestyle destroyed? In our time living	2) Refer to submission 11 and 14

SUBMISSION	COMMENT
41. Submitter No. 41 (cont'd)	
here we have seen what has happened in Hazelmere, where the Swan Shire rezoned to allow trucking yards which have destroyed a large area of the foothill wetlands. These wetlands can never be restored.	
42. Submitter No. 42	
1) I am writing to voice my concerns regarding the Draft Helena Valley Urban Expansion Strategy. As a resident of Helena Valley I can find several issues with the proposal for consideration.	1) The submission is noted
2) We bought in Helena Valley to enjoy a rural lifestyle close to amenities, something that is increasingly rare as Perth is forced into higher and higher levels of urban expansion. Firstly, I'd like to dispute the idea that future generations want to live in crowded housing estates. I want my children and grandchildren to be able to choose a rural lifestyle in a convenient location, without having to live an hour away from the CBD. To say that "large, traditional housing" is "at odds with…future needs of residents" (Helena Valley Land Use Study, 2013) is subjective and purely speculative. Future residents want the same things we want today and future residents will equally want a choice of large blocks with a rural outlook close to town. If the HVUES goes ahead more than half of the large, rural blocks in Helena Valley will be lost. We have already catered for	2) Refer to 27(3) and 34(5)

SUBMISSION	COMMENT
42. Submitter No. 42 (cont'd)	
higher density housing needs with the existing multiple estates that continue to carve up our last vestiges of farmland and it is my strong opinion that we have enough of this "product" for now and for the future. The proposal to subdivide the last vestiges of rural land in Helena Valley is strongly contradictory to the Mundaring Shire's own phrase included in Strategic and Environmental Plans that the Shire is "committed to protect, manage and enhance the community's environment" and to "prevent loss of identity and attractiveness". We'd very much like these statements to be honoured when talking about my environment and the environment my family have chosen to live in within the Shire of Mundaring. The Draft HVUES Plan is completely at odds with these statements.	
3) Urban Heat Island Effect is a well-known and much studied phenomenon whereby higher urban densities result in higher daytime and night time temperatures, especially during summer. This is due to not only the loss of vegetation that occurs but also the use of dark building materials and dark roads acting as a heat trap. It will be very hard to undo the damage done by the existing Helena Valley subdivisions, however we can endeavour to protect the last of the rural vegetation in the remaining areas of Helena Valley in order to mitigate this effect. This is critically important in a future that looks to be much hotter than the present and surely one that needs consideration if	3) Refer to 31(4)

SUBMISSION	COMMENT
42. Submitter No. 42 (cont'd)	
the Shire does indeed take its Climate Change Adaptation Action Plan seriously. Most of the currently rural land in the Draft HVUES is cited a being recommended for "medium density housing", which will result in considerable loss of large established tree cover and amplified urban heat island effect along with numerous other negative social and environmental impacts.	
4) Helena Valley is home to a large number of old and established Marri, Jarrah and white gum trees (Wandoo, Lemon Scented gum, Flooded gum to name a few). At our home, families of white-tailed and red-tailed black cockatoos, both of which have numbers in decline, regularly visit us and our large Marri trees. The Red-tailed black cockatoo is at risk of extinction. It seems ridiculous that communities across the state are trying to save these species by revegetating areas for them when we already have suitable and preferred habitat only to bulldoze it for housing! I cannot make this point strongly enough. We have chosen a lifestyle where we value living alongside such rare and magnificent flora and fauna, the loss of which would have a significant impact on this suburb. Once we have chosen to destroy it, we cannot get it back.	4) Refer to 13(1) and 31(4)
5) The widening of Helena Valley Road as proposed would result in the loss of countless mature, healthy gum trees that are currently providing food for native animal life, serving roles in temperature regulation	5) Refer to 1(2), 13(1) and 19(1)

SUBMISSION	COMMENT
42. Submitter No. 42 (cont'd)	
(with some mitigation of the urban heat island effect) and improving the mental health of the residents who walk, cycle and drive this scenic route. I do not believe this widening should occur. Aside from losing countless irreplaceable trees which as discussed increases heat and impacts wildlife habitat, the resultant bottle neck of traffic at the Scott St / Ridge Hill Rd intersections and Bushmead at the other end would negate the purpose of the road widening altogether. Improving public transport and cycle routes to focus on public need is a far more appropriate course of action and in keeping with commitments to ease traffic congestion and climate change concerns of the future. This applies not only to the road widening but also to the prospect of rezoning any currently rural land to urban	
6) Services are another major issue with the Urban Expansion Plan. As stated in the Helena Valley Land Use Study (2013, p. 23), "The Department of Education has advised that there are no plans for major school capacity improvements or new school sites…" Of course the Education Department did state this was "unless any major increase in residential population…" occurred. According to your report, the residential population of Helena Valley has already doubled and yet this doesn't constitute grounds for any school improvements. Three years ago when I tried to	6) Refer to submission 10

SUBMISSION	COMMENT
42. Submitter No. 42 (cont'd)	
get my children into our closest public High School, Kalamunda, I was denied access as we are out of the school intake zone. The principal advised me the intake zone had been changed due to the school being unable to accommodate the growing numbers of students in expanding suburbs like Helena Valley. So in fact, the Education Department's solution to rising school intake numbers due to urban expansion is just to change the local school intake areas and remove choice from families about which public school is the most suitable for their child rather than to actually do any school capacity improvements. If you require proof of this I took this matter to Hon Michelle Roberts MP who tabled it in parliament for me but was unable to elicit a change in the rules. I have absolutely no faith that the Government will provide an increase in services to match the increase in population as suggested, as they have already proven incapable in this matter. The reality is that money needs to be spent on services such as footpaths, school upgrades and bus services NOW, not after another massive growth in population.	
7) Finally, and most significantly for my own property, the proposed recapturing of land surrounding the Helena River is completely at odds with maintaining the rural lifestyle we moved here to enjoy. As landowners with Helena river frontage, we have developed our homes	7) Refer to 13(1), 15(4) and 27(3)

SUBMISSION	COMMENT
42. Submitter No. 42 (cont'd)	
around the fact that no one can see into them from the 'river' side. We have no blinds or curtains, which allows us to maintain the rural outlook, as they have not been needed for privacy. We have our entertaining area of our house facing the 'River' side of our property. In 30+ years our house has never been broken in to because of the inability to see it from the road. All that is likely to change if you can walk easily down the River side and see directly into our entire property. This would have significant impact to the liveability of our house for us. Introducing people to a private access way away from sight of the road to dozens of houses is very likely to push up crime in the area. To reiterate, we bought here specifically for the rural, secluded lifestyle it affords. In addition, an over 20 metre drop not far from the back of our house down to the river line means without considerable earthworks and retaining the construction of any sort of pathway would be absolutely impossible (without putting it in the active floodplain, which rises to a height of 1.2 metres covering our lower fence every year). It's likely there would be significant maintenance costs associated with a pathway that spends 2 months of every year under water, unless it is to be built metres off the ground. It seems the notion to open up the River land to public use goes hand in hand with the desire to develop the properties along each side into yet more urban housing estates.	

SUBMISSION	COMMENT
42. Submitter No. 42 (cont'd)	
8) We did not buy our property to reap financial rewards of subdivision, nor will we are open to financial incentives to surrender our land and we are not alone in this sentiment. As the Mundaring Shire itself acknowledges, it offers "A sense of space and a sense of place", I am not sure how Urban Expansion fits in with that vision but for us it offers neither place nor space.	8) Refer to 15(4) and 27(3)
9) Finally, the Shire Council, as elected representatives for the public, have an obligation not only to act on behalf of what the current population wants and feels, but also to act upon the best interests for the native wildlife, and generations to come who will live in a much more unstable world than the one we have known. It may feel progressive to throw around buzz words like 'urban expansion' and 'sustainable settlement', however in the future, true progressive thinking will be measured by those who managed to retain their communities and not sell out the misguided notion that growth equals progress. True progression is maintaining liveable communities and suburbs with all the features that made them liveable in the first place. True progression is not being hoodwinked into believing that every suburb needs an urban makeover so that all we are left with is thousands of carbon copy suburbs that have no redeeming features and nothing left of themselves that made them truly great. The Shire itself seems to recognise this with use of	9) The submission is noted

SUBMISSION	COMMENT
42. Submitter No. 42 (cont'd)	
phrases such as "committed to protect, manage and enhance the community's environment". I would like the Shire to truly reflect on the word protect in this context and continue to actually be committed to doing just that. I'd like to conclude with a quote that I hope will convey my feelings on this matter "We do not inherit the earth from our ancestors; we borrow it from our children."	
43. Submitter No. 43	
1) I like the plan, and can see a logical reason behind all parts of the plan. 2) However I 100% do not support the access bridge over the river planned to connect to Samson Road. 3) Currently building a house on Lomandra Road and if the access bridge goes in I am concerned that one day it will become a road for vehicles. Also if this bridge will have access for pedestrians I am concern that it will bring undesirable people to our street and may increase crime levels.	1) The submission is noted 2) Refer to 11(2) and 15(2) 3) The submission is noted
44. Submitter No. 44	
1) I have lived on Clayton Farm and in Helena Valley for 45 years. 2) I have seen the gradual urban infill and agree that the design and planning of the Helena Valley area has been carried out in a well-planned way so as to retain	1) The submission is noted 2) The submission is noted

SUBMISSION	COMMENT
44. Submitter No. 44 (cont'd)	
the semi-rural feel and character of such a lovely area of the Mundaring Shire.	
3) With the newly constructed Community centre and library a beautifully designed and constructed centre for all to use in the area, such a facility will be of great benefit to new residents moving to the area when the urban expansion is approved.	3) The submission is noted
I am TOTALLY in favour of urban expansion in Helena Valley.	
45. Submitter No. 45	
1) We have concerns specifically over the identification of a bridge over the river at Fyfe Street for vehicular traffic.	1) Refer to 11(2) and 15(2). It should be noted that Fyfe Street road reserve crosses the Helena River. A new reserve would not be required to facilitate the connection should the crossing be required.
Whilst we appreciate that the reason is only for emergency purposes, our discussion concluded that there is no reasonable chance of preventing use by a wide range of others with the establishment of a permanent river crossing.	
During our meeting, I expressed a number of concerns, and these are:	
2) A previous footbridge that was damaged in a storm some 30+ years ago saw an elimination of theft, trespassing and vandalism to the properties that immediately border the river at Fyfe Street,	2) The submission is noted

SUBMISSION	COMMENT
45. Submitter No. 45 (cont'd)	
and further up the street - our property and the …….. at …….. were subject to theft and vandalism whilst there was an established crossing.	
3) Moving forward 30 years, there is a consistent and willful use of unregistered off-road bikes on Helena Valley Road, and frequently these attempts to cross the river to find it is impossible, and roars off with excessive noise levels. A permanent trafficable crossing will establish a route for illegal and noisy activity, which is a public nuisance and one that the Police find difficult to bring under control. Establishment of another escape route will have a detrimental impact to their work and the amenity, cause nuisance and increase threat and noise.	3) Refer to 40(4)
4) Our house …….. was built in 1924, and is very close to the road, unlike other properties that are set well back from the boundary. The introduction of a thoroughfare will have a significantly detrimental impact on our quality of life as there is no reasonable distance from our house to the road where proposed traffic will pass. This will result in substantial noise and some vibration due to proximity to the road.	4) The submission is noted
5) The designation of Fyfe Street as a rural landscape area means the residents of Fyfe Street have enjoyed a semi-rural lifestyle. Many	5) Refer to 40(4)

SUBMISSION	COMMENT
45. Submitter No. 45 (cont'd)	
of the current owners, including us purchased the properties because of the peace, solitude and tranquility that this part of the Shire offers. To materially change this will alter the nature of this space and provide a 'short cut[7] to Helena Valley Road for people and include the use of this as a rat-run. As residents, the entire street is very speed aware, however non-residents who's Sat Nav thinks traversing the river is possible come speeding down the road, well above the speed limit. If the road is trafficable to Helena Valley Road, the introduction of a bridge will increase the chances of a very nasty accident, possibly fatal with the prevalence of animals and families with small children.	
6) As a pocket of the Shire that represents the tranquility and lifestyle that is increasingly disappearing (and should be preserved), it seems nonsensical to eliminate this amenity for the sake of a river crossing that can be achieved in different ways. We understand there is a fjord further up the river towards the dam that can be reinstated both cost effectively and provide the access required, in addition to the Scott Street bridge and other proposed crossings over the river.	6) Refer to 11(2)

SUBMISSION	COMMENT
45. Submitter No. 45 (cont'd)	
7) We implore the council to respect the countryside, value the unique amenity on Fyfe Street, avoid placing residents in the threatening situation of theft and vandalism, avoid a rat-run for traffic and prevent introducing an escape route for illegal motorbikes by removing the proposed river crossing from Fyfe Street. I hope that our views are considered with merit and seriousness; however I would like the opportunity to meet with you if there is any aspect that will not be accommodated.	7) The submission is noted
46. Submitter No. 46	
1) I would like to make a statement in regard to the development of Helena Valley.	1) The submission is noted
2) I have read the HVUES plans and note that Helena Valley Rd will be made into four lanes in an attempt to relieve the traffic in Scott St.	2) The submission is noted
3) The development in Area 13 will be medium to high density and this too will increase traffic.	3) The submission is noted
4) Helena Valley Rd beyond the Helena Valley Primary School must not be tampered with, the Fyfe Rd Bridge must not be re-built or the road to Clayton St because Helena valley Road is truly pristine, regularly used and enjoyed by walkers, bike riders and equestrians.	4) Refer to 11(2) and 15(2). It should be noted that infrastructure upgrades are not only intended to accommodate traffic but to make existing unsafe accesses safe – for example, in the event of a bushfire and for cyclists/pedestrians.

SUBMISSION	COMMENT
46. Submitter No. 46 (cont'd)	
Please leave this section of the original Helena Valley heritage alone.	
47. Submitter No. 47	
1) We represent Helena Valley Residential Resorts Pty Ltd **(Helena Valley Resorts)** and have prepared this submission in response to the Shire's invitation to comment on the Draft Helena Valley Urban Expansion Strategy **(the Strategy).** Helena Valley Resorts own and operates the Helena Valley Lifestyle Village on Lot 104 Helena Valley Road, Helena Valley. Helena Valley Resorts also own Lot 55, for which a Scheme Amendment to be included in a Special Use Zone for a Park Home Park has been approved. An application for development approval for an extension of the Lifestyle Village over Lot 55 is now being progressed.	1) The submission is noted
2) The existing Helena Valley Lifestyle Village which operates under a Park Home Park use provides an innovative way to furnish an affordable housing option for active over 45s in the Shire of Mundaring. Since the original approval was granted to the Lifestyle Village in 2011, Helena Valley Resorts has been overwhelmed with interest for this type of accommodation, providing evidence of the level	2) The submission is noted

SUBMISSION	COMMENT
47. Submitter No. 47 (cont'd)	
of demand for this form of affordable housing. There has also been interest expressed by a large number of enquiries regarding managed care opportunities (within the capacity of a Park Home Park development) to cater for people who may need a level of assistance as they age but do not need or want aged care.	
4) Given this high level of demand, the possibility for the further expansion of Helena Valley Lifestyle Village should be provided for and we have appreciated Council's support to date. For this reason, we support the Strategy due to the opportunities it provides for the further expansion of the Lifestyle Village and the provision of diverse and affordable housing in the area to correspond with the expected burgeoning population and changing demographic profiles.	4) The submission is noted
5) **Background** The area within which the Helena Valley Urban expansion is contained is predominantly zoned Rural under the Metropolitan Region Scheme (MRS) and the Shire of Mundaring's Local Planning No 4 (LPS4). It contains two unconnected residential cells (which do not form part of the expansion study area) and has not been identified by the Draft North-East Sub-Regional Planning Framework (the Framework), part of Perth and Peel @3.5 million Draft suite of documents, for future urban expansion. Despite this fact it has been documented (by id population forecasters) that the demand for dwellings	5) The submission is noted

SUBMISSION	COMMENT
47. Submitter No. 47 (cont'd)	
in the Shire of Mundaring was forecast to increase by approximately 33% between 2011 and 2031. It is notable that within this projected population increase the Helena Valley/Boya area has been identified by population forecasters as one of the areas within the Shire of Mundaring most in need of new dwellings. It is also notable that the projected population increase for the retirement age cohort is a sizable 51% of the total projected increase within the Shire of Mundaring. The need for new dwellings in the subject area is therefore apparent as is the need for a diverse housing stock with affordable and accessible dwelling options to accommodate an ageing population. Moreover, the WAPC in its latest strategic documents has directed local governments should plan ahead to provide for increases in the housing stock to accommodate the forecast population increases. At a local level, the Shire of Mundaring's Local Planning Strategy reiterates this need, and has identified the Helena Valley area as a future growth area given its proximity to Perth and Peel and the consequential accessibility of jobs, goods and services. This will reduce the need for car travel and provide positive economic and environmental impacts to facilitate sustainable growth. A further argument for accommodating urban growth in this area has been the change in the ANEF contour lines in recent years reducing the total area within the >25 ANEF contour.	

SUBMISSION	COMMENT
47. Submitter No. 47 (cont'd)	
This makes the area suitable for rezoning to "Urban" under the Metropolitan Region Scheme (MRS) to accommodate residential uses with LPS4. Despite the fact that the study area has not been identified for urban expansion by the WAPC's Framework, the Shire of Mundaring's Local Planning Strategy has been instrumental in identifying the need for higher residential densities in land north and south of Helena Valley Road between the two existing areas of MRS Urban zoned land. It is understood that the Shire has expressed its concerns to the WAPC and the Minister for Planning regarding this discrepancy, requesting that the Framework be amended to designate the study area as suitable for "Urban Investigation".	
6) **The Draft Helena Valley Urban Expansion Strategy** The Draft Helena Valley Urban Expansion Strategy divides the study area into 12 precincts. For the purpose of this submission, we wish to make comment on Precinct 5 and Precinct 6. The Helena Valley Lifestyle Village is located within Precinct 5.	6) The submission is noted
7) <u>Precinct 5:</u> The strategy for Precinct 5 recommends: *...investigation of rezoning to Urban under the Metropolitan Region Scheme and Special Use (Park Home Park) under Local Planning Scheme*	7) The submission is noted

SUBMISSION	COMMENT
47. Submitter No. 47 (cont'd)	
No. 4 to accommodate population growth for aged persons, connect services on Helena Valley Road and contribute towards district infrastructure costs. *Extension of the existing Park Home Park is a logical "rounding off' of the existing Park Home Parks and would provide for a diversity of dwellings types. Park Home Park design is well suited to protecting existing stands of trees. The amalgamation of all properties within the precinct is likely if rezoning is approved. This can be beneficial for future subdivision in that it provides a single parcel of land with a single owner rather than fragmented ownership and tenure boundaries.* We strongly support this recommendation as it provides opportunities for expansion into Nos. 2500 and 2540 Helena Valley Road to the south-east. In the event that Helena Valley Resorts seek to expand into these sites to the south-east, there are opportunities for the Lifestyle Village to introduce a separate managed care component whereby clients typically over 65 years of age are provided with opportunities to 'age in place'. Helena Valley Resorts have been inundated with enquiries for this type of managed care product and are currently looking at options for accommodating these residents in a managed Lifestyle Village model. Such a model, while not providing for aged care services, would facilitate aged	

SUBMISSION	COMMENT
47. Submitter No. 47 (cont'd)	
living by providing for a broader range of accessible facilities on site (such as a hairdresser, nurse and regular doctor's visits) to reduce the need for residents to travel out of the Lifestyle Village for regular appointments. Helena Valley Resorts intends to discuss options for a managed care model in further detail with Shire officers as the need arises. We wish to foreshadow this intent to Council, however given a discrete managed care component would operate under the purview of a Park Home Park classification, we are not suggesting any word changes to the precinct statement unless Council consider such would be appropriate.	
8) <u>Precinct 6:</u> Helena Valley Resorts also support the proposed development potential of portion of Precinct 6 to the south east of the existing Lifestyle Village. We do however seek some additions to be provided to the wording of the precinct statement to provide the opportunity for a Lifestyle Village to also be a development option over this land. The Shire has recognised that the Precinct 6 land is subject to a number of constraints including Bush Forever and the presence of large trees and seeks to have these elements protected. The land is also characterised by steep undulating topography and contains two creek lines and due to these natural features, Council	8) The designation of specific R-Codes within the strategies is considered overly prescriptive for a high level planning strategy. Specific R-Code designations have been removed from the Strategy and replaced with: • "Low Density Residential Development"; • "Medium Density Residential Development"; and • "High Density Residential Development". Each of these terms have been defined in the Strategy. Relative to Precinct 6, the wording has been amended accordingly.

SUBMISSION	COMMENT
47. Submitter No. 47 (cont'd)	
has expressed its desire for any development to minimise earthworks. The Shire is already aware that a Lifestyle Village model of tenure is a superior model to protect and enhance vegetation and existing trees, as evidenced in the existing Lifestyle Village. The lightweight construction and flexible road patterns also means that development can take place with minimal earthworks on steep and undulating sites. Consequently, we consider that No. 2670 Helena Valley Road (Precinct 6) is ideal to consider for a Lifestyle Village as a further development option and seek that the strategy reflects that option in addition to the other development options listed. This could provide further opportunities for the expansion of the existing Lifestyle Village to the south-east given the growth in demand for this form of affordable housing for an ageing population is likely to continue into the future.	
9) **Helena Valley Lifestyle Village** Helena Valley Lifestyle Village has enjoyed great popularity within the Shire of Mundaring due to its distinctive and sustainable housing format within which affordable dwellings are provided within an active and secure village atmosphere with a strong sense of community. The facility caters for the over 45s and provides a wide variety of leisure and	9) The submission is noted

SUBMISSION	COMMENT
47. Submitter No. 47 (cont'd)	
recreational facilities which cater for many of its residents' needs within its boundaries. Residents can therefore enjoy an active social life and are less dependent on travel by car for this purpose. Moreover, the Village's proximity to Perth and Midland to access further goods and services and the availability of Village buses for this purpose further decrease car dependency. A reduction in car transport will in turn reduce carbon emissions and traffic congestion, therefore providing obvious economic and environmental benefits.	
10) **Conclusion** We strongly support the Strategy and its aims to limit Greenfield development to areas which provide a logical extension of urban form while placing greater emphasis on affordable housing, urban infill and increased residential density to accommodate projected population growth. The opportunity to extend Helena Valley Lifestyle Village in the future would enable Helena Valley Resorts to continue to provide and expand affordable housing for an ageing population in an environmentally sustainable manner.	10) The submission is noted
48. Submitter No. 48	
1) As a resident of Helena Valley, I am concerned that recent urbanization of housing along Helena Valley Road does not have enough margin of vegetation between houses and Helena Valley Road.	1) Refer to 19(1) and 31(4). Vegetation buffers need to be considered in conjunction with bushfire risk management.

SUBMISSION	COMMENT
48. Submitter No. 48 (cont'd)	
With regards to future housing along Helena Valley Road could a dense vegetation margin of 20 to 30 metres be considered? The original margin of vegetation of the original Helena Valley Estate development was ideal. I was originally attracted to Helena Valley some 20 years and the tree line in this margin was one of the reasons we loved it as it was. I would appreciate it if you could give consideration to this.	
49. Submitter No. 49	
1) As a resident living in the most easterly house on Helena Valley Rd, I would like to make the following comments: • As a general rule I understand the need to plan for and accommodate the growing population of Perth/WA and I do agree that MSC needs to be prepared to take its fair share of new housing. I also appreciate the idea that the Council is trying to be proactive in having a framework for assessing future planning applications. • I feel that in the current estates on Helena Valley Rd we have seen possibly the worst and the best examples of new development. The Lifestyle village has achieved a great compromise in small lot development along with	1) The submission is noted

SUBMISSION	COMMENT
49. Submitter No. 49 (cont'd)	
maintaining trees and vegetation and fitting into the contours of the site. However, the two new estates (opposite and besides) are examples of the worst development, strip mined, 100% vegetation clearing, awful – such estates should never be allowed again in the MSC • With regards to amenities in the shire, I love the new Boya Hub (although completely don't understand why it is called Boya when it is in HV?) and my kids use the library a lot so it is great. The Greenmount hall and Library were a disgrace and should have been knocked over many years ago. I believe that there is scope to allow the blocks of land to the South between it and the Scott St shops on both sides of Scott St through to Helena Valley Rd to be transformed into a vibrant mini village. I feel there is a desperate need for a sewerage solution in that area and this should be a priority in any planning. A restaurant and small bar/bistro would bring so much vibrancy to the area • I also feel that the rezoning of the "Precinct 11" area makes sense; albeit I feel that within that precinct there should be heavier zoning immediately adjacent the existing shops and then less intense zonings at the periphery.	Refer to 19(2)

SUBMISSION	COMMENT
49. Submitter No. 49 (cont'd)	
• Precinct 9 – I agree with council recommendations and feel this should include provision for increased small commercial development.	The submission is noted
• Fyfe St Bridge – as a home owner who might benefit from the use of such a bridge in an emergency I have some fondness for the idea BUT in reality the cost and the social/traffic issues that I think such a bridge would bring are not worth it. Much better that such money be used to upgrade the Scott St Bridge to dual lane and to address the significant traffic hazards at the Scott St roundabout and the Scott St/HV Rd intersection.	Refer to 11(2)
• Samson St bridge – again I see little need for this	Refer to 11(2)
• Katherine St (West end) future connection – I can see some merit in this but it would have to be done in a way that meant the road had slow traffic on it not high speed through traffic	Refer to 11(2)
• The whole area is short of an indoor sports facility which I think is missing off the plan altogether – Mundaring rec centre is not a practical location for a very large % of the ratepayers in the Shire who now reside in the Western end of the Shire.	Refer to 25(1)
• I like the idea of at least some limited river	Refer to 13(1)

SUBMISSION	COMMENT
49. Submitter No. 49 (cont'd)	
foreshore trails from Scott St through to the Bellevue Farm with bike and pedestrian access as long as these are well maintained. Perhaps some of the funds being spent on a small part of the garden maintenance around the original HV estate could be more fairly diverted to this.	
• Finally – Helena Valley Rd definitely needs significant upgrade and safety improvement. A roundabout at Midland and HV Rd is urgently needed. I have already separately asked that the private school buses that are stopping on HV Rd in the non-pull in PTA stop at corner of Torquata be warned not to and fined if necessary as they create danger and increased traffic congestion. At the end of the day moving to a dual lane road is probably the best solution but it will bring with increased daily traffic down Scott St from GE Hwy as driver seek to circumvent the Roe Hwy/GE Hwy and Roe Hwy/Bypass intersections and this should be at the forefront of the mind in any planning.	Refer to 11(2)
Again thank you for the chance to comment and I look forward to seeing the final approved plan.	

SUBMISSION	COMMENT
50. Submitter No. 50	
1) **OVERVIEW Development History** The original MSC concept plan (1985-1993) for Helena Valley was based on independent settlement nodes surrounded by semi-rural buffer zones containing the various landscape assets of the area. The crucial part of this strategy was the reduction in densities as development advanced east towards the foothills and scarp. This enabled preservation of the scenic landscape quality of the valley both natural and manmade. The HVUES seems to have reversed that concept recommending densities up to R60 at the eastern end of the valley. In the mid 1980's the visual resource assessments by the then WA State Planning authority had identified Helena Valley as having a high level of landscape significance worthy of preservation. In the late 1980's the Helena Valley community was engaged in a six year legal battle with the WA State Government in an attempt to achieve appropriate and sustainable development, contextual with the landscape and the unique social and physical character of the area. In the 1990's denser urban development was forced on the community by the then Minister of Planning, David Smith. MSCs and the senior planning officer's vision for this area was replaced with a doctrine based	1) Refer to 3(7) and 31(4)

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
on achieving certain housing densities across the Perth metro area irrespective of the impact on landscape or community. Several years after the development was completed Smith was reported as saying he was *'disappointed with the outcome of the development'.* Subsequent councils and councillors have since supported poor and inappropriate urban development in an easterly expansion along the valley based on an increased density philosophy, (which doubled in later subdivisions from R15 to R30), The suggestion of affordable housing by developers, along with a substantial increase to the rate base for the MSC, was a convincing argument. The outcome was a visually uninspiring, treeless heat sink urban landscape with small lots and large houses	
2) **Timing for public comment.** It is unfortunate that the HVUES was advertised over the Christmas new year, closing January 9, later extended to February 9. A period when most people are extremely busy with end of year work commitments and when many people are away on summer holidays. This strategy has been widely used with many public comment periods both at local and state government level.	2) The Draft Strategy was advertised for 109 days. The timing of the advertising corresponded with Council's resolution at the meeting of 9 August 2016.
3) **The Visual Presentation.** Most of the affected landowners! have talked with	3) The Strategy has been combined into a separate document.

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
have had difficulty understanding the HVUES. The documents are in many ways contradictory and confusing to the average landowner. Precinct and Strategy summaries would have been clearer on separate maps with notes detailing the proposed densities on the Precinct plans rather than having to endlessly cross reference between plans and script.	
4) **Precinct Plan - Development example photos** A number of the medium and high density example photos contained in the strategy document appear to have been carefully selected segments of much larger projects suggesting *resort style developments* surrounded by scenic lakes and tall trees, all located in flat landscapes. Many of the precinct sites proposed for development are on sloping site. We already have recent examples of medium density housing in Helena Valley on sloping sites; unfortunately they were not represented in this document for obvious reasons. Fringe urban development in the Perth region has become a visual blight on the landscape. We have an opportunity in Helena Valley to do something better.	4) The density examples were selected to demonstrate that residential development does not necessitate wholesale destruction of the environment. Given that Helena Valley foreshore is intended to be a central element of development, it was considered appropriate to include photos next to vegetation/water bodies. However, exact representations of housing typologies intended for Helena Valley are not common in Perth. Therefore, close examples were used.
5) **Precinct development strategies** Most of the strategies in the HVUES are based on reduced lot sizes to conform with the R30/ R60	5) The WAPC set R30 as an approximate density benchmark for new residential development.

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
dwellings per hectare benchmark doctrine espoused by the State Planning Authority. This level of density is inappropriate in a number of precincts identified for development. Precincts 3, 4, 7, 9 and 11 contain areas of significant landscape value, areas of dense native vegetation and floodplain all requiring sympathetic development densities. 6) **Decreasing lot size and increasing house size** With the decreasing lot size comes the ever increasing house size leaving no room for trees which means a substantial and long lasting reduction in suburban tree cover together with host of other fundamental environmental and micro climatic issues. *'Domestic backyards have an ecological junction and importance that goes beyond the interests of the individual household.* *The interaction of trees, plants and water is important in helping to make a more pleasant microclimate, especially in hot and dry Australia* *The reduction in width between dwellings makes natural ventilation very difficult. The narrowness of the gaps between the houses prevents airflow around them, creating heat-island effects.* *Prevailing winds skim over the roofs without exerting*	6) Refer to 3(7), 19(2), 27(3), 31(4) and 36(6)

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
enough air pressure within the gaps to create natural ventilation. The problem is exacerbated by exhaust from air conditioners and by the use of dark-coloured roofs which absorb, rather than reflect, the heat. All this results in an unpleasant milieu around the house and increased electricity consumption for the residents. The reduction in permeable surface areas increases stormwater run-off, which means increased costs for concrete stormwater drains, not just within any development but also for other communities downstream' What has happened to the Australian backyard? - Tony Hall 2016 This statement identifies exactly what has occurred in the latest Helena Valley urban developments. Without adequate sustainable development controls and guidelines developers and market forces can dictate the subdivision outcome to a large degree. Numerous other local councils have strict development controls to maintain the character and amenity of the area so why hasn't MSC? Higher density means more profit to the developer and an increased rate base to the Council. Rezoning while opposed by many due to the negative social and physical impacts will be supported by those people wishing to make a profit on their land. Many people buy into an area with the singular aim of land speculation with no intention of becoming part of or contributing to the	

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
local community. It may therefore be impossible to make an accurate assessment of the public response to the HVUES if landowners are only interested in making profit from a rezone.	
7) **Development rationale?** The rationale for some of the proposed increase in lot density within the HVUES as stated is to fund associated infrastructure. The South Ward has been subjected to the bulk of new urban development within the shire and one of the development aims seems to be about increasing the rate base to finance questionable shire projects and the ever increasing MSC staff costs (30% blow out over the last 5 years with the draft budget suggesting a further 4.5% increase in 2017). Rational planning and sustainable development seems to take second place. The New Boya Community Hub meeting rooms and library is an example. Why do we even need a Library when most people now access books digitally and online? Did we really need another inadequately serviced, high cost facility such as this at a project budget of $7.5 million and a building cost around $4,500/sqm? (More than double what it cost to build a school library in the hills area.) What was a scenic, low scale and pleasant pedestrian edge between the roadway and the oval with 15 substantial eucalyptus trees, abundant shade and a	7) Refer to 3(7)

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
distinct axis and vista to the oval and along Scott Street has been replaced by an aluminium clad 'site bite' confronting pedestrians and the street scape with concrete block retaining walls, bitumen vehicle access ramps, vehicle guard rails and service access doors. It embraces no regional context or sense of place. The building has no identity or context within the hills. ***It could be a Bingo hall, a Tavern or even a Call Centre*** Are the same people making this sort of decision going to be involved in the decision making process re the HVUE? What is needed is a methodology that preserves the sense of place, the unique social physical and natural environment of this area. Shire councillors that actually represent their community and have sufficient expertise in the area of good design and planning are essential.	
8) **COMMENTS ON SOME OF THE INDIVIDUAL PRECINCTS AND THE ASSOCIATED STRATEGY SUMMARIES.** **PRECINCT 7** Support for the recommendations in general. There are significant watercourses, landscape features, vegetation areas and Western Power easements in this area that need addressing in any planning study.	8) The submission is noted

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
Parks and Recreation ceding for Bush Forever areas is crucial.	
9) **PRECINCT 8** The recommendation for no rezoning in this area is supported **PRECINCT 9** **Lots West of Scott Street along the south side of Helena River** District recreation grounds have been identified on the HVUES in Strategy summary No 4 at the extreme western end of the study area. The 3 Lots west of Scott Street adjoining the Helena River have a large part of the northern end of the land in a flood plain zone. Residential development in this area would therefore be difficult and expensive. Given the small contour intervals of these lower areas it would seem logical to consider the land for future recreation grounds with appropriate residential development along Helena Valley Road. The cost of establishing additional recreation areas in this area would be significantly less than the area suggested and much closer to the population centres of Boya and Helena Valley.	9) Refer to 18(3). The district recreation grounds identified in Precinct 12 are for land already zoned Parks and Recreation Reserve (and would therefore not require purchase) and would avoid district traffic being drawn into the heart of Helena Valley near to the Scott Street shops.

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
10) **PRECINCT 11** A statement relating to Helena Valley contained in the Draft North-East Sub Regional Planning Framework says:- *The abundance of trees in the 'hills' landscape is an important component of the 'tree change' lifestyle which attracts people to the area. Future development within the sub-region will need to have careful consideration of these attributes and also address bushfire risks... The challenge will be to integrate or create design responses to existing environmental and landscape features (such as significant slopes, wetlands, distinctive vegetation and view corridors) at more detailed planning stages to maintain Helena Valley's sense of place.* *A key environmental attribute that attracts population growth in the sub-region is the hills landscape, with its string of traditional low-density rural settlements set in undulating agricultural areas with a substantial number of large remnant trees and pockets of orchards and other more intensive rural pursuits. These areas will be subject to additional pressure to meet residential, recreation and tourism demands, while the increased risk of bushfire in a drying climate also needs to be considered'* The HVUES identifies this precinct as an area suitable for rezoning to Urban Deferred.	10) The submission is noted

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
11) **Land South of Helena Valley Road** Suggesting a rezone to urban deferred in this area is contradictory to some of the statements made in the Draft North-East Sub Regional Planning Framework and indicates little understanding of the topography particularly along the south and eastern edge of the precinct adjoining Maguire Road which comprises the eastern face of Ridge Hill. This area consists of steep undulating tree covered terrain unsuitable for higher urban density. Providing additional infrastructure to this area (deep sewerage etc) would not be cost effective due to the significant granite underlay. The eastern precinct boundary abuts a dense woodland uphill slope and is dangerously exposed to bush fires driven along the valley in the predominately easterly summer winds. Bush fires burning in a northerly direction from the Zig Zag have also penetrated this area. In 1984, 1987, 1994 and 2003 significant bush fires burnt to these boundaries and destroyed property. The fire risk boundaries identified on the Issues plan are not correct as bush fires have burnt up to the eastern side of Maguire and Ridge Hill Road The area between Maguire Road and Ridge hill road has similar steep terrain. Increased density would	11) Refer to 19(2)

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
require extensive fill and earthwork retention to accommodate suitable building sites, inappropriate in a landscape that dominates the edge of the ridge hill scarp interface. The spectacular vista east across the valley from Ridge Hill Road should be regarded as an integral and important part of the natural foothills visual landscape. Higher density housing raised on landfill platforms with the potential for two storey buildings would seriously impact this view unless strict development controls were enforced. The only reasonably level area in this part of the precinct is the site occupied by the Helena Valley Primary school.	
12) **Land North of Helena Valley Road** The lots abutting Scott Street consist primarily of low key retail outlets that conform to both the scale and context of the area. While limited expansion is possible to the south along Scott Street any further eastern expansion of this retail/commercial hub would impact on a significant tree covered landscape. Southern expansion would impact on the Helena River foreshore environment. Why would this current retail hub need expanding when a substantial retail development exists approx 2km to the west and a second commercial hub 2.5km to the west?	12) Refer to 19(2)

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
It is unclear what a *higher quality of urban design* refers to in the report. If the recently completed urban development west of Scott Street is an example then the whole strategy needs revising as this type of development would destroy both the character and scale of this quiet and heavily tree covered corner of the precinct in and around The Crescent. To suggest R30 and R60 development in this area indicates a complete misunderstanding of the existing landscape and built environment and its capacity to accommodate such densities without completely destroying the character of the area. Do the people making these decisions ever visit the sites they propose for rezoning or is it just a Google Earth exercise in 2D, with Street view? Lots to the Northern end of the precinct along the Helena River are subject to flooding, they contain a dense canopy of flooded river gum and form a significant part of the river landscape, virtually untouched due primarily to private ownership over the past 40 years. The larger lots to the eastern edge are a significant part of the rural landscape of this area. Due to the steep falls to the river much of the land is unsuitable for development The suggestion of an increase in housing density along the river rural landscape might be considered as ecological and visual vandalism.	

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
13) HVUES STRATEGIES Strategy 11 - The Helena River Public Reserves From 1985 to 1996 I was a community representative on 3 separate Helena River Foreshore Studies. Retaining the river foreshore in private ownership (with assistance from government authorities for environmental controls) was considered the most cost effective solution for foreshore protection. The concept has been successful over the past 25years Subdivision of one of the larger lots along the river foreshore in the late 1990's invoked a 30m resumption east of Fyfe Street. The outcome was as expected with no environmental upkeep of the resumed land by the state government. Weed and rubbish control became the responsibility of local landowners and environmental groups concerned about the river. This is still the case today where landowners spend considerable time, effort and money clearing noxious weeds and addressing fire safety issues by the removal of the constant falling tree limbs. Although it may be appropriate to develop reserve areas adjacent to the new residential developments 300m downstream of the Scott Street bridge that have substantially cleared land up to the river's edge, it is not a workable or safe concept 300m downstream and anywhere east of the Scott Street bridge for the following reasons:-	13) Refer to 13(1)

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
• This area is densely wooded with large 100 year old flooded gums or widow makers' as they are referred to. The trees constantly drop branches weighing up to 2 tons. MSC would need to carry out a full risk assessment analysis before considering this strategy and be aware of the potential liability to the public if access is granted along the river foreshore. • The river is subject to flash flooding in winter and spring with fast moving currents and dangerous debris. Again potential liability issues. • The river banks are treacherous, steep and are prone to collapse in many areas. In summer months the river is completely dry and a nesting ground for Tiger, Dugite and Gwardar snakes. • Over the past decade the Water Authority has reduced the amount of water released from the Pipe head dam during summer months that helped to maintain the biodiversity of this river system. The river is no more than an open dry drain from October to June. The 3 species of fish, long neck turtles, indigenous river rats, fresh water marron and sacred kingfishers that were in abundance in 1980 in various year round pools within the river system have all disappeared.	

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
• Due to the close tree canopy the area is subject to severe fires. A canopy fire travelled 1.4km in half an hour in a strong easterly summer wind in 1984 and burnt up to the Scott Street bridge damaging the bridge pylons. It took 5 years for the landscape to recover. Uncontrolled access to the rear of current rural/residential zoned properties where such reserves occurs becomes a serious issue resulting in rubbish dumping, theft and deliberately lit fires. Access by the ever increasing number of trail and quad bikes without registration plates becomes impossible to police.	
14) Strategy 12 - Establish connections over the Helena River at Fyfe Street. The Strategic infrastructure plan indicates an emergency access from Fyfe Street to Helena Valley Road. This strategy is impractical for a number of reasons • The environmental impact of a vehicle bridge in this location would have serious impact on the existing river and foreshore. The strategy is in conflict with all other statement relating to the protection and preservation of this unique and fragile environment. Several 80 year old flooded river gums would require removal to accommodate even a	14) Refer to 11(2), 13(1), 15(2) and 40(4)

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
pedestrian bridge. Many more would need removal to facilitate a safe crossing due to falling branches and the potential fire risk. • Helena Valley road services only 4 houses east of the Fyfe Street reserve. • It is only 700m to a fire safety station area adjacent the Helena Valley Primary School from the proposed Fyfe Street crossing. There are a further 3 exit options within 300m of the school. • Anyone escaping from the east would not attempt a river crossing and travel an extra 2km to safety particularly in an easterly wind driven fire front. Residents of Fyfe Street would take the shortest and safest exit routes west via Clayton Road not Helena Valley Road. • The Helena River environment is the most likely fire path due to the dense river gum canopy. Of the major bush fires experienced over the last 30 years 70% have burnt along the river. Placing an emergency access over the river therefore does not make any sense. • The cost of constructing a traffic bridge in this area would be substantial given the extensive earthworks and road upgrading required. I would estimate at least $1 million for a fire safe vehicle crossing. Surely this money could be better spent on upgrades to the existing MSC and volunteer	

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
firefighting equipment. • Unlicensed trail and quad bike riders are becoming an increasing problem in the foothills. Most of them are now accessing the Regional Park, bridle and walking tracks via Helena Valley Road. The current one way access at least provides an opportunity for the DPAW rangers and police to apprehend these people. Providing an additional crossing point to Helena Valley Road from the North will create additional issues for residents already in conflict with these individuals. • There are significant water and fibre optic services crossing the Helena river at the end of Fyfe Street. • Together with numerous other property owners along the Helena River **I** am totally opposed to the proposals outlined for Precinct 11 and the associated strategies 11 and 12	
15) CONCLUSION Most of the strategies in the HVUES are based on ever declining lot sizes to conform with the R30 to R60 dwellings per hectare benchmark doctrine espoused by the State Planning Authority. As previously, stated this is all based on the misguided assumption that the significant natural landscapes of the foothills can accommodate the same form of urban development that is built on the coastal sand	15) The submission is noted

SUBMISSION	COMMENT
50. Submitter No. 50 (cont'd)	
plain. This level of density is inappropriate in a number of precincts identified for development. Precincts 4, 7, 9 and 11 contain areas of significant landscape value, areas of dense native vegetation and floodplain all requiring sympathetic development densities. R30 and R60 densities are completely out of place in these landscapes. At the recent public meeting it was quite evident that the planning staff was of the opinion that R30 and R60 densities would eventually be forced on the community be the WA planning authority. Why do we even need a public comment period if the decisions have already been made or are we all just living in an alternate Trump democracy full of alternate facts.	
51. Submitter No. 51	
1) I would like to write to express my support for the draft HVUES. I believe the expansion in this area is reasonable and to be expected. The improvements to services in the area noted in the report, namely H.V. road, Scott St and bus services would be a requirement given the scale of the expansion.	1) The submission is noted
52. Submitter No. 52	
1) The purpose of this letter is to make a submission relating to the 'Draft Helena Valley Urban Expansion	1) Refer to 55(4)

SUBMISSION	COMMENT
52. Submitter No. 52 (cont'd)	
Strategy' (HVUES). This submission is made by BH Planning on behalf of its clients:	
For the purpose of clarity, our clients fully support the identification of and development of urban expansion land generally encouraged by the Draft HVUES. Our clients are concerned, however, their respective urban expansion land holdings are identified for low residential densities within the Draft HVUES despite being capable of medium density, and having fewer constraints to urban development than other areas which ore proposed for medium density housing. A detailed response to the Draft HVUES is set-out under the following headings. 2) LAND AFFECTED BY DRAFT HVUES Our clients are the registered proprietors of the following properties within the Draft HVUES: ……. For the purpose of this submission, the above lots are described as the subject sites. It is clear the owners ore directly affected by the recommendations of the Draft HVEUS and as such, this submission should be given serious consideration and appropriate weight by the Shire of Mundaring.	2) The submission is noted

SUBMISSION	COMMENT
52. Submitter No. 52 (cont'd)	
3) HOW AFFECTED All of the subject sites are located within Precinct 7 of the Draft HVUES. Strategy Summary 1A on the Precinct Plan describes Precinct 7 as being suitable for 'low Density Residential'. The Draft HVUES identifies the land immediately surrounding the subject sites as follows: West - Precinct 6 - R60 (Medium Density): North - Precinct 4 - R40 (Medium Density): South-East - Precinct 8 - Lifestyle lots: and North-East - Precinct 9 - Commercial/High and Medium Densities. The accompanying text of the Draft HVUES (refer Attachment 6 - August 2016 OCM) describes the suggested density for Precinct 7 (comprising the subject sites) is R1O (generally 1000m^2 in area). The report describes the Precinct as follows: *"R1O* tots could provide for a diverse housing stock *within the study area and may* provide for tot configuration which *releases currently land-locked parcels.* Larger *lots sizes* may also *be suitable to address power easements and infrastructure transecting the subject properties and bushfire risk mitigation to/from the Bush Forever sites in the upland areas."*	3) The submission is noted

SUBMISSION	COMMENT
52. Submitter No. 52 (cont'd)	
It is clear the subject sites are identified as having significantly lesser development potential than the surrounding land. The owners of the subject sites are concerned by the 'low density' designation within the Strategy, and have instructed BH Planning to make a submission against the recommendations of the Draft HVUES.	
4) REQUEST TO MODIFY DRAFT Both our clients and BH Planning consider the low-density designation on the subject site is not commensurate with the subject sites' capability to support medium density development. Moreover, the low density designation is inconsistent with the medium density potential of the surrounding land despite having few constraints to development. Discussion of the merits of the land is provided the following headings.	4) The purpose of the strategy for Precinct 7 is to provide for a mixture of residential densities in the district and provide a transition zone between Precinct 6 and 9. However, in providing a transition zone, it is sensible to provide for a mixture of low and medium residential densities. The Strategy has therefore been modified to allow for consideration of low and medium residential densities subject to a structure plan being prepared over the subject properties. High residential densities are not supported in Precinct 7 as these are planned for Precinct 11, being in closer proximity to existing/proposed commercial land and public facilities.
5) CAPABILITY TO SUPPORT MEDIUM DENSITY DEVELOPMENT	5) Refer to 52(4)

SUBMISSION	COMMENT
52. Submitter No. 52 (cont'd)	
• The subject site can support medium density development given: • The land is immediately adjacent to Helena Valley Road which acts as the primary local distributor road servicing the brooder residential areas; • The land is not affected by Bush Forever • A limited portion of the land is affected by Bushfire Risk; • None of the land is affected by wetland/flood prone area: and • The size and shape of each lot allows for further subdivision. The Shire's assertion that the power line easements limit further subdivision is incorrect. There are numerous examples within the Perth Metropolitan Area, including the adjacent residential subdivision, demonstrating how detailed subdivision design can overcome potential design limitations through: Accommodating public open space (POS) within the powerline easements: Designing roads within the powerline easements; and incorporating the powerline easement within the rear of proposed lots. Equally, the Shire's assertion that some of the land is constrained as it is land-locked is also incorrect. A well-considered subdivision design will readily	

SUBMISSION	COMMENT
52. Submitter No. 52 (cont'd)	
overcome historical lot configuration and allow land to be effectively developed once incorporated within an overall subdivision plan. In broad terms. BH Planning does not believe the subject site should simply be dismissed as a future medium density area as it has some perceived constraints. The type of constraints identified by the Shire are prevalent in many future urban areas and are easily overcome with careful, considered and innovative subdivision design.	
6) COMMENSURATE WITH ADJOINING LAND BH Planning has reviewed each of the precincts identified by the Draft HVUES. In most instances, other precincts are constrained by a range of factors, including: • Bushfire; • Bush Forever; and • Topography/landscape protection. Having read the accompanying report to the Draft HVUES, the Shire anticipates many of the above issues will be resolved through the preparation of a structure plan. That is, the constrained areas will be set aside in structure plans as reserves, incorporated within lager lots and/a designed with lager lots which provide landscape protection. Each of these issues, in the opinion of BH Planning,	6) Refer to 52(4)

SUBMISSION	COMMENT
52. Submitter No. 52 (cont'd)	
are more consequential constraints compared to the constraints affecting the subject sites. Specifically, the perceived constraints of the subject sites relate more to lot configuration rather than physical issues, such as bushfire, topography and remnant vegetation. Physical constraints will be made difficult to resolve compared to the perceived issues associated with the subject sites which is: • Adjacent to Helena Valley Road; • Adjacent to services; • Positioned on the high side of the rood which is beneficial for sewerage flow; and • Generally flat and clear from remnant vegetation. Given the above. the subject sites should be afforded the some designation under the Draft HVUES as the adjoining land, being medium density residential, as any perceived constraints can be easily remedy through the preparation of a structure plan.	
7) PREJUDICE FUTURE DEVELOPMENT Regardless of the designation under the Draft HVUES. it is broadly accepted the land will ultimately be identified as being suitable for medium density under future (longer term) strategic plans given a number of key factors: • Its location (close to Perth and Midland): • It being surrounded by medium density; and	7) Refer to 52(4)

SUBMISSION	COMMENT
52. Submitter No. 52 (cont'd)	
• The sites being close to services. There are numerous examples within the Perth Metropolitan Area of constrained land being re-classified in subsequent land-use strategies given the constraints were removed and/or it was identified theconstraints were not prohibitive, and could be resolved by detailed planning. In this instance, BH Planning considers the land is not constrained as the Shire believes. The risk for the Shire is the development of the subject sites for R10 will effectively prejudice the land being ultimately redeveloped for higher density when the perceived constraints are resolved/removed. Rather than simply down-code the subject sites due to perceived constraints, it would be prudent for the Shire to identity the land for medium density and allow an appropriate structure plan to remedy the perceived constraints. In doing so, the Shire will not unnecessarily prejudice the future development of the load for an appropriate medium density designation. 8) LIFESTYLE LOTS Our clients are uncertain why the subject site would be identified as being suitable tor lifestyle lots. The subject site will not realise a significant number of lifestyle lots if developed at the R10 coding yet be	8) Refer to 34(5). The purpose of retaining lifestyle lots is both in response to constraints and to preserve elements of amenity.

SUBMISSION	COMMENT
52. Submitter No. 52 (cont'd)	
surrounded by principally medium density housing. The Shire's designation of the subject sites for low density within a larger urbanised area appears to be a simplistic solution to resolve relatively innocuous constraints which are readily resolved. Of greater consequence is the retention of significant areas of the Darling Scarp (including Boya. Helena Valley and Greenmount) as lifestyle lots. Our clients do not understand the need to retain a small number of lifestyle lots in an area which will effectively be a near fully urbanised area whist the majority of the Shire of Mundaring is already developed with lifestyle lots within the Scarp. It is the view of BH Planning that on appropriate structure plan will allow the load to be developed tor medium density as per all of the neighbouring land. In doing so. the Shire will not establish an unnecessary enclave of lifestyle lots within an unconstrained urbanised area.	
9) SUMMARY This submission has been prepared by BH Planning on behalf of landowners within Precinct 7 of the Draft HVUES which is presently being advertised for public comment. This submission has identified that the low-density designation of the land appears to have resulted from perceived lot configuration	9) Refer to 52(4)

SUBMISSION	COMMENT
52. Submitter No. 52 (cont'd)	
constraints which, in the opinion of BH Planning and its clients, can be resolved through the preparation of a structure plan. It is requested the Draft HVUES is amended to include the subject sites within a medium density precinct with the expectation of a structure plan being prepared. BH Planning wishes to address the Council and/or Committee when this matter is considered by the Shire. If is requested we are notified of the Council and/or Committee dates to allow us to make a deputation accordingly.	
53. Helena Valley Estate Residents Association	
1) The Helena Valley Estate Residents Association wishes to make the following points in regard to the Helena Valley Urban Expansion Strategy.	1) The submission is noted
2) The HVERA is not opposed to more urban development of HV provided it is done in a manner that enhances the beauty and amenity of the valley.	2) The submission is noted
3) We strongly support the Strategy for a coordinated approach to the future development of Helena Valley. The feeling of HV residents expressed at our meetings is that the current disjointed approach that has been the characteristic of development here in	3) Refer to 3(7)

SUBMISSION	COMMENT
53. Helena Valley Estate Residents Association	
recent years has been the result of too much eagerness on behalf of the Shire of Mundaring to develop the valley in order to increase the Shire's rate base. This new plan by the Shire creates the opportunity to correct its past mistakes.	
3) The Helena Valley environment is in a fairly degraded state at present. Almost none of the existing rural properties are utilised for agriculture or horticulture and the plan presents an opportunity to restore the valley to a high standard that protects and beautifies the river and increases the biodiversity and amenity of the valley environs. The HVERA considers the south side of Helena Valley Road would be best developed before the river side as it would have less impact on the character of the valley.	3) Market forces generally determine the rate at which development occurs. While the Strategy could require development to be staged, this may ultimately hinder the market's ability to achieve efficiencies in property development (e.g. connecting utilities) which are then passed to the user and wider community. This element of the submission is not supported.
4) The HVERA offers the following comments in respect to the strategy summary for the various precincts on the Draft Precinct Plan.	4)
• Upgrade Helena Valley Road to Four (4) lanes. - This strategy is supported, with additional points that a Footpath (for which the HVERA has requested to be considered by the Shire for Capital funding over the past two years) is urgently required from	Refer to 11(2),

SUBMISSION	COMMENT
53. Helena Valley Estate Residents Association	
Allamanda Gate to Midland Road and the Helena Valley Road/Midland Road intersection is quite dangerous and requires a strategy to deal with future congestion	
• Establish connection between Helena Valley Road and Katherine Street. - There are reservations about this strategy because most of the road will need to be built across the Helena Valley floodplain.	Any river crossings will require the necessary environmental approvals.
• Development zone at the entrance to the valley, Precinct 12. - HVERA would support medium density residential, but not, commercial/light industry. This is the entrance to the suburb and any development needs to be in keeping with the character of the valley. The industrialization of Hazelmere already reflects poorly on the suburb and every effort should be made to keep it to the other side of Roe Highway. This suggestion is a poor fit for the valley.	The commercial/light industrial investigation area would only relate to that part of Precinct 12 within the >25 Australian Noise Exposure Forecast where residential development cannot be considered under SPP 5.1
• Establish district recreation grounds. - This strategy is supported, particularly as the land is not fit for any other purpose being a former clay pit for the brickworks. This clay pit was around 600 metres long and 250 metres wide making it probably the deepest and the largest in the State. There is little	The submission is noted

SUBMISSION	COMMENT
53. Helena Valley Estate Residents Association	
practical use for this land other than playing fields. This area would be ideal for recreation grounds.	
• Retain rural lifestyle lots, Precinct 1. - This strategy is supported. These lots include areas of floodplain and the areas suitable for building already have homes built on them.	The submission is noted
• Medium Density Residential, Precinct 2. - This strategy is only partially supported. The HVERA believes a strategy to avoid development on any land below the 15 metre contour along the river valley should be supported and much of the land in this precinct is below that contour.	Refer to 8(5) and 18(3)
• Medium Density Residential and Heritage Protection, Precinct 3 - Protection of as much of Clayton Farm is supported as is the development of land above the 15 meter contour within this precinct.	The submission is noted
• Development Zone - Mixture of medium density residential and commercial, Precinct 9. - This strategy is only partially supported with the 15 metre contour being a limiting factor. This area is a key focus in the valley and every effort should be made to enhance and beautify this precinct.	Refer to 8(5), 18(3) and 27(3)

SUBMISSION	COMMENT
53. Helena Valley Estate Residents Association	
• Upgrade Scott Street - This strategy is supported, with the inclusion that the Scott Street/Helena Valley Road intersection be given urgent attention because of congestion.	The submission is noted
• Limited Rural Subdivision, Precinct 10. - This strategy is supported, provided the 15 meter contour is taken into consideration. Part of this precinct is floodplain.	Refer to 8(5) and 18(3)
• Establish public reserve around Helena River. - This strategy is strongly supported particularly as it offers an opportunity to clean the river up, re-establish vegetation and build footpaths etc. Public access to this area will be an excellent community enhancement for the valley.	The submission is noted. Refer to 13(1)
• Establish connections over Helena River. - This strategy is supported. There are few options for access out of the valley if Scott Street is blocked for any reason and bridges on both the Fyfe Street and Sampson Street will be very useful particularly in times of fire.	The submission is noted
• Development Zone - mixture of medium/high residential density and commercial development - subject to comprehensive precinct planning, Precinct 13. There are reservations about the	The submission is noted. The inclusion of a strategy for comprehensive precinct planning was in recognition of the various complexities involved in urban infill. Refer to 27(11) and Submission 10.

SUBMISSION	COMMENT
53. Helena Valley Estate Residents Association	
practicality of the strategy for this area. Almost all every land parcel is already built on and to sewer and redevelop the area would be costly and difficult. The Primary School is adequate now but, constrained for by space for future growth The homes in Atoifi Gardens and on the adjacent area of the Crescent were recently built of a high standard and it seems a bit late to consider rezoning them at this time.	
• Low Density Residential, Precinct 7 - This strategy is supported.	Refer to 52(4)
• Mixture of Rural Lifestyle, medium density residential and public reserve. This strategy is supported.	The submission is noted
• Extend Park Home, Precinct 5. - This strategy is supported.	The submission is noted
• Medium Density Residential, Precinct 4. - this strategy has limited support, with the 15 metre contour considered a restraint. The HVERA would also suggest that any blocks along Helena Valley Road be of a larger size (R2) to retain the character of the valley. We suggest that they should be a similar in size to the original existing blocks on Riverdale Road and Lakeside Drive that back onto Helena Valley Road. This would	Strategy modified to include recommendation for lower density residential character lots fronting Helena Valley Road with a possible medium density offset behind.

SUBMISSION	COMMENT
53. Helena Valley Estate Residents Association (cont'd)	
be the preference of the HVERA.	
54. Submitter No. 54 (cont'd)	
1) As landholders at the western end of Helena Valley, we support the expansion of housing development along the eastern section of Helena Valley Road. With the increase in numbers of residents it will bring benefits to all other people living in the area. There will be an incentive for better public transport as well as increased support for businesses in the Scott Street vicinity. With the new library nearing completion, we believe it is logical to continue the housing to connect with the existing housing closer to Scott Street.	1) The submission is noted
55. Submitter No. 55	
1) The following is in response to the Daft HVUES issued by the Shire for public comment. I am a resident at ……., within Precinct 7 of the study area.	1) The submission is noted
2) Firstly I would like to commend the Shire on the comprehensive draft report, and am encouraged by its content and the due consideration of wide ranging planning aspects. I support most of the aspects proposed.	2) The submission is noted
3) I fully support the expansion of the urban boundary to include Helena Valley, which has changed significantly in the ten years that I have lived there. The retention of	3) The submission is noted

SUBMISSION	COMMENT
55. Submitter No. 55 (cont'd)	
the Rural zoning is of little relevance following recent residential subdivisions, especially on Helena Valley Rd. The original estate sought to retain a rural ambience with wide verges and large lots backing onto Helena Valley Rd, however this has now been overridden by the suburban visage of recent developments.	
4) Whilst I support the urban expansion, I question the limitation placed on Precinct 7 to low density zoning. The perceived limitations of topography, infrastructure and vegetation may well be overcome with a comprehensive structure plan that will resolve these issues. The area of Precinct 7 immediately fronting Helena Valley Rd is just as suitable for medium to high density housing as are the other adjoining precincts, and the current urbanised area of The Crescent and Maguire Rd nearby, and should be given the versatility for a range of housing options.	4) Refer to 52(4)
5) Lower density may well be the best outcome for a portion of Precinct 7; however that should be allowed to evolve as more detailed planning is done following the adoption of the urban expansion. The zoning of Precinct 7 as medium to high density will provide for continuity & uniformity of housing options west of Ridgehill Rd & Scott St. I support the higher urban densities and commercial precinct proposed for the areas closer to, and along, Scott St. These will provide a hub for the expanding	5) Refer to 52(4)

SUBMISSION	COMMENT
55. Submitter No. 55 (cont'd)	
population within Helena Valley, and will be well supported by traffic passing through to Perth & Midland from the surrounding suburbs (Boya, Bellevue, Koongamia, Darlington, Greenmount, Gooseberry Hill & Kalamunda). The proposed zoning is sympathetic with the refurbishment of the Library and community centre at Helena Valley Oval. I encourage the Shire to continue with representation to the Department of Planning to include Helena Valley in the North-Eastern Sub-Regional Planning Framework. In light of recent residential developments in Helena Valley, its exclusion is indefensible especially in light of the government urban infill policy. Helena Valley is a very desirable location, and the urban expansion is well placed to take advantage, geographically & demographically, of its proximity to the commercial, medical & educational facilities available in Midland, and the significant nearby transport routes (Roe Hwy & Great Eastern Hwy). I look forward to the progression of the HVUES.	
56. Submitter No. 56	
1) I would like to provide a submission. I live on ……. and are in support of sensible residential development throughout the area. 2) Ideally a nice a landscaped zone around the development will keep with the rural feel of the area.	1) The submission is noted 2) Refer to 19(1) and 27(3)

SUBMISSION	COMMENT
56. Submitter No. 56 (cont'd)	
I'm not concerned about block sizes.	
3) I think the proposal for a 4 lane upgrade of Helena Valley Rd is not necessary, and instead we should be encouraging less road users. Living on Scott St I know firsthand how busy this road is and would love to see a reduction of traffic along it, particularly trucks. they roar down the hill and now that the Boya community Hub is open it is a genuine safety issue with increased pedestrians and children in the area.	3) Refer to 11(2)
4) I support the upgrade to the Scott St/ Great Eastern Hwy intersection, however I think reducing the westbound traffic to one lane is a mistake and will cause unneeded congestion, especially when the large oversize tracks come down the hill.	4) Refer to 11(2)
5) I also like (too see?) the Samson St upgrade and the cycle paths on Helena Valley Rd, as there are a lot of cyclists using the roads.	5) The submission is noted
57. Department of Health	
The DOH provides the following comments:	
1) ***Water Supply and Wastewater Disposal***	1) Included in References
All developments are required to connect to scheme water and reticulated sewerage (if available) as required by the *Government Sewerage Policy - Perth Metropolitan Region.*	
The strategy should advise that approval is required for any on-site waste water treatment process and in	

SUBMISSION	COMMENT
57. Department of Health (cont'd)	
particular reference DOH publications as appropriate. On- site waste water requirements will impact on lot size determinations and density.	
2) ***Public Health Impacts*** DOH has a document on *'Evidence supporting the creation of environments that encourage healthy active living'* which may assist you with planning elements related to this strategy. The Strategy should note and incorporate appropriate separation distances in accordance with the EPA Environmental Assessment Guideline (EAG) 3 *'Guidance for the Assessment of Environmental Factors No. 3 - Separation Distances between Industrial and Sensitive Land Uses'.*	2) Included in References
3) You should also acknowledge the DOH's *Guidelines for the Separation of Agricultural and Residential Land Use* as a means to help avoid conflict and potential adverse health effects and nuisance impacts from chemical use, dust and other rural pursuits.	3) Included in References
4) The Shire of Mundaring should also use this opportunity to minimise potential negative impacts of the increased/mixed density development such as noise, odour, light and other lifestyle activities. To minimise adverse impacts on the residential component, the Shire of Mundaring could consider incorporation of additional sound proofing / insulation, double glazing on windows, or design aspects related	4) Relevant Australian Standards apply.

SUBMISSION	COMMENT
57. Department of Health (cont'd)	
to location of air conditioning units and other appropriate building/construction measures. 5) ***Strategy Content*** It is noted within the strategy, that good public health is not specifically recognised as part of the vision or aim. Good public health outcomes require good planning strategies. The aim of the strategy should include a direct reference to 'enhancing the public health of the community' (or words to that effect).	5) The submission is noted
58. Submitter No. 58	
1) I am against the proposal of urban expansion We purchased in Helena valley for the country feel also making Helena Valley Road 4 lanes is not needed	1) Refer to 11(2). The Strategy aims to reconcile accommodating a growing population with preservation and enhancement of desirable amenity aspects.
59. Submitter No. 59	
1) I have only been made aware of this issue in the last few days and don't believe this was advertised well enough to ensure all residents were made aware of the major redevelopment proposed. 2) I am against this redevelopment as I believe it will ruin everything that everyone loves about Helena valley and living within the shire of Mundaring, it will become another over developed suburb which is not what we were sold when you brought here. I walk my two young sons to daycare most days and find it hard	**1) Refer to 50(2)** 2) Refer to 11(2)

SUBMISSION	COMMENT
59. Submitter No. 59 (cont'd)	
enough to cross the road as is let alone once its dueled and made into a thorough way for the rest of the hills area to make rat runs to Midland.	
3) We do not have the school facilities to cater for the growth of Bush Mead let alone developing housing all the way along Helena Valley road and Clayton Road.	3) Refer to submission 10
4) I understand the need for urban development maybe changing medium density housing the low density may help keep the rural feel to the area as the mass infill of housing is going to bring our house prices down and ruin the feel of the area.	4) Refer to 34(5)
60. Submitter No. 60	
1) I will be commenting on the area or Precinct I live within, which is Precinct 5 in the RPS Land use study, and Precinct 11, I believe, in the Shires draft proposal.	1) Precinct 5 in the RPS Land Use Study relates to Rural Residential land around Ridge Hill Road and Fyfe Street. Precinct 11 in the Draft Strategy relates primarily to existing Residential zoned land.
2) How did the land use study's recommendation of;	2) Refer to 60(1)
" N/A (no further urban expansion recommended within precinct)"	
suddenly become	
"Development Zone - mixture of medium/	
high residential density and commercial	
development • subject to comprehensive precinct planning"	
3) Can I ask how you can justify this extreme dismissal of	3) Refer to 60(1)

SUBMISSION	COMMENT
60. Submitter No. 60 (cont'd)	
the study you commissioned?!? Here is what the Land Use Study has to say about this region; Precinct 5 - Helena Valley Road East Description: The Helena Valley Road East precinct comprises all rural residential land to the western extent of the study area generally east of properties on Ridge Hill Road and east of Scott Street. The precinct also includes land north of the Helena River accessed via Clayton Road and Fyfe Street. Key Elements: The Helena Valley Road East precinct is characterised by steeper sloping rural lifestyle properties and encompasses areas of significant bushland, together with several rural orchard properties around Fyfe Street to the northeast. The precinct offers a high degree of rural bushland amenity with its undulating topography and view corridors. The precinct abuts Beelu National Park. The upper extent of the Helena River dissects the precinct running east-west. Access to the precinct is via Scott Street from the north, or from the south via Ridge Hill Road. A smaller number of small holdings are accessed via Clayton Road and Fyfe Street.	

SUBMISSION	COMMENT
60. Submitter No. 60 (cont'd)	
Key Considerations: No further intensification of land use is identified for Precinct 5, reflecting both the physical nature of the precinct, the important natural character of the landholdings, and the need to protect further fragmentation of the small rural holdings. The conservation and enhancement of natural assets including the Helena River and floodplain/flood fringe environs, Bush Forever Area No. 215 and identified Conservation Priority Areas.	
4) **NO FURTHER INTENSIFICATION OF LAND USE!** This is the clear recommendation for an area the shire has deemed suitable for much intensification. Some of the small properties in this area are the most sought after in the suburb, due to the natural assets of the region, extraordinary views, and natural character of the current holdings. A lot of these owners are very much against the idea that this area will increase in density and I do not think that at any point you would be able to gather a sizeable enough portion of land to build the kind of unified and genteel estate the planners were discussing at the meeting the other night. It would only lead to disconnected and ugly subdivisions. I think the only people who agree with you on this proposal are those who have been sitting on land just waiting for the day they can subdivide,	4) Refer to 60(1)

SUBMISSION	COMMENT
60. Submitter No. 60 (cont'd)	
move out themselves and never have to be the ones to deal with or experience the aftermath.	
5) Does the shire have any interest in retaining a good reputation for the suburb of Helena Valley? Or are they satisfied with it having a similar renown to Koongamia, Swan View or Ellenbrook? Living in the hills is a privilege, and has always been about loving the land and the trees and the natural environment. We mostly gave up sewerage systems and scheme water and cope and understand the bushfire risk. The Idyllic nature of the Perth Hills is a part of Perth itself. It is a tourist region, and an area of great natural beauty.	5) The submission is noted
6) With this proposed development people won't look around and think what a beautiful place to live it is, they'll notice the remnant lots, and the leftover surrounding bushland areas and think, "You got rid of that to do that?' I do not understand the tiny lot sizes with houses that take up so much room on the block there is no room for a garden left. Their walls are less than the width of a human from their neighbours wall. There is no room to grow the greenery required to cool the suburb down in summer. There is no room for proper front or back yards for children to play, and they are then forced to play in the street, or not at all. The streets are narrow and the driveways don't have enough room for the number of cars the household has. Surely apartment	6) Refer to 19(2). The Strategy recommends that Precinct 11 be subject to comprehensive precinct planning and consultation to ensure that any development which occurs has been informed by the community's interests and architectural expertise.

SUBMISSION	COMMENT
60. Submitter No. 60 (cont'd)	
style living with large communal garden/pool and recreation areas is a better option for those individuals that cannot see the importance of gardens. There is a sadness for me in this style of housing and ifs because it lacks a sense of Australia and Itcertainly lacks a sense of Western Australia. 7) Why wasn't there any consideration of following suit with White Gum Valley's One Planet Living community? Surely such a plan would be much more closely linked to the ethos of the Perth Hills environs and beliefs, and contain the higher density that is apparently so wanted by the Mundaring Shire, and it would be a unified development, not this disparate and ununified solution., unless you have a proposition for evicting a whole stack of landowners so you can build something aesthetically pleasing? It would be something ahead of its time, new and forward thinking, not the staid same old, same old way of thinking that has seen countless thousands of hectares flattened for urban wastelands that hold very little future value.	7) Refer to 60(6)

SUBMISSION	COMMENT
61. Submitter No. 61	
1) Introduction This report has been produced at the request of the landowner ……) in relation to the Draft Helena Valley Urban Expansion Strategy (HVUES) currently being advertised by the Shire of Mundaring. The subject site …….. is currently excluded from the HVUES, but is located directly adjacent to 'Precinct 10' on the northern side of Clayton Road. This report is intended to provide planning support and justification for the subject site to be included within boundaries of the HVUES.	1) The submission is noted
2) Site Details • Scheme - Shire of Mundaring Local Planning Scheme No. 4 • Local Scheme Zoning - Rural Residential • Density Coding – RR2 • Lot Area - 30,567m^2 • Frontage – 251.56m • Orientation – Southern Frontage	2) The submission is noted
3) Site Description • The lot enjoys views over Helena Valley. • There is no reticulated sewer present or easements impacting lot. • The lot is within a bushfire prone area and has an extreme bush fire rating.	3) The submission is noted

SUBMISSION	COMMENT
61. Submitter No. 61 (cont'd)	
• The side and rear lot boundaries abut lots zoned 'Parks and Recreation' under the Metropolitan Region Scheme (MRS). • Rural residential zoned lots, which are featured within Precinct 10 of the HVUES, are immediately south of the lot. These are similar in nature to the subject site. Existing site improvements include two (2) dwellings and a tennis court within the rear, eastern portion of the site. • More than half of the lot area has a 'Protection' Local Natural Area designation in accordance with the provisions of LPS 4.	
4) Site Analysis The site analysis below assists in determining how a development will be designed. General • The sites major strength is its proximity to Clayton Road and views available to the adjoining 'Parks and Recreation' reserved lots to the North (Boya Quarry Reserve), and of Helena Valley and •	4) Pursuant to clause 6.5.17 of LPS 4, vehicular access is required to be assessed as inadequate by appropriate experts before subdivision not otherwise in accordance with LPS 4 can be considered. The applicant, acting on behalf of the owner, is not a bushfire planning and design accredited practitioner and is therefore not considered qualified to make an assessment regarding access.

SUBMISSION	COMMENT
61. Submitter No. 61 (cont'd)	
Gooseberry Hill National Park to the south; • Subdivision of the lot can improve emergency vehicle access to the MRS 'Parks and Recreation' reserves to the North and to adjacent Lot 49 (No. 2055) Clayton Road; • Properties to the south currently share the same Rural Residential zoning and RR2 density coding; and • Existing access to the area behind the subject site and the adjacent lots is via the northern tip of approach road or the access point near the electricity distribution facility off Victor Road which is some 3km's apart. This proposal would enhance access for emergency vehicles, helping to effectively half the travel distance and making access to these blocks quicker, easier and safer for all involved. Opportunities and Threats 5) Opportunity and Strengths • The site is in close proximity to existing areas featuring R5 coded lots (Boya North West with only a one lot separation and Darlington North East); • Subdivision of the lot can readily contribute to the HVUES as it is adjacent to Precinct 10 along Clayton Road/Katharine Street, which spans across the current northern boundary of the HVUES area; • There is an ability to enhance bush fire safety within	5) Refer to 61(4)

SUBMISSION	COMMENT
61. Submitter No. 61 (cont'd)	
The area through improving emergency vehicle access to surrounding lots. The ability to provide enhanced emergency vehicle access would put less pressure on Clayton Road, and provide more opportunities for vehicles to flee bushfires (especially from lots to be included within the HVUES to the south) through Clayton Road In the event of a bushfire emergency; • The subject site has a relatively large lot area; • Local Government open to the idea of including the lot within the HVUES; • Less prone to flooding compared to southern lots • closer to Helena River; • No flooding risks have been identified within the site or nearby lots, as per the Helena Valley Land Use Study (HVLUS) Report; and • No Acid Sulphate Soil Risks identified in nearby lots In HVLUS Report; • Significant opportunity to harness northern light and receive favourable winter sun for private open spaces and outdoor living areas; and • The lot has access to views on all sides. 6) Threats and Constraints • We understand that the subject lot was Initially excluded from the strategy for the following reasons:	6) The submission is noted

SUBMISSION	COMMENT
61. Submitter No. 61 (cont'd)	
o Environmental protection ▪ Existing water course ▪ Local Natural Areas within site (Level: Protection) ▪ Sloped topography ▪ Effluent waste disposal • o Fire Risks - Extreme Bush Fire rating. • Irregular lot shape; • The need to provide reticulated sewer to support • higher density residential development; • The subject lot was not included within the boundary of the HVLUS Report investigation area; • The HVLUS Report depicts a Registered Aboriginal Heritage Site (a trail) through the middle of the lot.	
6) Relevant Scheme extracts Part 4 – Zones and the Use of Land 4.2.2 (a) – (d) 7.4 Heritage Assessment 5.7.5 Watercourse Protection 5.7.5 (a) – (c) 5.7.6 Stormwater Drainage 5.7.6.1 (a) & (b) & 5.7.6.2 5.7.12 Vegetation Protection	6) The submission is noted

SUBMISSION	COMMENT
61. Submitter No. 61 (cont'd)	
5.7.12.1, 5.7.12.2 & 5.7.12.3 (a) – (o) & 5.7.12.4 5.7.13 Local Natural Areas 5.7.13.2 & 5.7.13.3 6.5 Bushfire Hazard 6.5.17 & 6.5.18 *rezoning, structure planning, subdivision and development should respond to fire risk, seek to protect existing trees, retain (as much as practicable) the natural topography and Integrate with adjoining rezoning, structure planning, subdivision and development. Subdivision should also ensure Parks and Recreation reservation is ceded around the Helena River foreshore and vegetation identified as Bush Forever.* Reasons mentioned previously appear to be rationale of the HVUES specifying that Precinct 10 is to involve limited rural subdivision. However, C80. of the Council Report also lists the following high level strategic planning issue which is of great relevance to the subject site: • *Avoiding bushfire prone areas or seeking to mitigate risks if rezoning/development in a bushfire prone areas would deliver strategic benefits;* This is highly relevant to the Bushfire Area Access Strategy, which outlines the Shire's high priority for enhancing bushfire safety. Importantly, our office is	The submission is noted

SUBMISSION	COMMENT
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able to provide Level 2 bushfire assessment and preparation of an appropriate Bushfire Management Plan for the landowner when/if needed. 7) Bushfire Area Access Strategy 3.1 Context The following extract from this section of the Bushfire Area Access Strategy (BAAS) is of high relevance to the proposal. The Shire's Local Planning Strategy (LPS) was endorsed by Council in June 2013 and also specifically identifies the need to improve access arrangements in established areas. *... "Much of the existing residential and rural residential development within the Shire of Mundaring, particularly in areas subdivided some decades ago, fails to meet... key [bushfire access safety] requirements, leaving many residents with potentially inadequate escape routes and emergency vehicles with inadequate access for firefighting and evacuation purposes.' (Local Planning Strategy 2013)* Figure 8: BAAS 3.1 Extract This section also makes reference to relevant strategies, as follows:	7) The submission is noted
8) Relevant strategies adopted by Council within the Local Planning Strategy include: • In all new subdivisions, and where possible in all	8) The submission is noted

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new developments, ensure adequate vehicular access to/from and within bushfire prone areas, both for escape by residents and for access by emergency vehicles, particularly firefighting appliances • Conduct an audit of the adequacy of vehicular access/egress in bushfire prone areas throughout the Shire • Use the audit referred to in the point above to prepare a strategy for improving access/egress identified as inadequate and progressively implement that strategy, which may involve actions including: - construction of new roads - opening of closed roads - widening of existing roads - removal of barriers within road reserves • Adopt a position that the Shire values, and places strong emphasis on, the protection of vegetation for environmental and aesthetic reasons, but where there is a conflict between vegetation protection and bushfire safety, Council will make decisions having regard to bushfire safety objectives	
9) Risk Identification The below extract of the BAAS notes the following three levels in relation to access improvement areas:	**10) The submission is noted**

<table>
<tr><th>SUBMISSION</th><th>COMMENT</th></tr>
<tr><td colspan="2">61. Submitter No. 61 (cont'd)</td></tr>
<tr><td>

- Conduct an audit of the adequacy of vehicular access/egress in bushfire prone areas throughout the Shire
- Use the audit referred to in the point above to prepare a strategy for improving access/egress identified as inadequate and progressively implement that strategy, which may involve actions including:
  - construction of new roads
  - opening of closed roads
  - widening of existing roads
  - removal of barriers within road reserves
- Adopt a position that the Shire values, and places strong emphasis on, the protection of vegetation for environmental and aesthetic reasons, but where there is a conflict between vegetation protection and bushfire safety, Council will make decisions having regard to bushfire safety objectives

10) Risk Identification

The below extract of the BAAS notes the following three levels in relation to access improvement areas:

<table>
<tr><td>Simple Road Restriction</td><td>Low cost implementation, no land administration issues, signage</td><td>0 remaining, signage only to be resolved</td></tr>
<tr><td>Road Connections not Formalised</td><td>Capital works required, no land administration issues</td><td>30 remaining</td></tr>
<tr><td>Public Road Reserves with Only One Entry Point</td><td>Capital works impractical and/or cost prohibitive; or Significant land tenure limitation issues (eg. land acquisition/transfer/easements)</td><td>66 remaining</td></tr>
</table>

</td><td>

11) The submission is noted

</td></tr>
</table>

SUBMISSION	COMMENT
61. Submitter No. 61 (cont'd)	
11) Public Road Reserves with Only One Entry Point This section notes the following in relation to high difficulty improvements: *Resolution of high difficulty improvements will require strong collaboration between landowners and the Shire. In most instances, the Shire will be unable to achieve any improvement without landowners actively participating and (in some cases), accepting some tenure burden (easement/public road reservation) over freehold land.* *It is not within the financial capacity of the Shire to compulsorily acquire private land for the purpose of thoroughfares, nor does compulsory acquisition always succeed. Hence, the Shire will only be able to create new thoroughfares through a subdivision process. The LPS and LPS4 contain provisions to guide new subdivision and developments.* These paragraphs are followed by a reference to Clause 6.5.17 of LPS 4 in relation to enabling subdivision to occur for the benefit of increased fire safety for surrounding or adjacent residents. However, this section also notes that while the Shire would consider allowing for subdivision in areas without such potential, where the planning objectives of LPS 4 have been met in addition to the above matters.	12) Refer to 61(4)
12) Risk Analysis / Evaluation This section of the BAAS lists the priorities for	13) The submission is noted

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access improvements. It states the following in this regard: *The following criteria focus on the potential 'Likelihood' of a catastrophic event.* *Assess the Access Difficulties /Entrapment* • *Number of residents potentially exposed?* • *Road hierarchy (e.g. Strategically Important Road / Local/Access way)?* • *High Risk Land Use Types (traffic generated/evacuation alternatives e.g. stay in place)?* • *Extent of Surrounding Bushfire Risk (Moderate / Extreme) / Threat from multiple directions?* • *Topography? (Steep topography affects the speed of bushfire front, the ease of evacuation and bushfire fighting capability)* • *Recent subdivision which has resulted in an increased population density (and an incomplete works bond has been provided);* • Measure of likelihood (1 -S)	

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Consequence		Catastrophic
Likelihood		5
Almost Certain	5	EXTREME (25)
Likely	4	EXTREME (20)
Possible	3	HIGH (15)
Unlikely	2	HIGH (10)
Rare	1	MEDIUM (5)

13) Risk Treatment

The following criteria are to be applied in relation to risk treatment options, as discussed within this section of the BAAS.

1. Assess Risk Treatment Options

- *Absolute compliance with Public Road Standard Guidelines and Guidelines? Cost? Benefit?*
- *Staged response options? Cost? Benefit?*
- *Alternative 'Acceptable Solution' responses? Cost? Benefit?*

14) The submission is noted

SUBMISSION	COMMENT
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o Environmental Impacts? *o Social impact?* **o** *Ongoing maintenance/management costs?* • *Implementation challenges? Tenure / Costing considerations* • *Interim risk mitigation actions? Cost? Benefit?* • *Consultation outcomes? (Where undertaken)* The priority for bushfire safety is also reinforced by this statement featured in this section: *...amenity is a secondary consideration relative to preserving life and allowing for safe evacuation in the event of a bushfire.*	
14) Implementation In relation to subdivision proposals, the following is noted: *In some cases, landowners/developers must fund the upgrading of roads and access ways to realise subdivision potential and fulfil conditions of subdivision approval. These improvements may relate to upgrades or improvements to thoroughfares identified as a priority within this Strategy. Depending on the scale of the subdivision, the contribution could be the full amount or a portion of the total works. It may be that the Shire's schedule may not align with*	15) The submission is noted

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landowners/developer immediate expectation, resulting in a private subdivision unable to be finalised for some time. *Developers/landowners who cannot proceed with subdivision due to there being unsatisfactory road access or no constructed public road available to proposed lots have the following options:* a) Postpone the subdivision until the Shire upgrades/constructs the road according to the schedule specified; or *b) Contribute to the full cost of constructing the road and associated infrastructure. (Note, this may be the normal expectation where no road reserve exists in accordance with WAPC Development Control Policy 1.1); or* *c) Commit to providing a financial contribution* to *the Shire and seek approval (via the Risk Management Committee) to elevate its priority within the Shire's works schedule.* The above matters in relation to the Bushfire Area Access Strategy will be addressed in due course, should Council agree to include the subject sites integration into the boundary of the HVUES.	

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15) Matters to be considered for subdivision potential The following matters have been identified by the Shire (at this juncture) as being of considerable importance in their considering for any subdivision potential or for integration into the HVUES boundary.	16) The submission is noted
16) Emergency Vehicle Access We understand that the proposal should prioritise enhancing emergency vehicle access, as has been reflected in the subdivision concept plan (Refer Appendix 1). Enhancing emergency vehicle access is considered key in allowing of the existing lot to be subdivided and in order to be included within the HVUES, given that it was initially dismissed in the Draft Precinct Plan, primarily due to environmental reasons as discussed previously. Notwithstanding, subdivision of the lot provides considerable potential to enhance bushfire safety throughout the locality as it allows emergency vehicles to access areas of more challenging topography. This would also increase the likelihood that Clayton Road could be used as a means for other vehicles within Precinct 10 (and those other residents to the south-east) to flee a bushfire via additional exit route in an emergency situation.	17) Refer to 61(4)

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17) Watercourse Aerial images of the site do not appear to depict any streams running through the site. However this is an existing water body, which appears to be a remnant man-made which is only filled seasonally during the winter months.	18) The submission is noted
18) Local Natural Area Although the current lot features Local Natural Areas with a 'Protection' Level over a portion of the lot, on the other hand there is also a large portion of the site which remains outside of this Local Natural Area designation. The potential for Local Natural Area vegetation loss is also less than that of site at Lot 46 (No. 1940) Clayton Road, which is Included within the HVUES. Furthermore, it is important to consider the BAAS, and Clause 6.5.17 of LPS 4, which indicates support for subdivision of lots otherwise not permitted to do so, provided that it results in increased bushfire safety for adjoining and surrounding lots. Under the context table (Part 3.1) of the BAAS, reference is made to the Local Planning Strategy as follows:	19) The LNA associated with 1940 (Lot 46) Clayton Road relates to the vegetation fringing the Helena River. The Strategy related to this precinct is to create a reserve around the Helena River so as to provide public recreation/conservation in the district i.e. there is a strategic benefit to subdivision pursuant to clause 5.9.1.4 of LPS 4.

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...where there is a conflict between vegetation protection and bushfire safety, Council will make decisions having regard to bushfire safety objectives Accordingly in this manner, adequately addressing bushfire safety objectives will compensate for any loss of vegetation resulting from clearing, which we note is a central feature of the proposed HVUES. 19) Sloping Topography While it is acknowledged that the site experiences a sloping topography, the topographical nature of the subject site actually affords greater bushfire protection in this case, as fire travels slower downhill compared to uphill with Clayton Road forming a good barrier on the southern side of the site. Subdivision and incorporation of the subject lot into the HVUES would further be beneficial as it would enable emergency vehicles to access otherwise difficult to reach areas, and provide an alternate means for emergency services to access the other R5 coded residential area North West of the site, in addition to the planned medium density residential developments further West, as envisioned within the HVUES. In any case, the topography of the site does not vary anymore compared to lots to the south included within the HVUES, particularly Lots 45, 46, and 47 Clayton	20) Refer to 61(4)

SUBMISSION	COMMENT
61. Submitter No. 61 (cont'd)	
Road. Accordingly the topography of the site is not considered to be an excessively inhibiting factor that would otherwise restrict potential subdivision.	
20) Effluent Waste Disposal	20) The submission is noted
Although the potential for effluent waste disposal to compromise the environmental sensitivity of the locality is acknowledged as a pertinent Issue, it must be noted that the lot is located further away from the river when compared to the other nearby Rural Residential lots along Clayton Road to the South West which were included in the HVUES boundary. As a result, the potential for effluent disposal to contaminate the river is lower in comparison. In any case, the incorporation of the subject lot into the HVUES would be no more onerous in relation to this matter compared to those rural residential lots to the south abutting the river, which have a far greater potential to unduly contaminate the soil and the river.	
Proposed subdivision concept (Appendix 1) for the lot will ensure that effluent disposal is duly considered and designed in such a manner as to address the sensitivities of the environment with sufficient onsite effluent disposal systems being incorporated for any respective dwellings.	22) The submission is noted
21) Summary of Potential Yield / Proposal	
The matrix below indicates the predicted development options.	

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Current Zone	Rural Residential		
Density Coding	RR1		
Plot ratio area	10,000m^2		
	Lots	Average Lot Size	
Max. Yield	3	10,189m^2	
Recommended Yield	2	15,283.5m^2	

Should it be supported, the inclusion of the subject lot within Precinct 10 of the HVUES, which intends to permit limited subdivision and encourage a Rural Residential character, would mean that the maximum lot yield would most likely correspond with that of the existing 'Rural Residential' (RR1). From discussions with technical staff, we understand that lots of this nature should aim to achieve a minimum size of 3 hectare per site. This is reflected on the enclosed Subdivision Concept Plan.

Nevertheless, we understand that the lot yield permitted would be highly dependent upon the extent to which access of emergency vehicles is provided in relation to the adjoining / surrounding lots. Accordingly the design of the subdivision plan is crucial in determining the full potential lot yield of the site.

A well designed subdivision plan, along with increased investment in infrastructure to ensure HVLUS, HVUES, and bushfire safety objectives are met, could potentially enable an amendment for a rezoning of the site to R2 in line with the R-Codes, which yield the creation of 5-6 lots. This however, would be highly

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unlikely to be supported by the Shire given the challenges outlined previously. 22) Likely Conditions of Approval Similar developments recently approved by the Shire have included the following conditions of approval. The Shire's Subdivision Clearance Applications Information sheet specifies the following conditions of approval for subdivisions: Any other documentation relating to the approved Local Government conditions of subdivision must be supplied with the application for clearance, regardless of such information having been previously supplied to the Shire and may include but not limited to: • *Diagram of Survey showing full details of all lots, road reserves, easements (temporary & permanent) reserves, & where necessary clearance between new boundary & existing structures; and existing on site effluent disposal system (site, type & location);* • *Geotechnical report, Hydrological report, Urban Water Management Plan;* • *Completion of any Deeds, Agreements or Legal documents required;* • *Payment of appropriate fees and/or bonds;* o *Supervision Fees - A nonrefundable fee shall be paid to Council based on the percentage shown*	22) Refer to 61(4)

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below of the value of all road and drainage works. 1.5% where the works are also designed and supervised by a suitably qualified Civil Engineer, *o Maintenance Bond - A refundable maintenance bond shall be 5% of the cost of the works and shall be lodged with Council for the duration of the 12 month maintenance period.* • *All as constructed information (drainage in 'D' spec/earth works) Connections or silt pits within the property are to have depth, location by measurement from boundaries provided. This is especially required for lots less than 450sq/m;* • *Consulting Engineer's Certification that all works have been completed in accordance with the approved plans and specifications;* • *Any other documentation or information relating to the development of the land via subdivision to support future intended development;* • Landscaping/Revegetation Plan & Bond/ Public Open Space Contribution *Decommissioning of onsite effluent disposal systems to include:-* • *Pump out certificate from licensed septic waste disposal company* • *o Details of decommissioning undertaken by who*	

SUBMISSION	COMMENT
61. Submitter No. 61 (cont'd)	
• *Landscaping/Revegetation Plan & Bond/Public Open Space Contribution;* • *Statutory Declaration stating that decommissioning has been undertaken (when other documentation is not available)* • *Retaining walls and fencing completed where necessary with certification and building licence;* • *Compliant test results for all lot filling and pavement layers where applicable;* • *Documentary evidence that arrangements have been made with Western Power for the provision of street light, if not already installed;* • *Documentary evident that arrangements have been made with the Water Corporation;* • *Fire Management Plan & Fire breaks;* • *Approval from other authorities e.g. Main Roads WA.* • *Location of building envelopes, if required.* Due to the unique circumstances of the site, the lot is likely to require further conditions pertaining to the following matters: a) A Fire Management Plan; b) Fire Protection Australia (FBA) Accreditation at Level 2 or 3;	

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c) Prior to the approval of a Development Plan, an Aboriginal Heritage Survey must be prepared in accordance with the Aboriginal Heritage Act 2972 and Department of Indigenous Affairs guidelines; d) Relevant Bushfire Attack level Assessments. The following conditions would also most likely apply • All building works to be carried out under this planning approval are required to be contained within the boundaries of the current subject lot; and • The issue of a building permit prior to the commencement of any on-site works. Although it has been determined that two lots would be the most likely outcome in the event of subdivision, if permitted, three lots would be preferred in this case. We understand however that this determination will ultimately depend on whether the Shire deems that subdivision concept plan (or similar design) has been able to adequately address all the matters to include the site with the HVUES boundary.	
24) Summary This report has investigated the potential for the subject lot to be incorporated into the HVUES and in due course, permitted to be subdivided into smaller lots (of around 10,000m^2). We believe that the subject site is suitable for this given all the matters previously	24) The submission is noted

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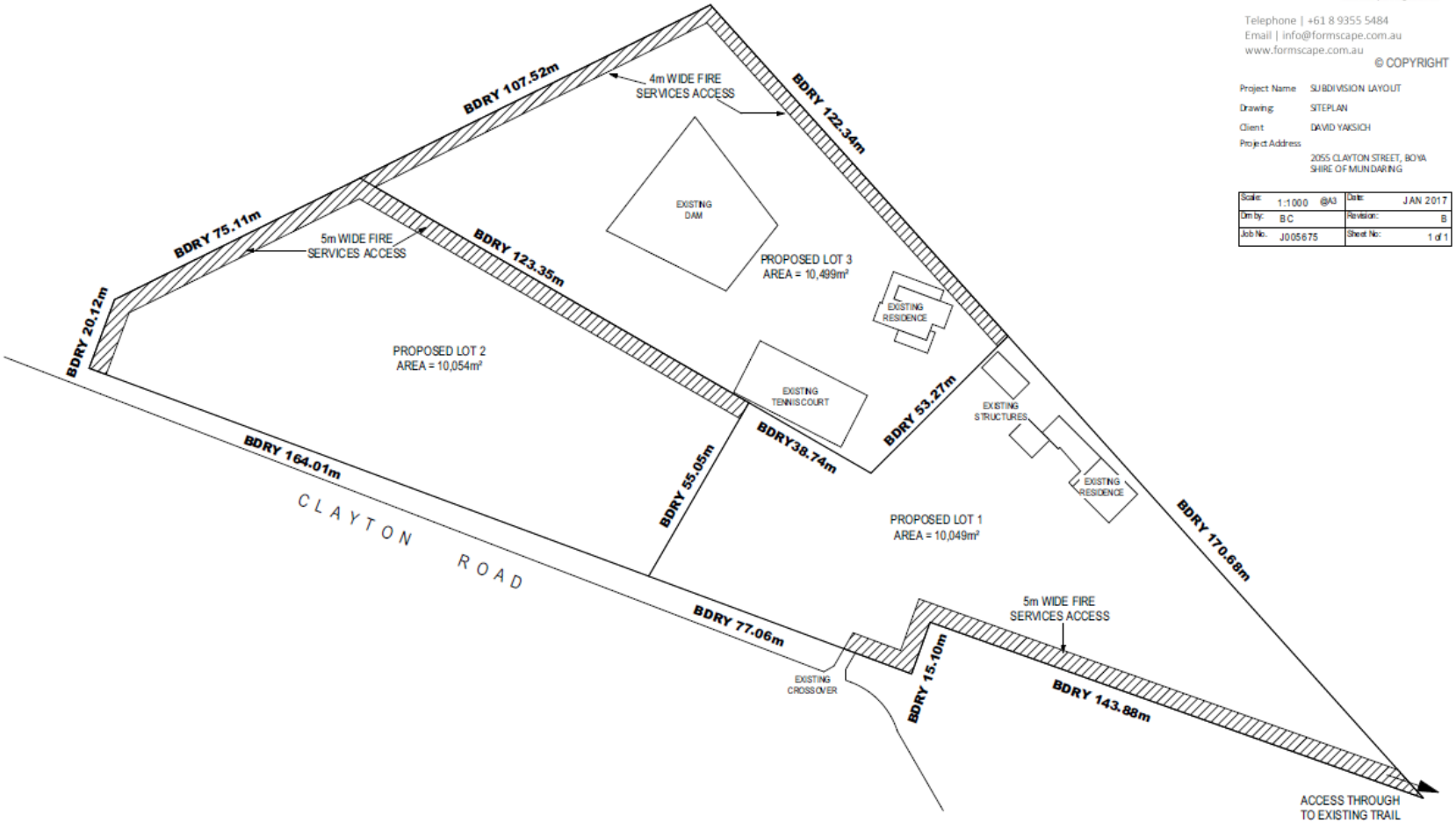
noted for its exclusion are able to be addressed though appropriate site management (i.e. implementing a BMP and improving emergency vehicle access). In light of this, we ask that the Shire consider the merits of Including the subject site (Lot 105, No. 2055 Clayton Road, Boya) to be within the HVUES boundary for the reasons outlined in the preceding sections of this report. (See below)	



1. SITE PLAN
1:1000

NOTES

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION, REPORTS, CONTRACTS AND DRAWINGS.

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Project Name: SUBDIVISION LAYOUT
Drawing: SITEPLAN
Client: DAVID YAKSICH
Project Address: 2055 CLAYTON STREET, BOYA
SHIRE OF MUNDARING

Scale:	1:1000 @A3	Date:	JAN 2017
Drn by:	BC	Revision:	B
Job No.:	J005675	Sheet No:	1 of 1

62. Submitter No. 62	
1) Thanks Chris, it was good to meet both you & Angus in person & put a face to the name. I really appreciate the time & effort both of you put in, both in attending the Monday 6th February night meeting in Helena Valley, as well to explain things better. I know you both have other places that you would much rather be, so a big thank you from me. I found your information to be both reassuring & encouraging in the proactive approach that the shire is taking in this matter, as compared to being reactive to the state government's demands.	1) The submission is noted
2) I moved to this area years ago because at the time it was a lovely, quiet, green rural area. We were advised at the time by the Mundaring Shire would not be allowed to be subdivided in this area. That is obviously not the case anymore but I don't see why this area needs to be turned into a carbon copy of every other	2) The Strategy has been modified to provide a stronger vision.

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62. Submitter No. 62 (cont'd)	
estate suburb, that dominates our modern landscape. I understand that many newer people to this area have also moved here for the rural feel & outlook, with large lovely trees etc. Is there any possible way that we can make Helena Valley stand out for the best possible reasons, like it has in the past? And move forward with more than just more vehicles in mind?	
3) It seems that not only am I likely to have the horrible prospect of having a 4 lane road extension right outside my property & to the west of me, bringing yet more ongoing traffic noise, pollution & rubbish to this area, as well as hoons but it would also mean the revolting process of the road widening construction, no doubt taking quite some months, if not years. Obviously no one wants to live next to a 4 lane road if they have a better option available, which I currently do & would obviously like to keep it that way. To have that imposed upon you after living in the area for years is even more unsavoury.	3) Refer to 11(2)
4) Given that possibility I would not be happy with the idea of having part of my property forcefully taken from me to build an extension nightmare. I would like to point out that the people who would benefit most from the proposed road widening would not have that same road monstrosity right outside their door or property, 24 /7, they would be at home in their lovely homes, with only a quiet, single lane road in & out their estate. While I understand that I am only 1 person in this area,	4) Refer to 15(4) – compulsory acquisition is not contemplated by the Strategy.

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I feel that we need to be setting an example of a very high standard of managing our local area, to best benefit the people who actually live in the area. The increased health risks are also publicly known & by no means enticing, which would put further strain on our local families & the health systems.	
5) While I understand this may require some out of the box thinking, I believe we have the resources available to do just that & that you are the right men for the job.	5) The submission is noted.
6) I believe that a lot of the traffic travelling along Helena Valley Rd isn't from this local area, they are travelling along here to get to the Bypass, instead of travelling through Midland to get onto Roe Hwy. I believe that a full traffic flow testing, survey & investigation needs to be done to work out where the vehicles are coming from, including through Darlington & Koongamia off Great Eastern Highway. I believe that we are already experiencing a large influx of vehicles on every week day from Great Eastern Highway, given that Scott St is apparently at full capacity now. Many heavy vehicles are travelling at great speeds down Scott St from early in the morning, to later in the afternoons. I would like to see access off Great Eastern highway into Scott St stopped permanently, which would reduce outside traffic access into the local area. While I appreciate that people living further east have the right to access main roads, I don't believe we should be catering for their needs as a priority, when they have ready access	6) Refer to 11(2) and 40(4)

SUBMISSION	COMMENT
62. Submitter No. 62 (cont'd)	
to other main road options, as compared to Helena Valley residents.	
7) I would also not like to see Helena Valley Road widened just to cater for peak hour traffic, 5 days a week. I would like to see the traffic speed limit reduced along Helena Valley Rd, so that everyone gets the idea that they need to slow down to keep the roads safe for everyone in this area, especially as they head into more built up areas. I believe this would discourage some undesirable road users from using this area as regularly, since they are able to travel on other roads at greater speeds.	7) Referred to the Shire's Infrastructure Services as advice.
8) I would suggest that much of the busy week day traffic that we experience along Helena Valley Road would not necessarily equate to an increase in local business activity, so therefore not benefitting the local area in any way, shape or form but leaving us the problems to deal with.	8) The submission is noted
9) Further, there are also a number of large heavy vehicles that are travelling through this area, which is clearly for business purposes & not necessarily for local housing development or support for established local businesses. I was always under the impression that this was not supposed to happen through these types of areas, again that is what large main roads are for.	9) Refer to 40(4)

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62. Submitter No. 62 (cont'd)	
10) I believe that by widening Helena Valley Road, these problems will only get worse, inviting even bigger trucks, with heavier loads, making it even more unsafe for the locals & clogging up our local suburban access way, which would detract from our lovely lifestyle. Not to mention the numbers of trees that would likely need to be killed to widen the road, further reducing our local green spaces. Instead, I believe we need to channel those types of undesirable vehicles out of the area, by making those road users use the appropriate mainarterial roads.	10) Refer to 40(4)
11) Surely we should be focusing on the traffic from this area & making trucks & other large transport vehicles go on more suitable roads? Instead, I would like to see Helena Valley Road beautified & upkept as it is supposed to be currently but is not. That way Helena Valley Road would stand out for the right reason, as the lovely western entrance into the Mundaring Shire. People would want to slow down to be able to enjoy the drive home, destressing as they go. With a slower speed limit it would encourage people to slow down & enjoy their drive through their beautiful neighbourhood. This would also increase local pride in the area that they live in, which would be good for the area & maybe discourage littering along the road.	11) Refer to 19(1) and 40(4)
12) I would also like to see bike traffic & walking traffic channelled to the potential Helena River beautification	12) Refer to 11(2) and 13(1)

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62. Submitter No. 62 (cont'd)	
& enhancement area, to join up with the Perth Bike track, which would make it much safer for bike riders of all ages, as well as lovely recreational area to be used 7 days a week. This would also increase the available public open space in the area, as well as preserving local trees & local native animal habitat, which would further enhance the area in general.	
13) I would also like to see the tract of land between the Mundaring Shire & Swan Shire put to good use as public open space. While I appreciate this is a huge task of getting 2 shires to agree with each other, I believe the benefits would out way the short term problems.	13) Implementation Milestones modified to require investigation of recreational use for subject land.
13) I would like to see all types of traffic to be directed to the potential Bellevue Train Station, which would offer people an alternative to driving into work, further reducing the need for a wider road & increased pollution & problems etc. This would reduce carbon emissions & reduce our reliance on private vehicle ownership in this area, as well as give people options that we currently do not have in this area.	13) Refer to 11(2)
14) I believe there would be a greater opportunity to get public bus services from the Midland Train Station to come through Helena Valley, while also servicing Boya & Koongamia, as well as Bellevue & back to Midland if there was a train station at Bellevue, as another option to parking at Midland Train Station.	14) Refer to submissions 11 and 14 15) Refer to 11(2)

SUBMISSION	COMMENT
62. Submitter No. 62 (cont'd)	
15) It would also seem that there is also a proposed road to be put in at the back of my property to connect Helena Valley Rd to Katherine St. How lucky am I that I will have planes overhead, vehicles to the south of me on 4 lanes, vehicles to the north & west of me & lots more people in the general area, including a public open space to the north east of me & a potential subdivided property to the east of me! So basically I will be surrounded by residential mess one way or the other!?! Is there no other access path option further east for the potential playing fields? Especially given that that is where most of the players & families will be coming from.	
16) Like many people at the meeting, I am concerned by the potential smaller block size of new developments in the area. However, personally I would not object to a small No of properties near other current shops or the new Boya Hub & library that had lower level shops, with upstairs housing. If carried out tastefully, these types of combined housing & business options can be very useful in the community. I have seen this type of combined housing in many areas, both here in Australia & overseas & found them to be a very practical solution.	16) The submission is noted
17) I would like to thank the Mundaring Shire for this opportunity in having my say & feeling that I will be heard with an open mind.	17) The submission is noted

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62. Submitter No. 62 (cont'd)	
18) I omitted to add in my submission that it would be great to had a bus stop pull off lane outside the Helena Valley IGA shopping centre, naturally without the need to remove those lovely large native trees further to the west of there. There is already a bus pull off lane further west on the same part of the road before the roundabout, so surprising that there wasn't a bus stop added in previously outside the shopping centre, especially given that it the busier of the two stops. There is also a bus pull off lane on the other side of Helena Valley Rd, near the entrance to Lakeside Drive, so again surprising that the busiest bus stop in that area is not a pull off area already. Needless to say that it is frustrating sitting behind a pulled over bus, especially when there is already room for half a vehicle to overtake it & drivers can't safely overtake because of the wide brick paved median strip. In the past I have seen on occasions large 4wd vehicles half climbing the median strip to overtake the pulled up bus, which I would imagine could potentially damage the brick paved area, which could become a danger for pedestrians. There was also a time a few years ago when all vehicles travelling west on Helena Valley Rd were forced to go onto the wrong side of the road after a bus broke down at that bus stop, which obviously caused chaos at the time, for some time, as well as a heightened risk to everyone in the area, both in vehicles, as well as pedestrians.	18) Refer to 11(2) and referred to the Shire's Infrastructure Services as advice.

SUBMISSION	COMMENT
62. Submitter No. 62 (cont'd)	
Naturally having a bus stop pull off lane there would allow the traffic to keep flowing at all times, especially as some vehicles have only just travelled onto Helena Valley Rd from the south side of the road & are already forced to stop for a pulled over bus. Of course this would be much worse in the morning peak hour, where it becomes a bottle neck there, even for a few minutes but that does not help anyone's stresslevels first thing in the morning. There is plenty of road verge area to have a bus pull off lane & still have the all-weather bus stop covered area too, as well as the lovely large trees. Or alternatively reduce the median strip & still have the pull over lane going from west to east to access the south side of Helena Valley Road & the shopping centre. I believe that by moving the bus stop area further back from the road towards the shopping centre, that it would encourage more people to use the low wall, especially students to place their school bags onto it, instead of on the footpath which obviously blocks the path of pedestrians, forcing them to go around onto the grass, thus defeating the purpose of having a footpath there for pedestrians. Needless to say that keeping both young & older people alike, as well as people walking their dogs etc away from the road is a good idea thereby improving public safety in the area.	

SUBMISSION	COMMENT
63. Save the Wildlife Lake and Wetlands Committee	
1) Objective should be satisfaction for all concerned with various facilities, services and inspiration for the future of Helena Valley. After speaking to hundreds of residents most of whom were very vocal about the previous housing estates, all very discontented, about what they had been promised in their housing estates and what they were given.	1) The submission is noted
2) Mundaring shire should be forceful in the planning process, if developers maintain certain areas will be retained, trees, wetlands and lakes left this should not change. WAPC in this capacity should support the local shire as they know what the residents want. Every housing estate in Helena Valley has had discontentment and a petition drawn up against it. It appears the resident's requests have never been granted. SP 71 plan is a classic example, in Helena Valley, 4 petitions have been submitted and is still ongoing to the Premier, Ombudsman and Environmental Committee. The vision of this committee and residents is to provide safe haven for wild animals, their breeding habitat, sustain the trees, plants, and protect the lake, respect ecological processes of the wetlands and the Helena Valley River. (Carabeen Ave Lake and wetlands has its own wonderful ecosystem and provides excellent breeding habitat teaming with life. WAPC should be looking at their own liveable neighbourhood manual and provide	2) Refer to 13(1), 15(4) and 18(3)

SUBMISSION	COMMENT
63. Save the Wildlife Lake and Wetlands Committee (cont'd)	
protection for this wonderful habitat. 884 residents requested that this "Sanctuary" be retained.)	
2) **Future for Helena Valley** Protect unique locations in Helena Valley. Protect tree canopies, future planning should be, concern for the preservation of mature shade trees and the natural coolness they provide in our hot climate as well as habitat for native animals. Ensure the residents and their opinions are listened to, they live in the area and know what is needed. Keep the Hills lifestyle, bigger blocks, better road systems and parking facilities. Future housing estates should retain the rural lots, in keeping with the hills lifestyle, especially along Helena Valley road, medium density housing minimum 500sqmt blocks and should have wider frontage, better car parking facilities with winding roads, to stop traffic racing through estates. Increased high density housing impacts negatively on people's psychological and social wellbeing. Residents have moved to Helena Valley because of its "semi-rural" atmosphere and any further high density housing erodes this amenity. When planning new estates careful consideration should be given to restoration process and must be carried out and completed by developer as a	2) Refer to 11(2), 13(1), 19(2), 21(1), 27(3), 31(4) and 34(5)

SUBMISSION	COMMENT
63. Save the Wildlife Lake and Wetlands Committee (cont'd)	
prerequisite. More attention given to entrances of estates, roundabout for road access, shade trees and bushes to be planted down centre and at entrance roads to enhance the aesthetics of the estate. Generous percentage of POS, residents want 50%. Abundant shade trees, seating, covered playground for children with exercise equipment for adults should be standard requirement for any new housing development. All playground equipment needs to have shade sails for protection for our children, with toilet facilities being provided, we have none in Helena Valley estates. Helena Valley road has to be widened with separate footpaths, lighting, new bus shelters with concrete floors and pathways. Bicycle paths for the safety of all concerned, speed limit should be amended to 60km. Two way access to and from the estates for bushfire protection, should a bushfire occur we would be totally cut off and unable to exit any of the estates. Helena Valley road barely copes with traffic at present and it is only going to get worse. Katherine Street and old Midland road could be incorporated as exit roads. Establish another road connection over river as an exit road for bushfire crisis. The community also needs more transport connections. Helena Valley River foreshore with 30mt buffer, to be	

SUBMISSION	COMMENT
63. Save the Wildlife Lake and Wetlands Committee (cont'd)	
upgraded at cost by developer, for any new housing estates is strongly supported, public access should be provided with footpaths along the riverbank for all to enjoy. The future for Helena Valley needs to be more environmentally friendly, adopt biodiversity strategy and natural assets-Local Natural Areas for future subdivisions. Careful consideration to mature tree canopies that they are not decimated as in previous housing estates, the fall of the land, existing waterways, wetlands and wildlife protected.	
64. Main Roads Western Australia	
1) Main Roads would like to firstly comment that the documentation is quite convoluted and does not make for easy reading. A general review of the Traffic and Land Use Study raises a few immediate concerns:	1) The submission is noted
2) The suggestion in section 6 that the 'maximum capacity of a two lane road is 3,600 cars per hour' is considered overly optimistic. Such figures are more likely to be seen on a high standard free flow road such as a freeway.	2) Refer to 11(2)
3) Whilst informal discussions were had between officers from Main Roads and Council in relation to the Great Eastern Highway / Scott Street intersection, It needs to be recognised that alternative access via Clayton Road and/or Helena Valley Road to Military Road	3) The submission is noted

SUBMISSION	COMMENT
64. Main Roads Western Australia (cont'd)	
needs to be pursued and improved, in order to take 'local traffic' away from Great Eastern Highway.	
4) Main Roads cannot support the reduction of the west bound carriageway of Great Eastern Highway in the vicinity of Scott Street to a single lane as shown in figure 6.1 'simple concept sketch of recommended intersection improvement: Scott Street / GEH'. To do so would severely impact traffic flow and the intent of the highway. This proposal is considered to be impractical, inappropriate and ill considered.	4) Refer to 11(2)
5) Main Roads is not supportive of the further intensification of this area until it can be clearly demonstrated that the traffic demands generated in the area can be safely and efficiently accommodated. The information presented does little to convince that this is possible.	5) Refer to 11(2)
65. Metropolitan Redevelopment Authority	
1) The MRA appreciates being kept informed on the future planning for Helena Valley, given its proximity to the MRA's Midland Redevelopment Area, and wishes to advise the Shire that it raises no objection to the draft strategy.	1) The submission is noted
66. Submitter No. 66 Taliska Securities	
1) I write in respect to Lot 801 (formerly Lot 800) Wilkins St also known as 1100 Katherine St which lies in	1) The submission is noted

SUBMISSION	COMMENT
66. Taliska Securities (cont'd)	
Precinct 12 within your planning area. I have reviewed the documents supplied in your letter of 27th March 2017 and comment as follows: 2) We support the extension of the train to (and through) the indicative Bellevue station. We believe that this would allow for an increase in the density or zoning allowed in proximity to the new station. The rural land component of our Lot should be included as planned urban under the MRS for which our Amendment is pending, and Development under your local planning scheme. This realizing that your draft document was prepared prior to the changes to the ANEF for that area. Thus the draft HVUES proposed extent of the urban zone as shown in attachment 6 to report 10.2 is supported. This would require that the zoning should be changed such that the ANEF contours match that allowed under SPP 5.1. To this end, the plans throughout the document should show the flood prone areas in line with the current MRS zoning. Those same flood prone areas may also be updated for other areas of the floodway to account for the most recently released study which defines the Helena river peak flood volumes which are now	2) Modify Strategy to make provision for high density residential development in proximity to future Bellevue train station and refer to 8(5) and 20(2)

SUBMISSION	COMMENT
66. Taliska Securities (cont'd)	
thought to be generally one half (119 m3/sec) of the historical volumes of 224m3/sec. See swan-helena-flood study developed through the EMRC.	
3) We also support the establishment of Parks & Recreation along the Helena River as we are doing although the 30 meter buffer as mentioned in the documents needs to be judiciously applied along the alignment of the river bed, rather than simply a blanket ban of buffer zone along the high water mark. Formal flora and fauna surveys of buffer zone areas would seem an unnecessarily time consuming and costly approach that should be avoided.	3) The extent of foreshore is often determined by a combination of flood prone area mapping an assessment of the prevailing flora - refer to 8(5)
4) We support the pedestrian & cycle access to the Helena River and related connections to existing networks. Indeed we are planning to build a network of paths within our landholding generally linking through to the Roe Highway Bridge and it would seem unfortunate if these were not linked to external networks. As we are meeting the cost of our internal path network we would not support "developer contributions" toward the cost of interconnecting links.	4) Refer to 11(2).
Roadway connection between Katherine to the proposed regional recreation ground and on to Helena Valley Road needs further consideration although the Strategic Infrastructure plan document shows a	

SUBMISSION	COMMENT
66. Taliska Securities (cont'd)	
possible link that may be viable. Note that the existing stockbridge over the Helena River is not sufficiently wide to support two way traffic. As above we would not support developer contributions to such an initiative and also note that the subject land is effectively in the hands of the State.	
67. Office of the Environmental Protection Authority	
1) The Office of the Environmental Protection Authority (OEPA) notes that the HVUES has not been included in the Western Australian Planning Commission's (WAPC) draft North-East Sub-regional Planning Framework (draft Framework) for the *Perth and Peel@3.5million.* It is understood that the Shire of Mundaring has requested that the draft Framework be amended to ensure consistency with the Shire of Mundaring Local Planning Strategy. The OEPA has reviewed the HVUES and provides the following broad comments recognising it is not part of the draft framework.	1) The submission is noted

SUBMISSION	COMMENT
67. Office of the Environmental Protection Authority (cont'd)	
2) Regionally Significant Natural Areas and representation of vegetation complexes Bush Forever is the primary mechanism for implementing the State Government's commitment to conserve regionally significant bushland and associated wetlands in Perth. Bush Forever aims to protect at least 10% of the original extent of each vegetation complex (defined by Heddle et.al. 1980) on the Swan Coastal Plain portion of the Perth Metropolitan Region. There are two Bush Forever (BF) sites (215 and 216) located within the HVUES. Bush Forever site 215 is described as the Helena River, Helena Valley. Portion A of BF site 215 is existing Parks and Recreation Reservation in the Metropolitan Region Scheme (MRS). Portion B of BF site 215 is zoned 'Rural' in the MRS and is identified to be a constrained area for development purposes in the Bush Forever recommendations. Bush Forever site 216 is described as the Adelaide Crescent Bushland, Helena Valley. Portion A of the site is noted to be proposed for Parks and Recreation Reserve under Appropriate flora, vegetation and fauna assessments/surveys are to be undertaken to assess and identify the values of existing vegetation and habitat within the HVUES. These assessments/surveys will provide information of where retention of native vegetation should occur.	2) The submission is noted

SUBMISSION	COMMENT
68. Submitter No. 68	
1) Thank you for the opportunity to comment on the Draft Helena Valley Urban Expansion Strategy (HVUES). As residents of Fyfe Street in Helena Valley, we have lived in Fyfe Street for 15 years and proposals for this Precinct will most directly affect our lifestyle. We are also concerned about plans for the greater Helena Valley area, as these could impact on what most residents enjoy about living here. In that time, the Shire has proven to be at best, fairly negligent in is duties to maintain and manage its obligations to residents in Helena Valley in terms of landscaping, parklands and general housekeeping of roadways and footpaths. At its worst it has proven to be total incapable of resourcing, implementing and maintaining development plans in its own right We would have major concerns that the strategy outlined will not full service the interests of the residents or that the Shire is capable of fulfilling its obligations under the plan. Some of the more detailed aspects of the proposal that are of concern to us are as follows. Comment numbers refer to the numbers on the proposal Precinct Plan.	1) The submission is noted
2) **Upgrade Helena Valley Road** The strategy concerning widening Helena Valley Road would appear to be appropriate except that the Shire has such a poor record of developing and maintain	2) Refer to 11(2)

SUBMISSION	COMMENT
68. Submitter No. 68	
any form of landscaping, tree replacement or screening that would not be appropriate to allow this to occur without some detailed vision of how the roadwork's and landscaping would be provided and an undertaking of the Shire to use some of the additional revenue gained through the subdivisions to be put back into the community. Of particular concern is the inability of the Shire to maintain verges along most of the roads in the area within fire safety levels which exposes residents to additional dangers in summer and potentially blocks the roads as major escape routes. This strategy is not supported.	
3) **Development Zone - mixture of medium density residential and commercial** While we would not object to medium density residential development to the west of Scott Street south of Clayton Road and south of Helena Valley Road, we would object to the development of a large supermarket complex in the zone. The Shire of Mundaring should consider the impact of additional traffic particularly at the intersections of Scott and Helena Valley roads and the impact this will have on residents' reasons for living in Helena Valley. If our suspicions are correct, perhaps the Shire could consider a shopping centre on a bit of council land in, for example, Darlington.	3) Refer to 11(2) & 36(6)

SUBMISSION	COMMENT
68. Submitter No. 68	
4) Upgrade Scott Street We do not support any increase to the existing commercial zoning in Precinct 9. We are fortunate the Helena Valley area is already well-serviced for supermarkets and other retail outlets in the Helena Valley Estate. In addition shopping zones in Koongamia, Swan View and Midland are only a couple of minutes away. Further commercial development will completely destroy the village-like feel of the area, which is extremely important to the local ratepayers. Currently, local residents, passing cyclists and visitors to the area enjoy stopping for coffee and food at the cafes and looking at a rural scene. It would completely destroy the ambience of the area if this was further developed with more shops and commercial premises. The proposal to upgrade Scott Street would impact on the greater traffic flow using the intersection and add significantly to the level of vehicular traffic in peak hours. There has already be a substantial increase in the level of traffic from the Great Eastern Highway using this route to circumvent traffic issues on the Roe Highway /Bypass intersection. When this is compounded with additional vehicular traffic accessing the shopping centre and children going to and from school, means this could be a Black Spot waiting to happen.	4) Refer to 11(2) and 36(6)

SUBMISSION	COMMENT
68. Submitter No. 68	
A roundabout at the intersection of Scott Street with Helena Valley Road would assist the already high usage of the intersection and aid the safe use by all traffic. The idea of such a roundabout was previously mooted but rejected by the Shire of Mundaring on a cost basis but should be revisited. To connect Helena Valley Road, Scott Street and Katherine Street as a major access route would be a disaster for local residents who have to live along these road and use this area on a daily basis. 5) Limited Rural Subdivision While we are not in favour of limited rural subdivision in this area, we recognise that, for our neighbours who wish to remain in the area, how difficult it becomes to look after a large block too difficult as they get older, and some level of reduction in block sizes would be an attractive alternative to moving out of the area. It is noted that special consideration has been given to the future development of the old CSIRO block at 1710 Clayton Road. We believe it is essential to make sure the usage is in keeping with the rural residence nature of the area and should not be available for commercial purpose. If by reducing the overall block size into more manageable resident blocks will support this approach, we would be in favour of this. We believe if limited subdivision is approved, block size minimum could be 2 acres, to keep the area rural	5) The submission is noted

SUBMISSION	COMMENT
68. Submitter No. 68	
in nature and preclude any commercial or industrial use.	
6) Establish Public Reserve around the Helena River	6) Refer to 13(1) and 15(4)
A good suggestion in principle, however, as noted in item (1) the Shire has almost no record of providing maintenance or assistance in this area, who will maintain the reserve? and how would it be separated from adjoining properties? As residents of property adjacent to the river, we have seen that, with the years of drought and the lack of water flow within the river, many of the large old river gums (*Eucalyptus rudis)* are now dying off and dropping into the river or losing branches (many of which weigh well over a tonne). This happens without warning. We have already suffered regular damage to fence lines on the property, and the potential for accidental injury or death from such happenings is increasing. As residents of Fyfe Street we have spent considerable time and money working individually, and as a group, to rid the river and banks of introduced weeds such as blackberry and bamboo, as well as planting native species to re-habilitate the river banks.	
Areas which are already Public Reserves are very poorly maintained and are largely inaccessible due to choking with blackberry and other weeds. It is unclear how this land would be set aside for a Public Reserve if the public cannot use it? If river front land is	

SUBMISSION	COMMENT
68. Submitter No. 68	
resumed by the Shire, landowners will have no incentive to maintain the river frontage, yet be face with a significant bushfire hazard to their own properties in future years from lack of maintenance. If this responsibility is transferred to the Swan River Trust and not a Shire responsibility then plans need to be obtained from the relevant authority on how this area will be managed. In addition we are not offering to donate any land to create a Public Reserve and would seek compensation for any affected landowners for the resumption of their land for the "Public Reserve"? This strategy is not supported.	
7) Establish Connections Over the Helena River Within the Helena Valley area there were at least 4 crossing points other than the Scott Street Bridge, of the Helena River. We understand that access and egress to and from the south side of the river to the east of Helena Valley Primary School is non-existent and that this may pose a real threat to fire fighters and residents of the houses at the eastern end of Helena Valley Road. There is, however, a ford allowing access between Helena Valley Road and Victor Road, near the old picnic ground and below the Pipe Head Dam but it is now closed and part of the dam complex. This should be reopened	7) Refer to 11(2) and 15(2)

SUBMISSION	COMMENT
68. Submitter No. 68	
as it would be, in our opinion, a safer and less costly alternative to bridging the river at Fyfe Street The strategy to put a bridge (whether vehicular or pedestrian) over the river at Fyfe Street is not supported. Given the concerns stated initially in this response regarding the existing poor performance of the Shire in managing its current responsibilities, in Helena Valley, we do not support further urban expansion which is encroaching on the rural lifestyle of the Valley. With the development of the Bushmead estate, providing new residential space, we believe that there should now be a limit on further development within the Helena Valley area. Rural lifestyle choice appears to be valued in other parts of the Shire, for example Darlington and Parkerville, where residents are not subjected to ever increasing urban density and commercial developments, and should certainly be considered a valuable commodity in Helena Valley when compared to inner city living.	
69. Department of Parks and Wildlife	
1) The department supports the Shire's approach to a planned, sequenced development to prevent ad hoc urban infill. Support is also given for the Strategy's emphasis on the protection of remnant trees throughout the urbanisation process, the protection	1) The Context Plan will be refined to differentiate the Helena River from the foreshore reserve. Consideration was given to including an assessment of all relevant WAPC policies within the Draft Helena Valley Urban

	Expansion Strategy. However, the Local Planning Strategy contains a detailed examination and application of the state's policy framework – including State Planning Policy 2.10 and its relationship to Helena Valley. It was considered unnecessary to repeat sections of the Local Planning Strategy within the Draft Helena Valley Urban Expansion Strategy. A requirement to consider offsets for clearing associated with infrastructure upgrades has been included in the requirement for an Infrastructure Plan. The recreation grounds are identified over an area formerly used as landfill. There is no guarantee that the work required to establish/maintain recreation grounds in this location will have a detrimental environmental impact. Since the subject land is reserved Parks and Recreation under the Metropolitan Region Scheme, there are sufficient legislative controls already in place to ensure that any works respond appropriately to the environment.

SUBMISSION	COMMENT
69. Department of Parks and Wildlife (cont'd)	
and reservation of Bush Forever sites, and the protection and reservation of conservation category and resource enhancement category wetlands with appropriate buffers. While the department understands that the strategy is not intended to go into detail regarding the requirements for unban infill, it is recommended that the Shire further address some key areas in order to build certainty with landowners and potential developers of what will be expected. This comment particularly relates to the following areas: • The *Draft Helena Valley Urban Expansion Strategy - Context Plan* should identify the Helena River. It currently shows the Parks and Recreation reserve adjacent to the river but having the river identified would provide better context. • State Planning Policy 2.10 Swan-Canning River System needs to be considered as part of the Strategic Planning Background. The WAPC, Parks and Wildlife and local governments are responsible for the effective planning and management of land use and development within and adjacent to the Swan River Trust management area - which extends Into the HVUES. • Discuss the opportunity to provide offsets for areas that may be disturbed or cleared through the upgrade of Scott Street and proposed road connecting Helena Valley Road with Katherine	

SUBMISSION	COMMENT
69. Department of Parks and Wildlife (cont'd)	
Street. • Establish that future subdivisions will be required to connect to reticulated sewerage in accordance with the Draft Government Sewerage Policy 2016 (to be finalised in 2017) • Acknowledge that the establishment of district recreation grounds will be planned and managed with the understanding that there are sensitive environmental assets (Helena River, Bush Forever, remnant vegetation) that will be affected by the establishment and management of turfed areas and that vegetated buffers will be incorporated into their design.	
2) Precinct Plan Within Precinct 6 there is a significant area identified as Bush Forever that should be clearly identified in the precinct plan map to ensure future development is designed in such a way that the need for clearing for bushfire protection requirements within this area is avoided.	2) The purpose of the precinct plan map is to identify each precinct within the study area rather than identify the various environmental features requiring protection. The Precinct 6 strategy contains provisions for the identification and protection of the Bush Forever site.
The department supports the stance that future subdivisions should ensure Parks and Recreation reservation is ceded on the Helena River foreshore. Parks and Wildlife's Rivers and Estuaries Division should be consulted when determining appropriate widths of this reserve.	Refer to 13(1)
Lots 52, 53, 54, 55, 69 Helena Valley Road are currently included within Precinct 9, and Lot 70 Helena Valley Rd Is in Precinct 7. These lots contain remnant vegetation that will require further investigation to determine whether	Provision for environmental investigations to be undertaken prior to subdivision/development are contained within the Precinct 9 strategy.

SUBMISSION	COMMENT
69. Department of Parks and Wildlife (cont'd)	
Threatened Ecological Communities, threatened flora and threatened fauna are present before committing them to further subdivision and development. Given the remnant vegetation contained within these lots and their proximity to further remnant vegetation in the adjoining Precinct 8, the department recommends they be added to the adjoining Precinct 8 and protected from further development.	
3) **Proposed bridge locations** The Strategy presents two options for bridge locations across the Helena River. The proposed Fyfe St crossing is not supported by the department due to the potential impact on existing environmental values. The remnant riparian vegetation buffer is relatively wide at this point and the overstorey of flooded gum (*Eucalyptus rudis)* and swamp paperbark (*Melaleuca rfiaphtophylla)* is in good condition, with good habitat value for arboreal species. The Helena River Catchment Group has been working in this area and there are few very invasive weeds present in the understorey. There is also good natural regeneration of juvenile overstorey species. The extension of Samson St over the Helena river is the preferred option as the understorey at this location is very degraded, with the range of invasive species including fig, watsonia and some blackberry.	3) Refer to 11(2). The need for emergency access in a fire prone area must be considered alongside environmental issues.

SUBMISSION	COMMENT
69. Department of Parks and Wildlife (cont'd)	
4) Preliminary results from foreshore assessment of the Helena River Parks and Wildlife's Rivers and Estuaries Division recently completed an assessment of the river bank and riparian vegetation condition of the Helena River from Mundaring Weir downstream to its confluence with the Swan River. The section of the river covered by the *Draft Helena Valley Urban Expansion Strategy* was assessed in October 2016. Historic clearing and grazing has occurred throughout much of the area and in most areas downstream of Scott Street only a narrow band of riparian vegetation remains. Despite this, the area still contains ecological values that require protection, including fish and other aquatic fauna habitat in river pools and a connected overstorey of flooded gum *(Eucalyptus rudis)* and swamp paperbark (*Melaleuca rhaphiophylla)* that provide nesting and feeding resources for many bird species and other arboreal fauna. Community amenity and current and potential social value of the river is high. The foreshore was split into segments based on vegetation structure, bank type and land tenure. Vegetation was mostly found to be in average condition throughout the HVUES area. Bank stability was generally average from Victor Road to Scott Street good through the section from Scott Street to the Katharine Street footbridge, then average from Katharine Street to Roe Highway. However, the	4) The opportunity to restore the Helena River and foreshore is noted. Refer to 13(1)

SUBMISSION	COMMENT
69. Department of Parks and Wildlife (cont'd)	
foreshore was found to be deteriorating in condition, mostly due to continued weed invasion and pressures from adjacent private property including water extraction, some stock and vehicle access to the banks. Erosion and large deposits were found in the segment immediately west of Victor Road through human disturbance; some natural embayment retreat is located on a bend near Clayton Street east of Fyfe Street, and exposed tree roots occur in the segment immediately east of Victor Road (i.e. in the far eastern end of the area covered by the strategy). Trampling by humans and stock, and grazing by stock was found in the segment immediately west of Victor Road. Some native vegetation loss through erosion was also occurring in this segment. Vehicles were accessing the riverbank in the segments immediately east and west of Victor Road, and are a potential vector for weed spread, soil compaction and removal of native understorey. Grazing by stock was visible in the segment within Lot 799 Katharine Street although Parks and Wildlife staff were only able to view this area from access points as it is in private ownership, and therefore were not able to assess the full impact from grazing on bank stability.	

SUBMISSION	COMMENT
69. Department of Parks and Wildlife (cont'd)	
Displacement of native vegetation by weeds was a significant issue through the HVUES area. All segments had 'extensive' weed cover. The weedy understorey was much thicker and included more invasive species in the section from Scott Street downstream to the Katharine Street footbridge. Most prolific species in this area include Brazilian pepper, fig, blackberry and watsonia. Few watsonia plants were found upstream of Scott Street which is likely to be largely due to the efforts of the Helena River Catchment Group. Weed species which are currently establishing and have the potential to be widespread are a priority for removal, and include buckthorn *(Rhamnus alaternus),* arum lily (*Zantedeschia aethbpica)* and cotton bush (*Gomphocarpus fruticosus).* There is high potential for the understorey to be planted with local species between Victor Road and Scott Street without a great deal of financial investment, reducing the risk of bank erosion and improving habitat value and visual aesthetics. Erosion control was recommended for the two segments at the eastern end of the HVUES area, with the use of coir logging, matting and native revegetation. Repair of an existing fence and water quality management was also recommended for Lot 799 Katharine Street. A report of the assessment is currently being compiled and will be available in the coming months.	

10.2 Adoption of Draft Local Commercial Strategy for advertising

File Code	PS.STG 01
Author	Christopher Jennings, Senior Strategic Planning Officer
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Disclosure of Any Interest	Nil

SUMMARY

Council is requested to endorse the draft Local Commercial Strategy (refer to **ATTACHMENT 4** and **ATTACHMENT 5**) for public advertising.

Local commercial strategies guide land use decisions regarding retail and employment uses. The existing Local Commercial Strategy is 25 years old and requires review.

While some refinements are proposed, the Draft does not propose any major departures from the Shire's established strategic planning direction. It is recommended Council endorse the Draft Strategy for advertising.

BACKGROUND

Acronym/Abbreviation	Definition
Draft Strategy	Draft Local Commercial Strategy
LPS	Local Planning Strategy
LPS4	Local Planning Scheme No. 4
TPS3	Town Planning Scheme No. 3

The Local Planning Strategy (LPS) was approved in 2013 and made provision for new growth areas in the Shire, eg. Helena Valley, Mundaring town centre, Sawyers Valley, Mount Helena etc. To ensure that new growth areas and existing centres thrive commercially and develop sustainably over the next 15-20 years, it was acknowledged that economic processes and pressures needed to be better understood, reconciled with contemporary planning practise and incorporated into the assessment of growth locations and projects.

Essential Economics were appointed to undertake the review. This report explains the methodology used and conclusions made by Essential Economics to review and update the 1992 Local Commercial Strategy.

Local Commercial Strategy 1992

The Shire's current Local Commercial Strategy was prepared in 1992 to inform the commercial hierarchy set out in TPS3 and give policy direction for commercial development over 20 years.

The 1992 Strategy produced a series of Commercial Strategy Statements for the Shire overall, for each of the localities with a commercial function, for Great Eastern Highway generally and for industrial areas.

In short, the Local Commercial Strategy (1992) reinforced the then existing commercial structure within the Shire, ascribing the Mundaring Town Centre as the major focal point in the Shire for commercial activity and a local centre in each village and suburb.

STATUTORY / LEGAL IMPLICATIONS

Should a Council adopt the Draft for advertising, decision makers would be required to have due regard when making statutory land use decisions.

POLICY IMPLICATIONS

The strategy will provide the overarching policy direction for retail and employment land use decisions.

FINANCIAL IMPLICATIONS

Minor costs associated with advertising will be incurred.

STRATEGIC IMPLICATIONS

The LPS makes specific provision for updating the 1992 Local Commercial Strategy as a high priority (refer to **ATTACHMENT 6**).

Objective Five of Mundaring 2026 is "flourishing local business." A related strategy is "engage with and support the local business community" with the associated community outcome of "increased Shire awareness of, and responsiveness to local business needs and priorities."

Completion of a review of the Local Commercial Strategy (1992) is identified for completion in the 2016/17 financial year of the Shire's Corporate Business Plan 2016/17–2019/20.

Preparation of the Draft:

- Completes a strategy of the LPS;
- Advances the objectives of Mundaring 2026; and
- Fulfils a commitment identified in the Corporate Business Plan.

Shire projects intended to be informed by/assessed against the Draft include, but are not limited to: reviews of the LPS and LPS4, Limited Rural Strategy,

Mundaring Town Centre Structure Plan, Helena Valley Urban Expansion Strategy and precinct plan reviews.

SUSTAINABILITY IMPLICATIONS

Planning for growth in new and existing locations is best done with an understanding of likely future economic pressures and processes. Without this understanding, growth could occur in an ad hoc fashion.
Ad hoc growth is generally unsustainable in the long-term and therefore not in the public's best interest.

RISK IMPLICATIONS

The Draft does not propose any major departures from the Shire's established strategic planning direction (see 'Comparison' section below). The proposed changes are considered conservative, evidence-based and reasonable. Releasing the draft for public advertising is unlikely to be contentious or create a reputational risk.

Should Council determine not to advertise the Draft Commercial Strategy, there is a minor reputational risk that it has not achieved a commitment identified within the Corporate Business Plan within the designated timeframe.

EXTERNAL CONSULTATION

Essential Economics has undertaken some preliminary consultations with the business community to gather empirical evidence to inform the Draft.

COMMENT

The Draft is intended to:

1. Update the current Local Commercial Strategy (1992) with the latest economic, demographic and planning data;
2. Provide a technical rationale to justify growth strategies for the Shire; and
3. Operate as an assessment tool for new developments/strategies.

ATTACHMENT 7 contains a summary of each part of the Draft and demonstrates how the vision statements, objectives and action plans are the product of analysis contained in the Background Research and Analysis report.

The intention is to release the draft for a 60 day comment period with:

a. Letters to relevant government agencies and business groups;
b. Notice being placed in a local newspaper;
c. Copies being placed in the Shire libraries;
d. Notice on the Shire's website; and
e. Officer time being made available for meetings with stakeholders.

Findings

In summary, the Draft concludes that the following Visions, Objectives and Actions are appropriate to guide future development in the Shire and follow the analysis undertaken in and conclusions drawn from the Background Research and Analysis report:

Objective 1	Support the continued development of the Mundaring Town Centre as the District Centre serving the Shire of Mundaring and beyond
Vision statement	Mundaring Town Centre will be the primary centre in the Shire serving the retail and commercial needs of residents, visitors, workers and businesses. The town centre will evolve to provide a wider range of convenience, non-food and entertainment-based retailing. Continued development of the Mundaring Town Centre will reduce the need for residents to travel to centres further afield.
Action Plan 1	Support the future expansion of retail and commercial facilities in the Mundaring Town Centre, including expansion of supermarket, non-food, food catering and tourism based facilities. Ensure the Mundaring Town Centre Structure Plan identifies areas for the future expansion of core retail and commercial facilities. This may involve land already in the Town Centre zone and bound by Hartung Street, Great Eastern Highway, Chipper Street and Stoneville Road. The Structure Plan should consider the capacity of land zoned Town Centre to accommodate forecast demand for retail and commercial uses. Encourage higher-density residential development within (where appropriate) and surrounding the Mundaring Town Centre. Encourage property owners to invest in upgrading the appearance and amenity of buildings and the environs, and accompany this with appropriate investment in the public realm. Continue to plan for improved integration of the centre across the Great Eastern Highway.

Objective 2	Support the viability of the Shire of Mundaring activity centre and commercial hierarchy so that it continues to perform the important role of providing accessible facilities and services to residents, visitors and businesses.
Vision statement	A network of neighbourhood and local centres will ensure

	all residents in the Shire have access to their daily and weekly shopping and convenience needs. These centres have an important community function as places to meet and interact.
Action Plan 2	Adopt the activity centre and commercial hierarchy (refer Chapter 3) as a planning tool to guide the location, type and volume of new and/or expanded retail, commercial and other development. Ensure this hierarchy is referenced when considering development applications and determining Council land use policies. Consider the potential for one neighbourhood centre in future planning for the North Parkerville and North Stoneville town sites. The location of a neighbourhood centre should be easily accessible to both sites and the surrounding catchment. Support future retail and commercial development in all centres, providing they maintain their desired role in the hierarchy. Consider the potential for the Helena Valley / Scott Street Local Centre to expand its role to a small neighbourhood centre in the future as the Helena Valley nears full development. Ensure any such expansion does not undermine the activity centre hierarchy, in particular the existing Helena Valley neighbourhood centre. Encourage local centres to serve the needs of both the surrounding residential communities and visitors, particularly in locations where a limited or declining residential population exists. Consider the potential for a mix of land uses, including residential, to be permitted under the Local Centre Zone where they contribute to the ongoing viability of a centre. Restrict out-of-centre development proposals to those that are consistent with the achievement of a net community benefit without undermining the activity centre and commercial hierarchy. Each proposal should be assessed on a case-by-case basis and should have regard for the following: • <u>Locational Framework:</u> The applicant must demonstrate why the proposed out-of-centre location is being considered for retail or commercial development, including identifying why an in-centre or edge-of-centre location is not appropriate. • <u>Accessibility Framework:</u> The proposal should demonstrate equitable access by ensuring the

	provision of convenient pedestrian links, access to public transport (as relevant), bicycle access and convenient motor vehicle access and parking. • Urban Design Framework: The proposal must demonstrate a high-quality urban design that is attractive and provides a high degree of amenity for users of the facility and the general community. • Economic Justification: The proposal must be supported (subject to Council discretion) by a suitably detailed economic or commercial assessment of the reasons for, and implications of, approval of the out-of-centre development • Net community benefit: The planning application must provide an indication of the development proposal's contribution to Net Community Benefit in terms of relevant aspects such as employment generation, impact on overall levels of vibrancy and sustainability of the locality, and contribution to liveability, social interaction, and other community-related goals.

Objective 3	Ensure activity centres in the Shire of Mundaring are well-designed places where people enjoy shopping, doing business, and participating in community activities.
Vision statement	Activity centres will operate in a manner that encourages people to spend time and money in each centre, and have a design which reflects local character. Our centres will also be destinations for visitors to the Shire.
Action Plan 3	Encourage new development that contributes positively to the amenity, appearance, accessibility of centres and the community in general, through appropriate planning tools such as structure plans and urban design guidelines. Encourage a high-quality public realm through appropriate investment in street furniture, signage, plantings and other physical works and initiatives that add to the appeal of centres.

Objective 4	Maximise local economic development and employment opportunities in the Shire's activity centres and employment precincts.
Vision statement	Activity centres and employment precincts will continue to have an important function in generating economic activity, providing services to residents and businesses, and creating local investment and jobs.

Action Plan 4	Consider opportunities for light industrial and/or service commercial land in planning for the Helena Valley on land that is encumbered by airport noise contours (refer Map 4 in this Strategy). Review the suitability of land in Sawyers Valley (refer Map 3 in this Strategy) for light industrial and/or service commercial uses. Consult with the Main Roads WA and investigate long-term opportunities for industrial land associated with the proposed Orange Route.

Comparison

The table below provides a brief comparative analysis of the strategic direction set out in the Local Commercial Strategy 1992 and the Draft.

Local Commercial Strategy 1992	Draft
Maintain existing floorspace	Increase floorspace commensurate with population growth in certain areas e.g. Mundaring Town Centre, North Parkerville/North Stoneville and Helena Valley
Direct any major commercial development to the Mundaring Town Centre	Direct any major commercial development to the Mundaring Town Centre
Emphasise commercial development other than retail e.g. community, cultural and recreational activities	Acknowledge the need for further retail development but encourage development other than retail.
Prepare precinct plans for commercial centres that require a more comprehensive approach to planning.	Encourage urban design that is of a high quality.
Establishes a commercial hierarchy consistent with state policy	Establishes a commercial hierarchy consistent with state policy
Provides a basic economic and demographic analysis to substantiate strategy direction.	Provides a comprehensive economic and demographic analysis to substantiate strategy direction.
Makes specific recommendations for each centre.	Provides broader objectives and actions to guide market forces operating within centres.
Makes limited provision for employment land	Makes more comprehensive provision for employment land.
Provides basic economic context of study area	Provides comprehensive economic context of study area.
Examines policy context of study	Examines policy context of study
Provides criteria for performance assessment and implementation	Provides criteria for performance assessment and implementation

As demonstrated in the above table, the Draft represents a shift in strategic planning direction for the Shire's centres and employment land; however, the shift is not considered a radical one and reflects the established planning framework.

It is therefore recommended that Council endorses the Draft for the purpose of advertising.

VOTING REQUIREMENT

Simple majority

RECOMMENDATION

That Council -

1. Considers the draft Local Commercial Strategy in **ATTACHMENT 4** and **ATTACHMENT 5**;

2. Endorses the draft Local Commercial Strategy for the purpose of advertising; and

3. On the completion of advertising, requests the CEO provide a report to Council that:

   i. outlines the submissions received on the draft; and

   ii. presents an updated and final version of the Local Commercial Strategy for Council endorsement.

COUNCIL DECISION			***C4.07.17***
MOTION			
Moved by:	*Cr Fisher*	*Seconded by:*	*Cr Clark*

That Council –

1. *Considers the draft Local Commercial Strategy in ATTACHMENT 4 and ATTACHMENT 5;*

2. *Endorses the draft Local Commercial Strategy for the purposes of advertising* ***and community engagement****; and*

3. *On the completion of advertising, requests the CEO provide a report to Council that:*

   i. *outlines the submissions received on the draft; and*

   ii. *presents an updated and final version of the Local Commercial Strategy for Council endorsement.*

CARRIED 11/0

For: *Cr Martin, Cr Clark, Cr Fisher, Cr Daw, Cr Brennan, Cr Fox, Cr Perks, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Nil*

1.15pm – Cr Daw left the Chamber.
7.15pm – Cr Daw returned to the meeting.

Next Report

ATTACHMENT 4

Item 10.2

76 pages

ESSENTIAL ECONOMICS

Shire of Mundaring

Local Commercial Strategy

BACKGROUND

RESEARCH AND ANALYSIS

FINAL DRAFT

Prepared for

Shire of Mundaring

by

Essential Economics Pty Ltd

June 2017

Authorship

Report stage	Author	Date	Review	Date
Draft report	Jack O'Connor Nick Brisbane	15 May 2017	Sean Stephens Shire of Mundaring Council Officers	17 May 2017 22 May 2017
Final draft report	Nick Brisbane	23 June 2017	Sean Stephens	23 June 2017
Final report				

Disclaimer

Every effort has been made to ensure the accuracy of the material and the integrity of the analysis presented in this report. However, Essential Economics Pty Ltd accepts no liability for any actions taken on the basis of report contents.

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EXECUTIVE SUMMARY

Strategy Background

The Shire of Mundaring's existing Local Commercial Strategy was adopted in 1992. Since that time the State Government planning context has changed significantly with respect to urban growth principles, planning policies and consideration of commercial centres. *State Planning Policy No. 4.2 – Activity Centres for Perth and Peel*, along with *Direction 2031* and associated Sub-regional Strategies, now form the basis for activity centre planning in Perth and Peel.

An updated Local Commercial Strategy is now required which provides a contemporary strategic policy framework, while also reflecting the unique settlement patterns and issues relevant to the Shire of Mundaring.

This Background Report provides the analysis and discussion upon which the *Shire of Mundaring Local Commercial Strategy* (LCS) will be developed.

Regional Context and Influences

While the Mundaring Town Centre is the higher order centre serving the Shire, the proximity and ease of access to the Midland Strategic Metropolitan Centre (SMC) and other key business locations means the Shire's economy is intrinsically linked to these areas. Centres in metropolitan Perth will continue to have a significant influence on how the hierarchy of commercial centres operates in the Shire.

Three distinct study areas have been identified for the Local Commercial Strategy and comprise the following:

- Urban Region, containing the urbanised suburbs (or part thereof) in the western parts of Mundaring Shire including Swan View, Midvale and Greenmount.
- Helena Valley, comprising land in the Helena Valley which in physical terms is somewhat disconnected from the Urban Region to the north.
- The Hills region, comprising land in the east of the Shire of Mundaring which is located on the Darling Range. Mundaring is the major town in the Hills Region and the Mundaring Town Centre is a key focus for retail and commercial activity for local residents and businesses.

Activity Centre and Retail Assessment

The Shire of Mundaring currently has a population of 39,990 residents (as per 2016) and this is forecast to increase to more than 54,000 residents in 2037. This population growth will drive demand for additional retail floorspace.

An assessment of the existing turnover and market shares of activity centres in the Shire found that retailers in the Shire's activity centre capture only 31% of resident spending. The share of spending captured in the non-food and food catering retail categories is even lower.

Allowing for population growth and the retention of a moderate level of escape spending (or an increase in market shares), potential for an additional 17,000m^2 of retail floorspace was identified over the next 20 years. Opportunities to accommodate this growth include:

- Expansion of supermarket floorspace in Mundaring Town Centre
- Potential for a greater range of non-food retailing, including the potential for a major non-food retail tenant in the longer-term
- Potential for a new neighbourhood centre to serve the future North Parkerville and North Stoneville future town sites
- Moderate expansion of FLG and food catering offering in other activity centres throughout the Shire.

Employment Land Review

The Shire of Mundaring contains two locations that each contain both light industrial and service commercial land: Midvale and in Mundaring. Combined, these areas contains 63ha of Light Industrial Zoned land and 16.5ha of Service Commercial Zoned land.

At present, only a very limited supply of 2.6ha of vacant employment land (ie. light industrial and service commercial) exists. As a result, only limited opportunities are available for attracting new business to the Shire that require industrial or service commercial land. In addition, very limited scope exists for existing businesses to expand. Consequently, future land for the industrial/service commercial zones are required. Areas to consider include:

- The 'Stonehouse Site' in Sawyers Valley
- Land in the Helena Valley encumbered by airport noise contours
- In the longer-term, land in proximity to the planned future Orange Route.

Key Directions for the Strategy

The key directions for the Shire of Mundaring Commercial Strategy arising from the background analysis and research presented in this report are:

1. The Strategy must align with both State and Local planning policy; however, it must reflect the unique context of the Shire of Mundaring including a diverse settlement pattern comprising urban areas, and rural towns and settlements.
2. The Strategy must highlight the importance of activity centres and employment land to the Shire's economy.

3 The Strategy must identify a hierarchy of centres that takes into account the role of larger centres beyond the Shire boundaries, the current role of existing centres and the potential for new centres, in particular the following:

- Potential for a new neighbourhood centre to serve the North Parkerville and North Stoneville town sites
- Potential for new employment lands in Sawyers Valley and Helena Valley.

4 The Strategy must recognise the higher-order role performed by the Mundaring Town Centre and reinforce it as the primary centre serving the Shire.

5 The Strategy must seek to encourage the retention of retail spending that is currently escaping the Shire. This will largely be supported by attracting a broader range of retailers and non-retail activities to the Mundaring Shire.

6 The Strategy must have a focus on supporting the viability of smaller Local Centres that are important focal points for their communities.

INTRODUCTION

Background

The Shire of Mundaring is located on the eastern edge of metropolitan Perth, and consists of a mix of established urban development, newly-developing suburbs, low-density urban development, and rural areas. Currently, the Shire has a resident population of approximately 39,990 persons (estimate for 2016 based on ABS data).

The Shire of Mundaring's existing Local Commercial Strategy was adopted in 1992. Since that time the state planning context has changed significantly with respect to urban growth principles, planning policies and consideration of commercial centres. *State Planning Policy No. 4.2 – Activity Centres for Perth and Peel*, along with *Direction 2031* and associated Sub-regional Strategies, now form the basis for a planning framework for activity centres.

An updated Local Commercial Strategy is required which provides a contemporary strategic policy framework, while also reflecting the unique settlement patterns and issues relevant to the Shire of Mundaring. The Strategy will provide an overarching policy framework which guides the future planning for the Shire's commercial centres (including light industrial areas).

This Background Report provides the analysis and discussion upon which the *Shire of Mundaring Local Commercial Strategy* (LCS) has been developed, and should be read in conjunction with the Strategy report.

Objectives

The objectives of the LCS update as described in the project brief as follows:

1. To support increased reliance on existing local centres throughout the Shire for daily shopping and other services
2. To consider the extent to which controls on the size of individual local centres are consistent with the objectives of reducing transport demand and increasing local employment self-sufficiency
3. To review and determine the appropriate size of Local Centre zones, taking into account potential population growth in those areas.

Terms and Definitions

Retail activities

Retail activity is defined according to the Australian Bureau of Statistics (ABS) classification adopted for the 1991/92 Retail and Services Census but excludes garden supplies, marine equipment and motor vehicle and related traders. This definition of retail is consistent with the normal practice for undertaking retail-economic analysis in Australia.

A range of non-retail uses often operate in conjunction with, or adjacent to, many retail traders. These uses include cinemas, offices, travel agencies, lotto and gaming outlets, banks and other financial institutions, equipment hire and garden supplies, and so on. In addition, a range of other activities is excluded from the definition of retail because they mainly serve the trade, or non-household, sector. These activities include building supplies, garden supplies, and timber yards and so on.

Retail Categories

For the purpose of this Strategy, estimates of retail floorspace and expenditure are divided into the following product categories:

- **Food, Liquor and Groceries (FLG)**: Comprises household spending and floorspace involved in the selling of take-home food, groceries and liquor.
- **Food Catering**: Comprises household spending and floorspace associated with cafes, restaurants and take-away food stores.
- **Non-Food**: Comprises spending on non-food retail products such as apparel, homewares, bulky merchandise, leisure goods, other general merchandise and spending on services such as hairdressers, video hire, dry cleaning, etc.

GST

All spending and turnover figures expressed in this report are inclusive of GST.

Employment Land

For the purpose of this study, 'Employment Land' refers to land zoned Light Industrial and Service Commercial.

PART A: CONTEXT ANALYSIS

1 LOCATIONAL CONTEXT

The Shire of Mundaring is located on the eastern fringe of Metropolitan Perth, approximately 15km from the Perth CBD. The Shire covers an area of 644 square kilometres and currently has an estimated resident population of 39,990 persons (2016 estimate).

The economic and planning context of the Shire is influenced by its location on Perth's suburban and peri-urban fringe, and its unique typography by virtue of the Darling Range. The key aspects of the Shire are shown in Figure 1.1, including activity centres, industrial areas and the Great Eastern Highway with runs east-west through the Shire. Great Eastern Highway is a primary conduit linking metropolitan Perth, the Darling Range, and the Wheat Belt regions of Western Australia.

As shown in Figure 1.1, the far western extent of the Shire – including the areas of Midvale, Swan View and Helena Valley – are located on the Swan Plain. These areas display a pattern of settlement which is, to a large extent, knitted into metropolitans Perth' suburban fabric. The Midvale area contains a light industrial precinct which is important to the Shire in terms of economic income and employment.

The balance of the Shire is situated on the Darling Range and is known locally as the 'Hills Region'. The ridge-line separating the 'suburban' area(s) and the Hills Region is also shown in Figure 1.1.

The Hills Regions of the Shire can be characterised as a peri-urban and rural region containing a number of discreet, idyllic villages/towns in a setting of rolling hills and bushland. This region of the Shire is renowned for its semi-rural/outdoor lifestyle and nature-based activities.

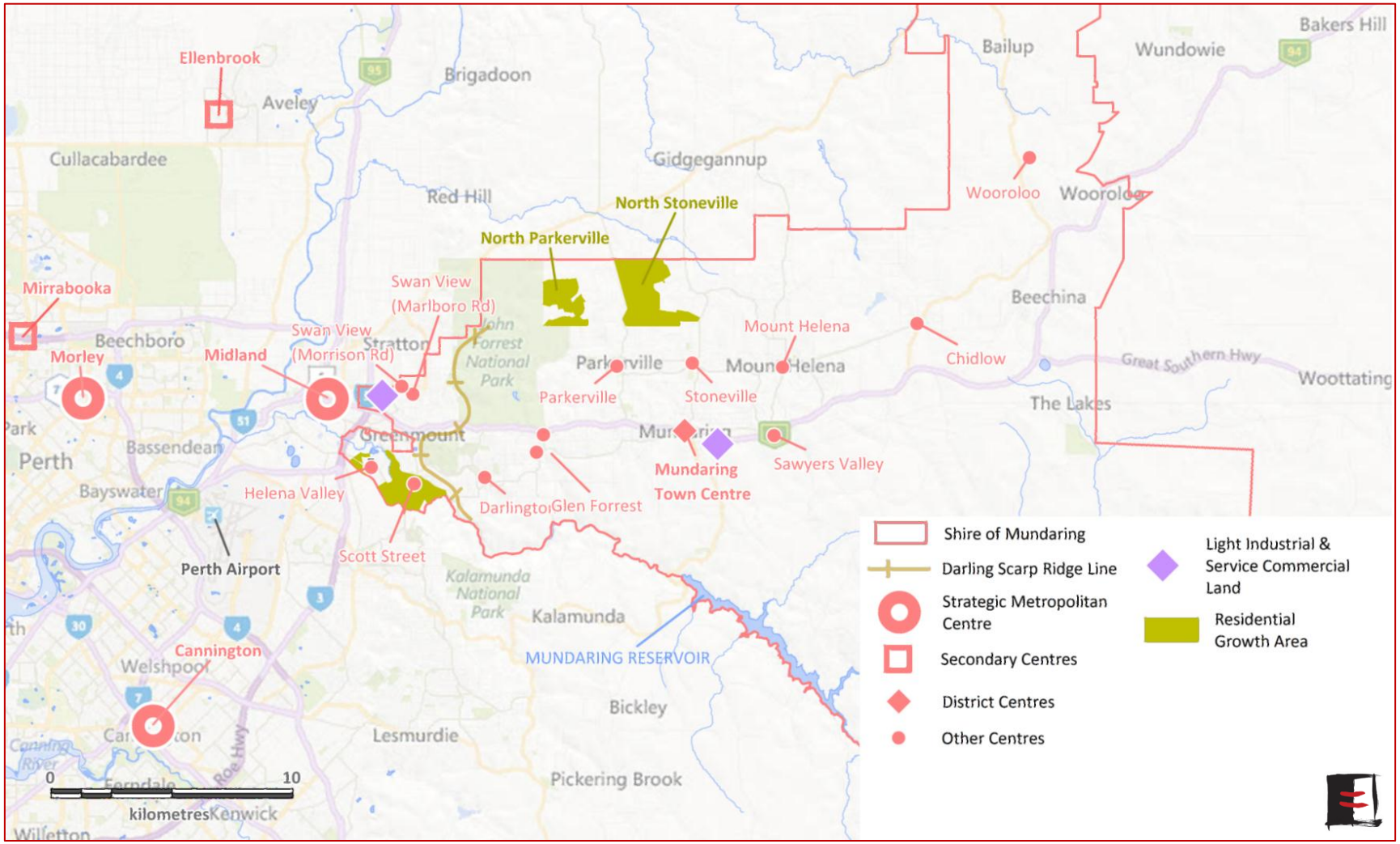
Mundaring (township) is the largest settlement is in the Hills Region. The township has the most extensive retail, commercial, industrial, community and civic administrative offer of all 'Hills' settlements. Consequently, it serves an important regional service role for the Shire and beyond.

The Shire's relative proximity to suburban and central Perth means a large proportion of residents work at locations outside of the Shire's bounds (as discussed in Chapter 9). Midland, located 1.8km to the west of the Shire's boundary, is the closest Strategic Metropolitan Centre (SMC) and draws substantial trade from Mundaring residents seeking a retail offer beyond that provided by centres within the Mundaring Shire.

The Shire has several areas that have been identified for substantial future residential growth including Helena Valley, North Stoneville and North Parkerville. These areas are also shown in Figure 1.1.

The southern parts of the Shire are largely State Forest areas and includes the Mundaring Reservoir

Figure 1.1: Mundaring Shire Locational Context



Source: Essential Economics with MapInfo, Bing Maps & StreetPro

2 STUDY REGIONS

Three discreet study regions have been identified for the purposes of the economic analysis undertaken as input to the Strategy. These study regions have been identified on the basis of settlement characteristics, transport connections and the relationship with activity centres in the Shire of Mundaring and beyond.

The three study regions are summarised below and shown in Figure 2.1:

- **Urban Region.**

  In broad terms includes the urbanised suburbs (or part thereof) in the western parts of Mundaring Shire including Swan View, Midvale and Greenmount. In an activity centre context, residents are likely to utilise neighbourhood centres within the Urban Region (e.g. Swan View and Darling Ridge neighbourhood centres), and other centres located in the neighbouring City of Swan and farther afield.

- **Helena Valley**.

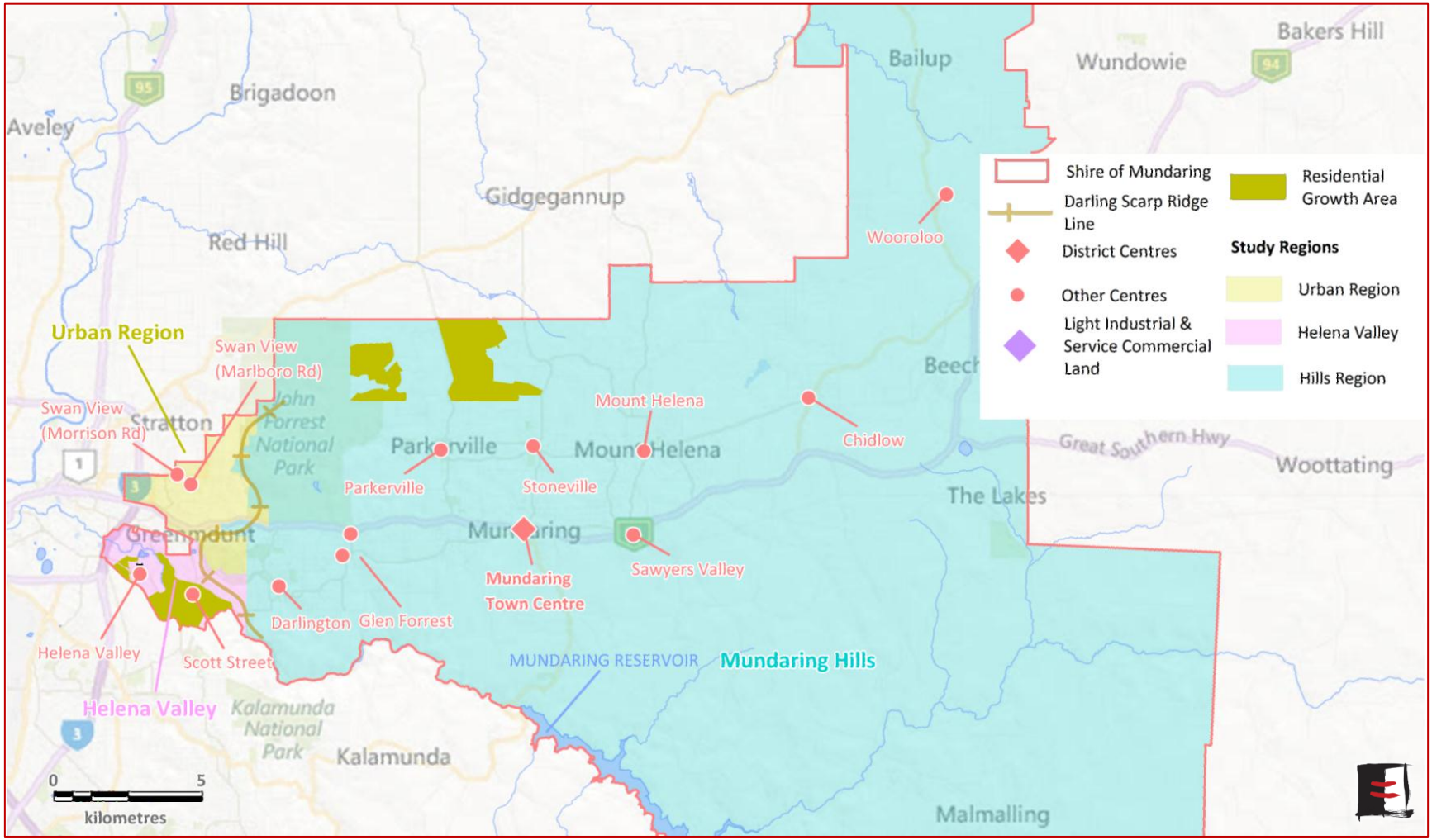
  Comprises land in the Helena Valley which in physical terms is somewhat disconnected from the Urban Region to the north. Neighbourhood and local centres are located in the Helena Valley; although, residents are also likely to regularly utilise other centres further to the west and north-west including the Midland Strategic Metropolitan Centre (SMC). This area has observed significant residential development in past ten years and ongoing urban development is also planned by strategic land use policy.

- **Hills Region**.

  Comprises the balance of the land in the east of the Shire of Mundaring which is located on the Darling Range. Mundaring is the major town in the Hills Region and the Mundaring Town Centre is a key focus for retail and commercial activity for residents and businesses of the Hills Region.

  The Hills Region also contains smaller settlements and rural areas including Chidlow, Wooroloo, Mount Helena, Sawyer Valley, Glen Forrest and Darlington. The future urban growth areas of North Parkerville and North Stoneville are also located in the Hills region.

Figure 2.1: Mundaring Shire & Study Regions



Source: Essential Economics with MapInfo, Bing Maps & StreetPro

3 IMPORTANCE OF CENTRES TO MUNDARING SHIRE

Activity centres are the primary location for a range of activities that contribute to the economic vitality of the Shire. Retail is the industry most closely associated with activity centres, although a wide range of other economic activities, including commercial and public sector offices, professional services, community services and civic infrastructure are also accommodated in centres. Land use policies, both in metropolitan Perth and across Australia generally, promote activity centres as the focus for intensive economic activity and employment.

The retail sector in Mundaring Shire employed approximately 1,010 persons in 2011, or approximately 13% of total employment in the Shire. Retailing is the second largest sector of the local economy in employment terms, only marginally smaller than Education and Training (approximately 1,040 jobs in 2011). A breakdown of jobs by industry that are located in Mundaring Shire is shown in Table 3.1

In combination, uses which typically locate in activity centres accommodated 46% of jobs in the Shire in 2011. These account for 80% of total job growth that occurred in the Shire between 2006 and 2011.

Manufacturing, Construction, Transport & Logistics and Wholesale industries typically locate in industrial areas. In 2011, approximately 28% of jobs in Mundaring Shire were in these industries.

Industries which typically locate in commercial centres, comprising both activity centres and industrial areas, account for approximately 74% of jobs in Mundaring Shire. In this respect, activity centres and industrial areas are major drivers of economic activity and it is imperative that Council have a current plan for the future development and evolution of these locations.

Note, information from the ABS 2016 Census of Population and Housing was not available at the time of preparing this report.

Table 3.1: Jobs by Industry, Mundaring Shire, 2006-11

Industry	2006 (No.)	2011 (No.)	2011 (%)	Greater Perth (%)	Change, 2006-2011
Typically Located in Activity Centres					
Retail Trade	950	1,012	12.9%	11.1%	+62
Accommodation and Food Services	379	440	5.6%	6.0%	+61
Financial and Insurance Services	62	62	0.8%	3.2%	0
Rental, Hiring and Real Estate Services	131	131	1.7%	2.0%	0
Professional, Scientific and Technical Services	380	497	6.3%	9.1%	+117
Public Administration and Safety	557	768	9.8%	7.0%	+211
Health Care and Social Assistance	553	649	8.3%	11.7%	+96
Arts and Recreation Services	56	72	0.9%	1.6%	+16
Sub-total	**3,068**	**3,631**	**46%**	**52%**	**+563**
Typically Located in Industrial Areas					
Manufacturing	738	764	9.7%	8.8%	+26
Construction	594	688	8.8%	7.8%	+94
Wholesale Trade	374	361	4.6%	4.1%	-13
Transport, Postal and Warehousing	362	359	4.6%	4.3%	-3
Sub-total	**2,068**	**2,172**	**28%**	**25%**	**+104**
Other Industries					
Agriculture, Forestry and Fishing	101	85	1.1%	0.6%	-16
Mining	165	172	2.2%	3.3%	+7
Electricity, Gas, Water and Waste Services	26	40	0.5%	1.2%	+14
Information Media and Telecommunications	48	39	0.5%	1.3%	-9
Administrative and Support Services	167	148	1.9%	3.0%	-19
Education and Training	970	1,039	13.2%	8.9%	+69
Other Services	414	436	5.6%	4.0%	+22
Industry not classified	114	83	1.1%	1.1%	-31
Sub-total	**2,005**	**2,042**	**26%**	**23%**	**+37**
Total	**7,141**	**7,845**	**100%**	**100%**	**+704**

Source: ABS Census of Population and Housing 2011; REMPLAN

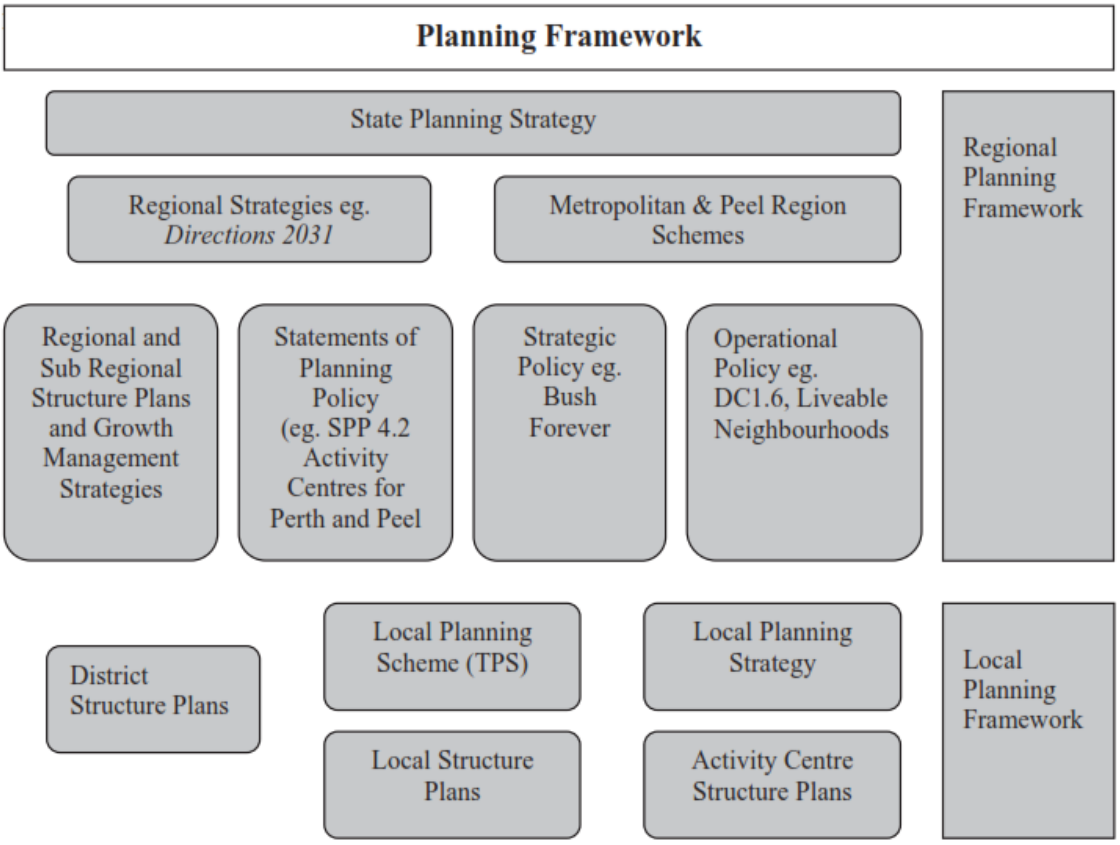
4 POLICY CONTEXT FOR ACTIVITY CENTRES

The Shire of Mundaring Commercial Strategy needs to reflect and respond to a range of existing policies related specifically to activity centres, and in some instances broader land use planning. This includes both State and Local policy frameworks. An overview of those most relevant to commercial centres in the Shire of Mundaring is provided in this Chapter.

4.1 State and Local Planning Framework for Activity Centres

Various State and Local Government planning strategies and policies guide the development of activity centres. The Planning Framework applied to activity centres in Perth is shown in Figure 4.1. An overview of the relevant policies and strategies is provided in the following sections.

Figure 4.1: Planning Framework for Activity Centres



Source: Western Australian Government, State Planning Policy 4.2 – Activity Centres for Perth and Peel.

4.2 State Policy

State Planning Strategy

The State Planning Strategy sets the broad planning policy direction for Western Australia to 2050. A set of visions, strategic goals and principles for the State are developed, and form the overarching strategic framework with which metropolitan regional planning policy is applied. The Strategy outlines the following vision statements for Western Australia:

> *"A diverse state; offering a diversity of ecosystems, landscapes, enterprises, people and cultures"*
>
> *"A liveable state; the place of choice for the brightest and best"*
>
> *"A connected state; as connected to the rest of the world as any other place"*
>
> *"A collaborative state; enabling alignments that progress the State's sustained growth and prosperity"*

In relation to activity centres, the objective of *"creating spaces and places that foster culture, liveability, enterprise and identity"* is identified in the Strategy.

Directions 31

Directions 2031 outlines a broad spatial framework and vision to guide the planning and delivery of housing, infrastructure, and services for the metropolitan Perth and Peel region. The policy is based on the following vision for Perth:

> *"By 2031, Perth and Peel people will have created a world class liveable city: green, vibrant, more compact and accessible with a unique sense of place."*

Directions 2031 identifies an 'Activity centres network' which is described as:

> *"a network and hierarchy of centres that provide a more equitable distribution of jobs and amenity throughout the city".*

Draft North-East Sub-regional Planning Framework

The Draft North-East Sub-regional Planning Framework is one of four frameworks prepared for the sub-regions of Perth and Peel by the Western Australian Planning Commission (WAPC). These planning documents establish a long-term and integrated planning framework for land use and infrastructure provision.

'Consolidated Urban Form' is Section 3.2 of the sub-regional framework and outlines the role of activity centres in accommodating urban infill, under the following objective:

> *"To create sustainable communities that are attractive places to live and work. The consolidation of urban areas will provide for more efficient use of urban land and infrastructure with improved access to public transport, recreation, community and commercial facilities, while avoiding significant environmental attributes"*

In relation to activity centres in the North-East region, Section 3.3 'Economy and Employment' outlines the following objective:

> *"To promote employment opportunities and increase the number of people who live and work within the sub-region, with a focus on employment within the Midland strategic metropolitan centre and key strategic industrial centres, while maximising use of existing infrastructure"*

While the Midland SMC is located beyond the Shire of Mundaring, it has a significant influence on the activity centre hierarchy and draws a significant amount of visitation and trade from residents and businesses in the Shire. A continued focus of metropolitan planning policy on investment in the Midland SMC ensures that it's influence on the centres hierarchy in Mundaring Shire will remain.

Mundaring town centre is identified as an 'emerging' District Centre. The description as an emerging centre reflects that the centre is expected to continue expanding in response to local population growth and the need to provide additional employment opportunities.

State Planning Policy 4.2 (SPP 4.2)

The State Planning Policy 4.2 (SPP 4.2) is the main planning framework guiding the redevelopment and renewal of existing centres in Perth and Peel. It specifies the broad planning requirement for the planning and development of new activity centres and the redevelopment and renewal of existing centres. The policy also reflects the WAPC's intention to encourage and consolidate residential and commercial development in activity centres.

Those aspects of SPP 4.2 that relate significantly to centre development in the Shire of Mundaring are as follows:

- Activity centre development should be planned and developed according to a hierarchy of centre roles and characteristics (refer to Table 4.1).
- Activity centres are acknowledged as having an important role as a location for social and community interaction, and as places where retail, business and other services can co-locate in order to generate productivity gains.
- Retail, commercial, health, education, entertainment, cultural, recreational and community facilities and higher-density housing should be concentrated in centres in a compact urban form.

- Activity centres are priority locations for employment generating activities.
- Non-retail employment should be encouraged so as to provide opportunities for the clustering of compatible businesses which can lead to greater productivity and more efficient use of infrastructure and services.
- Local planning strategies, local planning schemes, district structure plans and activity centre structure plans should be informed by an analysis of the retail needs of the community.

Although SPP 4.2 identifies Mundaring as a District Centre, the Shire's peri-urban location and mix of urban and rural areas differs from the highly urbanised nature of much of the balance of Perth and Peel which is the focus of SPP 4.2. Therefore, the Local Commercial Strategy needs to take into account the unique urban and rural aspects of the Shire, while also acknowledging the key principles of SPP 4.2.

A summary of the activity centre hierarchy contained in the SPP 4.2 is summarised in Table 4.1 (over page). Mundaring Town Centre is identified as a District Centre.

No Neighbourhood and Local Centres are specifically identified in SPP 4.2, with centres at this level of the hierarchy determined by local policies.

Table 4.1: Activity Centre Hierarchy and Main Roles and Characteristics

Centre types	Main role/function	Retail types	Office uses	Service population area
Perth Capital City	Largest activity centre, with intensely concentrated development and wide range of higher-order services.	Department store/s, discount department stores, supermarkets, specialty shops.	Major offices, Commonwealth and State government agencies	Greater metropolitan region
Strategic Metropolitan centres	Multi-purpose centres with a diversity of uses, offering the full range of economic and community services.	Department store/s, discount department stores, supermarkets, specialty shops.	Major offices, State government agencies	150,000 – 300,000 persons
Secondary centres	Similar to strategic metropolitan centres but serving smaller catchments and with a more limited range of services.	Department store/s, discount department store/s, supermarkets, specialty shops.	Major offices, professional and service businesses	Up to 150,000 persons
District centres (Mundaring Town Centre)	Greater focus on daily and weekly needs and serve smaller catchments in which the local community role is strong.	Discount department stores, supermarkets, convenience goods, small scale comparison shopping, personal services, some specialty shops.	District level offices and local professional services	20,000 – 50,000 persons
Neighbourhood centres	Provide for daily and weekly household shopping needs, community services and a small range of other convenience services.	Supermarket/s, personal services, convenience shops.	Local professional services.	2,000 – 15,000 persons (about 1km radius)

Source: WAPC, State Planning Policy 4.2

4.3 Local Policy

Shire of Mundaring Local Commercial Strategy (1992)

The Local Commercial Strategy (LCS) was adopted by the Shire of Mundaring in June 1992, and has provided the basis for the planning and development of commercial centres within Mundaring for the subsequent period. Consequently, it is now time to update the Strategy to reflect changes that have occurred over the past 25 years.

A centres hierarchy is identified in the Strategy which was developed to accord with the *Metropolitan Centres Policy Statement* (releases in December 1991) which applied at that time. Mundaring Town Centre is designated as the highest-order centre in the Shire – District Commercial Centre.

All other centres are designated as Neighbourhood, Local or Convenience centres. The industrial areas of Mundaring and Midvale are identified for protection against intrusion of retail activities that were not commercial or industrial based.

The hierarchy adopted in the 1992 Local Commercial Strategy is reviewed in Chapter 10 for its relevance in today's planning context.

Local Planning Strategy: Background Document & Local Planning Scheme No.4

The Local Planning Strategy (LPS) sets out the long-term planning directions for the Shire by applying state and regional planning policies, and providing rationale for the zones and other provisions contained in the Local Planning Scheme (No.4).

The Zones of particular relevance to the updated Mundaring LCS as outlined by the Local Planning Scheme (No.4) are as follows:

- Town Centre Zone provides for development of the Mundaring Town Centre as the principle focus for retail, commercial, administrative, entertainment and cultural uses within the Shire.
- Local Centre Zone supports retail, commercial and community uses to meet the immediate needs of individual neighbourhoods and towns, and appropriate uses catering to tourism activity.
- Service Commercial Zone provides for commercial activities such as showrooms and service industry that may not be appropriate in Town Centre or Local Centre Zones.
- Light Industry Zone accommodates light and service industries.

In addition, the LPS provides specific guidance regarding the planning of the Mundaring Town Centre (refer Section 4.5.3 of LPS), Local Centre (refer Section 4.5.4) and industry and service commercial areas (refer Section 4.5.5).

Recommendations in relation to the Mundaring Town Centre (refer Section 4.5.3) that are of particular relevance include the following:

- Support and promote development of a cohesive and integrated town centre
- Enhance the role of Mundaring town centre in providing for as many needs of residents as possible
- Prepare a new Precinct Plan for the Mundaring Town Centre that takes into consideration the magnitude of land use development that is commensurate to the effluent disposal capacity of the Mundaring Wastewater Treatment Plant (a Master Plan has now been prepared)
- Encourage and require a high quality of urban design in the town centre
- Improve public transport between Mundaring and Midland in terms of frequency and directness.

The LPS, which was adopted in 2013 describes the relevance of the Local Commercial Strategy (1992) as follows:

- Most local centres in the Shire have been developed up to, or beyond, the retail floorspace limits set in the Local Commercial Strategy (1992). The underdeveloped centres of Parkerville, Mahogany Creek, Chidlow and Wooroloo are exceptions.
- The Local Commercial Strategy (1992) should be reviewed as a matter of priority. The review should consider:
  - The extent in which local centre size controls are consistent with transport and employment objectives in the Local Planning Strategy
  - Whether the three tier hierarchy requires change
  - The appropriateness of each Local Centre zone relevant to the forecast population growth for those areas.

Some specific recommendations in relation to potential rezonings are also provided in the LPS review, including consideration of additional commercial and light industrial areas in the Helena Valley. Where relevant, these recommendations are also being reviewed in the context of the current update to the Local Commercial Strategy.

Mundaring Town Initiative Master Plan (2016)

The *Town Centre Initiative Master Plan* outlines a suite of initiatives and actions to improve amenity and promote investment in the Centre.

Actions outlined by the Master Plan include investment in streetscapes and public spaces, and developing a new civic and cultural precinct which emphasises Nichol Street as the Town Centre spine. A key objective is to make it both easier and safer to cross the Great Eastern Highway within the town centre.

If the Town Centre is to develop in an optimal manner, issues which will need resolution include:

- Enhancing the capacity of the waste/storm water system
- Reducing or managing adverse amenity impacts of the Great Eastern Highway, and
- Resolving land availability constraints due to an inconsistent urban structure.

The Mundaring Town Initiation Masterplan is provided in Figure 4.2 and identifies the key recommendations for the centre.

Figure 4.2: Mundaring Town Initiative Masterplan

Source: Shire of Mundaring

Helena Valley Land Use Study (2013)

The Helena Valley Land Use Study (HVLUS) was prepared by RPS and provides a strategic framework to guide the development of the Helena Valley, including guiding the future preparation of structure plans and Metropolitan Region Scheme amendments.

Land-use planning and infrastructure issues relevant to the Helena Valley which are considered in the Study include:

- Additional land suitable for urban development/residential sub division
- Provision of community facilities
- Adequacy of existing movements networks
- Adequacy of existing commercial centres in meeting the needs of residents
- The optimal use of land constrained by aircraft noise restrictions.

Directions from the HVLUS relevant to the Commercial Centres Strategy include the following:

- Torquata Boulevard Local Centre appears appropriately developed for its location and is not expected to warrant further expansion, although this would need to be considered by a review of the LCS in context of nearby residential development.
- Scott Street Local Centre appears to be under-developed and capable of supporting further expansion commensurate to an increase in local population demand. Expansion opportunities are available on-site or on the opposite side of Scott Street.
- Light/service industrial uses are identified as most appropriate for land identified within the ANEF 25 aircraft noise contour. Proposals to redevelop this land for industrial and commercial should be supported by detailed justification and technical assessments. Retail/bulky goods, Business Park and heavy industrial land use typologies are considered to be less suitable at this location.

Precinct Plans

Precinct Plans which direct land use and development at a local area level have been undertaken by Council for the following locations:

- Chidlow Precinct Plan
- Darlington Village Precinct Plan
- Glen Forrest Precinct Plan
- Mount Helena Precinct Plan
- Parkerville Precinct Plan
- Precinct Plans for Mundaring District Shopping and District Business Zones. It is noted that a Structure Plan is currently being prepared for the Mundaring Town Centre.
- Draft Helena Valley Urban Expansion Strategy and Precinct Plan (yet to be finalised).

5 RELEVANT INFLUENCES ON ACTIVITY CENTRES AND COMMERCIAL AREAS

A number of key global, national and regional trends need to be considered in assessing the future prospects for activity centre and commercial development in Mundaring Shire, including the following:

- Demographic changes are impacting the behaviour of shoppers, including the following:
  - An ageing population, including the increasing share of 'baby boomers', are approaching retirement age and have shopping preferences very different to younger age cohorts, such as a preference for one-on-one interaction with retailers.
  - Generation Xers (born between 1965 and 1980) and younger generations typically have a stronger preference for on-line and mobile shopping.
  - Increased labour force participation by women, with the result that many more families are 'time-poor' and have a greater demand for convenience shopping, extended shopping hours, and accessible centres where shopping can be undertaken in conjunction with other activities.
  - Smaller household units, and a higher proportion of households with double income and no kids – the so-called 'DINKS'
  - Historically-high levels of household debt, coupled with high rates of home ownership have an increased sensitivity to interest rate movements.
- Continued growth in the use of the internet and technology in the retail sector is influencing the type of products offered by traditional retailers and their business models. The share of retail expenditure directed to the 'internet', including the use of mobile phone apps to purchase and order retail goods and services (e.g. UberEATS, Foodora, Skip, etc), is expected to increase in the future.
- New forms of retailing and market entrants have become evident in Australia over the past decade, and these activities are of relevance in planning for activity centres in the Shire. ALDI is a current examples of a new market entrant having an impact on the Western Australian retail landscape. It is also likely Costco will seek to establish a Western Australian presence in the near future.
- Visiting activity centres has increasing become a social and cultural experience as well as a shopping experience. For many people, the retail sector is closely related to the desire for entertainment and social interaction. This has given rise to the concept of 'recreational shopping', which places retailing as part of a wider social and cultural experience.
- The popularity of traditional street-based retailing has benefited from the increased need for activity centres to meet social and cultural expectations. 'Main-streets' provide opportunities for retail and other commercial activities to integrate with public infrastructure such as parks, libraries, galleries, and administrative functions (e.g. Council and other Government offices).

- Activity centres are increasingly becoming the location for a wider range of activities in addition to the traditional core retail and commercial functions. Examples include:
  - Commercial services, such as travel, insurance and real estate agents
  - Professional services, such as legal and accounting practices
  - Health care, such as doctors, dentists, podiatrists and physiotherapists
  - Community services, including Centrelink, employment agencies and social support services
  - Hospitality, in the form of bars, cafes and restaurants
  - Entertainment facilities, cinemas, gaming, etc
  - Education, in particular adult and higher education.
- Small convenience-oriented centres have generally been in decline over at least the past two decades. These centres have traditionally provided a limited range of day-to-day convenience retailing to a local catchment. Increased competition for these centres has emerged from larger centres better serving a convenience role (e.g. self-service checkouts at supermarkets), as well as modern convenience stores attached to petrol stations.

  In Shire of Mundaring, a decline in the local population in recent years has made it difficult to maintain a high level of vibrancy in some of the local centres situated in rural areas.
- The work location for local residents is increasingly an important factor in where retail and other spending is directed. For those residents in the workforce, it is often convenient to undertake daily grocery shopping as part of the morning or evening commute to work, at locations that are most accessible relative to the commute and the nature of the goods/services needed. The vast majority of Shire residents (approximately 70%) are employed at locations outside of the Shire.

6 MAJOR DEVELOPMENTS AND PROPOSALS

An overview of major developments and proposals that are of relevance to the Local Commercial Strategy are described below.

6.1 Major Retail and Commercial Proposals

No major retail or commercial development proposals are currently approved that will influence or change the role of existing activity centres or commercial areas.

Planning approval has been granted for a service station and fast food outlet in Sawyers Valley, which will contribute to the existing role performed by the centre.

A McDonald's family restaurant is proposed (not approved) in the Mundaring Town Centre. It is also understood that a proposal is likely to be forthcoming to expand the Woolworths supermarket in Mundaring Town Centre. Both of the proposals will consolidate the District Centre role of the Mundaring Town Centre.

Although not in Shire of Mundaring, it is understood proposals exist in the neighbouring City of Swan for a neighbourhood centre development in the suburb of Midvale. The draft City of Swan Local Commercial Strategy (recently on public exhibition) identifies that potential may exist for an additional neighbourhood centre in the Midvale area, which is located to the west of the Darling Ridge Neighbourhood Centre in the Shire of Mundaring.

6.2 Planned Residential Growth Areas

A number of planned residential growth areas are located in the Shire. The Local Commercial Strategy will need to consider the needs of these future residents, including the potential for any new centres.

A brief overview of the residential growth areas is provided below, the location of these areas are also shown in Figure 1.1 (refer p5):

- North Parkerville: A Structure Plan has been endorsed by WAPC for a 255ha town-site located 6.5km north-west of Mundaring Town Centre known as Temarup Estate. It is envisaged that this estate will accommodate around 700 dwellings when developed (or 1,900 persons – assuming 2.7 persons per dwelling).
- North Stoneville: A 533ha site located around 5km north of Mundaring Town Centre has been rezoned for residential development. A future structure plan process will be undertaken to inform subdivision and development of the land. It estimated the site may accommodate a yield of between 1,200 and 1,700 lots (or 3,200 to 4,600 persons). The land owners are investigating the commercial viability of a small local centre being located at the site, at either the western entry road (i.e. Roland Road) with exposure to passing traffic, or in the centre of the site potentially coupled with open space or a school.

- Helena Valley: Urban expansion has been earmarked for the Helena Valley. A Draft Urban Expansion Strategy for the area is currently being undertaken by Council. The Helena Valley Land Use Study undertaken in 2013 by RPS for the Shire estimated that the area could provide an additional 1,384 dwelling units (or 3,200 persons).

6.3 Employment Land Proposals

No current major proposals exist for the development of industrial and/or service commercial land.

The potential for light industrial land in Helena Valley on land which is affected by constraints associated with airport noise has been identified in the HVLUS and the Local Planning Strategy (refer Section 4.3).

In addition, the Local Planning Strategy also identifies potential for land in Sawyers Valley to be used for light industrial purposes.

7 POPULATION TRENDS AND FORECASTS

This Chapter provides a review and analysis of population trends and forecast for the Shire of Mundaring. The population forecasts presented in this Chapter form the basis for identifying future development opportunities in Shire of Mundaring activity centres (refer Part B of this report).

7.1 Historic Population Trends

In 2016, the resident population of the Shire was approximately 39,990 persons, an increase from approximately 36,330 persons in 2006 at an average rate of 1.0% per annum. This compares with an average growth rate of 2.6% per annum for metropolitan Perth as a whole over the same period.

The Hills Region accounts for 64% of the population in 2016 (or 25,720 residents) living in the Shire in 2016. At the same time, the population in the Urban Region was 9,210 residents (or 23% of the Shire's population), while the population in Helena Valley was 5,060 residents (or 13%).

The population trends in the Shire and the three study regions are summarised in Table 7.1 and are based on official population estimates of the Australian Bureau of Statistics (ABS).

Table 7.1: Historical Population Trends – Mundaring Shire by Analysis Area (2006 -2016)

Analysis Region	2006	2008	2010	2012	2014	2016	AAG 2006-'16 (No.)	AAG 2006-'16 (%)
Urban Region	8,740	8,660	8,810	9,030	9,230	9,210	50	0.5%
Helena Valley	4,110	4,190	4,440	4,640	4,900	5,060	100	2.1%
Hills Region	23,480	24,060	24,630	25,400	25,760	25,720	220	0.9%
Shire of Mundaring	**36,330**	**36,910**	**37,880**	**39,070**	**39,890**	**39,990**	**370**	**1.0%**
Metro Perth	*1.53m*	*1.63m*	*1.72m*	*1.84m*	*1.92m*	*1.98m*	*0.04m*	*2.6%*

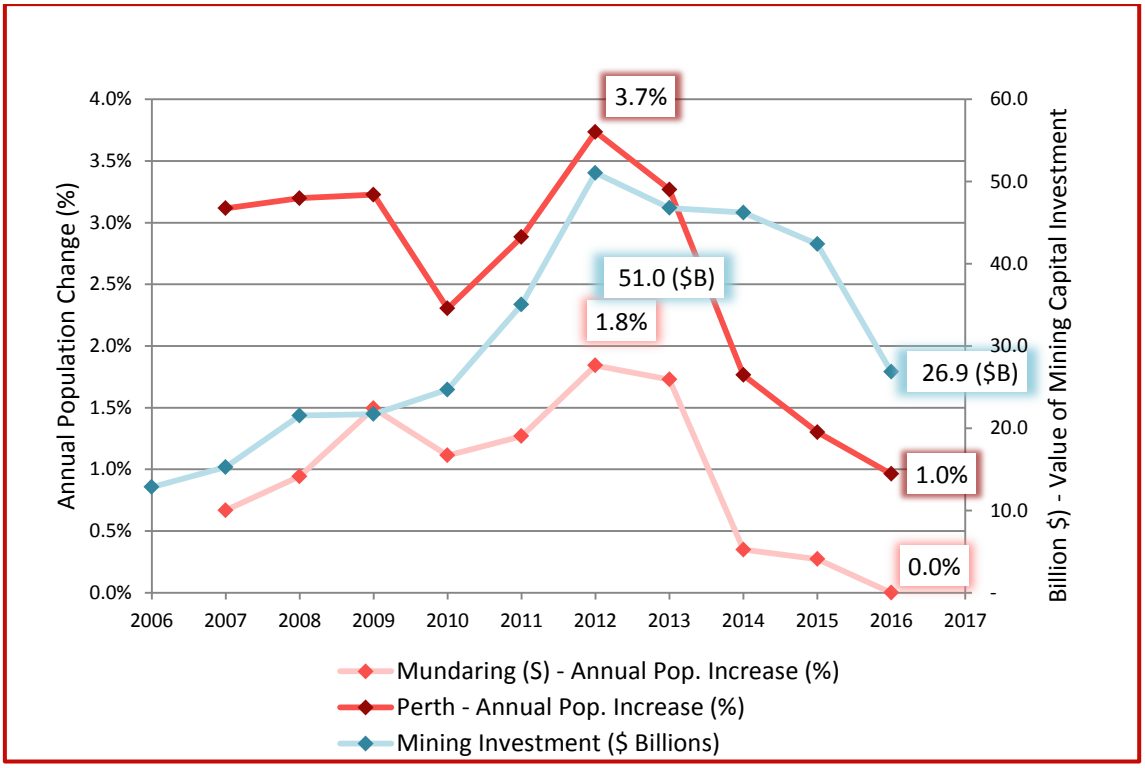
Source: Australian Bureau of Statistics

Over the period 2006 to 2016 total population growth in the Shire of Mundaring was approximately +3,660 residents, with 61% of this growth (or +2,240 residents) in the Hills Region. Helena Valley and the Urban Region each observed a population increase of + 950 residents (26% of the Shire's growth) and +470 (13%) respectively over this period.

The average annual rate of population growth in the Shire and metropolitan Perth is compared with mining investment levels in Western Australia in Figure 7.1.

It is evident that a significant reduction in the Shire's and metropolitan Perth's population growth rate occurred post-2012/2013 and this broadly aligns with a significant reduction in mining-related investment.

Figure 7.1: Average Annual Population Change and Value of Mining Capital Expenditure, 2006-16



Source: Essential Economics; ABS Regional Population Growth, Cat 3218.0; ABS Capital Expenditure by Industry, Cat 5625.0

7.2 Review of Population Forecasts

For the purposes of this study, a review of the State Government's official population projections (*WA Tomorrow*, 2015) and projections prepared for Mundaring Shire in 2009 by Id Consulting has been undertaken. A comparison of the two population projections for the Shire of Mundaring and the most recent estimates of population prepared by the ABS is provided in Table 7.2.

As shown in Table 7.2, *WA Tomorrow* and Id Consulting forecast population increase in the Shire of +720 persons a year and +450 persons a year respectively between 2011 and 2016. In comparison, the ABS estimates the Shire added an average of +330 persons per annum for the period.

A reason for this variation may be that *WA Tomorrow* and Id Consulting did not take into consideration the impact of the mining construction downturn on population growth across metropolitan Perth, and the Shire of Mundaring (refer Figure 7.1).

Table 7.2: Comparison of Population Projections for Shire of Mundaring

	2011	2016	Av. Annual Change (No.)	Av. Annual Change (%)
ABS Estimated Residential Population (ERP)	38,360	39,990	330	0.84%
Id Consulting (2009)	38,460	40,730	450	1.15%
WA Tomorrow (2015)	38,360	41,950	720	1.81%

Source: Australian Bureau of Statistics, Estimated Residential Population (ERP)
Note: WA Tomorrow projections are taken from 'Band C' – the median projection
Note: Figures rounded to the nearest ten

An alternative set of population projections for the Shire have been prepared for the purpose of preparing the Local Commercial Strategy.

These forecasts for the entire Shire are shown in Table 7.3 and are compared with those of *WA Tomorrow* and Id Consulting for the period 2016 to 2026. In broad terms, the population growth forecasts prepared for the purpose of the Local Commercial Strategy are below those of *WA Tomorrow* and above those prepared by Id Consulting.

Table 7.3: Essential Economics Population Projections Compared to WA Tomorrow and Id Consulting, Shire of Mundaring, 2016

		2016	2018	2020	2022	2024	2026	AAG (No.)	AAG (%)
WA Tomorrow	Population (No.)	41,950	43,850	45,840	47,980	50,270	52,680	1,070	2.3%
	AAGR (%)		+2.2%	+2.2%	+2.3%	+2.4%	+2.4%		
	AAGR (No.)		+950	+1,000	+1,070	+1,150	+1,210		
Id Consulting	Population (No.)	40,730	42,140	43,540	44,930	46,370	47,750	700	1.6%
	AAGR (%)		+1.7%	+1.6%	+1.6%	+1.6%	+1.5%		
	AAGR (No.)		+710	+700	+700	+720	+690		
Essential Economics	Population (No.)	39,990	40,490	41,810	43,570	45,750	47,850	790	1.8%
	AAGR (%)		+0.6%	+1.6%	+2.1%	+2.5%	+2.3%		
	AAGR (No.)		+250	+660	+880	+1,090	+1,050		

Source: WA Tomorrow, Id Consulting & Essential Economics
Note: Figures rounded to the nearest ten; AAGR – Average Annual Growth Rate

7.3 Essential Economics Population Projections by Study Region

Population projections for the Shire of Mundaring by Study Region prepared for the purpose of this Strategy are shown in Table 7.4. Based on these projections, the Shire's resident population is forecast to increase from an estimated 40,200 persons in 2017 to 54,200 persons by 2037, representing an overall increase of approximately +14,000 persons over this 20-year period.

Population projections for each Study Region are summarised as follows:

- **Hills Region**: The resident population is projected to increase from 25,850 persons in 2017 to 35,200 persons in 2037, representing a total increase of +9,350 persons at an annual average increase of 1.6% or +470 persons per annum. This forecast population growth will predominately be generated by:
  - Development of North Parkerville and North Stoneville town sites,
  - Development of number of other future residential subdivisions (of varying densities) across the region, and
  - Urban consolidation of existing residential stock.
- **Helena Valley**: The resident population is projected to increase from 5,120 persons in 2017 to 7,920 persons in 2037, representing an increase of +2,800 persons at an annual average increase of 2.2% or +140 persons per annum.

  Predominately, the forecast population growth will be generated by greenfield development.
- **Urban Region**: The resident population is projected to increase from 9,210 persons in 2017 to 11,010 persons in 2037, representing an increase of +1,800 persons at an annual average increase of 0.9% or +90 persons per annum.

  Forecast population growth in the Urban Region is expected to be generated by urban infill development. Note a number of existing residential areas have policy support for up to 40 dwellings per hectare.

Table 7.4: Essential Economics Population Projections by Study Region, 2017 to 2037, Shire of Mundaring

Region	2011	2017	2022	2027	2032	2037	2017-2037
Population (No.)							
Urban Region	8,890	9,210	9,510	10,010	10,510	11,010	1,800
Helena Valley	4,520	5,120	5,690	6,420	7,170	7,920	2,800
Hills Region	24,950	25,850	28,370	32,200	33,820	35,200	9,350
Shire of Mundaring (Total)	**38,360**	**40,180**	**43,570**	**48,630**	**51,500**	**54,130**	**13,950**
Average Annual Growth (No.)							
Urban Region	-	50	60	100	100	100	90
Helena Valley	-	100	110	150	150	150	140
Hills Region	-	150	500	770	320	280	470
Shire of Mundaring (Total)	**-**	**300**	**680**	**1,010**	**570**	**530**	**700**
Average Annual Growth (%)							
Urban Region	-	0.6%	0.6%	1.0%	1.0%	0.9%	0.9%
Helena Valley	-	2.1%	2.1%	2.4%	2.2%	2.0%	2.2%
Hills Region	-	0.6%	1.9%	2.6%	1.0%	0.8%	1.6%
Shire of Mundaring (Total)	**-**	**0.8%**	**1.6%**	**2.2%**	**1.2%**	**1.0%**	**1.5%**

Source: Essential Economics, Australian Bureau of Statistics ERPs, WA Tomorrow, Id Consulting, available information on future residential development at local level in Mundaring (S).
Note: Figures rounded to the nearest ten

8 ECONOMIC CONTEXT

This Chapter provides a broad overview of the economic context that is informing the development of commercial/industrial land in Shire of Mundaring and local demand for retail and other goods/services.

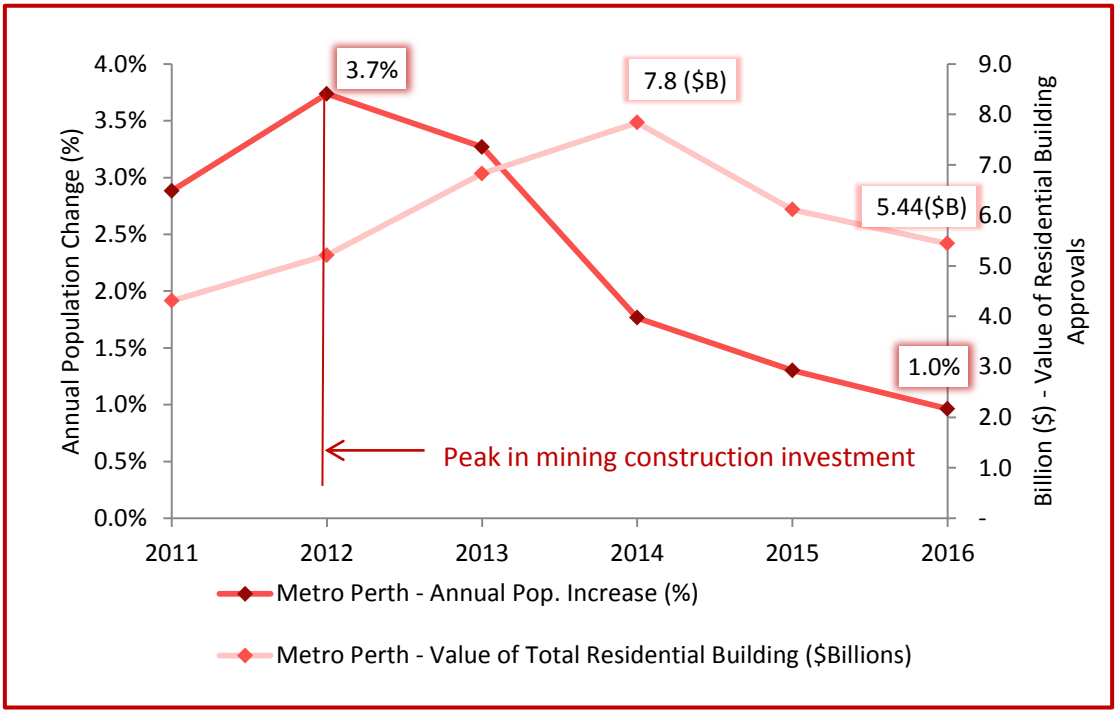
8.1 Macro-Economic Context

In recent years, the macro-economic context of the Shire and metropolitan Perth has been predominately influenced by the fall of mining related investment and associated demand for employment.

Western Australia is now in the aftermath of a mining investment boom which peaked around 2012/2013. Since that time, mining investment and related employment has been in trend decline. The impacts of this include lower levels of employment and correspondingly lower demand for goods, services and residential housing.

The economic impact of the mining investment boom's end on metropolitan Perth is shown by Figure 8.1, which display recent population growth and dwelling approval trends respectively.

Figure 8.1: Metropolitan Perth Population Growth Rate and Value of Residential Building Approvals, 2011 - 2016



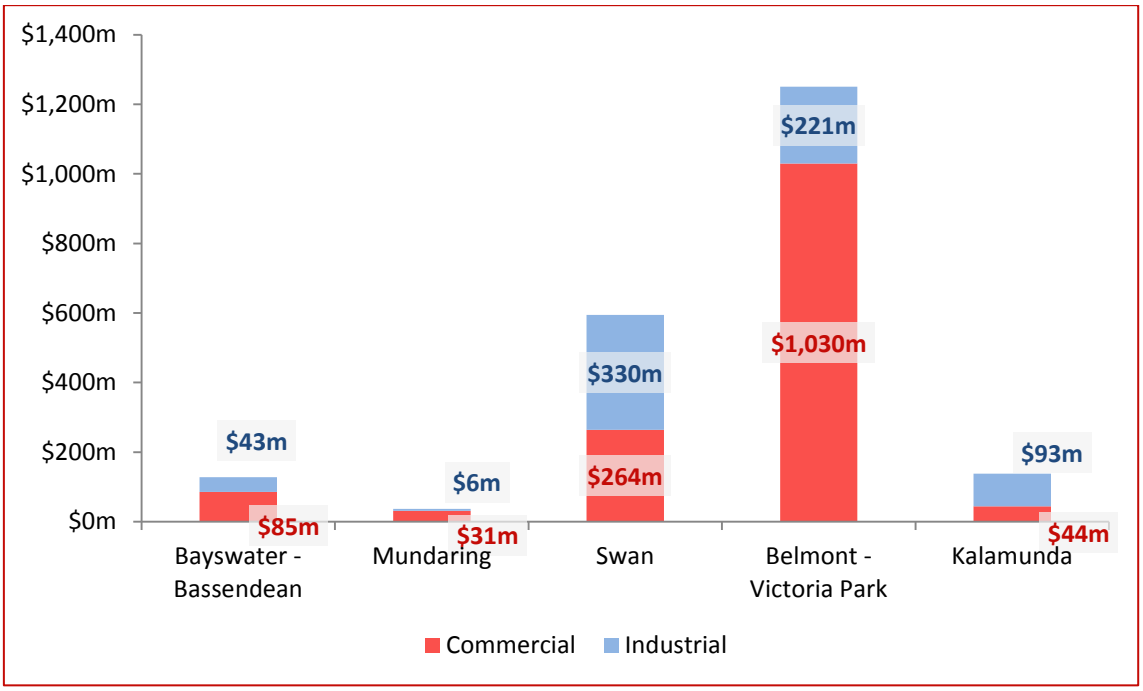
Source: ABS, 3218.0 Regional Population Growth; ABS, 5625.0 Capital Expenditure by Industry

8.2 Commercial and Industrial Investment

The Shire of Mundaring is not a major location for investment in commercial or industrial development, as illustrated in data relating to the value of commercial/industrial building approvals shown in Figure 8.2.

Between July 2011 and February 2017, the Mundaring SA3 (which closely aligns with Mundaring Shire) attracted total investment in commercial and industrial building to the value of $37m. This compares to $594m in nearby area Swan SA3, $1,251m in Belmont – Victoria Park and $137m in Kalamunda.

Figure 8.2: Value of Commercial and Industrial Building Approvals, July 2011 – February 2017 by Statistical Area 3



Source: ABS, Building Approvals, ABStat

8.3 Socio Economic and Demographic Analysis

The socio-economic characteristics of residents in the Shire of Mundaring are summarised in Table 8.3, and are based on 2011 ABS Census of Population and Housing. ABS Census data for 2016 will become available later in 2017.

Overall, the Shire of Mundaring generally consists of slightly larger households, older residents, and a low degree of ethnicity, compared to metropolitan Perth.

Labour force participation is slightly lower than metropolitan Perth (65.5% compared to 68.5%), while household income levels for the Shire are slightly higher than the metropolitan median ($79,870 compared to $76,080). A slightly older population (median age of 40 years compared to 36 years for metropolitan Perth) contributes to the lower labour force

participation rate, while affluent areas in Helena Valley and the Hills region contribute to household incomes that are slightly above the benchmark for metropolitan Perth.

A relatively high share of the Shire's workers are employed as technicians and trades workers, with a low share employed as managers and professionals.

Almost all of the Shire's dwelling stock are detached dwellings, with a high level of home ownership (owned or purchasing), and lower associated costs (ie mortgage/rent payments) compared to metropolitan Perth.

The Urban Region's median household income of $66,160 is significantly lower than the median household income of the Helena Valley ($87,730), and the Hills Region ($85,450).

Not reflected in the data displayed in Table 8.1 is a substantial variation between socio-economic indicators for individual towns/areas in the Hills Region.

For instance, in the Region's west, the relatively affluent town of Darlington/Glen Forrest has a median household income of $93,980 and 43.6% of person employed as managers/professionals (Darlington – Glen Forrest SA2). In contrast, the Chidlow/Wooroloo area in the east of the Hills Region has a significantly lower median household income ($72,470) and an occupation profile centred upon clerical/sales and blue-collar occupations.

Table 8.1: Socio-Economic Profile – Shire of Mundaring, 2011

Category	Urban Region	Helena Valley	Hills Region	Mundaring Shire	Greater Perth
Income					
Median household income (annual)	$66,160	$87,730	$85,450	$79,870	$76,080
Variation from Greater Perth median	-13.0%	15.3%	12.3%	5.0%	-
% of Households earning $2,500pw or more	18.1%	30.6%	29.7%	26.8%	26.3%
Age Structure					
0-4 years	5.5%	5.7%	5.1%	5.3%	6.6%
5-19 years	18.8%	23.3%	21.8%	21.3%	19.4%
20-34 years	17.6%	14.7%	14.5%	15.3%	22.1%
35-64 years	41.6%	45.0%	45.9%	44.8%	39.3%
65-84 years	14.4%	10.3%	11.5%	12.0%	10.9%
85 years and over	2.0%	0.9%	1.1%	1.3%	1.6%
Median Age (years)	41	39	40	40	36
Country of Birth					
Australia	74.1%	77.2%	68.8%	71.0%	63.3%
% speak English only at home	*91.0%*	*94.4%*	*96.0%*	*94.6%*	*82.4%*
Dwelling Structure					
Separate house	93.0%	96.4%	97.9%	96.5%	78.6%
Semi-detached	6.9%	0.8%	1.2%	2.6%	11.9%
Flat, unit or apartment	0.1%	2.8%	0.6%	0.8%	9.1%
Average household size	2.5	2.8	2.7	2.7	2.5
Tenure Type					
Owned outright	39.5%	34.3%	38.7%	38.4%	30.0%
Owned with a mortgage	41.0%	50.3%	49.8%	47.6%	40.7%
Rented	19.4%	14.8%	11.0%	13.6%	28.2%
Housing Costs					
Median monthly mortgage repayment	$1,720	$1,890	$1,950	$1,890	$2,000
Variation from Greater Perth median	-14.0%	-5.5%	-2.5%	-5.5%	-
Median weekly rents	$280	$290	$330	$300	$320
Variation from Greater Perth median	-12.5%	-9.4%	3.1%	-6.3%	-
Employment Status					
Labour force participation rate	65.2%	72.7%	64.3%	65.5%	68.5%
Occupation					
Managers & professionals	23.3%	29.7%	34.3%	31.2%	33.6%
Clerical & sales workers	38.0%	37.8%	33.6%	35.2%	34.5%
Technicians & trades workers	19.6%	18.4%	17.1%	17.8%	16.3%
Machinery operators & drivers	9.6%	6.8%	6.6%	7.3%	6.7%
Labourers & related workers	9.4%	7.3%	8.4%	8.5%	8.9%

Source: 2011 Census of Population and Housing

8.4 Importance of Activity Centre and Commercial Areas to the Local Economy

The gross revenue generated by industry sector in Mundaring Shire for 2016 is shown in Table 8.2.

Table 8.2: Gross Revenue Generated by Industry Sector in Mundaring (S), 2016

Industry Sector	Output ($M)	%
Industries Typically Located in Activity Centres		
Retail Trade	145.808	5%
Accommodation and Food Services	63.581	2%
Financial and Insurance Services	34.185	1%
Rental, Hiring and Real Estate Services	423.721	15%
Professional, Scientific and Technical Services	166.069	6%
Public Administration and Safety	169.82	6%
Health Care and Social Assistance	86.736	3%
Arts and Recreation Services	11.136	0%
Sub-total	**1,101**	**40%**
Industries Typically Located in Industrial Areas		
Manufacturing	606.537	22%
Construction	392.262	14%
Wholesale Trade	157.806	6%
Transport, Postal and Warehousing	113.892	4%
Sub-total	**1,270**	**46%**
Other Industries		
Agriculture, Forestry and Fishing	34.791	1%
Mining	79.706	3%
Electricity, Gas, Water and Waste Services	17.694	1%
Information Media and Telecommunications	23.929	1%
Administrative and Support Services	37.955	1%
Education and Training	141.1	5%
Other Services	78.044	3%
Sub-total	**413**	**15%**
Total	**2,785**	**100%**

Source: Remplan, 2016

As indicated Table 8.4 and Table 3.1 (refer Chapter 3), industries which typically located in activity centres and commercial/industrial areas are responsible for a high share of employment (77%) and gross revenue (86%). Consequently, it is vital to the economic vitality of the Shire that sufficient land be provided to accommodate any expanding businesses or any potential new business that may seek an activity centre or industrial area location.

8.5 Place of Work

Based on the 2011 Census, the 70% of the Shire's residents work outside of the Shire. The top ten locations (or SA2s) for Mundaring Shire residents to work are shown in Table 8.3, while Figure 8.3 shows the location of work for residents in the broader region.

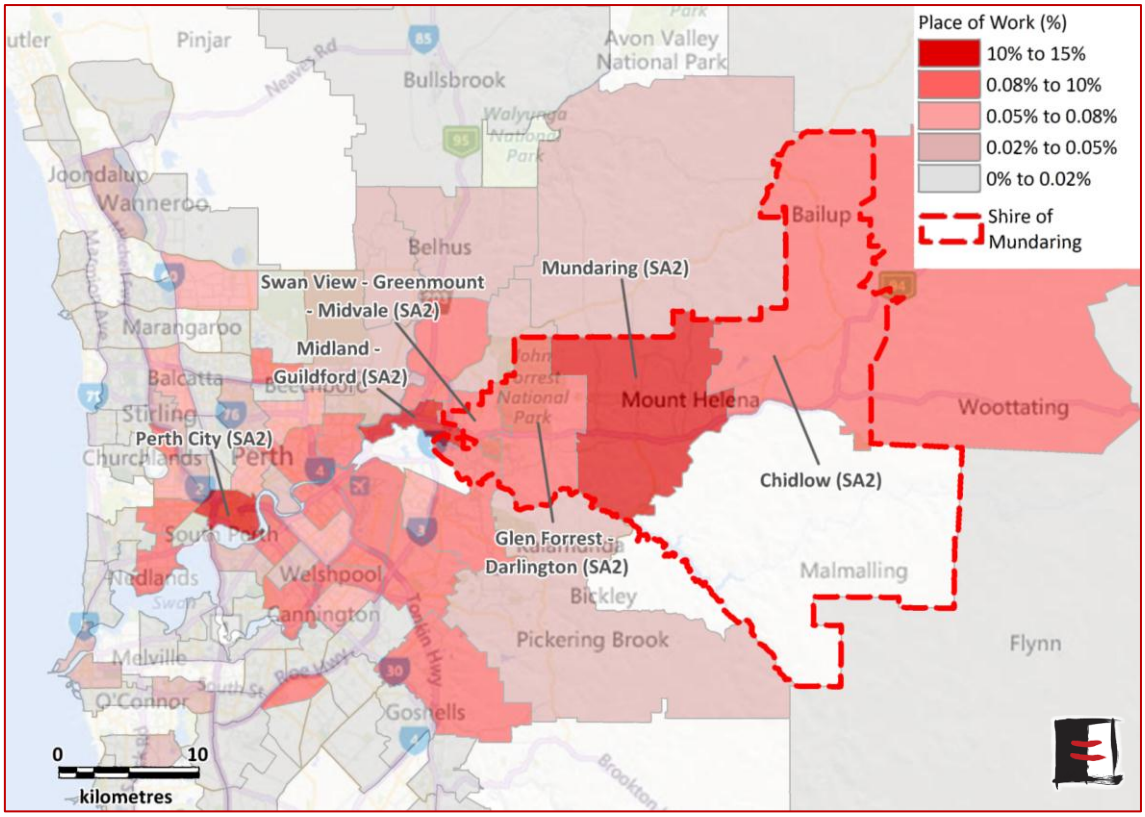
While Mundaring is a key location for employment, the majority of residents travel towards Midland and the city for work, locations that have a broader range of retail and businesses services than that currently provided in the Shire of Mundaring.

Table 8.3: Top Ten SA2s for Mundaring (S) Residents Place of Work, 2011

Rank #	SA2	Mundaring (S) Residents Employed (No.)
1	Mundaring	2,040
2	Midland - Guildford	1,840
3	Perth City	1,730
4	Swan View - Greenmount - Midvale	1,020
5	Glen Forrest - Darlington	710
6	Chidlow	460
7	Welshpool	430
8	Middle Swan - Herne Hill	410
9	Belmont - Ascot - Redcliffe	380
10	Hazelmere - South Guildford	360

Source: Australian Bureau of Statistics, 2011 Census of Population & Housing
Note: Highlighted areas are in the Shire of Mundaring; Figures rounded to the nearest ten

Figure 8.3: Place of Work – Shire of Mundaring Residents, 2011



Source: Australian Bureau of Statistics, 2011 Census of Population & Housing; Essential Economics with MapInfo and BingMaps

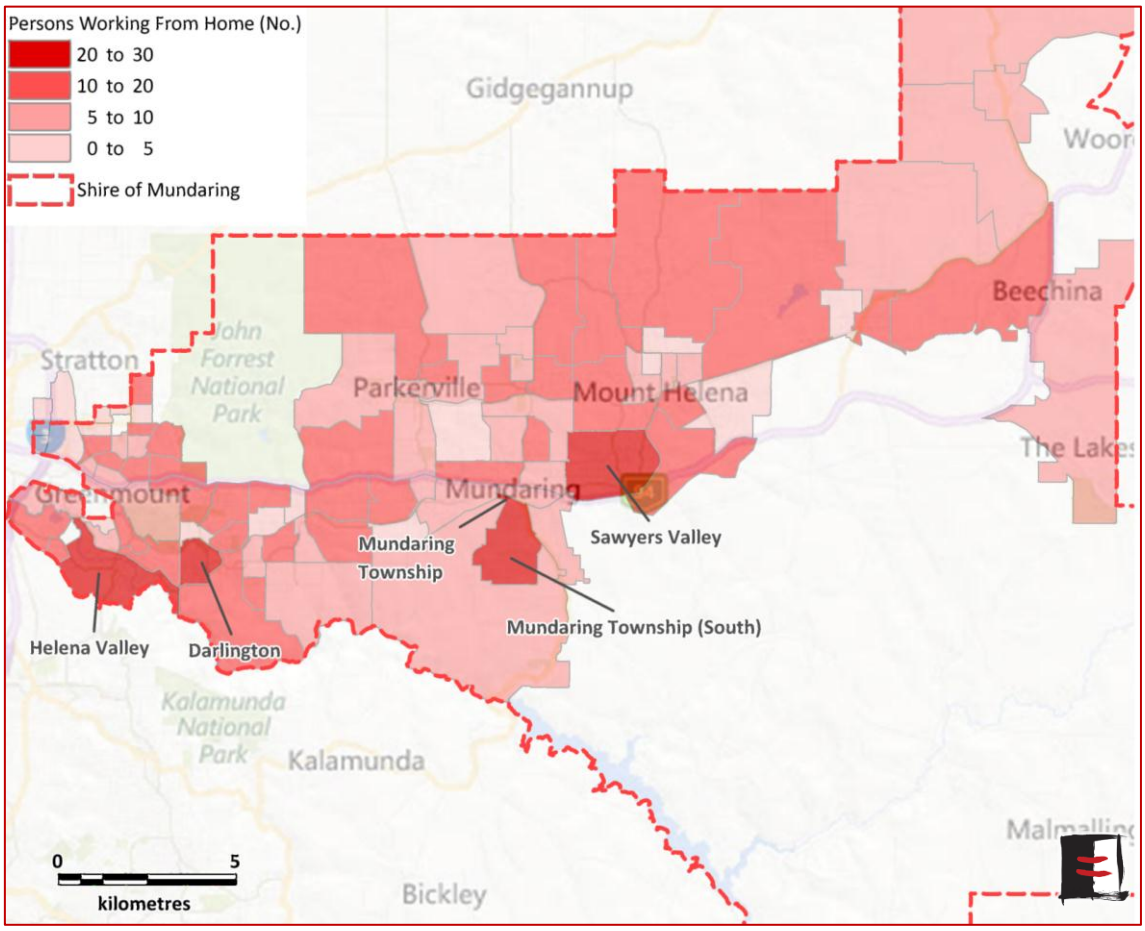
Improving employment self-sufficiency is a key principle driving State (*Directions 2031*) and Local Government (Local Planning Strategy) policy.

8.6 Home-based Businesses

Limited data exists which can highlight the extent of home-based businesses at a local government area level. However, ABS Census data relating to the share of people who work from home can be used as a relative proxy to compare the likelihood of different areas containing home-based businesses.

The distribution of 'persons working from home' in Mundaring Shire in 2011 is shown in Figure 8.4. The Helena Valley and Sawyers Valley regions, as well as the area directly south of Mundaring Township, have a higher proportion of persons working from home compared to the balance of the Shire. It is reasonable to expect that these areas also have a higher share of home-based businesses.

Figure 8.4: Working from Home – Mundaring (S) Residents, 2011



Source: Australian Bureau of Statistics, 2011 Census of Population & Housing; Essential Economics with MapInfo and BingMaps

8.7 Tourism

The Shire of Mundaring is not a significant tourism destination relative to other areas of metropolitan Perth and WA. However, the Shire (primarily the Hills Region) does have a number of tourism assets that have potential to contribute to an increase in the Shire's tourism profile. These include:

- Close proximity and high accessibility from central and suburban Perth for an easy day-trip
- High environmental and landscape values in terms of its bush setting and areas on the Darling Range (including the John Forrest National Park)
- Various walking, hiking and cycling trails including the Bibbulmun Track (hiking), Munda Mindi Tail (cycling trail), KEP Track (cycling trail), Railway Reserves Heritage Trail (cycling and hiking) and C Y O'Connor Trail (hiking trail).
- Mundaring Weir and Lake Leschenaultia areas which offer attractive landscapes and have potential for increased commercialisation in terms of visitation/tourism (as supported by the Shire's *Local Planning Strategy*)
- Idyllic charm and bush setting of settlements in the Hills Region including Parkerville, Stoneville, Chidlow and Wooroloo.

In general, the natural environment is the primary reason for most visits to the Shire – as stated in the Shire's *Local Planning Strategy (4.5.7).* Remplan calculated that in 2015, Tourism supported 234 jobs in the Shire (or 3% of the Shire's total jobs).

In the context of commercial centres, tourist visitation and spending can be very important for viability of smaller retail/commercial centres, particularly those with small local population catchments. Increases in tourist visitation and spending not only generate income (and jobs) for the Shire, but also manifests in a greater retail/service provision and amenity for local communities, including increased liveability.

9 PART A: IMPLICATIONS FOR STRATEGY

Part A of this report provides the background context for the following sections which provide the analysis and research relating to activity centres (Part B) and employment areas (Part C).

The key implications arising from the review in Part A are the following:

1 Shire of Mundaring has three distinct areas for analysis, including the Urban Region, Helena Valley and the Hills Region. Consequently, the Strategy needs to recognise the different role of centres and the differing needs of local communities within these areas.

2 The Strategy needs to recognise that the context with which the Shire is situated is somewhat different to the highly urbanised areas upon which state planning policy for activity centres is primarily based (SPP 4.2).

3 The Midland SMC has a significant influence on the hierarchy and shopping patterns of residents in the Shire of Mundaring. The Midland SMC provides a far greater retail and commercial offering than what is likely to ever occur in the Shire of Mundaring and is relatively easily accessible to most Shire residents. In addition, many residents of the Shire also work in Midland. Consequently, it is expected that a large proportion of retail expenditure will escape to Midland and other centres beyond the Mundaring Shire boundary.

4 The Strategy needs to reflect the Local Planning Scheme and associated planning and policy for local areas. Planning for future residential growth areas, Helena Valley and Mundaring Town Centre is also currently underway and the Strategy needs to be cognisant of the key issues/opportunities identified by these projects, which include:

- Constraints to future development in the Mundaring Town Centre associated with sewer/storm water capacity
- Opportunities associated with land in Helena Valley subject to airport noise constraints and that may be appropriate for light industrial activities.

5 Population projections show that the Shire's population is forecast to increase to approximately +54,130 residents by 2037.

6 The importance of activity centres and industrial areas to the Shire's economy in terms of jobs and gross revenue needs to be highlighted in the Strategy.

7 While tourism is not a major industry in the Shire, it is an industry that can add to the viability of activity centres, in particular centres in areas where tourism potential exists.

8 The nature, type of uses and the design of activity centres is changing as a result of changing consumer preferences, increased use of the internet and technology, new market entrants, changing demographics etc. Therefore, the Strategy needs to maintain a level of flexibility for the future development and design of activity centre so that it remains relevant in an ever-changing retail and activity centre context.

PART B: RETAIL AND ACTIVITY CENTRE ASSESSMENT

10 ACTIVITY CENTRE HIERARCHY

In describing the activity centre hierarchy currently in operation in the Shire of Mundaring, consideration is given to:

- The existing hierarchy as described in the LCS (1992)
- The hierarchy identified in SPP 4.2
- The varying settlement patterns throughout the Shire, and
- The current role and function of centres in the Shire.

The Local Commercial Strategy update ensures the activity centre hierarchy operating in the Shire of Mundaring is consistent with State Government planning policy, in a manner which also reflects the very real differences in the role of centres that serve predominantly rural areas.

An example is the number of small local centres in rural settlements, including Chidlow, Wooroloo and Mount Helena. Relative to an urban Perth context, these Local Centres are critically important to the social and community fabric of these smaller settlements. In addition to providing convenience retailing and basic services, these centres are a focus for social interaction and maintaining a strong sense of community identity.

Another important consideration is the role of higher-order centres beyond the Shire boundaries. The Shire of Mundaring does not contain any higher-order Strategic Metropolitan or Secondary Centres as described in SPP 4.2. However, the Midland SMC (in the City of Swan) has a significant influence on the centres hierarchy operating in the Shire of Mundaring and the shopping patterns of local residents. It is expected that the Midland SMC will continue to attract strong levels of spending and visitation from Mundaring Shire residents.

Having regard to the above, the activity centre hierarchy currently operating in the Shire of Mundaring is summarised below.

District Centre

Mundaring Town Centre is the only District Centre in the Shire. The centre serves an important role in providing a relatively comprehensive range of day-to-day convenience retailing and services, including:

- Three supermarkets (Woolworths, Coles and ALDI)
- Civic, community and local health-related services, and
- Local business and office services.

The Mundaring Town Centre serves a slightly different role to that of District Centres in the more urbanised parts of metropolitan Perth. In particular, the centre provides a generally

more diverse range of retail, personal, civic and professional services. This is due to factors including:

- A lack of other higher-order centres in the Shire
- A regional setting and the relative distance between urban settlements
- A limited number of neighbourhood centres in the Shire that accommodate basic day-to-day convenience retail and other needs (e.g. full-line supermarkets).

In this sense, the Mundaring Town Centre serves a particularly important role in serving the Shire of Mundaring.

Neighbourhood Centres

Three Neighbourhood Centres are located in the Shire. These centres provide basic convenience retailing and local-level services to residents of their surrounding catchment areas. The three centres are as follows:

- Swan View NC, located on Marlboro Road in Swan View within the Urban Region of the Shire. Swan View NC is the only centre, apart from Mundaring Town Centre, to contain a major supermarket (Coles). The centre contains an estimated 3,690m^2 of retail floorspace and primarily provides basic convenience retailing to the surrounding community. The centre appears to be generating acceptable levels of visitation and sales.
- Darling Ridge NC, is a small Neighbourhood Centre located on Morrison Road, Swan View. Darling Ridge NC is also located in the Urban Region and contains approximately 2,040m^2 of retail floorspace, including a mid-sized IGA supermarket. The centre benefits from exposure to a high number of vehicles passing along Morrisons Road.
- Helena Valley Shopping Centre, is a small Neighbourhood Centre that serves the growing population in Helena Valley. The centre contains approximately 1,730m^2 of retail floorspace and is anchored by a mid-sized IGA supermarket.

No Neighbourhood Centres are located in the Hill Region. At present, the Mundaring Town Centre primarily provides the neighbourhood-level retailing and services to residents in this area of the Shire.

Local Centres

A total of 11 Local Centres (LC) are located in Mundaring Shire. This includes 10 Local Centres in the Hills Region and one in the Helena Valley.

The Local Centres in Mundaring Shire are as follows:

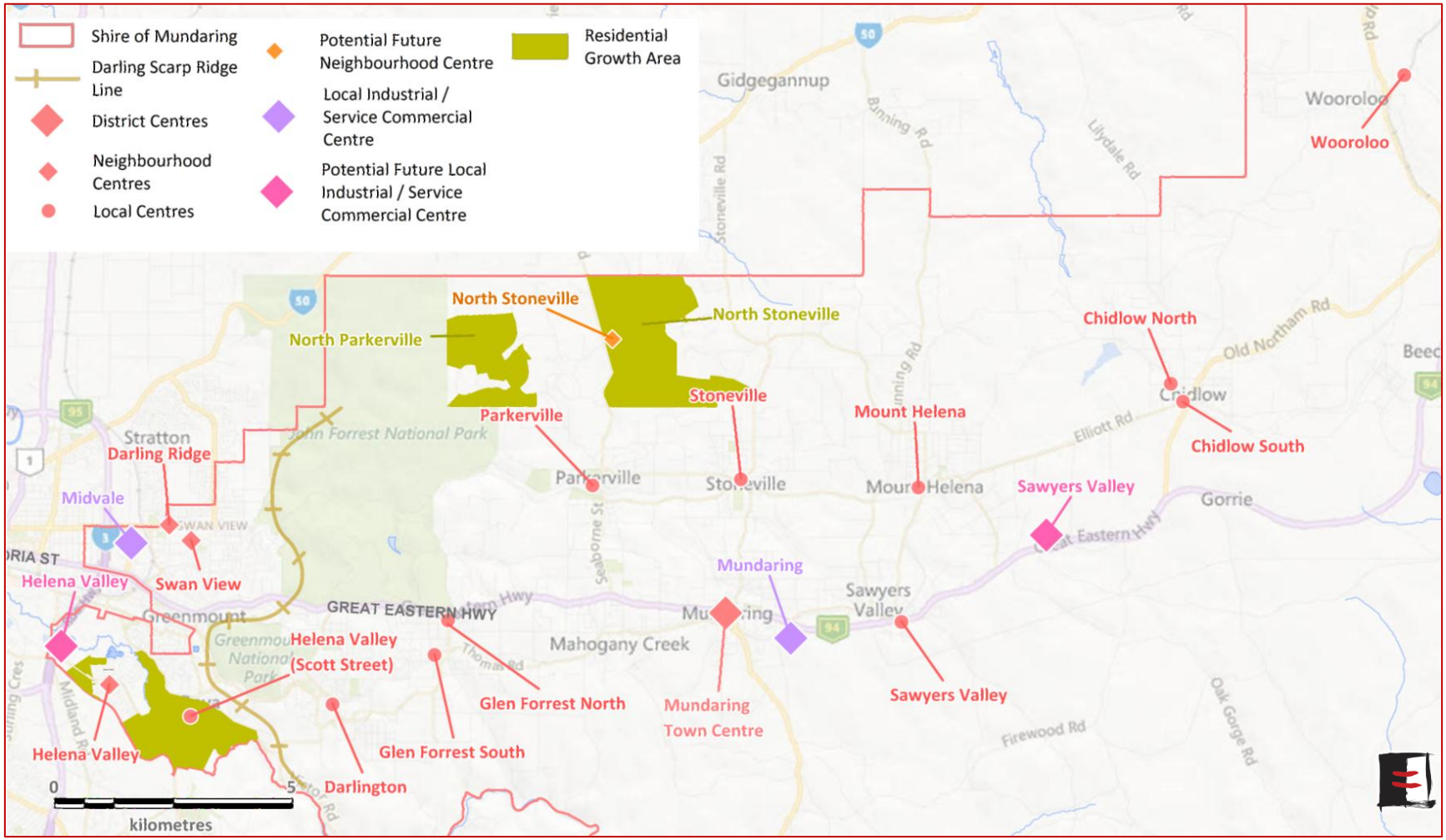
- Darlington LC, contains approximately 610m^2 of retail floorspace including café, gourmet food and liquor store, post office and restaurant. The Darlington Local Centre has two separate nodes of activity on Darlington Road and Glen Road.

- Glen Forrest North LC (Hardy Road), is located at the intersection of Hardy Road and the Great Eastern Highway. The centre is anchored by a small IGA supermarket. In total, Glen Forrest North LC contains approximately 800m^2 of retail floorspace.
- Glen Forrest South LC (Railway Parade), is located on Railway Parade and contains approximately 850m^2 of retail floorspace including a Bottlemart, Post Office and Indian restaurant.
- Parkerville LC, located on Seaborne Street comprises a general store and restaurant, totalling approximately 250m^2 of retail floorspace. A second node is located on Owen Road and contains fish n' chip shop (60 m^2) located next to the Parkerville Tavern.
- Stoneville LC, located at the intersection of Stoneville Road and Richardson Road. The centre contains eight tenancies totalling 720m^2, including a general store and a Thirsty Camel liquor outlet.
- Sawyers Valley LC, is located on the Great Eastern Highway. At present, the centre contains 220m^2 of retail floorspace including a service station, second hand shops and a dried meat retailer. The centre is under-performing and includes 340m^2 of vacant floorspace plus the vacant Sawyers Valley Tavern. Planning approval exits for a service station, associated convenience retail and fast food restaurant.
- Mount Helena LC, is anchored by a small IGA that also incorporates a True Value Hardware store. In total, the centre contains approximately 1,800m^2 of retail floorspace. The Mount Helena LC includes two activity nodes at McVicar Place and Keene Street East.
- Chidlow North LC (Rosedale Road), includes a mini-mart, butcher and vacant floorspace. Occupied retail floorspace amounts to approximately 540m^2.
- Chidlow South LC (Thomas Street), contains approximately 340m^2 of retail floorspace including a pharmacy, mini-mart, hairdresser, massage and café.
- Wooroloo LC, comprises of a general store of approximately 80m^2.
- Helena Valley LC (Scott Street), comprises approximately 680m^2 of retail floorspace plus a medical centre.

With the exception of Sawyers Valley LC and Chidlow North LC, all the above centres are successfully performing their Local Centre role in providing convenience-based retailing and services to the surrounding communities. Both the Sawyers Valley and Chidlow North centres are characterised by vacancies and relatively low levels of activity and vibrancy.

An overview of the Shire of Mundaring activity centre hierarchy is shown in Figure 10.1.

Figure 10.1: Mundaring Shire Activity Centre Hierarchy



Source: Essential Economics with MapInfo and BingMaps

11 RETAIL AND COMMERCIAL FLOORSPACE OVERVIEW

A retail and commercial floorspace survey of Shire of Mundaring's activity centres was undertaken in February 2017. This information was supplemented by data sourced from the Property Council of Australia and the Western Australian Planning Commission.

The results of the floorspace survey by centre are shown in Table 11.1.

In total, activity centres in Mundaring Shire accommodate a 27,470m^2 of retail floorspace. Mundaring Town Centre is the largest centre with approximately 13,150m^2 of retail floorspace. Key observations from Table 11.1 include the following:

- **Low vacancy levels in most centres**: Activity centre in the Shire have a floorspace vacancy rate of approximately 4.4%. In general, a vacancy rate of between 5% to 7% is typical for a centre trading satisfactorily. At the time of the survey, the Mundaring Town Centre had only one vacant shopfront.
- **A number of poor performing centres have high vacancy levels**: While the majority of centres have low vacancy levels, Sawyers Valley LC and Chidlow North LC had vacancy rates of 61% and 45% respectively. This reflects the relative under-performance of these centres.
- **Limited non-food offering**: The Shire has a very limited non-food retail offering and accommodates only 5,710m^2 of non-food retail floorspace. The Shire contains no major brand retailers in non-food products including apparel, homewares, electrical, sporting goods or hardware. As a consequence, the majority of non-food retail spending escapes to other centres, most notably Midland SMC.
- **Limited food catering and entertainment offering**: In addition to a limited non-food offering, the Shire also has a limited food catering and entertainment offer, including a low provision of cafés and restaurants.
- **Commercial floorspace caters for local services**: Other commercial floorspace (which includes commercial offices including health related uses) accounts for approximately 14% of retail and commercial floorspace in Mundaring Shire activity centres, and 19% in the Mundaring Town Centre.
- **General under-supply of retail floorspace**: The retail floorspace per capita provided in the Shire of Mundaring activity centres equates to 0.7m^2 per person (i.e. 27,470m^2 divided by 40,180 people), which is significantly less than the Australian average which is currently in the order of 2.2m^2 per person. This once again, indicates that a large proportion of retail demand by Mundaring Shire residents is met by centres beyond the Shire.

Table 11.1: Retail and Commercial Floorspace in Shire of Mundaring Activity Centres, 2017

Centre/Region	Centre Type	Food, Liquor and Groceries	Food Catering	Non-food	Total Retail	Major Tenant	Vacant	Vacancy Rate (m2)	Other Commercial	Total Retail and Commercial
Helena Valley Region										
Helena Valley NC	N'bourhood	1,500m^2	70m^2	160m^2	**1,730m^2**	IGA	90m^2	4.90%	0m^2	**1,820m^2**
Helena Valley LC (Scott St)	Local	360m^2	0m^2	320m^2	**680m^2**	-	0m^2	0.00%	610m^2	**1,290m^2**
Sub-total: Helena Valley Region		**1,860m^2**	**70m^2**	**480m^2**	**2,410m^2**		**90m^2**	**3.60%**	**610m^2**	**3,110m^2**
Urban Region										
Swan Valley NC	N'bourhood	3,240m^2	80m^2	370m^2	**3,690m^2**	Coles	0m^2	0.00%	0m^2	**3,690m^2**
Darling Ridge NC	N'bourhood	1,630m^2	240m^2	170m^2	**2,040m^2**	IGA	0m^2	0.00%	60m^2	**2,100m^2**
Sub-total: Urban Region		**4,870m^2**	**320m^2**	**540m^2**	**5,730m^2**		**0m^2**	**0.00%**	**60m^2**	**5,790m^2**
Hills Region										
Mundaring TC	District	8,960m^2	1,580m^2	2,610m^2	**13,150m^2**	Coles, W'worths, ALDI	50m^2	0.40%	3,120m^2	**16,320m^2**
Darlington LC	Local	240m^2	310m^2	60m^2	**610m^2**	-	0m^2	0.00%	280m^2	**890m^2**
Glen Forrest North LC	Local	460m^2	100m^2	240m^2	**800m^2**	IGA	160m^2	16.70%	630m^2	**1,590m^2**
Glen Forrest South LC	Local	230m^2	280m^2	340m^2	**850m^2**	-	0m^2	0.00%	0m^2	**850m^2**
Parkerville LC	Local	130m^2	190m^2	0m^2	**320m^2**	-	0m^2	0.00%	0m^2	**320m^2**
Stoneville LC	Local	160m^2	100m^2	360m^2	**620m^2**	-	100m^2	13.90%	0m^2	**720m^2**
Sawyers Valley LC	Local	60m^2	0m^2	160m^2	**220m^2**	-	340m^2	60.70%	0m^2	**560m^2**
Mount Helena LC	Local	1,100m^2	0m^2	700m^2	**1,800m^2**	IGA	70m^2	3.70%	0m^2	**1,870m^2**
Chidlow North LC	Local	540m^2	0m^2	0m^2	**540m^2**	-	440m^2	44.90%	0m^2	**980m^2**
Chidlow South LC	Local	60m^2	60m^2	220m^2	**340m^2**	-	0m^2	0.00%	0m^2	**340m^2**
Wooroloo LC	Local	80m^2	0m^2	0m^2	**80m^2**	-	0m^2	0.00%	0m^2	**80m^2**
Sub-total: Hills Region		**12,020m^2**	**2,620m^2**	**4,690m^2**	**19,330m^2**		**1,160m^2**	**5.70%**	**4,030m^2**	**24,520m^2**
Mundaring Shire Activity Centres		**18,750m^2**	**3,010m^2**	**5,710m^2**	**27,470m^2**		**1,250m^2**	**4.40%**	**4,700m^2**	**33,420m^2**

Source: Essential Economics, Property Council of Australia

12 RETAIL EXPENDITURE FORECASTS

Estimates of retail spending by residents in the Shire of Mundaring have been prepared with reference to the *MarketInfo* micro-simulation model. This model uses data from the ABS Household Expenditure Survey, ABS Population and Housing Census, and a range of other socio-economic indicators, and provides estimates of retail spending on a small area basis.

Retail spending estimates have been prepared for the Shire (as a whole), as well as the three study regions – the Urban Region, Helena Valley and the Hills Region. Retail spending estimates for Metropolitan Perth as also provided for comparison.

12.1 Per Capita Retail Spending

Average per capita retail spending estimates for Shire of Mundaring and metropolitan Perth residents in 2017 are shown in Table 12.1.

The Shire's average per capital spending on total retail (all categories) is estimated at $14,850 in 2017, which is approximately 1.1% below the metropolitan average for Perth ($15,010), and comprises:

- $5,490 per annum on food, liquor and groceries (FLG)
- $1,750 per annum on food catering
- $7,610 per annum on non-food merchandise and services.

Figures are expressed in constant 2017 dollars. The three retail spending categories considered in the analysis are defined in the Introduction chapter of this report (see Page 2).

Table 12.1 Per Capita Retail Spending, 2017 ($2017)

Retail Category	Urban Region	Helena Valley	Hills Region	Mundaring (S)	Metropolitan Perth
FLG	$5,510	$5,570	$5,460	$5,490	$5,510
Food Catering	$1,660	$1,790	$1,770	$1,750	$1,890
Non-food	$7,120	$7,840	$7,740	$7,610	$7,610
Total Retail	**$14,290**	**$15,200**	**$14,970**	**$14,850**	**$15,010**
Variation from Metropolitan Perth					
FLG	0.0%	1.1%	-0.9%	-0.4%	-
Food Catering	-12.2%	-5.3%	-6.3%	-7.4%	-
Non-food	-6.4%	3.0%	1.7%	0.0%	-
Total Retail	-4.8%	1.3%	-0.3%	-1.1%	-

Source: Essential Economics with MarketInfo Spending Model
Note: FLG refers to Food, Liquor & Groceries

12.2 Total Retail Spending, 2017 to 2037

Forecasts of retail spending by residents of the Shire of Mundaring have been prepared for the period 2017 to 2037 by applying the population forecasts presented in Chapter 7, and estimates for real growth in retail spending per capita as expressed in Table 12.1.

Estimates of future real growth in per capita spending are based on historical growth rates in retail spending over the past 20 or so years, as derived from ABS Australian National Accounts data (approximately 1% per annum).

Total available retail spending by Shire of Mundaring residents in 2017 is estimated at $596m and includes:

- Food, Liquor and Groceries: $220m
- Food catering: $70m
- Non-food: $306m

By 2037, total available retail spending by the Shire's residents is estimated to be $983m, as shown in Table 12.2. This forecast future growth in available retail spending will contribute to demand for additional retail facilities, both within and beyond the Shire, as well as an improvement in the performance of existing retailers.

All figures are represented in constant 2017 dollars and therefore the effects of price inflation are excluded from the analysis.

Table 12.2: Forecast Retail Spending by Shire of Mundaring Residents, 2017 to 2037

Retail Category	2017	2027	2037	Ave Annual Increase (%) 2017-2037
Urban Region				
FLG	$50.7m	$56.7m	$64.1m	1.2%
Food Catering	$15.3m	$17.5m	$20.2m	1.4%
Non-Food	$65.5m	$83.3m	$107.2m	2.5%
Total Retail	**$131.6m**	**$157.4m**	**$191.5m**	**1.9%**
Helena Valley				
FLG	$28.5m	$36.8m	$46.6m	2.5%
Food Catering	$9.2m	$12.1m	$15.7m	2.7%
Non-Food	$40.2m	$58.8m	$84.9m	3.8%
Total Retail	**$77.8m**	**$107.7m**	**$147.2m**	**3.2%**
Hills Region				
FLG	$141.2m	$180.9m	$203.3m	1.8%
Food Catering	$45.7m	$59.8m	$68.8m	2.1%
Non-Food	$200.1m	$291.2m	$372.4m	3.2%
Total Retail	**$387.0m**	**$532.0m**	**$644.4m**	**2.6%**
Mundaring Shire (S)				
FLG	**$220.5m**	**$274.3m**	**$314.0m**	**1.8%**
Food Catering	**$70.2m**	**$89.4m**	**$104.6m**	**2.0%**
Non-Food	**$305.8m**	**$433.4m**	**$564.4m**	**3.1%**
Total Retail	**$596.4m**	**$797.1m**	**$983.1m**	**2.5%**

Source: Essential Economics with MarketInfo Spending Model
Note: FLG refers to Food, Liquor & Groceries

13 RETAIL TURNOVER AND MARKET SHARE ANALYSIS

This Chapter presents a retail turnover and market share analysis for activity centres in the Shire of Mundaring. The analysis is based on the retail spending and floorspace data provided in the previous Chapters, as well as industry data where available. The experience of the consultants in undertaking retail turnover and market share assessments for both the private and public sector is also relevant to the analysis.

13.1 Estimated Retail Turnover

In 2017, activity centres in the Shire of Mundaring achieved total retail turnover estimated at approximately $239m, representing an average trading level of approximately $8,700/m^2 across the Shire (expressed in 2017 dollars and inclusive of GST). Table 13.1 provides a summary of estimated retail turnover by retail category for activity centres in the Shire of Mundaring.

These estimates have been prepared with the application of appropriate average trading levels (turnover per square metre) to the retail floorspace estimates presented in Chapter 11. The turnover estimates are based on published sales data (where available), and on information on likely trading performance gathered from floorspace surveys conducted by the consultant. The retail turnover figures should therefore be regarded as a fair and reasonable approximation of existing trading conditions for centres in Mundaring Shire.

Importantly, these estimates refer to total retail turnover at activity centres in the Shire, including turnover that is attributable to residents of the municipality and to non-residents, including tourists, workers and other visitors.

The average turnover level of $8,700/m^2 is relatively high; however, this is reflective of the strong trading performance of supermarkets in the Shire. Supermarkets generally have an average trading level that is higher than for speciality shops, and this is reflected in the average trading level for FLG retailers shown in Table 13.1.

Table 13.1: Retail Turnover Estimates for Shire of Mundaring Activity Centres, 2017

Category	Food, Liquor and Groceries	Food Catering	Non-Food	Total
Retail floorspace	18,750m^2	3,010m^2	5,710m^2	27,470m^2
Average trading level	$10,530/m^2	$4,880/m^2	$4,630/m^2	$8,680/m^2
Total turnover	**$197.4m**	**$14.7m**	**$26.5m**	**$238.6m**

Source: Essential Economics; industry sources
Note: Figures are in constant 2017 dollars

13.2 Retail Turnover Attributable to Mundaring Shire Residents

In order to prepare an analysis of retail market shares captured by activity centres in Shire of Mundaring, it is necessary to examine the extent to which sales at retail facilities are attributable to the Shire's residents. This analysis is shown in Table 13.2, and is based on available information with respect to the catchments served by particular centres, and from the consultant's estimates based on likely trading patterns of centres in the Shire.

The analysis shows that centres in Shire capture approximately $184m of retail turnover that can be attributed to the spending of Shire residents. This represents approximately 77% of total retail turnover in activity centres in the Shire.

The balance of approximately 23% of retail turnover is derived from non-residents, including visitors to the Shire and purchases by trades and businesses, and is estimated to account for approximately $54m million of turnover in 2017.

Table 13.2: Retail Turnover Attributable to Shire of Mundaring Residents, 2017

Category	Food, Liquor and Groceries	Food Catering	Non-Food	Total
Total turnover	$197.4m	$14.7m	$26.5m	$238.6m
Share of turnover attributable to Mundaring Shire residents	77%	76%	82%	77%
Total turnover attributable to Mundaring Shire residents	**$151.4m**	**$11.2m**	**$21.6m**	**$184.2m**

Source: Essential Economics; industry sources
Note: Figures are in constant 2017 dollars

13.3 Market Share Analysis

In 2017, centres in the Shire of Mundaring captured approximately almost one-third (31% or $184m) of the $596m of available retail expenditure by residents in the Shire. The balance of spending ($412m) was directed to centres and retailers located beyond the Shire, and to other forms of shopping such as internet-only sales.

The analysis shows that a higher market share is achieved in FLG (69%), and this reflects the extent to which people tend to shop more locally at their closest and most convenient centre for these items.

The Shire's centres capture very low market share for Non-food (7%) and Food catering (16%). This reflects both the very limited retail offering in the retail sectors and the dominance of Midland SMC nearby and a non-food and entertainment destination.

Table 13.3 summarises this analysis of market share performance for centres in the Shire of Mundaring.

Table 13.3: Mundaring Activity Centres Market Share Analysis, 2017

Category	Food, Liquor and Groceries	Food Catering	Non-Food	Total
Total turnover to Mundaring Shire residents	$151.4m	$11.2m	$21.6m	$184.2m
Total available retail expenditure	$220.5m	$70.2m	$305.8m	$596.4m
Market Shares	**69%**	**16%**	**7%**	**31%**

Source: MarketInfo; Essential Economics; industry sources
Note: Figures are in constant 2017 dollars

A number of implications are evident from the above analysis that will inform the assessment of retail development potential (or retail needs) which is provided in the following Chapter. These implications include:

1 **Activity centres in the Mundaring Shire currently capture less than one-third of the available retail expenditure by the Shire's residents**. Opportunities for increased retail provision will come from improvements in market share performance, as well as forecast increases in available spending.

2 **Improvements to the performance of existing retailers will contribute to an increase in retail market shares and an improved level of retail service for the community**. Opportunities that should improve retail choice and quality for local residents include the redevelopment of areas within centres that are not currently performing well, the introduction of improved business practises, and the attraction of new businesses – especially those which are not yet locally-represented.

3 **The following sectors are likely to represent opportunities for future retail development** as indicated by relatively low current market share performance:

- Non-food retailing, particularly in the Mundaring Town Centre
- Food catering throughout the municipality with a focus on both the local resident and visitor markets

The continued dominance of the Midland SMC as the main centre providing non-food retailing also needs to be considered.

14 RETAIL DEVELOPMENT POTENTIAL

This Chapter presents an analysis of the potential new retail development that could be supported in Mundaring Shire over the next 20 years.

14.1 Methodology

Forecasts of retail development potential in activity centres within the Shire of Mundaring have been prepared on the basis of the following approach:

1 Retailers will continue to capture an appropriate market share of the forecast available retail spending by residents in the Shire. In certain retail categories, an increase in market share may be achieved as new development is accommodated.

2 Local retailers in the Shire have potential to capture trade from people living beyond the Shire, including tourists and other passing trade. In addition, some retailers also derive a share of turnover from non-retail customers such as other businesses and tradespeople. It is assumed the share of turnover capture by non-residents remains constant at 2017 levels.

3 An aggregation of the above sources of turnover provides an estimate of the total future sales turnover that might be achieved at centres in Shire of Mundaring. By applying an appropriate average turnover level ($/m^2), an indication of the total supportable retail floorspace can be calculated.

4 An estimate of total retail development potential is made by comparing total supportable floorspace (from point 3 above) against existing floorspace provision as outlined in Chapter 11.

14.2 Forecast Market Shares

Centres in Shire of Mundaring have potential to increase the share of available retail spending that they currently capture, thereby supporting new retail development. An increase in market share may occur by improving the performance of existing retailers and/or through the addition of new retail traders.

A detailed analysis of the potential to achieve greater market share penetration in each retail category has been undertaken. The analysis is based on existing market share performance (refer Chapter 13), and identified opportunities for expanding the range of retail provision in each retail category (and centre).

For the purpose of this analysis, the following two market share scenarios have been prepared:

- Constant market share scenario, where market share for each retail category remain at the 2017 level. Even though market shares for each category remain constant, retail development is still required to meet the growing demand of the local population.

- Market share growth scenario (or high scenario), whereby market shares increase slightly to a level that reflects a realistic expectation having regard for the existing role and performance of centre and their catchments.

A summary of the two scenarios is provided in Table 14.1.

Table 14.1: Forecast Market Share Scenarios, 2017-2037

Category	Food, Liquor and Groceries	Food Catering	Non-Food
Market Shares, 2017	68.6%	15.9%	7.1%
Constant Market Share Scenario			
2027	68.6%	15.9%	7.1%
2037	68.6%	15.9%	7.1%
Market Share Growth Scenario			
2027	70.6%	18.0%	8.5%
2037	72.5%	20.0%	10.0%

Source: Essential Economics

14.3 Forecast Retail Turnover 2017 to 2037

With improvements in the available retail offer, total retail turnover in activity centres located in the Shire of Mundaring is forecast to increase from $238m in 2017 to $352m in 2037 under the constant market share scenario, and to $394m under the high scenario (in constant 2017 dollars).

A summary of forecast retail turnover for activity centres in Shire of Mundaring, and by retail category, is shown in Table 14.2 for the period 2017 to 2037.

Table 14.2: Forecast Turnover in Mundaring Shire Activity Centres, 2017-2037 (in constant 2017 dollars)

Category	Food, Liquor and Groceries	Food Catering	Non-Food	Total
Estimated Turnover, 2017	$197.4m	$14.7m	$26.5m	$238.6m
Constant Market Share Scenario				
2027	$245.6m	$18.7m	$37.5m	$301.8m
2037	$281.2m	$21.9m	$48.8m	$351.9m
Market Share Growth Scenario				
2027	$252.5m	$21.1m	$45.3m	$318.9m
2037	$297.0m	$27.5m	$69.1m	$393.5m

Source: Essential Economics

14.4 Retail Development Potential 2017-2037

Analysis of potential supportable retail floorspace and the amount of new retail development that might be supported over the period 2017 to 2037 is presented and summarised in Table 14.3 below.

This analysis is only intended to provide an **indication** of potential supportable retail development, as many factors will affect the opportunity to deliver new retail floorspace over the next twenty years.

While the analysis is intended to provide a reasonable expectation of demand for new retail development over the next twenty years, particular retail development proposals should continue to be assessed on their own merits. A performance-based approach is preferable to the adoption of retail-economic forecasts as a strict guide to floorspace growth. Other planning-related issues including traffic management, access to public transport, urban design, and sewer/storm water capacity in Mundaring, also need to be considered when assessing development proposals.

The potential for retail development in the Shire over the period 2017 to 2037 is estimated at approximately +10,000m^2 under the constant market share scenario and +17,000m^2 under the high scenario (figures rounded). This comprises the following broad estimates by retail category:

- An additional +5,400m^2 to +6,800m^2 of FLG retail floorspace to accommodate new or expanded supermarkets and specialty food, liquor and grocery stores.
- An additional +1,000m^2 to +2,100m^2 of Food Catering retail floorspace, comprising new cafés, restaurants and takeaway food stores.
- An additional +4,000m^2 to +7,800m^2 of Non-food retail floorspace, which may comprise the development of additional speciality non-food retailers such as apparel, shoes, hair and beauty, homewares, pharmacy and electrical store. Under the high scenario, this may involve the development of larger format non-food retailers such as hardware, bulky goods or even a new discount department store if the market demand warranted.

An analysis of future retail development potential for centres in the Shire is presented in Table 14.3 for each retail category, and is based on forecast turnover levels (refer Section 14.3) and the application of forecasts of average supportable retail turnover levels ($/m^2).

In all retail categories the average retail turnover level is forecast to increase at a rate of approximately 0.5% per annum in order to allow for growth in average retail performance for existing retailers.

Table 14.3: Retail Development Potential in Shire of Mundaring Activity Centres, 2017-2037

Category	Food, Liquor and Groceries	Food Catering	Non-Food	Total
Existing retail floorspace, 2017	18,750m^2	3,010m^2	5,710m^2	27,470m^2
Constant Market Share Scenario				
Supportable Retail Floorspace				
2027	22,190m^2	3,640m^2	7,700m^2	33,530m^2
2037	24,180m^2	4,060m^2	9,540m^2	37,780m^2
Retail Development Potential				
2017-2027	+3,440m^2	+630m^2	+1,990m^2	+6,060m^2
2027-2037	+1,990m^2	+420m^2	+1,840m^2	+4,250m^2
2017-2037	**+5,430m^2**	**+1,050m^2**	**+3,830m^2**	**+10,310m^2**
Market Share Growth Scenario				
Supportable Retail Floorspace				
2027	22,810m^2	4,110m^2	9,300m^2	36,220m^2
2037	25,530m^2	5,100m^2	13,490m^2	44,120m^2
Retail Development Potential				
2017-2027	+4,060m^2	+1,100m^2	+3,590m^2	+8,750m^2
2027-2037	+2,720m^2	+990m^2	+4,190m^2	+7,900m^2
2017-2037	**+6,780m^2**	**+2,090m^2**	**+7,780m^2**	**+16,650m^2**

Source: Essential Economics

14.5 Potential Retail Development Opportunities

According to the analysis in the preceding section, potential exists for between 10,000m^2 to 17,000m^2 of retail development in activity centres over the next 20 years. Potential retail development opportunities which could be accommodated in the Shire of Mundaring include the following:

Mundaring Town Centre

- Expansion of supermarket floorspace in Mundaring Town Centre. It is understood that plans exist to expand the existing Woolworths supermarket from approximately 2,500m^2 to a store of more than 3,000m^2.
- The population in the Hills Region, which broadly reflects the trade area for Mundaring Town Centre, is forecast to increase to more than 35,000 persons by 2037. This is approaching the population threshold that would support a greater array on non-food retailing, including the attraction of major tenants such as a discount department store. The attraction of a major non-food retail tenant would assist in retaining the significant amount of retail spending that escapes the Shire at present, and will also attract national brand speciality retailers of which there is currently a limited presence. Additional FLG, food catering and non-food speciality retailing in the Mundaring Town Centre.

- Having regard for the Market Share Growth Scenario presented in Section 14.4, it would be reasonable to plan for an additional 10,000m^2 of retail floorspace in the Mundaring Town Centre over the next 20 years, including the *potential* to attract additional non-food retailing to the centre.

North Parkerville and North Stoneville Neighbourhood Activity Centre

- North Parkerville and North Stoneville are two future town sites located approximately 5km to the north of the Mundaring Town Centre, and approximately 2km from each other. Combined, these sites are expected to accommodate more than 2,000 residential lots.
- Potential may exist for one small neighbourhood centre anchored by a mid-sized supermarket to serve the local convenience retail needs of future and existing residents in the area. The potential may exist for a larger retail offering depending on the eventual residential yields achieved at both sites. If possible, a site should be identified for an activity centre which is able to serve both growth areas.

Other Centres

- Potential may exist for an expansion of convenience retailing floorspace at the Helena Valley Local Centre (Scott Street), dependant on the extent of residential development that occurs in the surrounding area.
- Potential may exist for moderate expansion in the FLG and food catering offering in other activity centres throughout the Shire.

15 OTHER DEVELOPMENT OPPORTUNITIES

Commercial Floorspace

Population growth will also generate demand for other non-retail commercial floorspace including businesses such as tax accountants, health and allied health practitioners, real estate agents, travel agents, financial services, local consultancies, etc.

Currently, these types of businesses account for 14% of occupied retail and non-retail floorspace. Assuming this share continues (rounded to 15%), potential exists for an additional +2,000m^2 (constant market share) to +3,000m^2 (high scenario) of non-retail commercial floorspace over the next 20 years. It would be expected that the majority of this floorspace would be accommodated in the Mundaring Town Centre. This analysis is shown in Table 15.1.

Table 15.1: Non-retail Commercial Development Potential in Activity Centres, 2017 to 2037

Category	Constant Market Share Scenario	Market Share Growth Scenario
Retail Floorspace Demand, 2037	37,830m^2	44,120m^2
Share of non-retail commercial floorspace	15%	15%
Non-retail commercial floorspace	6,670m^2	7,790m^2
Total retail and commercial floorspace	44,450m^2	51,910m^2
Existing non-retail commercial floorspace	4,700m^2	4,700m^2
Potential for additional non-retail commercial floorspace, 2017-2037	**+1,970m^2**	**+3,090m^2**
Total retail and non-retail floorspace demand, 2017-2037	+12,230m^2	+19,740m^2

Source: Essential Economics

Other Uses

Activity centres within the Shire should also seek to provide a variety of other facilities and services. Examples include:

- **Health related services**, medical centres and allied health services (ie. dental, physiotherapy, podiatry, etc).
- **Educational services**, including pre-school, primary and secondary schools and adult training and education.
- **Community facilities**, including libraries, child-care, community and youth centres, public halls, religious buildings, etc.
- **Cultural, recreation and entertainment facilities**, including performing arts centres, museums, galleries, sporting facilities, gymnasiums, hotels, etc.

- **Tourism infrastructure**, including visitor accommodation, conference centres, visitor centres, etc.

The functionality and sustainability of centres can be improved where a genuine mix of these uses is encouraged, in addition to the core activities that are usually shopping (retail) and commercial uses (primarily office).

A diverse mix of uses assists in attracting people to centres for a variety of purposes, and encourages residents to spend additional time and money in a centre.

16 PART B: IMPLICATIONS FOR THE STRATEGY

Part B of this report provides an assessment of the future opportunities for activity centres in the Shire of Mundaring. The key implications arising from the analysis presented in Part B are the following:

1 The Strategy should identify an activity centre hierarchy that aligns with the SPP4.2 while also taking into account the unique context and setting for the Shire. A hierarchy will be developed which consists of the following levels:

- District centre (Mundaring Town Centre)
- Neighbourhood centre
- Local centre

2 Retailers in the Shire of Mundaring currently capture only 31% of resident spending, meaning 69% of spending escapes to centres further afield. The level of escape spending is particularly high for the non-food and food catering retail categories. From an economic development perspective, it will be important to 'capture' as much of this escape spending as is reasonable.

3 Potential exists for between 10,000m^2 to 17,000m^2 of retail development in Mundaring Shire activity centres over the next 20 years. This may include:

- Expansion of supermarket floorspace in Mundaring Town Centre
- Potential for a greater range of non-food retailing, including the potential for a major non-food retail tenant in the longer-term
- Potential for one new neighbourhood centre to serve the future North Parkerville and North Stoneville town sites
- Moderate expansion of FLG and food catering offering in other activity centres throughout the Shire.

4 Potential also exists for between 2,000m^2 and 3,000m^2 in non-retail commercial floorspace over the next 20 years, it is likely the majority of this space will be located in the Mundaring Town Centre.

5 The Strategy should consider ways in which to continually improve the performance of Local Centres, particularly those located in smaller settlements. This may involve encouraging tourism aspects.

PART C: EMPLOYMENT LAND REVIEW

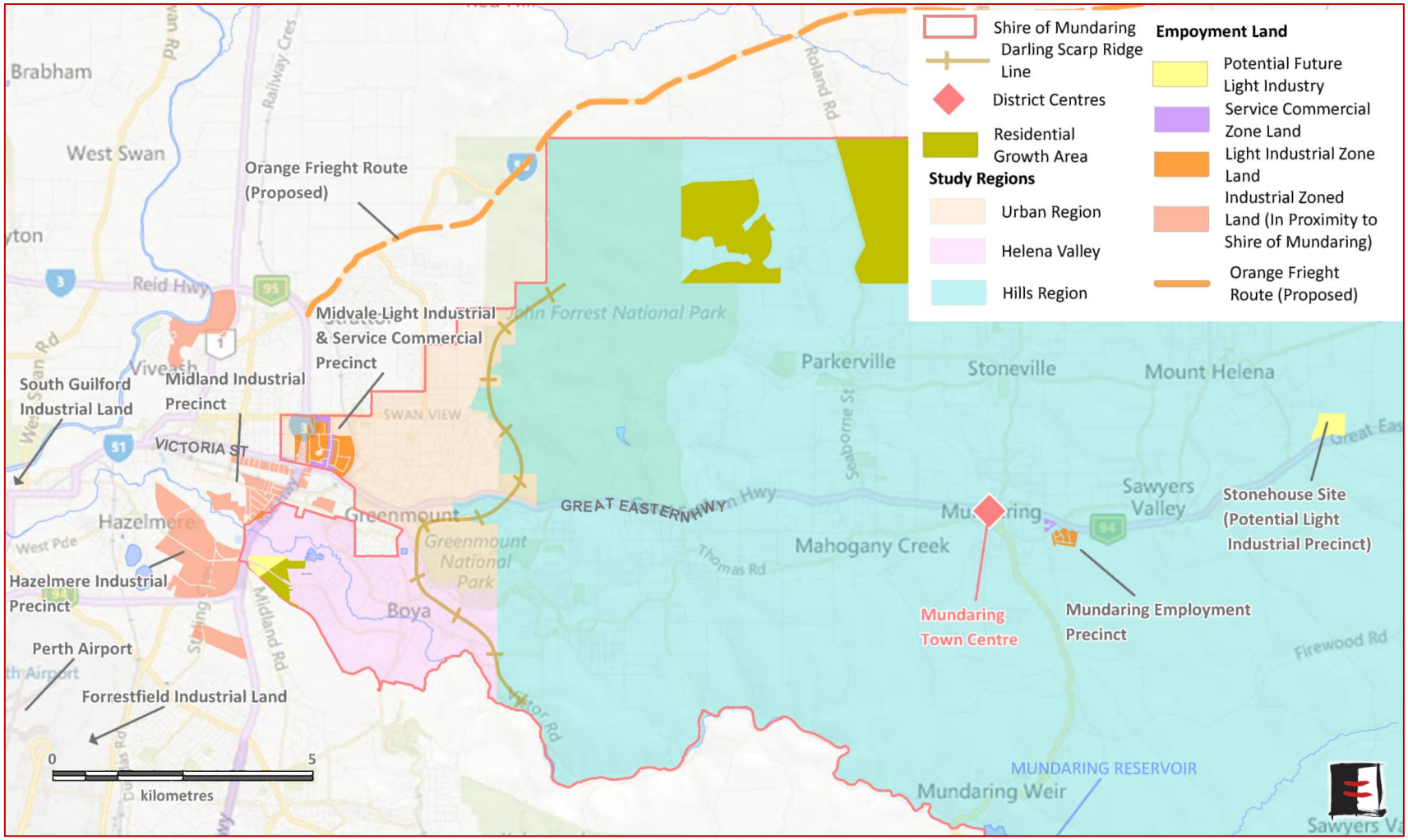
17 REGIONAL EMPLOYMENT LAND CONTEXT

'Employment Land' (i.e. light industrial and service commercial) is at two locations in the Shire of Mundaring: Midvale and at the eastern edge of the Mundaring Township. The location of this land is shown in Figure 17.1.

In addition to current employment land, the broader context for employment land development in the Shire is also shown in Figure 17.1. The key points to consider are as follows:

- Light industrial and service commercial land is located at Midvale in the west of the Shire, and on the eastern edge of Mundaring. No heavy industrial land is located in the Shire.
- The Great Eastern Highway runs through the middle of the Shire and provides a major transport link from metropolitan Perth to the Wheat Belt region, and further to Adelaide.
- The Orange Route is a proposed major freight link between Perth and Northam which will form part of the Perth Adelaide National Highway. Proposed for many years, when implemented, the Orange Route will run through the northern reaches of the Shire of Mundaring and extend the Double Road Train network into metropolitan Perth. At present, Perth bound Double Road Trains 'break down' into smaller vehicles at Northam due to the gradient on the Great Eastern Highway at Greenmount.
- In municipalities adjacent to the Shire of Mundaring, significant employment (industrial related) land is located at Midland, Hazelmere, South Guilford and Forrestfield in the eastern region of metropolitan Perth.
- The Perth Airport is located approximately 5.5km from the south-western extent of Shire boundary, and is key factor influencing the development of transport, logistics and warehousing uses in metropolitan Perth.
- Significant future population increases will occur at a number of locations in the Shire including Helena Valley, North Stoneville and North Parkerville and will drive future demand for population-serving industrial businesses (e.g. auto-mechanics, cabinet makers, construction-related workshops, etc).
- Land in Helena Valley and Sawyers Valley has been previously identified as having potential to accommodate industrial uses. In addition, a future opportunity may present for the development of industrial land at a location proximate to the proposed Orange Route.

Figure 17.1: Shire of Mundaring Employment Areas – Regional Context



Source: Essential Economics with MapInfo and BingMaps

18 EMPLOYMENT LAND SUPPLY

For the purposes of this Study, the employment land supply in Shire of Mundaring refers to the supply of land zoned 'Light Industrial' and 'Service Commercial'.

The Shire currently contains two locations that each contain both light industrial and service commercial land: Midvale and in Mundaring.

In total, the Shire contains 63ha of Light Industrial Zoned land and 16.5ha of Service Commercial Zoned land. The majority of this land is already occupied with only 3.7% of Light Industrial Zoned land and 1.5% of Service Commercial zoned land currently vacant. This presents very limited opportunities for attracting new business to the Shire that require industrial or service commercial land, as well as providing few opportunities for existing businesses to expand.

The lack of land to cater for new businesses was also identified in discussions with local real estate agents undertaken to inform the employment land analysis.

Table 18.1: Employment Land Supply in Shire of Mundaring, 2017

	Light Industrial Land (Ha)	Service Commercial Land (Ha)
Mundaring Employment Area		
Total Net Land	10.9 ha	2.9 ha
Occupied	8.8 ha	2.8 ha
Vacant/Underutilised	2.0 ha	0.1 ha
% Vacant/Underutilised	**18.9%**	**3.5%**
Midvale Employment Area		
Total Net Land	52.2 ha	13.6 ha
Occupied	51.9 ha	13.5 ha
Vacant/Underutilised	0.3 ha	0.1 ha
% Vacant/Underutilised	**0.6%**	**1.0%**
Mundaring Shire		
Total Net Land	63.0 ha	16.5 ha
Occupied	60.7 ha	16.2 ha
Vacant/Underutilised	2.4 ha	0.2 ha
% Vacant/Underutilised	**3.7%**	**1.5%**

Source: Essential Economics with NearMap
Note: Figures are rounded

An overview of the two employment areas in the Shire is provided below.

Mundaring Employment Area

- Contains 10.9ha of net land in the Light Industrial Zone and 2.9ha in the Service Commercial Zone located along the Great Eastern Highway.
- Approximately 2.0ha (18.9%) of Light Industrial zoned land is vacant/underutilised and a large proportion of this land (1.4ha) comprises a large site which is for sale on the precinct's eastern periphery.
- The Service Commercial zoned land is almost entirely built-out, apart from one lot comprising 0.1ha (3.5%) of total net land.
- Predominant land uses for the Light Industrial zoned land include trade automotive, construction and some manufacturing/fabrication.
- The Service Commercial zoned land has land uses including showroom, automotive retail, trade and electrical, as well as two cafes.
- The Mundaring Employment Area largely services the localised needs of the Hills region.

Midvale Employment Area

- Contains 52.2ha of total net land in the Light Industrial Zone and 13.6ha in the Service Commercial Zone. The Service Commercial Zoned land predominately fronts Farrall Road which runs north-south through the centre of the precinct.
- Both the Light Industrial Land and Service Commercial Land are effectively built-out. Just 0.3ha (0.6%) of Light Industrial zoned land and 0.1ha (1.0%) of Service Commercial Land is vacant/underutilised.
- Predominant land use typologies for Light Industrial zoned land include manufacturing and fabrication, automotive, trade and electrical related and warehousing and logistics. The warehousing and logistics uses are typically on larger sites west of Artello Bay Road and Orchard Avenue.
- The Service Commercial zoned land has land uses including showrooms, bulky goods and trade supplies (including Mitre10 and Trade Link), rental and hiring, and some manufacturing and warehousing. Predominately these land uses serve business models which require excellent exposure to passing trade.
- As a whole, businesses located in this employment precinct service markets in the wider eastern and northern-eastern areas of metropolitan Perth, this includes residents and business located outside the Shire. In this respect, the Midvale employment area is an important source of 'export income' and economic activity for the Shire of Mundaring.

19 EMPLOYMENT LAND DEMAND

The Shire of Mundaring is not a location for major development/investment in terms of employment land (either light industrial or service commercial).

In recent years the value of industrial building approvals has been negligible for the Mundaring SA3 compared to surrounding regions, as discussed earlier in this report (refer Section 8.2). It is probable that such development/investment has been stymied, at least in part, by the lack of employment land supply identified in the previous Chapter.

19.1 Demand for Employment Land in the Hills Region

A number of factors will drive future demand for industrial and service commercial land in the Shire.

Importantly, the Shire's projected population growth will increase demand for population serving industries and businesses. Areas within the Shire earmarked to observe significant future residential development include Helena Valley (1,380 lots) and the future town sites of North Stoneville (1,200-1,700 lots) and North Parkerville (700 lots).

Of the current employment land in the Shire, the Mundaring Employment Area has a predominant local service function for the Hills region.

In contrast, the Midland Employment Area– by virtue of the type and scale of business/industry – has a wider regional/metropolitan role and is subject to a broader set of demand drivers.

The future requirement of light industry and service commercial land in the Hills Region will largely be driven by population growth. Therefore, future demand can be calculated, in an indicative sense, by calculating the current rate of occupied land per capita and multiplying this by the forecast future population. These calculations are shown in Table 19.1.

Currently (May, 2017), the Hills Region has 8.8ha of occupied Light Industrial land and 2.8ha of occupied Service Commercial Land. This equates to 3.4ha of occupied Light Industrial land and 1.1ha of Service Commercial zoned land per 1,000 residents in the Hills region.

By 2037, based on the forecast population growth, it is forecast total demand will exist for at least 12ha (net) of Light Industrial and 3.8ha (net) of Service Commercial zoned land. This represents a net increase of +1.1ha of Light Industrial and +0.9ha of Service Commercial zoned land.

Assuming 20% of land is required for roads, total land requirements are **+1.3ha** for additional Light Industrial zoned land and **+1.0ha** for Service Commercial zoned land over the next 20 years.

Based on the above, it would be prudent to plan for **at least** an additional 2.5ha of employment land in the Hills Region over the next 20 years.

The above calculations are summarised in Table 19.1.

Table 19.1: Future Requirements for Light Industrial & Service Commercial Land with Local Service Role (Hills Region), 2017-2037

Category	Light Industrial	Service Commercial	Total Employment Land
2017			
Total land (net)	10.9ha	2.9ha	13.7ha
Occupied land (net)	8.8ha	2.8ha	11.6ha
Hills region population	25,850 persons	25,850 persons	25,850 persons
Occupied net land per 10,000 persons	3.4ha	1.1ha	4.5ha
2037			
Hills region population	35,200 persons	35,200 persons	35,200 persons
Forecast demand for land (net)	12.0ha	3.8ha	15.7ha
Forecast demand for additional land (net)	1.1ha	0.9ha	2.0ha
Forecast demand for additional land (gross) allowing for 20% of land for roads etc	**1.4ha**	**1.1ha**	**2.4ha**

Source: Essential Economics

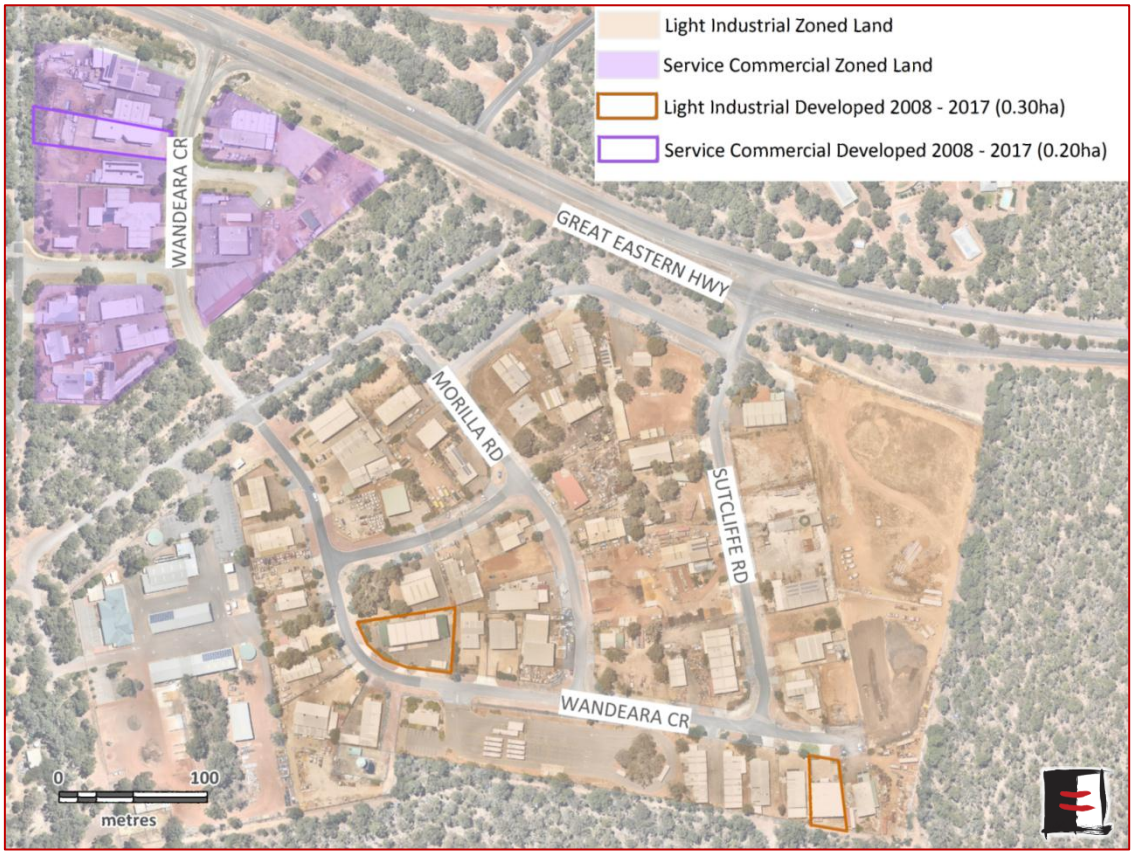
The above forecasts should be viewed as a minimum requirement.

A survey of recent development in the Mundaring Employment Area using aerial imagery (Nearmap) was undertaken. This survey found that development rates have been very low; between 2008 and 2017 only 0.3ha of Light Industrial and 0.2ha of Service Commercial land were developed, as shown in Figure 19.1.

These development rates are low relative to the population increase and indicate that an element of latent (or unrealised) demand is likely. This has been confirmed during discussions with local real estate agents that indicate enquiries for industrial land cannot currently be satisfied in the Mundaring Employment Area.

Acknowledging the forecast population increase, prevailing supply and the possibility of latent demand, it is prudent to plan for a quantum of land in the order of, say at least **+5ha** for future light industrial/service commercial use in the Hills Region. In locations where industrial development has been constrained due to a lack of supply, it is difficult to forecast demand. An allowance of at least 5ha is considered to be sufficient to accommodate a small light industrial precinct. Depending on the uptake of any initial industrial development in the Hills region, potential may exists for future expansion.

Figure 19.1: Recent Development in the Mundaring Employment Area, 2008 - 2017



Source: Essential Economics with MapInfo, BingMaps, Nearmap & StreetPro

19.2 Demand for Employment Land in the Helena Valley and Urban Region

The Midvale Employment Area and other nearby employment land located outside the Shire (e.g. Midland/Bellevue and Hazelmere) serve the populations in the Urban and Helena Valley Regions. . These precincts form part of a wider network of industrial land in the eastern metropolitan region and that is in proximity to Perth Airport, and is subject to a broader and more complex suite of demand drivers than simply local residential population growth.

The Midvale (located in Shire of Mundaring), Midland/Bellevue and Hazelmere employment areas are shown in Figure 19.2. All three areas are well-serviced by major transport routes and benefit from being co-located with other industries and businesses.

In total, these areas comprise 438ha of employment zoned land and combined have experienced a total of 71.7ha of development (net) between 2007 and 2017. This represents an average of 7.2ha per annum and comprises the following rates of development:

- Midvale Employment Area: Total of 7.9ha (or 0.8ha per annum). This area was already largely developed in 2007 and consequently has experienced limited further development in recent years.

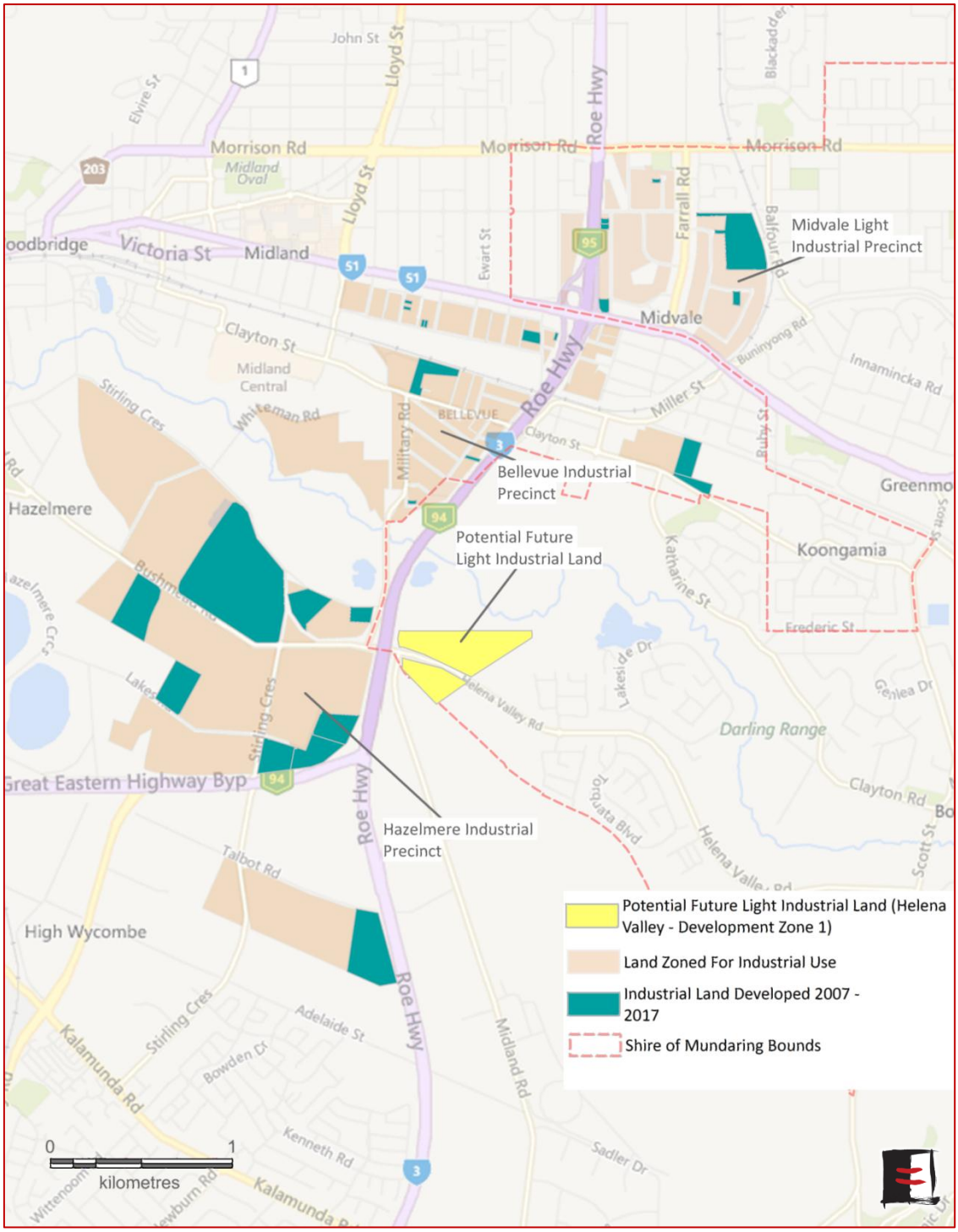
- Hazelmere: Total of 57.5ha (or 5.8ha per annum). Hazelmere has attracted a number of large scale industries, in particular transport and logistics (e.g. TOLL, Linfox and CTI Logistics).
- Midland/Bellevue: Total of 6.3ha (or 0.6ha per annum). This area was already largely developed in 2007 and consequently has experienced limited development in recent years.

It is expected that sufficient demand exists to warrant identification and planning of additional employment land in either Helena Valley or the Urban Region. This takes into account the following factors:

- Limited supply of industrial land/service commercial land is available in the Midvale Employment Area and surrounding areas, currently estimated at 31.3ha.
- Historic rate of industrial land development for the wider region of 7.1ha per annum over the past 10 years.

Only a limited opportunity exists to expand the Midvale Employment Area in the Shire of Mundaring. However, land has been identified in Helena Valley that may be suitable for light industrial development. This opportunity is discussed in the following section.

Figure 19.2: Regional Industrial Development 2007 – 2017 (Midvale, Midland, Bellevue & Hazelmere)



Source: Essential Economics with MapInfo, BingMaps, Nearmap & StreetPro

20 POTENTIAL OPPORTUNITIES FOR ADDITIONAL EMPLOYMENT LAND

It is apparent that additional employment land will need to be identified and planned to service future demand in Shire of Mundaring.

Importantly, the identification and planning of future employment land in the Shire needs to consider the types of land required in terms of its role, be it a local service role (such as Mundaring employment area) or employment areas that perform a broader metropolitan/state-wide role (such as the Midvale employment area).

According to the analysis in the previous Chapter, at least 5ha of additional light industrial/service commercial land is required in the Hills Region.

In addition, potential may exist in the Shire for the identification and development of future employment land suitable for larger scale development and industry that has a regional, state or interstate focus. The future development of the proposed Orange Route may provide opportunities for industry requiring larger land areas, in particular freight and logistics.

The typical base-line requirements for industrial land are summarised below:

- **Transport connection:** well-located and accessible to transport infrastructure including freeways or highways, major rail and airports.
- **Suitable and developable land:** flat unconstrained land that is suitable to the development of large sites providing amble space for warehousing and transport/ logistics uses.
- **Easily serviced:** connected to infrastructure (water, electricity or gas), or connected at minimal cost.
- **No land use conflict:** buffers exist that allow earmarked land uses proceed with no or minimal impacts to neighbouring land uses.

Three areas have been identified as having potential for future employment zoned land. These areas are discussed below.

Helena Valley

Land in the Development Zone 1 area that is subject to the aircraft noise constraints was recommended for future Light Industrial/Service Commercial land uses in Helena Valley Land Use Study (2013) undertaken by RPS. Employment land could provide an appropriate transition between Hazelmere (heavy) industrial precinct and suburban residential area further east and south on Helena Valley Road.

This area contains approximately 15.8ha of relatively flat and unencumbered land.

Having regard for the following factors, the Helena Valley land is well located for light industrial/service commercial uses:

- Well located with respect to major transport routes including the Roe Highway and Great Eastern Highway.
- Proximity to major existing industrial areas in Hazelmere and Midland.
- Proximity to Perth Airport.
- Demonstrable demand for industrial land in the surrounding area of more than 7ha per annum over the past decade.

In addition, the constraints placed on the land due to the airport noise contours mean that it cannot be developed for residential purposes.

Sawyers Valley

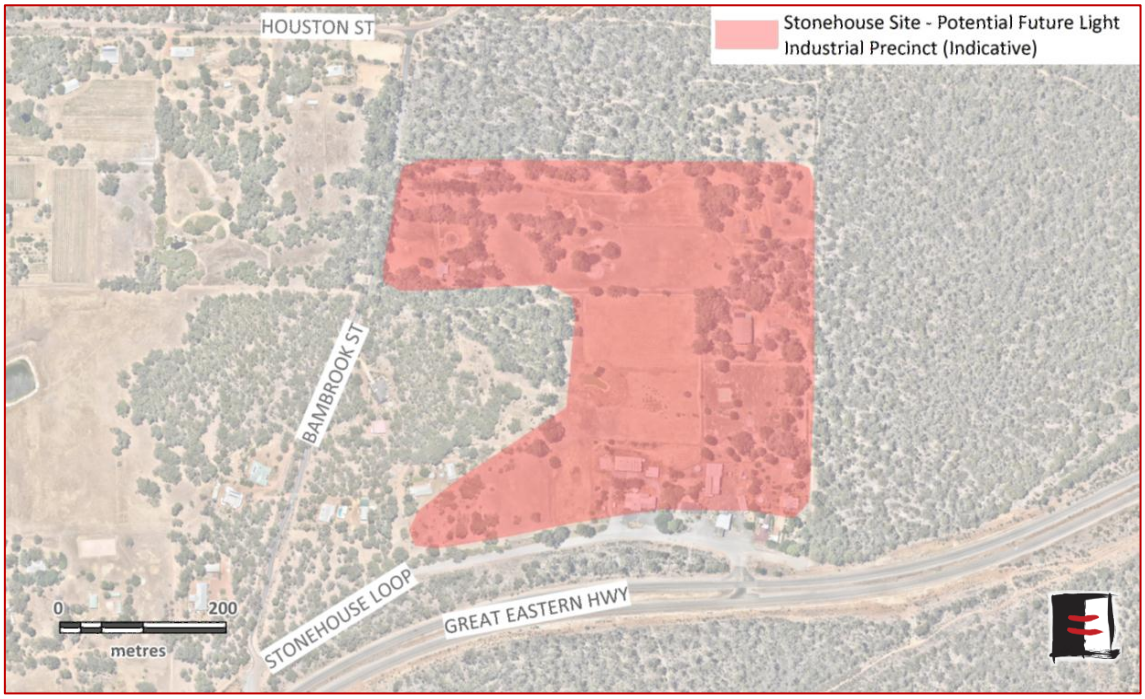
It is understood Council is investigating the suitability of the 'Stonehouse Site' being rezoned for light industrial use. This site is shown in Figure 20.1 and is located directly north of the Great Eastern Highway.

As described in Chapter 19, it would be prudent to plan for at least 5ha of Light Industrial/Service Commercial land in the Hills Region. In this respect, the 'Stonehouse Site' represents a sensible location to meet the future demand for Light Industrial/Service Commercial land.

Key features of the Stonehouse Site that are conducive for industrial uses include the following:

- Access and exposure to Great Eastern Highway provides an opportunity to deliver Service Commercial land fronting Great Eastern Highway and Light Industrial land at the rear.
- A service road currently exists which provides an opportunity to plan for access and egress to Great Eastern Highway
- Ample land exists to the north should future demand warrant an expansion of industrial land.

Figure 20.1: 'Stonehouse' Site



Produced by Essential Economics using MapInfo

Orange Route

It is understood that Council is investigating the potential for land to be identified and planned for industrial use which is accessible to the proposed Orange Route. The exact alignment of the Orange Route is unknown at present; however, an opportunity may exist for a transport and logistics based industrial estate in the future once the alignment is confirmed.

It is recommended that a study on the demand for a major industrial area in proximity to the Orange Route be undertaken at an appropriate time in the future when greater clarity on the timing and alignment of the Orange route is available. The study should consider the alignment of the Orange Route and the potential role in a metropolitan and state-wide context in providing for transport and related industries.

21 PART C: IMPLICATIONS FOR STRATEGY

Part C of this report provides an assessment of the future opportunities for employment land in Mundaring Shire. The key implications arising from the analysis presented in Part C are the following:

1 The Strategy should recognise the important role the Shire's light industrial and service commercial centres perform in providing local employment opportunities and economic activity.

2 Very limited opportunities exist to attract new or expanding businesses that require industrial or service commercial zoned land. Consequently, a need exists to identify land for future industrial/service commercial rezoning. Areas to consider include:

- The 'Stonehouse Site' in Sawyers Valley
- Land in the Helena Valley encumbered by airport noise contours.

3 Potential may also exist in the longer-term for the establishment of a logistics based industrial areas located along the proposed Orange Route. This may be investigated in the medium to long-term.

ATTACHMENT 5

Item 10.2

37 pages

ESSENTIAL ECONOMICS

Shire of Mundaring

Local Commercial Strategy

STRATEGY AND IMPLEMENTATION PLAN

FINAL DRAFT

Prepared for

Shire of Mundaring

By

Essential Economics Pty Ltd

June 2017

Authorship

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Draft report	Nick Brisbane Jack O'Connor	13 June 2017	Sean Stephens Shire of Mundaring Council Officers	14 June 2017 16 June 2017
Final draft report	Nick Brisbane	23 June 2017	Sean Stephens	23 June 2017
Final report				

Disclaimer

Every effort has been made to ensure the accuracy of the material and the integrity of the analysis presented in this report. However, Essential Economics Pty Ltd accepts no liability for any actions taken on the basis of report contents.

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EXECUTIVE SUMMARY

Background to Strategy

The Shire of Mundaring's existing Local Commercial Strategy was adopted in 1992. Since that time the State Government planning context has changed significantly with respect to urban growth principles, planning policies and consideration of activity centres. *State Planning Policy No. 4.2 – Activity Centres for Perth and Peel*, along with *Direction 2031* and associated Sub-regional Strategies, now form the basis for activity centre planning in Perth and Peel.

An updated Local Commercial Strategy is required which provides a contemporary strategic policy framework, while also reflecting the unique settlement patterns and issues relevant to the Shire of Mundaring.

Regional Activity Centre and Employment Land Context

The Shire of Mundaring is located on the eastern fringe of Metropolitan Perth, approximately 15km from the Perth CBD. The economic and planning context of the Shire is influenced by its location on Perth's peri-urban fringe, and a unique topography provided by the Darling Range.

Mundaring Town Centre is the largest activity centre in the Shire and is classified in State Planning Policy 4.2 as a 'District Centre'. Three Neighbourhood Centres (all located in the western or urban parts of the Shire) and eleven Local Centres provide for the day-to-day and weekly shopping requirements of local communities.

The Shire of Mundaring contains two locations of light industrial and service commercial zoned land: Midvale and in Mundaring. A very limited supply of vacant land currently exists at both of these locations.

Key Findings and Directions of the Background Report

This Strategy and Implementation Plan is supported by detailed analysis and research which is provided in a Background Report. The key directions and findings arising from the background research and analysis include:

1 Activity centre and employment land planning needs to align with State Policy while also reflecting the unique pattern of development in the Shire of Mundaring.

2 Midland Strategic Metropolitan Centre has a significant influence on activity centres in the Shire of Mundaring.

3 Activity centres and employment land are critical to retaining local employment opportunities in the Shire.

4 Forecast population and retail spending growth will drive demand for future development opportunities in activity centres and employment areas. The Shire's

resident population is forecast to increase from an estimated 40,200 persons in 2017 to 54,100 persons by 2037.

5 Allowing for population growth and the retention of a moderate level of escape spending (or an increase in local market share), potential for an additional +17,000m^2 of retail floorspace in the Shire of Mundaring is identified over the next 20 years. Opportunities to accommodate this growth include:

- Expansion of supermarket floorspace in Mundaring Town Centre
- Potential for a greater range of non-food retailing, including a major non-food retail tenant in the Town Centre
- Potential for a new neighbourhood centre to serve the future North Parkerville and North Stoneville town sites
- Moderate expansion of food, liquor grocery (FLG) and food catering offering in other activity centres throughout the Shire.

6 A need exists to plan for the long-term expansion of services in the Mundaring Town Centre. By 2037, the population served by the Town Centre will approach a critical mass that may support a greater array of retailing and other services.

7 Local Centres meet day-to-day convenience needs and are important community focal points. Ten of the eleven Local Centres in the Shire are located in the Hills Region.

8 Activity centres are changing and a need exists to retain flexibility in planning for existing and future centres.

9 Opportunities exist for new employment land in Sawyers Valley and Helena Valley.

Shire of Mundaring Activity Centre and Commercial Hierarchy

The hierarchy of activity centres and commercial centres (i.e. industrial/highway service zoned land) in the Shire of Mundaring consists of the following:

- One District Centre (Mundaring Town Centre)
- Three existing and one potential future Neighbourhood Centre
- Eleven Local Centres
- Two existing and two potential Light Industry /Service Commercial

Vision, Objective and Implementation Plan

A set of Vision Statements and Objectives have been prepared in order to guide the ongoing development of the Shire of Mundaring activity centre and commercial hierarchy, and to provide the basis for the subsequent detailed objectives which are presented in the Action and Implementation Plans.

These objectives support the continued development and primacy of the Mundaring Town Centre within the hierarchy, ensure centres are well designed and maximise local employment opportunities and community outcomes.

The following four objectives form the basis of the Action and implementation Plans:

Objective 1: *Support the continued development of the Mundaring Town Centre as the District Centre serving the Shire of Mundaring and beyond.*

Objective 2: *Support the viability of the Shire of Mundaring activity centre and commercial hierarchy so that it continues to perform the important role of providing accessible facilities and services to residents, visitors and businesses.*

Objective 3: *Ensure activity centres in the Shire of Mundaring are well-designed places where people enjoy shopping, doing business, and participating in community activities.*

Objective 4: *Maximise local economic development and employment opportunities in the Shire's activity centres and employment precincts.*

INTRODUCTION

Essential Economics has been commissioned by the Shire of Mundaring to prepare the ***Shire of Mundaring Local Commercial Strategy 2017*** (the 'Strategy'). The Strategy comprises a detailed assessment of the demand and supply for retail, commercial and industrial development in the municipality, and presents recommendations to guide the future development of activity centres and commercial areas.

The Strategy is intended to inform future updates of the Local Planning Strategy, as well as various plans and strategies relating to specific activity centres, commercial areas and identified urban growth areas. A framework for developing a sustainable network of activity centres and commercial areas serving residents of the municipality is also provided.

The Shire of Mundaring's previous Local Commercial Strategy was adopted in 1992. Since that time, the State planning context has changed significantly with respect to urban growth principles, planning policies and consideration of commercial centres. *State Planning Policy No. 4.2 – Activity Centres for Perth and Peel*, along with *Direction 2031* and associated Sub-regional Strategies, now form the overarching policy basis for planning activity centres.

An updated Strategy ensures the planning for activity centres and commercial areas in the Shire of Mundaring reflects the current State strategic policy framework. In addition, the unique settlement patterns and issues relevant to the Shire of Mundaring are incorporated into the Strategy. The Shire consists of a relatively unique mix of established urban areas, newly-developing suburbs, low-density urban development, and rural areas.

This report is the ***Shire of Mundaring Local Commercial Strategy and Implementation Plan.*** A Vision for the future development of activity centres and commercial areas is developed in this report, and a detailed action and implementation plan to achieve that vision is provided.

Analysis that has been undertaken to inform the preparation of the Strategy and Implementation Plan is presented in an accompanying volume (***Shire of Mundaring Local Commercial Strategy – Background Research and Analysis***).

This Strategy and Implementation Plan includes the following content:

1. A description of **Regional Activity Centre and Employment Land Context** relevant to the Shire of Mundaring, ensuring the Strategy reflects the influences of higher-order activity centres and employment land located beyond the Shire.

2. A summary of the **Key Findings and Directions of the Background Report** which provides the detailed analysis and research upon which this Strategy has been developed.

3. A description of the **Shire of Mundaring Activity Centre and Commercial Hierarchy**, including the preferred roles of each centre type

4 A set of **Objectives and Vision Statements** which provides overall guidance for the future development of activity centres and commercial areas in the Shire of Mundaring

5 Four **Action and Implementation Plans** which present measures to achieve the vision and objectives including the identification of roles, responsibilities and timing

6 A **Monitoring and Review** process.

The Strategy should be read in conjunction with other relevant strategies and policies adopted by the Shire of Mundaring.

Mundaring Town Centre

Darlington Local Centre

1 REGIONAL ACTIVITY CENTRE AND EMPLOYMENT LAND CONTEXT

Shire of Mundaring

The Shire of Mundaring is located on the eastern fringe of Metropolitan Perth, approximately 15km from the Perth CBD. Covering an area of 644 square kilometres, the Shire has an estimated resident population of 39,990 persons (2016 estimate).

The economic and planning context of the Shire is influenced by a location on Perth's peri-urban fringe, and a unique topography provided by the Darling Range. Key locational and geographic influences for the Shire are shown in Figure 1, including activity centres, industrial areas and the Great Eastern Highway.

Areas in the far west of the Shire – including Midvale, Swan View and Helena Valley – are located on the Swan Plain. These areas are integrated into metropolitan Perth's urban fabric. Midvale contains a light industrial precinct which is an important driver of economic income and employment in the Shire.

Darling Range forms the balance of the Shire and is known locally as the 'Hills Region'. Map 1 shows the ridge-line separating the 'suburban' area(s) and the Hills Region.

The Hills Region is characterised as a mixed peri-urban and rural area which contains a number of idyllic villages/towns in a setting of rolling hills and bushland. This region of the Shire is renowned for its outdoor lifestyle and nature-based activities.

Mundaring (township) is the largest settlement in the Hills Region. The township has the most extensive retail, commercial, industrial, community and civic administrative offer of all 'Hills' settlements. Consequently, Mundaring serves an important regional service role for the Shire and beyond.

A number of areas have been identified for future urban growth including Helena Valley, North Stoneville and North Parkerville. These areas are also shown in Map 1.

Activity Centres

Mundaring Town Centre is the largest activity centre in the Shire and is classified in State Planning Policy 4.2 as a 'District Centre'. The centre serves an important role in providing a relatively comprehensive range of day-to-day convenience retailing and services. Overall, Mundaring Town Centre provides a more diverse range of retail, personal, civic and professional services than that typically provided in District Centres located in the balance of metropolitan Perth.

A total of three Neighbourhood Centres (all located in the western or urban parts of the Shire) and eleven Local Centres provide for the day-to-day and weekly shopping requirements of

local communities. Many of the Local Centres serve the smaller settlements in the eastern and southern parts of the Shire.

Midland, located 1.8km to the west of the Shire's boundary, is the closest Strategic Metropolitan Centre (SMC). As a SMC, Midland draws substantial trade from residents living within the Shire of Mundaring.

The location of the above mentioned centres are also shown in Map 1.

Employment Land

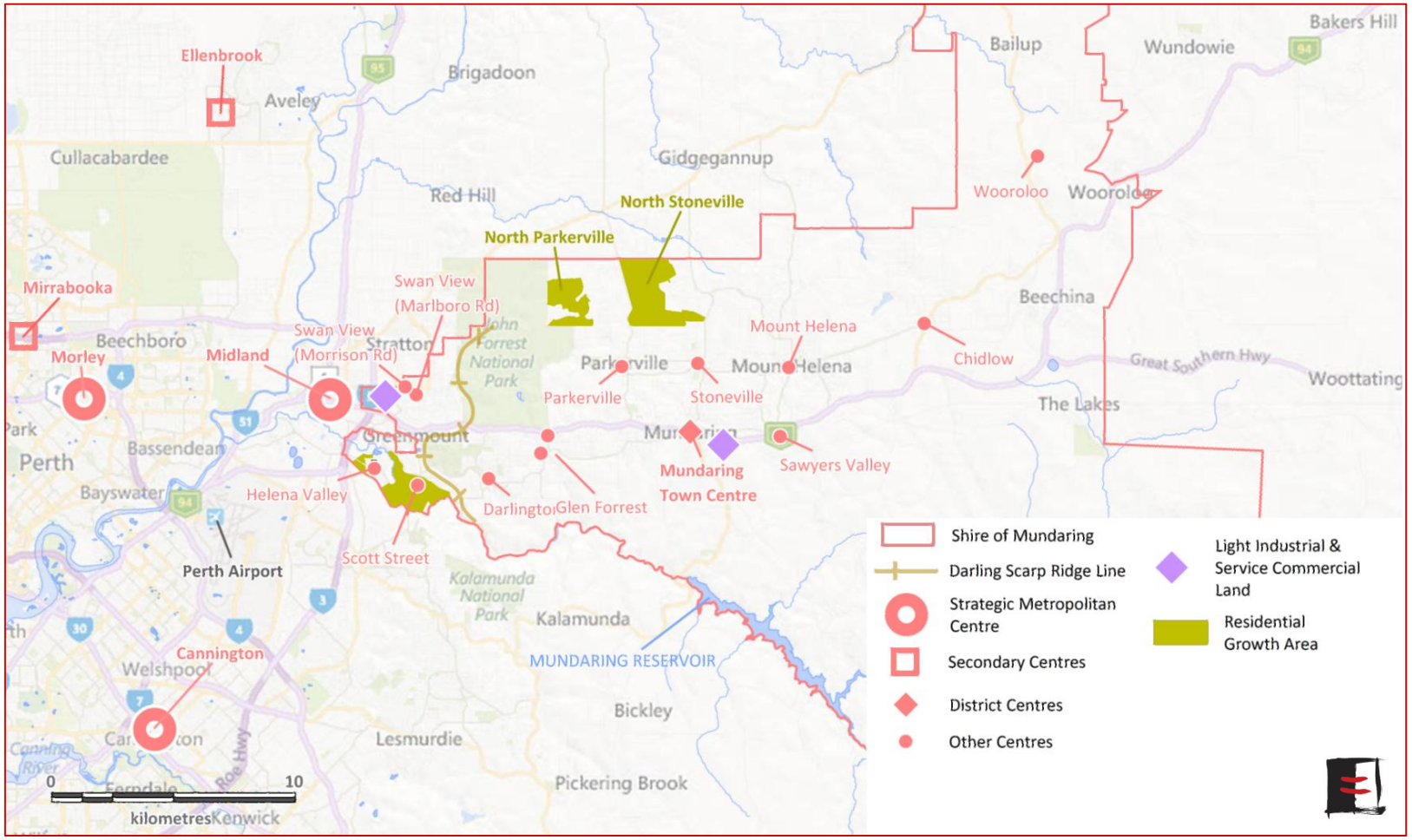
The Shire of Mundaring contains two locations of light industrial and service commercial zoned land: Midvale and in Mundaring. A very limited supply of vacant land currently exists in the areas, restricting opportunities for the Shire to attract businesses with requirements for industrial or service commercial land.

These employment areas primarily provide for local service related industry. Businesses with larger land area requirements typically locate in the more expansive industrial areas in the neighbouring City of Swan and Shire of Kalamunda.

This Strategy identifies potential future opportunities to provide additional industrial and service commercial zoned land to facilitate business and economic development opportunities.

Mundaring Service Commercial land along Great Eastern Highway

Map 1: Shire of Mundaring Local Commercial Strategy – Regional Context



Produced by Essential Economics using MapInfo, StreetPro and BingMaps

2 KEY FINDINGS AND DIRECTIONS OF THE BACKGROUND REPORT

The ***Background Research and Analysis Report*** (the 'Background Report') was prepared to provide an evidence-base to support this ***Strategy and Implementation Plan***. The Background Report should be read in conjunction with this Strategy Report and includes the following:

- Detailed analysis of the planning, locational and economic context for activity centres and employment land in the Shire of Mundaring
- Review of macro and global trends influencing activity centres and employment land in the Shire of Mundaring
- Review of the existing, planned and proposed activity centres and employment land in the Shire of Mundaring
- Forecasts of demand for retail and commercial floorspace, and employment land
- Identification of the key directions for development of this Strategy.

An overview of the key findings and directions from the Background Report is provided below.

Activity centre and employment land planning needs to align with State Policy while also reflecting the unique pattern of development in the Shire of Mundaring

The Strategy reflects and supports a range of existing policies related specifically to activity centres, and in some instances broader land use planning. This includes both State and Local policy frameworks.

State Planning Policy 4.2 (SPP 4.2) is the main planning framework guiding the development and renewal activity centres in Perth and Peel. Aspects of SPP 4.2 that relate more specifically to centre development in the Shire of Mundaring are as follows:

- Activity centre development should be planned and developed according to a hierarchy of centre roles and characteristics
- Activity centres are acknowledged as having an important role as a location for social and community interaction, and as places where retail, business and other services can co-locate in order to generate productivity gains
- Retail, commercial, health, education, entertainment, cultural, recreational and community facilities and higher-density housing should be concentrated in centres with a compact urban form
- Activity centres are priority locations for employment generating activities

- Non-retail employment should be encouraged so as to provide opportunities for the clustering of compatible businesses which can lead to greater productivity and more efficient use of infrastructure and services
- Local planning strategies, local planning schemes, district structure plans and activity centre structure plans should be informed by an analysis of the retail needs of the community.

Although SPP 4.2 identifies Mundaring as a District Centre, the Shire's mix of urban and rural areas differs from the highly urbanised nature of much of the balance of Perth and Peel.

Therefore, the Local Commercial Strategy takes into account the unique context for development in the Shire, while also acknowledging and implementing the key principles of SPP 4.2.

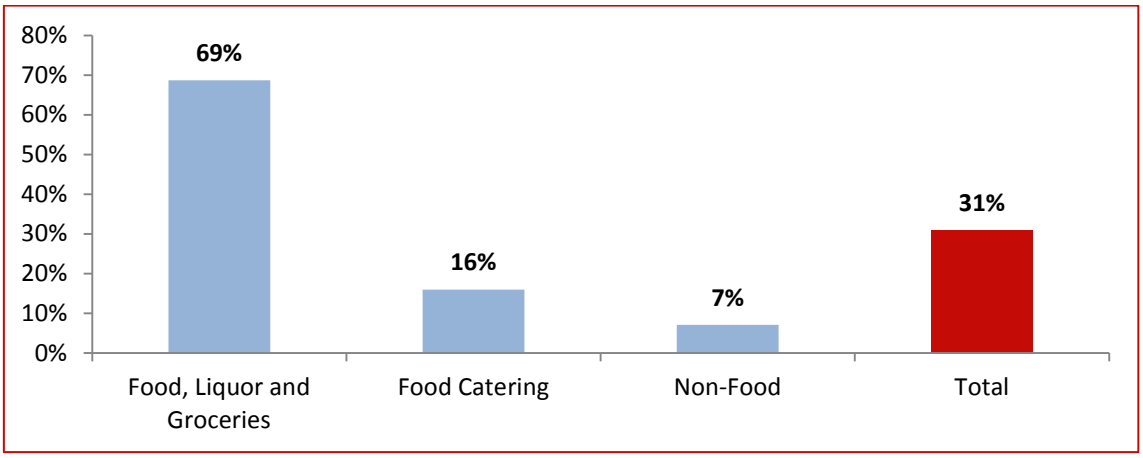
Midland Strategic Metropolitan Centre has a significant influence on activity centres in the Shire of Mundaring

As previously indicated, the Midland Strategic Metropolitan Centre (SMC) has a significant influence on the shopping patterns of residents in the Shire of Mundaring. The retail analysis in the Background Report identifies that activity centres in the Shire capture only 31% of the retail spending of Shire residents. This includes just 7% of non-food spending. Refer Figure 1.

As a result, 69% of all retail spending (and 93% of non-food retail spending) escapes to the internet and other centres beyond the Shire. The Midland SMC is a dominating influence on the Shire of Mundaring due to its size and extensive retail offering, relative ease of access and proximity to where many Shire of Mundaring residents work.

Midland's classification as a SMC in State Planning Policy means it will continue to attract private and public sector investment, and be a location for a large share of shopping undertaken Shire of Mundaring Shire residents.

Figure 1: Retail Market Share of Shire of Mundaring Activity Centres, 2017



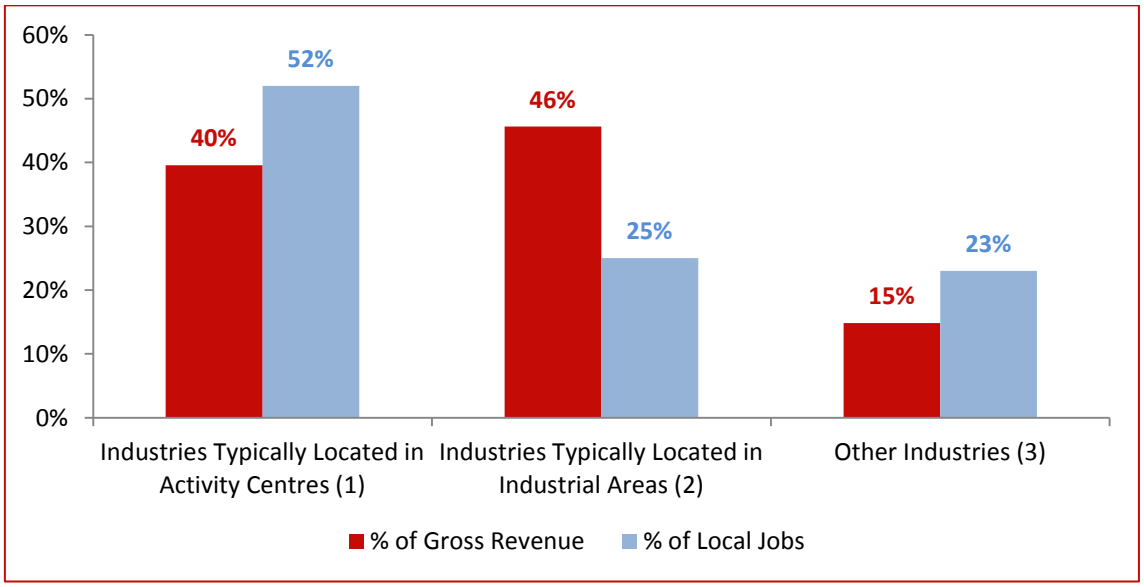
Source: Essential Economics, Shire of Mundaring Local Commercial Strategy – Background Research and Analysis, June 2017

Activity centres and employment land are critical to retaining local employment opportunities

Industries which typically locate in activity centres and industrial areas are responsible for 77% of jobs and 86% of gross revenue (ABS, Census of Population and Housing, 2011; REMPLAN, 2016). Refer Figure 2.

Consequently, it is vital to the economic vitality of the Shire that sufficient land is provided to accommodate any expanding businesses or any potential new business that may seek an activity centre or employment area location.

Figure 2: Employment (2011) and Gross Revenue (2016)



Source: ABS, Census of Population and Housing, 2011; REMPLAN, 2016
Note: (1) Includes Retail Trade; Accommodation and Food Services; Financial and Insurance Services; Rental, Hiring and Real Estate Services; Professional, Scientific and Technical Services; Public Administration and Safety; Health Care and Social Assistance; Arts and Recreation.
(2) Includes Manufacturing; Construction; Wholesale Trade; Transport, Postal and Warehousing
(3) Includes Agriculture, Forestry and Fishing; Mining; Electricity, Gas, Water and Waste Services; Information Media and Telecommunications; Administrative and Support Services; Education and Training; Other Services.

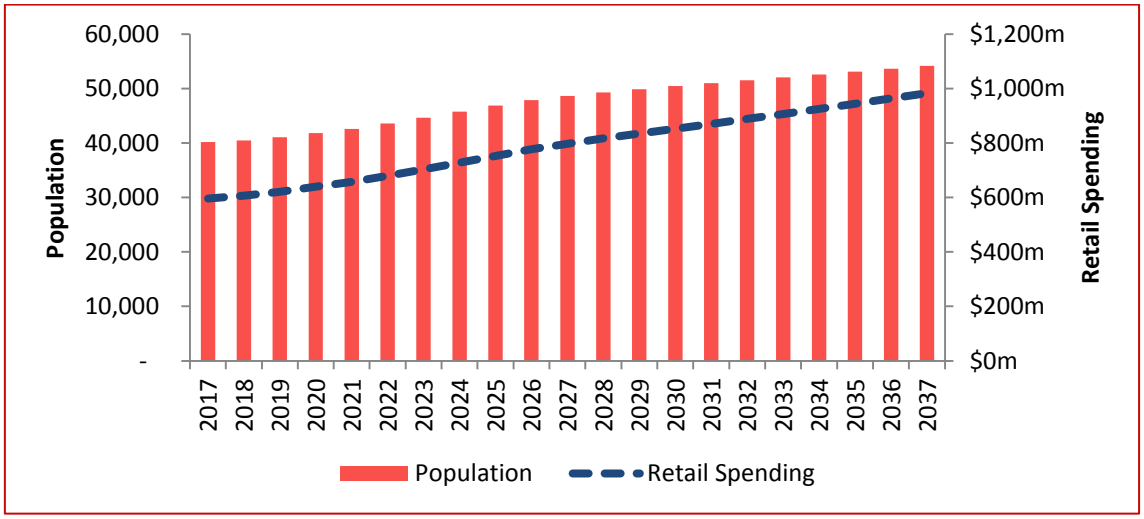
Forecast population and retail spending growth will drive demand for future development opportunities in activity centres and employment areas

The Shire's resident population is forecast to increase from an estimated 40,200 persons in 2017 to 54,100 persons by 2037, representing an overall increase of approximately +14,000 persons over the 20-year period. Over this same period, annual retail spending by residents is forecast to increase from $596 million to $983 million (in constant 2017 dollars).

Population and spending growth, and an increased share of spending spent locally (refer Figure 1) will drive opportunities for retail development over the next 20 years.

The Hills Region is forecast to accommodate 76% of future population growth in the Shire, with the future town sites of North Parkerville and North Stoneville making a significant contribution to population growth. Helena Valley is also a location accommodating substantial population growth over the next 20 or so years.

Figure 3: Shire of Mundaring Population and Retail Spending, 2017-2037



Source: Essential Economics; MarketInfo
Note: Figures are in constant 2017 dollars

Forecast retail and activity centre development opportunities

Allowing for population growth and the retention of a moderate level of escape spending (or an increase in market shares), potential for an additional +17,000m^2 of retail floorspace in the Shire of Mundaring is identified over the next 20 years. Opportunities to accommodate this growth include:

- Expansion of supermarket floorspace in Mundaring Town Centre
- Potential for a greater range of non-food retailing, including the potential for a major non-food retail tenant in the longer-term
- Potential for a new neighbourhood centre to serve the future North Parkerville and North Stoneville future town sites
- Moderate expansion of food, liquor grocery (FLG) and food catering offering in other activity centres throughout the Shire.

A need to plan for the long-term expansion of services in the Mundaring Town Centre

The Strategy must recognise the higher-order role performed by the Mundaring Town Centre and reinforce it's role as the primary centre serving the Shire.

Currently, the Mundaring Town Centre contains approximately 13,150m^2 of retail floorspace. The majority (68%) of floorspace is in the Food, Liquor and Groceries (FLG) including three supermarkets (i.e. Woolworth, Coles and ALDI). At present, the town centre comprises only a very limited non-food and food catering retail offer, with the majority of spending by Shire residents in these retail categories escaping to other centres (including the Midland SMC).

The population in the Hills Region, which broadly reflects the trade area for Mundaring Town Centre, is forecast to increase to more than 35,000 persons by 2037. This is approaching the population threshold that would support a greater array on non-food retailing, including the attraction of major tenants such as a Discount Department Store. The attraction of a major non-food retail tenant will assist in retaining retail spending that escapes the Shire at present, and will assist in attracting national brand speciality retailers.

Having regard for the analysis presented in the Background Report, it would be reasonable to plan for an additional 10,000m^2 of retail floorspace in the Mundaring Town Centre over the next 20 years, including the potential to attract additional non-food retailing to the centre.

Potential for an expanded retail and commercial role should be considered in long-term planning for the Mundaring Town Centre. If the Mundaring Town Centre is to develop in an optimal manner, challenges identified in the *Mundaring Town Initiative Master Plan* (2016) will need resolution including:

- Enhancing the capacity of the waste/storm water system
- Reducing or managing adverse amenity impacts of the Great Eastern Highway, and
- Resolving land availability constraints due to an inconsistent urban structure.

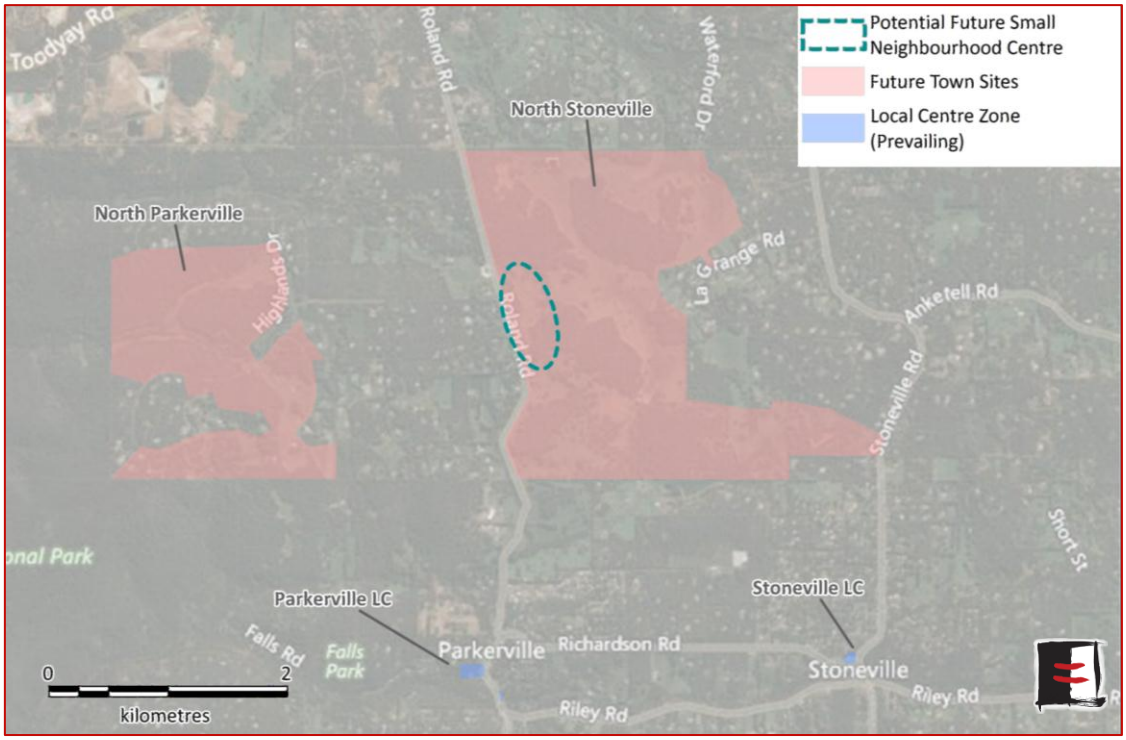
Achieving a greater range of retail and commercial services in the Town Centre will provide an opportunity to retain local employment opportunities.

A new Neighbourhood Centre to serve the future town sites in North Parkerville and North Stoneville

North Parkerville and North Stoneville are two future town sites located approximately 2km apart and 5km to the north of the Mundaring Town Centre. Combined, these town sites are expected to accommodate more than 2,000 new residential lots.

Potential may exist for a small neighbourhood centre anchored by a mid-sized supermarket to serve the local convenience retail needs of future and existing residents in the area. Depending on the eventual residential yields achieved at both sites, a larger centre may be possible. If possible, a site should be identified for an activity centre which is able to serve both growth areas. An indicative location is shown in Map 2.

Map 2: Indicative Location for a Small Neighbourhood Centre in North Parkerville/North Stoneville



Produced by Essential Economics using MapInfo, StreetPro and Bingmap

Local Centres meet day-to-day convenience needs and are important community focal points

Ten of the eleven Local Centres in the Shire are located in the Hills Region. These centres provide day-to-day convenience retailing to the small populations in rural and low-density residential areas. In addition, they can provide important opportunities for community building and social interaction.

The performance of these Local Centre varies, some performing quite strongly, while others are under-performing with high vacancy rates and limited recent investment. Encouraging the retention and improved performance of these centres will be important, particularly in locations which have a limited and declining residential catchment.

Chidlow South Local Centre

Parkerville Local Centre

Activity centres are changing and a need exists to retain flexibility in planning for existing and future centres

The nature, type of uses and the design of activity centres is changing as a result of shifts in consumer preferences, increased use of the internet and technology, new market entrants, changing demographics, etc. Therefore, maintaining a level of flexibility for the future development and design of activity centres is vital in ensuring local policies remain relevant in an ever-changing environment.

Opportunities for new employment land in Sawyers Valley and Helena Valley

The Shire of Mundaring contains two locations that contain both light industrial and service commercial land: Midvale and in Mundaring. Combined, these areas contain 63ha of Light Industrial Zoned land and 16.5ha of Service Commercial Zoned land.

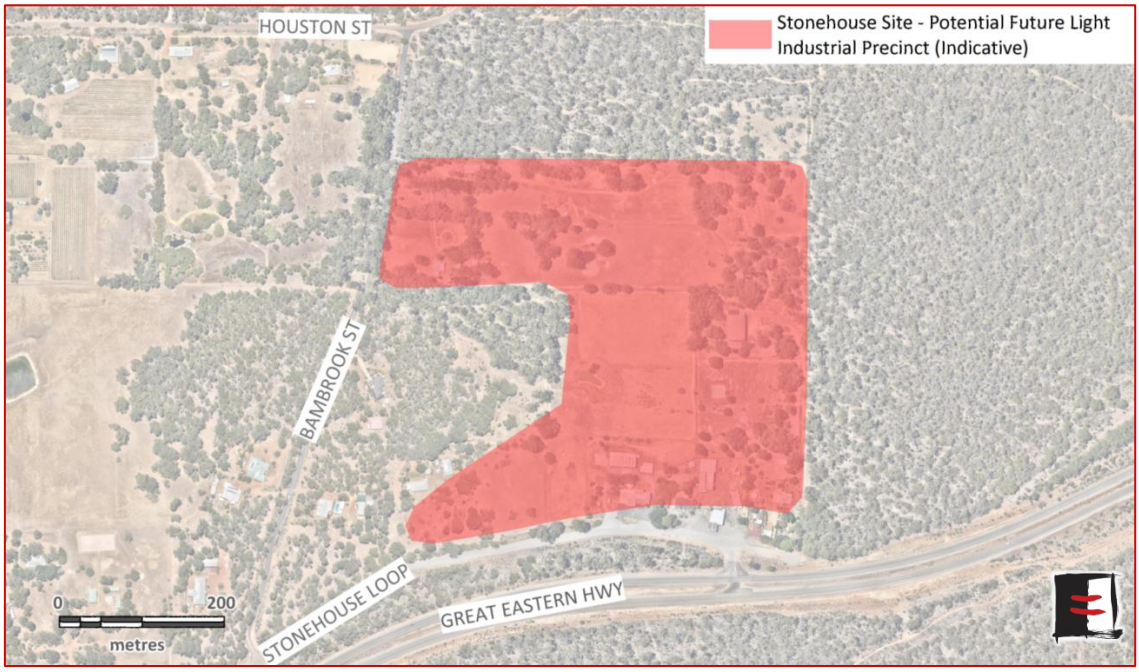
At present, only a very limited supply of 2.6ha of vacant employment land (ie. light industrial and service commercial) exists. As a result, only very limited opportunities are available for attracting new business to the Shire that require industrial or service commercial land. In addition, very limited scope exists for existing businesses to expand.

Consequently, future land for the industrial/service commercial zones is required. Areas to consider include:

- The ‘Stonehouse Site’ in Sawyers Valley
- Land in the Helena Valley encumbered by airport noise contours.

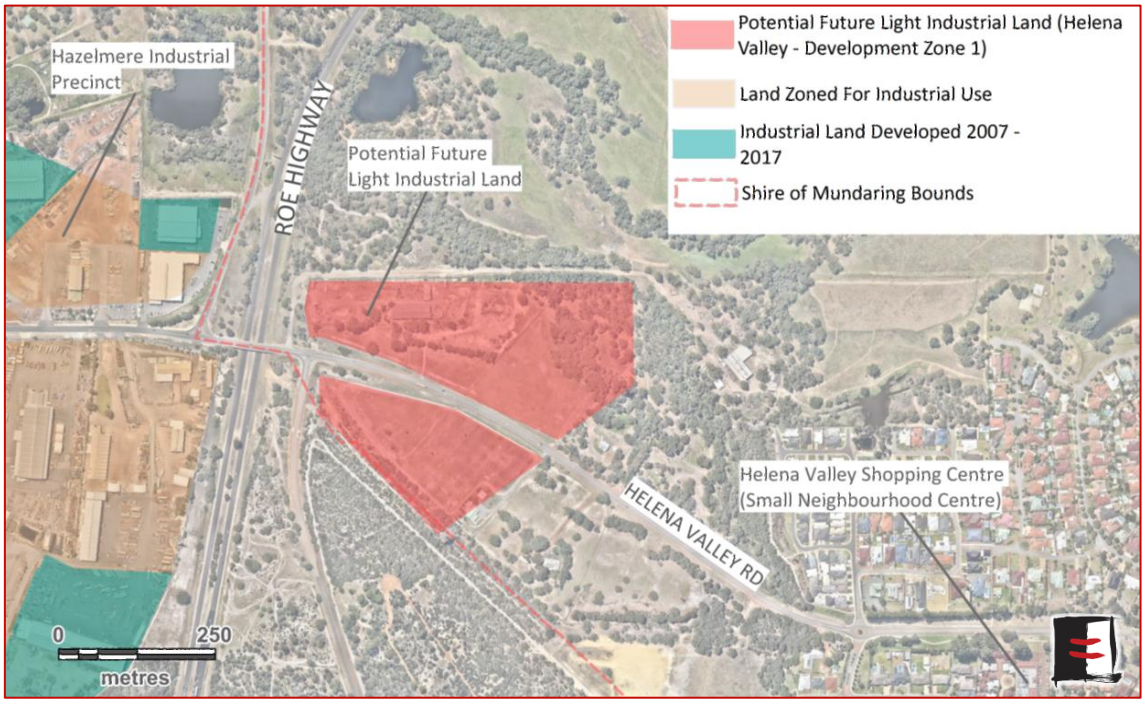
These locations are shown in Map 3 and Map 4.

Map 3: Potential New Local Industrial/Highway Service Centres



Produced by Essential Economics using MapInfo, StreetPro and Nearmap

Map 4: Potential New Local Industrial/Highway Service Centres



Produced by Essential Economics using MapInfo, StreetPro and Nearmap

3 SHIRE OF MUNDARING ACTIVITY CENTRE AND COMMERCIAL HIERARCHY

About Activity Centres

People have always congregated at convenient meeting points, often marked by the intersection of roads serving the local area and the surrounding hinterland. As development expands around such localities, a 'centre' emerges which becomes the focus for business activities and community facilities.

In the modern context, these centres have emerged as 'activity centres' which now support a diverse mix of facilities and services, ranging from retail and commerce to civic, entertainment and recreational activities.

As focal points for the surrounding community, it is important that activity centres operate in an effective manner. This means ensuring an appropriate mix of activities (retail, commercial, community, etc) are available in convenient locations, and with opportunities for these centres to further develop their roles and functions where appropriate.

Activity Centre Hierarchy

Activity centres form part of a 'hierarchy' of centres, with different levels of the hierarchy performing different roles and functions – the larger centres perform higher-order functions in the delivery of regional and sub-regional services, while smaller centres perform functions that are typically focused at the neighbourhood or local level. Combined, these activity centres form the hierarchy of centres that provide residents and visitors with access to essential services and facilities.

In land use policy, an activity centre hierarchy is an effective means of:

- Providing high-level guidance in terms of the location, scale and nature of investment and land uses intended for activity centres
- Ensuring policy reflects the very different role and function of various centres within the hierarchy
- Creating a coherent network of activity centres which meet the various needs of the community at the locations where these needs can, and should, be met
- Directing the planning and provision of transport infrastructure and other aspects of urban development influenced by activity centres.

In describing the activity centre hierarchy for the Shire of Mundaring, consideration is given to:

- The existing hierarchy as described in the LCS (1992)
- The hierarchy identified in SPP 4.2

- The varying settlement patterns throughout the Shire, and
- The current role and function of centres in the Shire.

The hierarchy of activity centres and commercial centres (i.e. industrial/highway service zoned land) in the Shire of Mundaring consists of the following:

District centre: Mundaring Town Centre
Neighbourhood Centres
Local Centres
Light industrial/ service commercial centres

The Local Commercial Strategy is consistent with State Government planning policy, in a manner which also reflects the very real differences in the role of centres that serve predominantly rural areas of the Shire.

An example is the number of small local centres in rural settlements, including Chidlow, Wooroloo and Mount Helena. Relative to an urban Perth context, these Local Centres are critically important to the social and community fabric of these small settlements.

Another example is the Mundaring Town Centre which is classified as a District Centre but has the potential to provide a wider array of retail and commercial services than would be expected in District Centre in suburban areas of Perth.

The Shire of Mundaring Activity Centre and Commercial Hierarchy is shown in the Table 1 and Map 5 on the following pages. Although centres are categorised according to their role in the hierarchy, all centres are unique and provide varying levels of facilities and services. Encouraging centres to exhibit their 'local' characteristics is recommended in order to provide a hierarchy of centres that provides the full range of essential services, as well as providing a range of experiences for residents and visitors.

The key consideration for the centre hierarchy is that centres are consistent with their intended 'role' within the hierarchy (refer Table 1). The hierarchy also describes the role of 'local industrial/ service commercial centres' which encompass employment land zoned for industrial and highway services uses.

In general, centres in the Shire of Mundaring will continue to perform their existing role in the hierarchy, although the potential for new centres are identified and reflect the key findings in the Background Report (and discussed in Chapter 2 of this Strategy), namely:

- The potential or a new Neighbourhood Centre to serve the future town sites in North Parkerville and North Stoneville
- The potential for new local industrial/highway service centre in Sawyers Valley and in the Helena Valley.

Table 1: Shire of Mundaring Activity Centre and Commercial Hierarchy

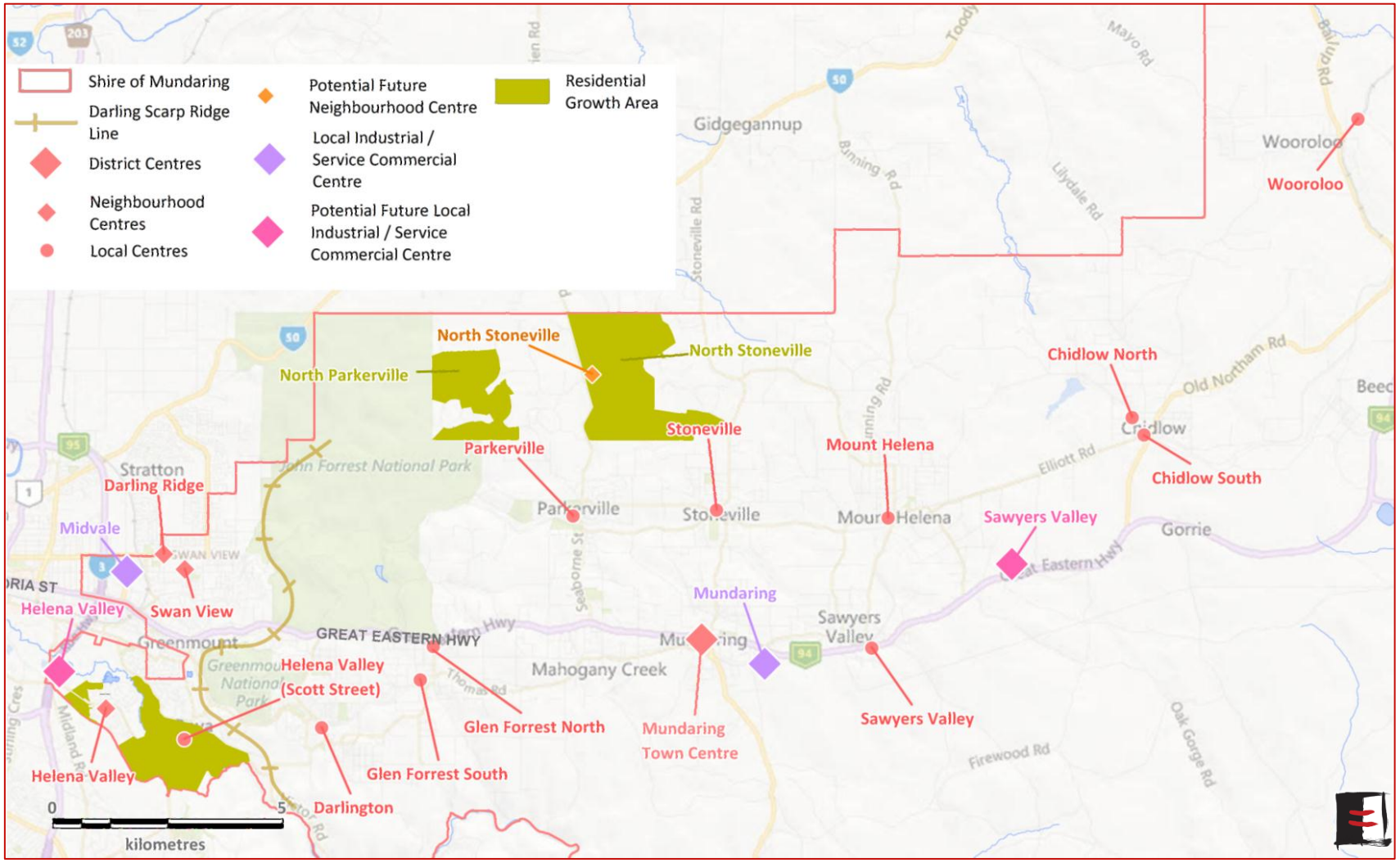
Centre Hierarchy/Centre	Role/Description	Examples of Centre Features
District Centre • Mundaring Town Centre	Mundaring Town Centre is and will continue to be the only District Centre in the Shire of Mundaring. The centre will continue to provide a strong focus on servicing the daily and weekly convenience shopping needs of residents; however, will evolve over time to provide a greater range of non-food and entertainment-based retailing. The Mundaring Town Centre will also provide a local community focus and provide services, facilities and job opportunities that reflect the particular needs of its catchment.	Examples of services and facilities to be provided the Mundaring Town Centre: • Retail: Range of convenience based retailing, including multiple supermarkets and a variety of convenience based speciality retailing. Opportunities for large format non-food retailing may develop in the future. • Cultural, recreation and entertainment facilities: Including restaurants/cafes, small scale arts centres/galleries, local sporting facilities, gymnasiums, etc • Health: Including medical centres and allied health services (ie. dental, physiotherapy, podiatry, etc). • Education: Including pre-school, primary and secondary schools and potentially adult training and education. • Community and civic facilities: Including Council offices, libraries, child-care, community and youth centres, public halls, religious buildings, etc. • Visitor facilities: Potential for tourism infrastructure may exist, including building and areas that can accommodate functions and overnight visitors. *Existing 'Retail' Floorspace (2017): 13,150m^2* *Indicative future retail floorspace: 15,000m^2 - 25,000m^2*

Centre Hierarchy/Centre	Role/Description	Examples of Centre Features
<u>Neighbourhood Centres</u> • Swan View Shopping Centre • Darling Ridge (Small Neighbourhood Centre) • Helena Valley Shopping Centre (Small Neighbourhood Centre) • North Parkerville/Stoneville (*<u>Potential Future</u>* Small Neighbourhood Centre)	Neighbourhood Centres provide convenience retailing and community facilities for an immediate surrounding catchment. These centres are anchored by a supermarket which may range from a small to mid-sized supermarket in in Small Neighbourhood Centres to a full-line supermarket (3,000m^2 plus) in Large Neighbourhood Centres. Swan View Shopping Centre is considered to be a Large Neighbourhood Centre while Darling Ridge, Helena Valley and the future North Parkerville/Stoneville are considered to be Small Neighbourhood Centres.	Examples of services and facilities provided in Neighbourhood Centres: • <u>Retail</u>: Limited range of convenience based retailing, including a supermarket and a variety of convenience based speciality retailing. • <u>Health</u>: May include medical centres and allied health services (ie. dental, physiotherapy, podiatry, etc). • <u>Education</u>: May include pre-school, primary and secondary schools. • <u>Community facilities</u>: May include a library, child-care, community and youth centres, public halls, religious buildings, etc. *Existing 'Retail' Floorspace (2017):* *- Swan View SC: 3,690m^2* *- Helena Valley: 1,730m^2* *- Darling Ridge: 2,040m^2* *Indicative future retail floorspace: 1,500m^2 - 6,000m^2 (including a supermarket)*

Centre Hierarchy/Centre	Role/Description	Examples of Centre Features
Local Centre • Darlington (Darlington Road and Glen Road). • Glen Forrest North (Hardy Road) • Glen Forrest South (Railway Parade) • Parkerville (Seaborne Street) • Stoneville (intersection of Stoneville Road and Richardson Road) • Sawyers Valley (Great Eastern Highway) • Mount Helena (McVicar Place and Keene Street East) • Chidlow North (Rosedale Road) • Chidlow South (Thomas Street) • Wooroloo • Helena Valley (Scott Street) – *Potential Neighbourhood Centre*	Local Centres consist of a small group of shops that typically serve a local, walkable catchment, and provide for the daily convenience and 'top-up' needs of local residents and visitors. Some of these small centres contain a limited number of community facilities and other uses. Numerous Local Centres are located throughout the rural and low-density residential areas in the Shire of Mundaring. Where it would add to their viability, these Local Centres should also seek to serve a local tourism role.	Examples of services and facilities provided in Local Centres: • Retail: Limited range of convenience based retailing, may include general store, takeaway food, café, bakery, hairdresser, etc. • Health: May including local doctors and/or allied health services (ie. dental, physiotherapy, podiatry, etc). • Education: May include pre-school, primary and secondary schools. • Tourism: May include café, restaurant, pub. • Community: May include community centres, areas of recreation and/or open space, playgrounds, etc. *Indicative future retail floorspace: up to 1,500m^2*

Centre Hierarchy/Centre	Role/Description	Examples of Centre Features
Light Industrial / Service Commercial Centres • Mundaring Employment Precinct • Midvale Light Industrial and Service Commercial Precinct • *Potential Future* Helena Valley Employment Precinct • *Potential Future* Sawyers Valley Employment Precinct	Light Industrial / Service Commercial Centres typically comprise a mix of business areas are important employment hubs for the Shire of Mundaring and surrounding region. These centres provide for a range of industrial, bulky goods, service orientated business that would not typically be provided in activity centres.	Examples of services and facilities provided in Light Industrial / Commercial Service Centres: • Industrial: All forms of industrial activities including manufacturing, service industry, warehousing, transport & logistics etc. • Bulky goods retail: Including large format homemaker retailing and showrooms providing there is direct access and exposure to major highways or roads. • Trade supplies: Including large and small format showrooms supplying trade supplies to businesses • Retail: Limited supply of local convenience retail to service the surrounding employment areas and passing traffic (if on a major highway or road) only.

Map 5: Shire of Mundaring Activity Centre and Commercial Hierarchy



Source: Essential Economics with MapInfo and BingMaps

4 VISION STATEMENTS AND OBJECTIVES

A set of Vision Statements and Objectives have been prepared in order to guide the ongoing development of the Shire of Mundaring activity centre and commercial hierarchy, and to provide the basis for the subsequent detailed objectives which are presented in the Action and Implementation Plans.

The Vision Statements and Objectives for future development of the Shire of Mundaring activity centre and commercial hierarchy are as follows:

Objective 1: **Support the continued development of the Mundaring Town Centre as the District Centre serving the Shire of Mundaring and beyond.**

Vision: *Mundaring Town Centre will be the primary centre in the Shire serving the retail and commercial needs of residents, visitors, workers and businesses. The town centre will evolve to provide a wider range of convenience, non-food and entertainment-based retailing. Continued development of the Mundaring Town Centre will reduce the need for residents to travel to centres further afield.*

Objective 2: **Support the viability of the Shire of Mundaring activity centre and commercial hierarchy so that it continues to perform the important role of providing accessible facilities and services to residents, visitors and businesses.**

Vision: *A network of neighbourhood and local centres will ensure all residents in the Shire have access to their daily and weekly shopping and convenience needs. These centres have an important community function as places to meet and interact.*

Objective 3: **Ensure activity centres in the Shire of Mundaring are well-designed places where people enjoy shopping, doing business, and participating in community activities.**

Vision: *Activity centres will operate in a manner that encourages people to spend time and money in each centre, and have a design which reflects local character. Our centres will also be destinations for visitors to the Shire.*

Objective 4: **Maximise local economic development and employment opportunities in the Shire's activity centres and employment precincts.**

Vision: *Activity centres and employment precincts will continue to have an important function in generating economic activity, providing services to residents and businesses, and creating local investment and jobs.*

Action and Implementation Plans for each of the above Objectives are provided in Chapter 5.

5 ACTION AND IMPLEMENTATION PLAN

This Chapter identifies a set of actions designed to implement the Shire of Mundaring Local Commercial Strategy. For each underlying objective, a supporting rationale is provided, together with detailed actions and an implementation plan identifying key roles and responsibilities.

The following conventions have been adopted in identifying the suggested timing for implementation:

- Short-term: Within 12 months
- Medium-term: From 1 year to 3 years
- Longer-term: Beyond 3 years
- On-going: An existing action that continues into the future

Action Plan 1: Support Mundaring Town Centre as a District Centre

Objective:

Support the continued development of the Mundaring Town Centre as the District Centre serving the Shire of Mundaring and beyond.

The Mundaring Town Centre will be the primary centre in the Shire serving the retail and commercial needs of residents, visitors, workers and businesses. Having regard for the extent of retail spending and employment that escapes the Shire, it will be important that the Mundaring Town Centre achieves its potential pertaining to the range and extent of services it provides.

As indicated in the Background Report, the Hills Region is forecast to accommodate a population of 35,000 persons by 2037; which is approaching the population threshold that would support a greater array of non-food retailing.

The continued development of the Mundaring Town Centre will reduce the need for residents to travel to centres further afield.

Action Plan 1: To support Mundaring Town Centre as a District Centre

No.	Action Description
1.1	Support the future expansion of retail and commercial facilities in the Mundaring Town Centre, including expansion of supermarket, non-food, food catering and tourism based facilities. Timeframe: Ongoing Responsibility: Council (planning) Partnerships: n/a
1.2	Ensure the Mundaring Town Centre Structure Plan identifies areas for the future expansion of core retail and commercial facilities. This may involve land already in the Town Centre zone and bound by Hartung Street, Great Eastern Highway, Chipper Street and Stoneville Road. The Structure Plan should consider the capacity of land zoned Town Centre to accommodate forecast demand for retail and commercial uses. Timeframe: Short-term Responsibility: Council (planning) Partnerships: Consultant preparing Mundaring Town Centre Structure Plan
1.3	Support (where possible) increases to the sewer capacity servicing the Mundaring Town Centre. Timeframe: Ongoing Responsibility: Council (planning) Partnerships: Land owners, service providers
1.4	Encourage higher-density residential development within (where appropriate) and surrounding the Mundaring Town Centre. Timeframe: Ongoing Responsibility: Council (planning) Partnerships: n/a
1.5	Encourage a greater array of land uses within the Mundaring Town Centre including community, entertainment and tourist based uses. Timeframe: Ongoing Responsibility: Council (planning) Partnerships: Land owners and developers
1.6	Encourage property owners to invest in upgrading the appearance and amenity of buildings and the environs, and accompany this with appropriate investment in the public realm. Timeframe: Ongoing Responsibility: Council (planning) Partnerships: Land owners and developers
1.7	Continue to plan for improved integration of the centre across the Great Eastern Highway. Timeframe: Short-term Responsibility: Council (planning) Partnerships: Consultant preparing Mundaring Town Centre Structure Plan

Action Plan 2: Support the viability of the Shire of Mundaring activity centre and commercial hierarchy

Objective:

Support the viability of the Shire of Mundaring activity centre and commercial hierarchy so that it continues to perform the important role of providing accessible facilities and services to residents, visitors and businesses.

The use of an activity centre hierarchy is an effective means of providing high-level guidance in terms of the location, scale and nature of investment and land uses intended for activity centres. An effective and viable centre hierarchy ensures the various needs of the community are met at appropriate locations.

The Strategy will support existing centres, including centre expansions and new centres where the activity centre hierarchy is supported.

It is important that centres continue to be viable and maintain and enhance their particular roles in the hierarchy. In order to achieve this outcome, key stakeholders (property owners, business owners, tenants, Council) should be encouraged to contribute positively to the performance of centres by:

- Improving the amenity and appearance of individual properties and the public realm
- Improving the overall design and integration of centres
- Encouraging a strong mix of tenancies which reflect the expectations of users of the centre
- Promoting and carrying out appropriate redevelopments, refurbishments, and/or expansions
- Improving the commercial viability of individual businesses by adopting best-practice retail and business practices.

Any future development or redevelopment at existing centres should have regard for the role each centre performs in the hierarchy. This hierarchy needs to be recognised when planning for the future requirements of residents and visitors in the Shire.

Action Plan 2: Support the viability of the activity centre and commercial hierarchy

No.	Action Description
2.1	Adopt the activity centre and commercial hierarchy (refer Chapter 3) as a planning tool to guide the location, type and volume of new and/or expanded retail, commercial and other development. Ensure this hierarchy is referenced when considering development applications and determining Council land use policies. Timeframe: Short-term Responsibility: Council (planning) Partnerships: n/a
2.2	Consider the potential for one neighbourhood centre in future planning for the North Parkerville and North Stoneville town sites. The location of a neighbourhood centre should be easily accessible to both sites and the surrounding catchment. Timeframe: Medium-term Responsibility: Council (planning) Partnerships: Land owners, developers, planning consultants
2.3	Support future retail and commercial development in all centres, providing they maintain their desired role in the hierarchy. Timeframe: Ongoing Responsibility: Council (planning) Partnerships: n/a
2.4	Consider the potential for the Helena Valley Scott Street Local Centre to expand its role to a small neighbourhood centre in the future as the Helena Valley nears full development. Ensure any such expansion does not undermine the activity centre hierarchy, in particular the existing Helena Valley neighbourhood centre. Timeframe: Long-term Responsibility: Council (planning) Partnerships: Land owners and developers
2.5	Encourage local centres to serve the needs of both the surrounding residential communities and visitors, particularly in locations where a limited or declining residential population exists. Timeframe: Ongoing Responsibility: Council (economic development) Partnerships: Local businesses
2.6	Consider the potential for a mix of land uses, including residential, to be permitted under the Local Centre Zone where they contribute to the ongoing viability of a centre. Timeframe: Short-term Responsibility: Council (planning) Partnerships: n/a

No.	Action Description
2.7	Restrict out-of-centre development proposals to those that are consistent with the achievement of a net community benefit without undermining the activity centre and commercial hierarchy. Each proposal should be assessed on a case-by-case basis and should have regard for the following: • Locational Framework: The applicant must demonstrate why the proposed out-of-centre location is being considered for retail or commercial development, including identifying why an in-centre or edge-of-centre location is not appropriate. • Accessibility Framework: The proposal should demonstrate equitable access by ensuring the provision of convenient pedestrian links, access to public transport (as relevant), bicycle access and convenient motor vehicle access and parking. • Urban Design Framework: The proposal must demonstrate a high-quality urban design that is attractive and provides a high degree of amenity for users of the facility and the general community. • Economic Justification: The proposal must be supported (subject to Council discretion) by a suitably detailed economic or commercial assessment of the reasons for, and implications of, approval of the out-of-centre development • Net community benefit: The planning application must provide an indication of the development proposal's contribution to Net Community Benefit in terms of relevant aspects such as employment generation, impact on overall levels of vibrancy and sustainability of the locality, and contribution to liveability, social interaction, and other community-related goals. Timeframe: On-going Responsibility: Council (planning) Partnerships: Land owners, Developers

Action Plan 3: Ensure activity centres in the Shire of Mundaring are well-designed places with high amenity for users

Objective:

To ensure activity centres in the Shire of Mundaring are well-designed places where people enjoy shopping, doing business, and participating in community activities.

Successful and sustainable activity centres are most often characterised by high levels of amenity, an attractive public realm, and investment by individual property owners. These urban design features should also be accompanied by high-quality planning which emphasises pedestrian amenity, accessibility, and integration of uses and activities.

The features described above encourage return visits from shoppers and other visitors to the centres, and contribute to the level of in-centre activity, thus supporting the viability of centres and their activities.

Action Plan 3: Ensure activity centres are well-designed

No.	Action Description
3.1	Encourage new development that contributes positively to the amenity, appearance, accessibility of centres and the community in general, through appropriate planning tools such as structure plans and urban design guidelines. Timeframe: Ongoing Responsibility: Council (planning) Partnerships: Land owners, developers
3.2	Encourage a high-quality public realm through appropriate investment in street furniture, signage, plantings and other physical works and initiatives that add to the appeal of centres. Timeframe: Ongoing Responsibility: Council (planning) Partnerships: n/a

Action Plan 4: Maximise local economic development and employment opportunities

Objective:

Maximise local economic development and employment opportunities in the Shire's activity centres and employment precincts.

The Shire's activity centres and employment areas are vital to economic vitality. As indicated in Chapter 2, industries which typically locate in activity centres and industrial areas are responsible for 77% of jobs and 86% of gross revenue (ABS, Census of Population and Housing, 2011; REMPLAN, 2016).

According to the last ABS Census (2011), 70% of the Shire's residents work outside of the Shire; therefore, it is vital that sufficient land be provided to accommodate any expanding businesses or any potential new business that may seek an activity centre or industrial area location.

Action Plan 4: Maximise local economic development opportunities

No.	Action Description
4.1	Consider opportunities for light industrial and/or service commercial land in planning for the Helena Valley on land that is encumbered by airport noise contours (refer Map 4 in this Strategy). Timeframe: Short-term Responsibility: Council (planning) Partnerships: Land owners, developers, consultants
4.2	Review the suitability of land in Sawyers Valley (refer Map 3 in this Strategy) for light industrial and/or service commercial uses. Timeframe: Short-term Responsibility: Council (planning) Partnerships: Land owners, developers
4.3	Consult with the MainRoads WA and investigate long-term opportunities for industrial land associated with the proposed Orange Route. Timeframe: Long-term Responsibility: Council (planning) Partnerships: MainRoads WA

6 MONITORING AND REVIEW

An important part of the implementation process for Shire of Mundaring Local Commercial Strategy is to ensure that it remains relevant as circumstances change and as new opportunities arise.

Monitoring will allow proper assessment as to how the Strategy is performing and whether or not changes are warranted as a result of new and emerging trends.

Monitoring also enables Council and the community to judge how well and efficiently the Strategy is being implemented. It is important, however, that speed of implementation should not be the sole criterion for success. Most communities seek good quality outcomes and, with a little patience, will be pleased to see on-the-ground results which ensure viable activities and attractive, competitive activity centres.

Council must ensure, therefore, that the Strategy is monitored and reviewed on a regular basis. Some indicators of progress can be readily assessed on an annual basis, while other indicators can be assessed over a longer period, or sooner if important changes are identified in the marketplace.

Indicators for monitoring and review purposes are listed in Table 2. These indicators are based on readily available and relatively inexpensive data, including official data sources, Council planning approvals and commencements data, land use and floorspace surveys, and reference to consultant reports.

Table 2: Indicators for Monitoring Process

Indicator	Source	Comment
1. Activity Centre Floorspace	Department of Planning Land Use and Employment Surveys	The Department of Planning is currently undertaking its latest land use and employment survey. Once completed, prepare a summary of shop and other uses by activity centre and compare with previous versions of the survey.
2. In-centre surveys	In-centre surveys	Undertake a series of short in-centre surveys in the Mundaring Town Centre of businesses and customers on a regular basis (e.g. every one or two years). The survey could cover issues such as the local community's views on the centre, changes in people's perception of the centre as a place to visit, views on competing centres, issues they identify and actions that need doing, trends in employment levels, etc. The surveys would be a helpful reference point in assessing potential impacts of the initiatives contained in the Strategy.
3. Property development proposals and projects	Council records	Track development applications, proposals, and completions through Council data.
4. Retail trading performance	Consultant reports; Property Council; industry liaison	Especially track official sources of data. Note numbers of new or expanded businesses and estimate of new jobs on an annual basis.
5. Increased floorspace provision for shops and services, as well as increased value of buildings and works	Council and ABS data for planning and building approvals, and building completions	This measure uses regular and up-to-date data, and is therefore very useful. Can indicate change in use from shop to other use and vice-versa.
6. Vacancy rates for retail and commercial floorspace and/or tenancies	Land use and floorspace surveys	Can be undertaken at any time. As a guideline, the acceptable retail floorspace vacancy rates average around 5-7% of total retail floorspace for street-based centres. Vacancy rates provide a use measure of general health of a centre.
7. Changes in property values and rates	Council rate records; property industry	Useful indicator, especially as a relative indicator (eg different rate valuations for different centres).
8. Viewpoints on health of centres as expressed by those in property, real estate, retailing, and in other relevant industry sectors	Regular contact with real estate agents, property owners, developers, retail industry, other businesses, business associations, and the wider community.	Possible annual forum organised by Council at a venue for information exchange between property and retail industry, local traders, other businesses and stakeholders, Council and other community representatives.

Source: Essential Economics Pty Ltd

ATTACHMENT 6

Item 10.2

1 page

LPS STRATEGIES	LPS Page no.
Assess how best to incorporate home, cottage and locally based industries within residential areas.	5
Allow for the development of small businesses in close proximity to residential areas.	6
Ensure local planning schemes contain flexible provisions so that land can be used for a variety of compatible purposes.	6
Adopt a merits-based approach for considering manufacturing and industrial development.	7
Promote mixed use development in neighbourhood and district centres.	8
Provide sufficient and suitable serviced land in the right locations for housing, employment, commercial, recreational and other purposes, coordinated with efficient and economic provision of transport, essential infrastructure and human services.	40
Cluster retail, employment, recreational and other activities in existing and proposed activity centres (Mundaring town centre).	40
Focus on partnerships between state and local governments, service providers, industry groups, businesses and the community in planning.	41
Increase the level of employment self-sufficiency.	319
Increase local employment opportunities across a range of sectors	323
Support local food production where appropriate, subject to necessary controls	331
Relative to local centres: • Provide for a range of uses to meet the immediate needs of neighbourhoods and townsites; • Provide appropriate uses catering to tourism; • Ensure a high quality of urban design and development, consistent with local character.	340
Relative to the Local Commercial Strategy review, consider: • The extent to which the controls on the size of local centres are consistent with the objectives of reducing transport demand and increasing employment self-sufficiency; • Whether the existing three-tier hierarchy of local centres requires change; • The size of each local centre relative to population growth; • Additional floorspace requirements.	340-341
Investigate a new Light Industry zone behind the former Stone House service station.	346
Investigate rezoning land in Helena Valley under the 25 ANEF to accommodate service commercial and light industry uses for a mixed business precinct which is of a high quality design.	346

ATTACHMENT 7

Item 10.2

5 pages

BACKGROUND DOCUMENT	
SECTION	**PURPOSE**
EXECUTIVE SUMMARY	
Strategy Background	Describes the need to update the Local Commercial Strategy (1992) Describes the primacy of Midland Strategic Metropolitan Centre.
Regional Context and Influences	Assesses population growth and how this growth drives demand for additional retail floorspace.
Activity Centre and Retail Assessment	Explains how only 31% of Shire resident spending is captured within the Shire. Identifies demand for an additional 17,000m^2 of retail floorspace required over the next 20 years – predominantly in Mundaring town centre, North Parkerville and North Stoneville.
Employment Land Review	Describes the supply of light industrial and service commercial land in the Shire and identifies opportunities in Sawyers Valley and Helena Valley for expansion (as per LPS).
Key Directions for the Strategy	Summarises the broad strategic directions for the Draft as follows: 1. Align with contemporary policy; 2. Emphasise the importance of activity centre and employment land; 3. Establish a commercial hierarchy; 4. Reinforce Mundaring town centre as the primary centre; 5. Retain retail spending currently escaping the Shire; and 6. Support the viability of Local Centres.
INTRODUCTION	Provides background to the Draft, the brief and terms and definitions.

PART A: CONTEXT ANALYSIS	
Locational Context	Describes the Shire relative to features of the Perth Region.
Study Regions	Divides the Shire into three analysis areas: 1. Urban region; 2. Helena Valley region; and 3. Hills region
Importance of centres to Mundaring Shire	Provides a technical evidence-base to demonstrate the importance of the Shire's centres to employment.
Policy Context for Activity Centres	Describes the role, relevance and effect of the contemporary planning framework on commercial planning in the Shire.
Relevant Influences on Activity Centres and Commercial Areas	Describes external factors which will affect commerce and the economy over the next 20 years e.g. demographic changes, technology, retail formats, range diversification in activity centres etc.
Major Developments and Proposals	Identifies the influence that new developments in the Shire are likely to have on the role of activity centres.
Population Trends and Forecasts	Examines demographic changes in the Shire to forecast future demand pressures for retailing, employment land and so on.
Economic Context	Analyses economic changes at macro and micro levels which are likely to influence commercial/industrial land and retail demand the Shire – including place of work, the role of home-based businesses and tourism. Also describes the revenue generated by industry.
Implications for the Strategy	Summarises what the Context Analysis means for the Draft.
PART B: RETAIL AND ACTIVITY CENTRE ASSESSMENT	

Activity Centre Hierarchy	Establishes and describes the Shire's commercial hierarchy pursuant to State policy.
Retail and Commercial Floorspace Overview	Observations about the performance, function and gaps in the Shire's centres.
Retail Expenditure Forecast	Examines how much money is spent in the Shire (by study region) and what it is spent on.
Retail Turnover and Market Share Analysis	Defines the average value of retail turnover in terms of floor space ($8,700/m^2) and for three categories of retail: 1. Food, Liquor and Groceries ($10,530/m^2) 2. Food Catering ($4,900/m^2); and 3. Non-Food ($4,630/m^2) Determines how much of this revenue is generated by Shire residents (77%) and how much revenue 'escapes' the Shire (69%). Describes the implications of this analysis.
Retail Development Potential	Based on the 'gaps' and 'opportunities' identified in the previous analysis, identifies the potential for new retail development and the likely effect (i.e. retail turnover) on the Shire. The total potential is 10,000m^2 to 17,000m^2 of retail floor space over the next 20 years.
Other Development Opportunities	Identifies potential for 2,000m^2 to 3,000m^2 of non-retail commercial floor space over the next 20 years and opportunities for land-use diversification.
Implications for the Strategy	Summarises what the Retail and Activity Centre Assessment means for the Draft.

PART C: EMPLOYMENT LAND REVIEW	
Regional Employment Land Context	Identifies light industrial and service commercial (employment land) within and outside of the Shire and existing/planned transport networks.
Employment Land Supply	Identifies that the Shire has a total of 79.5 hectares of light industrial/service commercial zoned land with a (low) average vacancy rate of 2.6%.
Employment Land Demand	Estimates that 2.4 hectares of new employment land will be required in the Shire by 2037 with investigation areas identified in Helena Valley/the Urban Region.
Potential Opportunities for Additional Employment Land	Identifies and justifies the locations of Helena Valley, Sawyers Valley and adjacent to the planned Orange Route for new employment land.
Implications for the Strategy	Summarises what the Employment Land Review means for the Draft.

STRATEGY AND IMPLEMENTATION DOCUMENT	
SECTION	**PURPOSE**
EXECUTIVE SUMMARY	Provides: • Background to the preparation of the Draft; • Summary of the study area location and significant commercial features; • Summary of the findings of the Background report; • Describes the commercial hierarchy in the Shire; • Identifies objectives which form the basis of the Action & Implementation Plan.
INTRODUCTION	Summarises the purpose of the Draft.
REGIONAL ACTIVITY CENTRE	Summarises the contents of the

AND EMPLOYMENT LAND CONTEXT	Background document
KEY FINDINGS AND DIRECTIONS OF THE BACKGROUND REPORT	Summarises the findings of the Background document
SHIRE OF MUNDARING ACTIVITY CENTRE AND COMMERCIAL HIERARCHY	Summarises the Shire's commercial hierarchy and the purpose of each centre within the hierarchy and provides an indicative floorspace requirement for each.
VISION STATEMENTS AND OBJECTIVES	For each objective, sets a corresponding vision statement.
ACTION AND IMPLEMENTATION PLAN	Identifies a series of practical actions which can be undertaken to implement each of the objectives.
MONITORING AND REVIEW	Identifies a methodology for measuring the success of the Draft in achieving its objectives.

10.3 No.1 (Lot 300) Farrall Road, Midvale – Proposed Signage

File Code	Fa 5.1-3
Location / Address	See **ATTACHMENT 8**
Landowner	BTC Midland Pty Ltd
Applicant	Programmed Property Services Pty Ltd
Zoning	LPS4 – Service Commercial MRS – Industrial
Area	3257m2
Use Class	Signage - Motor Vehicle Repair
Ward	West
Author	Karen Frost, Planning Officer
Senior Employee	Mark Luzi, Director Statutory Services
Disclosure of Any Interest	Nil

SUMMARY

Planning approval is sought to replace the advertising and a pylon sign on the corner of Farrall Road and Great Eastern Highway, Midvale.

The proposed 6m high pylon sign will have a larger display area but will be 1m lower in height than the 7m high pylon sign previously approved by Council.

As the proposed pylon sign is comparable in size and scale to existing signs in the locality, it is recommended Council approve the proposal subject to conditions.

BACKGROUND

Council approved a 7m high pylon sign at its meeting held 23 October 2012 *(C16.10.12).* The previous sign had a display area of 6.35sqm and width up to 2.7m. The proposed pylon sign is a solid panel resulting in an increase of surface area to 10.8sqm, however this increase is offset by the reduction in height and width (refer to attachment). The previously approved pylon sign has recently been removed.

The specifications of the proposed sign are:

- 6m high and 1.8m wide;
- Setback 1m from western boundary and 0.7m from southern side boundary; and
- Internally illuminated pylon sign

Council determination is required as the proposed pylon sign is over 5m in height.
The remainder of the advertising signage proposed within the application is mostly within the building fascia. This signage requires Council determination because it is proposed within the same application as the pylon sign. This signage is considered consistent with the objectives of the Service Commercial zone and compliant with the advertising provisions under the Shire's *Local Planning Scheme No.4.* (LPS4).

STATUTORY / LEGAL IMPLICATIONS

The proposal constitutes development under the *Planning and Development Act 2005* and requires planning approval under the Shire's *Local Planning Scheme No. 4* (LPS4).

Other relevant legislation includes:

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Shire of Mundaring Signs Local Law 2009*
- *Metropolitan Region Scheme*

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Should Council resolve to refuse or conditionally approve the proposal, the applicant has a right of review through the State Administrative Tribunal (SAT) which will incur legal costs.

STRATEGIC IMPLICATIONS

Relevant priorities within the Shire's *Strategic Community Plan Mundaring 2026* include 'Flourishing local businesses' and 'a place that is connected, safe and easy to move around.

Signage is necessary for the identification and promotion of businesses.

SUSTAINABILITY IMPLICATIONS

The social, economic and environmental impacts are considered negligible.

RISK IMPLICATIONS

As noted above, should Council resolve to refuse or conditionally approve the proposal, the applicant has a right of review through the State Administrative Tribunal (SAT) which will incur legal costs.

EXTERNAL CONSULTATION

As the development abuts Great Eastern Highway which is classified as a Primary Regional Road under the Metropolitan Regional Scheme (MRS), the proposal was referred to Main Roads WA (MRWA) who provided the following comments:

"1. The type of sign, size, content and location must comply with all relevant by-laws and planning schemes made by Council;
2. The sign and sign structure is to be placed on private property and shall not overhang or encroach upon the road reserve;
3. Main Roads agreement is to be obtained prior to any future modifications;
4. As the sign is illuminated, it must be of low level not exceeding 300 cd/m^2 not flash, pulsate or chase;
5. The device shall not contain fluorescent, reflective or retro reflective colours or materials; and
6. No other unauthorised signing is to be displayed."

The above comments form part of the recommended conditions of approval.

COMMENT

The proposal has been assessed against relevant objectives and development provisions of LPS4. It generally complies, with any exceptions identified in the table below.

Local Planning Scheme No. 4	
Scheme Requirement / Clause	**Assessment / Comment**
4.2.7 Objectives of Service Commercial zone:	
a) To provide for a range of commercial activities which, by reason of the scale or the nature of the business require good visibility and vehicular access and/or larger sites, and are not generally appropriate within the Town Centre or Local Centre zones.	The site has approval for the existing commercial use of motor vehicle repair including tyres.
b) To ensure a high standard of development and to maintain the visual amenity of the area as seen from public roads, particularly important local roads or highways.	Great Eastern Highway is a Primary Regional Road and Farrall Road an important local road. The replacement of advertising signage and the pylon sign at 6m in height allows for the promotion of this local

5.7.33 Advertising, not otherwise exempt under Schedule 5, must:	business without impacting on the established visual amenity.
(a) not detract from or erode the visual qualities and character of a particular locality and/or transport corridor; and	The proposed pylon sign is consistent with existing signage in the vicinity and the character of the area in the Service Commercial Zone and Great Eastern Highway, Midvale. Conditions are recommended that the sign shall not include fluorescent colours, reflective materials, or flashing, chasing or pulsating lights. Proposed changes to the signage on the building, including fascia signs are minor, and considered to be visually appealing and consistent with the commercial amenity of the area.
(b) be associated with the operation or business on the subject site; and	All proposed signage directly relates to the existing tyre business.
(c) not be misleading or dangerous; and	The proposed signage is clearly identifiable by the use of the company logo and colours. A condition of approval is recommended providing for signs considered offensive, misleading or dangerous to be modified or removed at the written notice of the Shire.
(d) be of a size and scale that is proportionate to the realistic needs of local commerce in the locality; and	The proposed pylon sign is 6m in height and 1.8m in width and therefore has a larger surface area than the previously approved sign. However this type of sign is of a contemporary design and not uncommon in the vicinity. The size and scale is reasonable given the commercial nature of the locality. Proposed changes to all other advertising signs and fascia signs are minor and comparable to the existing signage on the building.
(e) be designed to minimise visual clutter.	The proposal relates to replacing

	existing signage and will not increase the visual clutter in the locality.

Approval is recommended as the proposed pylon sign is considered to be consistent with the objectives and provisions of the Service Commercial zone.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION **RECOMMENDATION**			***C5.07.17***
Moved by:	*Cr Cuccaro*	*Seconded by:*	*Cr Clark*

That Council grants planning approval for the proposed signage at No.1 (Lot 300) Farrall Road, Midvale, subject to the following conditions:

1. The development shall comply with the approved plans unless approval is granted by the Chief Executive Officer or his delegate with advice from Main Roads WA for any minor variation made necessary by detailed design;

2. The sign and structure is to be placed on private property, entirely within the lot boundaries and shall not overhang or encroach upon the road reserve;

3. Illumination shall be of low level not exceeding 300 candela per square metre, not flash, pulsate or chase;

4. The device shall not contain fluorescent, reflective or retro reflective colours or materials; and

5. If, in the opinion of the Shire, a sign or advertisement is offensive, misleading or dangerous to vehicular or pedestrian traffic then the sign must be removed or modified in accordance with the written notice of the Shire of Mundaring.

CARRIED 9/2

For: *Cr Clark, Cr Fisher, Cr Brennan, Cr Fox, Cr Perks, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Cr Martin, Cr Daw*

Next Report

ATTACHMENT 8

Item 10.3

9 pages

Shire of MUNDARING	Location Plan 1-3 (PT LOT 300) Farrall Road Midvale	SCALE 1:2000	N

"ATTACHMENT"

REGULATION 25A - SURVEYOR'S CERTIFICATE

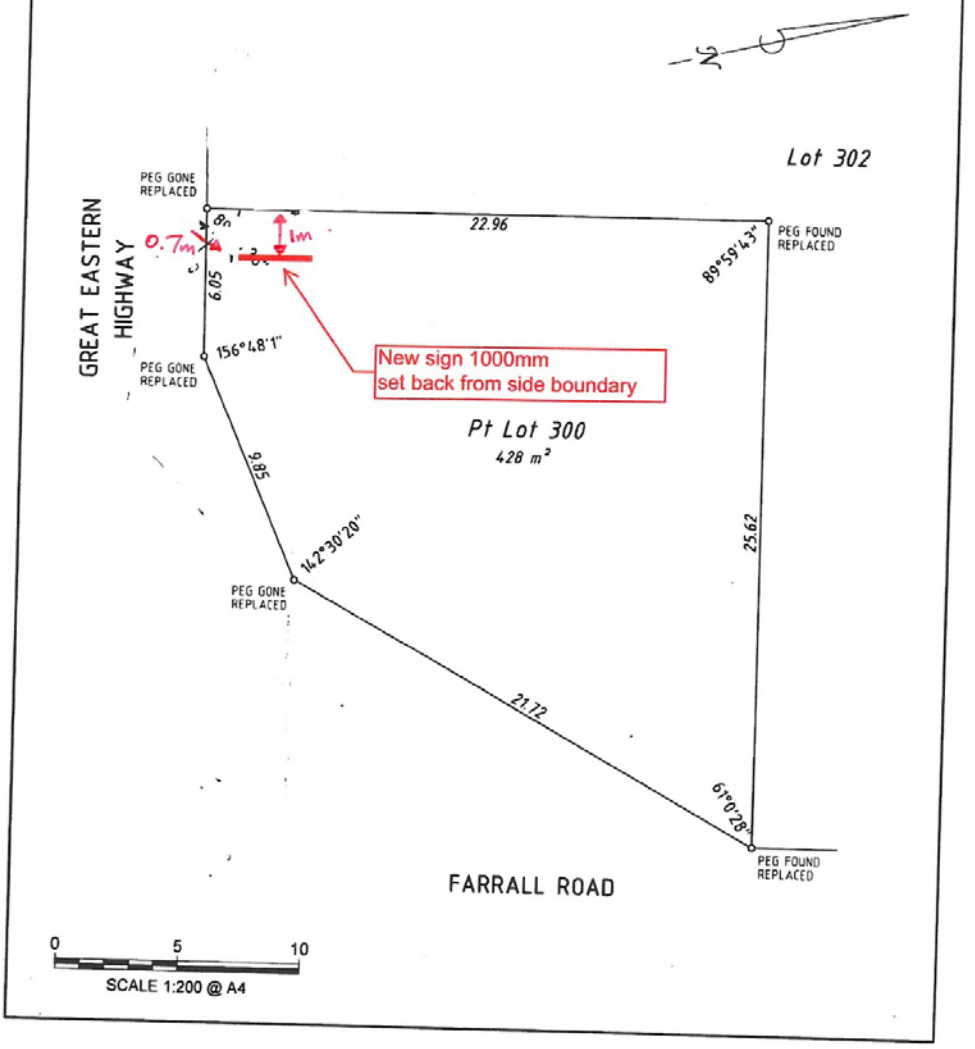
I, D.K.McALIECE, licensed surveyor, certify that on the 14th day of June, 2017 I, re-established the boundaries of Part Lot 300 on Deposited Plan 67486 C/T 2750-392 as shown on the attached sketch and that the survey was performed in accordance with all relevant written laws.

16-06-2017
DATE

LICENSED SURVEYOR

JOB : 15742
DRAWN BY : GO
DRAWN DATE: 16-06-2017
CHECKED BY : DKM

LAND DEVELOPMENT
SURVEYING SOLUTIONS
LICENSED SURVEYORS
PH: 9300 8137 MOB: 0419 117 617
PO BOX 324
JOONDALUP DC WA 6919
E-mail: admin@surveyingsolutionswa.com.au
Web: www.surveyingsolutionswa.com.au



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MIDLAND WA

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BEFORE

AFTER

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4A

6M MONOLITH
STANDARD COMPONENT DIMENSIONS

SIZE	: TOTAL	1800 MMW X 6000 MMH
METHOD	: MONOLITH	FABRICATED ACM OVER FRAME
	: B	MOULDED ACRYLIC
	: SELECT	SURFACE MOUNTED ACRYLIC (CUT AWAY BEHIND)
	: TEXT	PROFILE CUT VINYL
	: AUTO SVC LOGO	PROFILE CUT VINYL
	: IRONMAN	DIGITALLY PRINTED VINYL WRAP

BRIDGESTONE
ECOPIA
POTENZA
TURANZA
ALENZA
DUELER
Firestone
SUPERCAT
RFT
Run-Flat Tyre

6A

SUPPLIERS MENU BOARD

SIZE	: TOTAL	900 MMW X 1500 MMH
METHOD	: BACKING	WHITE ACM
	: GRAPHICS	BLACK VINYL

Log Book Servicing
Tyres
Wheels
Batteries
Wheel Alignments
Tyre & Wheel Packages

Mandatory
Optional

6B

SERVICES MENU BOARD

SIZE	: TOTAL	900 MMW X 1500 MMH
METHOD	: BACKING	WHITE ACM
	: GRAPHICS	BLACK VINYL
NOTE	: PLEASE CONFIRM SERVICES REQUIRED	

OPTIONS LIST
PLEASE SELECT 2 OPTIONS

- ☐ WHEEL ALIGNMENTS
- ☐ TYRE & WHEEL PACKAGES
- ☐ _____
- ☐ _____

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1200mm to 3000mm	+/- 5mm
greater than 3000mm	+/- 10mm

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4

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BEFORE

AFTER

Note power ingress

Note alarm box

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greater than 3000mm	+/- 10mm

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5

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BEFORE

AFTER

Note down pipe may mean that the white end box needs to be deeper/ boxed out around pipe.

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1200mm to 3000mm	+/- 5mm
greater than 3000mm	+/- 10mm

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NOT TO SCALE

(A) BRIDGESTONE RED
(B) BRIDGESTONE ORANGE (SELECT ONLY)
(C) BRIDGESTONE WHITE
(D) BRIDGESTONE BLACK
(F) BRIDGESTONE MEDIUM GREY

PAINTING
METHOD : PAINT SURFACES AS ILLUSTRATED
: REFER TO COLOUR SCHEDULE & SCOPE OF WORKS FOR DETAILS

1A

FASCIA SIGN
(TO SUIT 2300 END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : TOTAL 22500 MMW X ____ MMH
: WHITE STRIPE 10% OF FASCIA HEIGHT

BRIDGESTONE LOGO
(FOR FASCIA BETWEEN 1500 & 1700 MMH / 2300 WHITE END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : LOGO BETWEEN 523 - 592 MMH
METHOD : TEXT PROFILE CUT BLACK ACM WITH RED VINYL TO CORNER OF B

TYRE & AUTO SERVICE TEXT
(FOR FASCIA BETWEEN 1500 & 1700 MMH / 2300 WHITE END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : CAP BETWEEN 454 - 514 MMH
METHOD : TEXT PROFILE CUT WHITE ACM

WHITE END BOX (2300)
STANDARD COMPONENT DIMENSIONS

SIZE : TOTAL 2300 MMW X 2230 MMH
METHOD : BACKING FOLDED ACM OVER FRAME
: B MOULDED ACRYLIC
: SELECT FABRICATED ACM WITH FLUSH INTRACUT OPAL ACRYLIC LETTERS

1B

FASCIA SIGN (TO SUIT 2300 END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : TOTAL 5900 MMW
: WHITE STRIPE 10% OF FASCIA HEIGHT

TYRE & AUTO TEXT
(FOR FASCIA BETWEEN 1500 & 1700 MMH / 2300 WHITE END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : CAP BETWEEN 454 - 514 MMH
METHOD : TEXT PROFILE CUT WHITE ACM

1C

ROLLER DOOR B (LARGE)
SET OF 3
STANDARD COMPONENT DIMENSIONS

SIZE : EACH 1670 MMW X 1500 MMH
METHOD : PAINT DIRECTLY TO ROLLER DOORS

NOTE: ABOVE PHOTO MONTAGE IS AN ARTISTS IMPRESSION ONLY. A DETAILED CHECK MEASURE MAY BE REQUIRED TO CONFIRM MEASUREMENTS & FIT PRIOR TO MANUFACTURE.

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1200mm to 3000mm	+/- 5mm
greater than 3000mm	+/- 10mm

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2A

FASCIA SIGN
(TO SUIT 2300 END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : TOTAL 16000 MMW X ____ MMH
: WHITE STRIPE 10% OF FASCIA HEIGHT

BRIDGESTONE LOGO
(FOR FASCIA BETWEEN 1500 & 1700 MMH / 2300 WHITE END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : LOGO BETWEEN 523 - 592 MMH
METHOD : TEXT PROFILE CUT BLACK ACM WITH RED VINYL TO CORNER OF B

TYRE & AUTO SERVICE TEXT
(FOR FASCIA BETWEEN 1500 & 1700 MMH / 2300 WHITE END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : CAP BETWEEN 454 - 514 MMH
METHOD : TEXT PROFILE CUT WHITE ACM

WHITE END BOX (2300)
STANDARD COMPONENT DIMENSIONS

SIZE : TOTAL 2300 MMW X 2230 MMH
METHOD : BACKING FOLDED ACM OVER FRAME
: B MOULDED ACRYLIC
: SELECT FABRICATED ACM WITH FLUSH INTRACUT OPAL ACRYLIC LETTERS

2B

FASCIA SIGN
(TO SUIT 2300 END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : TOTAL 35000 MMW X ____ MMH
: WHITE STRIPE 10% OF FASCIA HEIGHT

WHITE END BOX (2300)
STANDARD COMPONENT DIMENSIONS

SIZE : TOTAL 2300 MMW X 2230 MMH
METHOD : BACKING FOLDED ACM OVER FRAME
: B MOULDED ACRYLIC
: SELECT FABRICATED ACM WITH FLUSH INTRACUT OPAL ACRYLIC LETTERS

BRIDGESTONE LOGO
(FOR FASCIA BETWEEN 1500 & 1700 MMH / 2300 WHITE END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : LOGO BETWEEN 523 - 592 MMH
METHOD : TEXT PROFILE CUT BLACK ACM WITH RED VINYL TO CORNER OF B

TYRE & AUTO SERVICE TEXT
(FOR FASCIA BETWEEN 1500 & 1700 MMH / 2300 WHITE END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
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METHOD : TEXT PROFILE CUT WHITE ACM

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Artwork & Manufacture Tolerances

Width & Height	Tolerance
less than 1200mm	+/- 3mm
1200mm to 3000mm	+/- 5mm
greater than 3000mm	+/- 10mm

BRIDGESTONE MIDLAND WA

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REVISION : 3-REVISION 6
CIM NO. : 20924
REF NO. : 28554
AUTHOR : RONDELL JOHNSON
FILE LOCATION : CIMRESOURCE.COM.AU

NOT TO SCALE

3A

FASCIA SIGN
(TO SUIT 2300 END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : TOTAL 22500 MMW
: WHITE STRIPE 10% OF FASCIA HEIGHT

WHITE END BOX (2300)
STANDARD COMPONENT DIMENSIONS

SIZE : TOTAL 2300 MMW X 2230 MMH
METHOD : BACKING FOLDED ACM OVER FRAME
: B MOULDED ACRYLIC
: SELECT FABRICATED ACM WITH FLUSH INTRACUT OPAL ACRYLIC LETTERS

TYRE & AUTO SERVICE TEXT
(FOR FASCIA BETWEEN 1500 & 1700 MMH / 2300 WHITE END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : CAP BETWEEN 454 - 514 MMH
METHOD : TEXT PROFILE CUT WHITE ACM

BRIDGESTONE LOGO
(FOR FASCIA BETWEEN 1500 & 1700 MMH / 2300 WHITE END BOX)
CHECK DIMENSIONS BEFORE MANUFACTURE
* FASCIA HEIGHT REFERS TO THE RED & WHITE BAND. WHITE END BOX IS TALLER

SIZE : LOGO BETWEEN 523 - 592 MMH
METHOD : TEXT PROFILE CUT BLACK ACM WITH RED VINYL TO CORNER OF B

2C

ROLLER DOOR B (SMALL)
SET OF 3
STANDARD COMPONENT DIMENSIONS

SIZE : EACH 1115 MMW X 1000 MMH
METHOD : PAINT DIRECTLY TO ROLLER DOORS

3B

ROLLER DOOR B (LARGE)
SET OF 3
STANDARD COMPONENT DIMENSIONS

SIZE : EACH 1670 MMW X 1500 MMH
METHOD : PAINT DIRECTLY TO ROLLER DOORS

3C

WHITE END BOX (2300)
STANDARD COMPONENT DIMENSIONS

SIZE : TOTAL 2300 MMW X 2230 MMH
METHOD : BACKING FOLDED ACM OVER FRAME
: B MOULDED ACRYLIC
: SELECT FABRICATED ACM WITH FLUSH INTRACUT OPAL ACRYLIC LETTERS

5A

IRONMAN PANEL : LARGE
STANDARD COMPONENT DIMENSIONS

SIZE : TOTAL 2400 MMW X 1350 MMH
METHOD : BACKING ACM
: GRAPHICS DIGITALLY PRINTED

NOTE: ABOVE PHOTO MONTAGE IS AN ARTISTS IMPRESSION ONLY. A DETAILED CHECK MEASURE MAY BE REQUIRED TO CONFIRM MEASUREMENTS & FIT PRIOR TO MANUFACTURE

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Artwork & Manufacture Tolerances

Width & Height	Tolerance
less than 1200mm	+/- 3mm
1200mm to 3000mm	+/- 5mm
greater than 3000mm	+/- 10mm

Cr Lavell and Cr Fisher had previously disclosed an Impartiality Interest in this Item.

10.4 Request for Financial Support – Habits of Horses - Mundaring Arts Centre

File Code	CS.CEV
Author	Tracey Peacock, Grants & Volunteers Advisor
Senior Employee	Megan Griffiths, Director Strategic & Community Services
Disclosure of Any Interest	Nil

SUMMARY

Mundaring Arts Centre (MAC) has requested that Council provide financial assistance in the amount of $2505 to assist with costs associated with the Habits of Horses Open Day to be held on Sunday 20 August 2017. Funds are sought for traffic management, marquee hire and installation, portable toilet hire, St John of God Ambulance attendance and round yard hire. MAC are also seeking support with collection and disposal of rubbish, loan of witches hats and staffing assistance in risk management.

Ongoing discussions are occurring between the Shire and MAC in relation to the relevant event approvals and conditions which will be applied to this event. The request for funding and support is a separate process and approval or non-approval of financial support does not negate the need for the relevant event approvals to occur, nor implies that approvals will be granted.

It is recommended that staff investigate the ability to provide in-kind support to the event through assistance with risk management planning. However loan of witches hats and waste removal are not recommended.

Due to a range of factors, including –

- an amount of $155,535 to fund MAC being listed for consideration in the 2017/2018 budget (C17.06.17), which includes a requirement to deliver community projects;
- external funding of $120,000 already having been secured for the event; and
- the in-kind support already having been provided by the Shire towards this event, including the waiver of facility hire fees of $455,

it is recommended that no further financial support is provided to MAC for the Habits of Horses Open Day.

BACKGROUND

MAC was established over 35 years ago to promote and exhibit the work of local artists and deliver accessible events to the community.
MAC has a current three year funding agreement in place with an allocation of $153,237 in the 2016/17 budget. The current objectives to be achieved by MAC are:

- To optimise funding opportunities and to increase various revenue streams;
- To enhance, promote and contribute to community cultural development;
- To advise and assist the Shire in the promotion, management and acquisition of Shire of Mundaring Art Collection;
- To actively include young people in community cultural and artistic activities/projects;
- To increase knowledge and understanding of arts activities/projects; and
- To recognise and support artistic endeavours.

MAC are required (among others) to provide management of the Shire's art collection, including acquisition, exhibition and maintenance, involvement with Seen and Heard youth program and other community groups; representation on the Shire's Cultural Advisory Group; support of cultural and art projects and activities, and the annual Environmental Art award.

Through their Key Performance Indicators MAC are required to support a diverse range of arts activities and projects in the Shire of Mundaring and surrounding region through consulting with the community (groups and individuals) to support public events and other activities/projects. Katharine Susannah Prichard Writers' Centre and Mundaring and Hills Historical Society, who also hold recurrent funding agreements with the Shire, have similar requirements to also support and participate in community activities and projects.

MAC provided the following information about the project for which they are seeking assistance:

> **"Habits of Horses**
> Displaying a healthy obsession with horses is a collaborative project between a number of partners including MAC, Mundaring and Hills Historical Society (MHHS), Mundaring Men's Shed, Mundaring Camera Club, Rotary Club of Mundaring, Katharine Susannah Prichard Writers' Centre (KSP), Mundaring and Boya Libraries, Riding for the Disabled Association Hills Group, Equestrian Federation of WA, Curtin University, Mundaring Hotel, Chidlow Tavern, Mount Helena Tavern, Pony Clubs, SES Mounted Section, 10th Light Horse, St John Ambulance,1st Mundaring Scout Group, St John of God Hospital, Mundaring Visitors' Centre, Waringarri Arts

and the Tamil Association of WA. The project spans over two months in August and September 2017.

Habits of Horses invites the community to celebrate and explore our relationship with horses, learn new art skills, express creativity and undertake new experiences. Community members will share their relationships with horses and how horses have been used across many different cultures – in myth, ritual, ceremony, war, competition, recreation and daily life. There will be an opportunity for many artists and community groups to work together.

The project encompasses curated exhibitions with works by international and national artists together with community artists, beginners and dabblers across a number of venues including MAC, Boya Community Centre, Mundaring Museum, Midland Junction Arts Centre and Mundaring Sculpture Park.

Opportunities for the greater community to engage will be provided through drawing, weaving, painting, sculpture and animation as well as through riding classes, public talks, an Open Weekend, demonstrations and watching farriers at work. These activities will be undertaken in the Mundaring Main and Lesser Hall and Mundaring Sculpture Park. This will be a free community event with no entry fee charged and a variety of free community displays and activities on offer; however it is understood that some artist workshops may incur a small fee."

The budget for the project is $120,000 with funding secured through Catalyst Australian Arts and Culture Fund, Community Arts Network WA, City of Swan, Healthway, Department of Culture and the Arts. There is significant investment from community organisations as well as in-kind and volunteer support.

Support provided by Shire staff to the project to date includes:

- meetings with Shire President, CEO and officers to outline project and request support;
- assistance with identifying appropriate locations for horse related activities;
- assistance with identifying locations for temporary sculptures;
- assistance with identifying locations for permanent hitching posts; and
- assistance with booking of Shire facilities and the request to waive hire costs.

Fees for the hire of Shire facilities to the value of $455 have been waived, however, refundable bonds to the value of $720 will require payment.

MAC is seeking Council support for costs associated with the Open Day component of the project. The Open Day will be held on Sunday 20 August 2017 at and adjacent to Mundaring Community Sculpture Park. MAC

requests financial support from Shire of Mundaring to assist with the following:

Item	Cost
Traffic Management	$600 (to be undertaken by Rotary Club of Mundaring)
Marquee hire and installation	$400 (to be undertaken by Rotary Club of Mundaring)
Porta Loo Hire	$300
St John of God Ambulance	$305
Round Yard Hire	$900 (for use on Sculpture Park)
Total	$2505

In-kind support has also been requested; including the removal of waste, loan of witches hats and assistance in risk management planning. Removal of waste by the Shire would not be in-kind, as the Shire would incur an additional direct cost of $450, which is not included in the draft 2017/18 budget which is to be considered by Council on 19 July 2017.
The implications of this are considered further under financial and risk implications. The $450 is a quote from the Shire's contractor to supply 10 MGB bins and then collect and dispose of the waste.

Assistance in risk management planning can be supported with approximately four hours of staff time. The Shire is unable to provide witches hats and it is recommended that the services of a traffic management company are utilised for this purpose.

At the time of writing this report, ongoing discussions are still occurring with Shire staff and MAC regarding the necessary approvals for the project and conditions which may be applied, including relevant environmental and safety management requirements.

STATUTORY / LEGAL IMPLICATIONS

Section 6.2 of the *Local Government Act 1995* requires that, by not later than 31 August in each financial year, or such extended time as the Minister allows, each local government is to prepare and adopt (by absolute majority) in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the next following 30 June.

POLICY IMPLICATIONS

Community Funding Policy CD-02 - This request does not fit within the Policy due to the timing of the next available community event grant round and the group is not seeking an ongoing funding agreement.

FINANCIAL IMPLICATIONS

A funding allocation for this event and for additional waste charges is not included in the draft 2017/18 budget that Council will consider for adoption on 19 July 2017.

Should Council determine to approve funding as requested and/or assist with waste removal, it is recommended that funds are allocated from the proposed 2017/18 community grant budget, noting that the budget has not yet been adopted. This would result in a reduction of grant monies available as competitive grants to community groups. Another option would be to consider increasing this grant budget; however this would result in a delay in adopting the annual budget as budget figures would need to be reviewed and budget papers reissued and a new Special Meeting of Council convened, all of which will have financial and resources requirements.

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan:

Priority 1 – Governance

Objective 1.1: A fiscally responsible Shire that prioritises spending appropriately.

Strategy 1.1.1: "Prudently consider resource allocation." Financial resources managed to ensure Shire can responsibly deliver services and infrastructure.

Priority 2 – Community

Objective 2.4: A place of vibrant culture and arts.

Strategy 2.4.1: "Encourage, promote and support existing and new community events." Community outcomes under this strategy include increased number of local events and community events assisted to source sponsorship, insurance and/or funding and increased participation by local residents and businesses.

Strategy 2.4.2: "Support not-for-profit arts and cultural groups." Community outcomes under this strategy will include existing and new not-for-profit groups operating on a sustainable basis.

SUSTAINABILITY IMPLICATIONS

Social

- Provides opportunities for cultural, leisure and recreational activities and social interaction;
- Supports community creativity and vitality.

Economic

- Potential for economic outcomes for the business community, including Mundaring Hotel, Chidlow Tavern, Mount Helena Tavern

Cultural

- Identifies, acknowledges, protects, enhances, manages and promotes cultural, natural and indigenous heritage;
- Due to the ongoing service provided to the local community, key cultural stakeholders involved hold a significant place within the Shire and enrich the cultural lives of residents and visitors.

RISK IMPLICATIONS

Council faces a potential loss of reputation as a supporter of culture and the arts if it does not support this project financially. This risk is mitigated through all of the other arts and culture programs that Council does support financially.

Council also faces the risk of loss of reputation if the community becomes aware that a community organisation is being paid additional funds to supplement their existing funding for an activity required under their funding agreement. This risk is mitigated by Council declining the request for additional funding. Should Council determine to provide funding, then effective communication could mitigate this risk.

Should Council determine to support this request, this could have a consequential impact on the adoption of the budget, as outlined under Financial Implications section.
This risk can be mitigated by not supporting the request, or, if the request is supported, taking the funding allocation and/or waste removal costs from the existing grant community budget listed in the draft 2017/18 budget.

EXTERNAL CONSULTATION

External consultation has taken place with representatives of the Mundaring Arts Centre.

COMMENT

This project contributes to the objectives under the current agreement, is of significant community benefit and offers the opportunity for the involvement of many. It also involves a large number of volunteer hours contributed by MAC and all other community organisations concerned.

MAC has been proactive in sourcing substantial external funding for this project. This, along with the current funding agreement the group has with the Shire, provides sufficient funding for this project and it is suggested that the project should run within these parameters.

It should be noted that MAC could potentially investigate the option of borrowing a portable round yard from Riding for the Disabled Association Hills Group (RDAHG), rather than incurring a hire fee for this item. RDAHG were able to purchase the portable round yard with financial support from the Shire through the Community Grants Program.

The request for assistance with risk management planning can be met through the existing Community Engagement Facilitator role.

Council should also be aware that other support is currently being sought by community groups as follows:

- Mundaring Rotary Club has approached the Shire for support for the 2018 Twilight Markets; and the support requested is being ascertained and will come to Council in August 2017 for consideration;
- Mundaring in Transition has commenced discussions with the Shire regarding an environmental event, Blue Sky Festival they wish to run next year. At this time, the support being requested is to be ascertained;
- Swan View Districts Agricultural and Arts Show (SVDAAS) is seeking further support from Council in terms of office space for three months prior to their event; and
- Darlington Arts Festival is seeking indexation to their two year funding agreement.

As indicated in the background of this report, as part of the funding received from the Shire, MAC are required to support a diverse range of arts activities and projects in the Shire of Mundaring and surrounding region through consulting with the community (groups and individuals) to support public events and other activities/projects. Their Key Performance Indicators includes a target of providing minimum of 5 community projects (supported/conducted) per annum.
This means that the recurrent funding agreement already supports MAC to work on projects such as the Habits of Horses so further financial support for this project could be perceived as inequitable by other groups or community members.

Options for consideration regarding this request are as follows:

	Option	**Cost**
1	Provide requested financial support of Habits of Horses Open Day and fund from current community grant budget allocation	$2505 Plus $450 waste removal
2	Provide requested financial support of Habits of Horses Open Day and fund by increasing community grant budget allocation	$2505 plus $450 waste removal
3	Do not provide financial support for Habits of Horses Open Day, but investigate the ability to offer in-kind support	Nil

Should Council decide to provide funding and /or waste removal, it is recommended that the allocation is made from the proposed community grant budget. This will negate the need for a delay in adoption of the 2017/18 budget. However, funding this amount from the proposed community grant budget allocation would decrease the pool available to other groups who run a range of other events within the community.

Given the ongoing recurrent funding agreement which requires this type of activity, the level of external funding sourced by MAC for the event; and the in-kind support already provided to the project, it is recommended that Council does not provide financial support and waste removal.

VOTING REQUIREMENT

Simple majority

RECOMMENDATION

That Council declines the request from Mundaring Arts Centre for financial sponsorship to assist with costs associated with the Habits of Horses Open Day event and waste removal for the event.

COUNCIL DECISION MOTION			***C6.07.17***
Moved by	*Cr Jeans*	*Seconded*	*Cr Fisher*

That Council -

1. *Subject to the adoption of the draft 2017/18 Annual Budget to be considered by Council on 19 July 2017:*

   a) *approves funding of $2505 to the Mundaring Art Centre for the 2017 Habits of Horses Open Day event;*

   b) *approves payment for the costs of waste collection and removal for the 2017 Habits of Horses Open Day event, to a total of $450;*

   c) *allocates the funding of $2505 and the waste removal cost of $450 to the Community Events Grant Program (budget account 021151), which has a total allocation of $38,730 listed in the draft 2017/18 budget; and*

d) enters into a funding agreement with Mundaring Art Centre for the financial support, noting that the funding is to be used for traffic management, equipment hire and first aid services.

2. Notes the reason for the change to the officer's recommendation in the report is that an important role of the Mundaring 2026 Strategic Community Plan is to foster and encourage "a place of vibrant culture and art" and the Habits of Horses Open Day is an excellent example of twenty-two organisations working together under the guidance of Mundaring Art Centre in the Mundaring and Swan region to provide a $120,000 fully funded project over a two month period with only a small contribution from the Shire of Mundaring.

CARRIED 10/1

For: *Cr Martin, Cr Fisher, Cr Daw, Cr Brennan, Cr Fox, Cr Perks, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Cr Clark*

Next Report

As per Council's earlier decision C2.07.17, the following Item was brought forward for discussion.

11.1 Notice of Motion – Cr Lynn Fisher – Mundaring Bicentennial Scholarship Trust Funding

File Code	CS.CIT 2/4
Author	Tracey Peacock, Grants Advisor
Senior Employee	Megan Griffiths, Director Strategic & Community Services
Disclosure of Any Interest	Nil

Councillor Fisher has advised of her intention to move the following notice of motion.

"That Council –

places the following conditions on the financial contribution of $6,962 to the Mundaring Bicentennial Scholarship Trust , which is currently listed in the draft 2017/2018 budget to be considered by Council on 19 July 2017

1. *Matching funds are provided by Shire of Mundaring to the Mundaring Bicentennial Scholarship Trust dollar for dollar to a maximum of $6,962;*

2. *A standard Shire of Mundaring funding agreement is entered into with the Mundaring Bicentennial Scholarship Trust which outlines specified outcomes and conditions including recognition of Shire funding and acquittal of Shire funds; and*

3. *The funding agreement is reviewed by Shire of Mundaring in advance of the formulation of the 2018-19 budget, with a recommendation put to Council regarding further funding agreements."*

This report seeks to provide Elected Members with advice regarding this notice of motion.

BACKGROUND

Councillor Fisher has provided the following background to her motion:

Rationale: The Trust has relied on the Shire to provide the majority of funding for the Scholarship for several years.

There is no security in future Councils continuing to provide a large grant or any grant. This places the Trust at risk unless it develops robust fundraising strategies.

The Trust has received previous grants without formal outcome and recognition requirements as is usual in other Shire grants. This places the Trust at risk because there is no formal method of evaluating the grant.

STATUTORY / LEGAL IMPLICATIONS

The Shire of Mundaring Meeting Procedures Local Law 2015 details requirements for an elected member's motion of which previous notice has been given.

1. A notice of motion is to be given at least seven clear working days before the meeting at which the motion is to be raised; and

2. A notice of motion is to be accompanied by supporting reasons and is to relate to the good governance of the district.

POLICY IMPLICATIONS

Currently this funding allocation is made without reference to Shire of Mundaring Community Funding Policy. However should Council decide to enter into a funding agreement with the group, this would occur in line with CD-02 Community Funding Policy.

FINANCIAL IMPLICATIONS

Nil, as no changes to the funding allocation are proposed. The proposed funding agreement would cost $6962 in the 2017/18 financial year which is consistent with the funding listed in the draft annual budget to be considered by Council on 19 July 2017. There is $69,620 listed for MBST over the ten years of the draft long term financial plan (LTFP).

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan:

Priority 1 – Governance
Objective 1.1: A fiscally responsible Shire that prioritises spending appropriately.

Strategy 1.1.1 "Prudently consider resource allocation." Financial resources managed to ensure Shire can responsibly deliver services and infrastructure.

Priority 2 – Community
Objective 4: A place of vibrant culture and arts.

Strategy 2.4.2 “Support not-for-profit arts and cultural groups.” Community outcomes under this strategy will include existing and new not-for-profit groups operating on a sustainable basis.

SUSTAINABILITY IMPLICATIONS

Social

- The scholarships enhance opportunities for artists to further their knowledge in their chosen field.

Cultural

- The scholarships develop opportunities for artists to contribute further to the cultural environment of the Shire.

RISK IMPLICATIONS

Financial Impact

Moderate Given past difficulties in fundraising, there is a risk that the MBST will not raise sufficient funds in future years to offer a viable and significant award, even with a Shire matching contribution. This risk can be mitigated by entering into short term funding agreements of one to two years, in line with CD-02 Community Funding Policy, which would enable regular consideration of the impacts to occur.

Reputational Impact

Moderate MBST have indicated that there may be difficulty on matching funding in future years. So if the proposed requirement for matching funding continues to be a condition for future grants, and funds are not raised by MBST to maintain the level of the award at a similar level, this could potentially jeopardise the award. In addition, despite MBST’s apparent agreement to use their current surplus funding as matching funding, other members of the public (or event MSBT members) may see this as a policy / decision change from the fact no conditions were imposed in March by Council when considering this grant. This risk can be mitigated by providing a clear rationale as to the changes and conditions being proposed.

EXTERNAL CONSULTATION

Consultation has taken place with members of MBST. Applications for the 2017 Award will soon open and close on 30 September 2017.

MBST advise that in 2012 there was no award made and as such the existing surplus could be used to match the Shire’s contribution in 2017. Therefore there would be no negative impact on the 2017 award.

In the medium term, this proposal may have a negative impact on the group as existing fundraising measures are unlikely to generate income to a level that would enable them to provide matching funds to the current level of funding provided by the Shire.

In the longer term, MBST aims to continue building its fundraising endeavours. The group will host a fundraising concert in 2017, with community and 'friend' donations also providing a small amount of income. It is unlikely the funds raised during this period will exceed $2500. The group aims to achieve a contribution of an additional $4000 to $5000 to Shire funds in the future and is currently exploring approaches to achieve this goal.

COMMENT

Preceding the Bicentenary of Australia in 1988, local governments initiated projects involving the community for the celebrations.
It was from these activities that the Mundaring Bicentennial Scholarship Trust was formed. Two awards are currently offered:

- Robert Juniper Award for the Arts, offered to a young person under the age of 35 who excels at their chosen art form whether that be visual arts, craft, performing arts, literature, film or music up to $9000 per annum; and
- Bob and Trish Juniper Visual Arts Prize which is offered to the most promising visual artist who applies each year is a $1000 award.

MBST has received recurrent funding from Shire of Mundaring since 1989 to supplement voluntary fundraising and donations.

MBST makes an estimated in-kind contribution of 357 hours per annum in volunteer time, equating to $12,035. Time is spent on preparation for and attendance at meetings and other events, maintenance of financial records and production of reports, up-keep of the Trust's website and Facebook page, preparing publicity releases and other material and correspondence and liaison with the Shire and other authorities.

The group's financial contribution has averaged $1640 since 2006, compared to the Shire's average contribution of $6114. Council may form the view that it is important that any financial support provided by the Shire to the community is equitable and takes into account the efforts of organisations, which also work extremely hard each year to source and secure external funding support above that provided by the Shire.

Year	SOM	MBST
2016	$6962	$1922
2015	$6859	$1220
2014	$6659	$2145
2013	$6471	$3408
2012	$6283	$1638
2011	$9018 including back	$6693 including $5000 donation to fund

	dated CPI	the Bob & Trish Juniper Mundaring Arts Prize for five years
2010	$5000	$1201
2009	$5000	$1844
2008	$5000	$650
2007	$5000	$677
2006	$5000	$1638

In March 2017, an item regarding provision of funds to the MBST to assist in the administration of the Robert Juniper Award for the Arts was considered by Council, with a range of options listed below considered in that report:

	Option	Cost of two year agreement	Cost over 10 years
1	Implement two year funding agreement at the current level with CPI increase from 2017/18	$14,302	$76,898
2	Implement two year funding agreement at the current level without CPI increase from 2017/18	$13,924	$69,620
3	Implement two year funding agreement reducing the funding amount back to $5000 with CPI increase from 2017/18	$10,272	$55,226
4	Implement two year funding agreement reducing the funding amount back to $5000 without CPI increase from 2017/18	$10,000	$50,000
5	Provide funds “matching” the contribution of MBST dollar for dollar to a maximum of $2000. This would be in line with other community groups who can apply to the Matching Grants program.	Maximum of $2000	$20,000
6	Implement two year funding agreement at the current level with another relevant organisation from 2017/18 – may not be feasible as no other organisation identified	N/A	N/A
7	Implement two year funding agreement reducing the amount with another relevant organisation from 2017/18 – may not be feasible as no other organisation identified	N/A	N/A
8	Discontinue providing a financial contribution from 2017/18.	Nil	Nil

The recommendation of the report in March was that Council discontinue providing a financial contribution to MBST from 2017/18 for the following reasons:

- the award provides an individual benefit rather than a broader community benefit; and
- the continuation of a financial contribution is not consistent with the Council decision to note the community sentiment that annual rate increases be kept as low as possible and be cognisant of this when developing the Long Term Financial Plan and annual budget.

However, Council subsequently resolved (C13.03.17) to list for consideration a financial contribution of $6962 to MBST in the 2017/18 budget for the following reasons:

- The award has provided support and inspiration to dozens of our talented young people over the years in the context of a contracting amount of funding support for the arts;
- continues the Shires memorial to the late Robert Juniper; and
- notes further financial contribution to be next reviewed when developing the 2018/2019 budget

There were no conditions put on the proposed financial contribution to the MBST.

Under the Community Funding Policy (C7.07.12), grants are awarded through competitive rounds and are expected to be matched by the applicant organisation where the requested amount is over $500. The maximum amount of matching funding that can be secured under Matching Grants Program is $2000. Currently the status of Shire of Mundaring's financial contribution to the MBST is not identified as a grant or a service agreement as outlined in the Policy.

In consultation undertaken for the previous item considered by Council in March 2017, the Shire's Cultural Advisory Group (CAG) was supportive of a formal funding agreement between the Shire and MBST being implemented. It was felt that the MBST should be encouraged to engage in further fundraising to match the Shire's contribution.

Council may form the view that making the provision of funding to MBST conditional on the group raising matching funds would bring this funding in line with the requirements of the matching grant requirements (notwithstanding the amount is higher).

Council may further form the view that implementing a standard Shire of Mundaring funding agreement outlining specific outcomes and conditions, including the recognition of Shire funding and acquittal of Shire funds, would bring the provision of these funds into line with requirements for other grant and funding recipients.

VOTING REQUIREMENT

Simple majority

MOTION			
Moved by:	*Cr Fisher*	*Seconded by:*	*Cr Jeans*

That Council places the following conditions on the financial contribution of $6,962 to the Mundaring Bicentennial Scholarship Trust, which is currently listed in the draft 2017/2018 budget to be considered by Council on 19 July 2017 -

1. *Matching funds are provided by Shire of Mundaring to the Mundaring Bicentennial Scholarship Trust dollar for dollar to a maximum of $6,962;*

2. *A standard Shire of Mundaring funding agreement is entered into with the Mundaring Bicentennial Scholarship Trust which outlines specified outcomes and conditions including recognition of Shire funding and acquittal of Shire funds; and*

3. *The funding agreement is reviewed by Shire of Mundaring in advance of the formulation of the 2018-19 budget, with a recommendation put to Council regarding further funding agreements.*

COUNCIL DECISION			***C7.07.17***
AMENDMENT TO MOTION			
Moved by:	*Cr Bertola*	*Seconded by:*	*Cr Fox*

That point 1 be deleted from the motion and the remaining points be numbered accordingly.

CARRIED 7/4

For: *Cr Martin, Cr Brennan, Cr Fox, Cr Bertola, Cr Cuccaro, Cr Lavell, Cr Clark*

Against: *Cr Perks, Cr Jeans, Cr Fisher, Cr Daw*

COUNCIL DECISION			***C8.07.17***
AMENDED MOTION			
Moved by:	*Cr Fisher*	*Seconded by:*	*Cr Jeans*

That Council places the following conditions on the financial contribution of $6,962 to the Mundaring Bicentennial Scholarship Trust, which is currently listed in the draft 2017/2018 budget to be considered by Council on 19 July 2017

1. *A standard Shire of Mundaring funding agreement is entered into with the Mundaring Bicentennial Scholarship Trust which outlines specified outcomes and conditions including recognition of Shire funding and acquittal of Shire funds; and*

2. *The funding agreement is reviewed by Shire of Mundaring in advance of the formulation of the 2018-19 budget, with a recommendation put to Council regarding further funding agreements.*

CARRIED 8/3

For: *Cr Martin, Cr Brennan, Cr Fox, Cr Jeans, Cr Bertola, Cr Cuccaro, Cr Lavell, Cr Clark*

Against: *Cr Perks, Cr Fisher, Cr Daw*

Next Report

10.5 Progress and status of lobbying and advocacy priorities 2016/17

File Code	OR.IGR
Author	Damien Martin, Strategic Projects Advisor
Senior Officer	Jonathan Throssell, Chief Executive Officer
Disclosure of Any Interest	Nil

SUMMARY

A Lobbying and Advocacy Strategy was adopted by Council in March 2011 (C15.03.11). The strategy provides a framework and process for Council to identify high-level issues that require proactive and coordinated lobbying and advocacy. It also provides for specific "Advocacy Implementation Plans" to be designed and implemented for each high-level issue.

In July 2016 Council endorsed a list of issues requiring an Advocacy Implementation Plan in 2016/17 (C13.07.16).

This item recommends that Council:

- notes the progress and status of activities on the high-level issues identified for lobbying and advocacy in 2016/17; and
- endorses the list of issues requiring an Advocacy Implementation Plan in 2017/18 at **ATTACHMENT 9.**

BACKGROUND

The focus of the lobbying and advocacy strategy is to identify the highest-level issues that required lobbying and advocacy and to design an "Advocacy Implementation Plan" for each issue.

The process was modelled on the Eastern Metropolitan Regional Council's (EMRC's) Regional Advocacy Strategy and was designed so that Shire of Mundaring's lobbying and advocacy efforts were consistent with and complementary to the EMRC's efforts. Progress has been reported annually to Council and the list of issues requiring Advocacy Implementation Plans has been reviewed annually.

Since its inception, the lobbying aspects of some matters have been effectively concluded through completion of projects, such as:

- Great Eastern Highway Safety Improvements (Mann Street to Bilgoman Road) (under construction);
- capacity upgrade of the existing Mundaring Wastewater Treatment Plant (completed in 2015); and
- cessation of the State Government's local government reform agenda.

The progress and current status of issues identified as lobbying and advocacy priorities in 2016/17 by Council is:

1. **Mundaring Civic Precinct**

1.1 Chief Executive Officer (CEO) and Director Statutory Services (DSS) met with State Minister for Planning and discussed Mundaring Town Initiative Masterplan and wastewater management options in July 2016.

1.2 Wastewater Management Options paper prepared August 2016.

1.3 Council approves advertising of Draft Mundaring Town Initiative Masterplan (C5.11.16).

1.3 Briefing on Draft Mundaring Town Initiative Masterplan given to Mundaring Chamber of Commerce in December 2016.

1.4 Various community briefings and consultation on Draft Mundaring Town Initiative Masterplan in 2017.

1.5 Council resolves to proceed with the Mundaring Town Initiative Masterplan as a planning policy (C10.03.17).

1.6 Shire President writes to newly-elected local State Members of the Legislative Assembly to seeking meetings to discuss local issues of importance.

1.7 Director Statutory Services and Shire President met with representatives from Department of Premier and Cabinet office and a Policy Advisor - Roads (for Minister for Transport) representative to discuss the concept of traffic lights at Mann Street / GEH intersection June 2017.

2. Perth - Adelaide National Highway (PANH)

Council resolved to discontinue the Shire's former Advocacy Implementation Plan in favour of supporting EMRC and regional efforts to pursue this issue.

2.1 CEO and DSS met with State Minister for Planning and discussed PANH in July 2016.

2.2 PANH features as an advocacy action in the EMRC's 2016/2017 Advocacy Report which accompanies the Advocacy Strategy 2016-2020.

2.3 PANH included as a strategic priority in the Government of Western Australia's "Perth Transport Plan" in August 2016. This plan comprehends completion of a new section of the PANH between Roe Highway and Bakers Hill by the time Perth's population reaches 3.5 million (nominally estimated for 2050).

2.4 PANH meeting with Main Roads WA, City of Swan and Shire of Mundaring September 2016. At this meeting is was advised that Main Roads WA is working through Western Australian Planning Commission and local government planning requirements and finalising design and planning for interchanges with the local road network.

2.5 EMRC Regional Integrated Transport Strategy 2017-2021 endorsed by EMRC February 2017. PANH included as a regional priority.

2.6 Correspondence sent by EMRC to new Minister for Transport in March 2017 advising of key transport infrastructure priorities in the region, including PANH.

2.7 PANH identified as an advocacy priority at a Smart Cities Forum April 2017.

2.8 Shire of Mundaring, City of Swan and Main Roads WA met in May 2017 to further discuss planning status and issues.

2.9 EMRC meeting organised with Minister Saffioti's Chief of Staff and two policy advisors in May 2017 to discuss transport priorities including PANH.

2.10 Shire President writes to newly-elected local State Members of the Legislative Assembly to seeking meetings to discuss local issues of importance.

3. Reliable Digital Services

Council resolved to consider developing an Advocacy Implementation Plan after the National Broadband Network construction is completed in Shire of Mundaring.

Construction is under way and is scheduled for completion in 2018. NBNCo continues to engage with the Shire and the construction schedule is being monitored.

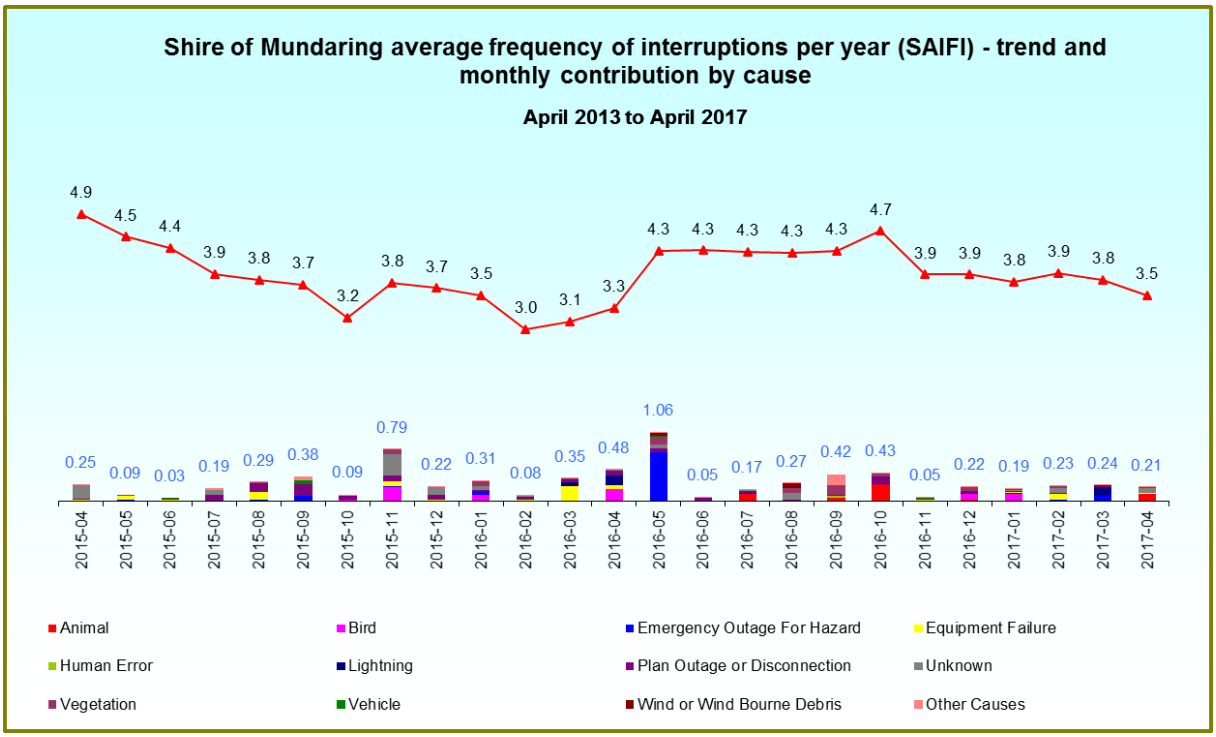
4. Reliable Power Supply

Council resolved to source and analyse data on reliability of the local power supply prior to considering whether to develop an Advocacy Implementation Plan.

Western Power data showing average frequency of interruptions for the 12 months to April 2017 is:

Per Year	Shire of Mundaring	Perth Metropolitan Area
All interruptions	3.54	1.83
Unplanned interruptions	3.20	1.66

This shows that electricity consumers in Shire of Mundaring, on average experience approximately twice as many supply interruptions as Perth consumers. The data includes all interruptions lasting from a few seconds to hours or days in length. Time-series data shows consistency ver the last two years with a falling trend.



Causes of supply interruptions for Shire of Mundaring for the 12 months to April 2017 were:

Cause (%)	**Mundaring**
Emergency outage for hazard	25.3
Animal	15.6
Vegetation	14.5
Unknown	10.6
Plan outage or disconnection	9.5
Bird	6.4
Others (lighting, debris, equipment failure etc)	18.1
TOTAL	**100**

More than 60% of interruptions in Mundaring are caused by emergency outages for hazards, animals, vegetation and birds. If interruptions from these causes are discounted, the frequency of interruption is comparable with the Perth metropolitan area. For that reason, it is recommended that the Shire maintains its “watching brief” on the reliability of power supplies rather than develop an Advocacy Implementation Plan in 2017/18.

5. Tertiary Education options

Support Swan, EMRC and other regional lobbying efforts.

5.1 The City of Swan's Advocacy Priorities 2017 publication (Page 8 notes) – Priority 17 University Expansion - Further development of tertiary education within Midland will have benefits further east.

5.2 The EMRC's Perth's Eastern Region Investment and Opportunities publication (pages 20/21) includes references opportunities in tertiary education in the region.

5.3 EMRC's 'Youth Research Advisory Paper, March 2016' identifies lower regional participation in tertiary education in the region compared to the greater Perth area and identifies the development of a skilled young workforce as a governmental priority in the Australian Government's 2015 Youth Employment Strategy.

5.4 EMRC draft Economic Development Strategy 2017-2022 identifies improving educational attainment as a key area of priority.

STATUTORY / LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Strategic Community Plan "Mundaring 2026" –

Priority 2 – Community

Objective Three - A strong and localised community spirit
Strategy 2.3.2 – Advocate for an expanded range of tertiary education options within the region

Priority 4 – Built Environment

Objective One – A place that is connected, safe and easy to move around
Strategy 4.1.4 – Reduce the impact of heavy vehicle transport through the Mundaring Town Centre

Objective Two – Community needs are considered in planning for the future
Strategy 4.2.1 – Promote and facilitate the planning and development of affordable residential options, without compromising the amenity of the area

Objective Three – Reliable digital services and power supply

Strategy 4.3.1 – Lobby to achieve comprehensive and reliable digital connectivity across the Shire
Strategy 4.3.2 – Advocate to improve reliability of power supply

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Nil

CONSULTATION

Nil

COMMENT

Planning and undertaking lobbying and advocacy activities mostly falls to the Chief Executive Officer, Directors and other senior employees. Elected members, particularly the Shire President and Deputy President also play a significant role.

Increases in the nature and scope of lobbying and advocacy activities required by Council leaves less time and fewer resources available to apply to other responsibilities.

In response to community and Council initiatives to reduce expenditure, the budget allocation for lobbying and advocacy in the draft 2017/18 budget has been reduced to $2000 (from the previous allocation of $5000).

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That Council –

1. Notes the summary of progress and status of issues identified as lobbying and advocacy priorities in 2016/17; and

2. Endorses the list of issues requiring an Advocacy Implementation Plan in 2017/18 at **ATTACHMENT 9**.

MOTION			
Moved by	*Cr Fisher*	*Seconded by*	*Cr Jeans*

That Council –

1. *defers receiving the summary of progress and status of issues identified as lobbying and advocacy priorities in 2016/17 and requests the CEO provide additional information in the report to include:*

   a) examples of direct supportive actions taken regarding lobbying for the PAN and Tertiary Education;

   b) a description of outstanding lobbying issues related to the Mundaring Town Centre Plan; and

   c) a statement on lobbying action required to ensure power outages do not increase and do, in fact, show a downward trend.

2. *defers endorsing the list of issues requiring an Advocacy Implementation Plan in 2017/18 and requests the CEO provide additional information in the Plan to include:*

   a) Great Eastern Highway safety improvements – continue to lobby for speed reductions from Wandeara Crescent to the West and from Coppin Road to the East;

   b) the reliability of power supply and improvements– lobby for intervention to reduce the rate of outages; and

   c) a rationale and background commentary for the including the advocacy item relating to supporting State Government initiatives to reduce the use of plastic bags.

LOST 4/7

For: *Cr Fisher, Cr Daw, Cr Perks, Cr Jeans*

Against: *Cr Bertola, Cr Fox, Cr Brennan, Cr Martin , Cr Cuccaro, Cr Lavell, Cr Clark*

COUNCIL DECISION **RECOMMENDATION**			***C9.07.17***
Moved by:	*Cr Fox*	*Seconded by:*	*Cr Cuccaro*

That Council –

1. Notes the summary of progress and status of issues identified as lobbying and advocacy priorities in 2016/17; and

2. Endorses the list of issues requiring an Advocacy Implementation Plan in 2017/18 at **ATTACHMENT 9**.

CARRIED 8/3

For: *Cr Daw, Cr Bertola, Cr Fox, Cr Brennan, Cr Martin, Cr Cuccaro, Cr Lavell, Cr Clark*

Against: *Cr Fisher, Cr Perks, Cr Jeans*

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ATTACHMENT 9

Item 10.3

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SHIRE OF MUNDARING

ISSUES REQUIRING AN ADVOCACY IMPLEMENTATION PLAN IN 2017/18

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1. Mundaring Town Initiative Masterplan
2. Perth-Adelaide National Highway – support EMRC and regional efforts to pursue this issue.
3. Reliable Digital Services – Consider developing an Advocacy Implementation Plan if services are sub-standard after the National Broadband Network rollout is completed in Shire of Mundaring (scheduled for completion in late 2018).
4. Reliable Power Supply – maintain watching brief and reconsider in 2018/19
5. Tertiary Education Options – Continue to support Swan, EMRC and other regional lobbying efforts.
6. Support State Government initiatives to reduce the use of plastic bags.

Cr Brennan and Cr Fox had previously disclosed and Impartiality Interest in this item.

10.6 Proposed Dogs Local Law 2017 – Recommence Local Law Making Process

File Code	LE.LLW 3
Author	Danielle Courtin, Governance Coordinator
Senior Employee	Paul O'Connor, Director Corporate Services
Disclosure of Any Interest	Nil

SUMMARY

This report recommends that Council recommences the local law making process by adopting the proposed new Dogs Local Law 2017 (**ATTACHMENT 10**) for the purpose of state-wide advertising for public comment.

BACKGROUND

At its meeting of 13 December 2016 Council resolved to undertake a review of the Shire of Mundaring Dogs Local Law 2004 and give public notice of its intention to review this local law.

During the review process it became apparent that the 2004 local law was no longer sufficient to deal with contemporary issues, such as the confinement of dogs, limitation on numbers and dog excrement.

As the proposed new local law is considered significantly different from the 2004 local law, the procedure for making the local law must be recommenced, in accordance with section 3.13 of the *Local Government Act 1995*.

STATUTORY / LEGAL IMPLICATIONS

The procedure for making local laws is described in section 3.12 of the *Local Government Act 1995*. This process is initiated by the presiding person at a council meeting giving notice of the purpose and effect of the proposed local law.

POLICY IMPLICATIONS

There are no policy implications for this item.

FINANCIAL IMPLICATIONS

Advertising costs associated with a second round of state-wide advertising – estimated to be around $1200. These costs are part of the Governance budget.

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan:

Priority 1: Governance

Objective 1.2: Transparent, responsive and engaged processes for Shire decision making

Strategy 1.2.1: Increase transparency and responsiveness of Shire administration processes.

SUSTAINABILITY IMPLICATIONS

The proposed new Dogs Local Law will –

- Meet the needs of the broader community now and in the future;
- Improve community safety and security;
- Assist with adequately managing risks; and
- Ensure compliance with legislation.

RISK IMPLICATIONS

Compliance impact: Low
Local laws affect all residents of the Shire. It is therefore important that they are up to date and relevant and that they don't conflict with State legislation, the *Dog Act 1976* in this instance, as that would make them unenforceable. The final stage of the local law making process, namely approval by Parliament's Joint Standing Committee on Delegated Legislation, ensures that the local law will comply with existing legislation.

Reputational impact: Moderate
Reducing the number of dogs allowed on a property without Shire approval may be seen by some in the community as "nanny state" legislation, ie. overprotective, restricting freedom and unduly interfering with personal choice. This view should be balanced against the public interest and a local government's duty of care for its residents' health, safety and wellbeing.

EXTERNAL CONSULTATION

Public comment on the proposed new local law will be invited through state-wide and local public notice for a period of not less than six weeks, as per section 3.12 of the *Local Government Act 1995* (The Act).

In addition local governments are required at this stage to send a copy of proposed local laws to the Minister for Local Government.

COMMENT

At the close of the public comment period for the review of the 2004 local law eleven submissions had been received. These submissions and officers' comments have been listed in **ATTACHMENT 11** and **Confidential ATTACHMENT 12**.

With recent dog incidents in the Shire in mind, staff considered that the community would be best served by drafting a new Dogs Local Law, specifically addressing the following:

1. **Tightening the requirements for fencing premises, so that no part of a dog can pass through it - clause 2.1(1)(a)**

   Following complaints from residents that three large dogs on a property were able to put their heads through a ring lock fence thereby frightening passers-by, this advice from McLeods, the Shire's solicitors, was received in December 2009 (extracts):

   … In our view, if a dog is able to put its head through a fence and menace passers-by, then this may constitute an "attack".

   … Unfortunately the local laws do not provide for any outcome other than a prosecution for an offence in relation to the fencing of property. If the local laws either required a fence to be erected to the satisfaction of the local government or, alternatively, enabled a local government to issue a notice in respect of a fence which it considers inadequate, then the Shire would be in a better position to compel the owner of the land to improve the standard of fencing.

   Clause 2.1(1)(a) has been reviewed in this context.

2. **Setting the limit on the number of dogs that can be kept on any premises to two dogs and allowing the local government to grant an exemption only if the premises are suitable for three dogs or more – clause 2.2**

   The current 2004 local law allows the following limits, unless an exemption is given under section 26(3) of the *Dog Act 1976*:

   - Properties under 2.5 acres: 2 dogs
   - Properties under 5 acres: 3 dogs
   - Properties 5 acres and over: 4 dogs.

   The proposed new local law aims to limit the number of dogs on any property in the Shire, regardless of size, to 2 dogs unless an exemption is given under section 26(3) of the *Dog Act 1976*. It also specifies that no exemption is to be granted if the property is unsuited due to inadequate fencing, size or location of the property or the detrimental effect on surrounding properties.

   Reasons for this proposed new limit:

- The rapidly changing Hills environment: subdivision is happening throughout the Shire, reducing the size of properties. This results in closer contact with neighbours and more opportunities for friction, including due to dogs being a nuisance through excessive barking or other behaviour;
- It should not be the size of a property which automatically determines the number of dogs that can be kept on it, rather that should be determined following a risk assessment based on the adequacy of the fencing and the property's ability to contain the dogs;
- The Shire of Kalamunda, a similar environment to Mundaring, also limits the number of dogs to 2. City of Swan limits the number of dogs to 2 except on rural zone properties over 100 ha. Other local governments limiting the number of dogs to 2 are Bayswater, Bassendean, Busselton, Stirling, Belmont, Armadale, South Perth, Mandurah and Gosnells; and
- The proposed local law still allows residents to apply for an exemption to the limit.

Analysis of the dogs register shows that 90% of currently registered dogs in the Shire live on properties with just 1 or 2 dogs:

	No of properties	**Total dogs**	**% of total**
Properties with 1 dog	2933	2933	47
Properties with 2 dogs	1303	2606	43
Properties with 3 dogs	168	504	8
Properties with 4 dogs	28	112	2
Total currently registered dogs	**4432**	**6155**	**100**

In the 2016/17 financial year eleven applications to keep 3 dogs and one application to keep 4 dogs were processed. Of these, one application was refused.

As with most reliable legislation, this proposed new limit on dog numbers is not retroactive, so properties which currently comply with the numbers under the 2004 local law will not be affected, unless they apply for an extra dog. The new numbers apply for new dog registrations as from the date of effect of the proposed new local law.

The proposed local law also requires a tenant to obtain the written consent of the property owner to be allowed to keep 3 or more dogs (clause 2.2(4)).

3. **Strengthening the "offence to excrete" clause, making owners responsible for the faeces of their dog - clause 2.3**

   While the Shire currently provides plastic bags in 24 locations for the removal of dog faeces and the provision of more expensive biodegradable bags has been considered, the proposed local law makes the dog owner responsible for the faeces of their dog. Clause 2.3(2) requires that a person in charge of a dog must carry a bag or similar in which to place the faeces.

The proposed new Dogs Local Law is based on the WALGA Model Local Law and deals with only those matters that a local law can regulate. It varies from the Model Local Law in these four areas:

- Fencing to be "to the satisfaction of the local government", rather than "capable of confining the dog";
- Limitation on the number of dogs to be "two throughout the Shire", rather than "two within the townsite and four outside the townsite". Note that this clause still allows residents to apply for an exemption to keep extra dogs;
- No kennel provisions in the proposed local law, as kennels are regulated through Planning; and
- Offence to excrete clause in proposed local law has been strengthened compared to the Model Local Law.

In accordance with section 3.12 of the Act the person presiding at a Council meeting must give notice of the purpose and effect of the proposed new Dogs Local Law by ensuring that the purpose and effect are included in the agenda and the minutes of the meeting:

Purpose: to make provisions regarding the confinement and fencing of dogs, to control the number of dogs that can be kept on a property without approval and to establish the rules for the removal of dog excreta.

Effect: to extend the existing controls over dogs under the *Dog Act 1976* and *Dog Regulations 2013*.

A separate process is in progress to establish dog exercise areas and areas where dogs are prohibited, as since August 2014 these can no longer be determined by local law, but must be resolved by Council by absolute majority (sections 31(2B) and (3A) of the *Dog Act 1976*).

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION **RECOMMENDATION**			***C10.07.17***
Moved by:	*Cr Jeans*	*Seconded by:*	*Cr Bertola*

That Council –

1. In accordance with section 49 of the *Dog Act 1976* and sections 3.12(3)(a) and (3a) of the *Local Government Act 1995* gives state-wide and local public notice that it intends to make the Shire of Mundaring Dogs Local Law 2017 as contained in **ATTACHMENT 10** -
   a) the **purpose** of which is to make provisions regarding the confinement and fencing of dogs, to control the number of dogs that can be kept on a property without approval and to establish the rules for the removal of dog excreta; and
   b) the **effect** of which is to extend the existing controls over dogs under the *Dog Act 1976* and *Dog Regulations 2013*; and
2. Notes that:
   a) Copies of the proposed local law may be inspected at the Shire's Administration Centre, website and public libraries;
   b) Submissions about the proposed Dogs Local Law 2017 may be made to the Shire within a period of not less than six weeks after the notice is given;
   c) In accordance with section 3.12(3)(b) of the Act, as soon as the notice is given, a copy will be supplied to the Minister for Local Government;
   d) In accordance with section 3.12(3)(c) of the Act, a copy of the proposed Dogs Local Law 2017 will be supplied to any person requesting it; and
   e) All submissions received will be presented to Council for consideration.

CARRIED 11/0

For: *Cr Martin, Cr Clark, Cr Fisher, Cr Daw, Cr Brennan, Cr Fox, Cr Perks, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Nil*

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ATTACHMENT 10

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DOG ACT 1976
LOCAL GOVERNMENT ACT 1995

SHIRE OF MUNDARING

DOGS LOCAL LAW 2017

Under the powers conferred by the *Dog Act 1976*, the *Local Government Act 1995* and under all other powers enabling it, the Council of the Shire of Mundaring resolved on …… to make the following local law.

PART 1 – PRELIMINARY

1.1 Title

This is the *Shire of Mundaring Dogs Local Law 2017*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.3 Repeal

The *Shire of Mundaring Dogs Local Law* published in the Government Gazette of 16 June 2004 and amended by the *Dog Amendment Local Law 2004* published in the Government Gazette of 18 February 2005, is repealed.

1.4 Terms used

(1) In this local law unless the context otherwise requires –

Act means the *Dog Act 1976*;

authorised person means a person appointed by the local government to perform all or any of the functions conferred on an authorised person under this local law;

CEO means the Chief Executive Officer of the local government;

district means the district of the local government;

local government means the Shire of Mundaring;

local planning scheme means a local planning scheme made by the local government under the *Planning and Development Act 2005*;

pound means any dog management facility, or any replacement facility, established as a pound by the local government under section 11(1) of the Act;

public place means any place to which the public may lawfully have access;

Regulations means the *Dog Regulations 2013*; and

Shire ranger means any Shire employee appointed under section 11(1) of the Act to administer the Shire's dog management facilities;

thoroughfare has the meaning given to it in section 1.4 of the *Local Government Act 1995*.

(2) A term that is used in this local law and is not defined in subclause (1) has the same meaning as is given to it in the Act or, if not defined in the Act, the same meaning as given to it in the *Local Government Act 1995*.

1.5 Application

This local law applies throughout the district.

PART 2 – KEEPING OF DOGS

2.1 Dogs to be confined

(1) An occupier of premises on which a dog is kept, must –

(a) ensure that a portion of the premises on which the dog is kept is fenced to the satisfaction of the local government with an escape-proof fence that a dog can not jump or climb over or get under and that prevents any part of the dog from passing through;

(b) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises (unless the gate is temporarily opened in a manner that ensures that the dog remains confined) and is fitted with a fit-for-purpose latch;

(c) maintain the fence and all gates and doors in the fence in good order and condition; and

(d) where no part of the premises consists of open space, yard or garden or there is no open space, garden or yard of which the occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.

(2) An occupier who fails to comply with subclause (1) commits an offence.

(3) Notwithstanding subclauses (1) and (2) the confinement of dangerous dogs is dealt with in the Act and the Regulations.

2.2 Limitation on the number of dogs

(1) The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26(4) of the Act, 2 dogs over the age of 3 months and the young of those dogs under that age.
(2) Upon request the local government may grant an exemption in relation to any particular premises under section 26(3) of the Act. No exemption shall be granted to the owner or occupier of any premises if the premises by reason of inadequate fencing, size, location or detrimental effect on any other premises, would be inappropriate for the housing of three or more dogs.
(3) An exemption granted under subclause (1) will cease to have effect on the date of any conviction for an offence under the *Dog Act 1976* in respect of the dogs or any person in charge of the dogs.

(4) If the premises in which the dog owner resides are leased or rented, the written consent of the property owner is required to keep three or more dogs on that property. A copy of this consent must be provided with the application for exemption.

(5) An exemption issued under this clause may be subject to conditions. A breach of such conditions shall be a breach of this local law.

(6) An exemption issued under this clause may be revoked for breach of conditions or due to a change of circumstances relating to the premises, the owner or occupier or the dogs kept on the premises.

(7) A dog owner who fails to comply with the provisions of this clause commits an offence.

2.3 Offence to excrete

(1) If a dog defecates at any time on a thoroughfare or other public place, and the owner or person who is in charge of the dog at that time fails to remove the excrement from the land forthwith, that person commits an offence unless;

a. They have a reasonable excuse for failing to do so; or

b. The owner, occupier or other person or authority having control of the thoroughfare or other public place has consented to his failing to do so.

(2) The owner or person for the time being in charge of a dog must carry a bag, container or other receptacle in which to place the excrement of the dog when taking the dog on a thoroughfare or other public place.

(3) For the purpose of subclause (1):

a. Placing the excrement in a receptacle on the land which is provided for this purpose or for the disposal of waste, shall be a sufficient removal from the land;

b. Being unaware of the defecation (by reason of not being in the vicinity or otherwise) or not having a device for or other suitable means of removing the excrement, shall not be a reasonable excuse for failing to remove the excrement.

PART 3 – IMPOUNDING OF DOGS

2.1 Fees, charges and costs

The following fees, charges and costs are to be imposed and determined by the local government under sections 6.16 to 6.19 of the *Local Government Act 1995* –

(a) The charges to be levied under section 29(4) of the Act relating to the seizure and impounding of a dog;

(b) The additional fee payable under section 29(4) of the Act where a dog is released at a time or on a day other than those determined under clause 2.2; and

(c) The cost of destruction and disposal of a dog referred to in section 29(15) of the Act.

2.2 Attendance of Shire ranger at pound

A Shire ranger is to be in attendance at the pound for the release of dogs at the times and on the days of the week as are determined by the CEO.

2.3 Release of impounded dog

(1) A claim for the release of a seized and impounded dog is to be made to a Shire ranger.

(2) A Shire ranger is not to release a seized and impounded dog to any person unless that person has produced to the satisfaction of that Shire ranger satisfactory evidence –

(a) of his or her ownership of the dog or of his or her authority to take delivery of it; or

(b) that he or she is the person identified as the owner on a microchip implanted in the dog.

2.4 No breaking into or destruction of pound

A person who –

(a) unless he or she is a Shire ranger or a person authorised to do so, releases or attempts to release a dog from a pound; or

(b) destroys, breaks into, damages or in any way interferes with or renders not dog-proof –

(i) any pound; or

(ii) any vehicle or container used for the purpose of catching, holding or conveying a seized dog,

commits an offence.

PART 4 - ENFORCEMENT

In this Part –

infringement notice means the notice referred to in clause 4.3;

notice of withdrawal means the notice referred to in clause 4.6.

4.1 Offences and general penalty

(1) A person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.

(2) A person who commits an offence under this local law is liable, on conviction, to a penalty not less than $500 and not exceeding $5,000, and if the offence is of a continuing nature, to an additional penalty not exceeding $500 for each day or part of a day during which the offence has continued.

4.2 Modified penalties

(1) An offence against a clause specified in Schedule 1 is an offence in relation to which a modified penalty may be imposed.

(2) The amount appearing in the fourth column of Schedule 1 directly opposite an offence is the modified penalty payable in respect of that offence if the offence does not involve a dangerous dog.

(3) The amount appearing in the fifth column of Schedule 1 directly opposite an offence is the modified penalty payable in respect of that offence if the offence involves a dangerous dog.

4.3 Issue of infringement notice

(1) Where an authorised person has reason to believe that a person has committed an offence in respect of which a modified penalty may be imposed, the authorised person may serve on the alleged offender a notice in the form of Form 8 in Schedule 1 of the Regulations, informing the alleged offender that, if he or she does not wish to be prosecuted in court for the alleged offence, he or she may pay to the local government within the time specified in the notice, the amount prescribed as the modified penalty.

(2) An infringement notice may be served on an alleged offender personally or by leaving it at or posting it to her or his address as ascertained from the alleged offender, at the time of or immediately following the occurrence giving rise to the allegation of the offence, or as recorded by the local government under the Act.

4.4 Failure to pay modified penalty

Where a person who receives an infringement notice fails to pay the modified penalty within the time specified in the notice, or within such further time as may in any particular case be allowed by the CEO, the person must be regarded as having declined to have the allegation dealt with by way of a modified penalty.

4.5 Payment of modified penalty

An alleged offender on whom an infringement notice has been served may, within the time specified in that notice or within such further time as may in any particular case be allowed by the CEO, send or deliver to the local government the amount of the modified penalty, with or without a reply as to the circumstances giving rise to the allegation, and then –

(a) the local government may appropriate that amount in satisfaction of the penalty and issue an acknowledgment; or

(b) the local government, or an authorised person acting on behalf of the local government, may withdraw the infringement notice under clause 4.6 and refund the amount so paid

4.6 Withdrawal of infringement notice

(1) An infringement notice may, whether or not the modified penalty has been paid, be withdrawn by the local government or an authorised person acting on behalf of the local government, by the sending of a notice in the form of Form 9 in Schedule 1 of the Regulations to the alleged offender at the address specified in the notice or his or her last place of residence or business and in that event, any amount received by way of modified penalty must be refunded and any acknowledgement of the receipt of that amount must, for the purposes of any proceedings in respect of the alleged offence, be regarded as not having been issued.

(2) A person appointed under section 29(1) of the Act to exercise the power of an authorised person to serve infringement notices under clause 4.3(1) is not eligible to be appointed under that section to exercise the power of an authorised person to withdraw infringement notices under this clause 4.6.

_____

Schedule 1

OFFENCES IN RESPECT OF WHICH A MODIFIED PENALTY APPLIES

Item No.	Clause	Nature of offence	Modified Penalty	Dangerous Dog Modified Penalty
1	2.1	Failing to provide means for effectively confining a dog	$200	
2	2.2	Keeping more than the prescribed number of dogs	$200	$400
3	2.3	Failing to remove excrement forthwith	$200	$200
4	2.4(a)	Attempting or causing the unauthorised release of a dog from the pound	$200	$400
5	2.4(b)	Interfering with any pound or vehicle used for the purpose of catching, holding or conveying dogs	$200	$400

_____

Adopted at the ordinary meeting of the Council of the Shire of Mundaring held on the …. day of …….. 2017.

The Common Seal of the Shire of Mundaring was affixed by authority of a resolution of Council in the presence of –

_____
Cr David Lavell
Shire President

_____
Jonathan Throssell

ATTACHMENT 11

Item 10.6

5 pages

ATTACHMENT 11 – Dogs Local Law 2004 Review

Summary of submissions

	Submitted by	Submission	Officer's Comments
1	Justine Bird Darlington	Suggests a letter template for neighbours to send to dog owners about any problem they are having with a dog. It can be difficult to put into words without causing offence	The idea has merit, not necessarily in the local law, but as a customer service to residents. The Community Safety Service will review its advice pamphlets so that residents may properly address such matters with neighbours.
2	Briony Veal Mount Helena	1. Limit on number of dogs should consider size and breed of dogs, retrievers need more room than chihuahuas. 2. Suggests pet owner courses and specialised courses for offending owners.	1. Limit is not just to ensure that dogs have sufficient space, it outlines what is considered an appropriate number to avoid creating a nuisance. It is impractical to stipulate differing limitations on dog numbers relative to the breed of dog. 2. While the Shire encourages dog owners to attend appropriate training courses, it is not something that local government can mandate. Only courts can make an order for training.
3	Catriona Cowan Stoneville	Suggests a restrictive licence for aggressive dog breeds such as pit-bull x ridgebacks with owners to be police checked.	This matter is not within the ambit of the matters that the Shire may make local laws about under the Dog Act 1976. Certain breeds are classified as "restricted breeds" and covered within the Dog Act 1976.

4	Heath and Helina Westell Mundaring	Operators of dog training business. Strongly believe in pro-active prevention and education, such as • seminars; • promoting responsible dog ownership; • financial incentives for completion of training programs; • discounted registration fees for trained dogs; • mandatory training for dangerous dogs; • compulsory electronic boundary fencing for unfenced properties; • early intervention for menacing dogs; • training of owners and dogs; • community dog socialisation programs.	The new draft Local Law contains provisions in relation to the confinement of dogs, primarily by fencing. Appropriate and effective fencing would negate the use of electronic fencing. The other matters within this submission are not within the ambit of the matters that the Shire may make local laws about under the Dog Act 1976.
5	Kathryn Batchelor Darlington	Objects to excessive fines for not collecting dog poo. Fine should not apply to people in control of the dog under 18 years of age, as they might be intimidated or might not have effective control while picking up the poo.	Mundaring proposed fines are similar to other local governments. The Act requires a dog in a public place to be held by a person who is capable of controlling the dog by means of a chain, cord, leash or harness. That includes while picking up poo. Consideration must be given as to the ability of the person placed in charge of the dog: they must

			have the physical strength to control the dog.
6	Ian and Jane Burch Stoneville	Propose: 1. scaled impoundment fee (1st offence $100, 2nd offence $200, 3rd offence $300); 2. fencing and agreed compliance timeframe to be agreed between owner and Shire; 3. increase fine for dogs not on a leash outside of exercise areas; 4. incorporate website info sheet information into local law (ie responsible dog ownership, barking dogs, exercise and restricted areas, control of dog in public place); 5. release unclaimed impounded dogs to approved rescue shelters; 6. owner of dog proven to have attacked may surrender the dog or provide evidence of dog's destruction; 7. ranger only authorised to seize dog upon irrefutable proof, not allegations;	1. Impounding fees are set by Council as part of the overall fees and charges schedule. Community Safety Rangers may also issue infringements for stray dogs not adequately confined to the owner's property. 2. Appropriate and compliant fencing should be established prior to taking possession of a dog/dogs. 3. The amount of such an infringement is set by the Dog Act 1976. 4. This matter is not within the ambit of the matters that the Shire may make local laws about under the Dog Act 1976. 5. Unclaimed impounded dogs are released to approved organisations/shelters if the dogs concerned are suitable. 6. Such an arrangement exists currently. 7. Seizure and destruction of dogs is covered within the

		8. encourage registration by offering a 6-month option of puppies and sterilisation rebate.	Dog Act 1976. 8. Registration is legislated in the Dog Act 1976.
7	Lauren Maslen Boya	Works at a boarding kennel, trains, washes and walks dogs. 1. Wants more transparency with regards to pound operations, more info on the website; 2. Pound to be run like a boarding kennel: experienced staff, same health standards, exercise, climate control; 3. Dogs not to be impounded for barking complaints, attacks with no evidence, lack of registration or microchip, as these are owner issues; 4. Suggests “crate training”; 5. Disagrees with current limit on numbers, as dogs do not need that much space; 6. Would like a Facebook page solely for impounded dogs; 7. Educate humans. Comments re Two Sox and Floyd not relevant to local law	1. The website information in relation to the pound including collection times will be reviewed. 2. The pound is run by experienced staff, to appropriate health standards including the provision of exercise and climate control. 3. Dogs are not impounded in relation to barking complaints. 4. Crate training is not considered to be the responsibility of a local government impoundment facility. 5. Comments noted. 6. Suggestion will be considered. 7. Comments noted.

		review.	
8	Jim Dunstan Wooroloo	Claims Shire pound does not meet any specifications for the keeping of dogs. Act allows for the use of other facilities, this could be included in the local law, especially for longer stays.	• The pound has been assessed by the RSPCA and deemed suitable. • Comment noted.
9	Anonymous	All dogs should be on a leash unless on private property or in designated dog areas.	Agreed. This matter is not within the ambit of the matters that the Shire may make local laws about under the Dog Act 1976. This is covered within the Dog Act 1976 also with reference to declared exercise and prohibited areas.
10	Kerrie Robbins Beechina	Suggestions: 1. Maximum stay in pound to be no more than 14 days, after that move to appropriate facility allowing freedom of movement and socialisation; 2. regular health and welfare checks in pound by qualified personnel 3. dogs to be allowed out of cages during day time and to be given exercise time; 4. pound procedures to be published on website.	1. Dogs kept within the pound are in the main kept for less than 14 days. The pound is however is considered suitable for impoundment of longer durations. 2. Such checks are provided. 3. Dogs are exercised daily. 4. Comment noted.
11	Bob Leenders Mundaring	1. As boundary fence is jointly owned by both neighbours, problem dogs to be contained in a suitable	1. Such isolation fencing can only be required in relation to declared dangerous dogs.

		enclosure away from the boundary fence; 2. Application to keep 3 dogs or more to be countersigned by the neighbours; 3. Other than “dangerous” or “nuisance” dogs, create a new classification of “menacing” dogs for aggressive behaviour; 4. Greater penalties and better control of pack formation; 5. Only written complaints to be kept on file and used for assessment.	2. Neighbours may be consulted. The decision however rests with the Shire (subject to SAT appeal). 3. This matter is not within the ambit of the matters that the Shire may make local laws about under the Dog Act 1976. 4. This matter is not within the ambit of the matters that the Shire may make local laws about under the Dog Act 1976. 5. The Shire must record and act on complaints of both a written and verbal nature.
12	Tina Merrybard Mundaring	No cut to number of dogs allowed on a property. People come to live in the Hills because they can have more than 2 dogs.	The option of having 3 or more dogs is incorporated in the proposed local law, it simply requires approval from the Shire, based on the quality of fencing and other criteria. Comment noted.

10.7 Mundaring Visitor Centre Fees and Charges Amendment

File Code	CS.INF 2
Author	Chris Blankley, A/Manager Recreation & Leisure Services
Senior Employee	Megan Griffiths, Director Strategic & Community Services
Disclosure of Any Interest	Nil

SUMMARY

The 2017/18 Fees and Charges schedule recently endorsed by Council at the Ordinary meeting of Council held 13 June 2017 (C19.06.17) has incorrectly listed the Mundaring Visitor Centre's (MVC) annual subscription fee for promotional services.

The fee is required to be $300, rather than the $200 fee which has been endorsed. This item recommends that Council adopts an amended Mundaring Visitor Centre fee for the 2017/18 Fees and Charges as follows:

2017/18 Fees and Charges	Incl. GST $
Visitor Centre annual subscription fee for promotional services. Note: Subscription fee charged pro rata to the nearest complete quarter of the year for businesses subscribing mid-way through financial year (in quarter 2, 3 & 4), plus an additional administration fee.	$300

BACKGROUND

In 2015/16, Council endorsed a full membership fee for the Mundaring Visitor Centre, including business membership and brochure racking at $295 per annum (C5.05.15).

In 2016/17 the same fee was charged ($295 per annum) but the fee structure was changed and it was split it into a $195 Visitor Centre membership fee and a $100 fee for promotional initiatives (C5.05.16).

In July 2016 the fee structure was again changed by moving to a subscription fee including promotional services of $295 per annum.

Unfortunately, due to staffing error, when the 2017/18 Fees and Charges were developed, they were based on the MVC fee structure endorsed in May 2016 and not on the fee structure endorsed in July 2016 (and which was

subsequently used to charge subscribers). This resulted in a $200 fee being proposed and endorsed, rather than a $300 fee.
See the table below for a summary of the changes and the proposed new fee for 2017/18. This fee will ensure a similar income to last year for the Mundaring Visitor Centre is maintained based on current membership numbers.

2016/17 Fees and Charges Endorsed May 2016	2015/16	2016/17	2016/17 Updated July 2016	2017/18	2017/18 Proposed - to supersede current
Sale Item					
Commercial souvenirs	Cost + up to 90%	Cost + up to 90%	Cost + up to 90%	Cost + up to 90%	Cost + up to 90%
Visitor Centre full membership	$295	-	-	-	-
Additional category for full membership	$30	-	-	-	-
Visitor Centre membership	-	$195	$295	-	-
Additional Visitor Centre promotional initiatives for businesses who meet “Tourism” category	-	$100	Delete	-	-
Visitor Centre annual subscription fee for promotional services.	-	-	-	$200	$300
Pro-rata administration fee for businesses joining as members mid-way through financial year (in quarter 2, 3 & 4)	-	$20	$20	$20	$20

2016/17 Fees and Charges Endorsed May 2016	2015/16	2016/17	2016/17 Updated July 2016	2017/18	2017/18 Proposed - to supersede current
Additional category listings for Visitor Centre members on website, map, leaflets produced by Visitor Centre	-	$35	$35	$35	$35
Brochure racking	$60	$60	$60	$60	$60
Promotional Activities					
Networking / Sundowner events	-	Negotiable	Negotiable	Negotiable	Negotiable

STATUTORY / LEGAL IMPLICATIONS

Section 6.16 (1) of the *Local Government Act 1995* states:

> "*A local government may impose* and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.*

*** Absolute majority required."**

Section 6.16 (3) states further that:

> "*Fees and charges are to be imposed when adopting the annual budget but may be —*
>
> *(a) imposed* during a financial year; and*
>
> *(b) amended* from time to time during a financial year.*

*** Absolute majority required."**

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

If the fee remains at the currently endorsed fee of $200 for 2017/18, then the Shire will receive approximately $5700 less in income than currently budgeted (based on membership of 57 members).

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan

Strategic Priority 1: Governance –
Objective one - A fiscally responsible Shire that prioritises spending appropriately
Strategy 1.1 – Prudently consider resource allocation
Objective two – Transparent and engaged processes for Shire decision making

Strategic Priority 2: Community –
Objective four – Flourishing local businesses
Strategy 2.5.1 – Encourage community to support local businesses
Strategy 2.5.3 – Engage with and support local business community

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

If the fee is not amended, a reduced income will be received, as outlined in the financial section. This can be mitigated by endorsing the revised fee.

Reputational risk due to the staff error. This will be mitigated by putting in place processes to ensure error does not occur in the future.

EXTERNAL CONSULTATION

Nil

COMMENT

This error, if not rectified, will result in the Shire receiving less income than budgeted. It will also result in the current subscribers to the Mundaring Visitor Centre being charged $95 less than they were charged in 2016/17 for the same service. It is also proposed to raise last year's fee from $295 per annum to $300 per annum to assist in cost recovery for the services provided. As such it is recommended that Council adopts a revised annual subscription fee for the Mundaring Visitor Centre. All other fees remain as endorsed at the June 2017 Ordinary Council Meeting.

VOTING REQUIREMENT

Absolute Majority (section 6.16 of the *Local Government Act 1995*)

COUNCIL DECISION **RECOMMENDATION**			***C11.07.17***
Moved by:	*Cr Martin*	*Seconded by:*	*Cr Clark*

That Council, by absolute majority, adopts an amended Fees and Charges Schedule for the Mundaring Visitor Centre for 2017/18 as follows:

2017/18 Fees and Charges	**Incl. GST $**
Visitor Centre annual subscription fee for promotional services. Note: Subscription fee charged pro rata to the nearest complete quarter of the year for businesses subscribing mid-way through financial year (in quarter 2, 3 & 4), plus an additional administration fee.	$300

CARRIED 11/0

For: *Cr Martin, Cr Clark, Cr Fisher, Cr Daw, Cr Brennan, Cr Fox, Cr Perks, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Nil*

Next Report

10.8 Application for Rate Exemption – Workpower Incorporated

File Number	St 1.39
Author	Stanislav Kocian, Manager Finance & Governance
Senior Officer	Paul O'Connor, Director Corporate Services
Disclosure of Any Interest	Nil

SUMMARY

Workpower Incorporated has applied for an exemption of Shire rates for 39 Stanhope Gardens Midvale under Section 6.26 (2)(g) of the *Local Government Act 1995.*

This report recommends that Council approves the request for rate exemption against the property owned by Venecar Nominees and leased to Workpower Incorporated as the land is used for 'charitable purposes' and qualifies for a rates exemption under the relevant legislation.

BACKGROUND

Workpower Incorporated is an agency that provides employment, training and skills enhancement for individuals with disabilities and mental illness.

Workpower Incorporated has one property in the Mundaring Shire on lease from Venecar Nominees. Workpower Incorporated has applied for a rates exemption for this property, 39 Stanhope Gardens in Midvale.

The application for rate exemption has stated that the property located at 39 Stanhope Gardens Midvale is used by Workpower Incorporated for the purposes of the Not for Profit objectives of the organisation, which is to create employment opportunities for people with a disability and/or mental health illness.

The description of the activities co-ordinated from the property includes gardening contracts, housing of machinery and vehicles used for the business, and the administration of the business.

Total number of employees working at 39 Stanhope Gardens Midvale is sixteen, of which fourteen have a disability.

Workpower Incorporated has provided the following documentation in support of their request for rate exemption under section 6.26 (2)(g) of the *Local Government Act 1995* as required by the Shire and other local governments:

- Certificate of Incorporation under the *Associations Incorporations Act 1987 Section 9 (1)*

- Charitable Collections licence – *Charitable Collections Act 1946 (Section 12)*
- Copy of ATO Tax Exemption Status
- Endorsement as a deductible gift recipient
- Current Details for ABN
- Copy of the Constitution of Workpower Incorporated
- Copy of the contract lease between Workpower Incorporation and Venecar Nominees Pty Ltd outlining the obligations under lease
- Copy of the latest financial statements for the period ended 30 June 2016.

STATUTORY / LEGAL IMPLICATIONS

Section 6.26 (2) (g) of the *Local Government Act 1995* which provides –

> *"(2) The following land is not rateable land –*
>
> *(g) land used for charitable purposes;"*

Whilst the Act stipulates that where an organisation or individual uses land for a charitable purpose, the owners of that land can be exempted from paying local government rates, the Act does not provide a clear definition of what constitutes a charitable purpose.

Using case law precedence, each local government has the responsibility to assess and decide on applications from organisations seeking an exemption from paying rates. The types of land uses generally considered to be of charitable nature include community housing, accommodation for the aged, people with disabilities, disadvantaged persons etc.

The *Charitable Collections Act 1946* and other sources do define the term "charitable purposes". Each definition appears to have as its origin from the *Charitable Uses Act 1601* and the House of Lords case of 1891 which define a charitable purpose to include: relief of the aged, impotent and poor, the advancement of education and religion and other purposes of benefit to the community.

Parts a) and g) of the *Charitable Collections Act 1946* definition of a "charitable purpose" should be considered:

> "*(a) the affording of relief to diseased, sick, infirm, incurable, poor, destitute, helpless or unemployed persons, or to the dependants of any such persons;*
>
> *(g) any other benevolent, philanthropic or patriotic purpose."*

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The estimated general rates for 39 Stanhope Gardens Midvale for 2017/18 are $5,440.

If the application for a rates exemption is refused the applicant can appeal the decision. The appeal would be heard by the Statement Administrative Tribunal (SAT) and would require the attendance of a relevant staff member and potential legal costs.

STRATEGIC IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Reputational Impact

Low: A reputational risk in that a decision not to grant the rates exemption could be appealed by Workpower Incorporated and upheld by the State Administrative Tribunal.

EXTERNAL CONSULTATION

Nil

COMMENT

The essence of a rates exemption is that the actual land is being used for a "charitable purpose". The Workpower Incorporated application for rate exemption has stated that the property is used as the base for a business that provides employment, training and skills enhancement for individuals with disabilities and mental illness. This aligns with the legal interpretation of "charitable purposes".

SAT Cases

Research of appeals at SAT has found the following decisions concerning non approval by Councils of rate exemptions for various bodies under charitable purposes, with limited success:

Case Number	Citation	Decision
[2013] WASAT 89	Australian Flying Corps & Royal Australian Air Force Association (WA Division) and City of Mandurah	Application upheld

*The Australian Flying Corps & Royal Australian Air Force Association (WA Division) Inc (**RAAFA**) lodged objections to the rate notices issued by the City of Mandurah (**City**). The objections related to land owned by RAAFA and upon which RAAFA operated a retirement village facility. RAAFA asserted that the land was used exclusively for charitable purposes and, pursuant to s.6.26(2)(g) of the* Local Government Act 1995 *(**LGA**), was not rateable land.*

The residents of the retirement village were required to pay an interest free entry loan in consideration of a grant of a lease of an independent living unit, and to pay for rent, rates, utility charges, any meals provided to them, and any fees payable to hairdressers, doctors and nurses for services provided to them.

*The City dismissed RAAFA's objections to the rate record on the grounds that the accommodation and services at the retirement village were provided to the residents for the full cost of doing so, and this use did not constitute a charitable purpose. RAAFA sought a review of the City's decision in the State Administrative Tribunal (**Tribunal**).*

The Tribunal held that the land was used exclusively for a charitable purpose within the meaning of s6.26(2)(g) of the LGA.

The Tribunal rejected the City's argument that charitable relief of the aged requires that any accommodation or other services provided be subsidised. The Tribunal noted that the needs and disabilities of the aged are not financial in nature, but include such things as relief from isolation and loneliness, medical care, fraternity, and security of accommodation.

The Tribunal determined that it was not necessary that, to be charitable, relief must be by way of bounty rather than by way of bargain. Even if the residents of the retirement village were required to pay the costs associated with the provision of accommodation and other services, and even if the amount paid consistently produced a surplus of income, that will not preclude a conclusion that the land was used exclusively for a charitable purpose. This was subject to the provisos that the surplus should not be for the private profit of the provider and the costs of the accommodation and services should not be so great as to exclude the element of public benefit.

The City unsuccessfully sought leave to appeal in the Supreme Court. Upon further appeal, the Court of Appeal granted the City leave to appeal the decision of the Tribunal. The outcome of the appeal was unsuccessful and at cost around $140,000. The City has decided not to pursue the Supreme Court due to the high costs associated. (Kott Gunning 2016)

[2012] WASAT 190	Retirees WA (Inc) and City of Belmont	Application upheld

The proceedings were in relation to an application for review of a decision by the City of Belmont not to grant Retirees WA a charitable exemption from rates for residential units set up by Retirees WA as a retirement village scheme. In a decision handed down on 22 April 2010, the Tribunal dismissed the application by Retirees WA and upheld the City's decision not to grant the rates exemption.

The case has been of particular interest in light of the decision in Uniting Church Homes (Inc) and City of Stirling *[2005] WASAT 191 (UCH decision) where the Tribunal held that the use of land for independent living units in a retirement village scheme run by a charitable body constituted use of land for a charitable purpose.*

The Retirees WA case took the issue a step further than the UCH decision because Retirees WA is a self-help 'member' organisation. Acceptance of a scheme of this nature as being use of land for a charitable purpose raises the possibility that any group of people 55 years or over who form an incorporated association with charitable objects based on assisting each other with the ageing process could buy or construct a unit complex and be able to claim a rate exemption on the basis that the land is being used for a charitable purpose.

Retirees WA was challenged in the Tribunal on more grounds than the member organisation issue, including that a residential complex with no services or facilities were not a 'scheme of relief for the aged' of the kind described in the UCH decision. Unfortunately, the Tribunal concluded that the grouping together of people of similar age, without any services or facilities beyond the unit accommodation, was sufficient to meet the 'relief of the aged' criteria.

The Tribunal's justification for this is the mutual help and support that such an arrangement can provide. This is disappointing and means that local government is going to have to lobby very hard for legislative change on this issue. Nevertheless, the fact that the Tribunal was not prepared to find that 'relief of the aged' provided by a member organisation for its own members is a charitable use of land has placed a very significant boundary on how far this issue can be taken (McLeods May 2010).

[2011] WASAT 154	Technology Assisting Disability WA Inc and Town of Bassendean	Application allowed
[2006] WASAT 378	Yungngora Association Inc and Shire of Derby/West Kimberley	Application allowed
[2005] WASAT 191	Uniting Church Homes (Inc) and City of Stirling	Application upheld

The Tribunal had dealt with some aspects of the various different financial models for the operation of aged-care and retirement villages, but the City argued that in those decisions the Tribunal had not had to squarely address the issue of fees and charges.

The Tribunal accepted the applicant representation's argument that the cases relied upon by the City (such as ***North Fremantle Municipality v Saw*** *(1906) 8 WALR 164 and* ***Inland Revenue Commissioners v Society of Widows & Orphans of Medical Men*** *(1926) 136 LT 60) were cases dealing with the different charitable purpose of "relief of poverty".*

Financial bounty or subsidy is certainly required in order to be charitable by way of relief of poverty, but this is because the basic need being relieved in that situation is itself financial in nature. The Tribunal accepted that in the case of "relief of the aged" the needs being relieved are not financial in nature but primarily comprise matters such as isolation, loneliness, availability of medical care, fraternity and stability of accommodation. (Jackson McDonald July 2013)

Summary of Tribunal's decision

1. Uniting Church Homes (Inc) and Churches of Christ Homes and Community Services (Inc) applied for review by the Tribunal of the decisions of the City of Stirling to disallow their objections to the City's rate record for the 2004-2005 financial year in relation to four properties. The properties comprised or included "independent living units", which were self-contained, supported residential units, available for occupation by people aged 55 years or older.

2. The properties in question were rated for the first time in the 2004-2005 financial year, together with six other properties which provided aged persons' accommodation in the City's local government area. In total, four applicants sought review by the Tribunal of the City's decisions in relation to the rating of nine properties. The Tribunal identified and case-managed all of these proceedings together. The representatives of the parties identified the four properties in question in the present proceedings as appropriate "test" cases, the determination of which was likely to result in the resolution of the other proceedings, without the need for a hearing. The identification of the "test" cases and the case management considerably shortened the hearing.

3. The critical question was whether the land on which the independent living units were erected was exempt from rates for the 2004-2005 financial year, on the basis that it was used exclusively for the charitable purpose of relief of the aged.

4. The Tribunal determined that the land was used exclusively for the charitable purpose of relief of the aged. "Charitable", in this context, had a legal meaning, not a popular meaning. Accommodation of aged persons was "relief of the aged". The residents in occupation of the independent living units, who had an average age in their 80's, were "aged". The applicants operated their facilities on a not-for-profit basis. The fact that residents were generally required to purchase the right to occupy their unit,

in some cases at market value, and pay maintenance fees, did not alter the "charitable" characterisation of the use, as a matter of law.

5. The Tribunal, therefore, upheld the applications for review, and allowed the applicants' objections to the rate record on the basis that the land was not rateable land. The Tribunal set aside the City's rate notices insofar as they required the payment of rates.

In [2013] WASAT 89 listed above, SAT delivered a decision in favour of the charitable nature of not-for-profit aged-care and retirement villages, confirming that this interpretation applies even where entry fees and ongoing fees are charged that produce a surplus of income over expenses, provided the surplus is not utilised by way of private profit.

[2016] WASCA 185	City of Mandurah –v- Australian Flying Corps & Royal Australian Air Force Association (WA Division) Inc	Appeal dismissed

The Court of Appeal dismissed the appeal. In determining whether aged care accommodation had to be subsidised to be charitable, the Court held:

- the relief of the burdens and disadvantages attributable to age may be charitable without any element of poverty. Those burdens and disadvantages may be suffered by aged persons who are 'well-to-do and wealthy'
- if a purpose is otherwise charitable, the purpose will not cease to be charitable merely because the benefits or services are received on a contractual basis

- if a purpose is otherwise charitable, the purpose will not cease to be charitable merely because the persons who receive the benefits or services make significant or substantial payments to the entity which provides the benefit or services, provided the entity is a non-profit making organisation or any profits must be retained by the entity for the purpose in question and none can be distributed to the members of the entity or applied for a non-charitable purpose.

The Court noted that the small surplus RAAFA generated from its operation of the retirement village was credited to the resident's maintenance accounts or applied toward the repair or improvement of the retirement village.

It would also be beyond the capacity of each of the applicants for admission to the retirement village to alleviate, from his or her own resources, the relevant burdens and disadvantages [attributable to age] by the construction, operation and maintenance of a similar facility or otherwise.

Although persons of modest means may be unable to afford the cost of securing accommodation and other services at the retirement village, the cost is not affordable only by the wealthy.

The Court of Appeal in Western Australia confirmed that not for profit aged care and retirement villages, where residents are charged entry fees and fees for services, may still be characterised as 'charitable'.

Shire of Mundaring has previously approved the following rates exemptions:

Organisation	**Council decision reference number**	**Charitable Purpose**
Headwest Brain Injury Association	C7.05.08	Improved quality of life for people with an acquired brain injury.
WA Baptist Homes & Hospital Trust	C7.07.08	Provides facilities and services for elderly persons in need of such care.
Hills Community Support Group Inc (Community Living Program)	C11.04.08	Support accommodation for people with an intellectual disability who are all recipients of disability pensions.
The Silver Tree Steiner School	C7.08.11	Education of Children.
Autism Association of Western Australia	C13.06.13	Housing and support of individuals with an Autism Spectrum Disorder.
Swan Emergency Accommodation (Inc)	C4.10.16	Provides supported accommodation to families and young people who would otherwise likely be homeless.
Mundaring Church of Christ	C5.10.16	Property used exclusively as a place of residence for a fulltime Minister.
Martin Copley Will Trust	C6.10.16	Provides a safe environment for native wildlife mainly mammals
Foundation Housing Ltd	C3.01.17	Crisis housing accommodation

VOTING REQUIREMENT

Absolute Majority (Section 6.47 of the *Local Government Act 1995*)

RECOMMENDATION			
Moved by:	*Cr Clark*	*Seconded by:*	*Cr Bertola*

That Council, by absolute majority, –

1. Grants a rates exemption to Workpower Incorporated for the property located at 39 Stanhope Gardens, Midvale; and

2. Notes that the rates foregone for 2017/18 for the above property are estimated to be $5,440.

8.45pm – In accordance with clause 9.7 of the Meeting Procedures Local Law the Presiding Person adjourned the meeting for a period of 5 minutes.

COUNCIL DECISION **MOTION**			***C12.07.17***
Moved by:	*Cr Bertola*	*Seconded by:*	*Cr Perks*

That the meeting be adjourned to 8.50pm.

CARRIED 11/0

For: *Cr Martin, Cr Clark, Cr Fisher, Cr Daw, Cr Brennan, Cr Fox, Cr Perks, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Nil*

8.50pm - The meeting resumed with all Councillors and staff in attendance.

COUNCIL DECISION **RECOMMENDATION**			***C13.07.17***
Moved by:	*Cr Clark*	*Seconded by:*	*Cr Bertola*

That Council, by absolute majority, –

1. Grants a rates exemption to Workpower Incorporated for the property located at 39 Stanhope Gardens, Midvale; and

2. Notes that the rates foregone for 2017/18 for the above property are estimated to be $5,440.

CARRIED 8/3

For: *Cr Martin, Cr Clark, Cr Daw, Cr Brennan, Cr Fox, Cr Bertola, Cr Cuccaro, Cr Lavell*

Against: *Cr Jeans, Cr Perks, Cr Fisher*

Next Report

10.9 Statement of Financial Activity – May 2017

File Code	FI.RPT 2
Author	Stanislav Kocian, Manager Finance & Governance
Senior Employee	Paul O'Connor, Director Corporate Services
Disclosure of Any Interest	Nil

SUMMARY

The monthly financial statements disclose the Shire's financial position as at 31 May 2017.

The closing budget position as at 31 May 2017 is a surplus of $8,380,946 compared to a budget year to date surplus of $1,259,304 and year end surplus of $1,439,706 as per the original budget adopted by Council (DSC5.07.16).

BACKGROUND

The monthly financial report is presented in accordance with the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996.*

A statement of financial activity and any accompanying documents are to be presented to the Council at an ordinary meeting of the Council within two months after the end of the month to which the statement relates.

The Statement of Financial Activity Report summarises the Shire's operating activities and non-operating activities.

STATUTORY / LEGAL IMPLICATIONS

Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* requires a local government to prepare each month a statement of financial activity.

Regulation 34(2) requires the statement of financial activity to report on the sources and applications of funds, as set out in the annual budget.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Financial implications are in accordance with the approved reporting material variances (C20.06.16) of:

- (+) or (-) $50,000 or 10%, whichever is the greater for Revenue; and

- (+) or (-) $100,000 or 10%, whichever is the greater for Expenses

within the monthly Statement of Financial Activity during the 2016/17 financial year.

STRATEGIC IMPLICATIONS

Supports Strategic Community Plan 2026:
- Strategic Theme 1.1.1 - Prudently consider resource allocation

SUSTAINABILITY IMPLICATIONS:

Nil

RISK IMPLICATIONS

Financial Impact

Low to Moderate: The monthly financial report tracks the Shire's actual financial performance against its budgeted financial performance to ensure that the Council is able to monitor to Shire's financial performance throughout the financial year.

EXTERNAL CONSULTATION

Nil

COMMENT

A number of reports to this item are as follows (Refer **ATTACHMENT 12**):

- Statement of Financial Activity (based on the Rate Setting Statement adopted in the annual budget) for the period ending 31 May 2017;

- The closing budget position for the period ending 31 May 2017 and comparison to the year to date budget and same period last year;

- Year to date comparison to budget for operating revenue, operating expenses and capital expenses;

- An explanation of the material variances in the Statement of Financial Activity;

- Directorate Financial Reports for the period ending 31 May 2017; and

- Summary of Cash Investments with financial institutions as at 31 May 2017.

In relation to the material variances timing differences are due to the monthly spread of the budget cash flow variances. That is, revenue and expenses are estimated over a twelve month period and actual receipt and expenditure of funds may not occur in the month estimated. This will result in some revenue and expenses being recognised in different periods, i.e. timing differences originate in one period and reverse or "turn around" in one or more subsequent periods. Timing differences will not result in a forecast adjustment as the expenditure or revenue item will still be captured in the financial year in question.

Where the material variance is flagged as “permanent” this indicates that a forecast adjustment to the annual budget is required or has been made.

The Shire has a surplus of $8,380,946 as at 31 May 2017, compared to the year to date budget of $1,259,304. The difference between the year to date actual and year to date budget is primarily due to the timing of expenditure related to major capital projects and the associated funding for these projects. The cash balance in the Municipal Fund is $10,802,561. The total cash balance of the Reserve Funds is $23,583,235.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION **RECOMMENDATION**			***C14.07.17***
Moved by:	*Cr Clark*	*Seconded by:*	*Cr Bertola*

That Council notes -

1. the closing position of the Shire for the period ending 31 May 2017 is a surplus of $8,380,946 compared to the year to date budgeted surplus of $1,259,304; and

2. the explanation of material variances in the Statement of Financial Activity contained in **ATTACHMENT 12.**

CARRIED 11/0

For: *Cr Martin, Cr Clark, Cr Fisher, Cr Daw, Cr Brennan, Cr Fox, Cr Perks, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Nil*

Next Report

ATTACHMENT 12

Item 10.9

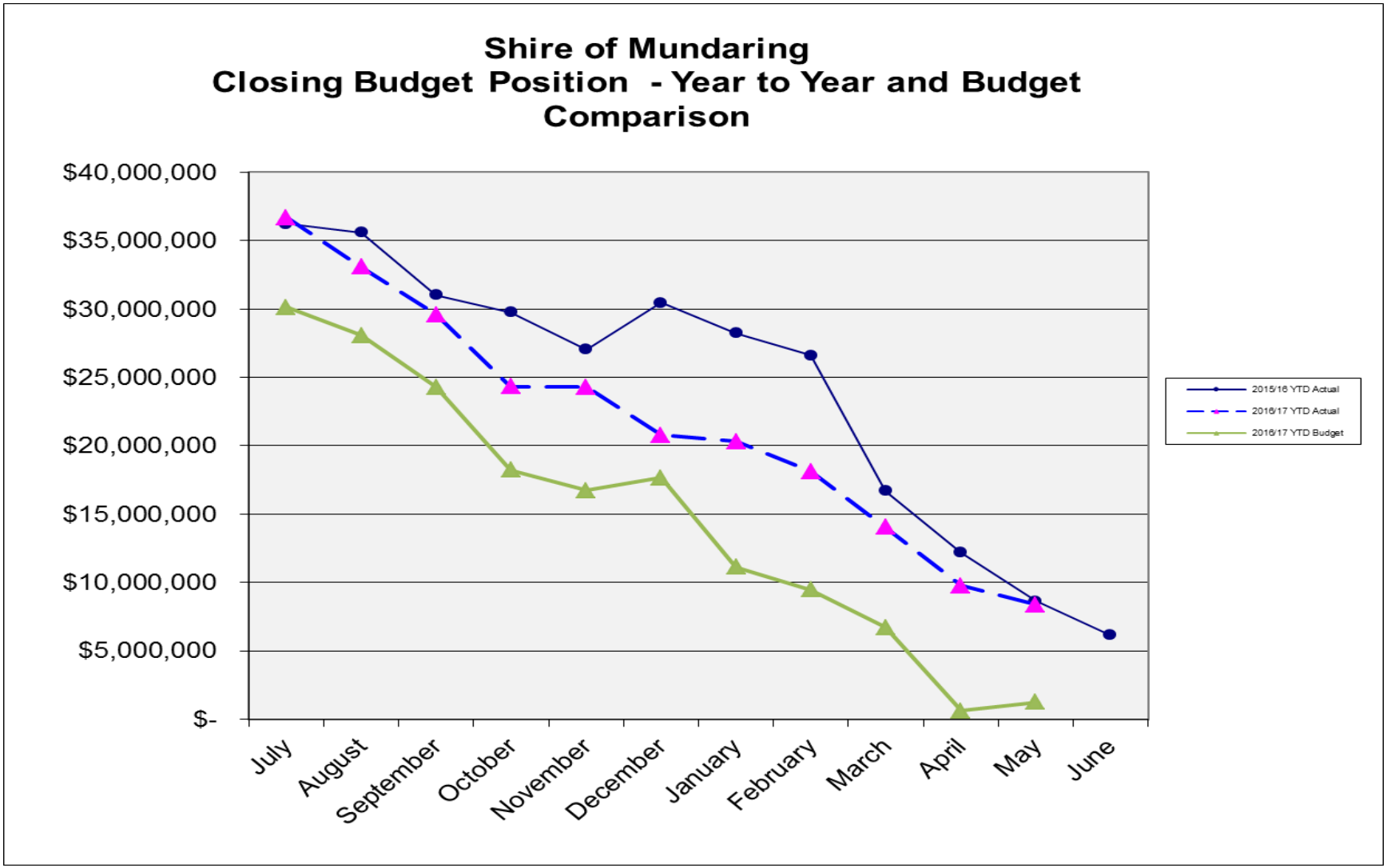
15 pages

Shire of Mundaring
Statement of Financial Activity
for period ending 31 May 2017

	2016/17 YTD Budget $	2016/17 YTD Actuals $	2016/17 BUDGET $	YTD Variance $	YTD Variance %
Opening Funding Surplus/(Deficit)	3,298,762	6,144,334	3,298,762		
Revenue from operating activities					
General Purpose Funding - Rates	26,380,031	25,523,185	26,259,031	(856,846)	-3.2%
General Purpose Funding - Other	3,800,508	3,279,831	3,913,152	(520,677)	-13.7%
Governance	85,549	312,069	91,500	226,520	264.8%
Law, Order & Public Safety	437,437	590,301	477,200	152,864	34.9%
Health	51,051	62,450	55,700	11,399	22.3%
Education & Welfare	4,170,406	4,568,544	4,541,318	398,138	9.5%
Community Amenities	7,707,952	7,748,762	7,744,284	40,810	0.5%
Recreation and Culture	1,105,910	1,151,290	1,169,180	45,380	4.1%
Transport	84,432	212,410	203,000	127,978	151.6%
Economic Services	277,750	260,486	298,625	(17,264)	-6.2%
Other Property and Services	1,724,129	1,595,868	1,874,868	(128,261)	-7.4%
Total	**45,825,155**	**45,305,195**	**46,627,858**		
Expenditure from operating activities					
General Purpose Funding	(602,924)	(599,068)	(655,034)	(3,856)	0.6%
Governance	(5,654,868)	(4,510,948)	(5,907,314)	(1,143,920)	20.2%
Law, Order & Public Safety	(2,176,181)	(2,210,855)	(2,394,299)	34,674	-1.6%
Health	(713,119)	(562,507)	(785,579)	(150,612)	21.1%
Education & Welfare	(6,583,858)	(6,473,744)	(7,226,524)	(110,114)	1.7%
Community Amenities	(8,658,493)	(7,621,332)	(9,489,766)	(1,037,161)	12.0%
Recreation and Culture	(9,724,649)	(9,642,402)	(10,896,911)	(82,247)	0.8%
Transport	(8,568,408)	(8,800,886)	(9,607,430)	232,478	-2.7%
Economic Services	(717,467)	(723,970)	(796,591)	6,503	-0.9%
Other Property and Services	(2,780,155)	(2,594,593)	(3,075,010)	(185,562)	6.7%
Total	**(46,180,122)**	**(43,740,306)**	**(50,834,458)**		
Operating activities excluded from rate setting					
Depreciation on Assets	6,840,526	6,605,545	7,462,491	234,981	3.4%
(Profit)/Loss on Disposal of Assets	104,731	60,166	114,255	44,565	42.6%
Deferred Rates Adjustment	0	46,541	-	(46,541)	0.0%
Amount attributable to operating activities	**6,590,290**	**8,277,141**	**3,370,146**		
Investing Activities					
Proceeds from Disposal of Assets	511,831	599,239	517,846	87,408	17.1%
Grants and Contributions	4,776,114	3,883,397	4,920,919	(892,717)	-18.7%
Purchase Property, Plant & Equipment	(16,630,524)	(7,892,911)	(16,753,361)	(8,737,613)	52.5%
Purchase Infrastructure	(5,026,573)	(5,101,375)	(6,427,670)	74,802	-1.5%
Amount attributable to investing activities	**(16,369,152)**	**(8,511,650)**	**(17,742,266)**		
Financing Actvities					
Proceeds from New Debentures	-	-	-	-	0.0%
Repayment of Debentures	(483,098)	(503,450)	(527,018)	20,352	-4.2%
Transfers from Reserves	9,046,578	3,535,283	15,258,082	(5,511,296)	-60.9%
Transfers to Reserves	(824,076)	(560,751)	(2,218,000)	(263,325)	32.0%
Amount attributable to financing activities	**7,739,404**	**2,471,082**	**12,513,064**		
Closing Funding Surplus/(Deficit)	**1,259,304**	**8,380,906**	**1,439,706**		

NET CURRENT ASSETS- BUDGET SURPLUS/(DEFICIT)

	Actual 31 May 2016		Actual 31 May 2017	
CURRENT ASSETS				
Rates & Sanitation Debtors	942,115		1,362,942	
Debtors	675,056		591,829	
TOTAL RECEIVABLES - CURRENT		**1,617,171**		**1,954,771**
STOCK ON HAND		**103,862**		**110,340**
CASH ASSETS				
Municipal	11,300,748		10,802,561	
Restricted Cash	28,589,848		23,583,235	
Total Bank Accounts		**39,890,595**		**34,385,795**
TOTAL CURRENT ASSETS		**41,611,628**		**36,450,905**
CURRENT LIABILITIES				
Creditors	(1,414,196)		(1,293,216)	
Borrowings - Current Portion	(213,366)		(550,311)	
Provisions	(2,982,916)		(3,193,548)	
		(4,610,477)		**(5,037,075)**
NET CURRENT ASSETS		**37,001,152**		**31,413,830**
Less Reserve Funds		**(28,589,848)**		**(23,583,235)**
Less Land Held for Resale		**0**		**0**
Add Current Loan Liability		**213,366**		**550,311**
CLOSING BUDGET SURPLUS/(DEFICIT)		**8,624,670**		**8,380,906**


Shire of Mundaring
Closing Budget Position - Year to Year and Budget Comparison
$40,000,000
$35,000,000
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
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August
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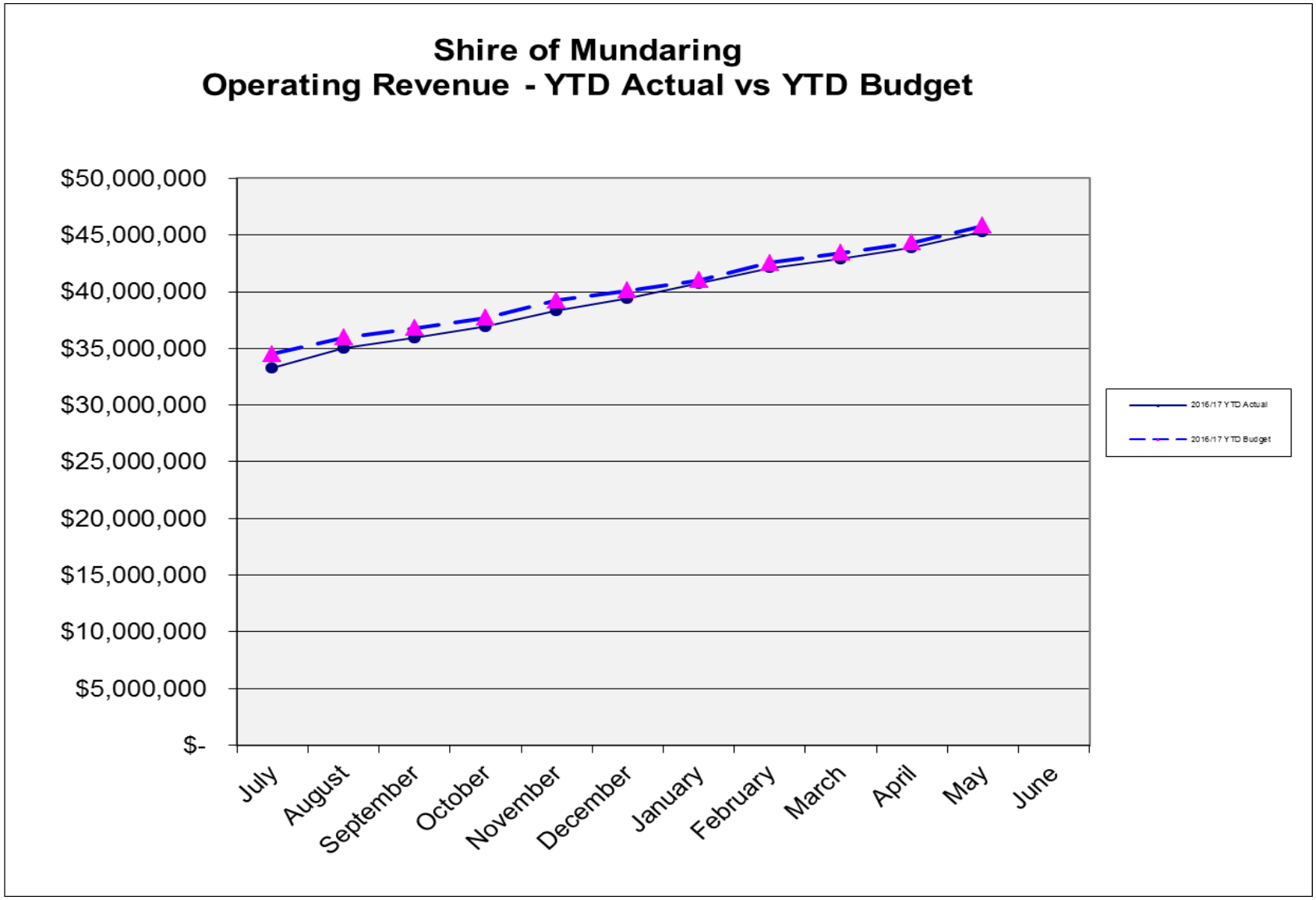
June
2015/16 YTD Actual
2016/17 YTD Actual
2016/17 YTD Budget


Shire of Mundaring
Operating Revenue - YTD Actual vs YTD Budget
$50,000,000
$45,000,000
$40,000,000
$35,000,000
$30,000,000
$25,000,000
$20,000,000
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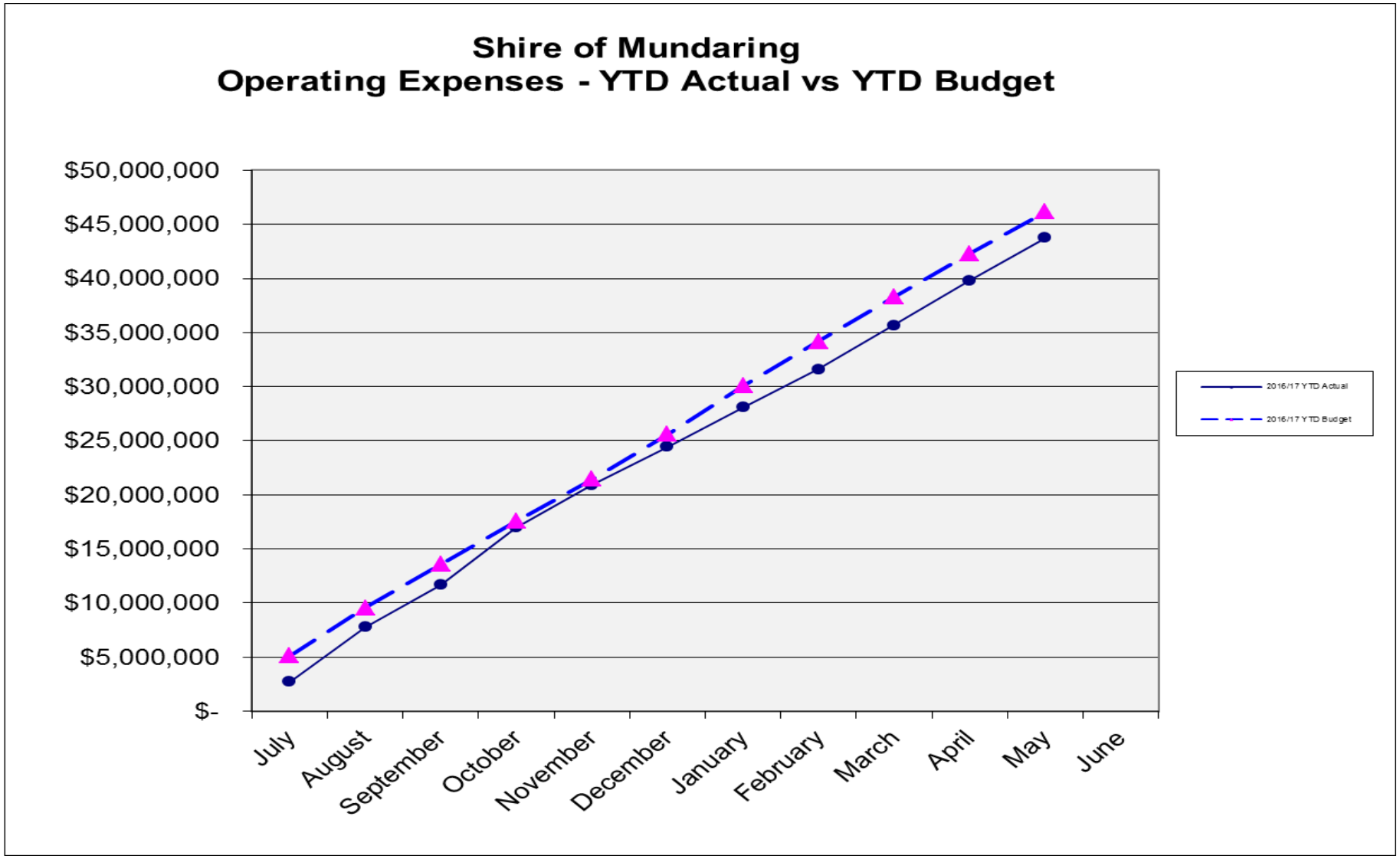
2016/17 YTD Actual
2016/17 YTD Budget


Shire of Mundaring
Operating Expenses - YTD Actual vs YTD Budget
$50,000,000
$45,000,000
$40,000,000
$35,000,000
$30,000,000
$25,000,000
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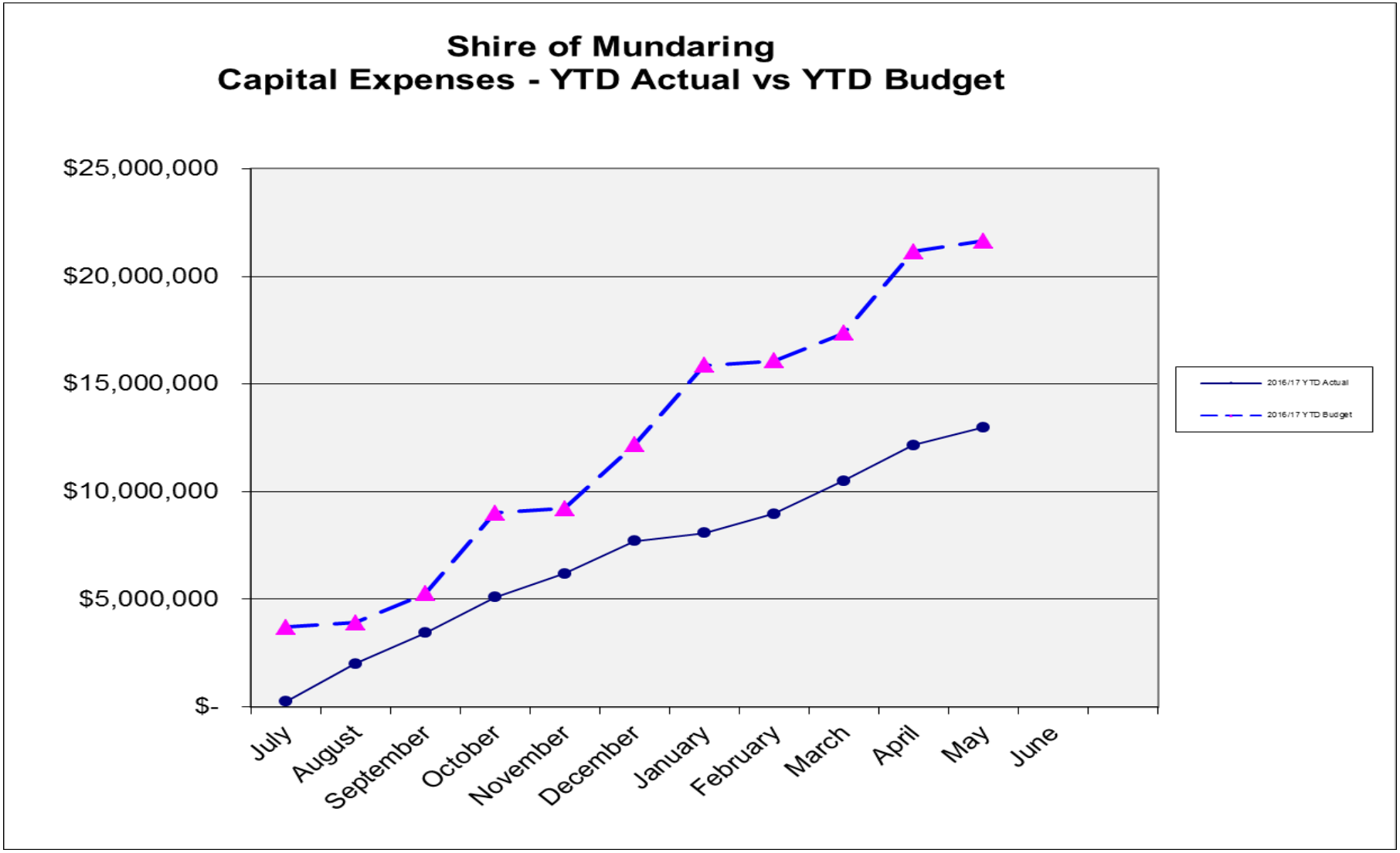
2016/17 YTD Actual
2016/17 YTD Budget


Shire of Mundaring
Capital Expenses - YTD Actual vs YTD Budget
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
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July
August
September
October
November
December
January
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March
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May
June
2016/17 YTD Actual
2016/17 YTD Budget

Explanation of Material Variances

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.
The material variance for revenue adopted by Council for the 2016/17 year is $50,000 or 10% whichever is the greater.
The material variance for expenses adopted by Council for the 2016/17 year is $100,000 or 10% whichever is the greater.

Reporting Program	Var. $	Var. %	Timing/ Permanent	Explanation of Variance
Revenue from operating activities				
General Purpose Funding -Rates	(856,846)	(3%)	Timing	Impact of rates of $876,734.79 received in advance as at 30/6/2016. Impact will self adjust 30/6/2017.
General Purpose Funding - Other	(520,677)	(14%)	Permanent	Difference of $332,948 for interest on investments - will adjust as investments mature and accrued interest earned is accounted for at year end. Municipal interest forecast has been adjusted down by $30k. Reserve fund interest earned does not impact the budget position, only impacts amounts to be transferred into reserves. Permanent - General Purpose Grant allocation for 2016/17 has been reduced by $220,000. Forecast adjusted in the mid-year budget review.
Governance	226,520	265%	Permanent	An unbudgeted refund of $128,007 received from Local Government Insurance Services (LGIS). This was a performance adjustment and relates to Workers Compensation premiums paid in 2013/14 and 2014/15. The Shire receiving a $54,447 performance rebate in additional to a member's dividend of $16,054 from LGIS. The budget allowed for a members dividend of $20,000. Forecast adjusted in mid-year budget review.
Law, Order & Public Safety	152,864	35%	Permanent	Income from animal registrations and infringements is $104,188 greater than YTD budget. Year end forecast has been increased by $72,561. Timing of ESL grant - $51,169 greater than YTD budget.
Health	11,399	22%	Timing	YTD actual Health fees and charges income is $15,549 greater than YTD budget.
Education & Welfare	398,138	10%	Permanent	Family Day Care subsidy income greater than YTD budget - impact $530,257. Offset by corresponding increase in care givers subsidy expenses.
Community Amenities	40,810	1%		Within Variance threshold
Recreation and Culture	45,380	4%		Within Variance threshold
Transport	127,978	152%	Permanent	Reimbursement of staff wages for 2 staff members seconded to assist with Yarloop fire clean-up. Reimbursement not included in budget. Impact - $112,926. Year end forecast adjusted accordingly.
Economic Services	(17,264)	(6%)		Within Variance threshold
Other Property and Services	(128,261)	(7%)	Timing	Plant Recovery Income $133,135 less than YTD budget.

Expenditure from operating activities				
General Purpose Funding	(3,856)	0.6%		Within Variance threshold
Governance	(1,143,920)	20.2%	Permanent	IT expenses less than YTD budget - impact $489,491. No significant permanent savings have been identified as a significant portion of the variance relates to corporate systems projects (including replacement of Records Management System) that have been delayed. Loan interest repayments for Boya Community Oval have been reallocated from Governance to Recreation and Culture. Forecast adjustment of $334,363 in the mid-year budget review. A YTD variance of $78,692 for corporate training and development due to fewer training programs being arranged or programs that have been deferred. Year end forecast adjusted by $90k.
Law, Order & Public Safety	34,674	(1.6%)		Within Variance threshold
Health	(150,612)	21.1%	Permanent	YTD Salaries $86,941 less than YTD Budget. Due to the reallocation of salary costs resulting from a restructure of Statutory Services. Reduction of $25k to year end forecast for contaminated sites investigations.
Education & Welfare	(110,114)	1.7%	Timing	YTD Operating costs for Children Services less than YTD Budget.
Community Amenities	(1,037,161)	12.0%	Permanent	Waste Management Operating Costs $788,052 less than YTD budget. Forecast reduced by $200,000 in mid-year budget review. YTD Salaries in Environmental Services $156,318 less than YTD Budget due to unfilled positions.
Recreation and Culture	(82,247)	0.8%		Within Variance threshold
Transport	232,478	(2.7%)	Permanent	Gravel Road Resheeting YTD budget of $49,907 compared to YTD actual of $83,130 - year end forecast increased by $30,000 (original budget $54,450). Street Sweeping YTD budget of $219,626 compared to YTD actual of $281,946 - end of year forecast increased by $50,000 (original budget $239,600). Kerb Maintenance YTD budget of $65,604 compared to YTD actual of $107,976 - year end forecast increased by $30,000 (original budget $71,545). Drainage maintenance YTD budget of $287,188 compared to YTD actual of $458,386 - year end forecast increased by $105,000 (original budget $313,295).
Economic Services	6,503	(0.9%)		Within Variance threshold
Other Property and Services	(185,562)	6.7%	Timing	Pre-allocation of $100,229 in infrastructure overheads. End of year forecast adjusted by $85,000.

Operating activities excluded from rate setting				
Depreciation on Assets	234,981	3%	Permanent	Depreciation on plant, furniture and equipment is $207,574 less than YTD budget. Impact of revised Fair Value (valuation decrement) as at 30 June 2016 for these assets.
(Profit)/Loss on Disposal of Assets	44,565	43%	Permanent	YTD losses on disposal of assets less than YTD budget. Due to higher than expected income on trade-ins.
Investing Activities				
Proceeds from Disposal of Assets	87,408	17%	Timing	YTD actuals for Trade-in income for plant and vehicle replacements is greater than YTD budgets. Due to higher than expected income on trade-ins.
Grants and Contributions	(892,717)	(19%)	Timing	Due timing of grants not yet received for Mundaring Arena.
Purchase Property, Plant & Equipment	(8,737,613)	53%	Permanent	Mundaring Arena - YTD actual is $7,005,610 less than YTD budget. Year end forecast reduced by $5.3 million and to be carried over to 17/18. Other building projects $1,699.947 less than YTD budget - year end forecast reduced by $1,427,115.
Purchase Infrastructure	74,802	(1%)		Within Variance threshold
Financing Actvities				
Repayment of Debentures	20,352	(4%)		Within Variance threshold
Transfers from Reserves	(5,511,296)	(61%)	Permanent	Majority of transfers from reserves to occur at year end. Year end forecast from Civic Facilities Reserve reduced by $7.15 million due to carry over of Mundaring Arena Project and net savings in the Boya Community Facility Project.
Transfers to Reserves	(263,325)	32%	Timing	Majority of transfers to reserves budgeted to occur at year end.

Shire of Mundaring

Directorate Summary Report for the year to date 31 May 2017

	YTD Actual	YTD Budget	YTD Variance $	Current year Budget	Forecast Change (Variance)	End of year Forecast
Strategic & Community Services						
Revenue	$6,407,249	$5,957,295	$449,954	$6,430,731	$338,788	$6,769,519
Expenditure	($12,646,376)	($13,018,996)	$372,620	($14,231,166)	$177,924	($14,053,242)
Total	($6,239,127)	($7,061,701)	$822,574	($7,800,435)	$516,712	($7,283,723)
Office of Chief Executive & Corporate Services						
Revenue	$28,976,182	$30,264,773	($1,288,591)	$31,756,396	$1,042,913	$32,799,309
Expenditure	($7,186,662)	($8,171,456)	$984,794	($10,342,756)	$504,512	($9,838,244)
Total	$21,789,520	$22,093,317	($303,797)	$21,413,640	$1,547,425	$22,961,065
Infrastructure Services						
Revenue	$16,639,415	$20,857,432	($4,218,017)	$27,981,339	($6,792,224)	$21,189,115
Expenditure	($33,571,243)	($43,267,969)	$9,696,726	($46,879,118)	$4,918,745	($41,960,373)
Total	($16,931,828)	($22,410,537)	$5,478,709	($18,897,779)	($1,873,479)	($20,771,258)
Statutory Services						
Revenue	$1,300,268	$1,080,178	$220,090	$1,173,984	($158,109)	$1,015,875
Expenditure	($4,394,513)	($4,685,961)	$291,448	($5,193,212)	($226,336)	($5,419,548)
Total	($3,094,245)	($3,605,783)	$511,537	($4,019,228)	($384,445)	($4,403,673)
Total Shire of Mundaring						
Revenue	$53,323,113	$58,159,678	($4,836,565)	$67,342,450	($5,568,632)	$61,773,818
Expenditure	($57,798,793)	($69,144,382)	$11,345,589	($76,646,252)	$5,374,845	($71,271,407)
Net Expenditure	($4,475,680)	($10,984,704)	$6,509,024	($9,303,802)	($193,787)	($9,497,589)

Shire of Mundaring

Strategic and Community Services

Period ending 31 May 2017

Responsible Officer	YTD Actuals	YTD Budgets	Y T D Variance	Current Year Budget	Budget Adjustment	Forecast
Expenditure						
AFM Branch Librarian	(665,922)	(701,962)	36,040	(780,126)	4,538	(775,588)
Bilgoman Aquatic Centre Manager	(1,071,323)	(1,133,393)	62,070	(1,195,603)	47,531	(1,148,072)
Brown Park Manager	(434,798)	(434,503)	(295)	(473,360)	1,327	(472,033)
Community Facilities Coordinator	(920,512)	(931,172)	10,660	(1,015,855)	6,443	(1,009,412)
Community Playgroups	(128,836)	(137,753)	8,917	(150,272)	322	(149,950)
Coordinator Lake Leschenaultia	(705,231)	(676,311)	(28,920)	(732,267)	(48,320)	(780,587)
Director Strategic & Community Services	(1,256,139)	(1,391,539)	135,400	(1,526,573)	118,334	(1,408,239)
Eastern Region Family Day Care Scheme	(1,824,001)	(1,255,951)	(568,050)	(1,379,505)	(1,347)	(1,380,852)
Indigenous Advancement Strategy - CSS	(203,980)	(268,644)	64,664	(291,300)	1,000	(290,300)
KSP Branch Librarian	(715,710)	(737,700)	21,990	(817,948)	(96,827)	(914,775)
Manager Libraries & Community Engagement	(1,068,284)	(1,167,436)	99,152	(1,268,940)	70,803	(1,198,137)
Manager Recreation and Leisure Services	(758,252)	(792,949)	34,697	(889,826)	4,957	(884,869)
Maternal & Infant Health	(34,221)	(34,221)	0	(37,332)	0	(37,332)
Midvale Early Childhood & Parenting Centre	(1,664,063)	(1,534,901)	(129,162)	(1,703,882)	(178,089)	(1,881,971)
Midvale HUB Parenting Services	(37,870)	(241,200)	203,330	(241,200)	240,000	(1,200)
Midvale Playgroup & Toy Library	0	(591)	591	(591)	591	0
Mt Helena Aquatic & Recreation Centre Manager	(304,533)	(321,060)	16,527	(335,161)	9,332	(325,829)
Swan Child and Parent Centre - Middle Swan	(347,496)	(458,314)	110,818	(502,693)	(24)	(502,717)
Swan Children and Family Centre - Clayton View	(462,980)	(760,296)	297,316	(849,632)	463	(849,169)
Toy Library Coordinator	(42,225)	(39,100)	(3,125)	(39,100)	(3,110)	(42,210)
Expenditure Total	**(12,646,376)**	**(13,018,996)**	**372,620**	**(14,231,166)**	**177,924**	**(14,053,242)**
Revenue						
AFM Branch Librarian	21,078	15,532	5,546	16,950	(400)	16,550
Bilgoman Aquatic Centre Manager	392,468	417,760	(25,292)	417,760	(17,232)	400,528
Brown Park Manager	100,872	84,238	16,634	91,900	1,575	93,475
Community Facilities Coordinator	126,557	116,710	9,847	127,300	25,590	152,890
Coordinator Lake Leschenaultia	364,410	330,000	34,410	360,000	9,818	369,818
Eastern Region Family Day Care Scheme	1,782,597	1,297,065	485,532	1,415,000	0	1,415,000
Indigenous Advancement Strategy - CSS	300,000	275,000	25,000	300,000	0	300,000
KSP Branch Librarian	13,217	14,311	(1,094)	15,613	(6,293)	9,320
Manager Libraries & Community Engagement	147,265	118,831	28,434	121,388	3,359	124,747
Manager Recreation and Leisure Services	154,304	86,889	67,415	94,800	43,289	138,089
Midvale Early Childhood & Parenting Centre	1,960,739	1,596,188	364,551	1,741,300	505,169	2,246,469
Midvale HUB Parenting Services	114,000	241,200	(127,200)	241,200	(241,200)	0
Mt Helena Aquatic & Recreation Centre Manager	76,334	59,312	17,022	64,690	12,003	76,693
Swan Child and Parent Centre - Middle Swan	469,929	499,334	(29,405)	544,730	0	544,730
Swan Children and Family Centre - Clayton View	380,368	804,925	(424,557)	878,100	0	878,100
Toy Library Coordinator	3,110	0	3,110	0	3,110	3,110
Revenue Total	**6,407,249**	**5,957,295**	**449,954**	**6,430,731**	**338,788**	**6,769,519**
Net Expenditure	**(6,239,127)**	**(7,061,701)**	**822,574**	**(7,800,435)**	**516,712**	**(7,283,723)**

Shire of Mundaring

Office of Chief Executive and Corporate Services

Period ending 31 May 2017

Responsible Officer	YTD Actuals	YTD Budgets	Y T D Variance	Current Year Budget	Budget Adjustment	Forecast
Expenditure						
Allocations Office Vehicles	(286,793)	(295,691)	8,898	(322,545)	0	(322,545)
Allocations Ranger Vehicles	(71,768)	(67,606)	(4,162)	(73,750)	0	(73,750)
Chief Executive Officer	(440,370)	(460,436)	20,066	(512,136)	3,816	(508,320)
Director Corporate Services	(736,024)	(1,044,599)	308,575	(1,628,901)	352,368	(1,276,533)
Governance and Risk	(55,513)	(30,294)	(25,219)	(33,055)	(30,959)	(64,014)
Human Resource Manager	(477,328)	(570,318)	92,990	(631,389)	102,350	(529,039)
Manager Finance and Governance	(3,542,617)	(3,636,772)	94,155	(4,870,527)	(80,506)	(4,951,033)
Manager Information Systems	(1,576,249)	(2,065,740)	489,491	(2,270,453)	157,443	(2,113,010)
Expenditure Total	**(7,186,662)**	**(8,171,456)**	**984,794**	**(10,342,756)**	**504,512**	**(9,838,244)**
Revenue						
Allocations Office Vehicles	358,561	363,264	(4,703)	396,295	0	396,295
Chief Executive Officer	45,934	0	45,934	0	0	0
Director Corporate Services	2,274,904	2,885,643	(610,739)	3,663,080	(130,000)	3,533,080
Governance and Risk	212,708	26,424	186,284	27,000	186,208	213,208
Human Resource Manager	19,656	0	19,656	0	0	0
Manager Finance and Governance	26,115,374	27,094,173	(978,799)	27,574,276	1,074,585	28,648,861
Manager Information Systems	9,212	0	9,212	210,000	(76,895)	133,105
Profit and Loss on sale of Assets	(60,166)	(104,731)	44,565	(114,255)	(10,985)	(125,240)
Revenue Total	**28,976,182**	**30,264,773**	**(1,288,591)**	**31,756,396**	**1,042,913**	**32,799,309**
Net Income	**21,789,520**	**22,093,317**	**(303,797)**	**21,413,640**	**1,547,425**	**22,961,065**

Shire of Mundaring
Infrastructure Services
Period ending 31 May 2017

Responsible Officer	YTD Actuals	YTD Budgets	YTD Variance	Current Year Budget	Budget Adjustment	Forecast
Expenditure						
Construction Supervisor	(1,763,699)	(1,278,885)	(484,814)	(3,506,685)	(754,358)	(4,261,043)
Coordinator Civil Works	(2,197,101)	(2,790,312)	593,211	(1,128,967)	19,200	(1,109,767)
Coordinator Parks Services	(4,264,526)	(3,907,752)	(356,774)	(4,241,552)	(506,160)	(4,747,712)
Coordinator Plant and Depot Services	(3,057,489)	(3,040,995)	(16,494)	(3,158,468)	51,681	(3,106,787)
Director Infrastructure Services	(4,110,156)	(4,160,007)	49,851	(4,556,429)	(1,344,384)	(5,900,813)
Engineering Technical Officer - Civil	(558,936)	(621,989)	63,053	(806,500)	92,900	(713,600)
Maintenance Supervisor	(2,136,098)	(1,798,819)	(337,279)	(1,962,350)	(227,800)	(2,190,150)
Manager Building Assets	(8,099,340)	(16,938,287)	8,838,947	(17,140,271)	6,795,315	(10,344,956)
Manager Design Service	250,834	149,695	101,139	114,623	139,759	254,382
Manager Operations Service	(1,002,659)	(1,294,186)	291,527	(1,426,930)	280,608	(1,146,322)
Supervisor Environment and Horticulture	(225,804)	(161,854)	(63,950)	(266,480)	(30,760)	(297,240)
Waste & Recycling Coordinator	(5,784,143)	(6,607,810)	823,667	(7,208,561)	197,244	(7,011,317)
Works Supervisor	(622,126)	(816,768)	194,642	(1,590,548)	205,500	(1,385,048)
Expenditure Total	**(33,571,243)**	**(43,267,969)**	**9,696,726**	**(46,879,118)**	**4,918,745**	**(41,960,373)**
Revenue						
Coordinator Civil Works	93,349	0	93,349	0	93,349	93,349
Coordinator Parks Services	14,111	66,000	(51,889)	72,000	143,295	215,295
Coordinator Plant and Depot Services	1,319,589	1,365,948	(46,359)	2,415,109	37,024	2,452,133
Director Infrastructure Services	2,828,642	9,256,113	(6,427,471)	15,295,366	(6,678,530)	8,616,836
Engineering Technical Officer - Civil	69,255	44,326	24,929	45,000	13,568	58,568
Maintenance Supervisor	3,747	913	2,834	1,000	0	1,000
Manager Building Assets	4,773,624	2,500,000	2,273,624	2,500,000	(240,000)	2,260,000
Manager Design Service	26,209	0	26,209	0	26,208	26,208
Manager Operations Service	53,488	228,239	(174,751)	249,000	(225,294)	23,706
Supervisor Environment and Horticulture	3,155	-	3,155		3,155	3,155
Waste & Recycling Coordinator	7,454,247	7,395,893	58,354	7,403,864	35,001	7,438,865
Revenue Total	**16,639,415**	**20,857,432**	**(4,218,017)**	**27,981,339**	**(6,792,224)**	**21,189,115**
Net Expenditure	**(16,931,828)**	**(22,410,537)**	**5,478,709**	**(18,897,779)**	**(1,873,479)**	**(20,771,258)**

Shire of Mundaring

Statutory Services

Period ending 31 May 2017

Responsible Officer	YTD Actuals	YTD Budgets	YTD Variance	Current Year Budget	Budget Adjustment	Forecast
Expenditure						
Coordinator Environment and Sustainability	(327,397)	(584,956)	257,559	(648,636)	(209,968)	(858,604)
Director Statutory Services	(139,259)	(121,391)	(17,868)	(135,417)	(1,980)	(137,397)
Manager Building & Health Service	(957,261)	(1,051,746)	94,485	(1,174,565)	(5,695)	(1,180,260)
Manager Community Safety & Emergency Managemen	(2,035,582)	(1,969,302)	(66,280)	(2,169,040)	(36,458)	(2,205,498)
Manager Planning	(935,015)	(958,566)	23,551	(1,065,554)	27,765	(1,037,789)
Expenditure Total	**(4,394,513)**	**(4,685,961)**	**291,448**	**(5,193,212)**	**(226,336)**	**(5,419,548)**
Revenue						
Coordinator Environment and Sustainability	17,955	3,608	14,347	3,934	(566)	3,368
Manager Building & Health Service	345,547	337,502	8,045	363,816	21,984	385,800
Manager Community Safety & Emergency Managemen	613,818	435,908	177,910	475,527	(183,234)	292,293
Manager Planning	322,948	303,160	19,788	330,707	3,707	334,414
Revenue Total	**1,300,268**	**1,080,178**	**220,090**	**1,173,984**	**(158,109)**	**1,015,875**
Net Expenditure	**(3,094,245)**	**(3,605,783)**	**511,538**	**(4,019,228)**	**(384,445)**	**(4,403,673)**

SHIRE OF MUNDARING

INVESTMENT SUMMARY as at 31 May 2017

MUNICIPAL FUNDS

		Amount Invested	Interest Rate	Period of Investment		Investment Date	Maturity Date
Unrestricted Use Funds							
1	Bendigo Investment Account (on Call)	$3,939,637	1.40%	N/A		N/A	N/A
129	NAB	$2,526,918	2.60%	182	days	20-Feb-17	21-Aug-17
131	AMP	$3,026,573	2.80%	182	days	23-Jan-17	24-Jul-17
	Total	**$9,493,127**					

RESERVE FUNDS

2	Bendigo Investment Account (on Call)	6,808,132	1.40%	N/A		N/A	N/A
60A	Bendigo	1,381,657	2.90%	365	days	22-Sep-16	22-Sep-17
107	ANZ	2,362,655	2.40%	181	days	28-Jan-17	28-Jul-17
108	ANZ	1,762,459	2.62%	181	days	16-Jan-17	16-Jul-17
126	BankWest	3,068,094	2.55%	150	days	24-Jan-17	23-Jun-17
127	NAB	3,542,432	2.80%	364	days	14-Oct-16	13-Oct-17
128	Westpac	4,615,104	2.30%	91	days	19-Apr-17	19-Jul-17
	Total	**23,540,531**					

TOTAL MUNI / RESERVE INVESTMENTS	**$33,033,658**

TRUST FUNDS

Road Construction/POS Funds							
3	Bendigo Investment Account (on Call)	$1,493,507	1.40%	N/A		N/A	N/A
58	BankWest	$1,420,291	2.60%	181	days	31-Jan-17	31-Jul-17
98	BankWest	$1,247,360	2.55%	63	days	30-May-17	1-Aug-17
99	BankWest	$1,239,653	2.60%	150	days	7-Mar-17	4-Aug-17

TOTAL TRUST INVESTMENTS	**$5,400,811**

10.10 List of Payments made during May 2017

File Code	FI.RPT 1
Authors	Mia Miller, Finance Officer (Accounts Payable)
Senior Employee	Paul O'Connor, Director Corporate Services
Disclosure of Any Interest	Nil

SUMMARY

A list of accounts paid from the Municipal Fund or Trust Fund under the Chief Executive Officer's delegated authority for the month of May 2017 is presented to Council for noting.

BACKGROUND

Council has delegated to the Chief Executive Officer (CEO) the exercise of its power to make payments from the Shire's Municipal and Trust Funds. In accordance with Regulation 13 of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid is to be presented to Council and be recorded in the minutes of the meeting at which the list was presented.

STATUTORY / LEGAL IMPLICATIONS

Regulation 13 of the Local Government (Financial Management) Regulations 1996 states –

(1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared –*

- *(a) the payee's name;*
- *(b) the amount of the payment;*
- *(c) the date of the payment; and*
- *(d) sufficient information to identify the transaction*

(3) A list prepared under sub regulation (1) or (2) is to be –

- *(a) presented to council at the next ordinary meeting of the council after the list is prepared; and*
- *(b) recorded in the minutes of that meeting*

POLICY IMPLICATIONS

FI-01 Corporate Purchasing Card

FINANCIAL IMPLICATIONS

All payments have been made in accordance with the approved budget and provides for the effective and timely payment of the Shire's contractors and other creditors.

STRATEGIC IMPLICATIONS

Nil

SUSTAINABILITY IMPLICATIONS

Expenditure has been incurred in accordance with budget parameters, which have been structured on financial viability and sustainability principles.

RISK IMPLICATIONS

In accordance with section 6.8 of the *Local Government Act 1995*, a local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure is authorised by an absolute majority of Council.

EXTERNAL CONSULTATION

Nil

COMMENT

Nil

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION **RECOMMENDATION**			***C15.07.17***
Moved by:	*Cr Jeans*	*Seconded by:*	*Cr Martin*

That Council notes the list of payments made during May 2017 included as **ATTACHMENT 13** and **ATTACHMENT 14**.

CARRIED 11/0

For: *Cr Martin, Cr Clark, Cr Fisher, Cr Daw, Cr Brennan, Cr Fox, Cr Perks, Cr Bertola, Cr Jeans, Cr Cuccaro, Cr Lavell*

Against: *Nil*

Next Report

ATTACHMENT 13

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PAYMENTS BETWEEN MEETINGS

In compliance with *Regulation 13 of the Local Government (Financial Management) Regulations 1996* (as amended) a list of accounts paid since the last such list was prepared is to be presented to the next Ordinary Meeting of Council and included in the minutes of that meeting.

CERTIFICATION

The attached schedule of accounts paid is for the period made during May 2017 totalling **$5,966,968.50** be received by Council covers:

- Municipal Cheques 200096 - 200105;
- Electronic Funds Transfers; and
- Trust Fund Cheques 400115 – 400133

has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services as to prices, computations, costings, and amounts due for payment.

Cheques have been signed in accordance with Council resolution R23120 and Instrument of Delegation - Reference: CE - 1 of the Delegations of Authority Register dated 22 July 1997.

Under Section 5.46 (3) of the *Local Government Act* and *Regulation 19 of the Local Government (Administration) Regulations*, this record of the Exercise of Delegated Authority is registered.

DIRECTOR CORPORATE SERVICES

Schedule of Accounts:

	Amounts $	Total $
MUNICIPAL ACCOUNT		
MUNICIPAL CHEQUE PAYMENTS (Schedule 1 - Page 1)	37,438.85	
EFT PAYMENTS (Schedule 2 - Page 42)	4,525,376.79	
EFT PAYROLL PAYMENTS (Schedule 2 - Page 44)	1,313,229.93	
NATIONAL AUSTRALIA BANK (NAB PURCHASE CARD) (Schedule 2 – Total - Page 44); and (Schedule 3 – Details - Pages 45-49)	30,753.87	
FLEETCARE FUEL PAYMENTS (Schedule 2 - Page 44)	3,875.59	
COMMONWEALTH BANK BPOINT FEES (Schedule 2 - Page 44)	473.12	
BENDIGO MERCHANT BANK FEES (Schedule 2 - Page 44)	2,344.44	
BENDIGO DIRECT DEBIT FEES (Schedule 2 - Page 44)	377.82	
HP FINANCIAL SERVICES (Schedule 2 - Page 44)	17,740.80	
KONICA MINOLTA – EQUIPMENT LEASE (Schedule 2 - Page 44)	2,849.07	
PUMA FUEL (Schedule 2 – Page 44)	37.70	
TOTAL MUNICIPAL ACCOUNT		**5,934,497.98**
TRUST ACCOUNT (Schedule 2 – Page 44)		32,470.52
TOTAL ALL SCHEDULES		**5,966,968.50**

ATTACHMENT 14

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Payee	Cheque No	Date	Details	Sub Total	Total
Shire of Mundaring - Municipal Fund	**Account : 633-000 158416347**				
Cheque Details					
Health Insurance Fund of WA	**00200096**	**05/05/2017**	**PAYROLL DEDUCTION**		**$1,261.60**
	PY01-22-HIF	30/04/2017	PAYROLL DEDUCTION	$1,261.60	
Shire of Mundaring	**00200097**	**05/05/2017**	**REIMBURSEMENT OF PETTY CASH**		**$493.55**
	PETTY CASH	04/05/2017	REIMBURSEMENT OF PETTY CASH - DEPOT	$237.65	
	PETTY CASH	04/05/2017	REIMBURSEMENT OF PETTY CASH - DEPOT	$168.85	
	PETTY CASH	04/05/2017	REIMBURSEMENT OF PETTY CASH - LAKES	$87.05	
Water Corporation	**00200098**	**05/05/2017**	**WATER RATES & FEES**		**$6,972.16**
	9004693298	28/04/2017	WATER RATES & FEES	$65.61	
	9004639478	02/05/2017	WATER RATES & FEES	$3,151.47	
	9004646782	04/05/2017	WATER RATES & FEES	$1,946.43	
	9004631732	04/05/2017	WATER RATES & FEES	$1,670.87	
	9004637480	04/05/2017	WATER RATES & FEES	$19.68	
	9010381397	04/05/2017	WATER RATES & FEES	$118.10	
Shire of Mundaring	**00200099**	**05/05/2017**	**XOVER CONTRIBUTION**		**$1,100.00**
	XOVER	04/05/2017	XOVER CONTRIBUTION - L1 & 2 SWAN RD	$1,100.00	
Office of State Revenue	**00200100**	**12/05/2017**	**REFUND**		**$443.30**
	REFUND	11/05/2017	REFUND PENSIONER & ESL REBATE	$443.30	
Water Corporation	**00200101**	**12/05/2017**	**WATER RATES & FEES**		**$2,578.54**
	9004646790	02/05/2017	WATER RATES & FEES	$74.36	
	9009882418	04/05/2017	WATER RATES & FEES	$10.93	
	9004645034	04/05/2017	WATER RATES & FEES	$459.27	
	9004631716	04/05/2017	WATER RATES & FEES	$782.95	
	9004650204	05/05/2017	WATER RATES & FEES	$30.62	
	9004631724	05/05/2017	WATER RATES & FEES	$59.56	
	9012388904	10/05/2017	WATER RATES & FEES	$1,160.85	
Australian Taxation Office	**00200102**	**19/05/2017**	**FBT EXPENDITURE ALLOCATION 2016/17**		**$22,208.10**
	FBT 2016/17	18/05/2017	FBT EXPENDITURE ALLOCATION 2016/17	$22,208.10	
Health Insurance Fund of WA	**00200103**	**19/05/2017**	**PAYROLL DEDUCTION**		**$1,261.60**
	PY01-23-HIF	14/05/2017	PAYROLL DEDUCTION	$1,261.60	
Shire of Mundaring	**00200104**	**19/05/2017**	**REIMBURSEMENT OF PETTY CASH**		**$570.00**
	PETTY CASH	19/05/2017	REIMBURSEMENT OF PETTY CASH - ADMIN	$570.00	
Mr A K Bird	**00200105**	**26/05/2017**	**CROSSOVER CONTRIBUTION**		**$550.00**
	XOVER	26/05/2017	CROSSOVER CONTRIBUTION	$550.00	
			Total Confirmation Cheques		**$37,438.85**

Electronic Funds Transfer					
Raeco	**1830.104-01**	**01/05/2017**	**STATIONERY**		**$772.09**
	502159	21/04/2017	STATIONERY	$772.09	
TJ Signs & Vehicle Graphics	**1830.10596-01**	**01/05/2017**	**SIGNS**		**$1,232.00**
	00789	28/04/2017	SIGNS	$1,232.00	
G Force Printing	**1830.10840-01**	**01/05/2017**	**PRINTING**		**$413.71**
	55836	11/04/2017	SWIMMING POOL REPORT BOOKS	$413.71	
Frontline Fire & Rescue Equipment	**1830.11135-01**	**01/05/2017**	**EQUIPMENT**		**$240.57**
	56466	11/04/2017	BOOTS AND ZIPKIT	$240.57	
AXIIS Contracting Pty Ltd	**1830.11161-01**	**01/05/2017**	**FOOTPATH MAINTENANCE**		**$3,822.81**
	2767	27/04/2017	REPLACE DAMAGED FOOTPATH	$12.32	
	2805	27/04/2017	MINOR PATH REINSTATEMENTS	$3,810.49	
FE TECHNOLOGIES PTY LTD	**1830.11359-01**	**01/05/2017**	**RFID TAGS**		**$308.00**
	1004854	27/04/2017	RFID TAGS	$308.00	
JB HI-FI Group Pty Ltd	**1830.11398-01**	**01/05/2017**	**IT EQUIPMENT**		**$3,148.90**
	001-5290016-95-1	21/04/2017	IPHONE & IPADS	$2,251.00	
	001-5290016-70-1	21/04/2017	SAMSUNG PHONE	$897.90	
S and I Services (Sneska Ilikj T/A)	**1830.11452-01**	**01/05/2017**	**CLEANING**		**$630.00**
	51	28/04/2017	CLEANING	$350.00	
	50	28/04/2017	CLEANING	$280.00	
Swan Valley Fresh (Vendor Management Solutions Pty Ltd T/A)	**1830.11474-01**	**01/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$187.53**
	00013741	28/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$119.73	
	00013709	28/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$67.80	
Bow Steel Pty Ltd	**1830.11568-01**	**01/05/2017**	**STEEL FABRICATION**		**$13,200.00**
	136	27/04/2017	SUPPLY & INSTALL OF BALLUSTRADING / HANDRAILS	$13,200.00	
Minda Mia Contracting	**1830.1188-01**	**01/05/2017**	**GARDENING**		**$6,410.25**
	00003954	27/04/2017	HORTICULTURAL WATERING OPERATIONS	$6,410.25	
Mr J M Cotter	**1830.11958-01**	**01/05/2017**	**TIMBER PRODUCTS**		**$190.00**
	1	28/04/2017	TIMBER PRODUCTS	$190.00	
Kidsafe Western Australia	**1830.11982-01**	**01/05/2017**	**SAFETY SIGNS**		**$151.30**
	00045679	27/04/2017	SAFETY SIGNS	$151.30	
Western Australian Treasury Corp	**1830.131-01**	**01/05/2017**	**LOAN REPAYMENT**		**$91,888.81**
	LOAN 171	28/04/2017	LOAN 171 REPAYMENT - PRINCIPAL & INTEREST	$49,493.69	
	LOAN 170	28/04/2017	LOAN 170 REPAYMENT - PRINCIPAL & INTEREST	$42,395.12	

NNT - Division of Pacific Brands Workwear Group P/L	**1830.1328-01**	**01/05/2017**	**UNIFORMS**		**$361.60**
	01438272	27/04/2017	UNIFORMS - KSP	$89.65	
	01436737	27/04/2017	UNIFORMS	$271.95	
Cleanaway	**1830.1955-01**	**01/05/2017**	**RECYCLING FEES**		**$90,253.05**
	9743176	27/04/2017	DOMESTIC KERBSIDE RECYCLING COLLECTION	$90,253.05	
Hills Seafood Supplies	**1830.2741-01**	**01/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$922.59**
	39584	20/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$763.79	
	39657	20/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$107.85	
	39661	20/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$50.95	
Staples Australia Pty Limited	**1830.280-01**	**01/05/2017**	**STATIONERY**		**$138.93**
	9020869919	11/04/2017	STATIONERY	$138.93	
Department of Fire & Emergency Services	**1830.320-01**	**01/05/2017**	**COST SHARE COMMUNITY FIRE MANAGER**		**$9,393.42**
	144581	28/04/2017	COST SHARE COMMUNITY FIRE MANAGER	$9,393.42	
Midway Nominees Pty Ltd	**1830.328-01**	**01/05/2017**	**SUPPLY OF PARTS**		**$1,078.26**
	1431250	20/04/2017	SUPPLY OF PARTS FOR P2455 063 MDG	$1,078.26	
Quick Corporate Australia	**1830.3445-01**	**01/05/2017**	**STATIONERY**		**$125.72**
	SIN-825724	28/04/2017	STATIONERY	$125.72	
Mundaring Florist by Design	**1830.364-01**	**01/05/2017**	**FLOWERS**		**$540.00**
	318	28/04/2017	ANZAC WREATHS	$540.00	
Mundaring Electrical Contracting Service	**1830.381-01**	**01/05/2017**	**ELECTRICAL SERVICES**		**$2,559.70**
	6394	28/04/2017	ELECTRICAL SERVICES	$159.50	
	6398	28/04/2017	ELECTRICAL SERVICES	$200.20	
	6397	28/04/2017	ELECTRICAL SERVICES - BOYA OVAL CHANGE ROOMS	$2,200.00	
Mundaring News & Lotto	**1830.385-01**	**01/05/2017**	**MAGAZINE SUBSCRIPTIONS**		**$516.91**
	5080	12/04/2017	MAGAZINE SUBSCRIPTIONS	$222.02	
	5081	27/04/2017	MAGAZINE SUBSCRIPTIONS	$294.89	
Bobcat-Attach	**1830.3996-01**	**01/05/2017**	**PARTS**		**$924.00**
	18344	27/04/2017	SUPPLY AND FIT NEW WELD IN CUTTING EDGE 009MDG	$924.00	
Down Under Stump Grinding Pty Ltd	**1830.3998-01**	**01/05/2017**	**STREET TREE MAINTENANCE**		**$651.20**
	20637	12/04/2017	STUMP GRINDING	$345.95	
	20687	21/04/2017	STUMP GRINDING	$305.25	
Direct Communications	**1830.4281-01**	**01/05/2017**	**EQUIPMENT REPAIRS**		**$1,111.00**
	105326	12/04/2017	REPAIRS TO SAWYERS VALLEY TTR RADIO	$1,111.00	
Aardvark Bobcat & Truck Hire	**1830.4407-01**	**01/05/2017**	**HIRE OF PLANT**		**$4,499.55**
	#563	27/04/2017	BOBCAT & TRUCK HIRE	$4,499.55	

Mahogany Building & Design	**1830.452-01**	**01/05/2017**	**MAINTENANCE**		**$2,684.00**
	1066	21/04/2017	RENOVATIONS - BABIES ROOM	$2,684.00	
Flexi Staff Pty Ltd	**1830.4560-01**	**01/05/2017**	**TEMP STAFF**		**$4,790.81**
	176296	28/04/2017	TEMP STAFF - DEPOT	$4,790.81	
Community Newspaper Group	**1830.555-01**	**01/05/2017**	**ADVERTISING**		**$2,353.14**
	2860412	28/04/2017	ADVERTISING	$2,353.14	
Totally Workwear Midland	**1830.5558-01**	**01/05/2017**	**WORK CLOTHES**		**$587.30**
	MD18103	11/04/2017	SUPPLY OF UNIFORMS	$587.30	
Baileys Fertilisers	**1830.61-01**	**01/05/2017**	**FERTILISER SUPPLIES**		**$9,966.55**
	INV10956	28/04/2017	ENERGY TURF & TURF GOLD	$9,966.55	
Strata Corporation Pty Ltd T/A StrataGreen	**1830.6282-01**	**01/05/2017**	**SUPPLY HAND TOOLS**		**$315.58**
	84665	11/04/2017	SUPPLY HAND TOOLS	$315.58	
Canoeing Down Under	**1830.6542-01**	**01/05/2017**	**EQUIPMENT PURCHASES**		**$675.00**
	INV-0037	28/04/2017	PFD FOR CANOE HIRE	$675.00	
ID Consulting Pty Ltd	**1830.7039-01**	**01/05/2017**	**QUARTERLY SUBSCRIPTION FEE**		**$1,567.50**
	00011429	12/04/2017	QUARTERLY SUBSCRIPTION FEE	$1,567.50	
Buick Holdings Pty Ltd T/A DVG Midland Kia	**1830.7314-01**	**01/05/2017**	**REPAIR AND PARTS FOR VEHICLES**		**$94.39**
	3178591	28/04/2017	REPAIR AND PARTS FOR 806 MDG	$94.39	
Scoob's Dingo Service	**1830.7426-01**	**01/05/2017**	**FOOTPATH MAINTENANCE**		**$5,414.47**
	1880	27/04/2017	FOOTPATH SWEEPING	$1,485.00	
	1886	27/04/2017	FOOTPATH SWEEPING	$2,887.50	
	1879	27/04/2017	FOOTPATH MAINTENANCE	$1,041.97	
Westrac Pty Ltd	**1830.75-01**	**01/05/2017**	**PARTS**		**$313.64**
	PI 1298989	28/04/2017	SUPPLY OF PARTS FOR 018 MDG	$313.64	
Chidlow Quality Affordable Meat	**1830.7644-01**	**01/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$513.47**
	8913	28/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$513.47	
Mundaring Artisan Bakery Cafe	**1830.7715-01**	**01/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$122.32**
	85	28/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$71.60	
	86	28/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$28.16	
	87	28/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$22.56	
West Force Plumbing & Gas	**1830.7735-01**	**01/05/2017**	**PLUMBING**		**$2,414.50**
	00022712	11/04/2017	PLUMBING	$1,061.50	
	00022717	18/04/2017	PLUMBING	$159.50	
	00022713	28/04/2017	PLUMBING	$891.00	
	00022715	28/04/2017	PLUMBING	$302.50	

The Katharine Susannah Prichard Foundation Inc	**1830.793-01**	**01/05/2017**	**ANNUAL FUNDING**		**$14,960.00**
	120860	21/04/2017	ANNUAL FUNDING	$14,960.00	
West Coast On Hold	**1830.7960-01**	**01/05/2017**	**MESSAGES ON HOLD**		**$69.00**
	INV0263	28/04/2017	MESSAGES ON HOLD	$69.00	
Norman Jorgensen Bookseller	**1830.801-01**	**01/05/2017**	**BOOK SUPPLY**		**$525.00**
	2504BCC	28/04/2017	AUTHOR TALK	$385.00	
	1-2504BCC	28/04/2017	BOOKS	$140.00	
Austral Mercantile Collections Pty Ltd	**1830.8137-01**	**01/05/2017**	**DEBT COLLECTION FEES**		**$8.34**
	67870	28/04/2017	DEBT COLLECTION FEES - LIBRARIES	$8.34	
Sankey Plumbing Service	**1830.8545-01**	**01/05/2017**	**PLUMBING**		**$154.00**
	3867	27/04/2017	TESTING OF BACKFLOW DEVICE	$154.00	
Airlite Cleaning	**1830.8677-01**	**01/05/2017**	**CLEANING SERVICES**		**$1,755.93**
	321293	18/04/2017	BIN SERVICES	$206.25	
	321291	21/04/2017	MONTHLY CLEANING	$1,549.68	
Hills Asbestos Removal & Demolition	**1830.8696-01**	**01/05/2017**	**REMOVAL OF DUMPED ASBESTOS**		**$350.00**
	156	27/04/2017	REMOVAL OF DUMPED ASBESTOS PIPING	$150.00	
	157	27/04/2017	REMOVAL OF DUMPED BROKEN ASBESTOS SHEETING	$200.00	
Northam Tree Services	**1830.8769-01**	**01/05/2017**	**STREET TREE MAINTENANCE**		**$14,787.30**
	1543	28/04/2017	STREET TREE MAINTENANCE	$2,395.80	
	1539	28/04/2017	STREET TREE MAINTENANCE	$3,118.50	
	1540	28/04/2017	STREET TREE MAINTENANCE	$3,118.50	
	1541	28/04/2017	STREET TREE MAINTENANCE	$3,118.50	
	1547	28/04/2017	STREET TREE MAINTENANCE	$3,036.00	
JS Roadside Products Pty Ltd	**1830.9089-01**	**01/05/2017**	**GUIDE POSTS**		**$19,811.00**
	IV00000794	11/04/2017	GUIDE POSTS	$19,811.00	
Budget Rent A Car (Busby Investments Pty Ltd T/A)	**1830.9184-01**	**01/05/2017**	**VEHICLE HIRE**		**$2,443.65**
	409619685	20/04/2017	HIRE OF 8 TONNE TRUCK FOR 11 DAYS	$2,443.65	
Insight Ornithology	**1830.9342-01**	**01/05/2017**	**PUBLIC TALKS**		**$650.00**
	#180417	21/04/2017	PUBLIC TALKS	$650.00	
Brice Pest Management	**1830.9596-01**	**01/05/2017**	**PEST INSPECTIONS**		**$1,991.00**
	01922	27/04/2017	PEST INSPECTIONS	$1,474.00	
	01921	27/04/2017	PEST INSPECTIONS	$517.00	
Ms M Bell	**1830.9816-01**	**01/05/2017**	**FACE PAINTING**		**$1,600.00**
	M001	28/04/2017	FACE PAINTING - CINEMA UNDER STARLIGHT	$1,600.00	
Ramzilla Timber Pty Ltd T/As Mundaring Hardware	**1830.9824-01**	**01/05/2017**	**HARDWARE**		**$27.00**
	52795	27/04/2017	HARDWARE	$27.00	

All Fence U Rent Pty Ltd	**1830.9935-01**	**01/05/2017**	**TEMPORARY FENCING**		**$102.85**
	00018698	27/04/2017	TEMPORARY FENCING	$102.85	
Scanlan Surveys Pty Ltd	**1830.9972-01**	**01/05/2017**	**SURVEY SERVICES**		**$1,540.00**
	7668/155	28/04/2017	FIELD SURVEY OF STOCKPILES AT MATHIESON RD	$1,540.00	
Mrs F L Solly	**1831.10369-01**	**01/05/2017**	**REIMBURSEMENT**		**$720.00**
	REIMBURSEMENT	28/04/2017	REIMBURSEMENT - CPA MEMBERSHIP	$720.00	
Mundaring Netball Club	**1831.10411-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$400.00**
	KS008653	21/04/2017	KIDSPORT FUNDING	$200.00	
	KS008780	21/04/2017	KIDSPORT FUNDING	$200.00	
Mr A M Currell	**1831.10502-01**	**01/05/2017**	**REIMBURSEMENT**		**$144.70**
	REIMBURSEMENT	28/04/2017	REIMBURSEMENT FOR CONFERENCE EXPENSES	$144.70	
Swan View Primary School P & C	**1831.10705-01**	**01/05/2017**	**GRANT**		**$2,500.00**
	GRANT	21/04/2017	MILESTONE EVENT GRANT	$2,500.00	
Coolbinia Bombers Junior Football Club Inc	**1831.11107-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$120.00**
	KS008329	20/04/2017	KIDSPORT FUNDING	$120.00	
Gidgegannup Netball Club Inc	**1831.11948-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$575.00**
	KS006850	28/04/2017	KIDSPORT FUNDING	$575.00	
Ellenbrook Eels Netball Club	**1831.11961-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$600.00**
	KS008748	28/04/2017	KIDSPORT FUNDING	$600.00	
Mr R T Simeon	**1831.11987-01**	**01/05/2017**	**REFUND**		**$235.45**
	REFUND	28/04/2017	REFUND FOR OVERPAYMENT OF CHILDCARE FEES	$235.45	
Mr M D Bill	**1831.11988-01**	**01/05/2017**	**REIMBURSEMENT**		**$87.50**
	REIMBURSEMENT	28/04/2017	REIMBURSEMENT OF EXPENSES	$87.50	
Synergy	**1831.174-01**	**01/05/2017**	**ELECTRICITY**		**$56,165.55**
	3084190724	18/04/2017	ELECTRICITY	$55.10	
	5125442514	21/04/2017	ELECTRICITY	$151.50	
	1563279527	28/04/2017	ELECTRICITY	$525.05	
	3021647529	12/04/2017	ELECTRICITY	$45,818.80	
	5147790712	20/04/2017	ELECTRICITY	$643.00	
	5172433125	20/04/2017	ELECTRICITY	$57.00	
	8749180328	21/04/2017	ELECTRICITY	$23.20	
	5142730716	21/04/2017	ELECTRICITY	$31.65	
	8876289221	21/04/2017	ELECTRICITY	$231.35	
	5233911527	21/04/2017	ELECTRICITY	$117.40	
	5045204415	21/04/2017	ELECTRICITY	$338.05	
	5068955212	21/04/2017	ELECTRICITY	$110.00	
	2172465520	21/04/2017	ELECTRICITY	$29.05	

	5639936321	21/04/2017	ELECTRICITY	$177.85	
	5087811715	21/04/2017	ELECTRICITY	$163.75	
	0239507529	21/04/2017	ELECTRICITY	$53.00	
	8809985121	27/04/2017	ELECTRICITY	$1,068.95	
	5035029115	28/04/2017	ELECTRICITY	$95.25	
	5035029810	28/04/2017	ELECTRICITY	$3,258.45	
	4522509121	28/04/2017	ELECTRICITY	$178.30	
	5735349122	28/04/2017	ELECTRICITY	$1,369.95	
	3349837926	28/04/2017	ELECTRICITY	$1,659.45	
	3625641925	28/04/2017	ELECTRICITY	$9.45	
Glen Forrest Volunteer Bushfire Brigade	**1831.196-01**	**01/05/2017**	**HAZARD REDUCTION BURN**		**$250.66**
	01/2017	28/04/2017	REIMBURSEMENT OF ESL EXPENSES	$250.66	
Eastern Hills Guides & Scout Group	**1831.2505-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$200.00**
	2017-2	28/04/2017	KIDSPORT FUNDING	$200.00	
Sawyers Valley Volunteer Bushfire Brigade	**1831.318-01**	**01/05/2017**	**DRIVEWAY EARTHWORKS**		**$2,351.80**
	27034	28/04/2017	DRIVEWAY EARTHWORKS	$2,351.80	
Chidlow Volunteer Bushfire Brigade	**1831.343-01**	**01/05/2017**	**REIMBURSEMENT OF ESL EXPENSES**		**$433.21**
	1701	28/04/2017	REIMBURSEMENT OF ESL EXPENSES	$433.21	
Wesfarmers Kleenheat Gas Pty Ltd	**1831.355-01**	**01/05/2017**	**GAS**		**$3,003.79**
	21028336	30/03/2017	GAS	$3,003.79	
Mount Helena Volunteer Bushfire Brigade	**1831.361-01**	**01/05/2017**	**REIMBURSEMENT OF ESL EXPENSES**		**$1,122.40**
	0026	28/04/2017	REIMBURSEMENT OF ESL EXPENSES	$1,122.40	
Midvale Junior Football Club	**1831.4348-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$200.00**
	KS008728	21/04/2017	KIDSPORT FUNDING	$200.00	
Mundaring State Emergency Service	**1831.582-01**	**01/05/2017**	**REIMBURSEMENT OF ESL EXPENSES**		**$2,007.10**
	2014	28/04/2017	REIMBURSEMENT OF ESL EXPENSES 01/03/17-31/03/17	$2,007.10	
Ms L Joy	**1831.7543-01**	**01/05/2017**	**REIMBURSEMENT**		**$769.41**
	REIMBURSEMENT	28/04/2017	REIMBURSEMENT OF TRAVEL TO CONFERENCE	$769.41	
Mundaring Firefighters School	**1831.792-01**	**01/05/2017**	**REIMBURSEMENT OF ESL EXPENSES**		**$702.24**
	2017-02	28/04/2017	REIMBURSEMENT OF ESL EXPENSES	$702.24	
Darlington Pony Club Inc	**1831.8158-01**	**01/05/2017**	**GRANT**		**$375.00**
	GRANT	21/04/2017	MATCHING GRANT	$375.00	
Disco Cantito Association	**1831.8335-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$150.00**
	KS008895	28/04/2017	KIDSPORT FUNDING	$150.00	
Darlington Netball Club	**1831.9052-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$721.00**
	KS008745	21/04/2017	KIDSPORT FUNDING	$721.00	

Swan Districts Gymnastics	**1831.9159-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$220.00**
	KS008639	21/04/2017	KIDSPORT FUNDING	$220.00	
Chidlow Netball Club	**1831.9169-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$595.00**
	KS008682	21/04/2017	KIDSPORT FUNDING	$455.00	
	KS008735	21/04/2017	KIDSPORT FUNDING	$140.00	
Girl Guides Western Australia Inc	**1831.9338-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$200.00**
	KS008778	28/04/2017	KIDSPORT FUNDING	$200.00	
Riding for the Disabled WA Hills Group	**1831.9703-01**	**01/05/2017**	**KIDSPORT FUNDING**		**$107.00**
	KS008841	28/04/2017	KIDSPORT FUNDING	$107.00	
Mr D J Haupt	**1833.11087-01**	**04/05/2017**	**RATES REFUND**		**$700.00**
	REFUND	04/05/2017	RATES REFUND	$700.00	
Mr I Schettino	**1833.11992-01**	**04/05/2017**	**RATES REFUND**		**$201.81**
	REFUND	04/05/2017	RATES REFUND	$201.81	
DLC Gardens Cleaning & Maintenance (Debra Crowe T/A)	**1834.10312-01**	**08/05/2017**	**MAINTENANCE & REPAIRS**		**$3,060.33**
	0245	04/05/2017	LANDSCAPE CLEANING	$402.50	
	0236	04/05/2017	MAINTENANCE & REPAIRS MECPC	$1,593.32	
	0250	04/05/2017	LANDSCAPE CLEANING	$367.50	
	0251	04/05/2017	MAINTENANCE WORK	$522.01	
	0253	04/05/2017	LANDSCAPE CLEANING	$175.00	
Portner Press Pty Ltd	**1834.10768-01**	**08/05/2017**	**HEALTH & SAFETY UPDATE**		**$77.00**
	BB733252	04/05/2017	HEALTH & SAFETY UPDATE	$77.00	
Alsco Pty Ltd	**1834.10881-01**	**08/05/2017**	**FIRST AID KIT REPLENISHMENT**		**$87.69**
	CPER1700270	04/05/2017	FIRST AID KIT REPLENISHMENT	$26.98	
	CPER1700272	04/05/2017	SMALL CABINET	$26.98	
	CPER1700271	04/05/2017	REGULAR CABINET	$33.73	
Telstra SNP Monitoring Pty Ltd	**1834.11017-01**	**08/05/2017**	**SECURITY MONITORING**		**$561.02**
	SP52195	02/05/2017	SECURITY MONITORING	$217.80	
	MAS162273	02/05/2017	ALARM MONITORING	$343.22	
Nosh Catering	**1834.11020-01**	**08/05/2017**	**CATERING**		**$673.20**
	115895	04/05/2017	CATERING - IPRF WORKSHOP	$673.20	
M2 Technology Pty Ltd	**1834.11133-01**	**08/05/2017**	**MAINTENANCE**		**$728.20**
	RV35513	04/05/2017	MAINTENANCE ON TELEPHONE LINE	$150.70	
	RV35499	04/05/2017	NEW TELEPHONE EXTENSION INSTALLATION	$577.50	
Frontline Fire & Rescue Equipment	**1834.11135-01**	**08/05/2017**	**EQUIPMENT**		**$821.54**
	56528	20/04/2017	EQUIPMENT	$80.08	
	56529	20/04/2017	EQUIPMENT	$741.46	

Learning Seat Pty Ltd	**1834.11326-01**	**08/05/2017**	**SUBSCRIPTION**		**$1,320.00**
	19040161	21/04/2017	SUBSCRIPTION	$1,320.00	
Pindan Constructions	**1834.11379-01**	**08/05/2017**	**MUNDARING INDOOR SPORTS STADIUM**		**$995,264.39**
	# 711-07	04/05/2017	MUNDARING INDOOR SPORTS STADIUM	$995,264.39	
AssetVal Pty Ltd	**1834.11455-01**	**08/05/2017**	**LAND AND BUILDING ASSET VALUATION**		**$4,719.00**
	00008971	04/05/2017	LAND AND BUILDING ASSET VALUATION	$4,719.00	
Swan Valley Fresh (Vendor Management Solutions Pty Ltd T/A)	**1834.11474-01**	**08/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$122.34**
	00013822	04/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$122.34	
Crow Books (Frogmouth (WA) Pty Ltd T/A)	**1834.11560-01**	**08/05/2017**	**LOCAL BOOK STOCK**		**$175.44**
	INV0001214	04/05/2017	LOCAL BOOK STOCK	$175.44	
Bow Steel Pty Ltd	**1834.11568-01**	**08/05/2017**	**STEEL FABRICATION**		**$88.00**
	137	02/05/2017	SHADE REPAIRS	$88.00	
Whelans Australia Pty Ltd (T/A Veris)	**1834.11648-01**	**08/05/2017**	**PROFESSIONAL SURVEY SERVICES**		**$6,699.01**
	69756	04/05/2017	PROFESSIONAL SURVEY SERVICES	$1,633.50	
	69911	04/05/2017	PROFESSIONAL SURVEY SERVICES	$726.00	
	69938	04/05/2017	PROFESSIONAL SURVEY SERVICES	$1,161.88	
	69863	04/05/2017	PROFESSIONAL SURVEY SERVICES	$3,177.63	
Construction Hydraulic Design Pty Ltd	**1834.11668-01**	**08/05/2017**	**HYDRAULIC CONSULTING FEES**		**$3,410.00**
	00021749	04/05/2017	HYDRAULIC CONSULTING FEES	$3,410.00	
Minda Mia Contracting	**1834.1188-01**	**08/05/2017**	**GARDENING**		**$34,947.96**
	00003944	05/05/2017	GARDENING	$561.04	
	00003945	05/05/2017	LANDSCAPE MAINTENANCE	$2,166.84	
	00003946	05/05/2017	LANDSCAPE MAINTENANCE	$121.00	
	00003947	05/05/2017	LANDSCAPE MAINTENANCE	$2,045.18	
	00003948	05/05/2017	GARDENING	$90.75	
	00003949	05/05/2017	LANDSCAPE MAINTENANCE	$3,769.37	
	00003950	05/05/2017	LANDSCAPE MAINTENANCE	$1,335.40	
	00003951	05/05/2017	LANDSCAPE MAINTENANCE	$11,686.40	
	00003952	05/05/2017	LANDSCAPE MAINTENANCE	$13,171.98	
Thinkfield (West Coast Field Services LLP T/A)	**1834.11898-01**	**08/05/2017**	**RATES & SERVICES PROPOSAL SURVEY**		**$1,320.00**
	00004514	04/05/2017	RATES & SERVICES PROPOSAL SURVEY	$1,320.00	
Mundaring Smash Repairs (WA Panel Works Pty Ltd T/A)	**1834.11921-01**	**08/05/2017**	**REPAIRS**		**$772.19**
	60532	20/04/2017	REPAIRS TO 823 MDG	$772.19	
Eastern Hills Towing (WA Panel Works Pty Ltd T/A)	**1834.11922-01**	**08/05/2017**	**TOWING**		**$99.00**
	60539	20/04/2017	TOWING - 063MDG	$99.00	

North Metropolitan Tafe	**1834.11977-01**	**08/05/2017**	**COURSE FEES**		**$642.56**
	I0001145	04/05/2017	COURSE FEES	$642.56	
Cleanflow Environmental Solutions	**1834.11986-01**	**08/05/2017**	**CCTV PIT & PIPE INSPECTION**		**$1,259.50**
	00033771	04/05/2017	CCTV PIT & PIPE INSPECTION	$1,259.50	
A2K Technologies Pty Ltd	**1834.11989-01**	**08/05/2017**	**SOFTWARE LICENCING & SUPPORT**		**$4,043.60**
	A2KS139022	04/05/2017	SOFTWARE LICENCING & SUPPORT	$4,043.60	
Department of Human Services - Child Support	**1834.12-01**	**08/05/2017**	**CHILD SUPPORT PAYMENT**		**$842.56**
	PY02-22-CHILD SU	30/04/2017	CHILD SUPPORT PAYMENT	$842.56	
Volich Waste Contractors Pty Ltd	**1834.127-01**	**08/05/2017**	**REFUSE CONTRACT**		**$102,334.25**
	00004747	02/05/2017	BINS	$198.00	
	00004735	04/05/2017	REFUSE CONTRACT	$220.00	
	00004736	04/05/2017	REFUSE CONTRACT	$77,014.08	
	00004737	04/05/2017	REFUSE CONTRACT	$2,038.61	
	00004738	04/05/2017	REFUSE CONTRACT	$4,320.49	
	00004739	04/05/2017	REFUSE CONTRACT	$12,902.43	
	00004740	04/05/2017	REFUSE CONTRACT	$935.00	
	00004741	04/05/2017	REFUSE CONTRACT	$108.11	
	00004743	04/05/2017	REFUSE CONTRACT	$399.17	
	00004744	04/05/2017	REFUSE CONTRACT	$406.69	
	00004745	04/05/2017	REFUSE CONTRACT	$3,609.07	
	00004742	05/05/2017	REFUSE CONTRACT	$182.60	
Shire of Mundaring	**1834.13-01**	**08/05/2017**	**PAYROLL DEDUCTION**		**$3,968.93**
	PY01-22-Private	30/04/2017	PAYROLL DEDUCTION	$532.00	
	PY01-22-Child Ca	30/04/2017	PAYROLL DEDUCTION	$1,167.54	
	PY01-22-Buy Addi	30/04/2017	PAYROLL DEDUCTION	$610.76	
	PY01-22-Novated	30/04/2017	PAYROLL DEDUCTION	$727.31	
	PY01-22-Novated	30/04/2017	PAYROLL DEDUCTION	$333.41	
	PY01-22-LSL Adju	30/04/2017	PAYROLL DEDUCTION	$168.25	
	PY02-22-Private	30/04/2017	PAYROLL DEDUCTION	$133.00	
	PY02-22-Buy Addi	30/04/2017	PAYROLL DEDUCTION	$266.92	
	PY02-22-LSL Adju	30/04/2017	PAYROLL DEDUCTION	$29.74	
Crackajack Party Hire	**1834.1350-01**	**08/05/2017**	**EQUIPMENT HIRE**		**$3,509.77**
	2298	05/05/2017	EQUIPMENT HIRE	$1,477.30	
	2297	05/05/2017	EQUIPMENT HIRE	$1,269.07	
	2299	05/05/2017	EQUIPMENT HIRE	$763.40	
Coates Hire	**1834.155-01**	**08/05/2017**	**EQUIPMENT HIRE**		**$621.78**
	15971374	02/05/2017	LAWN CORER/ AERATOR	$621.78	
Eastern Region Security	**1834.191-01**	**08/05/2017**	**SECURITY EXPENSES**		**$3,713.46**
	00016097	04/05/2017	SECURITY EXPENSES	$77.00	
	00016066	04/05/2017	SECURITY EXPENSES	$699.73	
	00016068	04/05/2017	SECURITY EXPENSES	$375.42	

	00016067	04/05/2017	SECURITY EXPENSES	$770.98	
	00016096	04/05/2017	SECURITY EXPENSES	$176.00	
	00016070	04/05/2017	SECURITY EXPENSES	$386.12	
	00016095	04/05/2017	SECURITY EXPENSES	$484.00	
	00016069	04/05/2017	SECURITY EXPENSES	$744.21	
Konica Minolta Business Solutions Aust Pty Ltd	**1834.197-01**	**08/05/2017**	**PHOTOCOPIER PRINTING**		**$200.54**
	84200316	27/04/2017	PHOTOCOPIER PRINTING	$200.54	
Deputy Commissioner of Taxation	**1834.215-01**	**08/05/2017**	**TAXATION**		**$132,318.65**
	PY01-22-Deputy C	30/04/2017	PAYROLL DEDUCTION	$109,459.35	
	PY02-22-Deputy C	30/04/2017	PAYROLL DEDUCTION	$22,859.30	
Country Women's Association of WA Inc - Mundaring Branch	**1834.2165-01**	**08/05/2017**	**CATERING**		**$270.00**
	47	28/04/2017	CATERING - MUNDARING FIRE SCHOOL	$270.00	
Security & Key Distributors	**1834.218-01**	**08/05/2017**	**KEYS & LOCKS**		**$1,096.83**
	1029326	05/05/2017	KEYS	$140.25	
	1029111	05/05/2017	SUPPLY & INSTALL SWITCH LOCK BILOCK ADAPTATION	$956.58	
St John Ambulance Australia	**1834.2641-01**	**08/05/2017**	**FIRST AID SERVICES**		**$201.30**
	EHSINV00086503	04/05/2017	EVENT FIRST AID STAND BY	$201.30	
Du Clene Pty Ltd	**1834.2737-01**	**08/05/2017**	**CLEANING**		**$62,400.45**
	00008313	04/05/2017	MONTHLY CLEANING	$56,624.37	
	00008315	04/05/2017	CLEANING	$910.08	
	00008316	04/05/2017	CLEANING	$4,266.00	
	00008317	05/05/2017	CLEANING	$600.00	
Hills Seafood Supplies	**1834.2741-01**	**08/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$650.40**
	39882	28/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$381.73	
	39788	04/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$268.67	
Civica Pty Ltd	**1834.300-01**	**08/05/2017**	**FEES**		**$11,000.00**
	C/LG008549	05/05/2017	CIVICA ASA TOP UP	$11,000.00	
McLeods Barristers and Solicitors	**1834.307-01**	**08/05/2017**	**PROVISION OF PROFESSIONAL LEGAL SERVICES**		**$1,724.07**
	97500	04/05/2017	RATES - ROLAND RD	$1,724.07	
Landgate	**1834.314-01**	**08/05/2017**	**TITLE SEARCHES**		**$311.66**
	329468-10000974	21/04/2017	INTERIM VALUATIONS	$311.66	
Turfworks WA Pty Ltd	**1834.3232-01**	**08/05/2017**	**MOWING**		**$4,035.13**
	4029	04/05/2017	MOWING	$1,493.74	
	4030	04/05/2017	MOWING	$785.81	
	4034	04/05/2017	MOWING	$1,755.58	
RSEA Pty Ltd	**1834.3338-01**	**08/05/2017**	**SAFETY EQUIPMENT**		**$502.13**
	4883943	18/04/2017	ASSORTED ITEMS FOR CHEMICAL SPRAYING COURSE	$502.13	

Quick Corporate Australia	**1834.3445-01**	**08/05/2017**	**STATIONERY**		**$35.23**
	SIN-827245	21/04/2017	STATIONERY	$35.23	
Courier Australia	**1834.375-01**	**08/05/2017**	**COURIER SERVICES**		**$27.50**
	0289	02/05/2017	COURIER SERVICES	$27.50	
Mundaring Electrical Contracting Service	**1834.381-01**	**08/05/2017**	**ELECTRICAL SERVICES**		**$198.00**
	6393	04/05/2017	ELECTRICAL SERVICES	$198.00	
Romar Business Services Ltd	**1834.3817-01**	**08/05/2017**	**AUDIT FEES**		**$7,700.00**
	00000149	02/05/2017	VOLUNTEER BUSHFIRE BRIGADE AUDIT	$7,700.00	
Modern Teaching Aids Pty Ltd	**1834.396-01**	**08/05/2017**	**TEACHING RESOURCES**		**$1,962.94**
	43005546	04/05/2017	CONSUMABLES	$1,780.19	
	43006261	04/05/2017	RESOURCES	$182.75	
IPAA WA	**1834.4054-01**	**08/05/2017**	**SEMINAR**		**$445.00**
	34896	04/05/2017	GRAMMAR AND PUNCTUATION ESSENTIALS	$445.00	
Signs & Lines	**1834.431-01**	**08/05/2017**	**MAINTENANCE**		**$370.26**
	21047	05/05/2017	REMOVAL OF DIVER GIRL	$370.26	
Aardvark Bobcat & Truck Hire	**1834.4407-01**	**08/05/2017**	**HIRE OF PLANT**		**$2,539.35**
	#564	04/05/2017	BOBCAT & TRUCK HIRE	$2,539.35	
Marketforce Pty Ltd	**1834.4433-01**	**08/05/2017**	**ADVERTISING**		**$2,988.23**
	13236	04/05/2017	ADVERTISING	$813.05	
	13235	04/05/2017	ADVERTISING	$779.72	
	13238	05/05/2017	ADVERTISING	$871.42	
	13239	05/05/2017	ADVERTISING	$524.04	
Flexi Staff Pty Ltd	**1834.4560-01**	**08/05/2017**	**TEMP STAFF**		**$10,027.45**
	176646	04/05/2017	TEMP STAFF - DEPOT	$6,530.60	
	176710	05/05/2017	TEMP STAFF - DEPOT	$3,496.85	
West Sure Group Pty Ltd	**1834.4811-01**	**08/05/2017**	**SECURITY EXPENSES**		**$122.98**
	00017379	02/05/2017	CASH IN TRANSIT SERVICES	$122.98	
Peter Godfrey	**1834.5107-01**	**08/05/2017**	**FENCING**		**$6,050.00**
	0937	04/05/2017	DISMANTLE & DISPOSE OF FENCE & INSTALL NEW FENCE	$6,050.00	
Totally Workwear Midland	**1834.5558-01**	**08/05/2017**	**WORK CLOTHES**		**$383.31**
	MD2313.D1	04/05/2017	WORK CLOTHES	$383.31	
Shire of Mundaring - Lotto Club	**1834.5719-01**	**08/05/2017**	**PAYROLL DEDUCTION**		**$271.60**
	PY01-22-STAFF LO	30/04/2017	PAYROLL DEDUCTION	$258.02	
	PY02-22-STAFF LO	30/04/2017	PAYROLL DEDUCTION	$13.58	

West Coast Spring Water Pty Ltd	**1834.5945-01**	**08/05/2017**	**CAFE BAR CONSUMABLES**		**$31.45**
	803895	05/05/2017	WATER	$31.45	
Shire of Mundaring - Social Club	**1834.6-01**	**08/05/2017**	**PAYROLL DEDUCTION**		**$174.00**
	PY01-22-	30/04/2017	PAYROLL DEDUCTION	$166.00	
	PY02-22-	30/04/2017	PAYROLL DEDUCTION	$8.00	
Reface Industries Pty Ltd	**1834.6126-01**	**08/05/2017**	**LIBRARY SUPPLIES**		**$617.65**
	28169	04/05/2017	DISC CLEANER	$617.65	
Hills Fresh (WA) Pty Ltd	**1834.6419-01**	**08/05/2017**	**MILK**		**$146.96**
	ADMIN APRIL 17	05/05/2017	MILK	$146.96	
RAC Motoring Pty Ltd	**1834.6876-01**	**08/05/2017**	**CALL OUT FEES**		**$95.00**
	4208478	11/04/2017	CALL OUT 04MDG	$95.00	
Australian Services Union	**1834.7-01**	**08/05/2017**	**PAYROLL DEDUCTION**		**$263.60**
	PY01-22-AUSTRALI	30/04/2017	PAYROLL DEDUCTION	$26.36	
	PY02-22-AUSTRALI	30/04/2017	PAYROLL DEDUCTION	$237.24	
Greenmount Primary School	**1834.726-01**	**08/05/2017**	**SOUND SYSTEM**		**$1,660.50**
	02/05/2017	04/05/2017	SOUND SYSTEM FOR ANZAC SERVICE	$1,660.50	
Moore Stephens (WA) Pty Ltd	**1834.7519-01**	**08/05/2017**	**GST WORKSHOP**		**$1,320.00**
	042017-0260	04/05/2017	GST WORKSHOP	$660.00	
	042017-0259	04/05/2017	GST WORKSHOP	$660.00	
Mundaring Artisan Bakery Cafe	**1834.7715-01**	**08/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$34.76**
	88	04/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$34.76	
Intelligent IP Communications Pty Ltd	**1834.7725-01**	**08/05/2017**	**WAN CHARGES**		**$17,023.95**
	INV00088737	05/05/2017	WAN CHARGES	$7,285.92	
	INV00088820	05/05/2017	WAN CHARGES	$165.00	
	INV00090250	05/05/2017	WAN CHARGES	$7,227.00	
	INV00092282	05/05/2017	WAN CHARGES	$2,346.03	
West Force Plumbing & Gas	**1834.7735-01**	**08/05/2017**	**PLUMBING**		**$313.50**
	00022720	04/05/2017	PLUMBING	$313.50	
LGRCEU	**1834.8-01**	**08/05/2017**	**PAYROLL DEDUCTION**		**$61.50**
	PY02-22-LGRCEU	30/04/2017	PAYROLL DEDUCTION	$61.50	
Natural Area Holdings P/L T/A Natural Area Consulting	**1834.8374-01**	**08/05/2017**	**CHEMICAL WEED CONTROL**		**$3,759.25**
	00007335	04/05/2017	CHEMICAL WEED CONTROL	$3,759.25	
Ecowater Services Pty Ltd	**1834.8393-01**	**08/05/2017**	**SERVICE**		**$216.50**
	F2167	02/05/2017	SERVICE	$216.50	

Airlite Cleaning	**1834.8677-01**	**08/05/2017**	**SANITARY BINS**		**$225.50**
	321292	02/05/2017	SANITARY BINS	$225.50	
Northam Tree Services	**1834.8769-01**	**08/05/2017**	**STREET TREE MAINTENANCE**		**$10,626.00**
	1548	04/05/2017	STREET TREE MAINTENANCE	$3,542.00	
	1550	04/05/2017	STREET TREE MAINTENANCE	$3,542.00	
	1549	04/05/2017	STREET TREE MAINTENANCE	$3,542.00	
Ezy Software Solutions	**1834.8862-01**	**08/05/2017**	**FMS DEVELOPMENT**		**$6,534.00**
	009005	05/05/2017	FMS DEVELOPMENT	$6,534.00	
Brice Pest Management	**1834.9596-01**	**08/05/2017**	**PEST TREATMENT**		**$1,155.00**
	01933	04/05/2017	PEST INSPECTIONS	$396.00	
	01930	04/05/2017	PEST INSPECTIONS	$627.00	
	01937	05/05/2017	PEST TREATMENT	$132.00	
MPK Tree Management Pty Ltd	**1834.9627-01**	**08/05/2017**	**STREET TREE MAINTENANCE**		**$5,471.68**
	00004580	04/05/2017	STREET TREE MAINTENANCE	$2,796.48	
	00004534	05/05/2017	STREET TREE MAINTENANCE	$2,675.20	
Slater Gartrell Sports	**1834.969-01**	**08/05/2017**	**SPORTING EQUIPMENT**		**$16,211.59**
	SG20112/01	04/05/2017	CRICKET WICKET	$7,949.49	
	SG20133/01	04/05/2017	RUBBER PITCH COVER	$8,262.10	
Managed System Services Pty Ltd	**1834.9698-01**	**08/05/2017**	**MONITORS**		**$2,328.48**
	00001574	02/05/2017	MONITORS	$2,328.48	
SoftwareONE Australia Pty Limited	**1834.9707-01**	**08/05/2017**	**MICROSOFT LICENSING**		**$126,093.00**
	AU-PSI-124584	28/04/2017	MICROSOFT LICENSING	$22,893.11	
	AU-PSI-124595	28/04/2017	MICROSOFT LICENSING	$103,199.89	
All Fence U Rent Pty Ltd	**1834.9935-01**	**08/05/2017**	**TEMPORARY FENCING**		**$165.00**
	00018724	04/05/2017	TEMPORARY FENCING	$165.00	
Mr R K Perks	**1835.10313-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$2,024.59**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	
Mundaring Netball Club	**1835.10411-01**	**08/05/2017**	**KIDSPORT FUNDING**		**$720.00**
	GRANT	05/05/2017	MATCHING GRANT	$720.00	
Mr A Brennan	**1835.11202-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$2,024.59**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	
Ms L Fisher	**1835.11203-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$2,024.59**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	

Mr J S Martin	**1835.11205-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$2,024.59**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	
Mr D A Jeans	**1835.11210-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$2,024.59**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	
Perth Basketball Association	**1835.11920-01**	**08/05/2017**	**KIDSPORT FUNDING**		**$220.00**
	RB 287	28/04/2017	KIDSPORT FUNDING	$220.00	
Mrs B J Murphy	**1835.11973-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mr K Cahill	**1835.11993-01**	**08/05/2017**	**YOUTH SPONSORSHIP**		**$100.00**
	SPONSORSHIP	05/05/2017	YOUTH SPONSORSHIP	$100.00	
Mr B Griffiths	**1835.11994-01**	**08/05/2017**	**YOUTH SPONSORSHIP**		**$100.00**
	SPONSORSHIP	05/05/2017	YOUTH SPONSORSHIP	$100.00	
Mr J Chapman	**1835.11995-01**	**08/05/2017**	**YOUTH SPONSORSHIP**		**$100.00**
	SPONSORSHIP	05/05/2017	YOUTH SPONSORSHIP	$100.00	
Friends of The Boya Trail	**1835.11996-01**	**08/05/2017**	**RECOGNITION EVENT GRANT**		**$300.00**
	GRANT	05/05/2017	RECOGNITION EVENT GRANT	$300.00	
Ms JM Bourdon	**1835.11997-01**	**08/05/2017**	**STERILISATION REBATE**		**$88.75**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
	REFUND	05/05/2017	REFUND FOR SUBSEQUENT STERILISATION	$38.75	
Mrs J M Houston	**1835.11998-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mrs T Nahoom	**1835.11999-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mrs J A Fahey	**1835.12000-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Ms E H Moore	**1835.12001-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mrs C A Forman	**1835.12002-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mr R Adam	**1835.12003-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	

Mr H Zull	**1835.12004-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mrs J R Leenders	**1835.12005-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mrs L M Browning	**1835.12006-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mr J R Miller	**1835.12007-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mrs H J Gibson	**1835.12008-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mr J P Paterson	**1835.12009-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Ms C Rafferty	**1835.12010-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mr T W Dunnett	**1835.12011-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mrs G C Bell	**1835.12012-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Ms D L Pritchard	**1835.12013-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mr S M Cramer	**1835.12014-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Ms L Whittaker	**1835.12015-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mrs N J Watson	**1835.12016-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mr CA Meldrum	**1835.12017-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Ms L M Campbell	**1835.12018-01**	**08/05/2017**	**CROSSOVER CONTRIBUTION**		**$550.00**
	XOVER	05/05/2017	CROSSOVER CONTRIBUTION	$550.00	
Mr R J Grieves	**1835.12019-01**	**08/05/2017**	**REIMBURSEMENT OF CONFERENCE EXPENSES**		**$174.01**
	REIMBURSEMENT	05/05/2017	REIMBURSEMENT OF CONFERENCE EXPENSES	$174.01	

Mr R Di Filippo	**1835.12023-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Synergy	**1835.174-01**	**08/05/2017**	**ELECTRICITY**		**$26,146.40**
	5145475816	28/04/2017	ELECTRICITY	$5,497.40	
	3671966720	28/04/2017	ELECTRICITY	$9,737.85	
	1808368323	02/05/2017	ELECTRICITY	$5,535.25	
	5056988325	02/05/2017	ELECTRICITY	$1,286.35	
	2298437127	02/05/2017	ELECTRICITY	$137.40	
	8446589925	02/05/2017	ELECTRICITY	$547.00	
	3310777127	02/05/2017	ELECTRICITY	$27.20	
	8764232325	02/05/2017	ELECTRICITY	$300.45	
	5059324411	02/05/2017	ELECTRICITY	$195.30	
	3509628321	02/05/2017	ELECTRICITY	$28.65	
	4522509121	04/05/2017	ELECTRICITY	$14.90	
	5100198416	04/05/2017	ELECTRICITY	$717.10	
	9816910820	04/05/2017	ELECTRICITY	$796.95	
	6704891520	04/05/2017	ELECTRICITY	$74.95	
	3011349923	04/05/2017	ELECTRICITY	$26.45	
	2686554727	05/05/2017	ELECTRICITY	$1,223.20	
Glen Forrest Volunteer Bushfire Brigade	**1835.196-01**	**08/05/2017**	**HAZARD REDUCTION BURN**		**$1,200.00**
	0733	05/05/2017	HAZARD REDUCTION BURN	$600.00	
	0731	05/05/2017	HAZARD REDUCTION BURN	$600.00	
1st Mundaring Scouts	**1835.2284-01**	**08/05/2017**	**KIDSPORT FUNDING**		**$200.00**
	KS009487	05/05/2017	KIDSPORT FUNDING	$200.00	
Mr A M Cuccaro	**1835.2567-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$2,024.59**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	
Mr D A Lavell	**1835.3229-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$6,752.26**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$2,222.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$4,237.67	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	
Chidlow Volunteer Bushfire Brigade	**1835.343-01**	**08/05/2017**	**HAZARD REDUCTION BURN**		**$300.00**
	0175	05/05/2017	HAZARD REDUCTION BURN	$300.00	
Parkerville Volunteer Bushfire Brigade	**1835.363-01**	**08/05/2017**	**HAZARD REDUCTION BURN**		**$4,000.00**
	0129	05/05/2017	HAZARD REDUCTION BURN	$3,000.00	
	0127	05/05/2017	HAZARD REDUCTION BURN	$1,000.00	
Mr J S Daw	**1835.4526-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$2,024.59**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	

Mr S H Fox	**1835.5600-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$2,024.59**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	
Shire of Mundaring	**1835.589-01**	**08/05/2017**	**FDC PARENT LEVY**		**$17,457.29**
	040517	04/05/2017	FDC PARENT LEVY	$17,457.29	
Ms P A Clark	**1835.6184-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$2,024.59**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	
Mr P B Bertola	**1835.6461-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$3,084.01**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,059.42	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	
Parkerville Junior Football Club	**1835.6706-01**	**08/05/2017**	**KIDSPORT FUNDING**		**$285.00**
	KS008781	28/04/2017	KIDSPORT FUNDING	$285.00	
Perth Hills United Football Club	**1835.7102-01**	**08/05/2017**	**KIDSPORT FUNDING**		**$990.00**
	KS009323	05/05/2017	KIDSPORT FUNDING - VARIOUS	$990.00	
Chidlow Junior Football Club	**1835.7594-01**	**08/05/2017**	**KIDSPORT FUNDING**		**$255.00**
	KS009516	05/05/2017	KIDSPORT FUNDING - VARIOUS	$255.00	
Ms V J Loveday	**1835.8325-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Anglican Parish of Darlington-Bellvue	**1835.8649-01**	**08/05/2017**	**MATCHING GRANT**		**$1,452.00**
	GRANT	05/05/2017	MATCHING GRANT	$1,452.00	
Perth Hills and Wheatbelt Band Inc	**1835.8808-01**	**08/05/2017**	**MATCHING GRANT**		**$1,590.00**
	GRANT	05/05/2017	MATCHING GRANT	$1,590.00	
Ms P A Cook	**1835.8924-01**	**08/05/2017**	**COUNCILLOR ALLOWANCE**		**$2,024.59**
	MEETING FEE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$1,732.92	
	ALLOWANCE	04/05/2017	ENTITLEMENTS FOR MAY 2017	$291.67	
Mrs L K Cook	**1835.8968-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mr J Sarich	**1835.9078-01**	**08/05/2017**	**YOUTH SPONSORSHIP**		**$100.00**
	SPONSORSHIP	05/05/2017	YOUTH SPONSORSHIP	$100.00	
Mrs D M Jakse	**1835.9079-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	
Mrs S P McKeon	**1835.9195-01**	**08/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	05/05/2017	STERILISATION REBATE	$50.00	

Girl Guides Western Australia Inc	**1835.9338-01**	**08/05/2017**	**KIDSPORT FUNDING**		**$400.00**
	KS009475	05/05/2017	KIDSPORT FUNDING	$400.00	
Darlington Junior Football Club	**1835.9581-01**	**08/05/2017**	**MATCHING GRANT**		**$1,000.00**
	GRANT	05/05/2017	MATCHING GRANT	$1,000.00	
Parkerville Netball Club	**1835.9710-01**	**08/05/2017**	**KIDSPORT FUNDING**		**$1,048.00**
	7	05/05/2017	KIDSPORT FUNDING - VARIOUS	$1,048.00	
ClickSuper Pty Ltd	**1836.11050-01**	**05/05/2017**	**SUPERANNUATION**		**$305,743.09**
	Apr2017-1	30/04/2017	SUPERANNUATION-APR2017-1	$239,545.80	
	Apr2017-10	30/04/2017	SUPERANNUATION-APR2017-10	$839.84	
	Apr2017-12	30/04/2017	SUPERANNUATION-APR2017-12	$5,839.90	
	Apr2017-13	30/04/2017	SUPERANNUATION-APR2017-13	$11,651.57	
	Apr2017-14	30/04/2017	SUPERANNUATION-APR2017-14	$485.98	
	Apr2017-18	30/04/2017	SUPERANNUATION-APR2017-18	$1,511.87	
	Apr2017-19	30/04/2017	SUPERANNUATION-APR2017-19	$427.95	
	Apr2017-23	30/04/2017	SUPERANNUATION-APR2017-23	$2,164.71	
	Apr2017-24	30/04/2017	SUPERANNUATION-APR2017-24	$1,399.70	
	Apr2017-26	30/04/2017	SUPERANNUATION-APR2017-26	$1,582.44	
	Apr2017-27	30/04/2017	SUPERANNUATION-APR2017-27	$2,316.01	
	Apr2017-3	30/04/2017	SUPERANNUATION-APR2017-3	$9,024.91	
	Apr2017-30	30/04/2017	SUPERANNUATION-APR2017-30	$1,132.92	
	Apr2017-32	30/04/2017	SUPERANNUATION-APR2017-32	$1,175.52	
	Apr2017-33	30/04/2017	SUPERANNUATION-APR2017-33	$1,795.18	
	Apr2017-34	30/04/2017	SUPERANNUATION-APR2017-34	$322.05	
	Apr2017-35	30/04/2017	SUPERANNUATION-APR2017-35	$620.96	
	Apr2017-37	30/04/2017	SUPERANNUATION-APR2017-37	$1,241.63	
	Apr2017-4	30/04/2017	SUPERANNUATION-APR2017-4	$1,454.59	
	Apr2017-40	30/04/2017	SUPERANNUATION-APR2017-40	$538.63	
	Apr2017-41	30/04/2017	SUPERANNUATION-APR2017-41	$701.91	
	Apr2017-42	30/04/2017	SUPERANNUATION-APR2017-42	$808.23	
	Apr2017-43	30/04/2017	SUPERANNUATION-APR2017-43	$857.01	
	Apr2017-44	30/04/2017	SUPERANNUATION-APR2017-44	$893.07	
	Apr2017-46	30/04/2017	SUPERANNUATION-APR2017-46	$532.42	
	Apr2017-6	30/04/2017	SUPERANNUATION-APR2017-6	$639.54	
	Apr2017-7	30/04/2017	SUPERANNUATION-APR2017-7	$1,285.08	
	Apr2017-8	30/04/2017	SUPERANNUATION-APR2017-8	$14,819.41	
	Apr2017-9	30/04/2017	SUPERANNUATION-APR2017-9	$134.26	
Care Giver Subsidies	**1837.3462-01**	**04/05/2017**	**CARE GIVER SUBSIDIES**		**$46,152.95**
	040517	09/05/2017	CARE GIVER SUBSIDIES	$46,152.95	
Telstra	**1838.119-01**	**15/05/2017**	**TELEPHONE**		**$11,008.84**
	0941160300	10/05/2017	TELEPHONE	$1,608.16	
	2085566000	10/05/2017	TELEPHONE	$9,400.68	

Mrs K Thomson	**1838.12025-01**	**15/05/2017**	**REFUND**		**$50.00**
	REFUND	11/05/2017	REFUND FOR LOST ITEM RETURNED	$50.00	
Miss E Bourgault	**1838.12026-01**	**15/05/2017**	**YOUTH SPONSORSHIP**		**$200.00**
	SPONSORHIP	11/05/2017	YOUTH SPONSORSHIP	$200.00	
Synergy	**1838.174-01**	**15/05/2017**	**ELECTRICITY**		**$284.65**
	4743483524	10/05/2017	ELECTRICITY	$87.95	
	4024613924	11/05/2017	ELECTRICITY	$196.70	
Stoneville Volunteer Bushfire Brigade	**1838.326-01**	**15/05/2017**	**HAZARD REDUCTION BURN**		**$560.00**
	0054	11/05/2017	HAZARD REDUCTION BURN - R33645	$560.00	
Mount Helena Volunteer Bushfire Brigade	**1838.361-01**	**15/05/2017**	**HAZARD REDUCTION BURN**		**$1,460.00**
	0877	10/05/2017	HAZARD REDUCTION BURN - 6900 RILEY RD	$300.00	
	0400	15/05/2017	HAZARD REDUCTION BURN - R41315	$1,160.00	
Perth Hills United Football Club	**1838.7102-01**	**15/05/2017**	**MATCHING GRANT**		**$1,072.00**
	GRANT	11/05/2017	MATCHING GRANT	$1,072.00	
Ms M R Ponnan	**1838.8036-01**	**15/05/2017**	**REIMBURSEMENT**		**$30.00**
	REIMBURSEMENT	11/05/2017	REIMBURSEMENT FOR FUEL - P4781	$30.00	
DLC Gardens Cleaning & Maintenance (Debra Crowe T/A)	**1839.10312-01**	**15/05/2017**	**LANDSCAPE CLEANING**		**$447.50**
	0252	11/05/2017	LANDSCAPE CLEANING	$447.50	
Waterlogic Australia Pty Ltd	**1839.10398-01**	**15/05/2017**	**MONTHLY SERVICING OF ZIP HOT WATER SYSTEM**		**$132.00**
	01370257	04/05/2017	MONTHLY SERVICING OF ZIP HOT WATER SYSTEM	$132.00	
Just Platters WA	**1839.10786-01**	**15/05/2017**	**CATERING**		**$210.00**
	JP-00094	10/05/2017	CATERING - EMRC CEOAC MEETING 02/05/17	$210.00	
Total Green Recycling Pty Ltd	**1839.10807-01**	**15/05/2017**	**E-WASTE RECYCLING**		**$859.29**
	INV2722	27/04/2017	E-WASTE RECYCLING	$859.29	
M2 Commander Pty Ltd	**1839.10819-01**	**15/05/2017**	**ADSL CHARGES**		**$515.59**
	16778364	10/05/2017	ADSL CHARGES	$515.59	
Alsco Pty Ltd	**1839.10881-01**	**15/05/2017**	**FIRST AID KIT REPLENISHMENT**		**$458.68**
	CPER1706253	04/05/2017	FIRST AID KIT REPLENISHMENT	$94.44	
	CPER1706254	04/05/2017	FIRST AID KIT REPLENISHMENT	$337.26	
	CPER1706255	04/05/2017	FIRST AID KIT REPLENISHMENT	$26.98	
Telstra SNP Monitoring Pty Ltd	**1839.11017-01**	**15/05/2017**	**CCTV NETWORK**		**$19,313.03**
	SP52913	12/05/2017	CCTV NETWORK - BROWN PARK	$19,313.03	
Frontline Fire & Rescue Equipment	**1839.11135-01**	**15/05/2017**	**EQUIPMENT**		**$1,057.32**
	56611	27/04/2017	HOSE	$528.00	
	56585	28/04/2017	EQUIPMENT	$529.32	

Immaculate Holdings Pty Ltd T/A Kalamunda Sweeping	**1839.11345-01**	**15/05/2017**	**STREET SWEEPING AT VARIOUS LOCATIONS**		**$6,069.80**
	4093	10/05/2017	STREET SWEEPING AT VARIOUS LOCATIONS	$4,062.85	
	4105	10/05/2017	STREET SWEEPING AT VARIOUS LOCATIONS	$2,006.95	
S and I Services (Sneska Ilikj T/A)	**1839.11452-01**	**15/05/2017**	**CLEANING**		**$280.00**
	52	11/05/2017	CLEANING	$280.00	
Swan Valley Fresh (Vendor Management Solutions PtyLtd T/A)	**1839.11474-01**	**15/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$110.01**
	00013919	10/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$110.01	
Emerg Solutions Pty Ltd	**1839.11478-01**	**15/05/2017**	**BART SMS CREDITS**		**$1,027.00**
	INV-0592	04/05/2017	BART SMS CREDITS	$1,027.00	
Bow Steel Pty Ltd	**1839.11568-01**	**15/05/2017**	**STEEL FABRICATION**		**$660.00**
	146	10/05/2017	SUPPLY AND INSTALL A REPLACEMENT BIN	$330.00	
	148	12/05/2017	SUPPLY AND INSTALL A REPLACEMENT BIN	$330.00	
Landscape and Maintenance Solutions Pty Ltd	**1839.11754-01**	**15/05/2017**	**SUPPLY OF LANDSCAPE MAINTENANCE SERVICES**		**$5,890.50**
	INV-0189	04/05/2017	SUPPLY OF LANDSCAPE MAINTENANCE SERVICES	$5,890.50	
Mug Shots	**1839.11900-01**	**15/05/2017**	**PLAQUE**		**$28.00**
	00000806	11/05/2017	PLAQUE	$28.00	
Mundaring Smash Repairs (WA Panel Works Pty Ltd T/A)	**1839.11921-01**	**15/05/2017**	**REPAIRS**		**$3,256.90**
	60580	27/04/2017	REPAIRS TO 075 MDG	$3,256.90	
Eastern Hills Towing (WA Panel Works Pty Ltd T/A)	**1839.11922-01**	**15/05/2017**	**TOWING**		**$352.00**
	60098	10/05/2017	TOWING	$176.00	
	60010	10/05/2017	TOWING	$176.00	
Volich Waste Contractors Pty Ltd	**1839.127-01**	**15/05/2017**	**REFUSE CONTRACT**		**$168.60**
	00004746	12/05/2017	REFUSE CONTRACT	$168.60	
NNT - Division of Pacific Brands Workwear Group P/L	**1839.1328-01**	**15/05/2017**	**UNIFORMS**		**$302.45**
	01415490	11/05/2017	UNIFORMS	$140.15	
	01358118	11/05/2017	UNIFORMS	$162.30	
BOC Ltd	**1839.135-01**	**15/05/2017**	**CYLINDER RENTAL**		**$165.21**
	4015890925	10/05/2017	CYLINDER RENTAL	$165.21	
Sonic HealthPlus Pty Ltd	**1839.138-01**	**15/05/2017**	**MEDICAL EXAMINATION**		**$1,012.00**
	1259054	11/05/2017	MEDICAL EXAMINATION	$302.50	
	1259055	11/05/2017	MEDICAL EXAMINATION	$407.00	
	1263408	11/05/2017	MEDICAL EXAMINATION	$302.50	
Eastern Hills Saws & Mowers Pty Ltd	**1839.146-01**	**15/05/2017**	**HELMET KITS**		**$357.00**
	38795 # 4	11/05/2017	HELMET KITS	$357.00	

Fulton Hogan Industries Pty Ltd	**1839.150-01**	**15/05/2017**	**ASPHALT**		**$9,267.68**
	10483264	11/04/2017	ASPHALT WORKS	$1,234.73	
	10483266	11/04/2017	ASPHALT WORKS	$156.75	
	10483267	11/04/2017	ASPHALT WORKS	$104.50	
	10483268	11/04/2017	ELMULSION FOR ASPHALT WORKS	$209.00	
	10497890	18/04/2017	ASPHALT WORKS	$2,675.24	
	10497891	18/04/2017	ASPHALT WORKS	$2,675.24	
	10497897	18/04/2017	ASPHALT WORKS	$1,234.73	
	10497899	18/04/2017	ASPHALT WORKS	$205.79	
	10497908	18/04/2017	ASPHALT WORKS	$205.79	
	10497928	18/04/2017	CRS EMULSION - LILYDALE RD	$52.25	
	10540500	04/05/2017	CRS EMULSION	$104.50	
	10548424	04/05/2017	SUPPLY OF DG10 170 IPWEA	$409.16	
Australia Post	**1839.15-01**	**15/05/2017**	**POSTAGE**		**$2,892.60**
	1006359840	04/05/2017	POSTAGE	$2,028.48	
	1006349422	11/05/2017	RATES COLLECTION FEES	$440.51	
	1006359315	11/05/2017	POSTAGE	$423.61	
Midland Cement Materials	**1839.1674-01**	**15/05/2017**	**CEMENT PRODUCTS**		**$85.80**
	674377	11/05/2017	SUPPLY OF DRAIN SECTION & PIECES FOR BLACKBOY HILL	$85.80	
Konica Minolta Business Solutions Aust Pty Ltd	**1839.197-01**	**15/05/2017**	**PHOTOCOPIER PRINTING**		**$5,894.11**
	84204890	04/05/2017	PHOTOCOPIER PRINTING	$67.51	
	0400001153320317	11/05/2017	PHOTOCOPIER PRINTING	$2,654.46	
	0400001153320217	11/05/2017	PHOTOCOPIER PRINTING	$3,172.14	
Eastern Metropolitan Regional Council	**1839.21-01**	**15/05/2017**	**LANDFILL DISPOSAL FEES & TRANSFER STATION FEES**		**$202,606.93**
	011 145	10/05/2017	LANDFILL DISPOSAL FEES 01/04/17-11/04/17	$57,743.23	
	011 212	10/05/2017	LANDFILL DISPOSAL FEES 12/04/17-18/04/17	$37,742.29	
	011 257	10/05/2017	LANDFILL DISPOSAL FEES 19/04/17-25/04/17	$40,803.44	
	011 306	10/05/2017	LANDFILL DISPOSAL FEES 26/04/17-30/04/17	$23,176.06	
	EMRC25705	10/05/2017	COPPIN RD TRANSFER STATION	$43,141.91	
Country Women's Association of WA Inc - Mundaring Branch	**1839.2165-01**	**15/05/2017**	**CATERING**		**$600.00**
	48	04/05/2017	CATERING - MUNDARING FIRE SCHOOL	$600.00	
Lo-Go Appointments	**1839.253-01**	**15/05/2017**	**TEMP STAFF**		**$2,354.66**
	00415696	10/05/2017	TEMP STAFF - TEMPORARY OSH OFFICER	$1,070.30	
	00415738	12/05/2017	TEMP STAFF - TEMPORARY OSH OFFICER	$1,284.36	
Du Clene Pty Ltd	**1839.2737-01**	**15/05/2017**	**CLEANING**		**$288.75**
	00008314	11/05/2017	CLEANING	$288.75	
Hills Seafood Supplies	**1839.2741-01**	**15/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$318.13**
	40112	05/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$318.13	
Staples Australia Pty Limited	**1839.280-01**	**15/05/2017**	**STATIONERY**		**$226.78**
	9020964218	28/04/2017	STATIONERY	$226.78	

McLeods Barristers and Solicitors	**1839.307-01**	**15/05/2017**	**PROVISION OF PROFESSIONAL LEGAL SERVICES**		**$2,352.83**
	97731	05/05/2017	LEGAL ADVICE - WITHDRAWING FROM AGREEMENTS	$2,352.83	
Landgate	**1839.314-01**	**15/05/2017**	**TITLE SEARCHES**		**$536.80**
	61133879	11/05/2017	AERIAL IMAGERY	$536.80	
Mundaring News Round	**1839.317-01**	**15/05/2017**	**NEWSPAPERS**		**$60.80**
	24415	12/05/2017	NEWSPAPERS ADMIN 2643	$60.80	
Fasta Courier Service	**1839.336-01**	**15/05/2017**	**COURIER SERVICES**		**$91.93**
	168358	04/05/2017	COURIER SERVICES	$91.93	
Quick Corporate Australia	**1839.3445-01**	**15/05/2017**	**STATIONERY**		**$214.77**
	SIN-829874	28/04/2017	STATIONERY	$193.69	
	SIN-829190	28/04/2017	STATIONERY	$21.08	
Courier Australia	**1839.375-01**	**15/05/2017**	**COURIER SERVICES**		**$52.14**
	0290	10/05/2017	COURIER SERVICES	$52.14	
Mundaring Electrical Contracting Service	**1839.381-01**	**15/05/2017**	**ELECTRICAL SERVICES**		**$2,159.30**
	6290	12/05/2017	ELECTRICAL SERVICES	$115.50	
	6304	12/05/2017	ELECTRICAL SERVICES	$99.00	
	6230	12/05/2017	ELECTRICAL SERVICES	$104.50	
	6368	12/05/2017	ELECTRICAL SERVICES	$1,073.60	
	6374	12/05/2017	ELECTRICAL SERVICES	$99.00	
	6377	12/05/2017	ELECTRICAL SERVICES	$196.90	
	6391	12/05/2017	ELECTRICAL SERVICES	$206.80	
	6407	12/05/2017	ELECTRICAL SERVICES	$264.00	
Bucher Municipal Pty Ltd	**1839.3868-01**	**15/05/2017**	**EQUIPMENT PURCHASES**		**$357,390.00**
	858420	11/05/2017	SUPPLY OF NEW SUCTION TRUCK ROAD MOUNTED	$357,390.00	
J. Blackwood & Son Pty Ltd	**1839.397-01**	**15/05/2017**	**CONSUMABLES**		**$2,433.81**
	PEME0164	04/05/2017	CONSUMABLES	$215.05	
	PEME0165	04/05/2017	CONSUMABLES	$82.72	
	PEME0195	04/05/2017	PAINT	$106.13	
	PEME0196	04/05/2017	PAINT	$53.06	
	PEME0228	04/05/2017	PAPER PRODUCTS	$1,976.85	
CBA Pest & Weed Control	**1839.4148-01**	**15/05/2017**	**PEST CONTROL**		**$345.00**
	150831	11/05/2017	INTERNAL & EXTERNAL TREATMENT FOR COCKROACHES	$345.00	
Perry Environmental Contracting	**1839.4386-01**	**15/05/2017**	**MAINTENANCE**		**$3,154.25**
	2503	05/05/2017	WEED CONTROL	$1,372.25	
	2502	05/05/2017	WEED CONTROL	$1,782.00	
Aardvark Bobcat & Truck Hire	**1839.4407-01**	**15/05/2017**	**HIRE OF PLANT**		**$4,232.25**
	#566	11/05/2017	BOBCAT & TRUCK HIRE	$4,232.25	

Midvale Primary School	**1839.4519-01**	**15/05/2017**	**WATER USAGE 2015/16 YOUNG MOTHER'S GROUP**		**$717.07**
	1588	11/05/2017	WATER USAGE 2015/16 YOUNG MOTHER'S GROUP	$717.07	
Mahogany Building & Design	**1839.452-01**	**15/05/2017**	**MAINTENANCE**		**$18,524.00**
	1062	11/05/2017	HARRY RISEBOROUGH OVAL CHANGE ROOM	$17,644.00	
	1064	12/05/2017	WORKS AT HARRY RISEBOROUGH OVAL	$880.00	
West Sure Group Pty Ltd	**1839.4811-01**	**15/05/2017**	**SECURITY EXPENSES**		**$273.74**
	00017759	04/05/2017	CASH IN TRANSIT SERVICES	$30.75	
	00017758	10/05/2017	CASH IN TRANSIT SERVICES	$242.99	
G & S Industries	**1839.5143-01**	**15/05/2017**	**LIGHT FITTINGS**		**$91,303.85**
	16304	11/05/2017	SUPPLY & DELIVER LIGHT TOWERS & FITTINGS	$11,372.75	
	16073	12/05/2017	SUPPLY & DELIVERY OF LIGHT TOWERS	$79,931.10	
Chidlow Growers Mart & Liquor Store	**1839.5378-01**	**15/05/2017**	**FUEL**		**$152.25**
	FUEL APRIL 17	10/05/2017	FUEL FOR CHIDLOW VBFB VEHICLES - APRIL 2017	$152.25	
WA Naturally Publications	**1839.5390-01**	**15/05/2017**	**PUBLICATIONS**		**$321.06**
	1-01-024943	12/05/2017	PUBLICATIONS	$321.06	
Eastern Hills Senior High School	**1839.550-01**	**15/05/2017**	**PAYMENT FOR LEAK REPAIR**		**$165.13**
	5280	10/05/2017	PAYMENT FOR LEAK REPAIR	$165.13	
Opus International Consultants (Australia) Pty Ltd	**1839.5546-01**	**15/05/2017**	**FEES**		**$2,860.00**
	00057906	27/04/2017	PREPARE MRRG SUBMISSIONS FOR 2018/2019	$2,860.00	
West Coast Spring Water Pty Ltd	**1839.5945-01**	**15/05/2017**	**CAFE BAR CONSUMABLES**		**$31.45**
	781305	11/05/2017	WATER	$6.29	
	792916	11/05/2017	WATER	$12.58	
	803890	11/05/2017	WATER	$12.58	
Fuel Distributors of Western Australia Pty Ltd	**1839.6050-01**	**15/05/2017**	**FUEL & OILS**		**$32,605.63**
	8001036	04/05/2017	DIESEL FUEL	$16,581.09	
	10000091	10/05/2017	DIESEL FUEL	$16,024.54	
Hills Fresh (WA) Pty Ltd	**1839.6419-01**	**15/05/2017**	**NEWSPAPERS**		**$56.09**
	LIBRARY APR 17	11/05/2017	NEWSPAPERS	$56.09	
The Watershed Water Systems	**1839.68-01**	**15/05/2017**	**IRRIGATION**		**$17,045.60**
	10152257	21/04/2017	CHIDLOW OVAL - SUPPLY AND REPLACE IRRIGATION PUMP	$17,045.60	
Scoob's Dingo Service	**1839.7426-01**	**15/05/2017**	**DRAINAGE WORKS**		**$4,125.00**
	1887	10/05/2017	DRAINAGE WORKS	$1,897.50	
	1888	11/05/2017	FOOTPATH SWEEPING	$2,227.50	
Sparks Refrigeration & Airconditioning	**1839.7489-01**	**15/05/2017**	**AFM AIRCONDITIONER INSTALLATION**		**$2,610.00**
	INV-0839	11/05/2017	AFM AIRCONDITIONER INSTALLATION	$2,610.00	

Westrac Pty Ltd	**1839.75-01**	**15/05/2017**	**PARTS**		**$275.26**
	PI 1324791	04/05/2017	SUPPLY OF PARTS FOR 018 MDG	$24.97	
	PI 1327999	04/05/2017	SUPPLY OF PARTS FOR 019 MDG	$250.29	
Corrs Chambers Westgarth	**1839.7554-01**	**15/05/2017**	**PROFESSIONAL FEES**		**$1,471.53**
	6801404	10/05/2017	PROFESSIONAL FEES - BALFOUR RD SWAN VIEW	$1,471.53	
PFD Food Services Pty Ltd	**1839.7590-01**	**15/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$4,034.65**
	KF315640	20/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$72.95	
	KF315641	20/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$795.35	
	KF349016	20/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$566.70	
	KF266412	20/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$1,301.40	
	KF471567	04/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$264.20	
	KF420950	04/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$479.80	
	KF373771	04/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$554.25	
The Trustee for Sandrehyln Trust T/A Sifting Sands	**1839.7613-01**	**15/05/2017**	**SAND CLEANING**		**$1,684.76**
	00004233	04/05/2017	SAND PIT CLEANING AT VARIOUS SITES	$1,434.51	
	00004145	12/05/2017	CLEANING OF SAND - LAKE LESCHENAULTIA	$250.25	
Sealanes	**1839.7633-01**	**15/05/2017**	**WATER**		**$664.20**
	F5285795	21/04/2017	WATER - BRIGADE DISTRIBUTION	$664.20	
West Force Plumbing & Gas	**1839.7735-01**	**15/05/2017**	**PLUMBING**		**$1,608.00**
	00022738	21/04/2017	PLUMBING	$660.00	
	00022743	21/04/2017	PLUMBING	$198.00	
	00022725	27/04/2017	INSTALLATION OF WATER FOUNTAIN - BLACKBOY HILL	$750.00	
Shredding Services Pty Ltd	**1839.7854-01**	**15/05/2017**	**GREENWASTE PROCESSING SERVICES**		**$31,990.18**
	00001333	05/05/2017	GREENWASTE PROCESSING SERVICES	$31,990.18	
West Coast On Hold	**1839.7960-01**	**15/05/2017**	**MESSAGES ON HOLD**		**$69.00**
	INV0289	11/05/2017	MESSAGES ON HOLD - MAY 2017	$69.00	
Bunnings Group Limited	**1839.80-01**	**15/05/2017**	**HARDWARE**		**$59.98**
	2180/01533546	27/04/2017	SUPPLY OF ESKY 15L BLUE KEG	$59.98	
Austral Mercantile Collections Pty Ltd	**1839.8137-01**	**15/05/2017**	**DEBT COLLECTION FEES**		**$9.38**
	68510	11/05/2017	DEBT COLLECTION FEES - LIBRARIES	$9.38	
ACG Earthmoving Pty Ltd	**1839.8513-01**	**15/05/2017**	**ROAD REHABILITATION**		**$40,324.97**
	00000515	05/05/2017	ROAD REHABILITATION	$40,324.97	
Northam Tree Services	**1839.8769-01**	**15/05/2017**	**STREET TREE MAINTENANCE**		**$2,618.00**
	1552	10/05/2017	WOODY WEED REMOVAL	$2,618.00	
Zeroz Pty Ltd	**1839.9142-01**	**15/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$884.70**
	71612	04/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$884.70	

Elgas Ltd	**1839.9380-01**	**15/05/2017**	**GAS**		**$324.59**
	0365869471	04/05/2017	GAS	$324.59	
The Cookie Barrel	**1839.9463-01**	**15/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$554.57**
	00346747	20/04/2017	PROVISIONS FOR REFLECTIONS CAFE	$289.69	
	00347253	04/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$182.38	
	00347329	04/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$82.50	
Brice Pest Management	**1839.9596-01**	**15/05/2017**	**PEST INSPECTIONS**		**$1,474.00**
	01935	10/05/2017	PEST INSPECTIONS 2017	$572.00	
	01936	10/05/2017	PEST INSPECTIONS 2017	$902.00	
Ramzilla Timber Pty Ltd T/As Mundaring Hardware	**1839.9824-01**	**15/05/2017**	**HARDWARE**		**$67.10**
	52966	12/05/2017	HARDWARE	$67.10	
Darling Range Tilt & Hiab	**1839.9872-01**	**15/05/2017**	**PICK UP & DELIVER GOAL POSTS**		**$475.00**
	11	12/05/2017	PICK UP & DELIVER GOAL POSTS	$475.00	
Proform Civil	**1839.9923-01**	**15/05/2017**	**PROFESSIONAL DESIGN SERVICES**		**$3,608.00**
	00170	11/05/2017	PROFESSIONAL DESIGN SERVICES	$176.00	
	00171	11/05/2017	PROFESSIONAL DESIGN SERVICES	$3,432.00	
Rudd Industrial & Farm Supplies	**1840.1020-01**	**22/05/2017**	**SAFETY EQUIPMENT**		**$24.43**
	810974	18/05/2017	SUPPLY OF BOLTS	$24.43	
DLC Gardens Cleaning & Maintenance (Debra Crowe T/A)	**1840.10312-01**	**22/05/2017**	**LANDSCAPE CLEANING**		**$587.50**
	0256	19/05/2017	LANDSCAPE CLEANING	$587.50	
Commercial Aquatics Australia Pty Ltd	**1840.10337-01**	**22/05/2017**	**END OF SEASON SERVICE**		**$209.00**
	9681	02/05/2017	END OF SEASON SERVICE	$209.00	
Department of Transport - Vehicle Search Fees	**1840.10414-01**	**22/05/2017**	**VEHICLE SEARCH FEES**		**$35.40**
	407551	16/05/2017	VEHICLE SEARCH FEES	$35.40	
Grants Empire	**1840.10637-01**	**22/05/2017**	**GRANT APPLICATION**		**$5,412.00**
	00001681	16/05/2017	DEVELOP CSRFF APPLICATION FOR MUNDARING OVAL	$5,412.00	
Total Green Recycling Pty Ltd	**1840.10807-01**	**22/05/2017**	**E-WASTE RECYCLING**		**$571.80**
	INV2779	04/05/2017	E-WASTE RECYCLING	$571.80	
M2 Commander Pty Ltd	**1840.10819-01**	**22/05/2017**	**ADSL CHARGES**		**$515.59**
	16851866	11/05/2017	ADSL CHARGES	$515.59	
Telstra SNP Monitoring Pty Ltd	**1840.11017-01**	**22/05/2017**	**FAULT INVESTIGATION**		**$329.96**
	SP48198	18/05/2017	INVESTIGATE FAULT - MUNDARING ARENA	$329.96	

Nosh Catering	**1840.11020-01**	**22/05/2017**	**CATERING**		**$3,672.90**
	115489	16/05/2017	CATERING - COUNCIL DINNER	$999.90	
	115491	19/05/2017	CATERING - ORDINARY COUNCIL MEETING 11/04/17	$891.00	
	115490	19/05/2017	CATERING - COUNCIL FORUMN 20/03/17	$891.00	
	115492	19/05/2017	CATERING - COUNCIL FORUM 18/04/17	$891.00	
Dowsing Group	**1840.11091-01**	**22/05/2017**	**SUPPLY AND LAY CONCRETE**		**$19,618.26**
	INV-1719	10/05/2017	SUPPLY AND LAY CONCRETE	$19,618.26	
Frontline Fire & Rescue Equipment	**1840.11135-01**	**22/05/2017**	**EQUIPMENT AND SUPPLIES**		**$4,863.38**
	56630	28/04/2017	FIREBREAK FOAM	$4,121.92	
	56650	02/05/2017	EQUIPMENT	$741.46	
AXIIS Contracting Pty Ltd	**1840.11161-01**	**22/05/2017**	**CONCRETE PATH CONSTRUCTION**		**$4,866.68**
	2855	16/05/2017	CONCRETE PATH CONSTRUCTION	$4,866.68	
Excavation Excellence Pty Ltd	**1840.11167-01**	**22/05/2017**	**EARTHWORKS**		**$1,782.00**
	00001276	12/05/2017	DRILLING OF HOLE FOR GLEN FORREST OVAL LIGHT TOWER	$1,782.00	
Calibre Consulting (Aust) Pty Ltd	**1840.11339-01**	**22/05/2017**	**CONSULTING SERVICES**		**$2,502.50**
	017179	12/05/2017	MUNDARING TOWN CENTRE REVITALISATION PROJECT	$2,502.50	
Immaculate Holdings Pty Ltd T/A Kalamunda Sweeping	**1840.11345-01**	**22/05/2017**	**STREET SWEEPING AT VARIOUS LOCATIONS**		**$9,276.03**
	4113	18/05/2017	STREET SWEEPING AT VARIOUS LOCATIONS	$3,059.38	
	4114	18/05/2017	STREET SWEEPING AT VARIOUS LOCATIONS	$3,034.90	
	4115	18/05/2017	STREET SWEEPING AT VARIOUS LOCATIONS	$3,181.75	
Ergolink (Max & Claire Pty Ltd T/A)	**1840.11413-01**	**22/05/2017**	**OFFICE FURNITURE**		**$1,735.76**
	SI-00056891	18/05/2017	LUMBAR SUPPORT	$50.91	
	SI-00056819	18/05/2017	SIT/STAND DESK	$1,684.85	
S and I Services (Sneska Ilikj T/A)	**1840.11452-01**	**22/05/2017**	**CLEANING**		**$280.00**
	53	19/05/2017	CLEANING	$280.00	
Swan Valley Fresh (Vendor Management Solutions PtyLtd T/A)	**1840.11474-01**	**22/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$126.04**
	00014016	16/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$126.04	
Brajkovich Demolition & Salvage (WA) Pty Ltd	**1840.11571-01**	**22/05/2017**	**DEMOLITION**		**$18,480.00**
	00003095	18/05/2017	DEMOLITION OF YAMBLE HOUSE - 32 BERESFORD GDNS	$18,480.00	
Regents Isuzu Ute (Regents Pty. Ltd. T/A)	**1840.11660-01**	**22/05/2017**	**VEHICLE PURCHASE**		**$40,677.19**
	RI21201204	11/05/2017	NEW ISUZU DMAX - 053MDG	$40,677.19	
Eastern Hills Towing (WA Panel Works Pty Ltd T/A)	**1840.11922-01**	**22/05/2017**	**TOWING**		**$176.00**
	60656	02/05/2017	TOWING	$176.00	

Cleanflow Environmental Solutions	**1840.11986-01**	**22/05/2017**	**JETTING AND EDUCTING**		**$7,859.50**
	00033828	16/05/2017	JETTING AND EDUCTING	$2,823.70	
	00033832	16/05/2017	JETTING AND EDUCTING	$2,637.80	
	00033836	16/05/2017	JETTING AND EDUCTING	$2,398.00	
Department of Human Services - Child Support	**1840.12-01**	**22/05/2017**	**CHILD SUPPORT PAYMENT**		**$762.51**
	PY02-23-CHILD SU	14/05/2017	CHILD SUPPORT PAYMENT	$762.51	
Midland Bus Company (H & K Whitley T/A)	**1840.12028-01**	**22/05/2017**	**VACATION CARE EXCURSION**		**$275.00**
	00014702	19/05/2017	VACATION CARE EXCURSION	$275.00	
Shire of Mundaring	**1840.13-01**	**22/05/2017**	**PAYROLL DEDUCTION**		**$4,045.66**
	PY01-23-Private	14/05/2017	PAYROLL DEDUCTION	$532.00	
	PY01-23-Child Ca	14/05/2017	PAYROLL DEDUCTION	$1,081.76	
	PY01-23-Buy Addi	14/05/2017	PAYROLL DEDUCTION	$610.76	
	PY01-23-Novated	14/05/2017	PAYROLL DEDUCTION	$511.31	
	PY01-23-Novated	14/05/2017	PAYROLL DEDUCTION	$549.41	
	PY01-23-LSL Adju	14/05/2017	PAYROLL DEDUCTION	$310.93	
	PY02-23-Private	14/05/2017	PAYROLL DEDUCTION	$133.00	
	PY02-23-Buy Addi	14/05/2017	PAYROLL DEDUCTION	$266.92	
	PY02-23-LSL Adju	14/05/2017	PAYROLL DEDUCTION	$49.57	
NNT - Division of Pacific Brands Workwear Group P/L	**1840.1328-01**	**22/05/2017**	**UNIFORMS**		**$473.25**
	01490185	16/05/2017	UNIFORMS	$473.25	
Sonic HealthPlus Pty Ltd	**1840.138-01**	**22/05/2017**	**MEDICAL EXAMINATION**		**$302.50**
	1266032	16/05/2017	MEDICAL EXAMINATION	$302.50	
Vodafone	**1840.166-01**	**22/05/2017**	**FEES**		**$2,073.54**
	11160469	16/05/2017	PAGERS AND MESSAGING - ALL BRIGADES	$2,073.54	
Konica Minolta Business Solutions Aust Pty Ltd	**1840.197-01**	**22/05/2017**	**PHOTOCOPIER PRINTING**		**$254.24**
	84223507	04/05/2017	PHOTOCOPIER PRINTING	$254.24	
Eastern Metropolitan Regional Council	**1840.21-01**	**22/05/2017**	**LANDFILL DISPOSAL FEES**		**$51,797.17**
	011 358	18/05/2017	LANDFILL DISPOSAL FEES 01/05/17-09/05/17	$51,797.17	
Deputy Commissioner of Taxation	**1840.215-01**	**22/05/2017**	**TAXATION**		**$133,211.00**
	PY01-23-Deputy C	14/05/2017	PAYROLL DEDUCTION	$108,564.00	
	PY02-23-Deputy C	14/05/2017	PAYROLL DEDUCTION	$24,647.00	
Hills Seafood Supplies	**1840.2741-01**	**22/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$284.44**
	40349	12/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$284.44	
Access Office Industries	**1840.2743-01**	**22/05/2017**	**OFFICE FURNITURE**		**$71.50**
	75671	18/05/2017	STOOL - LIBRARY	$71.50	

McLeods Barristers and Solicitors	**1840.307-01**	**22/05/2017**	**PROVISION OF PROFESSIONAL LEGAL SERVICES**		**$10,534.55**
	97422	11/05/2017	DOG ACT PROSECUTION	$1,972.44	
	97384	11/05/2017	DOG ACT PROSECUTION	$2,884.96	
	97385	11/05/2017	HEALTH ACT NOTICES	$1,534.34	
	97543	12/05/2017	LEGAL FEES - PLANNING MATTER	$3,486.48	
	97539	12/05/2017	LEGAL FEES - PLANNING MATTER	$656.33	
Local Government Professionals Australia WA	**1840.3088-01**	**22/05/2017**	**CONFERENCE EXPENSES**		**$6,190.00**
	5023	28/04/2017	EXECUTIVE MANAGEMENT PROGRAM 2017 REGISTRATION	$1,950.00	
	5079	16/05/2017	FINANCE PROFESSIONALS CONFERENCE	$1,050.00	
	5123	16/05/2017	FINANCE PROFESSIONALS CONFERENCE	$1,050.00	
	5103	16/05/2017	FINANCE PROFESSIONALS CONFERENCE	$700.00	
	5167	16/05/2017	FINANCE PROFESSIONALS CONFERENCE	$700.00	
	5150	16/05/2017	PROFESSIONAL DEVELOPMENT EVENT	$45.00	
	4951	19/05/2017	PROFESSIONAL DEVELOPMENT CONFERENCE	$695.00	
Integrity Carpets Pty Ltd	**1840.37-01**	**22/05/2017**	**FLOORING**		**$808.50**
	00014084	16/05/2017	INSTALL VINYL - BROWN PARK TOY LIBRARY	$808.50	
Courier Australia	**1840.375-01**	**22/05/2017**	**COURIER SERVICES**		**$55.00**
	0291	16/05/2017	COURIER SERVICES	$55.00	
Mundaring Electrical Contracting Service	**1840.381-01**	**22/05/2017**	**ELECTRICAL SERVICES**		**$957.00**
	6410	16/05/2017	ELECTRICAL SERVICES	$858.00	
	6414	18/05/2017	ELECTRICAL SERVICES	$99.00	
Western Australian Local Government Association	**1840.393-01**	**22/05/2017**	**INTEGRATED STRATEGIC PLANNING**		**$50.00**
	I3064932	19/05/2017	INTEGRATED STRATEGIC PLANNING	$50.00	
Down Under Stump Grinding Pty Ltd	**1840.3998-01**	**22/05/2017**	**STREET TREE MAINTENANCE**		**$238.70**
	20761	16/05/2017	STUMP GRINDING FOR STREET TREE MAINTENANCE	$238.70	
Perry Environmental Contracting	**1840.4386-01**	**22/05/2017**	**MAINTENANCE**		**$15,189.35**
	2504	16/05/2017	WEED CONTROL	$15,189.35	
Aardvark Bobcat & Truck Hire	**1840.4407-01**	**22/05/2017**	**HIRE OF PLANT**		**$3,296.70**
	#567	16/05/2017	BOBCAT & TRUCK HIRE	$3,296.70	
Marketforce Pty Ltd	**1840.4433-01**	**22/05/2017**	**ADVERTISING**		**$9,679.04**
	13729	04/05/2017	ADVERTISING	$817.41	
	13727	11/05/2017	ADVERTISING	$1,693.21	
	13730	11/05/2017	ADVERTISING	$4,866.61	
	13728	11/05/2017	ADVERTISING	$563.75	
	13242	16/05/2017	ADVERTISING	$820.79	
	13237	16/05/2017	ADVERTISING	$917.27	
William Street Family Therapy Centre	**1840.4463-01**	**22/05/2017**	**PSYCHOLOGICAL SUPERVISION**		**$221.10**
	00018651	19/05/2017	PSYCHOLOGICAL SUPERVISION	$221.10	

Mahogany Building & Design	**1840.452-01**	**22/05/2017**	**MAINTENANCE**		**$1,331.00**
	1068	16/05/2017	REPLACE & INSTALL NEW TILES - LAKE LESCHENAULTIA	$1,122.00	
	1063	16/05/2017	HARRY RISEBOROUGH CHANGE ROOM REFURBISHMENT	$209.00	
Flexi Staff Pty Ltd	**1840.4560-01**	**22/05/2017**	**TEMP STAFF**		**$6,119.26**
	176979	16/05/2017	TEMP STAFF - DEPOT	$6,119.26	
Peter Godfrey	**1840.5107-01**	**22/05/2017**	**FENCING**		**$16,390.00**
	0960	11/05/2017	FENCING - BOYA OVAL	$8,800.00	
	0958	11/05/2017	BIN COMPOUND INSTALLATION	$3,190.00	
	0959	11/05/2017	ADJUSTMENTS TO FENCING	$2,970.00	
	0963	16/05/2017	SUPPLY & INSTALL GATE	$1,430.00	
Chidlow Growers Mart & Liquor Store	**1840.5378-01**	**22/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$182.30**
	APRIL 2017	16/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$182.30	
Mundaring Tyre Centre	**1840.5669-01**	**22/05/2017**	**TYRES & REPAIRS**		**$1,765.00**
	00019882	04/05/2017	TYRES & REPAIRS	$1,765.00	
Shire of Mundaring - Lotto Club	**1840.5719-01**	**22/05/2017**	**PAYROLL DEDUCTION**		**$271.60**
	PY01-23-STAFF LO	14/05/2017	PAYROLL DEDUCTION	$258.02	
	PY02-23-STAFF LO	14/05/2017	PAYROLL DEDUCTION	$13.58	
The Trustee for The Passmore Trust No 3 T/As Midland Trophies	**1840.58-01**	**22/05/2017**	**BADGES**		**$132.00**
	10365	19/05/2017	BADGES	$132.00	
West Coast Spring Water Pty Ltd	**1840.5945-01**	**22/05/2017**	**CAFE BAR CONSUMABLES**		**$12.58**
	822053	18/05/2017	WATER	$12.58	
Shire of Mundaring - Social Club	**1840.6-01**	**22/05/2017**	**PAYROLL DEDUCTION**		**$174.00**
	PY01-23-	14/05/2017	PAYROLL DEDUCTION	$166.00	
	PY02-23-	14/05/2017	PAYROLL DEDUCTION	$8.00	
Vermeer Equipment of WA & NT	**1840.6421-01**	**22/05/2017**	**EQUIPMENT**		**$313.97**
	100787	16/05/2017	DUST CAP	$16.29	
	100839	18/05/2017	PARTS	$297.68	
Canoeing Down Under	**1840.6542-01**	**22/05/2017**	**CANOES**		**$3,360.00**
	INV-0039	18/05/2017	CANOES	$3,360.00	
The Watershed Water Systems	**1840.68-01**	**22/05/2017**	**ELECTRIC FLOAT SWITCH & REPAIRS**		**$2,373.89**
	10152533	04/05/2017	SUPPLY & INSTALL ELECTRIC FLOAT SWITCH	$654.50	
	10152541	04/05/2017	PARTS AND REPAIRS	$1,719.39	
Australian Services Union	**1840.7-01**	**22/05/2017**	**PAYROLL DEDUCTION**		**$263.60**
	PY01-23-AUSTRALI	14/05/2017	PAYROLL DEDUCTION	$26.36	
	PY02-23-AUSTRALI	14/05/2017	PAYROLL DEDUCTION	$237.24	

Scoob's Dingo Service	**1840.7426-01**	**22/05/2017**	**EARTHWORKS**		**$3,351.70**
	1889	16/05/2017	PROFILING	$464.20	
	1890	18/05/2017	FOOTPATH SWEEPING	$2,227.50	
	1891	18/05/2017	KERB MAINTENANCE	$660.00	
Easifleet	**1840.7641-01**	**22/05/2017**	**NOVATED LEASE**		**$2,298.24**
	201705 SHIRMUND	19/05/2017	NOVATED LEASE	$2,298.24	
Chidlow Quality Affordable Meat	**1840.7644-01**	**22/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$304.21**
	8914	19/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$304.21	
Mundaring Artisan Bakery Cafe	**1840.7715-01**	**22/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$106.92**
	90	19/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$71.64	
	89	19/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$35.28	
West Force Plumbing & Gas	**1840.7735-01**	**22/05/2017**	**PLUMBING**		**$616.00**
	00022683	18/05/2017	PLUMBING	$165.00	
	00022711	19/05/2017	PLUMBING	$451.00	
Mount Helena IGA	**1840.79-01**	**22/05/2017**	**SUPPLIES**		**$1,199.75**
	DEC - MAY 2017	19/05/2017	POUND ITEMS14/12/16-09/05/17	$1,199.75	
LGRCEU	**1840.8-01**	**22/05/2017**	**PAYROLL DEDUCTION**		**$61.50**
	PY02-23-LGRCEU	14/05/2017	PAYROLL DEDUCTION	$61.50	
Conquest Earthworks	**1840.8051-01**	**22/05/2017**	**WET HIRE OF PLANT**		**$3,683.90**
	0958	11/05/2017	WET HIRE OF PLANT	$3,683.90	
Austral Mercantile Collections Pty Ltd	**1840.8137-01**	**22/05/2017**	**DEBT COLLECTION FEES**		**$259.45**
	69130	04/05/2017	DEBT COLLECTION FEES - CHILDREN'S SERVICES	$259.45	
E Fire & Safety	**1840.8275-01**	**22/05/2017**	**MONTHLY FIRE PANEL TESTING**		**$141.90**
	00201085	10/05/2017	MONTHLY FIRE PANEL TESTING	$141.90	
Wooroloo Primary School P & C Association Inc	**1840.8371-01**	**22/05/2017**	**COFFEE & ICECREAM VOUCHERS**		**$500.00**
	119	04/05/2017	COFFE & ICECREAM VOUCHERS - CINEMA UNDER STARLIGHT	$500.00	
ACG Earthmoving Pty Ltd	**1840.8513-01**	**22/05/2017**	**EARTHWORKS**		**$20,799.68**
	00000517	12/05/2017	ACCESS LEG TO DARLINGTON PAVILION	$20,799.68	
Northam Tree Services	**1840.8769-01**	**22/05/2017**	**STREET TREE MAINTENANCE**		**$11,291.50**
	1551	16/05/2017	STREET TREE MAINTENANCE	$3,118.50	
	1553	16/05/2017	STREET TREE MAINTENANCE	$3,118.50	
	1554	16/05/2017	STREET TREE MAINTENANCE	$1,936.00	
	1559	18/05/2017	STREET TREE MAINTENANCE	$3,118.50	
Localise	**1840.8810-01**	**22/05/2017**	**CORPORATE BUSINESS PLAN WORKSHOP**		**$4,048.00**
	1380	11/05/2017	CORPORATE BUSINESS PLAN WORKSHOP	$4,048.00	

P & J Herrington	**1840.889-01**	**22/05/2017**	**CLEANING SUPPLIES**		**$217.80**
	42361	16/05/2017	SUPPLY AND DELIVERY OF 6 BAGS OF COTTON RAGS	$217.80	
Mr C H Burns	**1840.9314-01**	**22/05/2017**	**PURCHASE OF DIGITAL PHOTOGRAPHS**		**$1,090.00**
	006	19/05/2017	PURCHASE OF DIGITAL PHOTOGRAPHS	$1,090.00	
Brice Pest Management	**1840.9596-01**	**22/05/2017**	**PEST TREATMENT**		**$1,683.00**
	01943	16/05/2017	PEST TREATMENT	$132.00	
	01949	16/05/2017	PEST INSPECTIONS	$385.00	
	01951	16/05/2017	PEST INSPECTIONS	$1,166.00	
Slater Gartrell Sports	**1840.969-01**	**22/05/2017**	**SPORTING EQUIPMENT**		**$7,458.00**
	SG19942/01	18/05/2017	AFL GOALS - BOYA OVAL	$7,458.00	
Department of Environment Regulation	**1840.9892-01**	**22/05/2017**	**ANNUAL LICENCE**		**$1,423.54**
	L8394/2017-2018	18/05/2017	ANNUAL LICENCE FOR MATHIESON RD TRANSFER STATION	$1,423.54	
Sunbather WA - The Trustee for The Hounslow Family Trust	**1840.9918-01**	**22/05/2017**	**SOLAR HEATING**		**$550.00**
	INV-0888	16/05/2017	SOLAR HEATING	$275.00	
	INV-1062	16/05/2017	SOLAR HEATING	$275.00	
Ms M Redfern	**1841.12033-01**	**22/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	16/05/2017	STERILISATION REBATE	$50.00	
Mrs N R Geller	**1841.12034-01**	**22/05/2017**	**STERILISATION REBATE**		**$100.00**
	REBATE	16/05/2017	STERILISATION REBATE	$100.00	
Mr S Arthur	**1841.12035-01**	**22/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	16/05/2017	STERILISATION REBATE	$50.00	
Ms T Scott	**1841.12036-01**	**22/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	16/05/2017	STERILISATION REBATE	$50.00	
Ms L E Wackett	**1841.12037-01**	**22/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	16/05/2017	STERILISATION REBATE	$50.00	
Mr N R Browne	**1841.12038-01**	**22/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	16/05/2017	STERILISATION REBATE	$50.00	
Ms P Dunphy	**1841.12039-01**	**22/05/2017**	**REFUND**		**$30.00**
	REFUND	19/05/2017	REFUND FOR FOI SEARCH FEE	$30.00	
Mr S J Mihaljevich	**1841.12040-01**	**22/05/2017**	**REFUND FOR PLANNING APPLICATION**		**$220.00**
	REFUND	19/05/2017	REFUND FOR PLANNING APPLICATION	$220.00	
Mrs H Sucur	**1841.12041-01**	**22/05/2017**	**REFUND FOR PLANNING APPLICATION**		**$441.00**
	REFUND	19/05/2017	REFUND FOR PLANNING APPLICATION	$441.00	

Synergy	**1841.174-01**	**22/05/2017**	**ELECTRICITY**		**$51,824.02**
	3021647529	10/05/2017	ELECTRICITY	$50,525.60	
	2775859819	18/05/2017	SUPPLY ABOLISHED - 3 SCOTT ST	$323.92	
	8146423529	18/05/2017	ELECTRICITY	$221.85	
	0941380327	16/05/2017	ELECTRICITY	$138.35	
	6172559523	16/05/2017	ELECTRICITY	$584.80	
	7071549128	18/05/2017	ELECTRICITY	$29.50	
Darlington Volunteer Bushfire Brigade	**1841.306-01**	**22/05/2017**	**HAZARD REDUCTION BURN**		**$200.00**
	SOM-UCL-3	22/05/2017	UCL BURN - BAILEY RD	$200.00	
Stoneville Volunteer Bushfire Brigade	**1841.326-01**	**22/05/2017**	**HAZARD REDUCTION BURN**		**$2,850.00**
	0986	19/05/2017	HAZARD REDUCTION BURN - 5410 STONEVILLE RD	$800.00	
	0978	19/05/2017	HAZARD REDUCTION BURN - 19 BRINKIE WAY	$1,600.00	
	0983	19/05/2017	HAZARD REDUCTION BURN - 90 LAPOINYA PL	$450.00	
Wooroloo Volunteer Bushfire Brigade	**1841.362-01**	**22/05/2017**	**HAZARD REDUCTION BURN**		**$700.00**
	SOM-UCL-3	22/05/2017	UCL BURN - BAILEY RD	$700.00	
Parkerville Volunteer Bushfire Brigade	**1841.363-01**	**22/05/2017**	**HAZARD REDUCTION BURN**		**$650.00**
	0064	19/05/2017	HAZARD REDUCTION BURN	$200.00	
	SOM-UCL-3	22/05/2017	UCL BURN - BAILEY RD	$450.00	
Mr J S Daw	**1841.4526-01**	**22/05/2017**	**COUNCILLOR ALLOWANCE**		**$500.45**
	TRAVEL	19/05/2017	TRAVEL REIMBURSEMENT 739KM @ $.6772 25/02-15/05/17	$500.45	
Mr M R Luzi	**1841.6094-01**	**22/05/2017**	**REIMBURSEMENT**		**$155.93**
	REIMBURSEMENT	19/05/2017	REIMBURSEMENT OF CONFERENCE EXPENSES	$155.93	
Mrs L K Gibbs	**1841.9002-01**	**22/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	16/05/2017	STERILISATION REBATE	$50.00	
Mrs J P McNee	**1841.9325-01**	**22/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	16/05/2017	STERILISATION REBATE	$50.00	
Water Corporation	**1842.34-01**	**23/05/2017**	**WATER RATES & FEES**		**$1,278.00**
	9004566598	10/05/2017	WATER RATES & FEES	$558.48	
	9015437724	18/05/2017	WATER RATES & FEES	$719.52	
Water Corporation	**1843.34-01**	**25/05/2017**	**WATER RATES & FEES**		**$10,591.72**
	9004697117	24/05/2017	WATER RATES & FEES	$535.82	
	9004696077	24/05/2017	WATER RATES & FEES	$28.43	
	9004697985	24/05/2017	WATER RATES & FEES	$2,029.44	
	9004697539	24/05/2017	WATER RATES & FEES	$310.55	
	9004658548	24/05/2017	WATER RATES & FEES	$6,261.44	
	9004697344	24/05/2017	WATER RATES & FEES	$1,205.15	
	9009291271	24/05/2017	WATER RATES & FEES	$220.89	

Mr A L Money	**1844.10925-01**	**29/05/2017**	**REIMBURSEMENT**		**$242.12**
	REIMBURSEMENT	26/05/2017	REIMBURSEMENT FOR CONFERENCE EXPENSES	$242.12	
Mr B LaCunza-Watson	**1844.11502-01**	**29/05/2017**	**YOUTH SPONSORSHIP**		**$100.00**
	SPONSORSHIP	26/05/2017	YOUTH SPONSORSHIP	$100.00	
Ms G H Robinson	**1844.12044-01**	**29/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	26/05/2017	STERILISATION REBATE	$50.00	
Mrs J W Valenti	**1844.12045-01**	**29/05/2017**	**STERILISATION REBATE**		**$50.00**
	REBATE	26/05/2017	STERILISATION REBATE	$50.00	
Ms D M Stout	**1844.12046-01**	**29/05/2017**	**STERILISATION REBATE**		**$100.00**
	REBATE	26/05/2017	STERILISATION REBATE	$50.00	
	REBATE	26/05/2017	STERILISATION REBATE	$50.00	
Mr W L Sell	**1844.12047-01**	**29/05/2017**	**CROSSOVER CONTRIBUTION**		**$540.00**
	XOVER	26/05/2017	CROSSOVER CONTRIBUTION	$540.00	
Mr D C Gardner	**1844.12048-01**	**29/05/2017**	**CROSSOVER CONTRIBUTION**		**$1,085.00**
	XOVER	26/05/2017	CROSSOVER CONTRIBUTION	$1,085.00	
Synergy	**1844.174-01**	**29/05/2017**	**ELECTRICITY**		**$19,038.35**
	5039289513	19/05/2017	ELECTRICITY	$501.30	
	1244788225	24/05/2017	ELECTRICITY	$209.00	
	5166165229	24/05/2017	ELECTRICITY	$315.10	
	9370568529	24/05/2017	ELECTRICITY	$128.05	
	5018318610	24/05/2017	ELECTRICITY	$135.90	
	6249505123	24/05/2017	ELECTRICITY	$318.50	
	5100198416	24/05/2017	ELECTRICITY	$568.10	
	4504944122	24/05/2017	ELECTRICITY	$111.05	
	5056988325	24/05/2017	ELECTRICITY	$1,235.00	
	2686554727	24/05/2017	ELECTRICITY	$974.80	
	4079099529	24/05/2017	ELECTRICITY	$29.05	
	6775766728	24/05/2017	ELECTRICITY	$695.60	
	1877395520	24/05/2017	ELECTRICITY	$1,069.70	
	9099006524	24/05/2017	ELECTRICITY	$268.10	
	2869138323	25/05/2017	ELECTRICITY	$565.75	
	2548038725	25/05/2017	ELECTRICITY	$1,061.10	
	5358804327	25/05/2017	ELECTRICITY	$159.85	
	5145475816	25/05/2017	ELECTRICITY	$3,036.50	
	3671966720	26/05/2017	ELECTRICITY	$7,655.90	
Mr D A King	**1844.2324-01**	**29/05/2017**	**REIMBURSEMENT**		**$3,600.00**
	REIMBURSEMENT	29/05/2017	TELEPHONE EXPENSE REIMBURSEMENT	$3,600.00	
Wesfarmers Kleenheat Gas Pty Ltd	**1844.355-01**	**29/05/2017**	**GAS**		**$203.35**
	21038402	12/04/2017	GAS	$203.35	

Mr W J Best	**1844.4831-01**	**29/05/2017**	**REIMBURSEMENT**		**$39.00**
	REIMBURSEMENT	29/05/2017	REIMBURSEMENT OF WIDE BRIM HAT	$39.00	
Parkerville Primary School P & C Association	**1844.8856-01**	**29/05/2017**	**RECOGNITION EVENT GRANT**		**$300.00**
	GRANT	26/05/2017	RECOGNITION EVENT GRANT	$300.00	
Midland Mowers	**1845.101-01**	**29/05/2017**	**EQUIPMENT**		**$1,631.50**
	22942	16/05/2017	SERVICE OF BRUSH CUTTER	$131.50	
	22943 # 3	16/05/2017	PRESSURE CLEANER	$1,500.00	
DLC Gardens Cleaning & Maintenance (Debra Crowe T/A)	**1845.10312-01**	**29/05/2017**	**LANDSCAPE CLEANUP**		**$1,520.11**
	0255	26/05/2017	LANDSCAPE CLEANUP	$360.00	
	0257	26/05/2017	MAINTENANCE FOR MECPC	$1,160.11	
WA Recycling	**1845.10461-01**	**29/05/2017**	**DISPOSAL OF CONCRETE RUBBLE MIX**		**$1,237.50**
	I24102	25/05/2017	DISPOSAL OF CONCRETE RUBBLE MIX FROM BALFOUR RD	$660.00	
	I23236	25/05/2017	DISPOSAL OF CONCRETE RUBBLE MIX FROM BALFOUR RD	$577.50	
Investigative Solutions WA Pty Ltd	**1845.10499-01**	**29/05/2017**	**LEGAL FEES**		**$6,925.30**
	00025645	28/04/2017	LEGAL FEES	$706.20	
	00025621	12/04/2017	LEGAL FEES - SERVICE OF CLAIM	$6,219.10	
Waterquip Pty Ltd	**1845.105-01**	**29/05/2017**	**RETICULATION REPAIRS**		**$320.01**
	00010352	21/04/2017	REPAIRS - DRUMMOND GARDENS	$320.01	
Just Platters WA	**1845.10786-01**	**29/05/2017**	**CATERING**		**$230.00**
	JP-00095	24/05/2017	CATERING - BFAC MAY 2017	$230.00	
Ellenby Tree Farm Pty Ltd	**1845.10880-01**	**29/05/2017**	**TREES**		**$1,017.50**
	18538	10/05/2017	TREES	$1,017.50	
Ixom Operations Pty Ltd	**1845.10921-01**	**29/05/2017**	**CHLORINE GAS**		**$168.63**
	5819808	02/05/2017	CHLORINE GAS	$168.63	
Amgrow Australia Pty Ltd T/As Nuturf	**1845.10931-01**	**29/05/2017**	**SUPPLY OF LAKE PAK AQUATIC TREATMENT**		**$528.00**
	70822	10/05/2017	SUPPLY OF LAKE PAK AQUATIC TREATMENT	$528.00	
Telstra SNP Monitoring Pty Ltd	**1845.11017-01**	**29/05/2017**	**REPAIRS**		**$250.80**
	SP54674	24/05/2017	REPAIR ALARM FAULT - LAKES	$250.80	
CTI Couriers Pty Ltd	**1845.11085-01**	**29/05/2017**	**COURIER SERVICES**		**$825.42**
	CISC4139580	11/05/2017	COURIER SERVICES	$825.42	
Frontline Fire & Rescue Equipment	**1845.11135-01**	**29/05/2017**	**EQUIPMENT SUPPLIES**		**$659.38**
	56702	10/05/2017	BOOTS	$240.57	
	56703	10/05/2017	HELMET	$418.81	
Excavation Excellence Pty Ltd	**1845.11167-01**	**29/05/2017**	**EARTHWORKS**		**$2,288.00**
	00001279	25/05/2017	DRILLING OF HOLES AND LEVELLING	$2,288.00	

WA Fire Protection	**1845.11418-01**	**29/05/2017**	**INSPECT AND SERVICE FIRE EQUIPMENT**		**$1,268.30**
	18949	25/05/2017	INSPECT AND SERVICE FIRE EQUIPMENT	$1,268.30	
S and I Services (Sneska Ilikj T/A)	**1845.11452-01**	**29/05/2017**	**CLEANING**		**$280.00**
	54	26/05/2017	CLEANING	$280.00	
Taylor Sparks (The Trustee for Hampton Trust T/A)	**1845.11463-01**	**29/05/2017**	**ADVERTISING MATERIAL**		**$3,564.27**
	ts3169	25/05/2017	BUSINESS CARDS	$592.90	
	ts3170	26/05/2017	MIDVALE HUB SERVICE CAMPAIGN MATERIALS	$2,971.37	
Swan Valley Fresh (Vendor Management Solutions PtyLtd T/A)	**1845.11474-01**	**29/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$83.55**
	00014112	24/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$83.55	
WARP Traffic Management (WARP Pty Ltd T/A)	**1845.11564-01**	**29/05/2017**	**TRAFFIC MANAGEMENT**		**$81,617.56**
	8278366	11/04/2017	TRAFFIC MANAGEMENT	$783.20	
	8278375	11/04/2017	TRAFFIC MANAGEMENT	$685.30	
	8278368	11/04/2017	TRAFFIC MANAGEMENT	$2,202.75	
	8278372	12/04/2017	TRAFFIC MANAGEMENT	$999.63	
	8278369	12/04/2017	TRAFFIC MANAGEMENT	$3,353.08	
	8278371	18/04/2017	TRAFFIC MANAGEMENT	$1,305.70	
	8278373	18/04/2017	TRAFFIC MANAGEMENT	$1,305.70	
	8278370	20/04/2017	TRAFFIC MANAGEMENT	$3,272.09	
	8278374	20/04/2017	TRAFFIC MANAGEMENT	$2,990.62	
	8278667	21/04/2017	TRAFFIC MANAGEMENT	$3,615.15	
	8278508	27/04/2017	TRAFFIC MANAGEMENT	$3,034.90	
	8278666	27/04/2017	TRAFFIC MANAGEMENT	$4,545.55	
	8278516	27/04/2017	TRAFFIC MANAGEMENT	$1,272.70	
	8278509	27/04/2017	TRAFFIC MANAGEMENT	$4,136.28	
	8278510	27/04/2017	TRAFFIC MANAGEMENT	$8,007.32	
	8278505	27/04/2017	TRAFFIC MANAGEMENT	$4,996.35	
	8278661	27/04/2017	TRAFFIC MANAGEMENT	$3,803.88	
	8278782	28/04/2017	TRAFFIC MANAGEMENT	$4,650.48	
	8278779	28/04/2017	TRAFFIC MANAGEMENT	$5,109.57	
	8278780	04/05/2017	TRAFFIC MANAGEMENT	$3,181.75	
	8278781	04/05/2017	TRAFFIC MANAGEMENT	$3,181.76	
	8278888	10/05/2017	TRAFFIC MANAGEMENT	$832.15	
	8278880	10/05/2017	TRAFFIC MANAGEMENT	$3,917.12	
	8278883	10/05/2017	TRAFFIC MANAGEMENT	$2,251.70	
	8278884	10/05/2017	TRAFFIC MANAGEMENT	$3,728.38	
	8278665	11/05/2017	TRAFFIC MANAGEMENT	$2,496.45	
	8278882	16/05/2017	TRAFFIC MANAGEMENT	$1,958.00	
Bow Steel Pty Ltd	**1845.11568-01**	**29/05/2017**	**STEEL FABRICATION**		**$6,710.00**
	149	26/05/2017	SUPPLY + INSTALL OF BALLUSTRADING & HANDRAILS	$6,710.00	
Contra-Flow Pty Ltd	**1845.11580-01**	**29/05/2017**	**TRAFFIC MANAGEMENT**		**$17,318.12**
	T17/37258	20/04/2017	TRAFFIC MANAGEMENT	$2,473.90	
	T17/37252	21/04/2017	TRAFFIC MANAGEMENT	$1,608.95	

	T17/37357	28/04/2017	TRAFFIC MANAGEMENT	$1,584.19	
	T17/37577	04/05/2017	TRAFFIC MANAGEMENT	$1,703.59	
	T17/37582	04/05/2017	TRAFFIC MANAGEMENT	$9,947.49	
Snap Plumbing & Construction	**1845.11624-01**	**29/05/2017**	**PLUMBING**		**$10,450.00**
	42611	25/05/2017	PLUMBING WORKS AT HARRY RISEBOROUGH OVAL	$10,450.00	
Whelans Australia Pty Ltd (T/A Veris)	**1845.11648-01**	**29/05/2017**	**PROFESSIONAL SURVEY SERVICES**		**$2,677.13**
	70039	04/05/2017	PROFESSIONAL SURVEY SERVICES	$1,479.50	
	70086	11/05/2017	PROFESSIONAL SURVEY SERVICES	$774.13	
	70100	11/05/2017	PROFESSIONAL SURVEY SERVICES	$423.50	
Construction Hydraulic Design Pty Ltd	**1845.11668-01**	**29/05/2017**	**HYDRAULIC CONSULTING FEES**		**$3,410.00**
	00021748	26/05/2017	HYDRAULIC CONSULTING FEES	$3,410.00	
Stylecraft Australia Pty Ltd	**1845.11710-01**	**29/05/2017**	**LIBRARY FIT OUT**		**$1,563.35**
	SPI014621	25/05/2017	LIBRARY FIT OUT - DEPOSIT	$1,563.35	
Ohura Consulting (Trustee for Ohura Trust T/A)	**1845.11797-01**	**29/05/2017**	**INDUSTRIAL RELATIONS SERVICES**		**$1,811.04**
	284	10/05/2017	INDUSTRIAL RELATIONS SERVICES	$1,811.04	
Minda Mia Contracting	**1845.1188-01**	**29/05/2017**	**GARDENING**		**$34,951.81**
	00003976	18/05/2017	GROUNDS MAINTENANCE	$563.79	
	00003977	18/05/2017	HORTICULTURE MAINTENANCE	$2,145.39	
	00003978	18/05/2017	SLASHING	$151.25	
	00003979	18/05/2017	COMMUNITY CENTRE LANDSCAPE MAINTENANCE	$2,035.28	
	00003980	18/05/2017	GARDENING	$90.75	
	00003981	18/05/2017	ADMIN & TOWN CENTRE HORTICULTURE MAINTENANCE	$13,201.13	
	00003982	18/05/2017	LANDSCAPE MAINTENANCE	$3,773.22	
	00003983	18/05/2017	LANDSCAPE MAINTENANCE	$11,660.00	
	00003984	18/05/2017	MAINTENANCE - GOLDSBOROUGH ENTRANCE	$1,331.00	
A Plus Limestone & Earthmoving (Chinrock Pty Ltd T/A)	**1845.11896-01**	**29/05/2017**	**LIMESTONE BLOCKS AND EARTHWORKS**		**$5,975.00**
	30	18/05/2017	SUPPLY & INSTALL CONCRETE & NATURAL EARTH BLOCKS	$5,975.00	
Essential Economics Pty Ltd	**1845.11919-01**	**29/05/2017**	**MUNDARING COMMERCIAL STRATEGY**		**$11,000.00**
	3412	26/05/2017	MUNDARING COMMERCIAL STRATEGY	$11,000.00	
Eastern Hills Towing (WA Panel Works Pty Ltd T/A)	**1845.11922-01**	**29/05/2017**	**TOWING**		**$176.00**
	60707	05/05/2017	TOWING	$176.00	
The Stationery Co (C Willis & D J Willis T/A)	**1845.11953-01**	**29/05/2017**	**STATIONERY**		**$420.30**
	150625	11/05/2017	STATIONERY	$420.30	
Trade West Industrial Supplies Pty Ltd	**1845.11967-01**	**29/05/2017**	**EQUIPMENT SUPPLIES**		**$1,108.80**
	61324	04/05/2017	SUPPLY AND DELIVERY OF LFN11 LATEX FOAM GLOVE	$1,108.80	
ZircoData Pty Ltd	**1845.11969-01**	**29/05/2017**	**OFFSITE STORAGE**		**$1,270.84**
	76544	02/05/2017	OFFSITE STORAGE	$1,270.84	

Access Icon Pty Ltd T/A Icon Septech	**1845.11984-01**	**29/05/2017**	**SIDE ENTRY PITS**		**$1,721.50**
	1783	04/05/2017	SIDE ENTRY PITS	$1,721.50	
G.J. Coverley Electrical Services Pty Ltd	**1845.12021-01**	**29/05/2017**	**REPLACE LIGHT SWITCH**		**$484.00**
	00020671	11/05/2017	REPLACE LIGHT SWITCH	$484.00	
The Trustee for Bigtop Unit Trust	**1845.12030-01**	**29/05/2017**	**SHADES FOR MECPC**		**$1,229.49**
	INV-16245	25/05/2017	SHADES FOR MECPC	$1,229.49	
Taylor Hardyman Group Pty Ltd	**1845.12031-01**	**29/05/2017**	**LOCKERS & NUMBER PLAQUES**		**$2,222.00**
	IV0251798	24/05/2017	LOCKERS & NUMBER PLAQUES - BILGOMAN	$2,222.00	
Sigma Chemicals	**1845.124-01**	**29/05/2017**	**CHLORINE/POOL CHEMICALS**		**$957.99**
	375180	02/05/2017	CHEMICALS	$957.99	
Komatsu Australia Pty Ltd	**1845.126-01**	**29/05/2017**	**PARTS**		**$298.19**
	000638196	11/05/2017	SUPPLY OF PARTS	$298.19	
Western Australian Treasury Corp	**1845.131-01**	**29/05/2017**	**LOAN REPAYMENT**		**$91,888.81**
	LOAN 170	26/05/2017	LOAN 170 REPAYMENT - PRINCIPAL & INTEREST	$42,395.12	
	LOAN 171	26/05/2017	LOAN 171 REPAYMENT - PRINCIPAL & INTEREST	$49,493.69	
NNT - Division of Pacific Brands Workwear Group P/L	**1845.1328-01**	**29/05/2017**	**UNIFORMS**		**$87.10**
	01499680	18/05/2017	UNIFORMS	$87.10	
Sonic HealthPlus Pty Ltd	**1845.138-01**	**29/05/2017**	**MEDICAL EXAMINATION**		**$451.00**
	1276340	25/05/2017	MEDICAL EXAMINATION	$231.00	
	1273329	25/05/2017	MEDICAL EXAMINATION	$220.00	
Eastern Metropolitan Regional Council	**1845.21-01**	**29/05/2017**	**LANDFILL DISPOSAL FEES**		**$36,526.14**
	011 413	25/05/2017	LANDFILL DISPOSAL FEES 10/05/17-16/05/17	$36,526.14	
Security & Key Distributors	**1845.218-01**	**29/05/2017**	**KEYS**		**$1,083.92**
	1030205	02/05/2017	KEYS	$66.33	
	1029455	29/05/2017	DOOR FURNITURE & CYLINDERS	$1,017.59	
Mundaring Garden Centre	**1845.2496-01**	**29/05/2017**	**PLANTS**		**$18,475.35**
	84	26/05/2017	SEEDLINGS FOR TCUP 2017	$18,475.35	
Lo-Go Appointments	**1845.253-01**	**29/05/2017**	**TEMP STAFF**		**$1,223.20**
	00415775	26/05/2017	TEMP STAFF - TEMPORARY OSH OFFICER	$1,223.20	
Stewart & Heaton Clothing Co	**1845.2625-01**	**29/05/2017**	**UNIFORMS**		**$196.84**
	SIN-2733300	04/05/2017	UNIFORMS	$98.42	
	SIN-2734560	10/05/2017	UNIFORMS	$98.42	

Hills Seafood Supplies	**1845.2741-01**	**29/05/2017**	**PROVISIONS FOR REFLECTIONS CAFE**		**$435.13**
	40600	19/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$196.54	
	40834	24/05/2017	PROVISIONS FOR REFLECTIONS CAFE	$238.59	
Staples Australia Pty Limited	**1845.280-01**	**29/05/2017**	**STATIONERY**		**$314.40**
	9021049270	04/05/2017	STATIONERY	$135.39	
	9021080710	11/05/2017	STATIONERY	$179.01	
Civica Pty Ltd	**1845.300-01**	**29/05/2017**	**FEES**		**$21,082.09**
	M/LG006269	25/05/2017	PERFORMANCE MANAGER SUPPORT & MAINTENANCE	$21,082.09	
McLeods Barristers and Solicitors	**1845.307-01**	**29/05/2017**	**PROVISION OF PROFESSIONAL LEGAL SERVICES**		**$3,241.14**
	96771	25/05/2017	LEGAL FEES - RATES	$2,865.91	
	97693	26/05/2017	LEGAL FEES - INTERIM INJUNCTION APPLICATION	$375.23	
Landgate	**1845.314-01**	**29/05/2017**	**TITLE SEARCHES**		**$248.50**
	769213	04/05/2017	ONLINE TITLE SEARCHES	$248.50	
John Forrest Wildflower Tavern	**1845.3205-01**	**29/05/2017**	**CATERING**		**$500.00**
	4989	25/05/2017	CATERING - IPRF WORKSHOP	$500.00	
Turfworks WA Pty Ltd	**1845.3232-01**	**29/05/2017**	**MOWING**		**$1,755.58**
	4057	26/05/2017	MOWING	$1,755.58	
Boral Construction Materials Group Ltd	**1845.33-01**	**29/05/2017**	**ASPHALT**		**$1,160.39**
	WA12697391	18/04/2017	ASPHALT - LILYDALE RD	$994.62	
	WA12706096	27/04/2017	ASPHALT	$165.77	
Fasta Courier Service	**1845.336-01**	**29/05/2017**	**COURIER SERVICES**		**$201.47**
	169299	25/05/2017	COURIER SERVICES	$201.47	
State Law Publisher	**1845.342-01**	**29/05/2017**	**STATE LAW PUBLICATIONS**		**$314.80**
	160036	11/05/2017	GAZZETAL OF CHANGE OF WARD BOUNDARIES	$314.80	
Eastern Hills Veterinary Centre	**1845.360-01**	**29/05/2017**	**VET FEES**		**$129.00**
	1866766	25/05/2017	VET FEES	$129.00	
Courier Australia	**1845.375-01**	**29/05/2017**	**COURIER SERVICES**		**$27.50**
	0292	25/05/2017	COURIER SERVICES	$27.50	
Mundaring Electrical Contracting Service	**1845.381-01**	**29/05/2017**	**ELECTRICAL SERVICES**		**$154.00**
	6412	24/05/2017	ELECTRICAL SERVICES	$154.00	
Bunzl Ltd	**1845.388-01**	**29/05/2017**	**CLEANING SUPPLIES**		**$1,045.72**
	T670268	20/04/2017	CLEANING PRODUCTS	$344.43	
	T676183	04/05/2017	CLEANING PRODUCTS	$701.29	

Boya Equipment Pty Ltd	**1845.4252-01**	**29/05/2017**	**EQUIPMENT PURCHASES**		**$349.83**
	60912/01	10/05/2017	SUPPLY OF ASSORTED PARTS FOR KUBOTA MOWER	$245.18	
	60994/01	10/05/2017	SUPPLY OF CV KIT FOR KUBOTA RTV - 017 MDG	$104.65	
Perry Environmental Contracting	**1845.4386-01**	**29/05/2017**	**ENVIRONMENTAL SERVICES**		**$863.50**
	2507	18/05/2017	WOODY WEED REMOVAL	$533.50	
	2505	19/05/2017	HAZARD REDUCTION - R34359	$165.00	
	2506	19/05/2017	HAZARD REDUCTION - R34359	$165.00	
Aardvark Bobcat & Truck Hire	**1845.4407-01**	**29/05/2017**	**HIRE OF PLANT**		**$3,252.15**
	#568	26/05/2017	BOBCAT & TRUCK HIRE	$3,252.15	
Mahogany Building & Design	**1845.452-01**	**29/05/2017**	**MAINTENANCE**		**$616.00**
	1070	25/05/2017	INSTALLATION OF METAL GATE	$616.00	
Flexi Staff Pty Ltd	**1845.4560-01**	**29/05/2017**	**TEMP STAFF**		**$6,959.20**
	177251	25/05/2017	TEMP STAFF - DEPOT	$6,959.20	
Pure Air Filters	**1845.4749-01**	**29/05/2017**	**PARTS**		**$297.00**
	00009806	20/04/2017	AIR FILTER CLEANING	$127.60	
	00009836	28/04/2017	AIR FILTER CLEANING	$169.40	
Echo Newspaper	**1845.480-01**	**29/05/2017**	**ADVERTISING**		**$2,108.92**
	00356386	20/04/2017	ADVERTISING	$509.19	
	00356168	21/04/2017	ADVERTISING	$1,405.69	
	00356559	27/04/2017	ADVERTISING	$194.04	
West Sure Group Pty Ltd	**1845.4811-01**	**29/05/2017**	**SECURITY EXPENSES**		**$89.21**
	00017757	25/05/2017	CASH IN TRANSIT SERVICES	$89.21	
Noise & Vibration Measurement Systems	**1845.4865-01**	**29/05/2017**	**MICROPHONE EXTENSION CABLE**		**$1,207.45**
	1000-1435-2017	04/05/2017	MICROPHONE EXTENSION CABLE	$1,207.45	
Carringtons Traffic Services	**1845.4882-01**	**29/05/2017**	**TRAFFIC MANAGEMENT**		**$2,301.75**
	00034771	20/04/2017	TRAFFIC MANAGEMENT	$2,301.75	
Community Newspaper Group	**1845.555-01**	**29/05/2017**	**ADVERTISING**		**$2,261.97**
	2864879	25/05/2017	ADVERTISING	$2,261.97	
Mundaring Sharing (Inc)	**1845.599-01**	**29/05/2017**	**ANNUAL FUNDING 2016/17**		**$8,462.00**
	180517	25/05/2017	ANNUAL FUNDING 2016/17	$8,462.00	
Baileys Fertilisers	**1845.61-01**	**29/05/2017**	**FERTILISER SUPPLIES**		**$1,358.50**
	INV11219	24/05/2017	GRANULATED FERTILISER	$1,358.50	
Strata Corporation Pty Ltd T/A StrataGreen	**1845.6282-01**	**29/05/2017**	**SUPPLY AND DELIVERY OF SLOW RELEASE FERTILISER**		**$553.86**
	84882	27/04/2017	SUPPLY AND DELIVERY OF SLOW RELEASE FERTILISER	$553.86	

Buick Holdings Pty Ltd T/A DVG Midland Kia	**1845.7314-01**	**29/05/2017**	**SERVICE**		**$88.00**
	3202091	18/05/2017	SERVICE - 806MDG	$88.00	
Plantrite (Plant Force Investments Pty LTd T/A)	**1845.7332-01**	**29/05/2017**	**PLANT LABELS**		**$172.26**
	00016692	26/05/2017	PLANT LABELS	$172.26	
Humes Wembley Cement (Holcim Australia Pty Ltd)	**1845.7347-01**	**29/05/2017**	**CEMENT PRODUCTS**		**$36,289.96**
	9402986244	27/04/2017	CEMENT PRODUCTS	$13,431.44	
	9402988911	28/04/2017	CONCRETE PRODUCTS	$11,637.97	
	9402992367	28/04/2017	CONCRETE PRODUCTS	$3,477.10	
	9402996802	28/04/2017	CONCRETE PRODUCTS	$7,743.45	
Insight CCS	**1845.7541-01**	**29/05/2017**	**INSIGHT AFTER HOURS SERVICE APRIL 17**		**$1,457.89**
	00087192	16/05/2017	INSIGHT AFTER HOURS SERVICE APRIL 17	$1,457.89	
West Force Plumbing & Gas	**1845.7735-01**	**29/05/2017**	**PLUMBING**		**$9,313.50**
	00022760	05/05/2017	PLUMBING	$231.00	
	00022761	05/05/2017	PLUMBING	$99.00	
	00022765	11/05/2017	PLUMBING	$330.00	
	00022781	11/05/2017	PLUMBING	$159.50	
	00022782	11/05/2017	PLUMBING	$99.00	
	00022768	11/05/2017	PLUMBING	$335.50	
	00022786	16/05/2017	PLUMBING	$159.50	
	00022758	25/05/2017	INSTALL NEW PUMP TANK	$7,900.00	
Ricoh Finance	**1845.7857-01**	**29/05/2017**	**RENTAL CHARGES**		**$210.10**
	054935	10/05/2017	RENTAL CHARGES	$210.10	
East End Electrical	**1845.8149-01**	**29/05/2017**	**ELECTRICAL SERVICES**		**$1,694.00**
	EEE1000-656	24/05/2017	ELECTRICAL SERVICES	$1,694.00	
Wooroloo Native Tree Farm	**1845.8255-01**	**29/05/2017**	**PLANTS FOR TCUP 2017**		**$19,350.00**
	00000205	26/05/2017	PLANTS FOR TCUP 2017	$19,350.00	
A M Stonework	**1845.8305-01**	**29/05/2017**	**REPAIRS**		**$968.00**
	00000102	26/05/2017	REPAIR DAMAGED STONEWALL IN FRONT OF PINE PARK	$968.00	
Natural Area Holdings P/L T/A Natural Area Consulting	**1845.8374-01**	**29/05/2017**	**WEED CONTROL**		**$1,196.25**
	00007486	11/05/2017	WEED CONTROL	$1,196.25	
Breadwinner Bakehouse	**1845.8422-01**	**29/05/2017**	**CATERING**		**$97.50**
	376	25/05/2017	CATERING - BFAC MEETING MAY 2017	$97.50	
Great Sand Supplies Trust	**1845.8584-01**	**29/05/2017**	**GRAVEL SUPPLIES**		**$5,450.14**
	00003393	04/05/2017	GRAVEL STOCK	$4,168.69	
	00003394	04/05/2017	SAND	$1,281.45	

Airlite Cleaning	**1845.8677-01**	**29/05/2017**	**SANITARY BINS**		**$1,826.77**
	321853	16/05/2017	BOYA COMMUNITY HUB - 7 SANITARY BINS	$206.25	
	321852	16/05/2017	SANITARY BINS	$1,620.52	
Northam Tree Services	**1845.8769-01**	**29/05/2017**	**STREET TREE MAINTENANCE**		**$23,248.50**
	1558	26/05/2017	STREET TREE MAINTENANCE	$3,239.50	
	1557	26/05/2017	STREET TREE MAINTENANCE	$3,118.50	
	1556	26/05/2017	STREET TREE MAINTENANCE	$3,118.50	
	1560	26/05/2017	STREET TREE MAINTENANCE	$2,992.00	
	1562	26/05/2017	STREET TREE MAINTENANCE	$3,118.50	
	1563	26/05/2017	STREET TREE MAINTENANCE	$3,118.50	
	1564	26/05/2017	STREET TREE MAINTENANCE	$1,001.00	
	1565	26/05/2017	STREET TREE MAINTENANCE	$3,542.00	
Conway Highbury Pty Ltd	**1845.8971-01**	**29/05/2017**	**PROPERTY STRATEGY IMPLEMENTATION**		**$1,063.70**
	2017-044	05/05/2017	PROPERTY STRATEGY IMPLEMENTATION	$1,063.70	
Octagon-BKG Lifts	**1845.9493-01**	**29/05/2017**	**ANNUAL SERVICE**		**$2,609.20**
	00014216	25/05/2017	ANNUAL SERVICE - PLATFORM LIFT	$2,609.20	
Brice Pest Management	**1845.9596-01**	**29/05/2017**	**PEST TREATMENT**		**$1,595.00**
	01956	18/05/2017	TERMITE TREATMENT - CHRISTOWE PARK	$176.00	
	01960	18/05/2017	PEST TREATMENT	$110.00	
	01961	25/05/2017	PEST INSPECTIONS	$363.00	
	01962	26/05/2017	PEST INSPECTIONS 2017	$946.00	
MPK Tree Management Pty Ltd	**1845.9627-01**	**29/05/2017**	**STREET TREE MAINTENANCE**		**$15,127.20**
	00004602	18/04/2017	STREET TREE MAINTENANCE	$2,314.40	
	00004613	21/04/2017	STREET TREE MAINTENANCE	$2,816.00	
	00004614	21/04/2017	STREET TREE MAINTENANCE	$2,886.40	
	00004634	04/05/2017	STREET TREE MAINTENANCE	$3,388.00	
	00004608	26/05/2017	STREET TREE MAINTENANCE	$3,722.40	
Redback Contractors Pty Ltd	**1845.9630-01**	**29/05/2017**	**CAM LOCK HOSE CONNECTIONS & CAGE**		**$1,547.81**
	1260	26/05/2017	CAM LOCK HOSE CONNECTIONS	$924.00	
	1261	26/05/2017	GALVANISED VALVE CAGE	$623.81	
Ramzilla Timber Pty Ltd T/As Mundaring Hardware	**1845.9824-01**	**29/05/2017**	**HARDWARE**		**$817.58**
	53213	04/05/2017	GREY CEMENT BAGS	$486.00	
	53107	12/05/2017	HARDWARE	$331.58	
Care Giver Subsidies	**1846.3462-01**	**22/05/2017**	**CARE GIVER SUBSIDIES**		**$978.51**
	220517	30/05/2017	CARE GIVER SUBSIDIES	$978.51	
Care Giver Subsidies	**1847.3462-01**	**18/05/2017**	**CARE GIVER SUBSIDIES**		**$43,190.26**
	180517	01/06/2017	CARE GIVER SUBSIDIES	$43,190.26	
			Total Confirmation Cheques		**$4,525,376.79**

Shire of Mundaring - Trust Fund	Account : 633-000 158416396				
Cheque CHQ					
Glen Forrest Junior Cricket Club 4	**00400115**	**04/05/2017**	**KEY BOND REFUND**		**$44.00**
	938443	04/05/2017	KEY BOND REFUND	$44.00	
Mrs N L Grundy	**00400116**	**04/05/2017**	**KEY BOND REFUND**		**$55.00**
	982826	04/05/2017	KEY BOND REFUND	$55.00	
Shire of Mundaring	**00400117**	**04/05/2017**	**KEY BOND REFUND INCORRECT NAR**		**$88.00**
	983586	04/05/2017	KEY BOND REFUND INCORRECT NAR	$88.00	
Mrs J L Woodley	**00400118**	**11/05/2017**	**HALL BOND REFUND**		**$110.00**
	984853	11/05/2017	HALL BOND REFUND	$110.00	
Mrs K A Andrich	**00400119**	**11/05/2017**	**HALL BOND REFUND**		**$1,000.00**
	982962	11/05/2017	HALL BOND REFUND	$1,000.00	
Parkerville Football Club	**00400120**	**11/05/2017**	**HALL BOND REFUND**		**$330.00**
	982192	11/05/2017	HALL BOND REFUND	$330.00	
Mr N Yip	**00400121**	**11/05/2017**	**KEY BOND REFUND**		**$55.00**
	966033	11/05/2017	KEY BOND REFUND	$55.00	
Mrs J A Williams	**00400122**	**11/05/2017**	**KEY BOND REFUND**		**$55.00**
	394601	11/05/2017	KEY BOND REFUND	$55.00	
Riding for the Disabled WA Hills Gr	**00400123**	**18/05/2017**	**KEY BOND REFUND**		**$55.00**
	983045	18/05/2017	KEY BOND REFUND	$55.00	
Helena Valley Cricket Club	**00400124**	**18/05/2017**	**KEY BOND REFUNDS**		**$374.00**
	299776	18/05/2017	KEY BOND REFUNDS	$374.00	
Mrs T M McQuire	**00400125**	**25/05/2017**	**HALL BOND REFUND**		**$110.00**
	983808	25/05/2017	HALL BOND REFUND	$110.00	
Ms R Barlow	**00400126**	**25/05/2017**	**HALL BOND REFUND**		**$110.00**
	986216	25/05/2017	HALL BOND REFUND	$110.00	
Ms R Relf	**00400127**	**25/05/2017**	**HALL BOND REFUND**		**$110.00**
	983819	25/05/2017	HALL BOND REFUND	$110.00	
Mrs N I Walder	**00400128**	**25/05/2017**	**HALL BOND REFUND**		**$330.00**
	982176	25/05/2017	HALL BOND REFUND	$330.00	

	00400129		**CHEQUE CANCELLED**		
Shire of Mundaring	**00400130**	**31/05/2017**	**BCITF LEVY - MAY 2017**		**$198.00**
	MAY 2017	31/05/2017	BCITF LEVY - MAY 2017	$198.00	
Building Commission	**00400131**	**31/05/2017**	**BUILDING SERVICES LEVY - MAY 2017**		**$15,429.38**
	MAY 2017	31/05/2017	BUILDING SERVICES LEVY - MAY 2017	$15,429.38	
Shire of Mundaring	**00400132**	**31/05/2017**	**BUILDING SERVICES LEVY - MAY 2017**		**$395.00**
	MAY 2017	31/05/2017	BUILDING SERVICES LEVY - MAY 2017	$395.00	
Building & Construction Industry Training Fund	**00400133**	**31/05/2017**	**BCITF LEVY - MAY 2017**		**$13,622.14**
	MAY 2017	31/05/2017	BCITF LEVY - MAY 2017	$13,622.14	
			Total Confirmation Cheques		**$32,470.52**
PAYMENTS BY ELECTRONIC FUNDS TRANSFER (Payroll)					
Pay Summary	PP22/17 cycle 1	4/05/2017			**$355,618.91**
Pay Summary	PP22/17 cycle 2	4/05/2017			**$80,714.57**
Pay Summary	PP23/17 cycle 1	18/05/2017			**$350,646.96**
Pay Summary	PP23/17 cycle 2	18/05/2017			**$85,285.08**
Pay Summary	PP24/17 cycle 1	31/05/2017			**$356,870.39**
Pay Summary	PP24/17 cycle 2	31/05/2017			**$84,094.02**
		Total Payroll Payments Direct From Municipal Account			**$1,313,229.93**
PAYMENTS BY DIRECT DEBIT FROM MUNICIPAL ACCOUNT					
Bendigo - Merch Bank Fees		MAY			**$2,344.44**
Bendigo - Direct Debit Fees		MAY			**$377.82**
Commonwealth Bank - Bpoint Fees		MAY			**$473.12**
NAB - Purchase Cards		MAY			**$30,753.87**
Fleetcare - Fuel Payments		MAY			**$3,875.59**
HP Financial Services - Equipment Lease		MAY			**$17,740.80**
Konica Minolta - Equipment Lease		MAY			**$2,696.41**
Konica Minolta - Equipment Lease		MAY			**$152.66**
Puma Fuel		MAY			**$37.70**
		Total Electronic Fund Payments Direct From Municipal Account			**$58,452.41**

NAB Credit Card				
Date	**Supplier**	**Description**	**Amount**	**Card User**
1-May-17	Department of Parks & Wildlife	KSP Library - magazine subscription	$30.00	Kerryn Martin
1-May-17	Stratton Supa IGA	Panadol and Band-Aids for the centre first aid box and morning tea for playgroups - C&PCS - IAS - M/S	$17.03	Melissa Bill
1-May-17	Stratton Supa IGA	Panadol and Band-Aids for the centre first aid box and morning tea for playgroups - C&PCS - IAS - M/S	$33.11	Melissa Bill
1-May-17	Woolworths	Food items for child care - SCFC - CLAYTON VIEW	$30.22	Jane Elkins
1-May-17	Miss Maud	IPRF Workshop # 6 - catering	$452.80	Giulia Censi
1-May-17	Stratton Supa IGA	Panadol and Band-Aids for the centre first aid box and morning tea for playgroups - C&PCS - IAS - M/S	$5.14	Melissa Bill
1-May-17	Stratton Supa IGA	Panadol and Band-Aids for the centre first aid box and morning tea for playgroups - C&PCS - IAS - M/S	$3.50	Melissa Bill
1-May-17	Henley Brook Carwash	831MDG car wash - MECPC	$18.00	Susan Broad
2-May-17	Bunnings	Cleaning Consumables and Mother's Day Activities - SCFC - Clayton View	$31.90	Jane Elkins
2-May-17	Bunnings	Cleaning Consumables and Mother's Day Activities - SCFC - Clayton View	$12.14	Jane Elkins
2-May-17	Angus & Robertson Book	KSP Library - local stock purchase	$163.48	Kerryn Martin
2-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$166.36	Kerryn Martin
3-May-17	Kmart	Resources for rooms and playgroup- MECPC	$56.00	Laurena Bogucki
3-May-17	Coles	Resources to make bath bombs for Mother's Day- MECPC	$27.60	Laurena Bogucki
3-May-17	Spotlight	Fabric to cover seating in Kindy room- MECPC	$109.95	Laurena Bogucki
3-May-17	Target	Purchase of high chairs for Babies room- MECPC	$174.00	Laurena Bogucki
3-May-17	Coles	Food and consumables for rooms, staff, children - MECPC & SCFC Clayton View	$63.78	Susan Broad
3-May-17	Coles	Food and consumables for rooms, staff, children - MECPC & SCFC Clayton View	$409.04	Susan Broad
3-May-17	Coles	Food and consumables for rooms, staff, children - MECPC & SCFC Clayton View	$32.90	Susan Broad
3-May-17	Coles	Food and Consumables - SCFC - Clayton View	$10.01	Jane Elkins
3-May-17	Coles	Food and Consumables - SCFC - Clayton View	$83.94	Jane Elkins
3-May-17	Officeworks	Stationery & printing requirements for Midvale Hub	$997.38	Raeleen McAllister
3-May-17	Modern Teaching Aids	Craft supplies for the centre (backorder refilled) C&PCS - Middle Swan	$6.12	Melissa Bill
3-May-17	Coles	Food and consumables for rooms, staff, children - MECPC & SCFC Clayton View	$88.94	Susan Broad
4-May-17	Big Bubble	Resources to make bath bombs for Mother's Day- MECPC	$23.95	Laurena Bogucki
4-May-17	Target	Refund - returned high chairs due to poor quality- MECPC	-$174.00	Laurena Bogucki
4-May-17	Jb Hi-Fi Online	AFM Library - DVDs	$397.72	Helen McKissock
4-May-17	Angus & Robertson Book	AFM Library - Books	$628.66	Helen McKissock
4-May-17	Angus & Robertson Book	Non-supply refund for Junior book stock at AFM library	-$11.90	Morgan Yasbincek
4-May-17	Bolinda Publishing	Junior A/V stock for KSP and AFM libraries	$197.90	Morgan Yasbincek
4-May-17	Coles	Purchase of afternoon tea for Speaker's Circle	$22.90	Rachael Bacon
4-May-17	Bolinda Publishing	Junior A/V stock for KSP and AFM libraries	$108.82	Morgan Yasbincek
4-May-17	City of Perth Parking	Parking fee - PA to Director Strategic and Community Services	$15.76	Giulia Censi
4-May-17	www.ingogo.com.au	Taxi Fare to Conference	$58.06	Mark Luzi
4-May-17	Toolmart Australia Pty Ltd	65 mm socket Depot w/s	$95.00	Kelvin Worthington
5-May-17	Woolworths	Cleaning consumables and printing and stationary - SCFC - Clayton View	$10.00	Jane Elkins
5-May-17	Park Royal Darling	Accommodation for Statutory Services Director attending the PIA Conference Sydney	$550.00	Eileen Bolton
5-May-17	Woolworths	Food for Children - SCFC - CLAYTON VIEW	$8.03	Jane Elkins
5-May-17	Woolworths	Food for Children - SCFC - CLAYTON VIEW	$21.26	Jane Elkins
5-May-17	Woolworths	Cleaning consumables and printing and stationary - SCFC - Clayton View	$18.74	Jane Elkins
5-May-17	Coles	Provisions for Reflections Café, Lake Leschenaultia	$24.75	Leonie Ettridge
5-May-17	Coles	Provisions for Reflections Café, Lake Leschenaultia	$32.27	Leonie Ettridge

8-May-17	Working With Children Screening Unit	Purchase of Working With Children's check renewal	$83.00	Rachael Bacon
8-May-17	Stratton Supa IGA	A4 paper, milk and biscuits for the centre and morning tea for the playgroups - C&PCS - IAS - M/S	$10.14	Melissa Bill
8-May-17	Stratton Supa IGA	A4 paper, milk and biscuits for the centre and morning tea for the playgroups - C&PCS - IAS - M/S	$23.48	Melissa Bill
8-May-17	Best Price Variety Store	Umbrella for court yard - SCFC - Clayton View	$35.94	Jane Elkins
8-May-17	Coles	Food for Children - SCFC - CLAYTON VIEW	$20.40	Jane Elkins
8-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$26.67	Kerryn Martin
8-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$415.47	Kerryn Martin
8-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$26.67	Kerryn Martin
8-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$21.67	Kerryn Martin
8-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$21.67	Kerryn Martin
8-May-17	Company Directors	Australian Institute of Company Directors - subscription	$550.00	Giulia Censi
8-May-17	Coles	Office supplies	$13.97	Joanne Dutton
8-May-17	Coles	Office supplies	$3.61	Joanne Dutton
8-May-17	Hort Plan Pty Ltd	Recognition of Continuing Employee Service (Co-ordinator IT Infrastructure - 10 years)	$250.00	Anna Italiano
8-May-17	Red Dot Stores	Provisions for Reflections Café, Lake Leschenaultia	$10.50	Leonie Ettridge
8-May-17	Stratton Supa IGA	A4 paper, milk and biscuits for the centre and morning tea for the playgroups - C&PCS - IAS - M/S	$11.24	Melissa Bill
8-May-17	Stratton Supa IGA	A4 paper, milk and biscuits for the centre and morning tea for the playgroups - C&PCS - IAS - M/S	$19.07	Melissa Bill
8-May-17	Stratton Supa IGA	A4 paper, milk and biscuits for the centre and morning tea for the playgroups - C&PCS - IAS - M/S	$10.97	Melissa Bill
8-May-17	Stratton Supa IGA	A4 paper, milk and biscuits for the centre and morning tea for the playgroups - C&PCS - IAS - M/S	$4.98	Melissa Bill
9-May-17	Glen Forrest Bakery	Food sampling - Health Services	$53.10	Martin Shurlock
9-May-17	Coles	Food and consumables for children, staff and rooms - MECPC & SCFC Clayton View	$302.42	Susan Broad
9-May-17	Officeworks	Stationery for MECPC	$36.31	Susan Broad
9-May-17	Angus & Robertson Book	Junior book stock for AFM and KSP libraries	$92.36	Morgan Yasbincek
9-May-17	Bookdepository.Com	Junior book stock for AFM and KSP libraries	$33.42	Morgan Yasbincek
9-May-17	Coles	Food and consumables for children, staff and rooms - MECPC & SCFC Clayton View	$28.00	Susan Broad
9-May-17	Coles	Food and Consumables - SCFC - Clayton View	$12.98	Jane Elkins
9-May-17	Coles	Food and Consumables - SCFC - Clayton View	$112.07	Jane Elkins
9-May-17	Angus & Robertson Book	KSP Library - local stock purchase	$344.91	Kerryn Martin
9-May-17	Angus & Robertson Book	Junior book stock for AFM and KSP libraries	$68.92	Morgan Yasbincek
9-May-17	Bookdepository.Com	Junior book stock for AFM and KSP libraries	$66.07	Morgan Yasbincek
9-May-17	Woolworths	Purchase For TACOS Term 2 - ingredients for egg and zucchini fritters	$14.48	Rachael Bacon
9-May-17	Coles	Food and consumables for children, staff and rooms - MECPC & SCFC Clayton View	$10.00	Susan Broad
10-May-17	Coles	Consumables for staff meeting dinner, coffee scrub for Mother's Day and promotional items for app	$28.16	Laurena Bogucki
10-May-17	Coles	Consumables for staff meeting dinner, coffee scrub for Mother's Day and promotional items for app	$99.23	Laurena Bogucki
10-May-17	Kmart	Purchase of items for Mother's Day and MECPC OSHC resources	$146.50	Laurena Bogucki
10-May-17	Steaks N Stuff	Meat for MECPC & SCFC - Clayton View	$847.51	Susan Broad
10-May-17	Coles	Printing and Stationary - SCFC - CLAYTON VIEW	$40.24	Jane Elkins
10-May-17	Coles	Purchase of food and cool drink for KAOS volunteers	$45.30	Rachael Bacon
10-May-17	Steaks N Stuff	Meat for MECPC & SCFC - Clayton View	$288.16	Susan Broad
10-May-17	Coles	Sippy cups and cleaning consumables - SCFC - CLAYTON VIEW	$43.00	Jane Elkins
10-May-17	Mundaring Lotto	Farewell card Manager Libraries & Community Engagement	$9.99	Paula Heath
10-May-17	City of Perth Parking	Parking for Water Wise Event	$17.57	Mark Luzi
10-May-17	Australia Post	Recognition of Departing Employee (Library Cleaner - 35 years) - Council Policy HR-02	$23.76	Anna Italiano
10-May-17	Australia Post	Recognition of Departing Employee (Library Cleaner - 35 years) - Council Policy HR-02	$2,000.04	Anna Italiano

10-May-17	Australia Post	Recognition of Continuing Employee Service (Snr Financial/Admin Officer - Children's Services) - 15 yrs	$5.94	Anna Italiano
10-May-17	Australia Post	Recognition of Continuing Employee Service (Snr Financial/Admin Officer - Children's Services) - 15 yrs	$350.01	Anna Italiano
10-May-17	Big Bubble	Materials to make Bath Bombs for Mothers Day Gifts for Before School Care - C&PCS - Middle Swan	$155.06	Melissa Bill
10-May-17	Coles	WIFI for Study Group - SCFC - CLAYTON VIEW	$50.00	Jane Elkins
11-May-17	Woolworths	Minor supplies - Health Services	$23.28	Martin Shurlock
11-May-17	2 Stall	Purchase of small jars for Mother's Day coffee scrub - MECPC OSHC	$24.00	Laurena Bogucki
11-May-17	All Occasions Group	International Public Works Conference Attendance and Speaker - 22 August 2017 - 1 Employee	$870.72	Maria Beley
11-May-17	Jb Hi-Fi Online	KSP Library - price adjustment - local AV stock purchase	-$5.00	Kerryn Martin
11-May-17	WA News Direct	KSP Library - newspaper subscription	$141.59	Kerryn Martin
11-May-17	Jb Hi-Fi Online	KSP Library - price adjustment - local AV stock purchase	-$4.00	Kerryn Martin
11-May-17	Jb Hi-Fi Online	KSP Library - price adjustment - local AV stock purchase	-$4.00	Kerryn Martin
12-May-17	Coles	Food and rolls for centre - MECPC	$17.00	Susan Broad
12-May-17	Planning Institute of Australia	Additional certificate for improving planning processes and practices award winner	$20.00	Eileen Bolton
12-May-17	Good Guys Midland	KSP Library - replacement of non-operational equipment	$270.00	Kerryn Martin
12-May-17	Swan View IGA	Afternoon tea for KAOS - C&PCS - IAS - Middle Swan	$16.91	Melissa Bill
12-May-17	Officeworks	Stationery items for service set up. Some items purchased for "Families Week activities"	$655.14	Jillian Pearce
12-May-17	Jb Hi-Fi Online	KSP Library - local AV stock purchase	$26.67	Kerryn Martin
12-May-17	Coles	Provisions for Reflections Café, Lake Leschenaultia	$23.65	Leonie Ettridge
12-May-17	Coles	Provisions for Reflections Café, Lake Leschenaultia	$145.86	Leonie Ettridge
12-May-17	Bunnings 318000	Lake General Catering Maintenance	$39.40	Peter Barrett
12-May-17	THAT Investments	Flowers to say Thank You to volunteer - C&PCS - Middle Swan	$15.95	Melissa Bill
15-May-17	Qantas	Airfare - Attendance at NGA of Local Government - Canberra 18 to 21 June 2017 - Councillor	$841.80	Anna Italiano
15-May-17	Qantas	Airfare - Attendance at NGA of Local Government - Canberra 18 to 21 June 2017 - Councillor	$2,355.98	Anna Italiano
15-May-17	Corporate Traveller	Refund - Registration for CEO to attend LG Professionals National Conference 22 to 24 May 2017	-$1,675.00	Jonathan Throssell
15-May-17	Priceless Discounts	Art and craft items for Midvale Hub stall at Midland Gate for Families week - MECPC	$57.00	Laurena Bogucki
15-May-17	Campaignmonitor.Co	Social Media Software subscription	$15.52	Giulia Censi
16-May-17	Australian Local Government Associatio	Registration - Attendance at NGA of Local Government - Canberra 18 to 21 June 2017 - Councillor	$1,259.00	Anna Italiano
16-May-17	Australian Local Government Associatio	Registration - Attendance at NGA of Local Government - Canberra 18 to 21 June 2017 - Councillor	$1,749.00	Anna Italiano
16-May-17	Stratton Supa IGA	Food for KAOS, playgroups and the Men's Group and cleaning items - C&PCS - IAS - Middle Swan	$10.95	Melissa Bill
16-May-17	Stratton Supa IGA	Food for KAOS, playgroups and the Men's Group and cleaning items - C&PCS - IAS - Middle Swan	$60.31	Melissa Bill
16-May-17	St John of God Hospital	Parking	$9.30	Mark Luzi
16-May-17	Woolworths	Purchase for Term 2 TACO ingredients for cottage pie	$18.97	Rachael Bacon
16-May-17	Kmart	Purchase for Term 2 TACO for shirt painting activity	$37.00	Rachael Bacon
16-May-17	Kmart	A4 paper and laminating sheets for the centre - C&PCS - Middle Swan	$57.50	Melissa Bill
16-May-17	Stratton Supa IGA	Food for KAOS, playgroups and the Men's Group and cleaning items - C&PCS - IAS - Middle Swan	$38.89	Melissa Bill
16-May-17	Stratton Supa IGA	Food for KAOS, playgroups and the Men's Group and cleaning items - C&PCS - IAS - Middle Swan	$4.98	Melissa Bill
16-May-17	Stratton Supa IGA	Food for KAOS, playgroups and the Men's Group and cleaning items - C&PCS - IAS - Middle Swan	$11.11	Melissa Bill
16-May-17	Stratton Supa IGA	Food for KAOS, playgroups and the Men's Group and cleaning items - C&PCS - IAS - Middle Swan	$87.11	Melissa Bill
17-May-17	Coles	Recognition of Continuing Employee Service (Kindy Teacher, Children's Services) - 15 years	$350.00	Anna Italiano
17-May-17	Coles	Food and consumables for children, rooms & staff - MECPC	$19.74	Susan Broad
17-May-17	Coles	Food and consumables for children, rooms & staff - MECPC	$397.75	Susan Broad
17-May-17	IPAA	Policy Evaluation course for Senior Strategic Planning Officer	$660.00	Eileen Bolton
17-May-17	Angus & Robertson Book	Junior book stock for AFM and KSP libraries	$38.43	Morgan Yasbincek
17-May-17	Bookdepository.Com	Junior book stock for AFM and KSP libraries	$32.89	Morgan Yasbincek

17-May-17	Coles	Food and consumables for children, rooms & staff - MECPC	$32.90	Susan Broad
17-May-17	Coles	Food & consumables for children and staff - SCFC - Clayton View	$54.98	Jane Elkins
17-May-17	Coles	Food & consumables for children and staff - SCFC - Clayton View	$29.25	Jane Elkins
17-May-17	Coles	Food & consumables for children and staff - SCFC - Clayton View	$226.60	Jane Elkins
17-May-17	Woolworths	Paper - SCFC - Clayton View	$27.50	Jane Elkins
17-May-17	Bunnings	Goods purchased for "Families Week" activities	$25.77	Jillian Pearce
17-May-17	Angus & Robertson Book	KSP Library - Local stock book purchase	$347.40	Kerryn Martin
17-May-17	Angus & Robertson Book	Junior book stock for AFM and KSP libraries	$41.32	Morgan Yasbincek
17-May-17	Bookdepository.Com	Junior book stock for AFM and KSP libraries	$32.89	Morgan Yasbincek
17-May-17	IPAA	Conference Attendance - Director Corporate Services & Co-Ordinator Governance	$99.00	Paul Oconnor
17-May-17	Coles	Office supplies	$16.00	Joanne Dutton
17-May-17	IPAA	Conference Attendance - Director Corporate Services & Co-Ordinator Governance	$99.00	Paul Oconnor
17-May-17	Unicare Health	Purchase of Handi-Grip Reacher's for Parks Staff	$382.80	Tacy Bowditch
17-May-17	Coles	Food and consumables for children, rooms & staff - MECPC	$48.50	Susan Broad
18-May-17	Coles	Cleaning consumables - MECPC	$15.39	Susan Broad
18-May-17	Woolworths	Purchase for two months afternoon tea Speakers circle	$40.26	Rachael Bacon
18-May-17	Woolworths	Purchase for two months afternoon tea Speakers circle	$11.39	Rachael Bacon
18-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$21.67	Kerryn Martin
18-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$17.67	Kerryn Martin
18-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$26.67	Kerryn Martin
18-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$21.67	Kerryn Martin
18-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$31.67	Kerryn Martin
18-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$249.04	Kerryn Martin
18-May-17	Angus & Robertson Book	KSP Library - local book stock purchase	$836.84	Kerryn Martin
18-May-17	Jb Hi-Fi Online	KSP Library - local stock AV purchase	$17.67	Kerryn Martin
18-May-17	Mundaring Lotto	Office supplies	$14.40	Joanne Dutton
18-May-17	Red Dot Stores	Certificate Frames for Recognition Awards	$69.00	Anna Italiano
18-May-17	Woolworths	Purchase of kitchen cleaning items for SVYC kitchen	$13.48	Rachael Bacon
18-May-17	Subway Swan View	Subway for the adult study group because the lecturer is leaving to have a baby - C&PCS - M/S	$57.00	Melissa Bill
19-May-17	Bunnings	General Maintenance Lake	$19.46	Peter Barrett
19-May-17	Jb Hi-Fi Online	AFM Library - DVDs	$398.38	Helen McKissock
19-May-17	Bookdepository.Com	AFM Library - Books	$117.11	Helen McKissock
19-May-17	Angus & Robertson Book	AFM Library - Books	$185.90	Helen McKissock
19-May-17	Jb Hi-Fi Online	AFM Library - DVDs	$134.68	Helen McKissock
19-May-17	Woolworths	Cleaning consumables - SCFC - Clayton View	$15.70	Jane Elkins
19-May-17	Coles	Provisions for Reflections Cafe, Lake Leschenaultia	$37.40	Leonie Ettridge
19-May-17	Coles	Provisions for Reflections Cafe, Lake Leschenaultia	$52.97	Leonie Ettridge
22-May-17	PLE Computers Pty Ltd	Blower for cleaning computer equipment	$129.41	Ray Griffith
22-May-17	AMF Morley	Aboriginal Men's Group excursion - C&PCS - IAS - Middle Swan	$298.00	Melissa Bill
22-May-17	Swan Valley Cafe	Staff luncheon - SCFC - Clayton View	$305.20	Raeleen McAllister
22-May-17	Bunnings	PPE and anchofix for Mundaring Hardcourts	$47.00	John Neale
22-May-17	Surveygizmo	Emergency Preparedness Program - survey	$34.11	Giulia Censi
22-May-17	Supafit Seat Covers	Driver H/D seat cover Depot w/s	$176.00	Kelvin Worthington
22-May-17	The Honda Shop	Carby water pump Depot w/s	$110.45	Kelvin Worthington

22-May-17	Australian Refrigeration Council	Renewal of ARC license for Shire of Mundaring	$461.00	John Gault
22-May-17	Bunnings	PPE and anchofix for Mundaring Hardcourts	$85.98	John Neale
23-May-17	Mundaring Florists By Design	Memorial Wreath - USA Memorial Day	$95.00	Anna Italiano
23-May-17	Coles	Food & consumables for rooms, staff & children - MECPC & SCFC Clayton View	$3.60	Susan Broad
23-May-17	Coles	Food & consumables for rooms, staff & children - MECPC & SCFC Clayton View	$60.75	Susan Broad
23-May-17	Coles	Food & consumables for rooms, staff & children - MECPC & SCFC Clayton View	$370.45	Susan Broad
23-May-17	Bolinda Publishing	Junior A/V stock for AFM and KSP libraries	$351.23	Morgan Yasbincek
23-May-17	Coles	Food & consumables for Rooms, staff & children - MECPC & SCFC Clayton View	$32.15	Susan Broad
23-May-17	Bolinda Publishing	Junior A/V stock for AFM and KSP libraries	$385.88	Morgan Yasbincek
23-May-17	Taxi Epay Australia	Taxi - Conference	$57.06	Mark Luzi
23-May-17	Coles	Purchase for Term 2 TACOS - Ingredients for chicken caesar salad	$10.01	Rachael Bacon
23-May-17	Coles	Purchase for Term 2 TACOS - Ingredients for chicken caesar salad	$42.27	Rachael Bacon
23-May-17	Surveymonkey.Com	Emergency Preparedness Program - final survey	$30.00	Giulia Censi
24-May-17	MMC Outlet	Computer	$360.22	Ray Griffith
24-May-17	Global Shipping	Delivery of Computer	$121.56	Ray Griffith
24-May-17	iSelection	Cables Display Port to Digital High Speed for computers	$215.80	Ray Griffith
24-May-17	Angus & Robertson Book	Junior book stock for AFM and KSP libraries	$72.18	Morgan Yasbincek
24-May-17	Angus & Robertson Book	Junior book stock for AFM and KSP libraries	$34.31	Morgan Yasbincek
24-May-17	Kmart	Purchase for Term 2 TACOS - activity supplies painting on canvas and exercise books for cook books	$32.00	Rachael Bacon
24-May-17	Bunnings	Lake Catering & General Maintenance	$392.08	Peter Barrett
25-May-17	Officeworks	KSP Library - acrylic display stands	$104.98	Kerryn Martin
25-May-17	Bookdepository.Com	Junior book stock for AFM and KSP libraries	$95.37	Morgan Yasbincek
25-May-17	Bookdepository.Com	Junior book stock for AFM and KSP libraries	$105.25	Morgan Yasbincek
25-May-17	Hydraulic Hoist & Winch Sales WA	Seal Kit Air 83/85 Depot W/S	$23.10	John Gault
26-May-17	WA Police	New Police Clearance required to renew RSPCA animal Welfare Officer status Ranger 1	$52.60	Craig Cuthbert
26-May-17	Coles	Bread and milk for children - MECPC	$29.80	Susan Broad
26-May-17	Jb Hi-Fi Online	AFM Library DVDs	$270.03	Helen McKissock
26-May-17	Jb Hi-Fi Online	KSP Library - AV local stock purchase	$21.67	Kerryn Martin
26-May-17	Jb Hi-Fi Online	KSP Library - AV local stock purchase	$26.67	Kerryn Martin
26-May-17	Coles	Provisions for Reflections Cafe, Lake Leschenaultia	$8.03	Leonie Ettridge
26-May-17	Coles	Provisions for Reflections Cafe, Lake Leschenaultia	$34.99	Leonie Ettridge
29-May-17	Angus & Robertson Book	AFM Library - Books	$712.76	Helen McKissock
29-May-17	Kmart	Resources for fitness program - SCFC - Clayton View	$41.00	Jane Elkins
29-May-17	Amazon	Resources for Parenting Programs	$159.16	Jillian Pearce
29-May-17	Amazon	Parenting resources purchased for Parenting Programs	$44.61	Jillian Pearce
29-May-17		Account Fees Cc Fp User Fee	$189.20	
		Total	**$30,753.87**	

11.0 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

11.1 Notice of Motion – Cr Lynn Fisher – Mundaring Bicentennial Scholarship Trust Funding

As a result of Council decision C2.07.17, Item 11.1 was considered prior to Item 10.5.

12.0 URGENT BUSINESS (LATE REPORTS)

Nil

13.0 CONFIDENTIAL REPORTS

Nil

14.0 CLOSING PROCEDURES

14.1 Date, Time and Place of the Next Meeting

The next Ordinary Council meeting will be held on Tuesday, 8 August 2017 at 6.30pm in the Council Chamber.

15.0 Closure of the Meeting

The Presiding Person declared the meeting closed at 9.07pm.