



CONFIRMED MINUTES

ORDINARY COUNCIL MEETING

13 NOVEMBER 2018

I certify that the minutes of the meeting of the Ordinary Council held on Tuesday, 13 November 2018 were confirmed on Tuesday, 11 December 2018.



Presiding Person



**CONFIRMED MINUTES
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13 NOVEMBER 2018**

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.

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ORDINARY COUNCIL MEETING COUNCIL CHAMBER

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

Nil

1.2 Attendance/Apologies/Approved Leave of Absence

Elected Members	Cr John Daw (President)	East Ward
	Cr Kate Driver	East Ward
	Cr Stephen Fox	East Ward
	Cr Toni Burbidge	Central Ward
	Cr Lynn Fisher (Deputy President)	Central Ward
	Cr Doug Jeans (arrived at 6.34pm)	Central Ward
	Cr Darrell Jones	South Ward
	Cr Ian Green	West Ward
	Cr Jason Russell	West Ward
	Cr Tony Brennan	West Ward
	Cr James Martin	South 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
	Angus Money	Manager Environment and Planning Services
	Shannon Foster	Manager Libraries & Community Engagement
	Penny McGrory	Community Engagement Facilitator – Youth
	Martin Shurlock	Senior Environmental Health Officer
	Damien Martin	Strategic Business Advisor
	Anna Italiano	Executive Assistant to CEO
	Giulia Censi	Minute Taker

Apologies Nil

Absent Nil

Leave of Absence	Cr David Lavell	South Ward
Guests	Nil	
Members of the Public	23	
Members of the Press	Claire Ottaviano	The Echo Newspaper

2.0 ANNOUNCEMENTS BY PRESIDING MEMBER WITHOUT DISCUSSION

Nil

2.1 Remembrance Day Sunday 11 November 2018 - Chidlow War Memorial

Shire President attended a very somber service at the Chidlow War Memorial on Sunday 11 November 2018, along with 260 members of the community.

2.2 Community Grants Program

Twelve applications were received in the first round of 2018-19 Community Event and Matching Grants. The Grants Selection Committee met on 9 October 2018 approving eight applications, with the Chief Executive Officer approving the other four. Grants were awarded to the following with a total value of \$20,353.

- Mount Helena Residents & Ratepayers Association for the Act-Belong-Commit Hills Billy Cart Festival in the amount of \$5000;
- Maida Vale Masters Swimming Club for the Lake Leschenaultia Open Water Swim in the amount of \$426;
- Parkerville Primary School Parents & Citizens Association for their Twilight Christmas Fete in the amount of \$1500;
- Glen Forrest Primary School Parents & Citizens Association for their Community Fete and Art Auction in the amount of \$5000;
- Glen Forrest Christmas Gathering (under the auspices of Glen Forrest Volunteer Bushfire Brigade) in the amount of \$1500;
- Darlington Family Playgroup for their Open Day in the amount of \$500;
- Chidlow Progress Association for upgrade to the Old Chidlow Hall Stage in the amount of \$2000;
- Mundaring Tennis Club for the installation of acoustic panelling to the club rooms in the amount of \$1864;
- Mundaring Camera Club for framing of works to be exhibited in What a Tool in the amount of \$1240;
- The Hills Choir for promotional material to the value of \$350;
- Swan Hills Karate Fundraising Association for protective equipment to the value of \$480;
- Sacred Heart Primary School Parents & Citizens Association for the purchase of a BBQ and coffee machine to the value of \$493.

2.3 Billy Cart Festival

As mentioned earlier, the Mount Helena Residents & Ratepayers Association received \$5,000 through the Shire's Community Grants Program for the Hills Billy Cart Festival. The event was held on Sunday 28 October 2018 and incorporated a Billy Cart race and a vintage fair held in Pioneer Park. An estimated 4,000 people attended the event, taking advantage of the warm weather. The Billy Cart event involved over 50 competitors with Premier Mark McGowan awarding the Premier's Choice award for the most interesting cart.

2.4 WALGA Video

A WALGA production crew will be visiting the Shire over the next week or so to film one of our councillors and two Shire officers. The team is creating a series of stories about people who work in the local government industry with a focus on some of the inspirational things they do away from the office. Cr Burbidge has been invited to get the ball rolling and they'll be focusing on her environmental expertise as well as her love of mountain bike riding. From there, they'll shift their focus to Shire employees Gary Rowles (Fire Safety Officer) and Liam Sexton (Planning Officer). The duo recently completed the Ride to Conquer Cancer, raising thousands of dollars for charity along the way. On behalf of Council, I'd like to personally commend Gary and Liam for their remarkable efforts. I look forward to seeing the final footage of all three Shire representatives when it's published early next year.

2.5 Induction – Royal Life Saving Society

Chris Blankley, Manager of Bilgoman Aquatic Centre, was recently inducted as a Fellow of The Royal Life Saving Society Australia at the Annual General Meeting. In doing so, Chris was acknowledged for his significant contribution towards furthering the overall objectives of Royal Life Saving Australia.

2.6 Compliance Achievement – Bilgoman Aquatic Centre

Speaking of Bilgoman Aquatic Centre, there's more good news! The facility has just achieved a remarkable rating of 99.21 in the 2018 Safety Assessment & Improvement Audit, conducted by Royal Life Saving and LGIS. The centre has always scored highly but it's fantastic to see the commitment to continuous improvement reflected in this extraordinary compliance score. Well done to everyone who works at Bilgoman Aquatic Centre - in particular Chris Blankley who manages the centre - for the outstanding and professional manner in which you manage your team and the facility.

2.7 Open Water Swimming Event at Lake Leschenaultia

Over the weekend, Lake Leschenaultia played host to an extremely popular open water swimming event on Sunday, 11 November 2018. It was once again hosted by the Maida Vale Masters Swimming Club with this year marking its 32nd event the club has held at our lake. It was great to the wider West Australian swimming community – and their families - get behind such a fantastic event.

2.8 Lake Lash Dash (Trail Event at Lake Leschenaultia)

Lake Leschenaultia will take host another exciting event this coming weekend known as the Lake Lash Dash. It will be run by a popular Perth running group known as Perth Trail Series. It's the first time a 'ladies only' run will be held in the Shire and there's a lot of interest across the metropolitan area. Registrations and other details are available on the Lake Leschenaultia Facebook page.

2.9 National Geographic visits the Shire

The Shire's Communications Team has been assisting National Geographic Australia with a new series, known as Bushfire Wars which will go to air in early December. The first two episodes feature a fire in Sawyers Valley from earlier this year. While the series primarily follows the work of the Department of Parks and Wildlife, there will be several familiar faces with a handful of local volunteer firefighters set to make an appearance!

2.10 New collaborative tourism map

I was pleased to see the recent release of the new Perth Hills Map. It features tourism destinations across the Perth Hills region and it's the first collaboration between the Shire and the Cities of Armadale and Kalamunda. It's a step in the right direction towards cementing plans for the new approach to tourism across the Perth Hills region, with the MOU to be finalised in the near future.

2.11 Volunteer Employer Recognition Award

Congratulations to the Shire for being the proud recipient of a Gold Volunteer Employer Recognition Award courtesy of the Department of Fire and Emergency Services. The prestigious annual awards recognised Shire of Mundaring as an employer which allows emergency services staff to take time off work to respond to incidents and attend training, all of which enables them to deliver essential services to help keep our community safe.

Well done to everyone involved - particularly those in the Community Safety area - and thank you to the Shire's Leadership Team for supporting this valuable safety initiative.

2.12 Darlington Arts Festival

Shire President attended the Darlington Arts Festival that was held in Darlington on 3-4 November 2018. It was a very successful event, with arts displayed in the Hall and sculptures on the scarp. It was very well attended and participants were encouraged to participate in a range of interesting activities for all ages. This year, Shire of Mundaring supported the Festival for the amount of \$15,000.

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 Martin disclosed an interest affecting impartiality in item 10.5 (Lobbying and Advocacy Strategy) as he is the Labor Candidate for the seat of Hasluck for the next Federal Election.

4.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4.1 Response to Question Taken on Notice - Ordinary Council meeting 9 October 2018

At the Ordinary Council meeting held 9 October 2018, Mr Eric Smith of Glen Forrest asked a question which was taken on notice. A response was provided to Mr Smith by the Chief Executive Officer in writing. Below is a summary of the question and the response provided.

Question 1

Swan View Show received 50% of the grant that this Shire grants. All other organisations; Lotterywest, Healthways etc supply the whole amount we request. Why do we only receive 50% from the Shire?

Response

The Shire has a number of payment schedules depending on the level of funding received and the type of agreement entered into. Events type funding, such as that received by Swan View Show, is provided as two instalments. The first instalment upon signing the funding agreement and the second instalment upon provision of key events documentation (marketing plans, risk management plans and the like) as per the funding agreement.

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
John Bell – Road Sign frames		
1.	Can Council please consider our request to let the frames remain in place?	Shire President advised that the frames used to advertise the Billy Cart Event are subject to the Signs Local Law. The frames can be stored at the Shire. Applications can be made to the Shire and will be assessed on a case by case basis for the use of the signs.
2.	Can Council please review the current signage policy to support the strategic intent to increase tourism and community events?	Shire President advised that it is open to Council to review the Signs Local Law.
Jenny Currell – Solar System		
1.	When did the solar system on the administration building cease to operate as expected?	Shire President advised that the solar system on the Administration building comprises of four inverters. One inverter stopped working in 2015; the other three failed at the end of 2017. The system will be fixed in January 2019. CEO advised that time had been needed to investigate manufacturers and how best to integrate new inverters within existing infrastructure.
2.	Are solar systems on other Shire's buildings operating to expectations?	CEO responded that, to his knowledge, other systems are working as expected.
3.	What plans are in place to return the solar system on the administration building to full operation and what is the timeframe for this?	Already responded in question 1.
4.	What processes and procedures are in place or will be put in place to ensure that all Shire solar systems are monitored and operating to expectations in electricity production?	CEO advised that a monitoring system is already in place.
5.	How will the community be informed of savings being made by these systems in terms of both dollars and greenhouse gas emissions?	CEO advised that the Shire will look at ways to communicate the savings being made by the systems to the community.

6.0 APPLICATIONS FOR LEAVE OF ABSENCE

6.1 Application for Leave of Absence - Cr Tony Brennan

Cr Brennan has advised of his request for leave of absence from 22 December 2018 to 1 February 2019 (inclusive).

COUNCIL DECISION MOTION	C1.11.18
Moved by	Cr Fox
Seconded by	Cr Jones

That Cr Brennan be granted leave of absence from all meetings of Council held between 22 December 2018 to 1 February 2019 (inclusive).

CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil

7.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COUNCIL DECISION RECOMMENDATION	C2.11.18
Moved by	Cr Fox
Seconded by	Cr Russell

That the Minutes of the Ordinary Council Meeting held 9 October 2018 be confirmed.

CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil

8.0 PRESENTATIONS

8.1 Deputations

Patrick Bertola – Item 10.2 - Review of Policy HR-02 Mobile Vendors on Shire owned/managed land and Item 10.6 - Perth Hills Tourism Alliance Memorandum of Understanding.

8.2 Petitions

Nil

8.3 Presentations

Nil

9.0 REPORTS OF COMMITTEES

Nil

10.0 REPORTS OF EMPLOYEES

10.1 Mundaring Activity Centre Plan

File Code	PS.STG 05
Author	Angus Money, Manager Planning and Environment Services
Senior Employee	Mark Luzi, Director Statutory Services
Disclosure of Any Interest	Nil
Attachments	<ol style="list-style-type: none">1. As Advertised - Mundaring Activity Centre Plan ↓2. Schedule of Submissions ↓3. As Modified - Mundaring Activity Centre Plan ↓

SUMMARY

Advertising of the Draft Mundaring Activity Centre Structure Plan (draft ACP) has been completed.

A total of 50 submissions was received. Many valid suggestions and insightful comments were made during the consultation process which have informed a revised Activity Centre Plan (the ACP) - see **Attachment 3**.

To address concerns raised about the extent of potential redevelopment, officers recommend, amongst other things, reducing the proposed residential density within the Fringe precinct from R80 to R60, and reducing the maximum height permissible within the Fringe from 4 storeys to 3 storeys.

It is considered that the ACP, once modified as proposed in **Attachment 3**, strikes the right balance between providing for greater diversity in housing opportunities whilst upholding the aesthetic values of Mundaring town centre. It is recommended Council notes the submissions and modifications and requests the Western Australian Planning Commission (WAPC) approve the ACP subject to modifications.

BACKGROUND

At its March 2017 meeting, Council endorsed a Masterplan for the Town Centre (C10.03.17). The Masterplan outlines a range of steps required to revitalise the Mundaring Town Centre including land assembly, advocacy and lobbying, place making and preparing an Activity Centre Structure plan to guide planning outcomes.



At its June 2018 meeting, Council endorsed the release of the draft ACP (C18.06.18) (**Attachment 1**) which draws upon the Masterplan vision and sets planning controls to guide and direct development within the town centre.

Given the under-developed nature of large portions of the town centre, change will be forced upon the Shire and the current planning framework is in need of updating. The Plan intends to ensure growth and change occurs in a manner which retains the character and sense of place, encourages housing types that correlate with housing needs and commercial and civic opportunities.

There remains two fundamental structural uncertainties. Firstly, Water Corporation's current unwillingness to service anticipated growth and secondly, the reluctance of Main Roads WA to support additional crossing points at GEH.

The ACP is intended to be applied over the long term and there is a commitment for the Shire to continue to advocate for the resolution of these issues. Hence, the ACP can only outline broad spatial principles based on our current understanding and an adaptive management approach is required.

STATUTORY / LEGAL IMPLICATIONS

Part 5, Clause 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires the local government to consider all submissions and may determine to re-advertise any modifications proposed to the ACP to address issues raised.

Should Council support the modifications made as a result of the submission process, it is likely that no further consultation would be expected by the WAPC.

Part 5, Clause 36 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires the local government to report to the WAPC and make a

recommendation on whether the proposed ACP should be approved, including a recommendation on any proposed modification.

As previously advised, to ensure the operation of the ACP corresponds with existing scheme provisions, certain elements of the ACP will need to be incorporated into the Shire's Local Planning Scheme No.4 provisions at a future scheme review. It is not recommended a scheme amendment be initiated until the ACP is endorsed by the WAPC.

Should Council support the ACP but the WAPC's determination remain pending, the ACP will be a document that the Shire must give due regard in the consideration of planning proposals in accordance with Part 9, Clause 67 (b) under the *Planning and Development (Local Planning Schemes) Regulations 2015*. Once endorsed by the WAPC, the ACP would have greater statutory weight provided for under Part 5, Clause 43 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

POLICY IMPLICATIONS

The Deemed Provisions of the Regulations stipulate that a structure plan may be prepared where:

A State planning policy requires a structure plan to be prepared for the area.

Under State Planning Policy 4.2:

Activity centre structure plans need to be prepared for strategic metropolitan, secondary, district and specialised centres, but not for neighbourhood or local centres.

Mundaring town centre is a District Centre. Accordingly, an activity centre structure plan is required.

The draft ACP fulfils this statutory obligation and also replaces the existing and out of date Precinct Plans applicable within the Mundaring Town Centre Area including:

- Business District Zone and the Civic / Cultural Precinct; and
- District Shopping Zone for Mundaring Townsite.

To avoid any confusion, the status of the Mundaring Masterplan as an interim local planning policy is recommended to be revoked following the adoption of this ACP by Council. This makes it clear that if there is any conflict between the Masterplan and the Council endorsed ACP regarding planning requirements / expectations, the ACP prevails. The Masterplan, as adopted by Council in March 2017 (C10.0.17), will continue to be an aspirational document to guide the revitalisation of the Mundaring Town Centre.

FINANCIAL IMPLICATIONS

Should Council resolve to endorse the plan as recommended, the financial implications will be negligible.

Council may decide to re-advertise the modification to the ACP and advertising would be in the order of \$10,000 including officer time.

In the event that Department of Planning Lands and Heritage (DPLH) agrees with Department of Fire Emergency Services (DFES) and requires an updated Strategic

Hazard Assessment, the Shire would be required to engage an accredited bushfire consultant and a budget variation of approximately \$8000 would be required. This could potentially delay the project by approximately 6-8 months. This matter has been addressed in more detail in the 'Comment' section of the report.

Indirectly, the ACP will necessitate continual lobbying for considerable State / Federal infrastructure funding. In particular, funding to upgrade the existing wastewater services associated with accommodating additional residents within the locality is required. Continual lobbying will also be required to improve the local traffic and pedestrian movement within the Town Centre relative to Great Eastern Highway.

The Shire owns approximately 16,000sqm of freehold land within the town centre, and has around 9000sqm of Crown land under its management control (not including the Heritage trail). This creates a significant opportunity for the Shire to rationalise land and use the proceeds to upgrade the public realm and new community facilities or acquire other key strategic sites.

It could be perceived that the Shire is conflicted in its role as both a planning authority and as a major landholder within the precinct. However, there is a sufficient separation of powers as the WAPC (not Council) is ultimately responsible for endorsing the ACP.

Some submissions implied that the extent of residential infill proposed reflects the Shire's desire to increase rates revenue. These assertions are incorrect and do not reflect the intent of the project. The draft ACP has been prepared to optimise land use outcomes across the study area given the existing tenure and lot configurations, in accordance with community aspirations, strategic needs and the requirements of the broader planning framework.

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan

Priority 4 - Built environment

Objective 4.2 – Community needs are considered in planning for the future

Strategy 4.2.2 – Promote sustainability in design and development for buildings

The Shire's *Mundaring 2026 - Strategic Community Plan* includes a number of relevant strategies:

- Transparent, responsive and engaged processes for Shire decision making;
- A community that is prepared for bush fire and other natural disasters;
- Residents of all ages, needs and backgrounds are engaged and supported by their community;
- A strong and localised community spirit;
- A place of vibrant culture and arts;
- Flourishing local business;
- A community that manages water sustainably;
- A place where the environment is well managed;
- A great place to immerse yourself in nature;
- A place that is connected, safe and easy to move around; and
- Community needs are considered in planning for the future

The Shire's approach to preparing the ACP and the content of the plan reflect these overarching community expectations.

Further, the Shire's Local Planning Strategy identified the need to revitalise the Mundaring Town Centre as a high priority. From a strategic perspective, some submissions made broader commentary on the Shire's growth strategy. It is appropriate for Council to revisit the strategic intent of the MACSP.

Council's endorsed local planning strategy states to:

'continue to support the development of the hills portion of the Shire in the form of a series of discrete villages separated by rural buffers.'

With the exception of some areas, broad infill across the Shire is inappropriate given the bushfire risk and environmental values. The Shire therefore needs to make the most of the opportunities for infill above the Darling Scarp.

The North-East Sub-Regional Planning Framework states that

'Existing and emerging district activity centres within the sub-region, including Forrestfield, Kalamunda, Brabham, and Mundaring, are expected to continue to expand in response to local population growth providing employment opportunities that will contribute to improving overall employment self-sufficiency.' Pg35

SUSTAINABILITY IMPLICATIONS

Many of the principles which underpin the plan aim to improve the economic, social and environmental performance of the town site. Sustainability is therefore embedded within the plan and further details are provided within the document.

RISK IMPLICATIONS

Risk: Reputational. The Shire has committed to prepare a Activity Centre Plan		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
It is recommended Council support the ACP subject to modifications		

Risk: Reputational. Residents could perceive that, by introducing planning controls that allow for multiple storey's, the Shire will allow developments that undermine the historic character of the Mundaring town centre.		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
Incorporate modifications to reduce density within the fringe and ensure the built-form requirements to respond to the town's historical themes/elements. See below for details.		

Risk: Reputational. Residents expecting the Shire to fulfil its commitment to create greater housing choice could be disappointed if medium density housing options within the town centre are not encouraged.		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
It is recommended Council continue to support medium density housing within the Town Centre.		

EXTERNAL CONSULTATION

Engendering community and stakeholder participation is vital to the success of the revitalisation of the town centre. For this reason the Shire has continually sought direction and feedback from the community since July 2015 in a variety of ways including focus groups, technical working groups, open days and information sessions.

The following consultation steps were undertaken in relation to the draft ACP:

- Letters inviting comment were sent to:
 - all landowners /occupants within the study area (185 letters)
 - immediately surrounding landowners/occupants (85 letters);
 - State agencies (6 letters);
 - Ratepayer associations / Service providers, clubs, community groups active within the study area (38);
- Emails were sent to those residents who previously registered an interest or made comments on the Masterplan (28 emails);
- A stall was setup at the Shire's community event associated with the opening of the Mundaring Arena;
- Information and electronic forms were provided on the Shire website;
- Presentations were also provided to the Mundaring Residents and Ratepayers Association, Glen Forest Residents and Ratepayers Association;
- Information was provided at the Shire offices and libraries (Mundaring and Boya);
- Facebook notice and media release was posted which reached 6328 people and the post received 98 reactions, comments and shares and;
- Notices in the local newspapers inviting submissions.

In total, 342 direct invitations were sent to stimulate comment. Further, the advertising period was extended by a further two weeks to encourage more responses.

A total of 50 responses was received including:

- Support: 34%
- Object: 6%
- Mixed: 24%

- Advice: 36%

Submissions and the officer's response is provided in **Attachment 2**.

Common concerns raised include:

- the increased residential density;
- 4-5 storey development throughout and this potentially not being consistent with the character of the area;
- POS and drainage;
- Traffic and vehicle speeds on Great Eastern Highway;
- Anticipated changes to amenity;
- Not enough emphasis on tourism;
- Document formatting; and
- Multi-storey residences

Positive comments were made regarding:

- The plan in general;
- More trees;
- The idea of a main street;
- Mixture of uses;
- War memorial/historical places; and
- Spaces for markets/events

COMMENT

The following section explores the common comments received and the modifications proposed in response.

Housing Demand

Various comments revolved around the pros and cons of the residential infill proposed in the draft ACP and the form it might take. Some examples include:

"What justification is there for Mundaring to have an increase of as many ca 1400 people in the town centre? Would that increase be better spread to key pockets?"

If people in this community had wanted to live in a city or suburb that consists of mostly buildings and roads, they would be living further down the hill or in Perth City.... I whole heartedly support extra community based programs, but I am absolutely opposed to the extra housing proposals."

This would allow people downsizing from large properties to stay within the town they love."

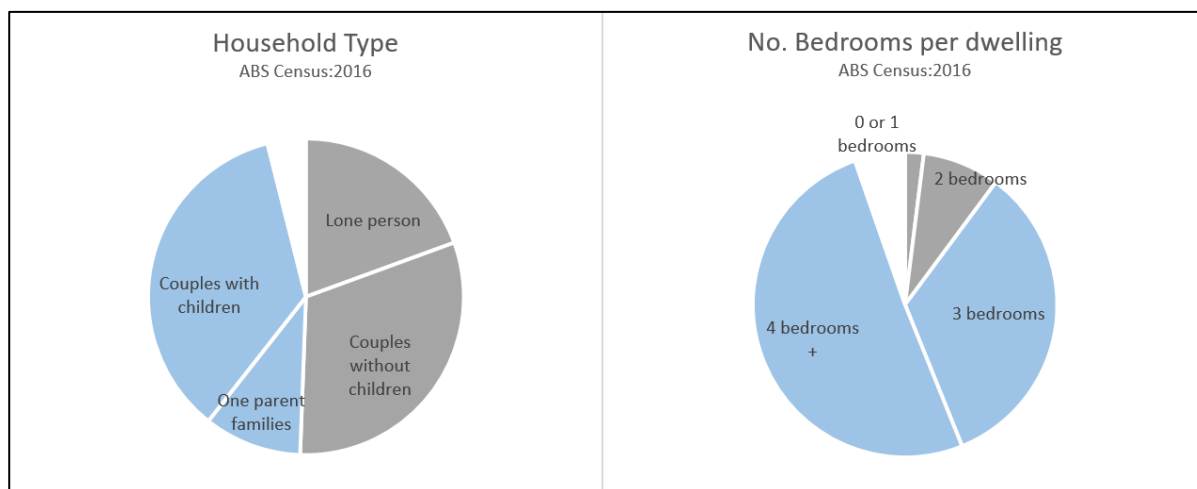
To clarify the question of housing need, it is useful to reflect on work completed prior to the Shire's Local Planning Strategy. At its July 2012 meeting, Council endorsed 'Mundaring Town Centre: Securing a Sustainable Future' Vision statement, and noted the background analysis (C22.07.12) ahead of the North-East Subregion Planning Framework. The demographic analysis completed at that time noted:

"The Shire currently has one of the lowest ratios of medium and high density housing in the Metropolitan area, partly as a consequence of topography and the lack of sewerage servicing, but also reflecting a lifestyle choice among Hills residents."

However, this is becoming increasingly problematic for an ageing population, with research showing that more than 70% of the Shire's aged persons living alone live in detached dwellings that they face difficulties in maintaining."

In order to address the future housing needs of the Shire's population, there must be a significant increase in the amount of higher density housing, the majority of which will occur in Mundaring township. It is estimated that there would be demand for at least 1400 new medium density dwellings in Mundaring township to accommodate the specific needs of different household types over the next 20 years, after taking account of population replacement in existing detached dwellings...."

Most recent Census data continues to illustrate that there is a mismatch between the Shire's changing household types and available housing stock. The number of households in Shire of Mundaring increased by 527 between 2011 and 2016.



The largest changes in family/household types in the Shire of Mundaring between 2011 and 2016 were Lone persons (+235 households) and Couples without children (+141 households). Hence the trend is that the segment of the housing market likely to be seeking smaller dwellings is increasing.

As the so called "baby-boomer" generation transitions into retirement, there is general recognition of the need for more housing choice. However, compared with the Greater Perth area, the Shire's situation is more acute. The Shire has a higher percentage of residents over 45 – 75 years old compared to the Greater Perth area, but with larger dwellings and less diverse housing stock.

Providing medium density housing will diversify housing options and may go some way to addressing the change housing needs of Shire residents. It makes good planning sense to encourage medium density housing close to retail, civic and transport options such as Mundaring Town Centre. Further it ensures those in the community who are most likely to need support have it close-by and are not socially or physically isolated.

The Shire also has a role to accommodate infill within the broader context of Perth. The North-East Subregional Planning Framework outlines the 'infill' targets for different local governments by 2050. Infill does not include new residential subdivisions (i.e. Helena Valley / North Stoneville or North Parkerville), but the 'up-coding' of existing residential areas. Mundaring is identified to have an additional 2760 'infill' dwellings and an additional 6090 residents. It states:

“Local governments shall have regard to the principles for urban consolidation....include a focus on infill within areas with proximity to transit corridors and stations, within activity centres and urban corridors, and areas with high quality open space.”

While the State’s infill targets are not mandatory, they provide an insight into the WAPC’s (determining authority) expectation regarding residential infill.

A common concern raised during the consultation process is whether this level of residential intensification (an additional 1400 dwellings) is appropriate within the town centre.

Medium density housing can only be developed where reticulated sewerage is available, (other than aged persons housing in certain circumstances). This generally limits new medium density housing to the coastal plan suburbs and Mundaring Town Centre.

Since the release of the draft ACP, the State is investigating, as part of the Metronet project, a new Bellevue (Train) Station within (or on the edge) of the Shire. This additional station will provide another opportunity for infill within the Shire in a location with good access to sewer and excellent public transport access, not anticipated within the Shire’s current Local Planning Strategy. Hence, it is reasonable to revisit the role Mundaring town centre should play in meeting the demand for medium density housing.

Some comments raised whether infill should occur within the immediate surrounds of the town centre zone. On review, it is recommended that the Shire take a precautionary approach to this idea as this would dramatically change the low density / rural-residential character of the context and setting of the Mundaring centre, which may result in a loss of highly valued tree cover. Further, the subdivision of larger lots on the periphery of the town is unlikely to encourage the type of housing required to respond to the growing demand for medium density.

It is acknowledged that Part 2 of the ACP requires more explanation regarding the social need for greater housing choice in the town centre.

Residential Density

Mixed views were received regarding the residential density. Some supported the idea whereas others raised concern as to whether five storey apartments are appropriate in the hills and whether they would be inconsistent with the existing built form and community expectations. Some examples include:

“I would love to see mixed residential/commercial buildings in our beautiful town centre. Multi-story buildings with small dwellings above and cafes, shops and offices below.”

“we have to be bold and permit conservative multi-storey development to make best use of land in serviced areas”

“I do not want our Mundaring Village looking like an Ellenbrook.....”

“A multi storey development may be something that suits the area in 15 years, however it does not suit the present demographic of Mundaring”

“The prospect of multi-storey buildings in this shire is a dismal and revolting one.”

“Object to the concept of 5 storey apartment towers in Mundaring...A 5 storey apartment tower is completely inconsistent with the hills setting and would be unprecedented in terms of development in a semi-rural locality. It is entirely inappropriate.”

Reflecting on the Shire's current built-form is important. Large areas of the town centre are developed with grouped dwellings at an R30 (330m²/lot) density with a 'central' driveway strata development arrangement (See image below – 19 Craig Street). The result is a series of large single storey dwellings and hardstand driveways accommodating most (if not all) of the land area, leaving little to no land for landscaping or deep root zones for larger shade trees.



Concerns regarding multiple storey dwellings should be acknowledged. However, continuing on the Shire current development trajectory is not recommended as:

- 1) It is likely that the housing stock will continue to be provided which does not align with housing needs;
- 2) Large single dwellings do not represent the highest and best use considering the public investment in the town centre;
- 3) Under-utilisation of land and low population density reduces the viability of businesses and public/civic services and facilities;
- 4) Grouped dwellings arrangements are typical of infill products across Perth suburbs and do not draw upon or reflect the positive aspects of the Mundaring town centre, being green and landscaped or having historic/hills built form references; and
- 5) Creation of large strata titles creates significant challenges in redeveloping the sites at some future point.

Nevertheless, concerns were raised over the suitability of 4-5 storey apartments relative to overshadowing, privacy and other interface issues. Whilst there are controls to manage these issues, which will be further strengthened following the release of the State's 'Design WA' documents (apartment design guidelines), it is acknowledged that there is merit in reducing the density proposed, particularly in the Fringe Precinct where interface issues (with existing housing stock) could be more problematic.

Consultation has also raised concern that the market for multiple storey dwellings within Mundaring is yet to materialise.

There is approximately 14-15ha of land available within the Town Centre zone that could be regarded as ripe for redevelopment (large ½ acre properties). Of this land, a large portion (11ha) is land within the 'Fringe'. Reducing the target density within the Fringe from R80 (or (120sqm/lot) to R60 (150sqm/lot) and reducing the height to three storeys, will have a material impact on the dwelling yield by reducing the target from 1400 dwellings to approximately 1000 dwellings.

Reducing the density may represent a better response to the community concerns regarding built-form and also acts as a transition from R5, R30 / R60 towards R80 proposed in the Core.

The downside of reducing the density in the Fringe is that it will reduce the incentive for existing strata council's / landowners to redevelop the existing grouped dwelling sites into multiple dwellings. However, in reality, given the number of established strata arrangements (and different owners), the prospect of achieving consolidated parcels for multiple dwellings will remain a significant impediment for the foreseeable future. While changes are likely to occur as a result of the *Strata Titles Amendment Bill 2018* to enable owners to pursue a redevelopment of a strata complex, redevelopment is unlikely the short to medium term. Hence reducing the density to R60 appears an appropriate response.

Most dwellings within the town centre have a building footprint of around 150sqm-250 sqm. Officers maintain that introducing a maximum built-form footprint of 80sqm for single or grouped dwellings throughout the centre is a clear and simple control to force a more compact development response and better land utilisation. Interestingly, no strong adverse submissions were made in relation to this proposed requirement. Developers/ owners have an option to pursue smaller and more compact single dwellings, two storey dwellings / terrace houses, or alternative smaller walk-up apartments within the Fringe. No change is therefore proposed to this element.

It is important to reiterate that the estimated dwelling yield is an estimate based on a range of factors, many of which relate to the personal circumstances and aspirations of existing landowners over the longer term. The process of redevelopment will occur gradually. The intent of the ACP is to establish broad parameters to help safeguard against excessive under-development in the short term or conversely excessive over-development in the medium/long term, presuming that at some point the market / demand will mature and accelerate.

Given the community input and further analysis above, it is recommended the ACP be modified to strengthen the provisions regarding residential densities including:

- Within the core, an equivalent R80 density code is the desired residential density code with R60 being the required minimum density;

- Within the Fringe, an equivalent R60 density code represents the minimum and maximum residential density code; and
- proposals which represent under-development or over-development may be refused on the basis that they are inconsistent with the strategic intent of the ACP.

Built Form and Character

The character of the Mundaring Town Centre is a mix of building styles and character. Development is low density, predominantly single storey with very few recent, modern and contemporary building styles, mixed amongst some older heritage building.

Some residents raised concern that the revitalisation could undermine the established character of the locality. Comments made in relation to what elements contribute to the existing character included:

- Front gardens and trees;
- Decorative street lights;
- Market spaces;
- “Quaintness”;
- Public art; and
- Verandahs.

Input provided regarding the quality of public spaces such as ‘decorative street lights’ have merit and will be drawn upon in the future preparation of design standards for public realm improvements. At this stage however, the ACP must prioritise setting controls to influence private investment in the built-form.

While the ACP requires new developments to respond to the hills / artistic context, it is clear from the community response that additional provisions are needed to strengthen important design elements. Character was recognised as important in addition to a desire to achieve more sustainable outcomes. It is recommended the ACP be modified to address these community aspirations.

To better recognise the historical elements in the precinct, architectural elements that emulate the historical Australian vernacular should be encouraged. Eaves and awnings over windows are common historic treatments but also play an important role of sheltering windows from direct sun which, prior to the advent of air conditioners, was critical for passive cooling. These treatments are less common in more contemporary dwellings however still offer obvious energy reduction measures and also offer an appropriate historical reference.

Gable roofs are a historical design preference common in the town centre, but the roof structure / form could be addressed in other ways depending on the particular circumstances (eg lot size, building orientation etc). For apartments; the emphasis should be on ensuring building facades are well articulated when experienced at the human scale. Gable roofs associated with apartments are likely to be out of view and may indirectly increase the overall height and scale. Hence flexibility is necessary to allow for alternative design responses which deliver a more sustainable and site responsive design outcomes.

The importance of shade trees has been a consistent theme throughout the preparation of the Masterplan and the ACP. While commercial / retail / office / apartments developments

already attract requirements for shade trees, the same requirements are not specified for grouped dwellings proposals under the Residential Design Codes. Given trees clearly play an important 'defining' element of the locality, and are necessary to reduce the heat island effect, it is recommended that the ACP be modified to strengthen this requirement. Care must be exercised in the placement of trees so as to minimise maintenance issues and any potential conflicts with bushfire risk management requirements.

A modification is therefore proposed to specify that one deep root zone for every two dwellings. Deep root zones are soft landscape areas on a lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees. Deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

Sewer Limitations

Water Corporation (WC) advise that:

*Based on standard per person wastewater generation estimates, the remaining capacity would allow for the equivalent of a population increase of up to **around 600 people**.*

The existing Precinct Plans have been in place for more than 20 years and allowed density of R30 or 330sqm lots. With approximately 15ha of developable land in the town centre, the estimated residential yield would be approximately 545 dwellings or approximately 970-1471 additional residents (depending on household size). This assumes that no capacity would be available for retail or other uses; which is also not realistic.

This demonstrates that WC, in undertaking their planning and upgrade to the Mundaring Waste Water Treatment Plant, did not sufficiently plan for the existing development potential in the town. Hence, regardless of the Shire's position on the long term planning of the Mundaring Town Centre, it was inevitable that the Shire had to confront the issue of sewer capacity. It is therefore appropriate that the Shire take this opportunity to articulate its vision for the centre and request service utilities respond by fulfilling their servicing obligations.

The sensitivity of the available capacity is acknowledged. It is therefore recommended the ACP provisions be strengthened, to ensure proposals which, in the opinion of the Shire and on the advice of the Water Corporation, generate excessive wastewater can be refused on the basis that they would be contrary to the intent of the plan to optimise land use.

Great Eastern Highway

Main Roads WA (MRWA) is the responsible authority for Great Eastern Highway (GEH) and the Shire must work with the agency in devising solutions to the town centre interface with GEH. While MRWA supports the Shire's efforts to plan for the future, it objects to:

- Future access as nominated in Figure 5 Activity Centre Plan Map (connecting Jacoby Street to the GEH / Mann Street intersection; and
- additional signalised crossings on Great Eastern Highway, at Mann Street and Nichol Street Intersections.

MRWA reiterated that GEH purpose is to provide for major regional and inter-regional traffic movement in a safe and operationally efficient manner. MRWA state *"It is*

appropriate that Great Eastern Highway carries large volumes of traffic through the town centre”.

MRWA suggest rather than locating the pedestrian crossings at the Great Eastern Highway at Mann Street and Nichol Street intersections, the crossing should be relocated mid-block for safety reasons. This suggestion is noted, however is problematic from an urban design perspective, particularly when trying to strengthen the connectivity and movement of pedestrians along the Nicol Street axis between the North and South Core.

No changes are proposed to the existing plan. Figure 5 makes reference to crossing points Great Eastern Highway and therefore allows for ongoing discussions. It may be that at some future point, the proposed Perth to Adelaide Highway (also referred to as “Eastlink WA” or the “Orange Route”) becomes a committed project and freight movement along GEH reduces, thereby allowing for alternative options to be explored. It is therefore in the interests of the Shire to keep these crossing points ‘on the table’.

Bushfire Management

DFES raised concerns that a Strategic Hazard Assessment has not been completed in accordance with State Planning Policy 3.7. DFES also note that *“Given the ACP seeks to guide the future development and revitalisation of the Mundaring Town Centre as a District Centre, it may provide an opportune mechanism for the coordination of bushfire risk to ensure that built form outcomes avoid any increase in the threat of bushfire to people, property and infrastructure.”*

Specifically, Policy Objective 5.4 of SPP3.7 states: *“Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.”*

On commencement of the project, it was acknowledged by DPLH officers (Jan, 2016) that Mundaring is unique compared to other metropolitan district centres and that they intend adopting a pragmatic and flexible approach when applying SPP’s.

The Shire takes its responsibility regarding bushfire risk management seriously and will continue to impose the required bushfire building standards. However, in this instance, requiring the Shire undertake another Strategic Bushfire Hazard Level assessment under the SPP3.7 is considered onerous and unwarranted for the following reasons:

1. A hazard assessment has already been completed within the last 5 years (adopted within LPS4 as a Special Control Area in 2014);
2. The Shire’s LPS4 provision in combination with State regulations creates strong effective controls regarding building in a bushfire prone area;
3. Most of the centre is regarded, under the Shire’s hazard mapping, as low/moderate risk, yet each development proposal would be assessed against the new bushfire planning framework at that time (and at the expense of the proponent);
4. The area is already developed and highly modified with limited vegetation and tree cover and any introduction of landscaping would be required to be assessed on a site by site basis;

5. The Shire is finalising its Bushfire Risk Management Plan for OBRM which will identifies assets of value (such as the Mundaring town centre) and rates the risk and documents treatment strategies;
6. The area already has fire hydrants and bushfire compliant roads surrounding the precinct; and
7. A Strategic Hazard Assessment would require some form of BAL contour mapping. This exercise would be fruitless, as each proponent would be required to complete a BAL at the time of lodging a proposal.

The framework governing Strategic Hazard Assessment is heavily site focused and undertaking such as exercise would, in many ways, miss the point. As has been stated, the Shire has a large (and growing) portion of more vulnerable household types (aged / dependent / lone persons) spread out across the Shire and throughout extreme bushfire prone areas. Census data suggests that many residents within Mundaring are choosing to age in place, regardless of the bushfire risk. This situation presents a range of risks to those individuals but also neighbouring properties particularly in instances where fuel loads / properties are no longer maintained properly. There is inherent logic in encouraging downsizing into (appropriately built) medium density dwellings within the town centre as opposed to maintaining the status quo. Acknowledging and responding to this broader risk would not be addressed within, or given any weight within a Strategic Hazard Assessment.

DFES's preference for a Strategic Hazard Assessment is noted and would go some way to tick a box, but would be unnecessarily onerous, would result in duplication of BAL assessments and not add-value to the planning controls already in place. It is requested that DPLH be pragmatic and waive the requirement for a Strategic Hazard Assessment noting that the Shire has already completed a Strategic Hazard Assessment as part of its LPS4 and given due regard to the SPP3.7.

Proposed Modifications

In summary, the following modifications are proposed as a result of the above analysis and in consideration of the submissions. Modifications have been made to the ACP in Attachment 3 in red text.

- Target dwellings reduced from 1400 to 1000 (and estimated population adjusted accordingly);
- R-Coding within the Fringe proposed to reduce from R80 to R60;
- Strengthen the provisions regarding residential densities including:
 - Within the Core, an equivalent R80 density code is the desired residential density code with R60 being the required minimum density;
 - Within the Fringe, an equivalent R60 density code represents the minimum and maximum residential density code; and,
- Activity centre needs to achieve a critical mass of population, and the Shire expects the residential density code to be achieved. The intent of the ACP is to establish broad parameters to help safeguard against excessive under-development in the short term or conversely excessive over-development in the medium/long term. Accordingly, an additional provision is recommended to state:

- Proposals which represent under-development / or over-development may be refused on the basis that they are inconsistent with the strategic intent of the Activity Centre Plan
- The maximum height be reduced from up to 4 storeys to a maximum of up to 3 storeys within the Fringe. The North and South Core remain 'unchanged';
- Adding a height limit in metres to Figure 7 (20 metres in the Core and 13 metres within the Fringe) to ensure no misinterpretations can be made regarding the height of each storey;
- Public Open Space area to be proposed to extend over the whole of Reserve 43764 (as opposed to the existing reserve for Public Purpose), with reference to improving the interface between Mundaring Village Shopping Centre and the park;
- Include a reference to stormwater management within Infrastructure Principle 1 – Water Sensitive Urban Design;
- Strengthening of the Sewer Allocation Principle, to ensure proposals which, in the opinion of the Shire and on the advice of the Water Corporation, generate excessive wastewater can be refused on the basis that they would be contrary to the intent of the plan to optimise land use;
- Additional explanation of the importance of public art in Infrastructure Principle 5 – Public Art to ensure a line of sight between defining the strategic need with statutory obligations;
- Additional clarification that POS contributions made can also be directed towards Sculpture Park and a new POS area within the Civic precinct;
- Craig Street parking to be formalised, no longer 'to be determined' within Figure 5;
- To recognise the historical elements in the precinct, architectural elements that emulate the historical Australian vernacular are encouraged. New developments incorporate features such as broad eaves, gable roofs, awnings and verandahs and other alternative design responses which, in the opinion of the Shire, align with the architectural intent espoused by the ACP and/or deliver a more sustainable built form response;
- Require trees with shade producing canopies (refer to the Shire's Street Tree Guidelines) and corresponding deep root zones (zone) be provided at a ratio of 1 zone for every two grouped dwellings and positioned where the canopy of the mature tree will not be within 3 metres of roofs. This ratio may be relaxed where mature tree/s are retained within communal space or where particularly large species have been selected and designed for within a complex. Deep root zones should be integrated into the stormwater management on the site, which may include rain gardens etc. Notes:
 - Where a central driveway is unavoidable, inclusion of shade trees may necessitate internal driveways wider than that provided for within the Residential Design Codes.
 - This requirement is in addition to the Shire's *Street Tree Policy PS-08*;
- Under 4.6 add stormwater management and reference to a water feature to assist in the creation of civic space; and
- Annotations added to the image on page 13 to clarify it illustrates the type of public realm treatments that should be considered. A note is also added to clarify that the

location of civic facilities is indicative only and subject to future discussions and planning;

Part 2 – Explanatory

- Further information added to further explain the existing housing need and the strategic role the Town Centre locality plays in providing this housing choice; and
- Legend added to Figure 8. Land Ownership.

It is considered that the ACP, once modified as proposed above, strikes the right balance between providing for greater diversity in housing opportunities whilst upholding the aesthetic values of Mundaring town centre. It is recommended Council note the submissions and modifications and request the WAPC approve the ACP subject to modifications.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C3.11.18	
Moved by	Cr Fisher	Seconded by	Cr Brennan

That Council:

1. Recommends the Western Australian Planning Commission endorses the Mundaring Activity Centre Structure Plan as modified (Attachment 3); and
2. Revokes the Mundaring Town Initiative Masterplan as a planning policy pursuant to Clause 6(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2 - Deemed provisions for local planning schemes*.

CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil



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A	15.05.2018	For client review	KH	GB
B	13.06.2018	For Advertising	KS	GB



This structure plan is prepared under the provisions of the Shire of Mundaring Local Planning Scheme Number 4.

It is certified that this Structure Plan was approved by resolution of the Western Australian Planning Commission on:

_____ day of _____ 20_____

Signed for and on behalf of the Western Australian Planning Commission:

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

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PREFACE

The Shire of Mundaring is committed to revitalising and renewing the Mundaring Town Centre, the Shire's civic, commercial and community hub.

The Mundaring Town Centre will undergo planned improvement and change. The centre will grow and reinvigorate to ensure that it is an enviable and sustainable place, meeting the living, shopping and working needs of the Mundaring community and its visitors into the future.

The Mundaring Town Centre of the future is:

- A destination of choice for the local community and visitors, with vibrant, attractive and popular public spaces and thriving pedestrian activity at street level;
- A mix of interesting and creative buildings and spaces that encompass a mix of the old and new, incorporating a design basis that reflects the materials, colours and character, particularly the trees and bushland, of Mundaring and the Perth Hill's;
- Buildings, including mixed-use buildings, that vary in height and extend up to five storeys in the core of the Town Centre and four storeys in the fringe;
- An increased residential density and a broad range of housing choices within and around the Town Centre. This includes residential above other uses in the core of the centre, and residential, including apartment buildings, on the fringe;
- Considerable retail and commercial floorspace growth and a high degree of employment self-sufficiency; and
- A mix of activity, services & facilities that meet the needs of an expanded and more diverse Mundaring population and its visitors.

The Shire of Mundaring adopted the Mundaring Town Initiative Masterplan on 14 March 2017. A detailed Discussion Paper informs the Mundaring Town Initiative Masterplan.

The Masterplan outlines the Shire's vision for the Mundaring Town Centre.

This Activity Centre Plan sets out the Shire's commitment to realising relevant elements of this vision through the Shire of Mundaring Local Planning Scheme No.4. This Plan will guide public and private investment into new development within the Mundaring Town Centre.

This Activity Centre Plan has been prepared to meet the requirements of the *State Planning Policy 4.2 Activity Centres for Perth and Peel* and the *draft Structure Plan Framework of the Planning and Development Act (Local Planning Schemes) Regulations 2015*.

This Activity Centre Plan comprises three (3) parts:

Part 1 – Implementation

Part 2 – Explanatory

Part 3 – Appendices

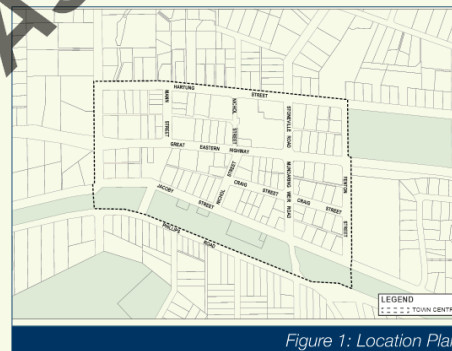


Figure 1: Location Plan

Alongside this Activity Centre Plan, and as outlined in the Masterplan, impact actions that will drive change within the Mundaring Town Centre are:

- Investing in **Place Making and Marketing**. This includes improving streetscapes, creating vibrant and attractive public spaces and promoting a new and revitalised Town Centre identity.
- Developing a **new civic and cultural heart** of the Town Centre that links the southern side and the northern side of the Great Eastern Highway together, creating reason for people to want to spend time here. This includes emphasising Nichol Street as the Town Centre spine, anchored by the retail area at one end and the Sculpture Park at the other.
- **Being investment ready** by ensuring that the regulatory framework is up to date and ready to facilitate change and new development, including encouragement for mixed use, flexibly designed developments alongside increased residential densities within and around the Town Centre.
- **Leading the way** to overcome historical servicing difficulties, actively changing attitudes and promoting new investment in the Town Centre.
- **Rationalising Shire owned land**, services and facilities to build funds to reinvest into the Town Centre and to encourage new investment by others. This involves leadership by the Shire to proactively attract and secure wholesale and extensive new investment on both privately and publicly owned land.
- Making it easier and safer to **cross the Great Eastern Highway**, physically and visually connecting and linking all parts of the Mundaring Town Centre together.



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EXECUTIVE SUMMARY

Calibre has prepared this Activity Centre Plan for the Shire of Mundaring with intent to guide the future development of the Mundaring Town Centre as a District Centre under *State Planning Policy 4.2 – Activity Centres for Perth and Peel*.

The Activity Centre Plan sets out application, infrastructure, subdivision, land use and development requirements including general and specific precinct based requirements that will guide planning decision-making and shape the Mundaring Town Centre of the future.

Figure 2 encapsulates the Vision for the Town Centre – A thriving village lifestyle with a strong town centre, driven and underpinned by the key qualities of Place Shaping, Living Here and Getting Around.

Table 1 summarises the Activity Centre Plan outcomes sought.

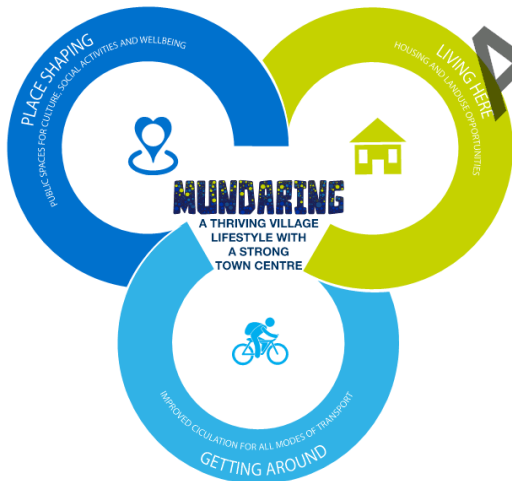
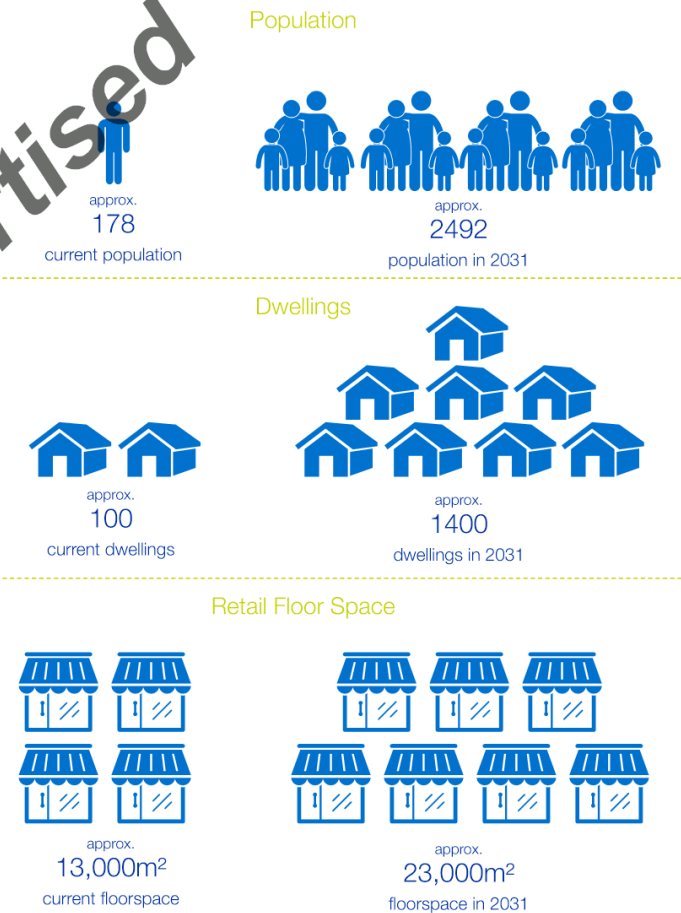


Figure 2: Figure Mundaring Town Centre Vision Statement

Table 1: Mundaring Activity Centre Plan Summary





As Advertised



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MUNDARINE



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PART ONE: IMPLEMENTATION

MUNDARING

1.1 Activity Centre Plan Area

1.2 Vision

“A thriving village lifestyle with a strong town centre”

The Masterplan sets out the three key qualities that will underpin a revitalised Mundaring town centre. The goals and outcomes sought for these key qualities are described in *Figure 4*, linked to the outcomes sought by this Activity Centre Plan:

The Centre has been designated into three (3) precincts:

Fringe

Figure 6 – Activity Centre Height map specifies the building heights for each precinct.

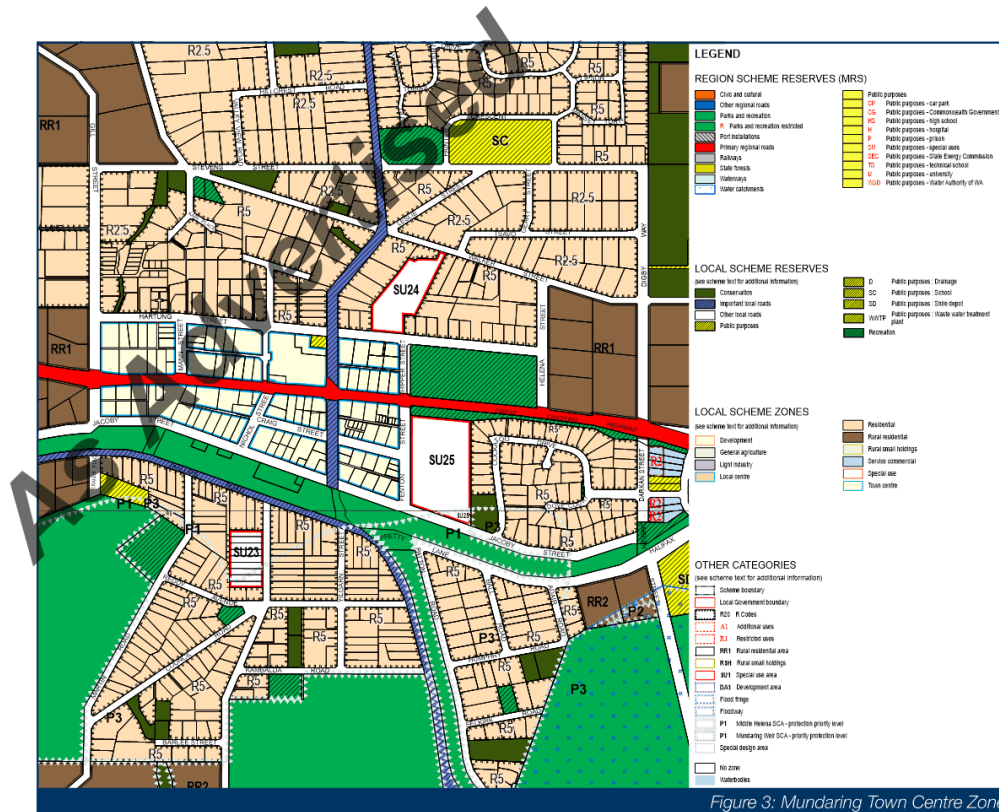
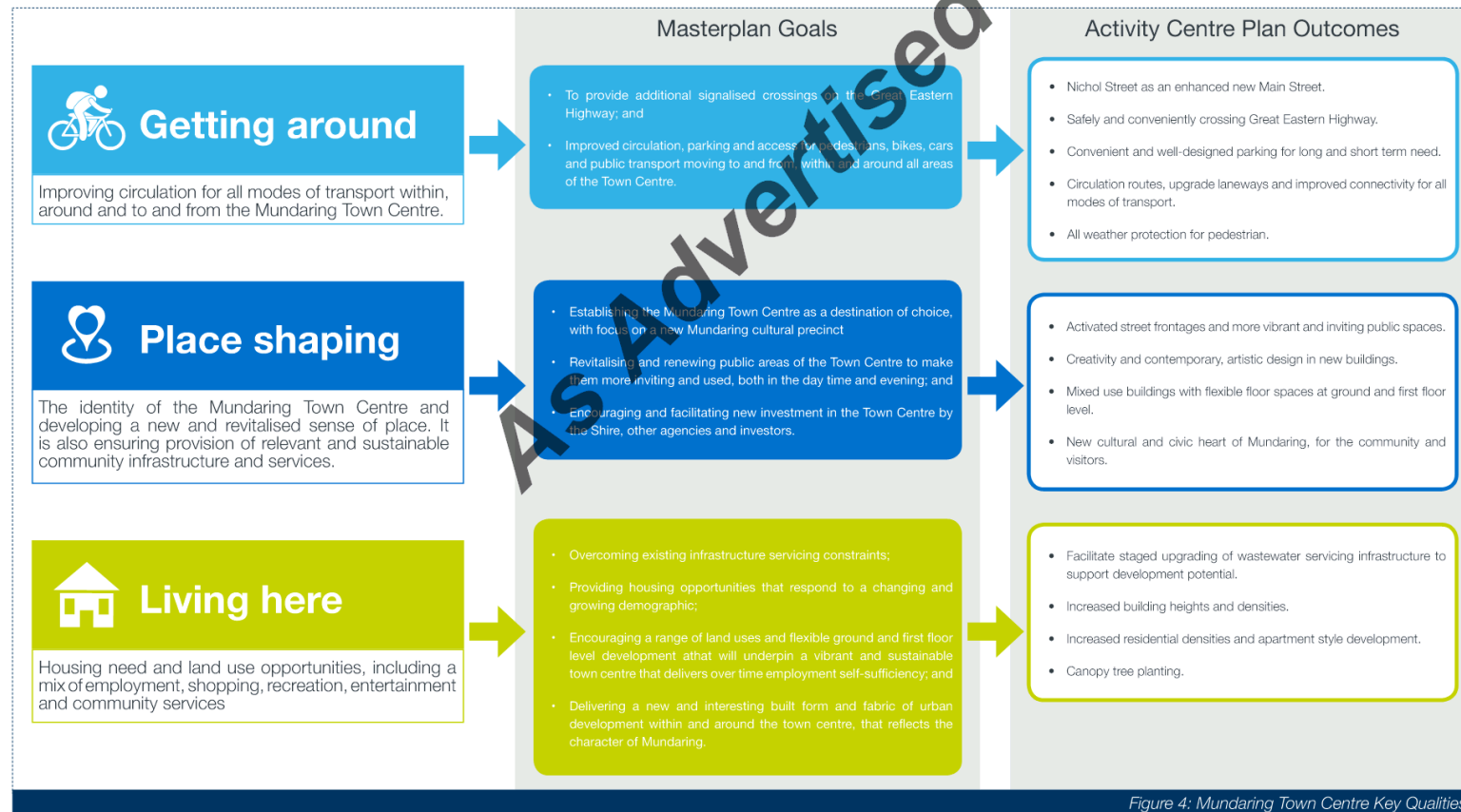


Figure 3: Mundaring Town Centre Zone





MUNDARINE

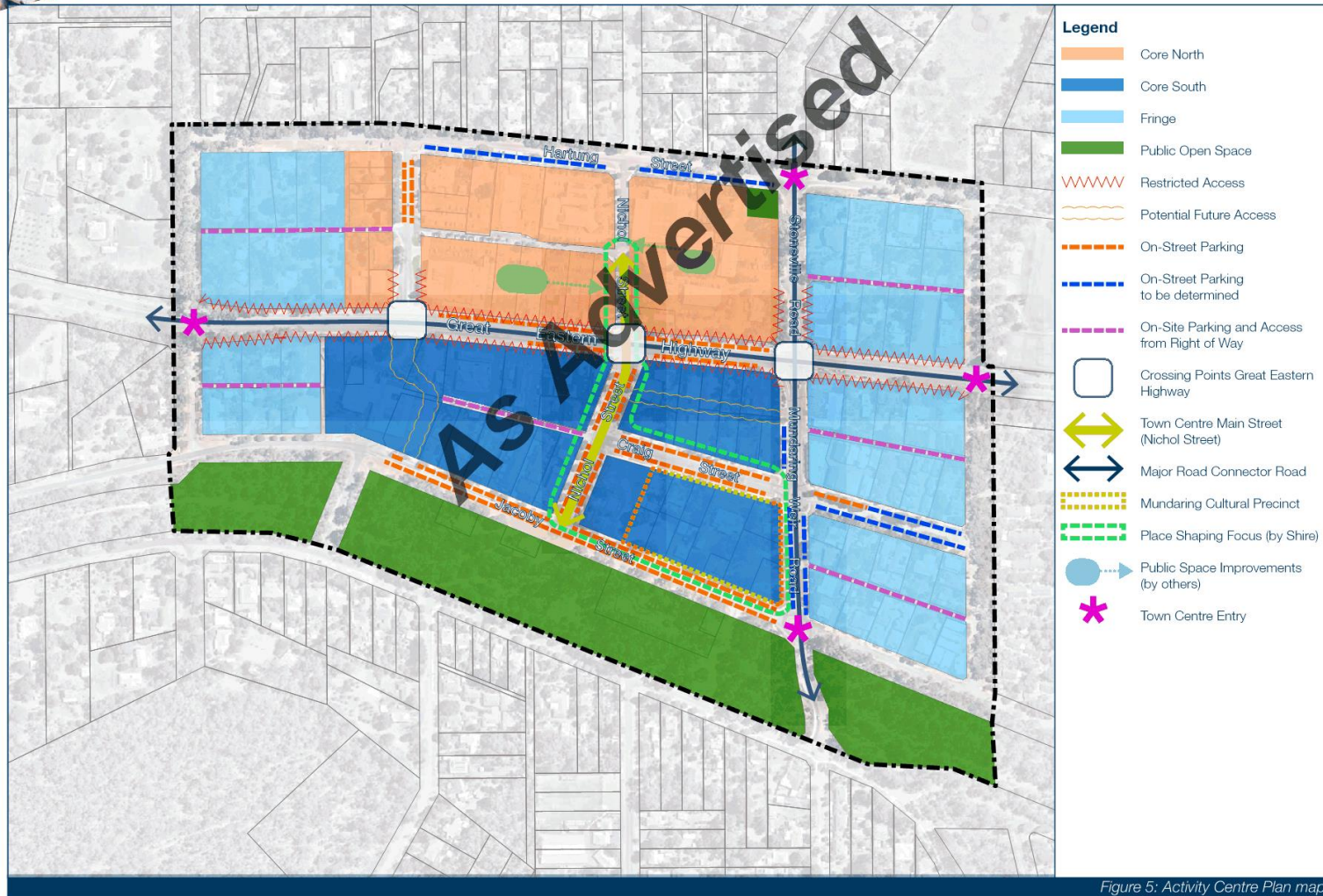
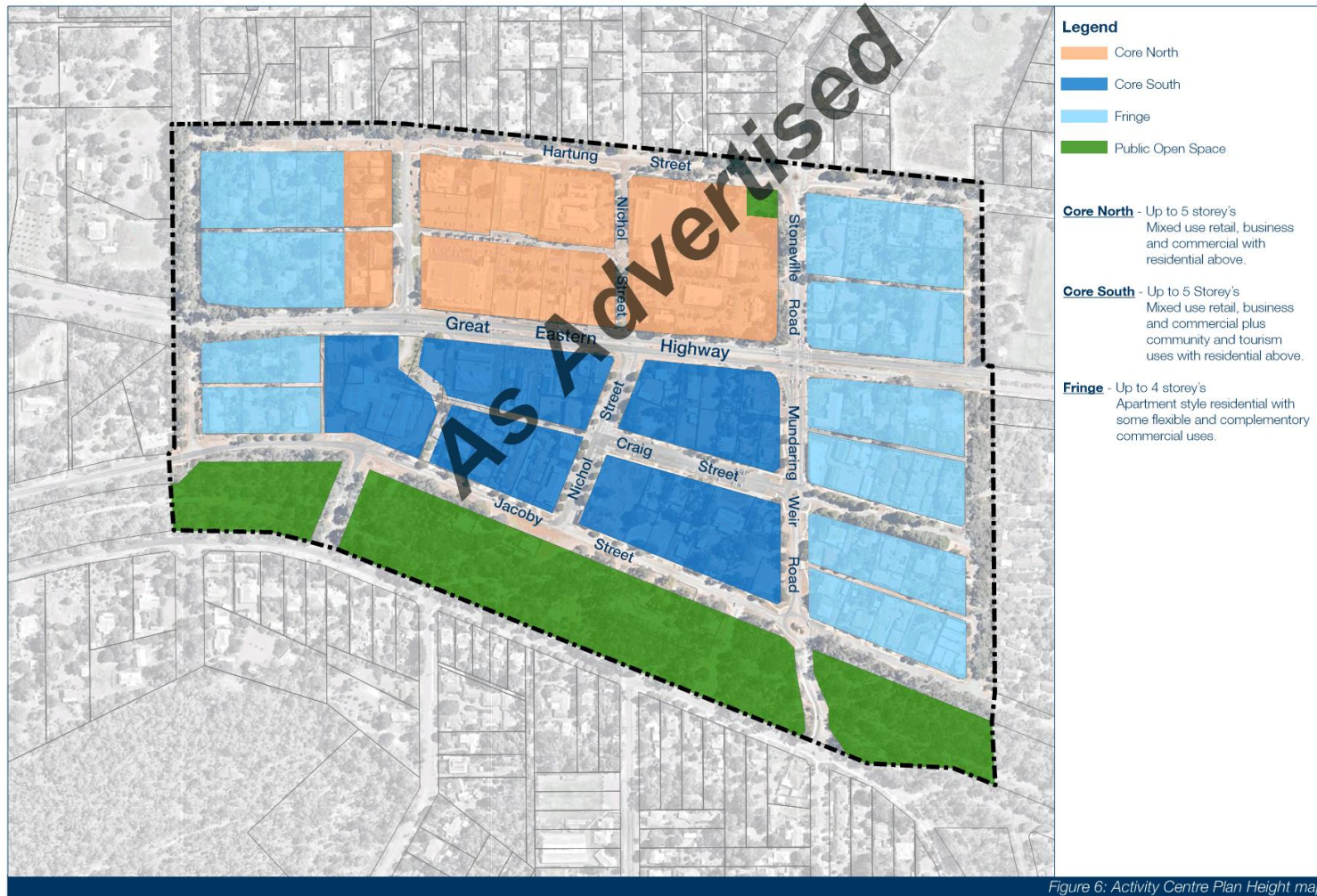


Figure 5: Activity Centre Plan map





2 INTERPRETATION AND OPERATION

The date this Activity Centre Plan comes into effect is the date the structure plan is approved by the WAPC.

This Activity Centre Plan is to be read in conjunction with the Shire of Mundaring Planning Scheme.

Where any provision of the Mundaring Activity Centre Plan conflicts with the local planning scheme, the Scheme prevails.

The following Precinct Plans referenced in the Shire of Mundaring Local Planning Scheme No.4 are rescinded and replaced by this Activity Centre Plan:

1. The Business District Zone and the Civic and Cultural Precinct, December 1997; and
2. The District Shopping Zone.

3 STAGING

Staging of this Activity Centre Plan is largely dependent on market conditions and individual landowner's willingness to develop.

The Shire of Mundaring is committed to encouraging private investment within the Mundaring Town Centre, as well as undertaking redevelopment of public land, including streetscapes and community facilities, as part of its own forward capital works program.

Preparing this Activity Centre Plan is one element of a raft of integrated and planned actions to realise the potential of the Mundaring Town Centre.

Priority, short, medium and long-term actions under the heading 'Making it Happen' of the Masterplan outlines these actions in more detail.

In addition, this Activity Centre Plan will inform and be implemented alongside other complementary changes to the Planning Scheme. These will occur through subsequent Scheme Amendment/s.

4 SUBDIVISION, LAND USE AND DEVELOPMENT REQUIREMENTS

The subject land is within the Town Centre Zone of the Shire of Mundaring Local Planning Scheme No.4.

Whilst the provisions of the Scheme prevail, a decision-maker for an application for development or subdivision approval in the area covered by this Activity Centre Plan must have due regard to these requirements when determining the application.

This Activity Centre Plan outlines Application, Infrastructure, Subdivision, Land use, General and Specific Development requirements.

Note: These apply in addition to other requirements specified within the Shire of Mundaring Local Planning Scheme.

4.1 Application requirements

The following information is to be submitted with any application for development and subdivision approval within the Mundaring Town Centre:

1. A written assessment describing how the proposal responds to this Activity Centre Plan. This includes:
 - a. An architectural statement describing and justifying the design response proposed and the proposals contribution to a revitalised and renewed Mundaring Town Centre.

For proposals in the Core North and Core South Precincts, this assessment is also to describe the proposals contribution to place making, the elements that make it visually interesting and unique, and the relationship of the proposal to an activated public realm.
- b. Information to demonstrate that the Infrastructure Principles outlined in this Activity Centre Plan are satisfied.
- c. Explanation as to how the applicable subdivision, land use and development requirements of this Activity Centre Plan are met.

2. Details of landscaping proposed.
3. Explanation and justification of parking and access arrangements, including for occupiers, visitors, deliveries and with a focus on cycling opportunity.
4. Details of noise attenuation measures for new development adjoining Great Eastern Highway and for within mixed-use developments.
5. Design and location of air conditioners, water heaters, service / power infrastructure, waste storage and collection arrangements, and the like. Demonstration that design and location will minimise adverse impacts within new development and upon adjoining properties.

Information provided must, in the opinion of the Shire, be fit for purpose, add value and inform the determination of each particular proposal. The Shire may therefore waive some or all of the information requirements as it sees fit.

Pre-lodgement discussions are strongly encouraged.



4.2 Infrastructure requirements

The provision of infrastructure is fundamental to the revitalisation and renewal of the Mundaring Town Centre.

The following Infrastructure Principles apply to all land within the Activity Centre Plan as follows:

Infrastructure Principle 1 – Water Sensitive Urban Design

Until the State increases the Mundaring Wastewater Plant’s wastewater capacity, new development in the Mundaring Town Centre will remain constrained.

With this constraint, the Shire of Mundaring will be unable to achieve the State’s population infill targets.

It is a planning imperative that the remaining sewer capacity is optimised by avoiding proposals which represent underutilisation of land, and/or by their nature, generate excessive wastewater.

All development must implement water sensitive urban design, install water efficient fittings and appliances, and implement (where possible and safe) alternative solutions such as grey water systems.

Infrastructure Principle 2 – Sewer allocation - First in first served

In instances where an applicant is seeking to stage a development, a development plan illustrating the ultimate configuration of the lots and development is required. Any approval given will not extend to a reservation of future wastewater capacity for further development at a later date.

Proposals that result in an increase to wastewater must demonstrate that alternative wastewater management options and available technologies have been considered and integrated where possible.

Infrastructure Principle 3 - Roads and laneways

Renewal and intensification of development within the Mundaring Town Centre will occur gradually. To accommodate this growth and the movement demands, existing laneways will be widened and circulation routes for all forms of transport improved over time to ensure improved connectivity within and to and from the Town Centre.

This includes new crossing points over Great Eastern Highway between each side of the Town Centre.

At the time of any development or subdivision likely to result in the intensification of use or activity on a site, landowners will be required to cede portions of land free of cost to the Shire for the creation and/or widening of laneways / right of ways (ROW). The widening of these to achieve a minimum 10m ROW width throughout the Town Centre is required.

The ROW width may be reduced where, in the opinion of the Shire, a lesser ROW width has already been established along an existing ROW alignment and where a lesser width poses no road function or safety issues.

In applying this requirement across multiple landowners, contributions made should be fair and reasonable, but this does not mean the area of land dedicated will be the same in every instance.

Further, while some ROW strips may be dedicated in the short term, development/subdivision of lots with fragmented ownership may not occur in sequence. It should be recognised that in some instances, the creation of a complete functional ROW is unlikely to be achieved from land owned by a single development/subdivision. This is not a valid reason to avoid dedicating land for ROW purposes.

Infrastructure Principle 4 - Underground power

New development within the Town Centre is to underground power supply to the development from the nearest source.

Developments and subdivisions within the locality and where underground power is not currently available will require a notification on Title for current and future landowners to anticipate a financial contribution to underground power at a future point.

Infrastructure Principle 5 - Public Art

New development valued over \$2 million is to contribute a 1% public art contribution towards public art within the Town Centre locality.

Subject to the nature of the proposal and its location, the Shire may accept public artwork incorporated into the development or a cash-in-lieu contribution to the Shire’s Public Art Fund. All contributions received must be directed to public art projects or associated public realm improvements within the Town Centre locality.

Infrastructure Principle 6 – Public Transport

The provision of bus infrastructure by the State, including future park and ride facilities for commuters, is essential to the future success of the

Mundaring Town Centre. This is subject to further resolution by the State and will be determined at a future stage.

Infrastructure Principle 7 – Public Open Space

Increased densities of development, including residential land uses within the Mundaring Town Centre increases demands on public open space within and in vicinity of the Town Centre.

Cash in lieu for public open space is to be paid for all residential subdivisions proposing three or more lots. This includes a contribution when new development involves multiple lots and/or multiple dwellings. Cash in lieu will be used towards a mix of traditional and contemporary open spaces, including improvement of the public realm.





4.3 Subdivision requirements

Subdivision requirements apply to all land in the Activity Centre Plan as follows:

1. Consolidation of lots into larger parcels is encouraged.
2. Further fragmentation of lot ownership is strongly discouraged within the Mundaring Town Centre. This will only be supported when the lot configuration reflects development approval issued in accordance with this Activity Centre Plan.
3. Vacant land subdivision is discouraged unless part of a larger land assembly process.
4. The subdivision should advance the achievement of this Activity Centre Plan, and align with the preferred future and desired character of the area as outlined in this Activity Centre Plan
5. The proposed lot configuration should respond to the intended function of the land and the activities carried out on it.
6. Ceding land to the shire (free of cost) for new or widening of existing ROW or roads to facilitate improved vehicular, cycling and pedestrian access and circulation in the Town Centre.
7. Suitable arrangement for parking and vehicle access.

4.4 Land use requirements

Land use requirements apply to all land in the Activity Centre Plan as follows:

Activated Land Uses

Activated land uses are encouraged at ground floor level in the core of the Mundaring Town Centre, with focus on Nicky Street.

Activated Land Uses are those described as:

"Land uses such as shops, cafés and restaurants with visible entrances and transparent facades that attract people and encourage activity, occupation and connectivity with the public realm"

Desired Character

Table 2 outlines the Desired Character by Precinct. These apply to all land in the Activity Centre Plan.

Table 3 sets out preferred Land Uses by Precinct. These preferences will be given regard for all land in this Activity Centre Plan.

A Scheme Amendment is anticipated to incorporate these preferred Land Uses by Precinct into the Scheme.

Local Planning Scheme No.4 sets out use classes and permissibility for the Town Centre Zone.



Table 2: Desired Character by Precinct

Core North Precinct Land Use description	Desired Character
Shopping and business core of the Town Centre comprising a mix of uses with focus on retail and commercial activity.	<p>A thriving and attractive commercial precinct servicing the Mundaring community and its visitors.</p> <p>New buildings on consolidated lots up to 5 storeys high comprising flexible commercial floor spaces at ground and first floor with residential above.</p> <p>Buildings orientated towards and actively engaged with the street. Activated Land Uses are a focus at ground floor level.</p> <p>An activity emphasis in Nichol Street as the Main Street spine that connects the core north with the core south.</p> <p>Improved movement for pedestrians and cyclists, including across Great Eastern Highway.</p> <p>A new Town Square for gathering and events.</p>
Core South Precinct Land Use description	Desired Character
<p>Redeveloped into a denser, mixed-use commercial area with focus on community, cultural and tourism uses.</p> <p>This includes retail and commercial land uses (excluding supermarkets and discount department stores) with residential above.</p>	<p>A new cultural heart and extended, activated main street of Mundaring that brings the community and visitors together.</p> <p>New buildings on consolidated lots up to 5 storeys high comprising flexible commercial floor spaces at ground and first floor with residential above.</p> <p>Nichol Street extending south from the Core North precinct to Jacoby Street, as a reinvigorated Main Street spine that incorporates new activity and public, community and event spaces.</p> <p>Buildings orientated towards, connected with the street, with emphasis on Activated Land Uses in Nichol Street at ground level.</p> <p>Visually interesting and attractive buildings that interpret and celebrate the character of Mundaring and the Perth Hills. New buildings that include a contemporary and artistic design integrating local materials and colours reflective of the natural environment.</p>
Fringe Precinct Land Use description	Desired Character
Predominantly residential with some flexibility for complementary commercial uses	<p>A mix of residential accommodation including walk up and apartment style buildings on consolidated lots up to 4 storeys high.</p> <p>Redevelopment of laneways and connected pedestrian, cycling and vehicle routes around the Town Centre.</p> <p>Selective commercial spaces at ground floor and opportunities for small scale home business. Flexible and adaptable design.</p> <p>Walk up and apartment style residential buildings that maximise site potential are encouraged. Single and grouped dwellings are discouraged unless designed to achieve a compact building footprint and tree retention plus landscaping.</p>

Table 3: Preferred Land Uses by Precinct

Use Class	LPS4	Core North	Core South	Fringe
Amusement Parlour	D	D	D	A
Ancillary Dwelling	A	X	X	D
Auction mart	A	A	A	X
Caravan park/camping ground	X	X	A	A
Child care premises	P	P	P	A
Cinema/theatre	P	P	P	A
Commercial vehicle parking	P	P	P	D
Display home / land sales centre	X	A	A	A
Educational Establishment	P	D	D	D
Equipment hire	D	D	D	A
Fast food outlet	P	P	A	A
Grouped dwelling	D	X	D	D
Multiple dwelling	D	P	P	P
Office	P	P	P	D
Reception Centre	P	P	D	A
Residential building	D	P	P	D
Restaurant	P	P	P	A
Restricted premises	X	P	X	X
Roadside stall	X	A	A	X
Single house	D	X	D	D
Trade display	D	A	A	A
Veterinary centre	D	A	A	A
Warehouse	D	A	A	A

Note:

'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;

'D' means that the use is not permitted unless the Shire has exercised its discretion by granting planning approval;

'A' means that the use is not permitted unless the Shire has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4;

'X' means a use that is not permitted by the Scheme.



4.5 General development requirements

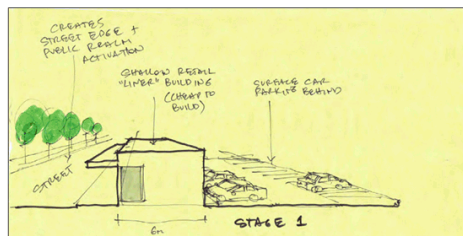
General development requirements apply to all land shown in the Activity Centre Plan.

Building Height

New Building Height is to be in accordance with the Map at Figure 5.

Only minor variations to these heights will be considered. Any minor variation will be to the satisfaction of the local government where it can be demonstrated that the intent of this Activity Centre Plan is met and amenity impacts are minimal.

Other general development requirements are based around the three (3) Key Qualities outlined in the Mundaring Town Centre Masterplan as follows:



Encourage development of simple, inexpensive shallow retail or commercial buildings to edge the public realm. This creates specific definition of public spaces and streets, and supports walking and activation within the town centre. This environment will be more attractive to tourists, supporting local businesses and assisting in activating the surrounding zone.



The increased attractiveness of the town centre, increase in new businesses, and improved town centre will make it more attractive for new residents to locate here. This will create demand that will support modest apartment development, potentially behind the Stage 1 retail buildings or shops.

KEY QUALITY 1



Getting Around the Town Centre:
Improved access and circulation for all modes of transport

Intensification of resident, business and visitor activity will necessitate improvements to the movement network within and around the Mundaring Town Centre.

All forms of transport, with emphasis on cycling, require consideration in this context of new growth and change. New intersection treatments will make Great Eastern Highway easier to cross, and streetscapes and laneways will create easier circulation around the centre, as well as revitalised and inviting public spaces to use.

Getting around the Town Centre requirements are:

1. Cycling is a focus within the Town Centre. Consideration of cycling access and parking is integrated into new development, provided for occupants as well as visitors.
2. The Shire may entertain a comparable relaxation of onsite parking provision in new development provided contribution is made to replacement or alternative parking solution/s.
3. Parking, loading and delivery at the rear of buildings.
4. No new crossovers in Nichol Street.
5. Rationalisation of existing crossovers where possible.
6. Creation and widening, plus beautification as required of existing ROW to facilitate improved circulation for all modes of transport.
7. Consideration given to the possibility of land use adaption over time which may result in designing ground floors in accordance with access and mobility standards (AS1428/09).

KEY QUALITY 2



Living Here:
Housing, servicing and land use opportunities

To meet the needs of a growing and changing population, new housing densities and typologies will become available within and around the Mundaring Town Centre. Medium density within the Town Centre will also protect the lower density character of localities elsewhere in the Shire.

Living Here requirements are:

1. Tight, compact dwellings designed to optimise available land and density opportunity within the Town Centre are encouraged. An equivalent R80 density code is the 'minimum' residential density code that is preferred in the Mundaring Town Centre. Design of development should generally be consistent with the Residential Design Code provisions and Draft State Planning Policy 7 Design of the Built Environment.
2. Multiple dwellings are encouraged and permitted.
3. New large sized single and grouped dwellings are discouraged. Individual single and grouped dwellings should occupy a ground floor footprint (habitable and non-habitable area) no greater than 80sqm (includes aged or dependant persons dwellings). Single and grouped dwelling proposals should be submitted as part of an overall development plan for the site.
4. A diversity in dwelling size and types across the Town Centre. This includes a mix of size, layout and design of individual dwellings within mixed-use and residential developments. This includes a mix of one, two and three bedroom or more dwellings in developments that comprise more than five (5) dwellings.
5. Mixed-use development designed to minimise amenity conflicts between occupiers and different uses.
6. Incorporation of environmentally sustainable design principles including wastewater, heating/cooling, solar access and drainage efficiency.

KEY QUALITY 3



Place Shaping: The identity of the Mundaring Town Centre

The Mundaring Town Centre will be revitalised and improved as a vibrant and desirable place for the community to enjoy. It will be an enviable place where the living, shopping and working needs of the Mundaring community and its visitors are met now and into the future.

Place Shaping requirements are:

1. Strengthening Nichol Street as the main street of the Town Centre, extending on both sides of Great Eastern Highway with activated uses merging and opening out into the public realm of Nichol Street.
2. Proposals involving the use of ground and street level floorspace adjoining Nichol Street that are proposed predominantly for exclusive private use, without any public access, will not be supported.
3. Architectural character of new buildings to be visually interesting, reflective of the Mundaring and Perth Hills natural environment and artistic culture. This includes:
 - a. Upper floors (above ground floor level) are to be articulated and generally setback further from boundaries than ground floor walls.
 - b. In Nichol Street, ground and first floor level can have zero lot line to Nichol Street, however, remaining upper floors are to be articulated and setback further from boundaries than ground floor walls.
 - c. Visual interest on all sides of buildings, with emphasis on those viewed from the public realm. Upper floor levels have an overall smaller footprint than the ground floor to achieve visual articulation and to minimise bulk and overshadowing.
 - d. A mix of artistry, articulation, presentation, building shape, colour, materials, and finishes;

e. Glazed and transparent facades at ground floor level to provide visual connection and interest between the public and private realm.

f. New buildings to focus on and face street frontages, with servicing and vehicular access at the rear.

4. For lots with direct frontage to Great Eastern Highway development should generally be oriented and designed to present to the Great Eastern Highway with reduced front setbacks and awnings along Great Eastern Highway frontage, but also having regard to access / circulation requirements. Wherever possible, this setback to the Great Eastern Highway should function to offer refuge from noise and weather, creating pleasant visual amenity.

5. Existing trees are to be retained and incorporated into new development where possible.

6. Tree retention or new canopy tree planting in all new development, including a combination of hard and soft landscaping treatments for all new development fronting Nichol Street, with trees positioned to provide shade in summer and solar access in winter, preferably enhancing both the private and public realm.

7. Incorporation of Crime Prevention through Environmental Design (CPTED) principles into new development.

8. If one and two storey buildings or staging of new development is proposed, consideration is to be given to construction techniques that enable new floors to be added to buildings over time.

9. Expansions on private land to existing retail floorspace should incorporate connectivity with and improvement to the public realm at ground floor level commensurate with the scale of expansion. In addition, specific areas for public space improvements are shown in the Activity Centre Plan Map.





Public realm improvements should include the provision of high quality public open space, alfresco space, public art, seating, shelter structures, shade trees and/or other landscaping elements.

4.6 Specific development requirements

Specific development requirements apply to all land as specified by precinct in the Activity Centre Plan.

Core South Precinct Requirements

Specific development requirements for the Core South Precinct, the redeveloped, denser, mixed-use commercial area that has focus on community, cultural and tourism uses, are:

1. All ground floor tenancies in Nichol Street have Activated Uses and building design that integrates with the public realm.
2. Finished ground floor levels to match the adjoining footpath and verge height and designed in accordance with access and mobility standards (AS1428/09).
3. All weather protection of public thoroughfares.
4. Fronting Nichol Street, awnings and verandahs or the like must connect between adjoining sites and extend over verges on the ground floor. Awning design must be complementary to those of immediately adjoining sites and in vicinity of the site.
5. Commercial floor spaces designed for adaptation for different uses over time.
6. Residential uses encouraged above commercial uses.
7. Nil setbacks to adjoining parapet walls are acceptable in the Core South at ground floor level fronting Nichol Street.
8. No new crossovers to Nichol Street between Great Eastern Highway and Jacoby Street. Existing crossovers should be rationalised, with parking and services located at the rear.
9. Nichol Street has primacy in focus of the Core South Precinct as the new Main Street. However, significant redevelopment is envisaged alongside this in Craig Street and Jacoby Street.
10. New development in Craig and Jacoby Street will have a softer

interface with the public realm. Greater setbacks around new buildings that incorporate green front and side setbacks to enable tree retention and deep new canopy tree planting.

11. The Core South Precinct is anticipated to include the new Mundaring Cultural Precinct. A Local Development Plan will be required to guide redevelopment of this cell (bound by Craig Street, Nichol Street and, Jacoby Street and Mundaring Weir Road) into a new cultural, social and civic heart of the Shire. The Cultural Precinct may include collocated community and visitor services and facilities, meeting places, complementary food, entertainment and the like, land uses.

Opportunities to consolidate cultural facilities into the Heritage Trail reserve may also be explored as part of the Local Development Plan.

The Local Development Plan should incorporate a north-south pedestrian access between Jacoby Street and Craig Street that is a tree lined and legible corridor that aligns with anticipated movement

that is established at the time of redevelopment. It is acknowledged that further discussions with Main Roads and future crossing points of other roads may influence this alignment.

Core North Precinct Requirements

Specific development requirements for the Core North Precinct, the shopping and business focus of the Town Centre, are

1. All ground floor tenancies in Nichol Street have Activated Uses and building design that integrate with the public realm.
2. Finished ground floor levels to match the adjoining footpath and verge height.
3. All weather protection of public thoroughfares.

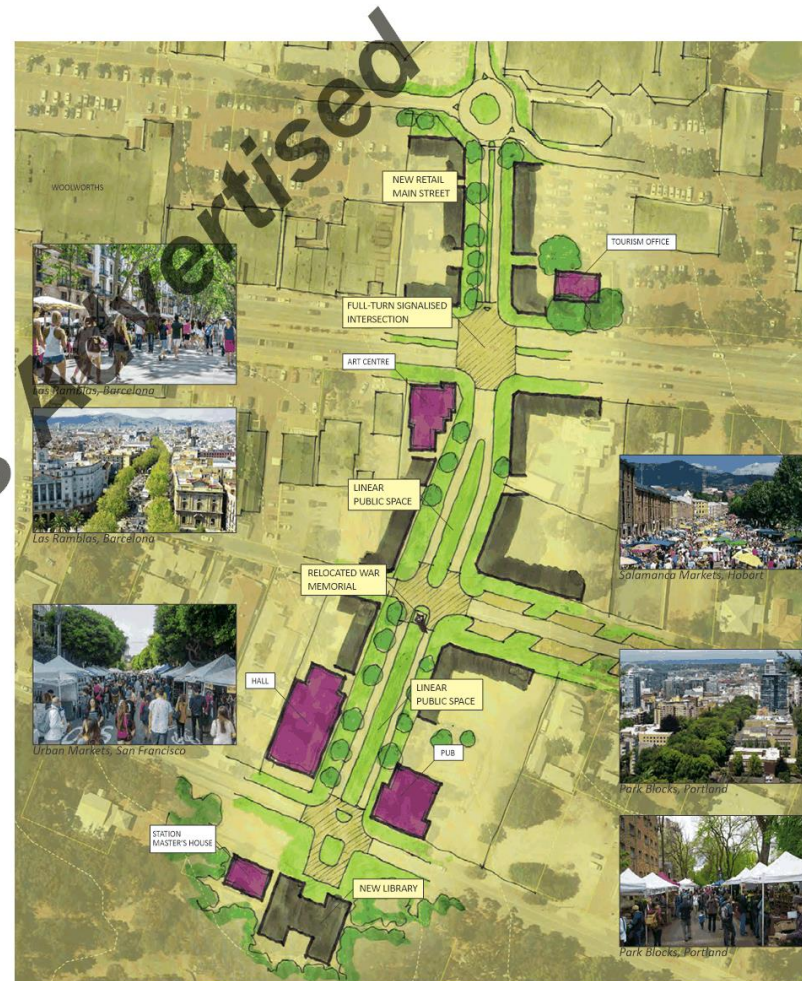


4. Commercial floor spaces designed for adaptation for different uses over time.
5. Residential uses encouraged above commercial uses.

Fringe Precinct Requirements

Specific development requirements for the Fringe Precinct, the predominantly residential area of the Town Centre are:

1. Existing single and grouped dwellings will be progressively replaced by a more compact style of residential development that includes multi-level development.
2. Green front and side setbacks around new buildings that enable tree retention and deep new canopy tree planting.
3. The fringe provides transition area between the Core North and South precincts and the residential areas that surround the Mundaring Town Centre.
4. New buildings to maximise density through residential apartment and townhouse style development between 2 and 4 storeys high.
5. Laneways and ROW to provide attractive linkages and movement networks around the fringe area.
6. Laneways and ROW to provide primary access to parking in some instances.
7. Some complementary commercial and home based business uses at ground floor that is secondary to the residential focus are acceptable, with ground floors designed in accordance with access and mobility standards (AS1428/09).
8. Flexible ground floor spaces designed for adaptation for different uses over time.





4.7 Bushfire hazard

This Activity Centre Plan contains land that is bushfire prone.

Applications for development must include an assessment prepared by an Accredited Assessor that demonstrates that the development will meet the objectives of State Planning Policy 3.7 and associated Guidelines, including Bushfire Protection Criteria.

4.8 Local Development and Concept Plans

Development Concept Plan

A development concept plan will be required to accompany a development application or subdivision in instances where individual landowners are seeking to implement a staged development over time. A Development Concept Plan is also required when new development occupies a portion of a site.

A Development Concept Plan will enable owners to demonstrate the ultimate vision for their site, describing how the various stages of development meet the principles and expectations of this Activity Centre Plan.

Where a development application is approved in association with a Development Concept Plan, the Development Concept Plan does not form part of the approval. It is used to determine the interim application and to guide consideration of future planning applications on the site.

Local Development Plans

Local Development Plans may be required to achieve coordinated outcomes for developments across multiple lots and/or involving multiple landowners.

A Local Development Plan is required prior to approval of any application in the Cultural Precinct.



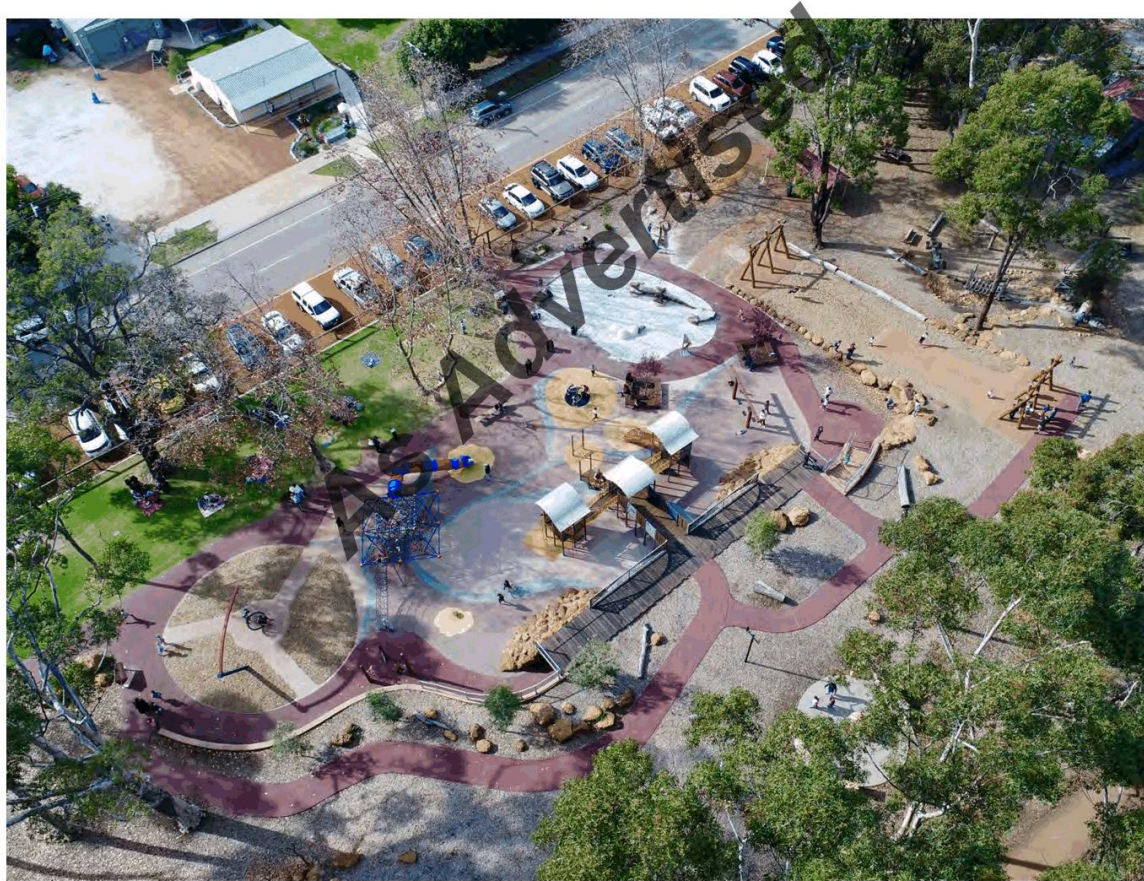
As Advertised

PART TWO: EXPLANATORY

1



MUNDARING



1 PLANNING BACKGROUND

1.1 Introduction and purpose

The Mundaring Town Centre is the Shire of Mundaring's civic, commercial and community hub.

The wide reaching population catchment and Perth hills location makes the Mundaring Town Centre a particularly unique and attractive activity centre that is functionally important to the Mundaring community, as well as to visitors.

The Town Centre is presently characterised by a mix of low-density town centre development at its core, surrounded by low-density residential development, including some grouped dwellings, on its fringe. The Town Centre includes many vacant and underutilised lots. The Mundaring population is growing whilst its demographic makeup is changing, increasing demands for housing choice and a vibrant town centre to service a greater mix of retail, commercial, social, health, tourism and employment needs.

In response to these and other factors, including broader metropolitan Perth population change, the Shire of Mundaring has established a new vision and program that will revitalise the Mundaring Town Centre into a vibrant and sustainable township.

1.2 Mundaring Town Initiative Masterplan and Discussion Paper

The Shire of Mundaring adopted the Mundaring Town Initiative Masterplan on 14 March 2017.

The Mundaring Town Initiative Masterplan outlines the Shire's vision for the Mundaring Town Centre.

A detailed Discussion Paper accompanies the Masterplan, which identifies many opportunities that can underpin the redevelopment and revitalisation of the Mundaring Town Centre, as well as identifying and responding to constraints.

This information has informed preparation of this Activity Centre Structure Plan (ACP). The ACP is one action amongst many to implement the Masterplan and guide a renewed and revitalised future Mundaring Town Centre.

Opportunities identified in the Masterplan include:

- Responding to a strong community aspiration for renewal in the Town Centre that reflects the character of Mundaring and the Perth Hills.
- Meet changing demographics within a growing population. This is largely by accommodating housing in the Town Centre that introduces new and interesting housing density and housing choice.
- Growing and sustaining the commercial core of the Town Centre.
- Capitalising upon tourism opportunities to build image and increase attraction to the Town Centre.
- Improving movement networks for all modes of transport within, around and to and from the Town Centre.
- Rationalising Shire-owned land and community facilities for efficiency, and to kick-start investment.
- Building identity and a revitalised sense of place.
- Improving streetscapes to make them accessible, attractive places for people to spend time.

These investigations also concluded that there are three critical challenges to overcome in order to realise the potential of the Mundaring Town Centre. These are:

1. Wastewater and stormwater.
2. Great Eastern Highway.
3. Land availability.

The Masterplan responds to these challenges and outlines a path forward, demonstrating that there are a number of ways to overcome inherent and historical wastewater servicing and Highway connectivity matters.

The Masterplan is built on this analysis of opportunities and constraints, and the principles of this ACP reflect these.

1.3 Land description

1.3.1 Location

Mundaring and the Perth hills are well known and valued for the scenery, tree filled landscapes and largely low-density development. The Shire of Mundaring is on the fringe of the metropolitan area, located 35km to the east of the Perth Central Business District. The area is a gateway to the Wheatbelt and Goldfields that extend further to the east, accessed by the Great Eastern Highway that dissects through the middle of the Mundaring Town Centre.

The Mundaring Town Centre consists of landholdings bound by Hartung and Jacoby Streets to the North and South, Gill Street to the west and Fenton and Chipper Streets to the east.

A Context plan is at Figure 1 and a Location Plan at Figure 7.

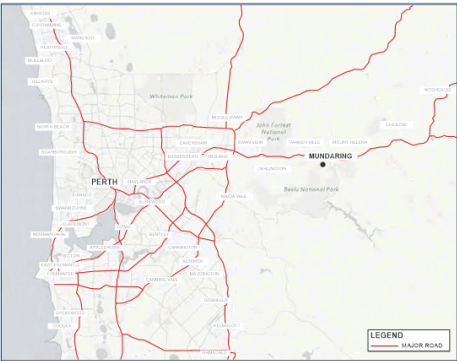


Figure 7: Location Plan

1.3.2 Area and land use

The Mundaring Town Centre includes the Mundaring Village Shopping Centre, the Shire of Mundaring Administrative Offices, an array of commercial, business and service offerings including supermarkets, banks, medical centres, food businesses, service station and hotel, as well as many key community services including the Library, community centre, tourist information, churches, police station and post office.



The ACP applies to all land zoned Town Centre under the Mundaring Local Planning Scheme No.4, which covers a total area of approximately 30.5ha.

Whilst the Masterplan also addresses land surrounding and on the fringe of the Town Centre, actions for these areas are separate to this ACP.

1.3.3 Legal description and ownership

There is a mix of land ownership within the Mundaring Town Centre. The Shire of Mundaring is a large landowner and there are also a number of privately owned lots held in the one ownership. Some lots, despite comprising multiple commercial tenancies or grouped dwellings, are also held in the one ownership rather than in Strata, some of which contain existing development in excess of 20 years old. Land ownership is in Figure 8.

1.4 Planning framework

1.4.1 Zoning and reservations

Shire of Mundaring Local Planning Scheme No.4

The Shire of Mundaring Local Planning Scheme No.4 (LPS4), gazetted February 2014, applies to the Mundaring Town Centre. Under LPS4, the Mundaring Town Centre is located within the Town Centre Zone (see Figures 2 and 7).

Town Centre Zone

The objectives of the Town Centre zone are:

- "To provide for development of the Mundaring town centre as the principal focus for retail, commercial, administrative, entertainment and cultural uses within the Shire;
- To provide for the retail, commercial and entertainment needs of residents of the hills portion of the Shire so as to minimise the need to travel outside of the district;
- To provide for appropriate uses catering to tourism activity;
- To provide a safe, convenient and accessible environment in the town centre for pedestrians and cyclists, and to provide for good accessibility by public transport;

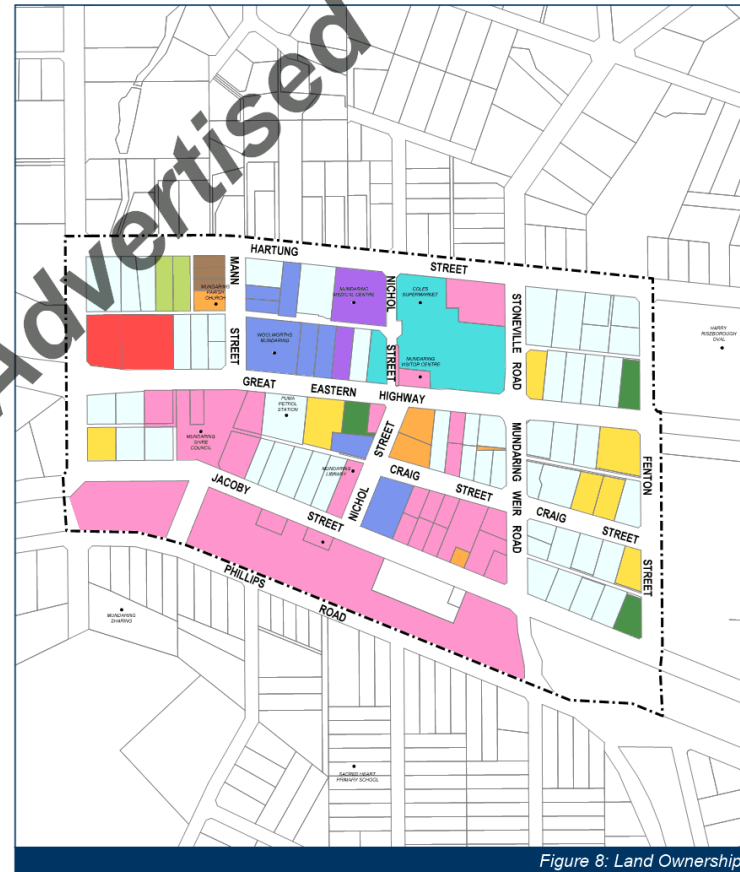


Figure 8: Land Ownership

- *To provide for well-coordinated development of the town centre by way of precinct/structure planning, to ensure a high quality of urban design, appropriate disposition of land uses, and optimal use of infrastructure capacity; and*
- *To provide for uses that will encourage the use of the town centre outside normal retail or office hours."*

Arising from the Masterplan, this ACP outlines additional objectives for the Town Centre, adding detail and elaborating upon the Town Centre Zone objectives.

It is anticipated that the Scheme, including the Town Centre Zone objectives, will be updated via a Scheme Amendment/s following adoption of the ACP to incorporate these more detailed matters. Additional objectives in this ACP for the Town Centre are:

- The Masterplan and ACP have a Precinct based focus. The ACP deliberately elaborates upon the precincts explored in the Masterplan, further defining these and establishing general and specific development requirements that go beyond the overall objectives of the Town Centre Zone.
- Extra emphasis on housing and creating new housing opportunity and housing density.
- Multi-level medium density housing and buildings up to five storeys in height.
- Facilitation of new development that includes multiple level mixed-use development and commercial development, including commercial uses at ground and first floor with residential uses above.
- The Town Centre as a focus for a range of uses that extends beyond the retail, commercial, administrative, entertainment and cultural uses identified by the Town Centre Zone. This is added to with inclusion of a broad mix of housing, social, recreation, artistic and community activities and facilities.

LPS4 outlines the general, particular and land use development requirements for the Town Centre Zone that continue to apply alongside this ACP. This includes a preferred minimum 15m setback for land abutting the Great Eastern Highway.

Precinct Plans

Clause 5.7.1 of LPS4 specifically references two Precinct Plans as applying to the Mundaring Town Centre.

This ACP rescinds and replaces these.

These Precinct Plans were evaluated through the Masterplan process. Particular elements of these Precinct Plans are deliberately incorporated into the ACP. In other instances, elements from these Plans have been replaced, removed, updated or elaborated upon in the ACP.

Key elements arising from the former Precinct Plans incorporated into the ACP include:

- A contemporary new urban form in the ACP that adds detail and specificity concerning building height, form and urban character principles. These encourage a new urban form within the Mundaring Town Centre that delivers mixed-use buildings, housing and housing choice, building upon yet shifting historical Town Centre aspiration.
- Incentive and guidance to encourage redevelopment and renewed investment and change within the Mundaring Town Centre. Intervention and opportunity rather than a business as usual approach.
- Aims to discourage and avoid underdevelopment so that full potential of the Town Centre can be realised over time. Consideration of interim as well as long-term redevelopment aspirations.
- Retaining the need for laneway widening to continue.
- Focus on an enhanced public realm, particularly one that interfaces with active ground floor uses in Nichol Street and the Cultural Precinct. Visual linkages and connection between prominent and popular landmark sites with an extended Nichol Street as the Main Street core of the Town Centre.
- Improving crossing points across the Great Eastern Highway, connecting the northern and southern Main Street spine of Nichol Streets together, as well as improved movement circulation within and around the Town Centre.
- Select retention of discrete elements, rather than reproduction, of the existing Town Centre architecture.
- Urban design treatments and the use of natural materials that align

with the Mundaring character including tree retention and planting, a mix of hard and soft landscaping treatments, artistic and creative expression, and architecture and materials that reflect elements of the broader Perth Hills environs.

- Creative all weather protection in public spaces including vegetation cover, artistic structures as well as built elements.

1.4.2 Metropolitan Region Scheme

The Mundaring Town Centre is within the existing "Urban" zone and the Great Eastern Highway is a Primary Regional Road under the Metropolitan Region Scheme. An extensive declared Water Catchment area abuts the fringes of the Town Centre.

In addition to the Great Eastern Highway being a Primary Regional Road, it is noted that Mundaring Weir Road and Stoneville Road, both of which intersect and run through the Mundaring Town Centre, are District Distributor Roads under the State's Development Control Policy 1.4 – Functional Road Classification for Planning.

1.4.3 Regional and sub-regional structure plan

Preparation of the Mundaring Town Centre Masterplan was influenced by two key regional and sub-regional plans. These were in Draft form at the time of preparing the Masterplan and have just recently been finalised. These documents were explored in detail via the Masterplan and particularly the accompanying Discussion Paper.

- Perth and Peel @3.5million; and
- North East Sub-regional Planning Framework.

This ACP continues to be the necessary strategic output required by this higher level regional and sub-regional planning that is directed at accommodating future population growth and change, and ensuring the sustainability of local district activity centres, of which Mundaring is identified.

Urban Infill Targets

Like the draft plans, the now final Perth and Peel @3.5 million and the North-East Sub-Regional Planning Framework March 2018 continue to establish Urban Infill targets by Local Government.

For the Shire of Mundaring this is a minimum dwelling target of 2,760 with an estimated population of 6,090 accommodated.

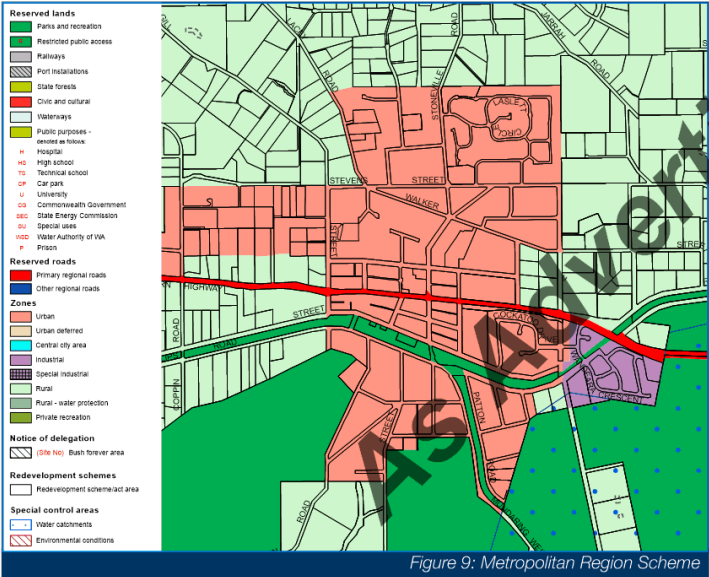


Figure 9: Metropolitan Region Scheme

The ACP has a population target of 1,400 additional dwellings and 2,492 total residents within the Mundaring Activity Centre by 2030.

For the Shire of Mundaring, this ACP promotes considerable change within the Mundaring Town Centre as the primary location for addressing future population growth and accommodating a large proportion of the desired Urban Infill target for the Shire of Mundaring.

This involves targeting increased medium housing densities within and immediately around the Mundaring Town Centre. Targeting the Town Centre as a means to limit changes in density elsewhere, and hence preserving the low-density semi-rural character that defines the urban form and sense of space that exists across the remainder of the Shire.

This said, there remains alongside this considerable existing opportunity in already appropriately zoned land for other lower density housing choice across the broader Shire of Mundaring, including new rural residential subdivision, which will continue to contribute meeting overall housing need.

Employment opportunity

Perth and Peel @3.5million and the North East Sub-regional framework also seek to increase employment opportunities within the region itself, which has typically heavily relied upon employment outside the region, away from where people reside.

These Sub-regional plans continue with aspiration for Activity Centres, but unlike the draft versions, these no longer establish an employment target for the Mundaring Town Centre, instead stating anticipated job numbers only for the Midland and Ellenbrook Activity Centres. That said, the Mundaring Town Centre Masterplan and ACP encourage increased employment opportunity and choice within the Town Centre, sustaining and growing floor space. This is discussed further later in this report under the Local Commercial Strategy.

Key planning framework principles

The North-East Sub-regional Planning Framework outlines key planning principles at 3.1. The Masterplan and the ACP are consistent with these as follows:

- The ACP facilitates a consolidated urban form, seeking to accommodate growth and demographic change through urban infill.
- Renewal and revitalisation of the Mundaring Town Centre is a deliberate strategy to manage population and limit reliance on new greenfield urban expansion, loss of productive farming or environmental land, or intensification of residential density in other parts of the Shire.
- Creates opportunity for more people to live and work within the Mundaring Town Centre.
- Focus's attention on the Mundaring Town Centre as a District Centre.
- Anticipates increased frequency of bus services to and from the Town Centre.
- Consolidates infrastructure and sustainable management of resources, including water and wastewater.

1.4.4 Planning strategies

Local Planning Strategy

The Mundaring Local Planning Strategy (the Strategy) was endorsed by the Western Australian Planning Commission (WAPC) in May 2013 and has been prepared to set out the long term planning directions for, and to guide land use planning within, the Shire over the next ten to fifteen years.

Like LPS4, the LPS clearly identifies the Mundaring Town Centre as the civic, commercial and community hub of the Shire. The Strategy anticipated the Mundaring Town Centre Masterplan and this ACP.

The Strategy strongly promotes redevelopment and renewal of the Town Centre, and has an important focus on land supply, with emphasis on providing a variety and choice of housing to meet changing community needs.

The Great Eastern Highway, which transects the Mundaring Town Centre, is identified as the major element of transport infrastructure in the Shire. The Shire is serviced by buses but not by fixed rail.

The Strategy recognises that heavy vehicle movement along the Highway can conflict with local domestic traffic, and that this can cause a hazard to pedestrian and vehicular movements through the Town Centre. Whilst there are plans to alleviate this issue through construction of the Perth to Adelaide Highway that will bypass Mundaring, this is a long term and not a short to medium term solution.

The Strategy states that any future development of the town centre or wider town site will need to be carefully considered and allocated due to the constrained availability of sewer within the Shire.

The Masterplan, followed by this ACP, delivers this next step of the planning process to achieve these Strategy directions.

Local Commercial Strategy

The Local Planning Strategy incorporates a number of land use strategies, including a Local Commercial Strategy (LCS) basis that was initially prepared in 1992. This has informed both the current LPS4 and the former TPS3.

Recently and given this passage of time, a new Local Commercial Strategy has been prepared and the Shire of Mundaring adopted this in March 2018.

In preparing the Mundaring Town Initiative Masterplan, the LCS review was anticipated, and a draft version of the LCS was given regard, particularly in addition to the SPP4.2 evaluation and justification of the commercial recommendations as the Masterplan was prepared.

Whilst the adopted LCS is a Shire wide document, key objectives and findings of the LCS have currency and relevance to the Mundaring Town Centre and the ACP.

Objective 1 of the March 2018 LCS is to:

"Support the continued development of the Mundaring Town Centre as the District Centre serving the Shire of Mundaring and beyond."

The three other overarching objectives of the LCS reinforce the Mundaring Town Centres role as top of the hierarchy of Activity Centres across the Shire, aiming to ensure that all of the Shire's Activity Centres are well designed and maximise local economic and employment opportunities.

The LCS has emphasis on employment opportunity in Light Industrial and Service Commercial areas, as well as recognising the critical function and role that Activity Centres, particularly the Mundaring Town Centre as a District Centre has to contribute in this regard.

Being on the fringe of metropolitan Perth, the LCS captures the uniqueness of the Shire. For the Mundaring Town Centre this includes recognition of the Centre as having potential to provide a much broader array of retail and commercial services than would typically be expected in District Centres in suburban Perth.

This includes a broader focus on community services, facilities and job opportunities, as well as entertainment, cultural and tourism retailing. Serving daily and weekly shopping need as well as meeting other needs of the community and visitors.

In hand with population growth, the LCS identifies opportunity for additional retail floorspace across the Shire over the next 20 years. For the Mundaring Town Centre, this includes:

- Expansion of supermarket floorspace; and
- Potential for a greater range of non-food related retailing, including the potential for a major non-food retail tenant in the longer term.

Currently, the Mundaring Town Centre contains approximately 13,150m² retail floorspace. The majority (68%) is Food, Liquor and Groceries. Based on the growth projections for the Shire, this expanding population approaches the thresholds that would support a greater array of non-food retailing, including the attraction of major tenants such as a Discount Department Store.

The LCS concludes that an additional 10,000m² of retail floorspace in the Town Centre over the next 20 years is reasonable. This is alongside expansion of commercial potential.

The LCS is clear in stating that achieving a greater range of retail and commercial services in the Mundaring Town Centre will provide an opportunity to retain local employment opportunities.

It also acknowledges, as does the Masterplan, the need to maintain a level of flexibility for the future development of Activity Centres in response to rapidly changing and developing technologies, shifts in consumer preferences, new market entrants and demographic shifts.

Finally, the LCS outlines a series of Actions for the Mundaring Town Centre, which closely align to the Masterplan and the actions of this ACP. This includes:

- Expanding retail and commercial facilities;
- Support an increase in sewer capacity;
- Encourage higher density development within and around the Town Centre;
- Encourage a broad array of land uses including community, entertainment and tourist based activity;
- Encourage investment in upgrading the appearance of buildings and public spaces; and
- Continue to plan for improved integration across the Great Eastern Highway between each side of the Town Centre.

1.4.5 Planning policies

State Planning Policy 4.2 – Activity Centre Policy

The Mundaring Town Centre is recognised as a District Centre under State Planning Policy 4.2 (SPP4.2).

Whilst it is noted that the Shire of Mundaring Local Planning Strategy and LPS4 were both prepared and adopted by the Shire prior to the release of SPP 4.2, nonetheless the actions being implemented via this ACP continue to align with and implement SPP 4.2.

Indeed, the LCS discussed above has been prepared to complement the SPP4.2 assessment that forms a part of the Masterplan and Discussion Paper, and this ACP.



SPP 4.2 sets out the regional level policy directions for activity centres in the Perth and Peel regions, outlining the broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres. The ACP has been prepared to align and conform with this.

Of note are the following comments:

- SPP4.2 specifies appropriate residential densities within walkable catchments of different categories of activity centres. For district centres, the policy indicates that there should be a minimum residential density of 20 dwellings per gross ha, and desirably 30 dwellings per gross ha, within a 400 metre walkable catchment of the district centre. The current density within the ACP is well below SPP expectation at around only 100 dwellings over 31.5ha. This density correlates to wastewater limitations. The significant increase to 1400 dwellings sought by this ACP to 2031 is a considerable change, but is a manageable one. This new density will in context easily meet the overall housing and population projections desired, as well as anticipated, for the shire.
- SPP4.2 supports encapsulating, renewing and enhancing key characteristics of locations and using these as success factors to guide planning for Activity Centres. These are key facets of both the Masterplan and this ACP.
- The interface of the Town Centre with the surrounding area should be addressed through urban design and density considerations. The ACP achieves this. Further consideration to increased densities around the Town Centre, as addressed in the Masterplan, will be delivered through mechanisms separate to this ACP.
- SPP4.2 supports improving pedestrian circulation and movement within and around the centre and renewing the public realm to create liveable community spaces. The ACP achieves this.
- Employment, housing and retail / commercial floor space and density issues are strong facets of the Masterplan and the ACP.

1.4.6 Pre lodgement consultation

The Masterplan and Discussion Paper were advertised to agencies and the community and feedback arising from this was incorporated as appropriate.

The directions of these background documents, and indeed the ACP itself, reflect the broader and long held aspirations of the Shire of Mundaring to revitalise and renew the Mundaring Town Centre for benefit of the community and visitors.

2 SITE CONDITIONS AND CONSTRAINTS

Site conditions and constraints within and influencing the Mundaring Town Centre have been taken into account when preparing this ACP.

In particular, the Infrastructure Principles and the general and specific development requirements of Part 1 reflect these and the conclusions drawn through the Masterplan process.

Many of the design requirements the ACP captures link directly back to the influence of the natural Perth Hills environment, and the opportunities and constraints arising from the Masterplan.

2.1 Biodiversity and natural area assets

The Shire of Mundaring is characterised by mostly uncleared remnant vegetation (largely native forest) and, in addition to public land such as National Parks, state forest and water catchments, accommodates a large amount of Local Natural Areas on private land. There is the opportunity, and a significant expectation from Shire residents, that the natural environment is protected.

The Shire's Local Biodiversity Strategy provides strong direction on biodiversity protection, and this background research has informed the environmental directions of the Local Planning Strategy and other Shire approaches. This includes the Conservation Priorities and Protection Categories for Local Natural Areas mapping in the LPS4.

The Mundaring Town Centre however is largely unaffected by this mapping, however it is surrounded by land that does have biodiversity and natural area assets. This includes the regional ecological link along the Heritage Trail and the Sculpture Park, watercourses and drainage through the town centre and protection for the Sculpture Park as a natural area.

2.2 Landform and soils

Mundaring is broadly characterised as hilly, with rolling slopes that are sometimes heavily vegetated. Topography of the Town Centre is in *Figure 6*.

The Mundaring Town Centre itself sits elevated within the Perth Hills region, with land sloping up from the north side of the Town Centre from approximately 260AHD, and then lifting higher again away towards the south east (290AHD and higher).

The dominant landform in the Shire of Mundaring is the Darling Scarp, which is the surface expression of the Darling Fault. It traverses the Shire of Mundaring and also extends well to the north and south, and forms a dramatic eastern skyline to the Swan Coastal Plain, visible from much of the Perth Metropolitan Region.

The Darling Fault is a major regional fault line, which separates the mainly igneous and metamorphic rocks of the Darling Plateau from the geologically more recent sedimentary material of the Perth Basin to the west.

The Darling Plateau comprises lateritic uplands and dissected spurs, valleys and scarp below the plateau surface. Of the lateritic uplands, Dwellingup soils are dominant. These are generally well drained, and consist of shallow to moderately deep gravelly brownish sands, pale brown sands and earthy sands overlying lateritic duricrust. The soil type is characterised by gently undulating landform.

Minor valleys occur throughout the plateau comprising Yarragill soils, major valley systems are dominated by Murray soils with some Helena soils in the west.

2.3 Groundwater and surface water

All watercourses within the Shire of Mundaring ultimately drain into the Swan or Avon Rivers, although both lay entirely outside of the Shire.

Six tributaries of the Swan/Avon River flow within the Shire of Mundaring. None of these are within or immediately proximate to the Mundaring Town Centre, however various minor watercourses and drains dissect.

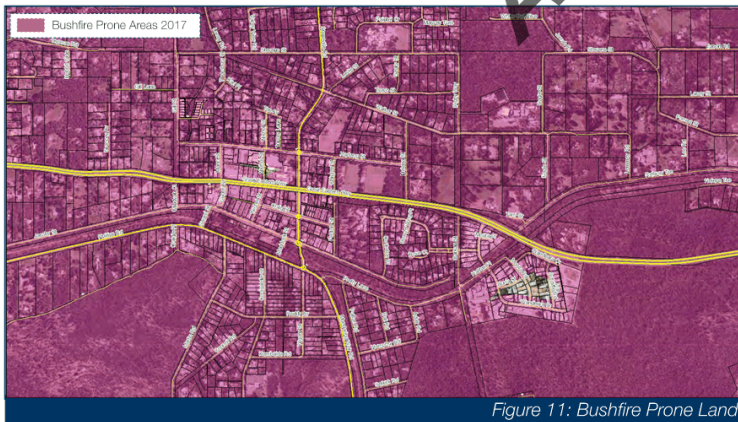
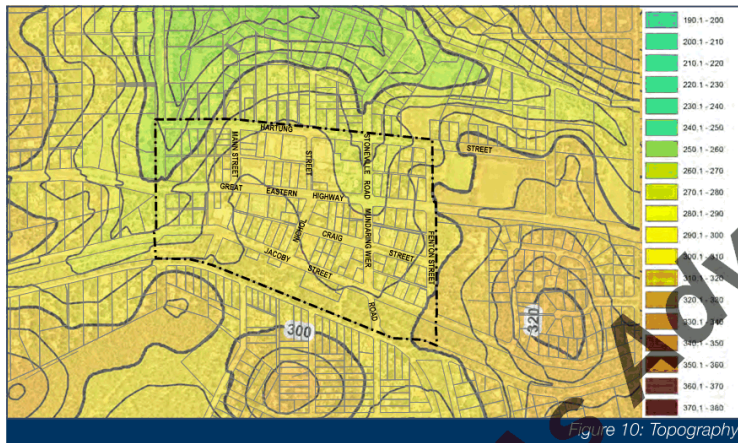
The Mundaring Town Initiative Masterplan includes a detailed investigation of Stormwater options for the Town Centre. These have been incorporated into the ACP, particularly in terms of Water Sensitive Urban Design requirements.

2.4 Bushfire hazard

Much of the Mundaring Town Centre, other than a small area in the central core, are recognised as being Bushfire Prone under the Department of Fire and Emergency Services Map of Bushfire Prone Areas as shown in *Figure 7*.

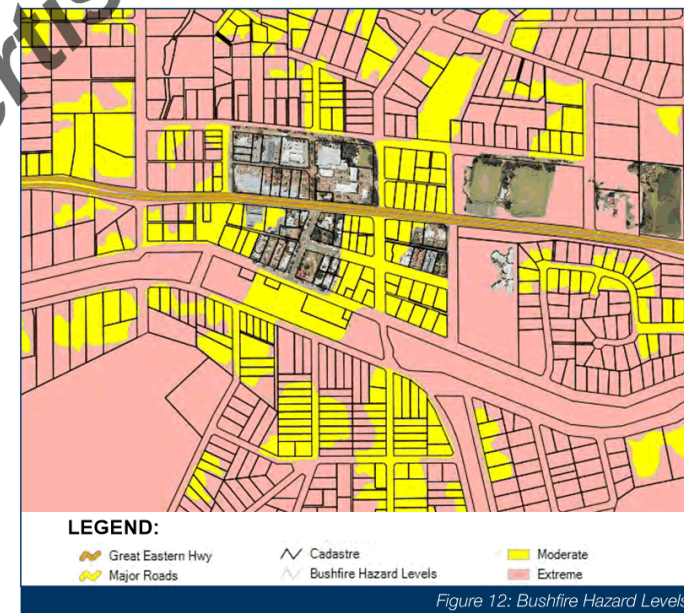
This mapping was introduced in 2015, after gazettal of LPS4.

This mapping has recently been updated however this has not changed the mapping as it affects the Mundaring Town Centre.



LPS4 includes Bushfire Prone land within a Special Control Area. The mapping has been informed by a strategic Bushfire Hazard Level assessment shown in *Figure 12*, depicting more precise areas of moderate and extreme bushfire hazard.

Any application for new development within the ACP must address these matters.





2.5 Heritage

There are a number of properties within the Town Centre and proximate to it that have recognised Heritage values. These properties are in Figure 9.

The recognised heritage properties include two State level properties, but largely comprise local level heritage properties identified within the Shire of Mundaring Municipal Heritage Inventory (MHI – 1997).

Whilst there are many properties, the heritage values of these within the MHI are overall low, which suggests that opportunities for redevelopment are not necessarily ruled out. Individual properties, as well as the old civic precinct, are listed.

The development requirements of this ACP set out the considerations for new building height and urban design. In relation to heritage, the heritage provisions of the Scheme and other regulation continue to apply.

3 LAND USE AND SUBDIVISION REQUIREMENTS

The ACP outlines land use and development requirements to complement the Scheme and which largely derive from the Masterplan. Matters not already addressed elsewhere in this ACP are now discussed.

3.1 Public Open Space

An Infrastructure Principle of this ACP relates to Open Space. Intensification of development and residential land use within the Mundaring Town Centre will over time, increase demands for open space, including urban public spaces that are different to traditional open, grassed areas of land for recreation.

The Masterplan has a focus on improved urban open space areas to attract people to the public realm of the Town Centre. These will be the

focus of investment by the Shire of Mundaring and includes improving streetscapes, meeting places, Mundaring as a cycling destination and creating a new Cultural Precinct.

Additionally, the Mundaring Town Centre is expected to continue reliance on existing open space including the Sculpture Park, recreation reserves and linking cycle routes. The Shire is at present well served by these facilities, however increased population demand, and a changing demographic will compel careful ongoing management and investment.

Provisions are also included to ensure improvements to civic spaces and improvements adjoining major commercial nodes within the North Core.

3.2 Landscape evaluation

The character, including the landscape and natural character and environs of the Perth Hill's and Mundaring have strongly influenced the Masterplan and the directions of this ACP.

There is a strong theme of retaining existing vegetation as well as creating opportunities for new tree planting in both the public and private realm.

Maintaining the look and feel of Mundaring despite a new and denser urban built form being promoted within the Town Centre is a driver of the Masterplan. These obligations and aspirations reflect in the urban design and architectural requirements of this ACP.

3.3 Building height

This ACP proposes increased building height within the Mundaring Town Centre.

The height selection of new development is considered in the Masterplan Discussion Paper, including density scenario options and cost / building efficiencies pertaining to height options.

In relation to topography and its relationship to this new building height and density of development, the entry to the Mundaring Town Centre along Great Eastern Highway from the west rises up into the centre of the Town, and then higher again beyond this as vehicles travel further towards the east.

Within the Town Centre, the topography is relatively flat, however the north side is lower than the south side and this is reflected in the grade separation along the GEH centre median through the middle of Town.



Figure 13: Heritage Properties

As a result, some sites within the Town Centre might capture views from higher levels, however given the extent of established vegetation, including large trees both within and around the Town Centre, and this ACP focus on retention and replanting of canopy trees, these views would be protected.

There would also be distant views of the Town Centre from land located further away, especially to the east, but likewise intervening trees will shelter these viewlines.

Up to 5 storey's building height is proposed by this ACP, with this focussed in the core north and core south precincts, the existing mixed use commercial heart of the Centre.

At the fringe, where the Town Centre interfaces with existing low-density residential development, up to four storeys height is proposed. Given the focus on setbacks around buildings, intervening roads and the requirement for tree retention / new canopy tree planting, visual impact of new building height is tempered.

Additionally, the Mundaring Town Centre Initiative Masterplan also seeks increased residential densities around the Town Centre. Whilst this will be facilitated through a separate process to this ACP, nonetheless, change in built form and density is also anticipated immediately around the Town Centre to what presently exists.

The development requirements of this ACP set out the considerations for building height and urban design, including amenity considerations.

3.4 Tourism

Mundaring and the Perth Hill's are a popular destination for tourists in general, as well as with emphasis on cycling, art and day trips from Perth.

The Masterplan and Discussion Paper explore these opportunities in detail and this commentary has been incorporated into the ACP as appropriate. In particular is:

- Improving the public realm and extending Nichol Street with a main street focus;
- Improving movement networks within and around the Town Centre including crossing Great Eastern Highway;
- Renewed focus on rationalising community facilities and services alongside developing a new Cultural Precinct;

- Continued focus on heritage and recreation including the Sculpture Park, and new focus on the Town Centre as a cycling destination; and
- Taking advantage of new and additional commercial and retail land uses that complement tourism and a revitalised public realm.

3.5 Movement network

The Masterplan recognises the need for a more detailed assessment, collectively referred to as a Connectivity and Traffic Plan.

Key principles relating to this issues have been incorporated in the ACP, however, the remaining matters will be addressed by actions subsequent and separate to the ACP. The ACP includes Infrastructure Principles pertaining to laneways, Nichol Street and Great Eastern Highway, as well as detailed development requirements relating to access and parking.

The ACP plan depicts these key obligations.

It is noted that unlike the Masterplan, the ACP does not depict a possible future location for a bus terminal.

An Infrastructure Principle of this ACP recognises that this will be required in the future. Indeed, the Shire of Mundaring is a strong supporter of increased public transport via the bus network to and from the Mundaring Town Centre. Provision and identification of a site is however beyond the Shire's sphere of responsibility. Access by buses to Nichol Street and the core commercial area of the Town Centre is a priority for the Shire as improvements in the public realm are undertaken.

3.6 Wastewater

Further intensification of density in the Town Centre is at present limited by a lack of reticulated wastewater capacity.

The Mundaring Town Initiative Masterplan includes a detailed investigation of the Wastewater options for the Town Centre.

This demonstrates that there are a number of options available to overcome these present limitations.

Preparing this ACP, in hand with other actions alongside it, including advocacy, are intended to drive change and Government commitment to increase wastewater capacity for the Mundaring Town Centre into the future.

An initiative of the ACP is flexible commercial and retail floorspace to enable adaptation over time, particularly if reticulated wastewater capacity is slow to resolve. The infrastructure principles of the ACP also seek to address this issue.

3.7 Education facilities

A focus of the Mundaring Town Centre Initiative Masterplan is the rationalisation of Shire community facilities, and increased focus of the Town Centre to service more than just the daily or weekly shopping needs of the community.

Demographic and population changes expected for the Shire have also been explored.

It is expected that as density increases within the Town Centre, and as the demographic changes over time, that broader educational need will compel reassessment. This is however at a Shire wide level rather than a Town Centre only issue, a matter to be guided by the State in the first instance.



4 REFERENCES

- Planning and Development (Local Planning Schemes) Regulations 2015 – Structure Plan Framework
- Perth and Peel @3.5million, March 2018
- North-East Sub-regional planning framework, March 2018
- Shire of Mundaring:
 - Local Planning Scheme 4;
 - Local Planning Strategy;
 - Local Commercial Strategy;
 - Local Biodiversity Strategy;
 - Public Open Space Strategy;
 - Precinct Plan - Business District Zone and the Civic/cultural Precinct; and
 - Precinct Plan - District Shopping Zone for Mundaring Townsite.

5 TECHNICAL APPENDICES

1. Mundaring Town Initiative Masterplan.
2. Mundaring Town Initiative Discussion Paper.
3. Wastewater Options for the Mundaring Town Centre, Calibre Consulting August 2016
4. Stormwater Management Options for the Mundaring Town Centre, Calibre Consulting August 2016

As Advertised

No.	SUBMISSION	COMMENT
1	DPLH advises that although the Department is not aware of any known Aboriginal sites or other Aboriginal heritage places within the proposed project area, any ground disturbance works will need to comply with the Aboriginal Heritage Act 1972 and it is recommended the relevant Shire personnel review the Aboriginal Heritage Guidelines.	Noted
2.	<p>I applaud the Shire for taking the initiative to update and bring the Town site of Mundaring into the next century. There is a great need for modernisation in Mundaring. I would like to see the "area zoned" for the Mundaring Town site increased to allow for further development. Assessing the submitted photos of the area, there is not a lot of available lots to develop. I feel that the proposed boundaries are too restrictive and need to be expanded to allow for future development.</p> <p>I love the concept of building up and providing multiple dwelling types.</p> <p>As a resident of 28+ years in the Shire of Mundaring there needs to be more dwelling types provided to allow for the ageing population to remain in the hills area. Not everyone wants to have the upkeep of acreage in old age, however, would still like to live in the same area that they know.</p>	<p>The boundaries of the study area reflect the Shire's current priority. Surrounding areas can be considered at a future point.</p> <p>Noted.</p> <p>Noted.</p>

No.	SUBMISSION	COMMENT
	I would like to see further townsites plans for Parkerville, Darlington, Glen Forrest to allow for the same revitalisation that Mundaring will be undergoing. While some people don't like change, there is a growing agreement from 50+ year old residents, who would like to have alternative accommodation available in Mundaring when the need arises to down size and still stay in the local community.	Other smaller townsites do not have the extent of growth potential as Mundaring. Reviewing other Precinct Plans is therefore less urgent.
3	<p>At the public meeting I attended the Shire and its advisers put forward a proposal to put a crossing point, with lights, at Main Street this would obviously be unsatisfactory for Main Roads also truck drivers because the lights would be at the top of a hill. In my community it is felt that as we already have three crossing points at present (one with traffic lights and two for pedestrians), in a three hundred yard space, we have enough crossings to suffice. The only suggestion that is put forward is to add lights to the pedestrian crossings. We have one, Mundaring Weir Road and Stoneville Road. It's on your map.</p> <p>I point out the these homes have been built while developing a country town, using the building regulations and restrictions that the Shire imposes on its residents and now wants to change because it doesn't meet with the new advisers expertise. Do said experts live in Mundaring and for how many years? What gives them the right to tell others</p>	<p>A key theme arising from consultation was demand for safer crossing points along Great Eastern Highway.</p> <p>The Activity Centre Plan (ACP) recommends formalising existing crossing points with suitable traffic controls.</p> <p>The Shire has gone above and beyond to ensure the community insights and values inform the planning requirements.</p>

No.	SUBMISSION	COMMENT
	<p>what they want and what reflects a hills landscape in the eyes of the residents? Would it be just a planning degree?</p> <p>Not sure if “avoiding sprawling dwellings” referred to in the draft plan are in the most part, the existing homes of residents in the zone or/also the areas that are owned by the Shire or Government agencies. Looking at your proposed draft plan it must be expected that block size be reduced and the height limit be extended so we have a mini Subiaco for a country town.</p> <p>The sewer system struggles to cope as it stands, it seems to fail on a regular occurrence, a vast investment would have to be placed in it to rectify and improve.</p> <p>A ‘Flexible approach’ what does this imply?</p>	<p>Following community feedback regarding the Masterplan, Council endorsed the concept of smaller building footprints but taller buildings to allow for intensification whilst retaining vegetation and landscaping to retain the sense of place.</p> <p>The ACP is intended to be used to advocate expansion to the Mundaring Wastewater Treatment Plant. Water Corporation is the agency responsible for ensuring that the system operates effectively.</p> <p>‘Flexibility’ is referenced several times in the ACP – predominantly in relation to commercial floor spaces and design.</p> <p>The term implies that the ACP does not intend to apply rigid or overly-prescriptive requirements for design/commercial floorspaces as this would ultimately result in detriments to amenity and discourage improvements in design outcomes.</p>

No.	SUBMISSION	COMMENT
	<p>Yes, street trees would be great, too many trees have been cut down. Yes a village atmosphere according to the resident's opinion only.</p> <p>Local traffic circulation is very good around town and should not change. The only two parking problems are (a) not enough parking at the shopping centre as something has gone wrong with the parking ratio system. (b) Shire employee numbers have grown considerably meaning they are parking on gazetted land.</p> <p>Expectations & aspirations, we live in Mundaring because we want to!</p>	<p>Noted</p> <p>Maintaining the efficiency of traffic circulation and parking is a core component of the Masterplan and ACP. Observations noted however this does not correlate with formal parking assessments It is intended that staff continue to park along Jacoby Street road reserve, which is a gazetted road.</p>
4	<p>Element, in conjunction with Meyer Shircore Architects, is pleased to provide the following submission on behalf of Sureworld Corporation Pty Ltd (Sureworld), the owners of Mundaring Village Shopping Centre at Lot 800 (No. 7295) Great Northern Highway, Mundaring (subject site), in relation to the draft <i>Mundaring Activity Centre Plan</i> (ACP).</p> <p>We have reviewed the draft ACP, and understand that it has been prepared to guide development in the Mundaring Town Centre in accordance with the</p>	<p>Lot 299 is partially zoned Town Centre and partially reserved for Public Purpose. The ACP reflects the zones under LPS4 however it is recognised that the zoning should reflect the current use.</p> <p>Any future development concepts should recognise the underlying zones of LPS4 and that the land may be subject to change. Any change e.g. development, would be subject to further consultation.</p> <p>It is acknowledged that the Mundaring Village shopping centre is orientated away from the park to the north-east of the Core, which could be greatly improved. The Shire is</p>

No.	SUBMISSION	COMMENT
	<p>requirements of <i>State Planning Policy 4.2 - Activity Centres for Perth and Peel</i> (SPP4.2) and the draft Structure Plan Framework as per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>We note that the draft ACP builds on the provisions on the vision outlined under the draft <i>Mundaring Town Centre Initiative Master Plan</i> adopted by the Shire of Mundaring Council on 14 March 2017.</p> <p>We also note that the draft ACP provides the vision and strategic planning framework to guide development within the ACP area. The draft ACP will provide development control provisions relating to land use, residential density, building height, setbacks and other development standards for each of the three precincts.</p> <p>The Mundaring Village Shopping Centre, situated on the subject site with frontage to Nichol Street, Hartung Street and Stoneville Road, is located within the 'Core North' Precinct under the draft ACP.</p> <p>Sureworld are currently progressing with planning for the future redevelopment of the shopping centre. This planning is premised on several redevelopment opportunities, identified to be progressed over the short, medium and longer term to facilitate the creation of an improved retail/commercial offering, together with the potential</p>	<p>willing to discuss improved development/open space interface and corresponding lease arrangements further with the submitter as a key landowner in this locality.</p>

No.	SUBMISSION	COMMENT
	<p>introduction of residential development on the site. These opportunities, which are presented on the enclosed Concept Plan, are outlined below.</p> <p><u>Proposal A (Short Term)</u></p> <p>The interface between the shopping centre and Mundaring Lions Pioneer Park currently comprises a car park area and a blank facade to the existing building, which results in no interaction with the park. This is compounded by a significant level change between the park (at the western extents) and the shopping centre's finished floor level, which further exacerbates the current disconnect.</p> <p>This proposal seeks to provide for an improved activated interface, and connectivity with the park through the development of a new two storey building over the northern extent of the existing car park. This building, which would overlook the park and connect with the exiting shopping centre via a new arcade, will incorporate active ground floor uses (cafes, restaurants) with upper floor commercial offices and/or potentially residential apartments.</p> <p>In addition to the above, it is proposed to reconfigure a portion of the central car park as an internal activated 'piazza'. This piazza, framed by the existing shopping centre development, will comprise a number of discrete spaces, created through landscaping treatments, consisting of a kid's playground, an open air performance stage, open air seating, and spaces to accommodate food trucks and pop-up stalls.</p>	

No.	SUBMISSION	COMMENT
	<p>As part of this redevelopment, Sureworld propose to undertake a number of public realm enhancements to the park to address the interface and overcome the limitations imposed by the level change. The improvements include</p> <ul style="list-style-type: none"> • New pedestrian footpaths, providing improved access and connectivity between the shopping centre, the existing ablution facilities and the park; • An amphitheatre for passive recreational opportunities, and potential event space; • Terraced alfresco areas overlooking the park; and • Landscaping enhancements, including landscaped terraces. <p>This redevelopment proposal provides a number of benefits including improved activity and connectivity between the shopping centre and the park, improved passive surveillance and activation of the park, as well as facilitate the creation of an entry statement and destination node within the Town Centre.</p> <p>This proposal, including the public realm enhancements undertaken as part of the development, strongly align with the Shire's vision for the Mundaring Town Centre with '<i>vibrant, attractive and popular public spaces</i>', as well as broadly responding to the Shire's aspirations to revitalise and renew the Town Centre.</p> <p><u>Proposal B (Medium Term)</u> <i>The south-western extents of the shopping centre site along Nichol Street currently comprises expansive car parking</i></p>	

No.	SUBMISSION	COMMENT
	<p>areas.</p> <p><i>This proposal seeks to redevelop this land to provide for additional commercial tenancies fronting Nichol Street. This development, which has been identified as a medium term proposal, will facilitate the creation of Nichol Street as a 'main street' and key north-south pedestrian link through the Town Centre, consistent with the draft ACP, which envisages 'an activity emphasis in Nichol Street as the Main Street spine that connects the core north with the core south'</i></p> <p><u>Proposal C (Long Term)</u></p> <p>This redevelopment proposal comprises land owned by the Shire of Mundaring (Lot 300 on P218522), and which incorporates the existing hall and memorial. This proposal, which is premised on the proposed relocation of the memorial to the Community Sculpture Park, represents a longer term extension of Proposal B, to effectively address the Nichol Street/Great Northern Highway intersection. This proposal is based on the possibility of Lot 300 being acquired by Sureworld, or some other alternative arrangement to facilitate redevelopment.</p> <p>Sureworld's future aspirations and development intentions as outlined above and on the enclosed Concept Plan, broadly align with the nature of desired development envisaged under the draft ACP. On this basis, we support the document generally as it relates to Sureworld's landholding.</p>	

No.	SUBMISSION	COMMENT
	<p>It is noted with respect to Mundaring Lions Pioneer Park (Lot 299 on P218522), the draft ACP identifies the southern and western portions with redevelopment potential, with the north-eastern portion identified for open space.</p> <p>This current identification of the park under the ACP, whilst consistent with the <i>Shire of Mundaring Local Planning Scheme No. 4</i> (Scheme), will significantly impact the realisation of Proposal A of the enclosed Concept Plan, and would appear to be somewhat of an anomaly given that the whole of the land is vested in the Shire for the purpose of a 'Park' (R43764).</p> <p>The reduction in the size of this pocket park, adjacent to areas identified for further residential intensification under the draft ACP, will significantly impact on the amenity and recreational opportunity afforded to residents, visitors and workers associated with new development in the Town Centre.</p> <p>In this regard, the ACP should be amended to identify the whole of Lot 299 as 'Public Open Space', consistent with the current use, and purpose for which the land is vested with the Shire. In addition to securing the protection of the numerous existing significant gum trees, and facilitating the above landscape enhancements, the identification of the whole land as 'Public Open Space' responds to Infrastructure Principle 7 of the ACP and the increased demands for open space associated with the intensification of the Town Centre.</p>	

No.	SUBMISSION	COMMENT
	<p>Further to this, the whole of Lot 299 should be identified within the local 'Recreation' reserve under the Scheme (progressed as part of broader Scheme Amendments envisaged under the ACP for the Town Centre).</p> <p>Accordingly, we respectfully request the following amendments:</p> <ul style="list-style-type: none"> • Amend Figures 5 and 6 of the draft ACP to identify the whole of the park as 'Public Open Space' consistent with the current use, and purpose for which the land is vested with the Shire; and • Identify the whole of Lot 299 on P218522 (R43764) within the local 'Recreation' reserve under the Scheme (progressed as part of broader Scheme Amendments planned for the Town Centre under the ACP). <p>The development of the public realm improvements (by Sureworld) as part of future redevelopment of the shopping centre will necessitate an appropriate mechanism to be effected in the interim (ie. lease agreement), to secure the use of this portion of the park for recreational purposes.</p> <p>As an interim measure, Sureworld would be willing to enter into a lease agreement with the Shire to secure the long term use of this portion of the park for recreational purposes, and facilitate the public realm improvements (by the landowner) as part of future redevelopment of the shopping centre. We would appreciate an opportunity to discuss this further with the Shire at its earliest</p>	<p>Agreed.</p> <p>Agreed. Establishing stronger interface between Mundaring Village shopping centre and Pioneer Park has strong planning merit and should form part of an ongoing discussion with the Shire.</p>

No.	SUBMISSION	COMMENT
	convenience.	
5	<p>I would love to see some effort made to ensure at least a degree of responsibility for collecting rainwater within these new plans. It may have been covered and I have missed it, if so, I apologise.</p> <p>I think it would be amazing to see Mundaring set a precedence and lead the way in development for being as much as possible, water self-reliant. Wonderful new manufacturing opportunities etc. As almost everyone would be aware there are so many variants for tank installation, underground, alongside walls, creatively placed on stands and so much more. They no longer have to be plonked next to the house and take up a heap of space. Let's have a go and see what Mundaring can do to lead the way!!</p> <p>I choose not to provide my detail, I don't see what difference it would make. I am a rate payer within the Mundaring Shire and have been for over 20 years.</p>	<p>While sustainability measures are encouraged within the ACP, mandating rainwater tanks within the town centre is not supported. In Perth's Mediterranean climate, small rainwater tanks from small roofs offer limited cost effectiveness.</p>
6	<p>It is very pleasing the Shire has taken these proactive steps to plan for the future of our great town. I support the plan and include a few comments on the seven key elements below:</p> <ol style="list-style-type: none"> 1. Identifying possible Great Eastern Highway crossing points; 	<p>Comments noted.</p>

No.	SUBMISSION	COMMENT
	<p>This is a significant barrier to the town centre, and the 'softening' of this barrier (appreciate it can't be removed) is an important step to investigate.</p> <p>2. Linking the northern and southern halves of the town centre via a main street (Nichol Street);</p> <p>A dedicated push to designate Nichol as the main street would have real benefits in defining the town centre and providing an identity for the town.</p> <p>3. Requirement for diversity in housing options, more sustainable buildings which reflect the hills landscape and enhance public spaces;</p> <p>Not everyone wants to live on half an acre, so diversity is essential to ensure the town attracts a diverse population. Sustainable building design should be a focus, and address the natural beauty the Hills has to offer.</p> <p>4. Avoiding sprawling dwellings and encouraging development upwards to make the most of land available in the sewer catchment and to ensure space for landscaping and tree planting/retention;</p> <p>Linked to #3, we have to be bold and permit conservative multi-storey development to make best use of land in serviced areas. This goes hand-in-hand with tree retention. Greatly support this point.</p>	

No.	SUBMISSION	COMMENT
	<p>5. A flexible approach to land uses to meet the changing residential, commercial, retail and civic demands; Commerce (in particular) needs to be encouraged, and if Planning regulations can be flexible to accommodate this, then all the better.</p> <p>6. Additional street trees, public art and sheltered areas to enhance a village atmosphere; Shelter is a smart idea as it encourages people to stay out, and activate the street. Appropriate, local art can add to the sense of place.</p> <p>7. Providing space for improved local traffic circulation and car parking.</p> <p>This is a challenging, but important point, for a town that is car dominant. Agree that space needs to be provided as otherwise people will not visit the town centre.</p> <p>I sincerely wish the Planning Department and Shire good luck in implementing this important plan.</p>	
7	I agree.	Noted
8	I have taken some time to read the proposal for revitalising the Mundaring Town Site. It is very thorough and I have total faith that your team has a lot of energy to put into this. The playground upgrade you did a few years ago has been a resounding success, and I would like to see your improvements supported by the whole community again.	

No.	SUBMISSION	COMMENT
	<p>1. STYLE: I agree with the three main problems to overcome, however I do not want our Mundaring Village looking like an Ellenbrook. It is mentioned in the document about wishing to further encourage tourism in the area, and these tourists (we used to be these tourists and then we moved here!) like Mundaring to NOT look like suburban centres, eg. Ellenbrook, Wembley, etc. The charm of this area is in its sprawling single storey buildings. It is not so terribly inconvenient to have to park in two places to get your errands done.</p>	<p>Single storey dwellings are not restricted, and depending on the market may form part of the development. Sprawling single storey dwellings is not a good use of space. Critically, whatever the built form, the building footprint is intended to be compact so as to retain landscaping and space.</p> <p>Housing diversity is a fundamental component to the plan.</p>
	<p>2. LAND: I also know a retired lady personally who has not been able to find a small block in Mundaring as was unable to do so within her budget. Not every over 55s person wants to live in those I'm-waiting-for-my-time-to-come 1 bedroom units in Mundaring. They just don't want acres to manage and would be happy with a front garden, space to entertain friends and grandkids, grow a few plants and hang their washing in the sun. They want to stay close to the community they are involved in.</p> <p>She and others would love to see more land opening up for single-storey unit-style development (eg. Gill St) in a few different areas, maybe not necessarily right in town.</p> <p>3. HISTORY: If there are new buildings to go up, I would like to see no modern straight-lines-everywhere architecture, but perhaps devise a building code which reflects the history of the area. Including wood in a modern designed building</p>	<p>Given the various concerns raised over the built form, it is recommended the 'Fringe' area be reduced from R80 to R60 and from 4 storeys to a maximum of 3 storeys.</p> <p>Comments and concerns noted. The built form in Mundaring has some locally significant heritage buildings scattered throughout but it is clear that these buildings and the historic building style has significance for the local community.</p>

No.	SUBMISSION	COMMENT
	<p>doesn't make it sympathetic with the history of Mundaring or the natural setting of the town. Neo-federation style could be one option, or something else using brick, rather than rendered surfaces which in reality are not going to be re-painted every 7 years and will just look terrible in 10 yrs.</p> <p>So, to summarise, this is what I'd like to see:</p> <ol style="list-style-type: none"> 1. Trucks leaving Midland diverted into a different route so they aren't screaming through town when you're having a meal 2. More high density single-storey zoning around the whole of Mundaring shire. 3. Retaining of a village feel, in the building height, and style of architecture (see above). 4. Rates to not go up any more than necessary 	<p>Unlike other heritage precincts (such as Guilford), it is not considered appropriate to mandate styles or force new developments incorporate mock heritage references. However modifications are proposed to draw upon the historical elements in the precinct. In particular, modifications are proposed to ensure architectural elements that emulate the historical Australian vernacular are encouraged. New developments incorporate features such as broad eaves, gable roofs, awnings and verandahs and other alternative design responses which, in the opinion of the Shire, align with the architectural intent espoused by the MACP and/or deliver a more sustainable built form response.</p> <p>Main Roads is seeking funding to construct the Perth-Adelaide National Highway (PANH). One of the functions of the PANH is to divert freight traffic away from Great Eastern Highway.</p> <p>Refer to Submission 2.</p> <p>Noted.</p> <p>Rate increases do not form part of this consultation exercise</p>

No.	SUBMISSION	COMMENT
9	<p>My comments largely address the key point 2 of the plan.</p> <ol style="list-style-type: none"> 1. The only solution to retaining Mundaring's village (it is now a town and will never return to being a village) atmosphere will be to remove all truck traffic i.e. the major highway through the centre of the town. <p>Until there is a solution for this problem it is pointless to consider major alterations to the existing layout.</p> <ol style="list-style-type: none"> 2. The long awaited orange route seems a 'not - in -my-lifetime' solution. 3. Lowering the highway from Stoneville Road west to Gill St would allow for all the crossovers we need. Has this been costed? Was it put in the too hard/ too costly basket? 4. Nichol St a main street? Does this mean additional lights on the Highway? Truck drivers will have a say about that! What a distraction that would be to the Art Centre! This would mean removal of one of our lovely historic attractions - the rose garden. 5. The effect of the new, and additions to existing, commercial buildings should be experienced before any of these developments are considered to assess the impact. 	<p>Refer to response to Submission 3 & 8.</p>

No.	SUBMISSION	COMMENT
	6. The new estate developments (e.g. Harmony, Parkerville etc) may have commercial sites, which will add to or detract from Mundaring's traffic flows.	Mundaring Town Centre is anticipated to remain as the principal activity centre in the Shire. While other commercial centres are planned e.g. within the North Stoneville Townsite, these are not anticipated to detract from the commercial primacy of the Mundaring town centre.
10	<p>Overall I support more development in the Town Centre, I just have a few suggestions.</p> <p>One thing I have noticed throughout the Shire is that any new development/subdivision and most existing ones have those standard silver street lamps which look pretty dull and I would encourage the use of more decorative ones, because it helps them to blend in more and not look as harsh, and also it would look like the Shire takes more pride in the Town Centre (and any other areas these are used). I've noticed that the only areas with decorative street lighting are Mundaring Village and the roundabout in Chidlow as far as I've seen. I believe that when Stage 1 of the highway upgrade took place, the street lights installed would have looked a lot nicer if they were decorative ones. I would also encourage as many LED street lights as possible/practical.</p> <p>I believe that a lot of services we have tend to be down the hill more in Greenmount/Swan View, such as the Youth Centre and the Marloo Theatre. I feel as if this isn't good due to the fact that these suburbs are in close proximity to the City of Swan (which has a youth centre already), and they're not very central to the shire, particularly for residents in Chidlow, Wooroloo, etc. I think the way to go in terms of</p>	<p>Refer to response to Submission 3</p> <p>Agreed. Subtle public realm treatments are acknowledged as important in defining the centre. Public realm design treatments (seats/lights/etc) will be subject to future projects.</p> <p>Civic facilities are anticipated to occupy the 'Core South Precinct' or nearby. It is too early within the planning process to commit to specific projects. However, the Local Development Planning (refer to page 12 of the ACP) will be an opportune time to consider consolidation/expansion of current facilities and services.</p>

No.	SUBMISSION	COMMENT
	<p>incorporating more services up here is to put a few facilities in one, like you guys have done for the Boya Community Centre, and Brown Park.</p> <p>I think a Shire-owned Gym would be a good addition to the Town somewhere, as a lot of other councils have them, and it's good to have more options as there is only one gym in Mundaring currently.</p>	Noted.
11	<ul style="list-style-type: none"> • We endorse the vision and principles of the plan. • We were pleased to see that sustainability is being encouraged by the retention of trees (page 11), solar energy installations and water sensitivity (page 7). • We agree that linking the South and North cores by having good, safe pedestrian access across the Great Eastern Highway is an essential component to achieving a vibrant town centre. • We believe that it is extremely important to encourage and facilitate the use of public transport to and from Mundaring (page 7). We support the concept of park and ride provisions and other practical incentives. • Although new residential buildings are planned to be multi-purpose there is no mention of specific accommodation for the elderly. Perhaps this should be considered since our population is aging. 	<p>Noted.</p> <p>Aged or Dependent Persons' Dwellings are currently a discretionary use in the Town Centre zone under Local Planning Scheme No. 4. This means that they are already able to be considered for planning approval without any special provisions needing to be entered into the ACP.</p>

No.	SUBMISSION	COMMENT
	<ul style="list-style-type: none"> • We would like to see some strategy to encourage and incentivise local business within the Mundaring Town Centre. • We believe that there is a growing interest for open space events such as festivals and farmer's markets. Current events often require road closures and we believe that consideration should be given to the provision of multi-use open space areas that require minimal disruption to regular activities. 	<p>No specific site has been selected for an Aged or Dependent Persons' Dwelling. Market conditions (i.e. demand) will drive the preferred location, quantity and type of Aged or Dependent Persons' Dwelling proposed. Together, Local Planning Scheme No. 4 will give statutory and policy guidance to assess any proposals received.</p> <p>Noted. The Shire is limited in its ability to use planning rules to encourage business.</p> <p>Agreed. The intention is to continue to use Nicol Street as an event space however the Shire can consider other event space as part of any future redevelopment of the Civic area. Additional references to open space and events is warranted.</p>
12	<p>Public Transport. Bus services have declined over the years. The early morning buses used to be quite full and are not now. Also the number of buses have declined. It takes longer to go to and from Midland. People are driving instead of using Public Transport. This makes roads congested, and parking areas around the Mundaring area.</p> <p>With a better public bus service it would assist people to shop in Mundaring and also be able to get to Midland or the city without having to drive vehicles.</p>	<p>Providing for a critical mass of residents within the town centre will assist in justifying more frequent and regular public transport.</p> <p>The ACP is intended to be used to advocate the extension of public transport services to the Mundaring Town Centre.</p>

No.	SUBMISSION	COMMENT
13	<p>The area is suitable for a mix of single storey, townhouse and duplex dwellings.</p> <p>I am aware that the DMACP is looking towards the next 20 years, but the state wants the vacant land developed asap.</p> <p>A multi storey development may be something that suits the area in 15 years, however it does not suit the present demographic of Mundaring and if developed now would rather than be vacant land as it is now be a vacant slum within a short amount of time.</p>	<p>Mundaring is a peri-urban centre and has attracted, and is likely to continue to experience 'under-investment'.</p> <p>ACP seeks to balance the realities of current real estate market with the Shire's longer term vision.</p> <p>Concerns noted. Given the concerns raised over the built form and viability, it is recommended the 'Fringe' area be reduced from R80 to R60 and from 4 storeys to a maximum of 3 storeys.</p> <p>It is also noted that ACP makes provision for staging development:</p> <p><i>In instances where an applicant is seeking to stage a development, a development plan illustrating the ultimate configuration of the lots and development is required.</i></p> <p>That is, development on the same lot may be sequenced commensurate with demand.</p>
14	<p>We generally support the draft Mundaring Activity Centre Plan (the Plan). We particularly support:</p> <ul style="list-style-type: none"> • The Activity Centre Plan Outcomes; • The focus on improving pedestrian movement; • The emphasis on vastly increasing the number of street trees in the town centre; and • Improving the overall visual amenity. 	<p>Noted.</p>

No.	SUBMISSION	COMMENT
	<p>We reiterate comments made in our submission to the draft Master Plan for Mundaring Town Centre.</p> <p>Specific issues:</p> <p>Great Eastern Highway - Mann Street traffic lights:</p> <p>The success of the whole traffic management plan depends on this because:</p> <ul style="list-style-type: none"> • When synchronised with Stoneville Road lights and the pedestrian crossing lights would both slow the traffic and pulse it through the town making it easier for people movement and vehicles entering the highway from commercial premises and minor roads. • Enables the development of the southern access road. This should remove some of the pressure of the driveway in front of Hills Fresh and Nichol Street. <p>Core North traffic flow:</p> <p>We recommend traffic calming/control on Hartung Street (e.g., roundabouts) at the intersections of Mann St and Nichol St.</p> <ul style="list-style-type: none"> • "Rat-running" along Mann Street and Hartung Street to avoid the Stoneville Road lights is an increasing problem of safety and amenity. • Although the new Aldi Store has not noticeably increased this, it is anticipated that the Macdonald's fast food outlet in Mann Street, currently under 	<p>The Shire will continue to advocate for MRWA to assist in the facilitation of another crossing point.</p> <p>The Shire will monitor the situation as growth occurs in the town centre.</p>

No.	SUBMISSION	COMMENT
	<p>construction, will significantly increase traffic flow on Hartung Street.</p>	
	<ul style="list-style-type: none"> • Traffic light controls on the western edge of the town centre synchronised with Stoneville Road lights should be some disincentive to rat-run. Additionally, this would make movement in and out of the shopping centre and child-care centre • car parks safer and to slow the traffic along these minor roads shared with the residential area. <p>Town Centre speed reduction</p> <ul style="list-style-type: none"> • We would like to see a uniform speed limit of 40kph throughout the whole town centre. <p>Great Eastern Highway Pedestrian Crossing:</p> <p>Slowing and regulating the flow of highway traffic between Stoneville Road and Mann Street must be a priority. A grade pedestrian crossing with lights at Nichol Street is the only feasible crossing option. Lights synchronised with Stoneville Road lights would assist in "pulsing" traffic flow through the town.</p>	<p>The idea of reducing the speed within the Town Centre Zone has merit as it provides a safer and slower environment for pedestrians/cyclists. Speed limits remain the responsibility of Main Roads WA and the Minister. That said, reducing speeds within the town centre aligns with current State initiatives within centres referred to as 'Safer Streets', and is a matter that can be further explored as the improvements to the public realm progress.</p>

No.	SUBMISSION	COMMENT
	<p>Streetscape:</p> <p>Support streetscape improvements, in particular, including more trees to soften the urban/commercial streetscape and improve pedestrian amenity, particularly in summer.</p> <p>We consider there is an opportunity to commence the streetscape improvements, in particular tree planting, at the beginning of the Plan's implementation. This does not necessarily rely on re-development and can demonstrate Council's commitment to implementation of the Plan. The following areas are desperately in need of some shady street trees:</p> <ul style="list-style-type: none"> • Great Eastern Highway, in particular the indent in front of Woolworths and the retail area opposite; • East side of Mann Street; • South side of Hartung Street; and • Craig Street between Nichol and Stoneville Road 	<p>Noted. Timing of public realm improvements needs to be considered as part of the Shire's budget process but also relates to funds generated from a Land Assembly Project currently underway. At this stage no budget has been allocated as it would be premature to budget for public realm improvements without WAPC endorsement of the ACP.</p>
15	<p>My partner and I bought a house in Mundaring because we both grew up in the hills (Chidlow & Parkerville). We love the small town feel but appreciate the short distance to a main shopping centre too (Midland Gate).</p>	

No.	SUBMISSION	COMMENT
	<p>If more housing is built in Mundaring, it means the population of the town will increase, which will mean more businesses will be needed to accommodate employment and population needs etc.</p> <p>If people in this community had wanted to live in a city or suburb that consists of mostly buildings and roads, they would be living further down the hill or in Perth City.</p> <p>Please do not turn this beautiful town into another busy and overcrowded suburb.</p>	<p>Currently, the activity centres in the Shire capture only 31% of the retail spending of Shire residents, with Midland SMC being a dominating influence. The Shire's intent is to provide a planning framework that supports local businesses and spending within the Shire.</p> <p>Concerns noted.</p>
	<p>I whole heartedly support extra community based programs, but I am absolutely opposed to the extra housing proposals.</p>	<p>Noted however it should be acknowledged that a dichotomy exists in that providing space for additional residents near services will help sustain extra community based programs.</p>
16	<p>I would love to see mixed residential/commercial buildings in our beautiful town centre. Multi-story buildings with small dwellings above and cafes, shops and offices below. This would allow people downsizing from large properties to stay within the town they love. It would also allow young people to stay close to family when they first move into their own homes. It would encourage use of public transport with more people having access to the main lines that run up the highway.</p> <p>Many people cannot afford to have their own cars now anyway. This could easily be achieved without reducing any of the cherished green space that makes Mundaring beautiful.</p>	<p>Noted.</p>

No.	SUBMISSION	COMMENT
17	Could tell me if there is going to be more development along Hartung Street west as the property with Farmanco is commercial/residential titled. So are all those other properties commercial down that road, if they are will there be commercial shops down that part of the road?	The ACP anticipates development in this locality
18	I would like to take this opportunity to kindly but urgently request that the shire considers building a 'changing places' for residents and visitors to the area with severe physical disabilities. It would be so good if more people with disability could enjoy all the gorgeous things the hills have to offer.	LPS4 and the ACP makes specific provision for accessibility. The specific facility referred to should form part of the discussions for the Civic Precinct.
19	A good mix of higher density housing and affordability of these places	Noted.
20	Thought should be given to long term sustainable town centre that includes a number of cafes, small bars and restaurants.	Refer to response to Submissions 3, 8, 12 and 14. The ACP encourages a diversity of land uses within the Town Centre, intermixed with outdoor activity (including green spaces) and street trees
20	Open spaces, small parks with further tree planting to ensure shade and family friendly places should be incorporated. Limit street parking and town centre parking to encourage people to walk or ride. Pet friendly town centre Large trucks and road trains should be diverted from the town centre	

No.	SUBMISSION	COMMENT
21	<p>We continue to act for the owners of Lot 800 Hartung St, Mundaring.</p> <p>We lodged a submission on the Mundaring Town Initiative in December last year. Our clients still own Lot 800 and have an interest in the progress of the MACP as it has the potential to affect the development of their property.</p> <p>The issues have not changed and as this is the case we attach our previous letter (dated 19/12/17) as the basis of this current submission.</p> <p>We note that Lot 800 is outside the boundary of the MACP. We would re-iterate, however, that it is within the physical sewer catchment and can be connected to reticulated sewer. Furthermore, the Special Use zoning of the property is consistent with the principles of the Mundaring town centre.</p> <p>The Council acknowledges that the current sewer capacity is insufficient to cope with the development potential of the Mundaring townsite, but is seeking to have that capacity increased through the preparation of the ACP and on-going advocacy (section 3.6 of the MACP).</p> <p>This approach is essentially one of being able to demonstrate to the Water Corp and State Government that Mundaring is growing and needs increased capacity.</p>	<p>Refer to response to Submission 2 & 3.</p> <p>A precautionary approach to supporting infill within the immediate surrounds of the town centre zone is required as this would dramatically change the low density / rural-residential character of the context and setting of the Mundaring town centre, which may result in a loss of highly valued tree cover. Further, the subdivision of larger lots on the periphery of the town is unlikely to encourage the type of housing required to respond to the growing demand for medium density.</p>

No.	SUBMISSION	COMMENT
	<p>Whilst Lot 800 is on the edge of the delineated townsite, as mentioned above, it is specifically zoned to accommodate the type of intensification of development consistent with the principles of the town centre and it is ready to be developed, with a recently approved subdivision application. Based on the "first in first served" principle (section 4.2 – Infrastructure Principle 2) Lot 800 should be connected to sewer.</p> <p>We act for the owners of Lot 800 Hartung St, Mundaring, and in that role lodge this submission on the Mundaring Town Initiative.</p> <p><u>Background</u></p> <p>Lot 800 is a 2.6ha property zoned 'Special Use' (24) under the Councils Local Planning Scheme No 4 and 'Urban' under the Metropolitan Region Scheme. The special use applicable to this site is Aged or Dependent Persons Dwellings and/or Aged Persons Village. The site has been the subject of numerous development concepts and approvals over almost 20 years.</p> <p>Topographically the site has three distinctive features. The Hartung Rd frontage rises slightly up from the road from around 289m AHD to 295m AHD before it drops fairly steeply down to around 280m AHD before levelling off at the rear (Walker St end). The rear section contains a man-made soak, and has a 20m frontage to Walker St over a watercourse (Bugle Tree Creek).</p>	

No.	SUBMISSION	COMMENT
	<p>Historically cleared and occupied by a house, poultry sheds and fruit trees, the site has been vacant for around 15 years. Earthwork activity carried out by several landowners, each with ambitions to develop the site, has resulted in the site being almost devoid of trees.</p> <p>Development of the site was originally granted with a requirement for connection to the Mundaring Wastewater Treatment Plant. Approval was obtained from the Water Corp for the connection, which was to connect in near the Intersection of Stoneville Rd and Hartung St recognizing that a private pump station on Lot 800 may be required depending on the extent of development on the site. This connection was re-approved twice until the WWTP reached capacity and the connection option lapsed.</p> <p>With the recent upgrade to the WWTP we understand that there is additional capacity that would enable the development to be connected to sewer on the same basis used to support the Scheme Amendment that zoned the land 'Special Use' under TPS 3 and the original development approval.</p> <p><u>Mundaring Town Initiative Plan</u> The new (current) owners of Lot 800 support the principle behind the Master Plan. Increasing residential densities around the Town Centre will enhance the sustainability and vibrancy of the commercial businesses and public spaces that form the heart of the Centre. Assigning "Living Here" as a key quality acknowledges the importance of this aspect.</p>	

No.	SUBMISSION	COMMENT
	Under the "Living Here" section of the Master Plan, one action proposed is the rezoning of land around the Town Centre to facilitate increased densities, over and above the predominant low density (R5 & R2.5) residential development.	
	Lot 800, by virtue of its current Special Use zoning is already appropriately zoned and we will be seeking Councils support for an appropriate development form on this site as it can happen in the very short term ahead of the rezoning of other land.	
	<p>We acknowledge the challenges contained in the Master Plan:</p> <ol style="list-style-type: none"> 1. Wastewater and stormwater; 2. Great Eastern Hwy; and 3. Land availability 	
	<p>Where Lot 800 is unique is that due to its large size and location it has the capacity to connect to reticulated sewer (as has been accepted with previous development approvals), cope with its stormwater in the lower third of the site, and it's available for development consistent with the higher density principles of the Master Plan now.</p> <p><u>Discussion Paper</u></p>	

No.	SUBMISSION	COMMENT
	<p>The Discussion Paper provides an explanation and some background to the Master Plan document itself. Overall we see this as supportive of the new owners of Lot 800's ambitions to develop the property. We refer to:</p> <ul style="list-style-type: none"> - "...SPP 4.2 encourages the maximisation of intensity and diversity of activity within the activity centres, and that higher density housing should be incorporated within and immediately adjacent to activity centres..." (page 13) <p>"The Strategy...has an important focus on land supply, with emphasis on providing a variety and choice of housing to meet changing community needs across the Shire. This is particularly so in the areas of aged and dependent person accommodation..." (page 19)</p> <p>"...Mundaring has one of the lowest ratios of medium density and high density housing in the Perth metropolitan area...This however is becoming increasingly problematic alongside an aging population..." (page 31)</p> <ul style="list-style-type: none"> - "Special Use Zone 24 (SU24) at 47 Hartung St.....directly abuts the Town Centre and is designated for Aged Care accommodation. It is a substantial lot....suitable for new residential accommodation." {page 35} <p>The Connor Highbury report referred to in section 5.3 of the Discussion Paper re-affirms this also.</p> <p>We note that the June 2014 Sewer Allocation Study conducted by Pracsys (contained as Appendix D to</p>	

No.	SUBMISSION	COMMENT
	<p>Appendix 3 in the Discussion Paper) contains references to the need to accommodate aged persons development. It states:</p> <ul style="list-style-type: none"> - "The ageing population, and growing demand for 'sea change' and 'tree change' retirement lifestyles, which Mundaring is in a position to deliver. The ageing population will also boost the demand for aged and dependent dwellings." (page 19) - "An ageing population is an identified issue, with the proportion of people aged over 65 expected to increase significantly over the next 10 to 20 years. This will affect demand for services and housing." (page 22) <p>"...the following success factors are proposed for the development of Mundaring Town Centre:</p> <ul style="list-style-type: none"> o Provide for residents at all stages of life..." (page 25) <p>This study also recognizes the economic imperative of supporting development of aged persons housing. Figure 17 and section 5.2.2 (pages 25 & 26) state that, as well as providing homes for aged persons, development of this nature "...can also potentially generate employment opportunities in various areas of service delivery, such as medical or community care." From a practical perspective, it also provides economic benefits for local retailers as the aged population is often less mobile and more likely to use local retailers.</p>	

No.	SUBMISSION	COMMENT
	<p>The question of mobility is also extensively discussed throughout the Master Plan with numerous references to walkable catchments. Lot 800 is literally on the doorstep of the Town centre and is clearly contained within the 400m walkable catchment (refer Figure 14). We note that the Pracsys report referred to above shows at Figure 9 that Lot 800 is not within the 400m walkable catchment. We are not sure how this was measured but given that it is across the road from the defined Town Centre it is clearly within the catchment.</p> <p>We note also the concerns expressed in the Master Plan about the potential loss of low density, treed character in the residential part of Mundaring outside the town centre. Section 5.2 of the Discussion Paper comments on this and notes that there is "...considerable opportunity for housing and subdivision intensification around the Town Centre." We submit that Lot 800 presents a unique example of how this necessary intensification, and the need to house Mundaring residents at all stages of their life, can be achieved without loss of character.</p> <p>The site has been cleared for decades due to its historic farming use, so there will be no loss of native vegetation. Its large size (2.6ha) presents a rare opportunity for a comprehensive development. It's zoned specifically for aged or dependent persons development, ensuring it meets the need identified in the Master Plan. (The zoning of other properties within and around the Townsite doesn't apply this restriction and therefore may not fulfil this need.)</p>	

No.	SUBMISSION	COMMENT
	<p>As discussed above. Lot 800 is appropriately zoned to enable higher density development for aged and/or dependent persons now. Figure 14 shows two proposed densities over the site with R30-40 over the Hartung St frontage and R20-30 over the balance. The dividing line is essentially the sewer catchment line for the existing pump station.</p> <p>In reviewing this catchment we note that it differs from the Water Corp catchment, which has a boundary around the Town Centre. This is an artificial boundary as a catchment uses topography to determine its boundaries, as is the case with the catchment boundary determined in the Master Plan. We support the Council's method of establishing this catchment. It appears that the Water Corp is basing their catchment on the capacity of the WWTP. This potentially places an artificial limit on development severely restricting development opportunities that may exist today for the benefit of development within their defined catchment that may not take place for many years. This is a serious threat to achieving the outcomes proposed within the Master Plan.</p> <p>Unsewered development to a density of R20-30 (300-450m² lots) is inconsistent with the existing Government Sewerage Policy which provides for a maximum density of R12.5 (800m² lots) for aged persons developments. Under the draft Government Sewerage Policy, currently being advertised for public comment, there is no corresponding clause for aged person's developments meaning that a</p>	

No.	SUBMISSION	COMMENT
	<p>density of R5 (2,000m² lots) will apply. In other words, without a sewer connection, Lot 800 will not be able to be developed to accommodate aged persons housing.</p> <p>There is provision for a relaxation of lot sizes for aged persons dwellings under the R Codes, but this only provides for a reduction in area of one-third, which would take the minimum area to around 1,340m², which is significantly larger than the 800m² provided for under the current Government Sewerage Policy and the 300-450m² provided for in the Master Plan.</p> <p>The R12.5 density code has been applied through the zoning of the site and the previous approvals. This makes it critical, if the site is to be developed for the densities provided for in the Master Plan, that the site is connected to reticulated sewer. This is still achievable and is financially possible on this lot if the higher densities are achieved because of the large size of the site. It would be helpful if the Discussion Paper made reference to options such as this.</p> <p>In a broader sense, the Discussion Paper recognizes that wastewater is amongst the main challenges to achieving the desired outcomes. Under section 4.1 it states that future growth will rely on an increased capacity for wastewater treatment. It acknowledges that all options to achieve this will require significant capital and potentially on-going operating costs. "It may be determined that to allow for the development of the Town Centre this extra cost is borne through the development process." (page 23)</p>	

No.	SUBMISSION	COMMENT
	<p>Whilst the Discussion Paper doesn't provide a solution to this, we submit that Council should consider introducing a Developer Contribution Area over the sewer catchment. Funds collected could be used to install the pipe infrastructure to convey treated water to a designated disposal site. The collection of these funds will require an Amendment to Councils LPS 4. The Master Plan provides for this process in its Priority Actions. Given that the Master Plan estimates that the current upgrades to the WWTP will only accommodate 110 additional dwellings (page 23) some action by the Council will be needed to achieve the residential targets proposed within the Master Plan.</p> <p><u>Summary</u></p> <p>It is our submission that:</p> <ol style="list-style-type: none"> 1. The general principles of the Mundaring Town Initiative in relation to residential development are supported. 2. Further discussions between the Council and the Water Corporation should include strong representations to the Water Corp to extend its sewer catchments to match the Councils sewer catchments (shown at Figure 14) to create opportunities for all lots within the actual catchment to be developed to achieve the residential density targets included within the Master Plan. 	

No.	SUBMISSION	COMMENT
	<p>3. The Master Plan Discussion Paper acknowledge that the Council would support connection into the Mundaring WWTP from sites outside the designated catchment if they are able to be serviced and the subdivision or development proposals are consistent with the Master Plan. This would provide an opportunity for Lot 800 Hartung St to be developed, Which:</p> <ul style="list-style-type: none"> a. Is appropriately zoned; b. Is cleared land; c. Is physically capable of development; d. Can be connected to reticulated sewer; e. Can deal with stormwater drainage on site; f. Is available for development with a willing owner; g. Abuts the Town Centre (well within the walkable catchment); h. Would provide short term economic benefits to the local community through the construction phase; i. Would provide long term economic benefits through the spending capacity and community and medical requirements of the future residents. <p>4. The limitations Imposed by the lack of reticulated sewerage will cause the residential densities sought through the Mundaring Town Initiative Master Plan to not be achieved.</p>	

No.	SUBMISSION	COMMENT
	<p>5. The Council include in its suite of Amendments to LPS 4 a Developer Contribution Area / Plan section to enable It to collect contributions from developers to fund the Installation of pipe Infrastructure to convey treated wastewater from the Mundaring WWTP to a designated disposal area.</p> <p>We look forward to the Mundaring Town Initiative progressing.</p>	
22	<p><u>Mundaring has a uniquely attractive character and long traditions / historical fabric that needs to be protected.</u> Mundaring is different and special in Perth and without proper planning, is in danger of being ruined.</p> <p><u>The Stage 2 plans raise more questions than answers.</u> Why is the proposal being put forward? By whom? Is it justified in all respects? How? Local Government has the power to make key decisions, it is closest to the community it serves. Mundaring is well-regarded and needs to remain so. Here is an opportunity to showcase state-of-the art / best practice town centre planning appropriate to the area. (See footnote - 'Broad issues' – below).</p> <p>The main aim superficially appears to be a major expansion (increased residential and "a range of housing choices"), as if that is all that is required. But does the Shire genuinely consider all of the proposed ideas appropriate for Mundaring? Many in the community do not.</p>	<p>See response to 8 above.</p> <p>The Shire advertised and subsequently adopted Local Planning Strategy which identifies this project as a high priority action.</p> <p>The Shire undertook extensive consultation with the community before drafting the ACP.</p>

No.	SUBMISSION	COMMENT
	<p><u>We agree justification is needed for what is being put forward.</u> There are a lot of vested interests among local authorities.</p> <p><u>What are the realistic demographic projections for Mundaring for 2030,</u> given the constraints to increased density here? The Green Paper assumes that Perth will grow to a population of 3.5 million (but based on figures during the past mining boom). This seems presumptuous .What justification is there for Mundaring to have an increase of as many as 1,400 people in the town centre? Would that increase be better spread to key pockets? Growth should not be a goal in itself.</p>	<p>The ACP is required to be prepared by State Planning Policy 4.2: Activity Centres for Perth and Peel and Local Planning Scheme No. 4 to accommodate the needs of a growing and ageing population. The Shire appointed the consultant to prepare the ACP on its behalf.</p> <p>Given the under-developed nature of large portions of the town centre, change will be forced upon the Shire. Concentrating growth to activity centre locations is important in creating more sustainable settlements. Dispersing the growing population ultimately results in an increased carbon footprint.</p> <p>The Shire's role is to develop a vision and a revised planning framework which guides private investment to enhance and add-value to the centre, to the benefit of the public. ACP intends to respond to community aspirations but also address other State issues and requirements. Assertions regarding misuse of power should be directed to the CCC.</p> <p>Demographic information is provided within the Shire's Local Planning Strategy. However, underpinning this are assumptions regarding sewer constraints', which the Shire continues to challenge.</p> <p>Previous studies demonstrate that the dwellings types available in Mundaring do not correlate with the household types. Allowing existing residents to 'age in place' is a critical social issue facing the broader area and its residents.</p>

No.	SUBMISSION	COMMENT
	<p><u>Mandatory conditions would need to apply.</u> Development on a larger scale could only be considered if beforehand:</p> <ul style="list-style-type: none"> - the alternative, long-awaited "Orange Route" is finally built to ensure safety, health and other issues associated with road-trains, trucks and major traffic from Gt. Eastern highway ploughing through the town centre. - Major sewerage and waste water issues associated with an expansion of the town centre are resolved. - Adequate safety plans are incorporated. - Health and safety issues related to a proposed new flight path over Mundaring is satisfactorily resolved. - Adequate public transport is assured. - Underground power is provided. - Adequate walking and cycling paths are incorporated. - alterations to the unique topography are not damaging. <p><u>People have no guarantee that those who plan have professional expertise.</u> The North East Framework plan was a study done remotely without anyone assessing areas within the existing study area! It appears the same</p>	<p>Establishing planning rules to encourage diversification of housing options in locations that offer a range of goods and services is the logical response. This was a principle embedded within the advertised Local Planning Strategy and remains relevant. Smaller centres offer limited goods and services, have limited growth potential and no WWTP.</p> <p>In relation to the statement 'growth should not be a goal in itself', the fact is that growth is being forced upon the Shire and a response is required.</p> <p>The draft planning framework seeks to manage existing growth pressure. The Shire has no power to place a moratorium on 'large' development proposals within the town centre.</p> <p>Only certain conditions can be mandated through the planning process e.g. bushfire management plans. Others e.g. the construction of the Orange Route and underground power relate to other agencies and State and Federal funding.</p> <p>Other issues raised would ordinarily be addressed as part of the assessment process.</p> <p>The Shire employs suitable qualified/experience planning staff. Qualified consultants were used to undertake public consultation and develop the draft plan, which is a reflection of community views.</p>

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	<p>within the existing study area! It appears the same consultants for Stage 1 are being used. Consultants usually do not have a broad team. They seem to be 'out-of-touch', putting forward the kind of contentious plans proposed for inner city suburbs like Subiaco and Joondalup, plans that seem unnecessary, inappropriate and unacceptable for Mundaring.</p> <p><u>Does the framework fit well with Mundaring's high quality LPS, and with its Environmental Protection Policy and Biodiversity Protection policy over time?</u> We doubt that hi-rise to 5 storeys was envisaged.</p> <p><u>Mundaring is unique, different and special in Perth.</u> Most of the Perth region's critical infrastructure is here – the natural green infrastructure / essential ecosystem services on which the region's environmental health and associated human health depend. Planning around this essential infrastructure must be done first <i>before other infrastructure is planned</i>. It was never good idea to build homes in a forest. Great care is needed to see Mundaring is not set on a trajectory by this proposed Activity Centre plan that would permanently ruin the area (and subsequently Perth) for no other purpose than profit for big developers.</p> <p><u>Plans must look right and feel right.</u> These plans do not feel right in ways that are vital for achieving an overall "upgrade". Unless rethought, the plans are highly likely to lead to a downgrade both within and well beyond the town centre. Images given are inadequate for the community to be able to visualise the impacts. Eg. They should show how the 5</p>	<p>The ACP reflects, and does not conflict with, the Shire's approach to environmental protection and biodiversity.</p> <p>Mundaring town centre has already been significantly modified both in terms of landform and vegetation. Comments relate to planning within the hills more generally and this is addressed throughout the Shire's LPS and LPS4.</p> <p>Given the various concerns raised over the built form, it is recommended the 'Fringe' area be reduced from R80 to R60 and from 4 storeys to a maximum of 3 storeys.</p>

No.	SUBMISSION	COMMENT
	<p>storey buildings would look from various locations, eg from the town centre looking south, they would block out the horizon. Top floors would overlook most of the town centre and surrounding private properties for some distance, causing privacy issues. A wide selection of architectural designs should be shown – those provided were too narrowly chosen / repetitive and unsuitable.</p> <p><u>Would the Activity Centre plan require Mundaring town centre to be rezoned 'Urban' under the MRS, and what would be the implications of that? Would this precipitate another attempted highly contentious, forced amalgamation with City of Swan? Would it cause old-style, regressive urban sprawl to be carried into Mundaring through creeping incrementalism? Is history repeating itself? Would Mundaring be set on a trajectory of (unjustified) urbanisation, and a feeding frenzy unleashed among unscrupulous developers wanting cheap land in the hills? In that case, Mundaring Shire would be headed for a downgrade, critical natural green infrastructure would be further eroded, the whole of Perth would suffer. This is not smart planning - on the contrary.</u></p> <p><u>We agree promoting employment and self-sufficiency is important. But realistically, how would this be achieved? Who would bear the costs of the built infrastructure?</u></p> <p><u>Some aspects (eg an unnecessary 4-5 storey building height) will most likely ruin the country town charm that currently attracts people to Mundaring. This runs counter to the objective of attracting people here. Possibly the only</u></p>	<p><i>Design WA</i> is a draft document currently being finalised by Department of Planning Lands and Heritage to manage the various issues associated with multiple dwellings.</p> <p>Rezoning under the MRS would not be required to implement the ACP.</p> <p>The line of questioning / comments is not relevant to the proposal for the town centre.</p> <p>Employment self-sufficiency is encouraged by creating a planning framework which supports the operation of businesses and residences in proximity to each other.</p> <p>Given the various concerns raised over the built form, it is recommended the 'Fringe' area be reduced from R80 to R60 and from 4 storeys to a maximum of 3 storeys.</p>

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	<p>way to minimize adverse impacts would be to use carefully chosen architecture, incorporating a distinctly characterful, country-town Western Australian feel into at least some prominent buildings and structures, reflecting Mundaring's interesting historical background. (construction materials suitable to the area to be applied). There is no confidence that our planners have considered this.</p> <p><i>The argument that a lift / elevator needs a 5 storey building to justify the cost needs to be validated.</i></p> <p>Has Mundaring Shire got a policy regarding multi-storey? If so, why, what is the basis for it? Have there been any firm proposals by developers? Is Multi storey being pursued, and if so, why?</p> <p><u>Decentralize?</u> Given the growing congestion and limited size of Mundaring town centre, and the major heavy transport and traffic issues on Gt. Eastern Highway, is it wise, is it feasible to expand the town centre to such a degree? Would a better option be more satellite village shopping centres (attractive, hamlet-style) dispersed across Mundaring and in the north-eastern hills region, accompanied a higher density residential and commercial mix around the satellite centres? At present people from outlying areas travel to Mundaring to shop and socialize in the friendly, small village atmosphere eg those from as far</p>	<p>Refer to response to Submission 8.</p> <p>In considering future options, Council was briefed by a land economist as part of scenario planning in the preparation of the Masterplan. Establishing planning requirements must have regard to the fundamentals that underpin economic viability of projects. It is noted that most nursing home formats are multi-storey.</p> <p>The ACP (in conjunction with) Design WA provides the framework for multi-storey controls. No proposals have been lodged.</p> <p>To clarify, the ACP does not propose high density, but medium density. It would be inappropriate to propose high density in Mundaring and the surrounding smaller centres, both from a built-form perspective but also because of the lack of service infrastructure. The proposal is intending to attract quality medium density proposals into the town centre.</p> <p>Dispersing housing and different services to various smaller centres would arguably increase the reliance on fossil fuels. It is nevertheless recognised that the smaller centres play an</p>

No.	SUBMISSION	COMMENT
	<p>as Gidgegannup, York and Northam as well as from neighbouring Mundaring suburbs of Darlington, Glen Forrest, Hovea, Stoneville, Parkerville, Mt Helena, Sawyers Valley etc. Decentralizing Mundaring this way would reduce travel and transport (reducing fossil fuel use and emissions), distribute employment possibilities and better help achieve “liveable communities” where people can walk to shops and places of employment.</p> <p><u>What do we need in Mundaring?</u> Multi-storey buildings? Why? Do we want to attract and keep mainly young families or retirees to improve the commercial zone? Can we provide employment? Do we want to attract people who can afford rates, contribute to the community and sustain the commercial sector over time?</p> <p><u>Safe pedestrian and bicycle movement?</u> How would plans safely accommodate seniors, children, cyclists etc crossing the roads? This is problematical. Where would pedestrians safely cross Gt. Eastern Hwy.? The Hwy. remains hazardous, not people-friendly.</p> <p><u>A Roundabout at Nichol St and Gt. Eastern Highway</u> cannot be considered until an alternative Perth to Adelaide route is constructed to remove the major issues currently associated with heavy truck, road-train and oversize transport movement through the town centre and beyond. Even then it may not be feasible due to a continued heavy traffic flow, as there are no other main routes in and out of the town centre and to Perth. It would continue to bring noise, dust &</p>	<p>important role in relation to fulfilling the daily shopping needs.</p> <p>There is an identified social need for greater diversity of housing stock. The Shire does not involve itself in social engineering or undertake development. Market forces respond to the recognised housing demand.</p> <p>Three potential crossing points are earmarked within the ACP and will be subject to ongoing dialogue with MRWA.</p> <p>A roundabout is not proposed.</p>

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	<p>air pollution and vibration even closer to town centre activities. How would the popular Arts Centre (MAC) be impacted? Roundabouts are not necessarily safe. <i>A roundabout would become a negative, disruptive, dominating feature of the Activity Centre</i></p> <p><u>Emergency bushfire evacuation issues</u> – Gt Eastern Hwy is the main exit route from the town centre, it is unlikely to cope with a mass evacuation from the top of the hill even now. With an additional 1,400 people, what then? A limited population should be considered.</p> <p><u>Shift the War Memorial at Nichol / GEH junction to Nichol / Craig St?</u> No, the war memorial is historically important and fits with the old Schoolhouse; both highly visible and central at present. Moving it to Nichol / Craig St. intersection would not fit with the hotel and Sculpture Park. Historical structures / buildings and the stories associated with them are culturally important to retain. The current Grass Trees on the Nichol / Craig St. roundabout are too attractive, characterful and expensive to lose. An attractive, uncluttered Nichol St. is needed for popular Sunday markets and community events.</p> <p>How will severe storm water be "contained"? Weren't the new road works at the top of the hill meant to help solve this problem? Using the water from rooves to water landscaped</p>	<p>The suitability of evacuation points depend on the particulars of the event. The Shire is undertaking a Bushfire Risk Management Plan to ensure fuel loads on reserves surrounding key assets (including the town centre) are managed. Growth pressure already exists and demand for housing is clear; hence the response to provide for growth in a location where the risk can be better managed (compared to isolated locations) has merit.</p> <p>This view conflicts with comments previously received by the RSL club who expressed a desire to relocate the memorial away from GEH. Any proposed changes to the public realm and facilities is subject to a separate project and consultation process.</p> <p>New stormwater compensation basins have recently been constructed on the eastern edge of the study area. Additional comments regarding managing stormwater water have also been added to the ACP.</p>

No.	SUBMISSION	COMMENT
	<p>areas community gardens and rooftop gardens, would be a solution. Water quality and quantity would be ongoing issues if the present Bugle Tree Creek drainage reserve is being considered. Bugle Tree Creek is an upper tributary of the Swan River. Using dense beds of rushes / biological filtering methods to line the drain enroute would help.</p> <p><u>Would 5 storey accommodation spell the end of the Townsite?</u> Yes it would. In the words of one young local person: "That's not what Mundaring is about". While it is better to consolidate and go up rather than eat into the bush, we are told by an experienced planner that 4-5 storeys is unnecessary. The prospect of 5 storeys is not specifically agreed to in the TPS. Where does Shire of Mundaring have any policy regarding multi-storey? If so, what is the basis for it? Have there been any firm proposals by developers, is this developer driven? Is multi-storey being pursued, and if so, why?</p> <p>Impacts of hi-rise :</p> <ol style="list-style-type: none"> 1) Considerable loss of privacy in a small area – would overlook others for a considerable distance (incl. police station). 2) Shadowing – sun blocked out and solar panels. 3) Air-currents. 4) Major adverse change to the attractiveness and character of the area. Visuals should show what the centre would look like from various locations. 	<p>Refer to previous comment on heights/densities.</p>

No.	SUBMISSION	COMMENT
	<p><u>We do not agree with building heights over 3 storeys.</u> Town Houses make sense, but buildings above 3 storeys are problematical. Strategically this is not wise under a proposed new flight path and close to the Darling Fault line. Acoustical problems, noise pollution, air quality and vibration become major issues.</p> <p><u>Most examples shown in the Stage 2, page 11, for the high-rise buildings are far from "interesting" or "creative", they are unattractive and out-of-character with the largely relaxed, characterful and friendly country atmosphere of the Mundaring most people know and love. They look "boxy", a boring repeat of inner-city flats, built-on-the-cheap. Passive solar design would be important. Dark colours are heat-absorbing in summer. We don't want the ugly, poorly chosen architecture of the 3 storey building in Barber St., Kalamunda, which has caused so much outrage there; it considerably diminished the Public Open Space used for community relaxation, popular Sunday markets and parking. Dual density risks short-term developers putting low quality, multiple homes / units or multi-storey buildings on one block, making their quick profits, then leaving without care for the outcome, without accountability. How would this be prevented?</u></p> <p><u>Should a new SoM library be located in the Railway Reserve in line with Nichol St?</u> No. Why ditch the satisfactory present library / location? It can be extended and revamped. Who wants Railway reserve opened up to development? This sounds like a 'trojan horse' proposal. Railway Reserve</p>	<p>No complications are anticipated regarding anticipated Perth airport flight paths.</p> <p>Dual densities are not proposed.</p> <p>Reconfiguration of the civic facilities will form part of a separate project and consultation exercise.</p>

No.	SUBMISSION	COMMENT
	<p>is public-owned & zoned for protection. If the library relocation were to be approved on this one reserve, then the rest of Railway Reserve and other community-owned reserves would become ready targets eventually for inappropriate development. Vital natural green infrastructure would be lost to the community and to Perth.</p> <p>Railway Reserve is a vital wildlife corridor, and key recreational walking and cycling trail linking other parts of the Shire - the very local and visitor activities the Shire wants to foster! Recreational walking / cycling trails are a large part of what Mundaring is about!</p> <p>Protection of what little remains of Perth's and the South West's natural landscapes is a key element of the planning process.</p> <p><u>How to engage new eco-friendly technologies into the framework?</u> This needs to be explained and discussed further. Too much and unnecessary reliance of technology means costly ongoing expenses. C.Y. O'Connor did amazing things using sound mechanical engineering.</p> <p><u>Can we trust talk of "upgrades"</u> when the so-called "upgrade" of Gt. Eastern Hwy at the top of the hill has been more like a down-grade, a bleak entry statement for Mundaring. Coppin Road intersection was supposed to be made safer, but is it? Already we have seen an accident there (14/07/2018).</p>	<p>Noted.</p> <p>Comments not directly relevant to the ACP. Revegetation of the median strip formed part of MRWA proposal but has not been fully implemented. It is acknowledged an entry statement needs to form part of future public realm planning, which is illustrated in Figure 5. Concerns regarding safety are noted although the Shire is guided by MRWA as the principal road authority in the State.</p>

No.	SUBMISSION	COMMENT
	<p><u>The current oversupply of multi-national takeaways (under monopoly ownership) is the opposite of an upgrade!</u> Most of the profits leave the area. <i>As a matter of urgency the Shire needs to set a limit on fast food takeaways in its TPS / Strategic Plannning.</i> People are attracted by the pleasant village atmosphere - that atmosphere is being rapidly eroded by the oversupply of take-aways.</p> <p><u>Would the plans lead to Mundaring town centre being rezoned to 'Urban' under the MRS?</u> What would be the eventual implications of that for the rest of the Shire? Would it trigger another attempted forced amalgamation with / take-over by City of Swan, (and loss of Mundaring representation).</p> <p><u>Urban Heat Island Effect:</u> Heavily concentrating a population of more than 50,000 in one locality leads to an Urban Heat Island Effect. (MET Bureau). Mundaring town centre would become hotter and drier. Compensating shade trees and strategically planted garden beds would reduce ambient temperatures considerably. And the centre is made attractive and inviting. Trees need to be native evergreens to retain bird habitat.</p> <p><u>'Specific development requirements' need to incorporate suitable vegetation also for noise abatement</u> – already a problem in town centre.</p> <p><u>Arguably release of this Mundaring plan preempts findings and conclusions of WA State Government's Draft 'Green Paper'.</u> This is unacceptable. Has Mundaring Shire sent in</p>	<p>The planning system does not discriminate between global or local businesses when assessing planning applications. Planning applications are determined solely on whether particular planning criteria are met or otherwise.</p> <p>Refer to previous comment on MRS amendments. No correlation exists between this project, Urban zoning and local government amalgamations.</p> <p>Noted.</p> <p>Trees do not mitigate noise, and only assist in the reducing the perception of noise.</p> <p>It's unclear what is intended by this comment. The Shire made a submission on the Green Paper, and generally agreed with the direction of the review.</p>

No.	SUBMISSION	COMMENT
	<p>a formal submission on the Green Paper? If so where can that viewed?</p> <p><u>What are the likely impacts on the community and the environment?</u> WAPC talks about creating "liveable" cities. Would Mundaring's planned town centre / Activity Centre be more "liveable" in the best sense of that word?</p> <p>What is Mundaring Shire's definition of "liveable"?</p> <p><u>There is no mention of the Perth's status as a biodiversity hotspot</u> of global significance and Mundaring's role within that.</p> <p>Perth's and the south west's biodiversity assets are priceless, unique and enhance lifestyle. Mundaring is well-placed to "show-case" these to the world in the design process – will it do so?</p> <p>We have a duty to retain these natural landscape values and its biota.</p> <p>In summary, smart growth demonstrates respect for our unique locality. Environmental attributes should be included as the starting point of planning. 'Balance' is too often used to excuse environmental destruction.</p> <p>Planning for resilience and sustainability is key.</p> <p>A clear definition of sustainable is required, as it can be open to 'selective interpretation' especially by developers</p>	<p>The intention of the ACP is to make Mundaring town centre more liveable.</p> <p>The study area has already been heavily modified. A Green Paper relating to modernising WA's planning system recognises the absence of a definition for sustainability and considers that it may be possible to enter a definition into legislation, which would be subject to a separate exercise.</p>

No.	SUBMISSION	COMMENT
	<p>who state that a certain proposal is sustainable development – which really means they can make money from it, but ignores the destructive elements, usually environmental. Sweden has a sustainability system called 'The Natural Step'. One of the 4 system conditions defined for a sustainable society is: <i>'In a sustainable society, nature is no longer being destroyed'</i>. Currently nature in Perth is not being sustained, instead it is being destroyed continuously – at our future peril. An opportunity is here for Smart Planning in Mundaring towards sustainability.</p> <p><u>An 'Urban Growth Boundary' should be drawn at the existing extremities of the Activity Centre</u> with protection given to uncleared areas of bushland beyond Conservation Advices under the EPBC Act and under State and local clearing regulations.</p> <p><u>Specialized restaurants need to be available.</u></p> <p><u>Alfresco dining needs to be legalized.</u></p> <p><u>To be a genuine 'Activity Centre' and support self-sufficiency,</u> the breadth and interest of activities would need to carry forward the previous / current range of activities permitted. Eg hobbies & crafts, dress-making & alterations, a computer shop (sales & service), candle making, picture framing, book-binding etc. This would enable locally made products to feature in shops.</p>	<p>Urban growth boundaries are provided for within the MRS</p> <p>These are a permitted use within the Town Centre Zone and this permissibility is not proposed to be changed. Alfresco dining can be entertained subject to permits.</p> <p>These activities are not prohibited by the planning controls proposed within the ACP.</p>

No.	SUBMISSION	COMMENT
	<p>Enabling home occupation of businesses providing these activities would be necessary.</p> <p><u>Mundaring Shire is not being transparent nor participatory - community consultation thus far is not genuine, it is not valid.</u> Few people know about the proposal. Small newspaper ads are not proper consultation. There should be workshops; good for averaging out opinion. Why have these long term plans not been given 3 months of consultation under the Local Govt Act? Do not agree with 28 days provided.</p> <p>The state government wants to open up the planning system and increase community engagement in planning, make the planning system easy to access and understand, and increase community engagement in planning to make the planning system easy to access and understand.</p> <p>The Green Paper proposes five key reforms as listed below.</p> <ol style="list-style-type: none"> 1. Strategically-led 2. Legible 3. Transparent 4. Efficient 5. Delivering smart growth <p>Responsibly Mundaring needs to make strategic planning the cornerstone of the planning system.</p>	<p>Consultation has been an important factor for both the ACP and Masterplan and has shaped the contents of both.</p> <p>The purpose of planning is to reconcile competing views and requirements into a plan which aligns with the planning framework and which is representative of the views of multiple stakeholders.</p> <p>It is acknowledged that the final version of the ACP cannot satisfy all aspirations.</p> <p><i>Local Government Act 1995</i> is not relevant to the preparation of a Masterplan or Activity Centre Plan.</p>

No.	SUBMISSION	COMMENT
	<p><u>WA Planning Commission should not issue broad planning guides without detailed assessments on the ground.</u> A totally balanced scheme is necessary representing the community view. While they may have statutory planning people, they may not have a creative understanding – the Shire needs to have its own multi-skilled team who can analyse well.</p> <p>Contrary to what we were told with Stage 1, community has a choice eg about what happens, size & kind of development, height of buildings etc.</p> <p><u>An example of what is not wanted</u> is the ugly multi-storey building in Barber St. Kalamunda which has repelled so many people there. It diminished the public open space there used for community relaxation and popular Sunday markets.</p> <p>Norway, Sweden and Denmark have been successful in achieving modest high density without destroying townships by a broader spread of development with attractive vegetated areas in between, roof gardens. They look at profits and users and get a good social mix to obtain a pleasing village atmosphere. People have to be wanting to live in such environments.</p> <p><u>Crime is reduced when the environment is attractive and calming.</u></p>	<p>Refer to previous comment on consultants.</p> <p>Refer to previous comment on the form of building heights and densities.</p> <p>Opinion noted.</p>

No.	SUBMISSION	COMMENT
	<p>BROAD ISSUES:</p> <p><u>Land use planning</u> must include a person(s) with expertise and knowledge of the natural landscapes being considered. This is especially important for the south west's biodiversity hotspot and its extreme complexity. Mundaring is complex in its landforms, hydrology and vegetation cover, as well as fauna.</p> <p>Has Shire of Mundaring made a formal submission to the draft 'Green (discussion) Paper': Modernising WA's Planning System' recently released for comment by Department of Planning, Lands, and Heritage? If not, why not? If so, where can we view a copy please?</p> <p>Any action that follows from the Green Paper could potentially have a huge impact on how Urban Development in WA – and Mundaring - is progressed and managed into the future. The Perth Region continues (unwisely) to be the principal focus for future urban growth in the State.</p> <p>Resulting environmental impacts are likely to be detrimental of regional environmental health and associated human health.</p> <p>The largest critical infrastructure component serving the whole Perth region – ie the natural 'green' infrastructure – is located in Shire of Mundaring. This must not be jeopardized.</p> <p><u>WAPC should not issue broad planning guides without detailed assessments on the ground.</u> We need a totally balanced scheme. This way they are representing the</p>	<p>Refer to previous comment on consultants.</p> <p>Refer to previous comments on Shire submission.</p> <p>This project only relates to the town centre. Retaining and enhancing green spaces is a key component and community expectation of the ACP.</p>

No.	SUBMISSION	COMMENT
	<p>community view.</p> <p>While they may have statutory planning people, they may not have a creative understanding – Mundaring Shire needs to have its own multi-skilled team who can analyse well.</p> <p>Contrary to what we were told with Stage 1, the community has a choice about what happens, size & kind of development, height of buildings etc.</p> <p><u>The draft WA Green Paper aims for 'smart growth'.</u></p> <p>The concept of 'key urban infill' is generally supported, as long as this is not at the cost of the loss of 'green spaces' and especially patches of remnant bushland and native vegetation.</p> <p><u>We need to find examples of what we want:</u> Success in achieving modest high density can occur without destroying the township, by a broader spread of development with attractive vegetated areas in between, and roof gardens. In Scandinavia they look at profits and users and get a good social mix to obtain a pleasing village atmosphere. People have to be wanting to live in such environments.</p> <p>Any repeat of past mistakes is not smart planning. Despite the strategic importance of decentralizing Perth, no WA state govt., as yet, has managed to accomplish that. WA Planning Commission (WAPC) years ago allowed urban sprawl – this destroyed valuable natural biodiversity of the region. WAPC realized the mistake, so now has a policy of intensifying</p>	

No.	SUBMISSION	COMMENT
	<p>development of existing areas. In Mundaring the proposed plan threatens to perpetuate that mistake.</p> <p><u>Cautionary Points:</u></p> <p><u>“Failure to manage native vegetation around urban centres is likely to see natural control of pests and disease by native animals decrease and the costs of chemical methods increase.”</u> (Ref: Commonwealth Govt. State of the Environment Report 2011, Page 680) There are obvious costs to health. The ecology and interaction of green spaces is important for ensuring a healthy 'Activity Centre'. Use of indigenous plants is advised.</p> <p><u>Planting predominantly deciduous trees is a mistake as they 'work' for only half the year, and do not provide habitat for local fauna. They mean an opportunity is lost to attract visitors / tourists. Deciduous trees also shed leave a lot of leaf litter in autumn that clogs drains.</u></p> <p><u>Planners should avoid having the Activity Centre looking like so many other places, imparting a dull sense of repetition.</u></p> <p><u>Planning to improve Mundaring town centre should consider the thermal and other properties of the materials used. eg heat is stored in brick paving during the day and released at night, resulting in discomfort to residents. Conversely plants release most of their heat during the day through transpirational cooling. Parks and green spaces are significantly cooler than nearby built up areas, and can create their own air circulation which brings cooling breezes</u></p>	<p>Indigenous trees do not offer the solar access opportunities that deciduous trees can – which is important in a more compact locations. Preference for indigenous vegetation is acknowledged.</p> <p>Noted.</p> <p>Noted.</p>

No.	SUBMISSION	COMMENT
	<p>to streets and walk ways.</p> <p><u>Sensible construction of buildings will improve local climate.</u> The case against tall buildings is the generation of gusty winds at ground level and affect the dispersal of pollutants eg car exhausts. Clever designs should be used to avoid this problem. (The imminent arrival of electric cars will help a lot too!)</p> <p><u>Inappropriate development and mass tourism can ruin the charm of places like Mundaring.</u> They can change the way people think about the town centre and challenge the way they live their lives.</p> <p><u>Community consultation thus far is not genuine.</u> Few people know about the proposal. Small newspaper ads are not proper consultation. There should be workshops; shopping centre interviews. Widespread publicity. Why have these long term plans not been given 3 months of consultation under the Act? We do not agree with 28 days provided</p> <p>This apparent failure to properly engage with the community is at odds with the current WA State Government's determination to open up the planning system, increase transparency and increase community engagement. (See Draft WA Green (discussion) Paper). The community bears the planning outcomes after all.</p> <p><u>Current WA Govt. is keen on transparency and full community input and participation.</u> A totally balanced scheme is needed. That way, Mndg Shire is representing</p>	<p>Noted.</p> <p>Noted.</p> <p>Refer to previous comments on the consultation processes</p>

No.	SUBMISSION	COMMENT
	<p>community views. Has the shire submitted its views on the Green Paper. The Green Paper identifies four principles to underpin WA's planning system as listed below.</p> <p><i>'Fairness The views and interests of all stakeholders are considered and balanced</i></p> <p><i>Transparency Users are able to understand the planning system</i></p> <p><i>Integrity The community is meaningfully involved in strategic planning</i></p> <p><i>Efficiency The planning system is well organised to deliver timely outcomes.</i></p> <p><u>Please consider these further comments on the proposed Mundaring Activity Centre plans :</u></p> <p><u>A comprehensive Medical Centre:</u> Something I raised in discussion with Angus, but forgot to add among our comments, was the possibility of a comprehensive medical centre. If the Shire is wanting to attract a lot more older retirees, such a provision would be a necessity. Additional support for the existing Medical Centres would go far to achieve the self-sufficiency and sustainability the Shire requires. A Comprehensive Medical Centre makes good sense, reducing the current arduous, time-consuming and costly burden on residents of traveling all the way to Midland for specialized tests eg ultrasounds etc. Ultrasonographers already travel around the suburbs elsewhere to provide their services, reducing staffing costs on site. A consortium of</p>	<p>Demand for medical facilities and services are the product of the wider socio-economic context and demand factors. It is not the intent of the ACP (or within the power of the Shire) to mandate the installation of medical facilities.</p>

No.	SUBMISSION	COMMENT
	<p>doctors would probably need to fund such an additional facility.</p> <p>Proposed Airport expansion that would bring new flight paths into Mundaring: We are pleased to know that the Shire is actively objecting to this Airports proposal, and exposure of Shire Residents to louder and more frequent aircraft noise. (<i>Hills Gazette, August 17, 2018, "Shire making noise of its own", page 3</i>). There are other important reasons for objecting, eg wider health impacts on residents, and we will forward in-depth comments on this issue shortly.</p> <p>A flight path over Mundaring would significantly influence SoM Activity Centre plans, and may well make those plans less worth-while, less feasible.</p> <p>Most people would reject the idea of coming to live in Mundaring, (or staying in Mundaring), if a sizeable portion of it is under flight paths with unacceptable noise levels day and night. Real estate suffers. <i>Housing values drop, and residents should be forewarned of this.</i> Prospective visitors would be less inclined to visit Mundaring or come here regularly for recreational activities etc, with noisy aircraft flying daily overhead.</p> <p>Already the excessively high decibel noise levels in the town centre on Gt. Eastern Highway make it impossible at times to engage in a conversation, even by shouting! (Another reason why mandatory conditions must be placed on SoM Activity Centre Plans, that include foremost, the prerequisite</p>	<p>State Planning Policy 5.1 does not impact the Mundaring town centre.</p>

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23	<p>construction of an alternative 'Orange Route'). The experience elsewhere is that only cheap housing is under flight paths.</p> <p>The number of decibels (ANEF readings) are only part of the noise problem. The proposed timing of the flights becomes very important to consider as sleep disturbance is a potential cause of serious health issues, as all local governments must know. Would a night-time curfew be guaranteed? It's unlikely.</p> <p>What could "the social and economic benefits of airport expansion" possibly be?! (<i>Hills Gazette, August 17, 2018, "Shire making noise of its own", page 3</i>).</p> <p>This is the Mundaring Resident and Ratepayers Association submission to the Draft Mundaring Activity Centre Plan.</p> <p>Linking the northern and southern halves of the town centre via a main street (Nichol Street)</p> <p>Nichol St fits in with the shifting of the War Memorial, etc.</p> <p>However, if this GEH crossing does not eventuate, then the MRRA prefers traffic lights at Mann St with continuing access to Jacoby St.</p> <p>Identifying possible Great Eastern Highway crossing points.</p> <p>A signalized two stage pedestrian crossing of Great Eastern Highway between Mann street and Nichol street Mundaring townsite, preferably opposite Hills Fresh.</p>	<p>Refer to response to Submission 3 and 22</p> <p>Noted.</p>

No.	SUBMISSION	COMMENT
	<p>This can be done now, and may save a life. Waiting for the completion of the MACP may take 20 years. Local politicians may lobby MRWA to pay.</p> <p>Underpass GEH Gill St to Mindyah Ct and continue through to Phillips Rd. This is not very relevant to this MACP but would link North & South, and allow growth if the adjacent land was rezoned.</p> <p>Requirement for diversity in housing options, more sustainable buildings which reflect the hills landscape and enhance public spaces;</p> <p>Avoiding sprawling dwellings and encouraging development upwards to make the most of land available in the sewer catchment and to ensure space for landscaping and tree planting/retention.</p> <p>No to a bland housing estate with no soul.</p> <p>Does the SoM have a policy regarding multi-story? Some want 3 stories but others happy with 5 stories. It really depends on aesthetics.</p> <p>Impacts of hi-rise: Loss of Privacy and Shadowing.</p> <p>Increase the green canopy in public open space and streets. This is reasonably catered for by the Railway Heritage Trail creating a "green belt".</p>	<p>This option was explored during the Masterplan process and may improve some local traffic movement north and south offers no connectivity to GEH without significant cost and also provide limitation value for pedestrian movement.</p> <p>Noted.</p> <p>Noted.</p> <p>Additional provisions have been included to ensure architectural elements that emulate the historical Australian vernacular are encouraged.</p> <p>Noted. <i>Design WA</i> is referred to which represents the new State requirements regarding multiple dwellings.</p> <p>Noted.</p> <p>Noted.</p>

No.	SUBMISSION	COMMENT
	Promote the fact that residents have access to bushland within walking distance.	Noted
	People would be able to walk to shops and places of employment.	Noted
	A flexible approach to land uses to meet the changing residential, commercial, retail and civic demands;	Noted
	Additional street trees, public art and sheltered areas to enhance a village atmosphere; and Providing space for improved local traffic circulation and car parking.	ACP strengthens the Shire ability to direct contributions from developers to enhance public spaces and art.
	All reasonable and necessary requirements.	
	Items of a random nature:	
	Need a comprehensive Medical Centre in Mundaring	This matter is market driven and it is noted that there are now two medical centres.
	Where are the Darling Range earthquake fault lines?	
	Town centre and shopping areas and car parks have very poor night lighting.	Public lighting will be addressed at a future point as part of the public realm improvements.
	Does the SoM Local Planning Scheme (LPS) cover:	LPS4 and the Local Planning Strategy cover matters raised in the Shire's various environmental policies;
	Mundaring Environmental Protection Policy	
	Mundaring Biodiversity Protection Policy	
	What are the likely demographic projections for Mundaring for 2030?	The demographic projections for the Shire are found here: https://profile.id.com.au/mundaring .
	People are attracted by the friendly village atmosphere, would that village atmosphere be lost?	Stronger provisions regarding building form and style have been introduced.

No.	SUBMISSION	COMMENT
	<p>That safety issues associated with road-trains, trucks and major traffic from Gt Eastern highway, ploughing through the town centre, are satisfactorily resolved.</p> <p>Adequate safety plans are in place in the event of bushfire in the town centre.</p> <p>Are there health and safety issues related to a proposed new flight path over Mundaring?</p> <p>Public transport is assured.</p> <p>Underground power is provided</p> <p>Adequate walking and cycling paths are incorporated.</p> <p>The new Town Centre is made attractive and inviting. Some trees need to be native evergreens to retain bird habitat.</p> <p>Roof gardens on buildings should be considered.</p> <p>Additional ideas for the MRRA submission to the Draft Mundaring Activity Centre Plan.</p> <p>Requirement for diversity in housing options, more sustainable buildings which reflect the hills landscape and enhance public spaces; The outer zone may be suitable for "Town Houses", somewhat along the English style.</p> <p>Please consider retaining most of the earlier uses.</p> <p>Also, for myself, TV and Computer repair, Craft goods and craft supplies.</p>	<p>Traffic speed on GEH is beyond the Shire's jurisdiction and subject to other legislation and enforcement.</p> <p>Noted.</p> <p>No.</p> <p>Public transport services respond to demand.</p> <p>ACP already addresses this issue.</p> <p>Noted.</p> <p>Noted.</p> <p>Not mandated as this conflicts with other bushfire considerations.</p> <p>See responses above.</p> <p>Planning controls cannot influence business decisions.</p>

No.	SUBMISSION	COMMENT
24	<p>I participated in the community forum workshops which were conducted some time ago to assist in the brief for the consultants to create this plan.</p> <p>Although some in the community will have great concerns with the residential development which is recommended, I consider it essential to the survival of Mundaring as a thriving inclusive community.</p> <p>At present we are struggling to cater for affordable housing for the elderly, young couples and empty nesters. To have a balanced population it is essential to retain these groups in our community.</p> <p>Small businesses are struggling to remain viable and this revitalisation is essential to halt the lure of shopping in Kalamunda and Midland.</p> <p>4. Subdivision Land Use & Development Requirements</p> <p>4.1-4.3 These are strong, clear requirements that may require sensitive negotiations between landowners and Council.</p> <p>4.2 Table 2- North & South & Fringe.</p> <p>To avoid a 'Subiaco Look', heights should be varied, no more than two floors at frontage and then stepped to a maximum height of four floors. No high footpath frontages.</p>	<p>Refer to response to Submission 8 and 22</p> <p>Agreed.</p> <p>Noted.</p> <p>Noted.</p> <p>See main report for proposed changes.</p>

No.	SUBMISSION	COMMENT
	<p>4.6 North Core</p> <p>A consolidation and reconfiguration of the business core would allow more greenery and shade to enhance this sector. On page 12 compare the tree cover of the South Sector with the barren North. At present the shopping car parks are hostile areas in both summer and winter. Trees struggle to thrive with lack of water and radiant heat. Recently in one shopping centre car park, shady trees were removed to create more parking for cars!</p> <p>Fringe Core</p> <p>Relocating the War Memorial is a very sensitive public decision. Although the RSL may have indicated some approval for this consideration, many more sectors of the community should be included in the discussion.</p> <p>Relocating the Library to the site of the present car park which services Sculpture Park, the toilet block and the Mundaring & Hills Historical Soc. Office takes this important centre out of the pedestrian core of the precinct. Jacoby St is a commuter link between Mundaring Weir Rd and the western villages of the shire and may present challenges to Library users.</p> <p>Planning Background</p> <p>P 18 has no legend for Fig 8 land ownership</p> <p>Site Constraints</p>	<p>Noted. LPS4 shade trees requirements will be upheld and improvements should occur following the Woolworths redevelopment.</p> <p>Noted.</p> <p>Noted.</p> <p>Addressed.</p>

No.	SUBMISSION	COMMENT
	<p>2.1 Good emphasis on Biodiversity and Natural Area Assets, a key essential finding of the Shire's Community Surveys.</p> <p>2.3 Recognition of the ground water problems experienced in the Area and also the downstream impact of this considerable water flow into streams such as Bugle Tree Creek which now is impacted by flooding at most heavy rainfall events. Several measures have mitigated some flooding especially in the South sector but availability of land to further reduce flows will be difficult in the North sector.</p> <p>2.4 Bushfire Hazard- A sympathetic approach is required to control fire hazards in the Town Centre as a blanket solution could destroy all the green and leafy aspirations mentioned in the previous sections of this document.</p> <p>2.5 Heritage</p> <p>Heritage, together with the natural environment has created Mundaring as we know it today. However, even though Council supports a professionally staffed local historical society, it rarely refers matters to the society for comment. It is disappointing that this resource has not been fully utilised by Council.</p> <p>It is noted that despite many requests the Shire Municipal Heritage Inventory has not been updated since 1997!</p> <p>Fig 9 (in text) s/b Fig 13 p24 Land Use & Subdivision Requirements</p>	<p>Additional comments incorporated to better management stormwater on site.</p> <p>Noted.</p> <p>The draft ACP was referred to Heritage Society for comment.</p> <p>The MI was reviewed in collaboration with a Heritage Reference group. This resulted in a Heritage list, adopted by Council in 2016.</p>

No.	SUBMISSION	COMMENT
	<p>3.4 Tourism</p> <p>Tourism is one growth area not fully exploited by Council or Business. The Visitor Centre and MHHS (Historical Society) enjoy a close partnership on projects for mutual benefits.</p> <p>Much of the emphasis of Council appears to be centred on organised recreation such a sporting fields, indoor centres etc which consume millions of dollars and spend minimal amounts on promoting the tourist assets such as the Weir surrounds, walking trail destinations, historic features of Mundaring most of which are maintained by other organisations.</p> <p>Lake Leschenaultia could benefit by expanding the facilities but Council seems loath to invest here or establishing a RV Friendly Caravan Park at a site such as Rec Centre. Very small towns throughout the state inject millions of dollars into their town's economy via initiatives such these outlined. This is relevant to the MACP as it would stimulate our struggling business centre.</p> <p>3.5 Movement Network</p> <p>Until the relocation of Great Eastern Hwy to the Orange Route (via Toodyay Rd) it will be difficult to redirect traffic around Mundaring. Installing more traffic lights will be vigorously opposed by the freight industry to and from the eastern states.</p> <p>3.6 Waste Water</p>	<p>Table 3 (page 9) makes provision for Caravan parks in the Core South and Fringe locations.</p> <p>Noted. This will be subject to a broader review of Tourism across the Shire and the adjoining areas.</p> <p>Noted.</p>

No.	SUBMISSION	COMMENT
	<p>The upgrade to WTP in Mundaring to enable growth to occur is an essential element in the development of the MACP.</p> <p>I support most of the initiatives of this plan but recognise that the three major impediments to the implementation are</p> <ol style="list-style-type: none"> 1. Great Eastern Hwy 2. Surface Water Drainage 3. Sewage Treatment & Disposal 	<p>Agreed.</p> <p>Noted.</p>
25	<p>This document was very difficult to read on a laptop computer being in A3 landscape format and some printing in blue. Several plans were difficult to read and should have been a full size A3 plan.</p> <p>The implementation of the plan is constrained by</p> <ol style="list-style-type: none"> 1. Waste Water Treatment Plant, needs upgrading. 2. Great Eastern Hwy (GEH), it can't be relocated. 3. Stormwater Drainage, problems already exist, 4. State and Federal funding for implementation and associated projects. <p>Preface: "Developing a new civic & cultural heart". Nichol St as a spine is intersected by GEH. It cannot physically connect with traffic lights, although by surface texture it may.</p> <p>"Being investment ready"; All depends on the WWTP expansion.</p>	<p>Comments noted – modifications made to formatting.</p> <p>Shire has recently constructed two stormwater basins in the locality to better manage the flows to Bugle Creek. Concerns noted, and additional emphasis will be added to rainwater gardens within communal open space and stormwater / water features to be contemplated within the Civic Precinct design.</p>

No.	SUBMISSION	COMMENT
	<p>“Leading by way”; GEH has to have a reduction in traffic volume. The Orange route must be built and this may/will reduce truck movements.</p>	Noted.
	<p>Rationalising Shire owned land”. Shire of Mundaring (SoM) community centre library to be built on Shire land & not the Heritage Trail land.</p>	Preference noted, however the Shire must carefully consider the public benefit in various options, including using reserved land for facilities as opposed to ‘freehold’ land.
	<p>Page 2. Fig 3 should have been a full page. The legend is very difficult to read.</p>	Noted.
	<p>Page 3. “Getting around”. Crossing GEH is a problem; MRWA may not allow more traffic lights without trucks being diverted onto a built Orange route.</p>	Noted.
	<p>Traffic flow (circulation) will only occur in the North Core and South core with the Stoneville lights connecting the two.</p>	
	<p>The south core needs a link road through the SoM staff carpark to link GEH & Jacoby St. Traffic lights at this intersection won’t be approved by MRWA.</p>	Noted.
	<p>Public transport and their turning circles must be catered for.</p>	Road reserves are currently sufficient. This will be more closely reviewed during future public realm improvements.
	<p>Page 3 “Place Shaping” Utilise the Function Room facilities at the Mundaring Arena before duplicating facilities in the civic heart.</p>	Noted.
	<p>Page 3 “Living here” WWTP needs to be expanded.</p>	Noted.

No.	SUBMISSION	COMMENT
	<p>Increasing residential densities is needed. Not every lot should have its maximum density constructed e.g. 12. If there is a prominent tree or a proposed landscaped common area, consideration to be given to encourage only 10 units being built.</p> <p>Page 4 Fig 5 "Crossing Points GEH" This won't happen unless the Orange route is built and all interstate, grain, salt, BGC and mining trucks are diverted off GEH to reduce volume in Mundaring. Stoneville Rd intersection will stay. It is difficult having traffic lights for cars & pedestrians at Nichol & Mann Streets. Nichol St will be a major pedestrian crossing point.</p> <p>In the north core there will be a no right turn onto GEH at Mann St, once the McDonald's site is completed. This places more traffic into Hartung St and more congestion at the Stoneville Rd roundabout especially in the mornings. Residents will start using Gill St & Clifton St and also Stevens St & Lacey Rd as routes to get out of the North core.</p> <p>Traffic heading west on GEH need the proposed road through the SoM staff carpark to circulate in the South core. There should be a no right turn onto GEH from the SoM as vehicles heading west and turning into Mann St often don't indicate their intentions. Traffic lights will help this problem, if there is a built Orange route.</p>	<p>Noted.</p> <p>Noted.</p> <p>Concerns noted. Formalising an intersection could resolve this issue.</p>

No.	SUBMISSION	COMMENT
	<p>Pedestrian & Gopher traffic crossing GEH is difficult now.</p> <p>Will the “Town Centre Entry” have an events board or digital display informing people of upcoming events?</p> <p>Page 5 Fig 6 Density increase by multi story developments can only happen with the WWTP upgrade.</p> <p>Page 7 4.2 Infrastructure Improvements. The WWTP is the first priority for the plan.</p> <p>Principles 1 & 2. Agree</p> <p>Principle 3. Roads & Laneways. 10m laneways will assist traffic flows; allow more onsite drainage, canopy & shelter trees.</p> <p>Mundaring Townsite has stormwater drainage/flooding problem now, this is not addressed in this report. This problem is as important as the WWTP upgrade.</p> <p>A compensation basin with landscaping surrounding Hungry Jacks may be a partial solution.</p> <p>Principle 4. Agree.</p> <p>Principle 5. Public Art. Agree, this art may be sat on or played on.</p> <p>Principle 6. Public transport routes must be included in the traffic circulation of the North & South cores</p>	<p>The form and function of the centre entries will be subject to further consultation as part of the public realm improvements.</p> <p>See main report.</p> <p>Noted.</p> <p>Greater emphasis has been added to stormwater.</p> <p>Noted.</p> <p>Noted. ACP makes reference to ‘public realm’ improvements.</p> <p>A critical mass of population is required before reviewing bus routes. Adaptive approach is necessary.</p>

No.	SUBMISSION	COMMENT
	<p>Principle 7. Public Open Space (POS) Pedestrian traffic is accommodated by the Heritage Trail. The North Core is very confined and owned by many private land owners, it may be difficult to get POS. Improvements for outdoor shelters, seating, landscaping and lunch areas may enhance the core.</p> <p>Page 8 4.3 Subdivision Requirements. Again, waiting on WWTP upgrade.</p> <p>4.4. Land Use Requirements.</p> <p>Page 9. Table 2. The existing GEH façade on the north side has no connection between each frontage, this should be improved. All new shops in Nichol St & GEH to have a veranda, for noise & weather protection.</p> <p>Connection of the North & South cores at Nichol St can be achieved by using the same surface/colour of the pavement/footpath on the GEH crossing.</p> <p>No buildings in Sculpture Park, especially the south end of Nichol St. A very large sculpture (by a resident of the shire) could be the focal point at this location.</p> <p>Table 3. Is a Men's Shed site classified as an Amusement Parlour, Education Establishment, Restricted Premises or a Warehouse in the Precinct?</p> <p>Page 10. Print size on Stage 1 & 2 sketches is too small to read easily.</p>	<p>Noted. Additional comments have been added regarding POS.</p> <p>Comments noted.</p> <p>Noted. Given the current built form this is a challenging issue with no easy solution.</p> <p>Noted.</p> <p>Comments noted however this should be subject to further investigation.</p> <p>'Civic Use'</p> <p>Noted. Changes made.</p>

No.	SUBMISSION	COMMENT
	<p>Key Quality 1. Getting around the Town Centre. Crossing GEH is as bigger stumbling block as the WWTP upgrade.</p> <p>With an aging population, more gophers than bicycles will be used in Mundaring. At least you can do your shopping on a gopher.</p> <p>Key Quality 2. Living Here. Extra garden, trees, onsite retention of stormwater or verandas may be offsets for lower density of a more rural design of dwellings.</p> <p>Page 11. Key Quality 3. Place Shaping.</p> <p>3.b. Zero lot lines to Nichol St is not "reflective of the Mundaring & Perth Hills natural environment".</p> <p>3.f. With new buildings having servicing & vehicular access at the rear, does this mean a 6 or 10 metre Right of Way (ROW) will be created.</p> <p>5. Agree, keep existing trees as a priority. Have a SoM tree registry on all lot within this MACP, as a record before any development can take place.</p> <p>The four pictures of residential infill are not reflective of the hills natural environment.</p> <p>Page 12. 4.6 Specific Development Requirements. Core South Precinct.</p> <p>7. 20mm offset to lot boundaries including footing & parapet wall should be encouraged to alleviate encroachment onto adjoining lots.</p>	<p>Noted.</p> <p>Comments noted. Additional provisions have been added, see main report.</p> <p>Disagreed. A main street format involves creating an activated edge / interest.</p> <p>In most instances, ROW already exist.</p> <p>Historic aerial photography is already available and can be used. No further controls are considered necessary.</p> <p>Comments noted.</p> <p>No encroachments are permitted under existing legislation. Additional controls are not considered necessary.</p>

No.	SUBMISSION	COMMENT
	<p>9 & 10. Development of Jacoby St can only be on the north side, no new buildings on the Sculpture park side.</p> <p>Where does the Toy Library fit in the precinct?</p> <p>11. The new cultural, social, civic heart of the Shire must include the library. Careful consideration must be made of not duplicating the meeting/ seminar facilities of the Mundaring Arena. Setback to the existing Mundaring Hotel must be considered when lacing new buildings in the Cultural Precinct.</p> <p>Core North Precinct.</p> <p>Again the WWTP upgrade is needed.</p> <p>3. All weather protection of public thoroughfares is needed with improvements of the GEH façade.</p> <p>Page 13. Fringe Precinct Requirements.</p> <p>Refer to Fig 6. Laneways and ROW's that are existing may be complemented with new north/south laneways to accommodate extra stormwater drainage and movement networks. An appropriate lot can be purchased by the SoM to accommodate drainage, whether underground tanks or retention basin and POS landscaping is provided.</p> <p>The Water Corporation is currently turning some of their drains & basins into living streams and landscaping their basins for inclusion with the neighbourhood. They are also pulling down the fences for public access.</p>	<p>Comments noted.</p> <p>Toy library will form part of the Civic Precinct planning process.</p> <p>Noted.</p> <p>Provided for within ACP within North and South cores.</p> <p>Additional north/south laneways noted and this is accommodated within 4.6 of the plan. Laneways are less important within the northern core given the accessibility through the existing parking areas.</p> <p>Noted.</p>

No.	SUBMISSION	COMMENT
	<p>The concept sketch of Nichol St (Main St) shows a new library in the Station Masters House (SMH) and Public Toilet carpark. This site may contain a large sculpture. No buildings to be allowed on the Heritage Trail.</p> <p>Page 14. 4.8 Local Development and Concept Plans.</p> <p>The new Strata Act, currently before Parliament will allow for staged developments. Development Concept Plans need to address the land bounded by the four streets to address new ROW's, stormwater, sewage etc, therefore being a small scale LSIP.</p> <p><i>Page 17. Mundaring Town Initiative Master Plan & Discussion Paper.</i></p> <p><i>"These investigations also concluded that there are three critical challenges..."</i></p> <ol style="list-style-type: none"> <i>1. Waste Water (State Govt.) and stormwater (SoM)</i> <i>2. GEH (State & Federal Govt) including the Orange route.</i> <i>3. Land Availability (also the need for another Light Industrial Area).</i> <i>4. Funding (currently there is several State & Federal electorates covering the SoM, which allows for leverage with different political parties).</i> <p><i>Page 18. Does not have a legend to identify the colours of ownership/vesting orders.</i></p> <p><i>Page 19. Urban Infill Targets.</i></p>	<p>See above.</p> <p>Reference is made within ACP to Local Development Plans, however these are not intended to be used throughout the area and the ACP allows for many of the issues to be addressed in supporting information associated with a development application (rather than another approval layer).</p> <p>Addressed.</p>

No.	SUBMISSION	COMMENT
	<p><i>The SoM has an aging population with most people not willing to downsize in the suburbs on the flats. Villages and the rural linkage must be maintained as per LPS4.</i></p> <p><i>Public transport to the Town Centre must be encouraged.</i></p> <p><i>Page 20. Fig 9. Should have been full size map to accommodate the small print in the legend.</i></p> <p><i>To maintain a younger generation, employment must be created and a new LIA established.</i></p> <p><i>Is the lot at 240 Martin Rd, Mundaring zoned Urban in the Metropolitan Regional Scheme (MRS)?</i></p> <p><i>Local Planning Strategy</i></p> <p><i>The Orange Route (Perth to Adelaide Hway) must now be a short to medium solution.</i></p> <p><i>Local Roads (Brooking, Roland & Stoneville) will need improvements/realignments with the Stoneville North subdivision being started in the short term.</i></p> <p><i>Page 21. Local commercial Strategy.</i></p> <p><i>Local employment of residents from new subdivisions will enhance the Town Centre.</i></p> <p><i>Some people you meet at the Mundaring Rotary Markets do not know of other attractions in the shire, to make a full day of their outing. Commercial outlets in the North core do not have a noticeable larger turnover on Market day.</i></p> <p><i>Page 22. Site Conditions and Constraints.</i></p>	<p>Noted.</p> <p>See comments above.</p> <p>240 Martin Road is currently zoned Urban under the MRS</p> <p>Various comments noted but have no material implications on ACP.</p>

No.	SUBMISSION	COMMENT
	<p><i>2.3. Ground water and Surface water. Water sensitive Urban Design will help control the natural rainfall runoff. Too many infill urban designs only have “hard stand” surfaces that add to the stormwater volumes and flooding. Stormwater flooding is a major problem for the SoM.</i></p> <p><i>Page 23. Fig 12 Bushfire Hazard Levels.</i></p> <p><i>The legend does not make sense. The future of the Activity Centre Plan (ACP) depends on trees & natural light for the infill design.</i></p> <p><i>Page 24. 2.5 .Heritage</i></p> <p><i>These properties are in Fig 9, it should read Fig 13. Fig 13 shows a different “land ownership “of Sculpture Park compared to Fig 8.</i></p> <p><i>3.1 Public Open Space</i></p> <p><i>In the Fringe zone an existing lot may be purchase for a drainage basin & POS.</i></p>	<p>Noted. Additional references to stormwater have been included.</p> <p>The plan illustrates the Shire’s Hazard Assessment mapping.</p> <p>Clarification will be added by including a legend for Figure 8.</p> <p>POS contributions will be required. Depending on the development overtime, additional land may need to be purchased. It is currently not anticipated at this stage.</p>
	<p><i>3.4. Tourism.</i></p> <p><i>Maybe a signed & constructed 2 Km or 5 Km walks be developed from Sculpture Park, this could be Munda Track, Mundaring Recreation Centre, Reedy Ave, Craigie PI & Heritage Trail loop.</i></p>	<p>Comments noted, not subject to this ACP.</p>
	<p><i>Page 25. 3.5 Movement Network.</i></p>	

No.	SUBMISSION	COMMENT
26	<p><i>A bus Terminus needs to be established with a possible link to the Mundaring Arena. The Mundaring Recreation Carpark could accommodate a short term caravan stop over. A community bus may be able to do a village circuit to bring people to the Mundaring Townsite.</i></p> <p><i>3.6. Wastewater.</i></p> <p><i>The biggest constraint on the ACP is an upgrade to the WWTP.</i></p> <p><i>3.7 Education Facilities</i></p> <p><i>The Stoneville north subdivision will include a primary & secondary education facility. There is an existing increase of private schools in the SoM that already adds increase traffic movements & congestion.</i></p> <p>With reference to key element of the draft plan number 5. A flexible approach to land uses to meet changing residential, commercial, retail and civic demands. Previously through Simon O'Hara of Statewide Planning we have applied to build a funeral home at the above address without success.</p> <p>This is an important amenity that the local residents don't have and can only access these services outside the Shire of Mundaring by travelling to Midland and beyond. Funerals homes exist throughout the metropolitan areas in much denser areas and busier roads than Gt Eastern Hwy, Mundaring.</p>	<p>Noted. The Shire needs to be able to adapt to public transport demands and use and desire lines.</p> <p>Noted.</p> <p>Noted</p>

No.	SUBMISSION	COMMENT
	<p>Your planning Department may still have the previous correspondence from Statewide Planning on hand but I am more than happy to re-visit this and supply further information to support a new application.</p> <p>As Gt Eastern Hwy from Stoneville Rd to Chipper St is already mostly commercial businesses operating there, I think a funeral home in that area certainly meets the criteria for a flexible approach to land use to meet demands.</p>	
27	<p>The prospect of multi-storey buildings in this shire is a dismal and revolting one.</p> <p>The Plan blithely mentions sustainability and population growth as if they are somehow compatible with one another. Endless population growth is a slow-motion Ponzi scheme.</p> <p>I would rather live in an area which discourages population growth and "vibrancy".</p>	Refer to response to Submission 2.
28	<p>This letter outlines further material relating to an application for a Scheme Amendment previously contained in a letter submitted by Statewest Planning dated 16 December 2016 (reference number 16024). It is intended to supplement, and to re-enliven, the previous application.</p> <p>The application relates to a block of 36 properties, of which 24 are supported by their landowners for rezoning from R2.5 to R5. This application was submitted as part of the Shire's Mundaring Town Initiative and contained the following summary:</p>	Refer to response to Submission 2.

No.	SUBMISSION	COMMENT
	<ol style="list-style-type: none"> <li data-bbox="481 338 1149 507">1. The area bounded by Walker, Leslie and Stevens Streets and Digby Way, Mundaring be identified as R5 as it is within close proximity of the Mundaring Town Centre and development to that density would be consistent with the long standing low density character of Mundaring. <li data-bbox="481 523 1149 727">2. Figure 14 (of the Discussion Paper) be modified to provide greater clarity on what is proposed in terms of residential densities and the properties that are proposed to be affected by changes in densities, and the modifications show the land bounded by Walker, Leslie and Stevens Streets and Digby Way, Mundaring, as Residential R5. <p data-bbox="481 743 1149 912">Minutes from the Mundaring Shire Council on 14 March 2017 indicate that the Shire wished to prioritise the structure planning of the Town Centre, but nevertheless identified that 'any further consideration of intensification of the surrounding catchment will form part of a subsequent investigation.</p> <p data-bbox="481 928 1149 1133">In light of the Shire's call for public comment with regard to the Mundaring Activity Centre Structure Plan, the applicants wish to reiterate the submissions contained in their application made on their behalf by Statewest Planning, and to raise the following additional criteria that should be drawn to the Shire's attention in the course of future planning deliberations:</p>	

No.	SUBMISSION	COMMENT
	<ol style="list-style-type: none"> 1. A move towards higher density housing within close proximity of the Town Centre is likely to prove a viable option with the increasing population of Mundaring. The current block is located within 800 metres of the Town Centre allowing future residents ease of access, as well as providing direct access to Mundaring Primary School or young families. It is submitted that this fulfils the Shire's commitment to 'creating sustainable communities' by 'supporting higher residential densities in the most accessible locations and adjacent to high amenity areas'. 2. The lots that form part of the block require minimal infrastructure: they are all accessible via asphalt roads, and are serviced by power, water, and telephone lines. 3. The soil conditions of each lot (clay loams) means that there is suitability for effluent disposal. As such, the lots may qualify for primary treatment if they are rezoned to R5. 4. There is likely to be a reduced fire risk if the block is rezoned to R5. The block, like the majority of Mundaring, is situated in a fire-prone area. This risk can be mitigated, however, with the reduction of vegetation (some properties are already sparsely vegetated) and the imposition of greater access via laneways and roads for vehicles and emergency services, which is likely to flow from subsequent subdivision. 	

No.	SUBMISSION	COMMENT
	<p>5. The applicants' block is surrounded by residential development that is currently classified as R5 (some exceptions are noted in the previous application). This highlights the future possibility of the current block to be rezoned as R5.</p> <p>6. It is within the Shire's discretion to consider the development of lots within the current block for Aged or Dependent Person's Dwellings at a 'density over and above that provided for in the clause of the Residential Design Codes'.4. This generally supports the notion that the block may be suitable for rezoning and subsequent subdivision.</p> <p>The applicants would respectfully request the Shire consider the factors raised above, as well as the previous submissions made on their behalf to aid the Shire in its deliberations.</p>	
29	<p>Object to the concept of 5 storey apartment towers in Mundaring. This is a semi-rural community on the urban fringe, not a high density mixed use area like Osborne Park or Cockburn Central. A 5 storey apartment tower is completely inconsistent with the hills setting and would be unprecedented in terms of development in a semi-rural locality. It is entirely inappropriate. Consider lower-scale initiatives (like 2 storey town house blocks) in residential nodes in more areas of the Shire instead.</p>	Refer to response to Submission 8.
30	<p>In general The Mundaring Activity Centre Plan is sound.</p>	Refer to response to Submission 8.

No.	SUBMISSION	COMMENT
	<p>It will be important that the aesthetics of signage, street furniture and buildings enhances the village look and feel. That services and attractions are not centralised but provoke walking and discovery.</p> <p>It is a wonderful opportunity to attract visitation and build on several of the iconic Mundaring experiences - the Mundaring Arts Centre, the Sculpture Park and the Mundaring Hotel. We are very interested to see how it all develops and hope the Plan allows for creative use and development of existing buildings as well as innovative building design that celebrates sustainability.</p>	
31	<p>The Mundaring Arts Centre Board of Management has reviewed the draft Mundaring Town Centre Plan and we would like to express our support for the Nichol street enhancements; crossing points; the development of the Cultural precinct and public art developments.</p> <p>We would look forward to the opportunity to work closely with the Shire of Mundaring as this Plan develops.</p> <p>As a key cultural organisation in this locality we believe it is vital that the Mundaring Arts Centre be included in discussions / planning around the cultural precinct, public art developments and the activity / organisation composition of the Cultural Centre.</p> <p>We would appreciate further clarity around the following:</p>	Refer to response to Submission 10

No.	SUBMISSION	COMMENT
	<ul style="list-style-type: none"> • Page 13 seems to indicate the library will be in the sculpture park, but page 4 indicates the cultural precinct is on the block between Craig and Jacoby street. • The plan refers to "Rationalising Shire owned land, services and facilities to build funds to reinvest into the Town Centre and to encourage new investment by others. This involves leadership by the Shire to proactively attract and secure wholesale and extensive new investment on both privately and publicly owned land." The Board is concerned this indicates the Shire may be considering selling current building assets, i.e Mundaring Arts Centre facility. <p>The Board has indicated a willingness to extend the current facility to meet community need and also to discuss aspects of service that could be provided for in a new facility.</p>	
32	<p>My residence is the land on the corner of Mundaring Weir Road and Jacoby Street - being Number 11 Mundaring Weir Road and 3375 Jacoby Street, the ROW is Thody Lane.</p> <p>Mundaring Activity Centre Plan, Draft, RevB, June 2018, Ref:15229 Page 8, Paragraph 4.3 Subdivision requirements, item 6.</p> <p>6. Ceding land to the shire (free of cost) for new or widening of existing ROW or roads to facilitate improved vehicular, cycling and pedestrian access and circulation in the Town Centre.</p> <p>I ask for reconsideration, to allow for financial compensation if requested by the landowner.</p>	<p>Any widening requirements would result from subdivision/development of properties for which the beneficiary (owner/developer) would pay. This is a normal requirement of subdivision/development. To clarify, the Shire does not intend proactively compulsorily acquiring land for ROW's. Hence, the timing would be subject to the landowner's intentions to redevelop.</p>

No.	SUBMISSION	COMMENT
	<p>In my case, the residence is located about 2.9 meters from the ROW boundary.</p> <p>This strip of land has sewerage and storm water pipes underground at about 0.9 meters from the ROW.</p> <p>This land is the compacted sand-pad and serves to stabilize the residence. Removal of a 1 meter strip would also remove a retaining wall for the compacted sand-pad, causing that side of the residence to suffer serious damage.</p> <p>Relocating the plumbing closer to the residence, and constructing a new retaining wall would be somewhat tricky without losing the integrity of the existing compacted sand-pad.</p> <p>As the residence met with your red-tape at the time, it seems unfair for me to be financially penalized at some future time.</p> <p>I am of the understanding that the ceding of 1 M from each side of the ROW was "common knowledge" at the Shire when the plans were submitted.</p> <p>Had the matter been raised at that time, I would have changed the position of the residence, and this problem thus avoided.</p>	
33	<p>I took part in 2 community consultations and am glad to see the values we wanted to keep are integral to the MACP.</p> <p>However, how much will be possible, if the trucks still visible and roar through the centre?</p>	Refer to response to submission 8 and 14.

No.	SUBMISSION	COMMENT
	<p>My more personal concern is the traffic flow through central Hartung Street. It is already dangerous to try to cross the road on foot. 2 years ago when Aldi was being built we asked for a roundabout at the corner of Nichol and Hartung Streets. Cars speed east and can be obscured by the rise from Mann Street. There are small children and a new business on the north side of Hartung, as well as the delivery vans from the 3 supermarkets.</p> <p>Some slowing device is needed, as on the south side of the centre. We could be known as The Roundabout Town.</p> <p>With all good wishes for this work</p>	
34	<p>With an aging population and plans to increase the residential precinct on the southern side of the highway PLEASE plan and build (with partnerships) an underpass so pedestrians and cyclists/mobility scooters and wheelchairs can safely access the northern shopping side of the highway</p> <p>Provide 24-72 hr RV parking near the sculpture park (and other areas eg Chidlow, Glen Forrest) to encourage the increasing travelling tourists to stop and spend in Mundaring - we are at an ideal position for those trekking over from the eastern states in their motor homes and caravans.</p>	Refer to response to submission 14.
35	<p>The draft ACP aims to accommodate growth in the town centre from approximately 100 existing dwellings up to 1,400 dwellings, representing a population increase from approximately 178 to 2,492 residents by 2031. The ACP</p>	Submission noted. A response is provided within the main report.

No.	SUBMISSION	COMMENT
	also seeks to increase retail floor space in the town from 13,000m ² to 23,000m ² .	
	<p>The Water Corporation has previously had discussions with the Shire's consultants and planners in the preparation of servicing information to support the Shire's draft Masterplan/ACP.</p> <p>The information contained in the Water Corporation's letter of 12 December 2016 is still relevant and should be noted in the ACP report.</p>	
	<p>The Mundaring sewerage catchment is limited to the extent of the Corporation's planned Mundaring Sewer District, which roughly concurs with the area covered by the ACP.</p> <p>The primary servicing issue affecting the proposed long term growth in the town centre is the capacity of the Mundaring waste water treatment plant (WWTP), which treats and disposes of the wastewater that is generated by homes and businesses within the town centre.</p> <p>Following an extensive community engagement process and after obtaining various environmental approvals and community acceptance, the Water Corporation has recently completed a significant upgrade of the Mundaring Waste Water Treatment Plant (WWTP).</p> <p>The upgrade included changes to the treatment technology, a treated wastewater re-use irrigation system, and a doubling of the overall plant capacity from 120kL/day to 240kL/day.</p>	The Shire requests further planning be undertaken.

No.	SUBMISSION	COMMENT
	<p>Mundaring WWTP is now the most technologically advanced wastewater treatment plant operated by the Corporation.</p> <p>The Corporation monitors inflows from the catchment into the WWTP. The WWTP is currently operating at approximately 55% of its maximum capacity. Based on standard per person wastewater generation estimates, the remaining capacity would allow for the equivalent of a population increase of up to around 600 people.</p> <p>However, this available capacity is very sensitive to the nature of existing and future land uses within the sewerage catchment. High water using land uses such as commercial laundries, car washes or similar uses could take up a significant portion of the available capacity. The Water Corporation will continue to monitor plant inflows and will periodically advise the Shire on the remaining WWTP capacity.</p> <p>To enable the ultimate residential and commercial development envisaged in the ACP, the WWTP treatment and disposal capacity would need to be doubled again to approximately 500kL/d.</p> <p>The outcome of the previous Mundaring WWTP planning and upgrading concluded that the long term WWTP capacity will be capped at 240kL/day.</p> <p>Undertaking further increases to the treatment capacity at the WWTP is restricted by: the proximity of the WWTP to odour sensitive premises including residences and schools,</p>	<p>Noted. It is recommended the ACP provisions be strengthened, to ensure proposals which, in the opinion of the Shire and on the advice of the Water Corporation, generate excessive wastewater can be refused on the basis that they would be contrary to the intent of the plan to optimise land use.</p>

No.	SUBMISSION	COMMENT
	<p>and land clearing and use restrictions associated with the surrounding Black Cockatoo Reserve.</p> <p>Further expansion of the treated wastewater disposal capacity of the WWTP is also highly restricted by: the lack of available treated wastewater management options such as irrigation and recycling; acceptance by the local community and environmental regulators to allow further increases in treated water discharge to the local environment in excess of the maximum approved discharge of 240kL/day; the hydraulic capacity limits of the current discharge to the Jarrah Creek; available land outside of gazetted water catchment areas for an alternative WWTP site.</p> <p>The environmental and regulatory constraints on further long term expansion of the WWTP are still present. The Corporation has not scheduled further planning investigations or upgrades to further expand the plant in the long term.</p>	
36	<p>At our ratepayers meeting last night, a few ideas came up - we would like to see:</p> <ul style="list-style-type: none"> • an area/park, where caravans could pull up and the travellers could go on a walk, viewing the historical parts of the town centre; • It would be good to get the Town on the tourist's agenda, by having historical factual and art work/sculptures in the area; • 	<p>Refer to response to Submission 22 and 24.</p> <p>Comments noted and can form part of future planning of civic facilities.</p>

No.	SUBMISSION	COMMENT
	<ul style="list-style-type: none"> • Maybe if there was a seniors living side of town, with small manageable housing, a community garden/park where they could meet and chat etc; • an area/park, where caravans could pull up and the travellers could go on a walk, viewing the historical parts of the town centre; • It would be good to get the Town on the tourist's agenda, by having historical factual and art work/sculptures in the area; • Maybe if there was a seniors living side of town, with small manageable housing, a community garden/park where they could meet and chat etc; • There could also be artwork like bench setting made out of CY O'Connor's pipe and a spiel about what he did for the area, a board, giving a few facts such as the longest living resident in Mundaring, the oldest resident. <p>People who have achieved something, what the area was originally built for, the oldest dwellings. Signposts to all these places.</p> <p>In the seniors area, there could also be a community hub for them (possibly rent out spaces for hairdressers, podiatrist etc,) tables that have games boards built in, like they have for people in Europe. Maybe even a few exercise equipment machines for aged. Having good paths for the elderly to these places would be good for wheelchair, walker and gopher access.</p>	

No.	SUBMISSION	COMMENT
	<p>I do think there needs to be a tunnel for pedestrians to the shops under GEH. Flashing lights are not enough, especially as it is hard to get small children and the elderly over quickly.</p>	<p>Noted. This was explored during the consideration of the options as part of the Master planning exercise. There are various design issues associated with an underpass the central challenge being the gradient required (and corresponding land required) to achieve accessibility.</p>
37	<p>DFES</p> <p>It is unclear if the Shire of Mundaring (Shire) has applied State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) to this proposal. SPP 3.7 seeks to reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.</p> <p>The documentation refers to areas of the Activity Centre Plan (ACP) being designated as bushfire prone, and that the Shire’s Local Planning Scheme No. 4 contains mapping informed by a strategic Bushfire Hazard Level assessment (Figure 12). However the text then advises that applications for new development must address these matters.</p> <p>Given the ACP seeks to guide the future development and revitalisation of the Mundaring Town Centre as a District Centre, it may provide an opportune mechanism for the coordination of bushfire risk to ensure that built form outcomes avoid any increase in the threat of bushfire to people, property and infrastructure.</p> <p>DFES encourages the Shire to consider how the ACP will respond to the findings within the Shire’s strategic Bushfire</p>	<p>A response to this matter has been provided in the main report.</p>

No.	SUBMISSION	COMMENT
	<p>Hazard Level Assessment, and assess compliance with the bushfire protection criteria for the structure plan area.</p> <p>This information should be prepared as early as possible in the planning process and progressively refined or reviewed as the level of detail increases.</p> <p>The level of detail provided should be commensurate with the applicable planning stage and scale of the proposal.</p> <p>Should the Shire apply SPP 3.7 to the proposal, then we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide bespoke comment prior to the WAPC's approval of the ACP.</p>	
38	<p>I have looked at this submission, though not thoroughly, and have heard comments thru your Planning Dept attending our GF Ratepayers group. I had a query and it was said that I should make comment.</p> <p>Presently there is a vacant block of land which caravans, RVs and trucks use to park and then explore what Mundaring has to offer.</p> <p>I was hoping that Mundaring indeed can become a RV friendly town and have suitable planned space to still enable where oldies like myself can park up and still enjoy our town and access shops easily and within short walking distances.</p> <p>Being of Pension age already the idea of considering aged care for our future is very important and once again needs to be within easy access of the facilities the town has to offer however as this plan is talking possibly up to 20 years ahead</p>	<p>Refer to response to Submission 11 and 24.</p> <p>Comments noted and can form part of future planning of civic facilities.</p> <p>Noted.</p>

No.	SUBMISSION	COMMENT
	- TOO LATE for me. Please look at option for your present older population.	
39	<p>We love the vision for the new Mundaring Town centre, emphasising Nichol Street.</p> <p>Our suggestions to enhance this idea include:</p> <ul style="list-style-type: none"> • More street parking, as currently there isn't enough parking on the south side of Mundaring. This is particularly necessary as the new plans encourage walking between the north and south sides of Mundaring and currently this is only possible if you park on the north side. Footpaths are also necessary. • Pedestrian cross over at Great Eastern highway with lights is necessary to safely join the north and south sides. • To encourage more activity on the south side of Mundaring we believe that the facilities should be expanded around Sculpture Park. These facilities could include a library, gift stores, water features, toilets, bike stops, more landscaping, a community garden (worth speaking to for input) and picnic areas. We believe that these facilities would Help to bring the community together and also become a destination for tourists, walkers, cyclists and the local community. 	<p>Refer to response to Submission 3, 10, 11 and 24.</p> <p>Noted. It is recommended the parking within Craig Street (within the Fringe) be formalised and illustrated accordingly in Figure 5.</p> <p>Noted. Pedestrian crossing will not address the need for more opportunities for right hand turns for local traffic.</p> <p>Comments noted and can form part of future planning of civic facilities</p>

No.	SUBMISSION	COMMENT
	<p>Hills Fresh would like the opportunity to expand on our business if another larger property became available. We would love to create a modern and improved shopping experience that is unique to our area to attract both locals and tourists.</p> <p>As the hills population is aging we support some high density housing. Our parents' age group want to continue living in the hills, but to do so need smaller, low maintenance housing close to facilities.</p> <p>A new caravan park is required to attract tourists to the area.</p> <p>Our biggest concern for Hills Fresh is that Library lane will be altered. We already struggle with a lack of parking for our customers and lack of space for regular deliveries to all businesses in our strata.</p>	<p>Noted.</p> <p>This social housing need has been recognised.</p> <p>Comments noted and can form part of future planning of civic facilities.</p>
40	<p>Rowe Group acts on behalf of ALDI Stores (A Limited Partnership), the landowner of Lot 402 (No. 22) Hartung Street, Mundaring.</p> <p>We have been instructed to prepare and lodge a submission in relation to the Draft Mundaring Activity Centre Plan ('Draft Centre Plan*').</p>	<p>Refer to response to Submission 3 and 12.</p> <p>Nichol Street has been identified as the Main Street as it links the northern and southern sides of Great Eastern Highway. Hartung Lane is contained on the northern side of Great Eastern Highway and would not provide a linkage to the civic precinct to the south.</p>
	<p>We are generally supportive of the Draft Centre Plan, however there are a number of concerns that need to be addressed.</p>	<p>Table 3 is to be read in conjunction with the zoning table in LPS4. The land use 'Shop' is a permissible use in the Town Centre zone.</p>

No.	SUBMISSION	COMMENT
	<p>Our submission is formed on the basis of the following:</p> <ol style="list-style-type: none"> 1. The 'Retail Core' of the Mundaring Town Centre should be focused on the northern side of Great Eastern Highway where most of the existing retail uses are located 2. Hartung Lane is the preferred high street location and identified for general streetscape improvements accordingly; 3. The future bus terminal should be located within or as close to the 'Retail Core' as possible. This will greatly improve patronage to and from the Mundaring Town Centre; 4. The purpose of Great Eastern Highway should be to allow traffic to travel through the Mundaring Town Centre and vehicles to either turn left or right into a side street if stopping in the Town Centre. The proposed improvements of Great Eastern Highway may cause traffic congestion; and 5. The Draft Centre Plan does not include the 'Shop' land use within Table 3: Preferred Land Uses by Precinct. 	<p>The Core South precinct, as set out in Table 2, is for mixed use commercial area with a focus on civic, cultural and tourism functions. The retail core is intended to be the Core North precinct.</p>
	<p><u>'Retail Core' Location</u> The Draft Centre Plan designates two (2) 'Retail Core*' areas within the Mundaring Town Centre; the 'Core North' (shown in orange) and 'Core South' (shown in dark blue on diagram).</p>	

No.	SUBMISSION	COMMENT
	<p>The Shire's Local Commercial Strategy ("LCS") concludes that an additional 10,000m² of retail floor space in the Town Centre could be accommodated within the next 20 years. This will increase the current retail floor space supply to approximately 23,000m².</p> <p>The Draft Centre Plan shows the 'Retail Core' as a significant area, that crosses Great Eastern Highway.</p> <p>Spreading the main retail core will result in the loss of a compact urban form, will increase the potential pedestrian and vehicle conflict and disrupt the traffic on Great Eastern Highway. On this basis there should only be limited retailing on the southern side of Great Eastern Highway. As the majority of the existing retail businesses are located on the northern side of Great Eastern Highway, the 'Retail Core' should be limited to the northern side of the Highway. Concentrating the 'Retail Core' to the northern side of the Great Eastern Highway will include the following benefits:</p>	
	<ul style="list-style-type: none"> • Strengthen the economic stability of the Mundaring Town Centre in terms of existing retail businesses; • Allow a greater level of reciprocity between retail uses within the Mundaring Town Centre as they would be located closer to large retail businesses (Woolworths, Coles and ALDI). This will benefit small businesses; • Lessen the potential pedestrian movements; and • Minimise the disruption of traffic movements. 	

No.	SUBMISSION	COMMENT
	<p>For the reasons listed above, the retail core should be located within the land north of Great Eastern Highway so as to concentrate the retail services to one area of the Mundaring Town Centre.</p> <p>The non-retail commercial floorspace should be concentrated south of the Great Eastern Highway where mixed use development can be encouraged.</p> <p><u>Hartung Lane as the High Street</u></p> <p>With the 'Retail Core' being concentrated to the northern side of Great Eastern Highway, Hartung Lane would serve as the central spine through the 'Retail Core' of the Mundaring Town Centre.</p> <p>Regardless of the acceptance or otherwise of our recommendation to compact the proposed 'Retail Core*'. Hartung Lane currently serves as an important connection past the majority of the existing retail businesses within the Mundaring Town Centre. It is appropriate that retail forms the main use of the high street as a means to generate activity at street level.</p> <p>As such this street offers the best potential to become the high street As such the high street designation given by the Draft Centre Plan should be applied to Hartung Lane.</p> <p><u>No Bus Terminal Location</u></p> <p>The Draft Centre Plan does not identify a future location of the Mundaring Bus Terminal. Rather, the Draft Centre Plan states:</p>	

No.	SUBMISSION	COMMENT
	<p><i>It is noted that unlike the Masterplan, the ACP does not depict a possible future location for a bus terminal.</i></p> <p><i>An Infrastructure Principle of this ACP recognises that this will be required in the future. Indeed, the Shire of Mundaring Is a strong supporter of increased public transport via the bus network to and from the Mundaring Town Centre. Provision and identification of a site is however beyond the Shire's sphere of responsibility. Access by buses to Nichol Street and the core commercial area of the Town Centre is a priority for the Shire as improvements in the public realm are undertaken.</i></p> <p>The Shire should discuss the future location of a bus terminal with the Department of Planning, Lands and Heritage, Department of Transport and Public Transport Authority In the preparation of the Draft Centre Plan. This way a possible future location can be identified In the Draft Centre Plan.</p> <p>It Is Important for the location of the future bus terminal to be identified as part of the Draft Centre Plan as It will have a significant influence on the success of the centre, both economically and from a traffic perspective. People will not use public transport if it is inconveniently located or located too far away from their destination.</p> <p>The Shire's Draft Mundaring Town Centre Master Plan ('Draft Master Plan*') identified the future bus terminal on the fringe of the 'Retail Core', at the corner of Mundaring</p>	

No.	SUBMISSION	COMMENT
	<p>terminus is nearly 800m from the furthest part of the 'Retail Core'. The Draft Master Plan Discussion Paper states that the future bus terminus should not be located within the core of the Mundaring Town Centre as this is an area to be capitalised upon for other key land uses.</p> <p>Whilst we accept this view has some merit, we are of the view that the future bus terminus should be located as close to the 'Retail Core' of the Mundaring Town Centre as possible. From a planning perspective it is appropriate to locate public transport at the heart of activity. Many European towns and cities centre the activity (or activity generating uses or development) around major public transport infrastructure. It is appropriate the buses are located within the core of the Town Centre. This would maximise public transport patronage for residents and visitors and would improve access to services located within the Mundaring Town Centre.</p>	
	<p>We have identified State of WA owned land within the middle of the Mundaring Town Centre which represents a more appropriate and preferred location for the future bus terminus (refer Figure 2).</p> <p>This preferred location (being Lot 47 (No. 7250) Great Eastern Highway and Lot 48 (No. 1) Craig Street, Mundaring) will centralise public transport access to the entire centre and particularly the 'Retail Core' (i.e. north of Great Eastern Highway).</p>	

No.	SUBMISSION	COMMENT
	<p>Furthermore, we are of the view that if the Draft Centre Plan does not include the location of the future bus terminal it is likely that the infrastructure will never be provided at all and that this will have a serious impact on the viability of the centre.</p> <p>If the Shire is unable to determine an appropriate location for the future bus terminal, we recommend that consideration of the Draft Centre Plan is deferred to allow the Shire to discuss the matter with the Department of Planning, Lands and Heritage, Department of Transport and Public Transport Authority.</p> <p><u>Great Eastern Highway Improvements</u> The Mundaring Town Centre acts as the gateway to the Wheatbelt and Goldfields and provides key access to Perth from these regions.</p> <p>Great Eastern Highway dissects the Mundaring Town Centre. Great Eastern Highway is a four lane divided road, with grade separation and a median strip. There is currently one (1) formal crossing point for pedestrians at the signalised intersection of Great Eastern Highway and Mundaring Weir Road.</p> <p>The Draft Centre Plan proposes the installation of additional pedestrian crossing points on Great Eastern Highway.</p>	

No.	SUBMISSION	COMMENT
	<p>Whilst we support improving pedestrian connections and ease of access when crossing Great Eastern Highway, we are concerned that traffic will become an issue if there are too many crossing points across the Highway. An additional pedestrian crossing at the intersection of Great Eastern Highway and Nichol Street and a separate crossing at Mann Street will potentially slow down traffic movements on the Highway through the Centre. It is likely that Main Roads WA will raise this as a concern also.</p> <p>Vehicles should be encouraged to enter the Centre off Great Eastern Highway as fast as possible to minimise the amount of traffic on the Highway. This would result in minimal impact on through traffic movements on Great Eastern Highway.</p> <p>We are concerned that should traffic movements be too constrained there may be a view within Main Roads WA that the Great Eastern Highway bypass the Mundaring Town Centre. This would significantly decrease the amount of through traffic that could potentially stop at the Mundaring Town Centre and would have major negative impacts on the Centre and the associated businesses.</p> <p>"Shop' Use Not Listed in Table 3: Preferred Land Uses by Precinct. The Draft Centre Plan does not include the 'Shop' land use within Table 3: Preferred Land Uses by Precinct. A 'Shop' use is appropriate within an activity centre and should therefore be included within Table 3 of the Draft Centre Plan.</p>	

No.	SUBMISSION	COMMENT
	<p>It is acknowledged that the Draft Centre Plan does state that the Shire's Local Planning Scheme No. 4 does set out the use classes and permissibility for the Town Centre' Zone. Therefore, we assume this may be typographical error.</p> <p>Notwithstanding, this matter should be clarified before the Draft Centre Plan progresses further.</p> <p><u>Summary</u></p> <p>In summary of the above we are generally supportive of the Draft Centre Plan, however there are a number of concerns that need to be addressed. These include:</p>	
	<ol style="list-style-type: none"> 1. The 'Retail Core' of the Mundaring Town Centre should be focused on the northern side of Great Eastern Highway where most of the existing retail uses are located; 2. Hartung Lane is the preferred high street location and identified for general streetscape improvements accordingly; 3. The future bus terminal should be located within or as close to the 'Retail Core' as possible. This will greatly improve patronage to and from the Mundaring Town Centre; 4. The purpose of Great Eastern Highway should be to allow traffic to travel through the Mundaring Town Centre and vehicles to either turn left or right into a side street if stopping in the Town Centre. The proposed improvements of Great Eastern Highway may cause traffic congestion; and 	

No.	SUBMISSION	COMMENT
	<p>5. The Draft Centre Plan does not include the 'Shop' land use within Table 3: Preferred Land Uses by Precinct. A 'Shop' use is appropriate within an activity centre and should therefore be included within Table 3 of the Draft Centre Plan</p>	
41	<p>The following comments are provided from a heritage perspective:</p> <p>The MACP subject area contains the State Registered <i>Mundaring Sculpture Park</i> (P8577). Part 2.5 'Heritage', should identify the <i>Mundaring Sculpture Park</i> its significance to the local community; and it should also be shown as a State Registered Place on the Heritage Properties map (Figure 13).</p> <p>The map on page 13 of the MACP shows a 'new library' within the curtilage of the <i>Mundaring Sculpture Park</i>, however no further information is provided within the document. In the absence of any detailed information, we are unable to provide comment on the new library depicted in this map. Any further planning and/or development proposals which may affected the <i>Mundaring Sculpture Park</i> will need to ensure that its heritage significance is retained. Development applications will be assessed on their merits and may not be supported if it is not demonstrated that heritage issues are adequately addressed.</p>	<p>This is already identified within Figure 13.</p> <p>This was shown indicatively to explore options of civic facilities within the Sculpture Park.</p> <p>Comments noted.</p>

No.	SUBMISSION	COMMENT
	<p>The MACP notes that many of the local heritage places within the subject area have low identified heritage values in the 1997 Municipal Inventory, and as such suggests there may be opportunity for redevelopment.</p> <p>We recommend the Shire reviews its heritage list and MI to reflect the current status, condition and values of these heritage places, in order to assist the Shire when considering development which may affect these places.</p> <p>As with all planning issues, it is preferable that decision relating to heritage places are based on current information.</p>	<p>The Shire's MI was reviewed in 2016 and a formal Heritage List as provided for under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> was adopted.</p>
42	<p>Rise has been delivering a suite of services from 2 Craig St Mundaring (Wahroonga) under lease arrangements with the City since 1987 and currently assists almost 600 Shire senior clients from this location.</p> <p>Wahroonga is a busy hub for the community with multiple programs being run weekly, including an on-site Day Centre, which currently supports around 130 clients a week.</p> <p>We welcome the Shire's initiative to revitalise the Mundaring Town Centre via release of the Draft Activity Centre Plan. Rise strongly encourages the Shire to take into consideration the diverse needs of the community, such as the frail and aged or those with disability or inclusion issues, in gaining access to activities and support services close to</p>	<p>Refer to response to Submission 3, 10, 11 and 18.</p>

No.	SUBMISSION	COMMENT
	<p>the proposed retail and business hubs (Core North, Core South).</p> <p>We note that although the Draft plan speaks to community and cultural uses, there is no specific notation of this within Table 3; Preferred Land Uses by Precinct as a Use class and therefore, believe this has no identifiable allocation of community services based use within the precinct outside of that within the Cultural Precinct located at the southern end of the Core South zone.</p> <p>As a long-term leaseholder of property within the Core South zone, Rise looks forward to working with the Shire to develop a potential site for continued delivery of our services that reflects the cultural and community aspects of the Plan and which is so important to the sustainability of place that is Mundaring.</p> <p>Similarly, Rise would welcome the ability to be part of the discussion regarding the Cultural Precinct Local Development Plan. Rise has a long history of both collaboration and partnership with community sector organisations, local governments and stakeholders in the development of shared use facilities.</p>	
43	<p>Support:</p> <ul style="list-style-type: none"> • Nichol Street as a main street; • Cycling infrastructure and improved traffic circulation; • Multiple dwellings; • Sustainability features; • Markets and festivals; 	Refer to response to Submission 3 and 18.

No.	SUBMISSION	COMMENT
	<ul style="list-style-type: none"> • Public art; • Shaded areas; • Improving access and mobility; • Sense of place: forest setting, wildflowers, awnings; • Adaptable floorspaces and mixed uses; • Public Open Spaces; • Café strip next to Jacoby Street; • Laneways; • Communal recreation spaces; • Public transport extension; and • Valuing the environment as an asset. <p>Do not support:</p> <ul style="list-style-type: none"> • “Grey box” architecture; • Lack of architectural theme; • Corporate architecture – especially with fast food outlets; • Proliferation of tattoo parlors in dimly lit arcades, car sale yards, fast food outlets; and • “Kitsch” hills architecture. <p>Recommend:</p> <ul style="list-style-type: none"> • Urban design should reflect “hills”; • Park and ride on western side of Shire admin building; • Public square at roundabout next to Library Lane; • Left-in, left-out of Nichol Street and Mann Street; • Eco-tourism; 	<p>Noted. These concerns regarding architecture themes have been addressed. The Shire has limited control over “permitted” land uses such as Tattoo parlours.</p> <p>Comments noted and some form part of informing the public realm improvements required.</p>

No.	SUBMISSION	COMMENT
	<ul style="list-style-type: none"> • Removing subjectivity from ideas like “amenity”; and • Evacuation and emergency management centre. 	
44	<p>I am concerned re: the future of “The Hub” as a public facility. Particularly the older residents.</p> <p>The future of the “Men’s Shed” which provides health & recreation for over 150 members of the Mundaring community.</p> <p>A service to elderly residents, schools and other organisations, as well as the Mundaring Shire, making and repairing items and work that can’t be done elsewhere.</p>	Refer to response to Submission 10, 11 and 25.
45	<p>Facilities & activities & location of “The Hub” and the Community Men’s Shed to remain at their current locations please, and not be affected by future plans.</p>	Refer to response to Submission 10 and 25.
46	<p>The plan lacks provision for Senior Citizens particularly in regard to social activities such as those that now occur at The Hub.</p> <p>There is a dearth of information on proposals for the precinct where The Hub and Men’s Shed is now located.</p>	Refer to response to Submission 10, 11 and 25.
47	<p>I would like to have more detailed information so that I can make a more informed decision on what is being proposed. There is no information as to the intentions of what current buildings will be required to be relocated.</p> <p>Some current facilities will be disadvantaged by the current proposals.</p>	All information related to the ACP was made available during the advertising period. It is believed these comments relate to civic facilities which will be subject to a separate process and consultation.

No.	SUBMISSION	COMMENT
	It would be more prudent by the Shire if more information was available rather than making residents guess what is happening.	
48	<p>It is a surprise that all this is going on. We are Seniors and would both love to know that the Hub is going to survive, this is where we meet and enjoy our friends, it is the "Hub of the Hills" where new people coming to town like to come to.</p> <p>Would be a good idea for someone from this Planning Team to come and give us some visual on these plans and they are hard to read. Tuesday morning tea would be a good day.</p> <p>What will happen if the Men's Shed is somewhere else, my husband with Parkinson's can visit for companionship.</p>	Refer to response to Submission 10 and 25.
49	<p>Main Roads has now had the opportunity to review the information provided and has the following comments in relation to the Draft Mundaring Activity Centre Plan.</p> <p>Council is advised of the following:</p> <ol style="list-style-type: none"> 1. Main Roads is generally supportive of the Shire's efforts to plan for the future of Mundaring's Town Centre. 2. Main Roads does not support the Potential Future Access as nominated in Figure 5 Activity Centre Plan Map. This future link will create a 4 way Intersection at the intersection of Mann Street and Great Eastern Highway. This connection shall extend Mann Street 	<p>Refer to response to Submission 3.</p> <p>Noted.</p>

No.	SUBMISSION	COMMENT
	<p>through to Jacoby Street.</p> <p>A signalised intersection in this location will not be supported by Main Roads. The signals at Stoneville Road provide opportunity for local traffic to access the Great Eastern Highway via right hand turn movements. Main Roads suggests that the intersection of Mann Street be configured to create no more than left in / left out / right in movements to each side of Great Eastern Highway.</p> <p>3. Main Roads does not support the additional signalised crossings on Great Eastern Highway, at Mann Street and Nichol Street Intersections. Responsibility for providing appropriate pedestrian crossing facilities is shared between Main Roads and local government. As Council is aware Great Eastern Highway is classified as a Primary Distributor road in the Perth Metropolitan Area Functional Road Hierarchy and its primary function is to provide for major regional and inter-regional traffic movement in a safe and operationally efficient manner."</p> <p>It is appropriate that Great Eastern Highway carries large volumes of traffic through the town centre. It is acknowledged that pedestrians, in particular aged, young children and disabled pedestrians are vulnerable road users and that the greatest risk to pedestrians occurs when crossing the road. It is recommended rather than locating the pedestrian crossings at the Great Eastern Highway at Mann Street and Nichol Street intersections be relocated mid-block for safety</p>	<p>Noted.</p> <p>Noted.</p> <p>Mid-block crossing point is problematic from an urban design perspective, particularly when trying to strengthen the connectivity and movement of pedestrians along the Nicol Street axis between the North and South Core.</p>

No.	SUBMISSION	COMMENT
	<p>reasons. Mid-block pedestrian crossings are generally safer crossing points.</p> <p>Currently both Nichol Street and Mann Street intersections on Great Northern Highway are unsignalised. To introduce additional crossing points in these two location gives rise to public safety concerns and creates possible conflict between pedestrians and vehicles.</p> <p>To introduce additional signals at this location would impact upon the function and operation of the Primary Regional Road. Such signals are considered unwarranted.</p> <p>Main Roads has explained to Shire officers that signals on Mann Street are not feasible due to the proximity of the uphill grade for eastbound traffic. In particular, the size of vehicles operating on the Great Eastern Highway makes such a proposition unacceptable. The close proximity of Nichol Street to Stoneville Road renders that proposal as in appropriate.</p> <p>It is important that local government take into consideration the type and function of roads and conducts appropriate pedestrian surveys to inform the Draft Mundaring Activity Centre Plan. The pedestrian survey should identify the action and activity space of the users/pedestrians within the Mundaring Town Centre and the purpose of their trips.</p>	<p>It is important Main Roads WA recognise that freight traffic is one of many issues that must be reconciled. A key theme arising from consultation was demand for safer crossing points along Great Eastern Highway.</p>

No.	SUBMISSION	COMMENT
	<p>4. Any noise sensitive development adjacent to Great Eastern Highway, being a major transport corridor, must implement measures to ameliorate the impact of transport noise.</p> <p>All noise sensitive development must comply with WAPC State Planning Policy 5.4 "Road and Rail Transport Noise and Freight Considerations in Land Use Planning" and implement Noise Insulation and "Deemed to Comply1 Packages for noise sensitive development.</p> <p>5. No waste collection will be permitted on Great Eastern Highway. Waste collect shall be via laneways or collected onsite.</p> <p>6. In terms of the future development in this section of Great Eastern Highway it's important to be aware of Land Protection Plans 1.3073 and 1.3074. This land shall be required for future road purposes.</p> <p>The project for the upgrading/widening of Great Eastern Highway is not in Main Roads current 4 year forward estimated construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability for the information provided.</p>	<p>The primacy of GEH through Mundaring Town Centre is forcing particular travel choices – at this point in time. Undertaking a pedestrian survey would therefore not provide any insight into future behaviour following an infill process.</p> <p>Freight noise is acknowledged and this already forms part of an existing SPP and does not need to be repeated as part of the ACP.</p> <p>Noted.</p>
50	There are several comments I wish to make on the draft plan.	

No.	SUBMISSION	COMMENT
	<p>Re: Fig 3: Mundaring Town Centre Zone</p> <p>The map showing the reserves along Bugle Tree Creek has not included the reserve in the over 55's development of Timberbrook.</p> <p>On the map the rest of the reserves along the creek are shaded as conservation, except for part of Bugle Tree Gully Park which is shaded recreation.</p> <p>When Timberbrook was being subdivided, the creekline reserve was taken out of the development and is under the control of the Shire. It is an extension of Bugle Tree Gully Park, and I include this reserve in my landcare work along the creek.</p> <p>By including the Timbertop area in the park, we are able to link the reserves from Hartung St (shaded conservation) into the main area of Bugle Tree Gully Park.</p> <p>It is important for conservation to link areas, especially along creeklines, to create corridors for wildlife, especially in our drying climate.</p> <p>I try to work on a catchment basis with my landcare work, and have 4 Friend Groups in the Shire: Bugle Tree Gully Park, Walker St Reserve, Gill St Reserve, and Throssell Reserve. Apart from Throssell Reserve which is a granite outcrop in Sawyers Valley, the other 3 project sites are all along Bugle Tree Creek and form a riparian corridor.</p> <p>The remnant vegetation on Timberbrook, is one of the last remaining patches of riparian vegetation along Bugle Tree</p>	<p>The ACP reflects the current zones/reservations of LPS4 as shown within the Scheme maps. Any land ceded for POS as part of a previous subdivision may not yet be shown as such in the LPS4 maps.</p> <p>Appropriate water management is a component of the ACP.</p>

No.	SUBMISSION	COMMENT
	<p>Creek in the Mundaring townsite. As a volunteer I have worked on this site removing weeds with the Shire's Bushcare Team. I have also discussed the site with some of the local residents, and suggested they form a Friends Group to assist with the work.</p> <p>Last year, I led a walk and talk from the main park area in Thornbury Close along the creek to Timberbrook. This was part of the Bush Skills for the Hills workshop program. Next week I am leading a walk with the Bush Skills for Youth program in Bugle Tree Gully Park, and we will be walking along the riparian corridor to Timberbrook and then back to the park.</p> <p>Recently I was approached by some of the residents at Timberbrook to look at the site. Their concerns are bushfire risk, and weeds.</p> <p>I went to the site on July 1 to inspect the progress of work on this reserve. There is some dead <i>Taxondria linearifolia</i>, and the area could probably do with some infill plantings to prevent weed incursions. Local native species that are not a fire hazard could be used. Effluent disposal site is very weedy including Cottonbush, but I do not think this is concern of SOM.</p> <p>Another concern I have, is the impact of development on Bugle Tree Creek downstream of the townsite. The impacts of more water being shed from the sealed surfaces, is clearly seen along Bugle Tree Creek including erosion since the development of the Mundaring shopping centre.</p>	

No.	SUBMISSION	COMMENT
	<p>Not only is there an increase in the quantity of water, it is coming downstream at a higher velocity. As well, the sedimentation which degrades creeklines is also evident, notably from the over 55's development in Gill St where no attempt seems to have been made to keep the sediment on-site.</p> <p>Hopefully the draft plan will include protection for remnant bushland, and include the Timberbrook section of Bugle Tree Gully Park as conservation.</p> <p>As well, impacts from development of Mundaring townsite on Bugle Tree Creek need to be considered.</p> <p>At the moment, this seems to have been completely overlooked.</p>	



MUNDARING

ACTIVITY CENTRE PLAN



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This Activity Centre Plan is prepared under the provisions of Part 5 of the

It is certified that this Activity Centre Plan was approved by resolution of the Western Australian Planning Commission
on:

_____ day of _____ 20_____

Signed for and on behalf of the Western Australian Planning Commission:

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the
for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry





PREFACE

The Shire of Mundaring is committed to revitalising and renewing the Mundaring Town Centre, the Shire's civic, commercial and community hub.

The Mundaring Town Centre will undergo planned improvement and change. The centre will grow and reinvigorate to ensure that it is an enviable and sustainable place, meeting the living, shopping and working needs of the Mundaring community and its visitors into the future.

The Mundaring Town Centre of the future is:

- A destination of choice for the local community and visitors, with vibrant, attractive and popular public spaces and thriving pedestrian activity at street level;
- A mix of interesting and creative buildings and spaces that encompass a mix of the old and new, incorporating a design basis that reflects the materials, colours and character, particularly the trees and bushland, of Mundaring and the Perth Hills;
- Buildings, including mixed-use buildings, that vary in height and extend up to five (5) storeys in the core of the Town Centre and **three (3)** storeys in the fringe;
- An increased residential density and a broad range of housing choices within and around the Town Centre. This includes residential above other uses in the core of the centre, and residential, including apartment buildings, on the fringe;
- Considerable retail and commercial floorspace growth and a high degree of employment self-sufficiency; and
- A mix of activity, services & facilities that meet the needs of an expanded and more diverse Mundaring population and its visitors.

The Shire of Mundaring adopted the Mundaring Town Initiative Masterplan on 14 March 2017. A detailed Discussion Paper informs the Mundaring Town Initiative Masterplan.

The Masterplan outlines the Shire's vision for the Mundaring Town Centre.

This Activity Centre Plan sets out the Shire's commitment to realising relevant elements of this vision through the Shire of Mundaring Local Planning Scheme No.4. This Plan will guide public and private investment into new development within the Mundaring Town Centre.

This Activity Centre Plan has been prepared to meet the requirements of the *State Planning Policy 4.2 Activity Centres for Perth and Peel* and the *draft Structure Plan Framework of the Planning and Development Act (Local Planning Schemes) Regulations 2015*.

This Activity Centre Plan comprises three (3) parts:

Part 1 – Implementation

Part 2 – Explanatory

Part 3 – Appendices

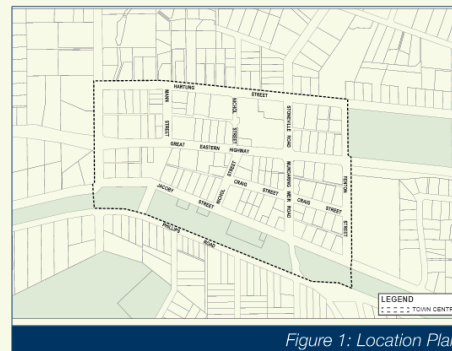


Figure 1: Location Plan

Alongside this Activity Centre Plan, and as outlined in the Masterplan, impact actions that will drive change within the Mundaring Town Centre are:

- Investing in **Place Making and Marketing**. This includes improving streetscapes, creating vibrant and attractive public spaces and promoting a new and revitalised Town Centre identity.
- Developing a **new civic and cultural heart** of the Town Centre that links the southern side and the northern side of the Great Eastern Highway together, creating reason for people to want to spend time here. This includes emphasising Nichol Street as the Town Centre spine, anchored by the retail area at one end and the Sculpture Park at the other.
- **Being investment ready** by ensuring that the regulatory framework is up to date and ready to facilitate change and new development, including encouragement for mixed use, flexibly designed developments alongside increased residential densities within and around the Town Centre.
- **Leading the way** to overcome historical servicing difficulties, actively changing attitudes and promoting new investment in the Town Centre.
- **Rationalising Shire owned land**, services and facilities to build funds to reinvest into the Town Centre and to encourage new investment by others. This involves leadership by the Shire to proactively attract and secure wholesale and extensive new investment on both privately and publicly owned land.
- Making it easier and safer to **cross the Great Eastern Highway**, physically and visually connecting and linking all parts of the Mundaring Town Centre together.



v

EXECUTIVE SUMMARY

The intent of this Activity Centre Plan is to guide the future development of the Mundaring Town Centre as a District Centre under *State Planning Policy 4.2 – Activity Centres for Perth and Peel*.

The Activity Centre Plan sets out application, infrastructure, subdivision, land use and development requirements including general and specific precinct based requirements that will guide planning decision-making and shape the Mundaring Town Centre of the future.

Figure 2 encapsulates the Vision for the Town Centre – A thriving village lifestyle with a strong town centre, driven and underpinned by the key qualities of Place Shaping, Living Here and Getting Around.

Table 1 summarises the Activity Centre Plan outcomes sought.

Figure 2: Figure Mundaring Town Centre Vision Statement



Table 1: Mundaring Activity Centre Plan Summary

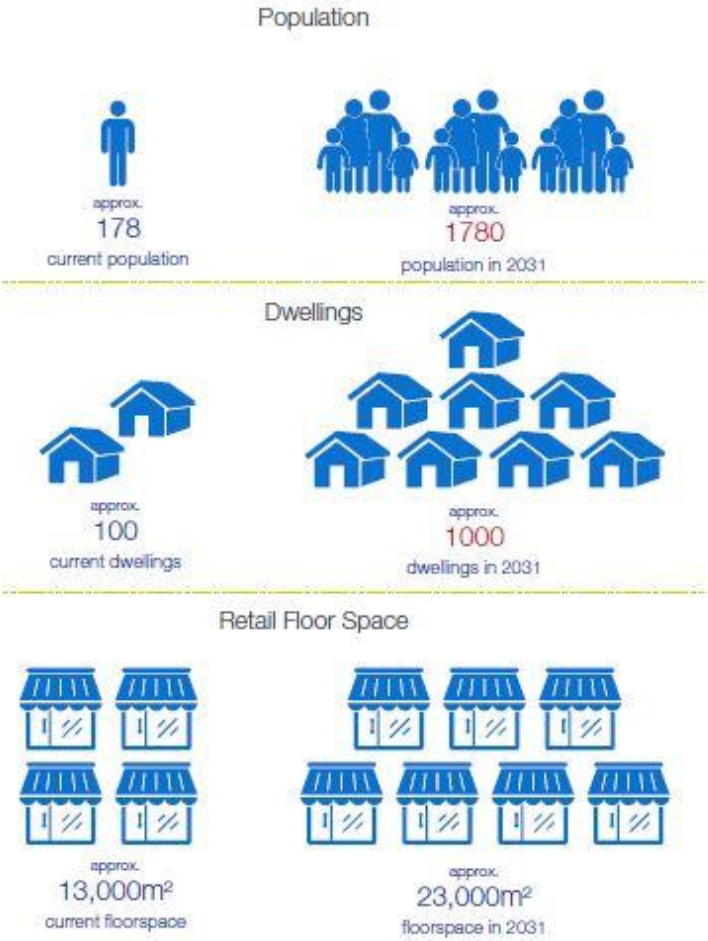




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PART ONE: IMPLEMENTATION

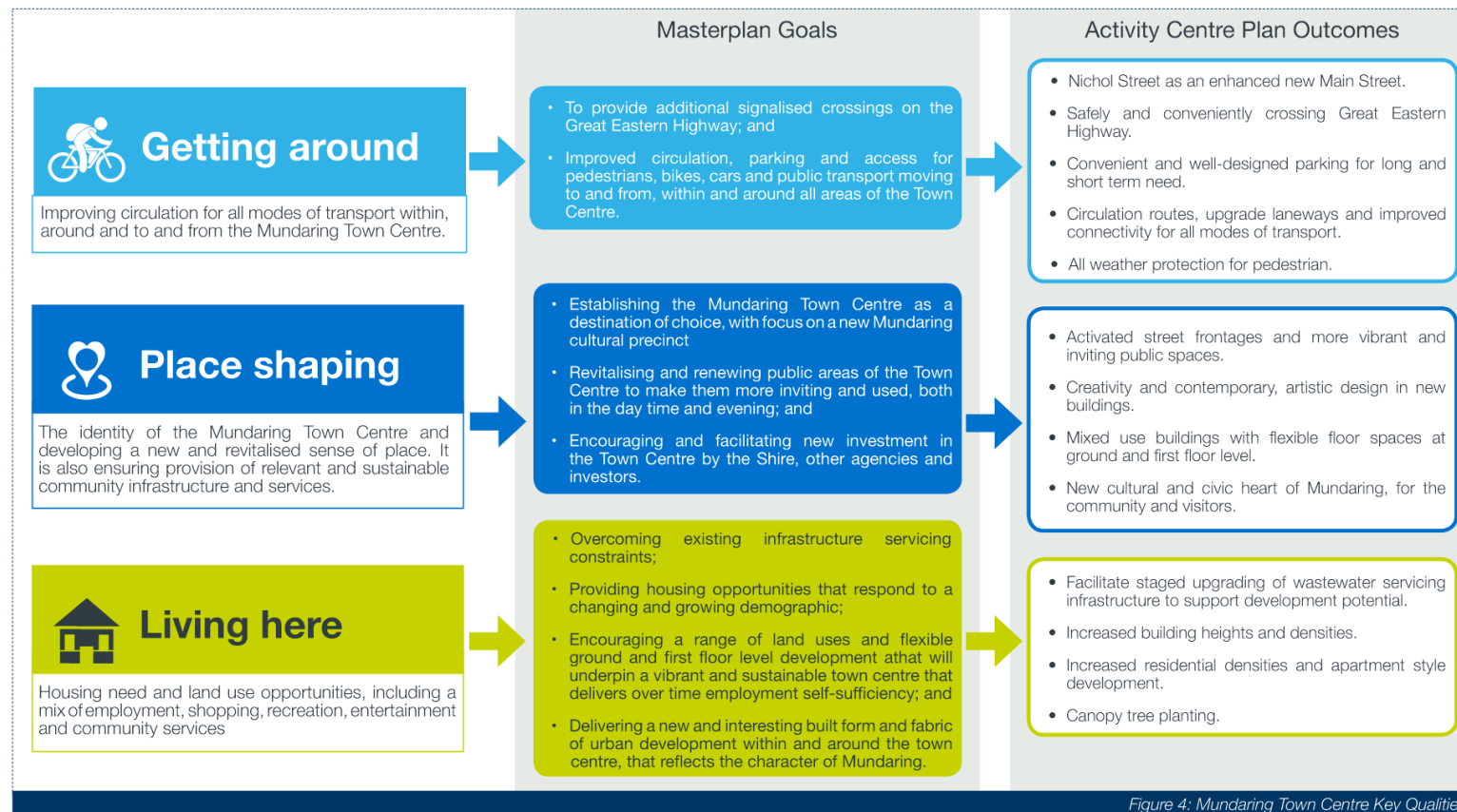
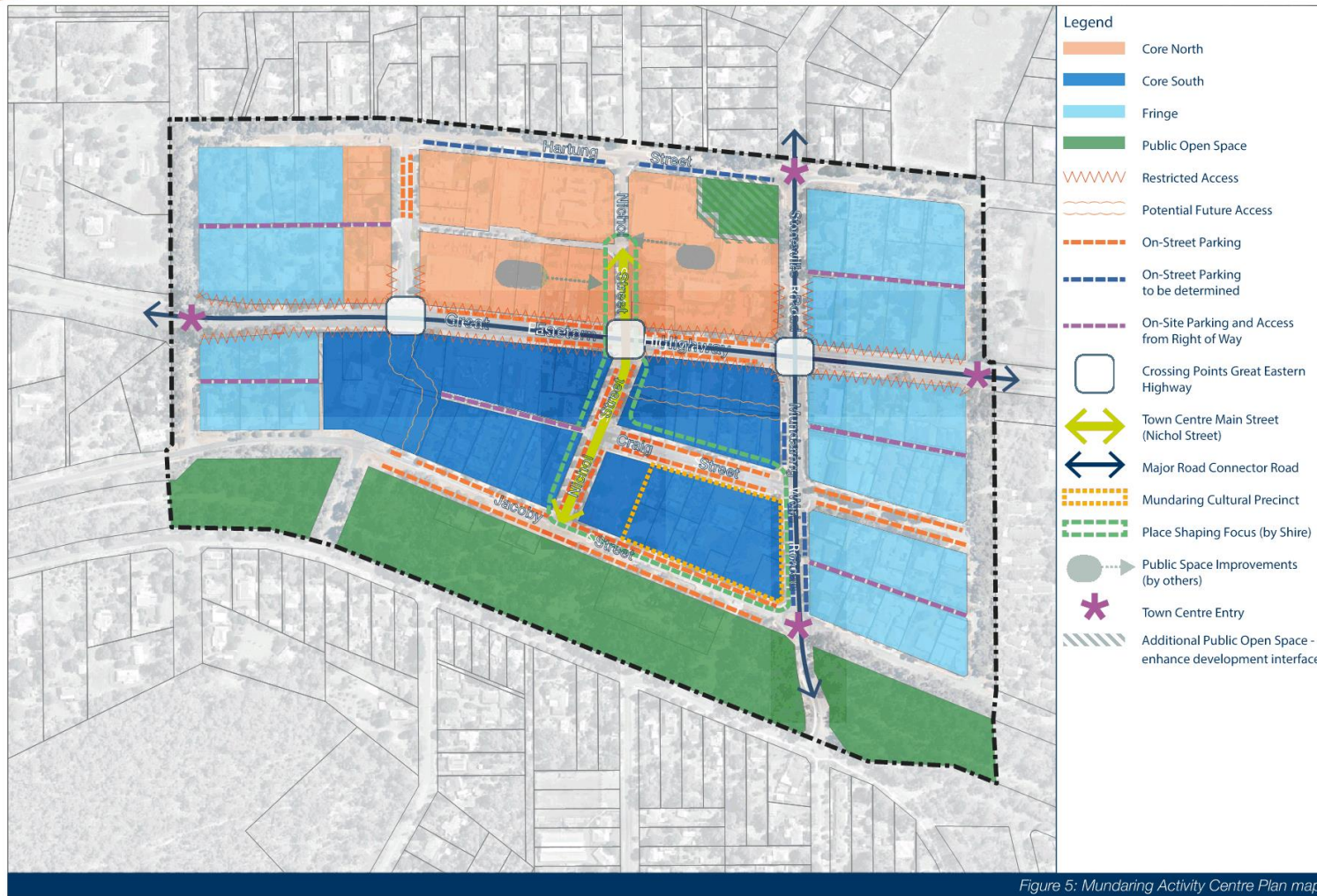
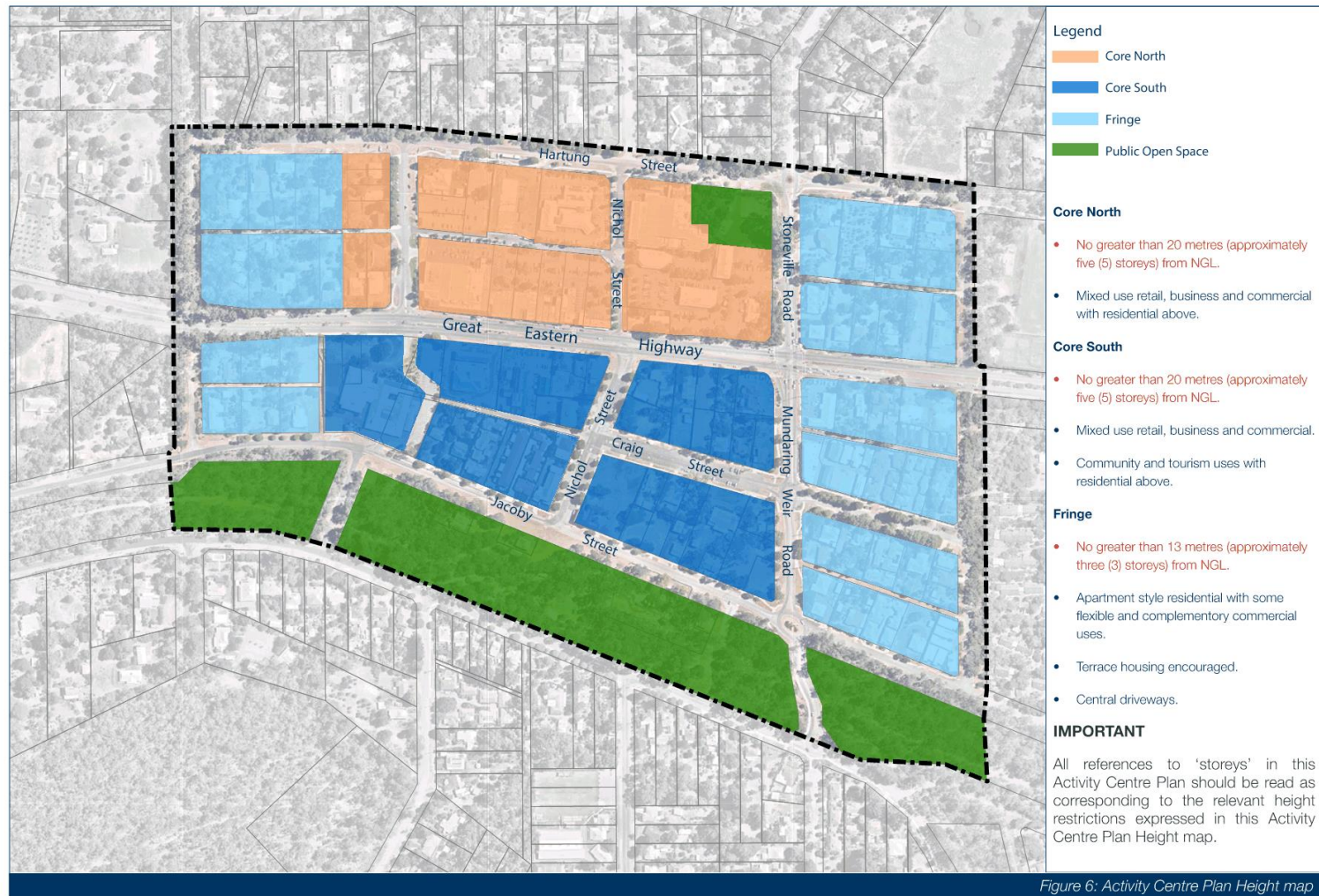


Figure 4: Mundaring Town Centre Key Qualities



MUNDARINE







2 INTERPRETATION AND OPERATION

The date this Activity Centre Plan comes into effect is the date it is approved by the WAPC.

This Activity Centre Plan is to be read in conjunction with the Shire of Mundaring Local Planning Scheme (Scheme).

Where any provision of the Mundaring Activity Centre Plan conflicts with the Scheme, the Scheme prevails.

The following Precinct Plans referenced in the Shire of Mundaring Local Planning Scheme No.4 are rescinded and replaced by this Activity Centre Plan:

1. The Business District Zone and the Civic and Cultural Precinct, December 1997; and
2. The District Shopping Zone.

The status of the Mundaring Masterplan as a local planning policy is rescinded following the adoption of this Activity Centre Plan by Council.

3 STAGING

Staging of this Activity Centre Plan is largely dependent on market conditions and individual landowners' willingness to develop.

The Shire of Mundaring is committed to encouraging private investment within the Mundaring Town Centre, as well as undertaking redevelopment of public land, including streetscapes and community facilities, as part of its own forward capital works program.

Preparing this Activity Centre Plan is one element of a raft of integrated and planned actions to realise the potential of the Mundaring Town Centre.

Priority, short, medium and long-term actions under the heading 'Making it Happen' of the Masterplan outlines these actions in more detail.

In addition, this Activity Centre Plan will inform and be implemented alongside other complementary changes to the Scheme. These will occur through subsequent Scheme Amendment/s.

4 SUBDIVISION, LAND USE AND DEVELOPMENT REQUIREMENTS

The subject land is within the Town Centre Zone of the Shire of Mundaring Scheme.

Whilst the provisions of the Scheme prevail, a decision-maker for an application for development or subdivision approval in the area covered by this Activity Centre Plan must have due regard to these requirements when determining the application.

This Activity Centre Plan outlines Application, Infrastructure, Subdivision, Land use, General and Specific Development requirements.

Note: These apply in addition to other requirements specified within the Scheme.

4.1 Application requirements

The following information is to be submitted with any application for development and subdivision approval within the Mundaring Town Centre:

1. A written assessment describing how the proposal responds to this Activity Centre Plan. This includes:
 - a. An architectural statement describing and justifying the design response proposed and the proposals contribution to a revitalised and renewed Mundaring Town Centre.

For proposals in the Core North and Core South Precincts, this assessment is also to describe the proposals contribution to place making, the elements that make it visually interesting and

unique, and the relationship of the proposal to an activated public realm.

- b. Information to demonstrate that the Infrastructure Principles outlined in this Activity Centre Plan are satisfied.
- c. Explanation as to how the applicable subdivision, land use and development requirements of this Activity Centre Plan are met.

2. Details of landscaping proposed **and, depending on the location of the site, a Bushfire Management Plan.**
3. Explanation and justification of parking and access arrangements, including for occupiers, visitors, deliveries and with a focus on cycling opportunity.
4. Details of noise attenuation measures for new development adjoining Great Eastern Highway and for within mixed-use developments.
5. Design and location of air conditioners, water heaters, service / power infrastructure, waste storage and collection arrangements, and the like. Demonstration that design and location will minimise adverse impacts within new development and upon adjoining properties.

Information provided must, in the opinion of the Shire, be fit for purpose, add value and inform the determination of each particular proposal. The Shire may therefore waive some or all of the information requirements as it sees fit.

Pre-lodgement discussions are strongly encouraged.



Infrastructure requirements

The provision of infrastructure is fundamental to the revitalisation and renewal of the Mundaring Town Centre.

The following Infrastructure Principles apply to all land within the Activity Centre Plan as follows:

Infrastructure Principle 1 – Water Sensitive Urban Design

Until the State increases the Mundaring Wastewater Plant's wastewater capacity, new development in the Mundaring Town Centre will remain constrained.

With this constraint, the Shire of Mundaring will be unable to deliver on the growing medium density housing need or achieve the State's population infill targets.

It is a planning imperative that the remaining sewer capacity is optimised by avoiding proposals which represent underutilisation of land, and/or by their nature, generate excessive wastewater.

All development must implement water sensitive urban design to manage stormwater such as rain gardens and deep root zones, but also include measures to reduce potable water use including installing water efficient fittings and appliances, and implement (where possible and safe) alternative solutions such as grey water systems.

Infrastructure Principle 2 – Sewer allocation - First in first served

While there is a general principle of 'first in first serve', proposals which, in the opinion of the Shire and on the advice of the Water Corporation, generate excessive wastewater may be refused on the basis that they compromise the intent of the plan to optimise land use.

Proposals that result in an increase to wastewater must demonstrate that alternative wastewater management options and available technologies have been considered and integrated where possible.

In instances where an applicant is seeking to stage a development, a development plan illustrating the ultimate

configuration of the lots and development is required. Any approval given will not extend to a reservation of future wastewater capacity for further development at a later date.

Infrastructure Principle 3 - Roads and laneways

Renewal and intensification of development within the Mundaring Town Centre will occur gradually. To accommodate this growth and the movement demands, existing laneways will be widened and circulation routes for all forms of transport improved over time to ensure improved connectivity within and to and from the Town Centre.

This includes new crossing points over Great Eastern Highway between each side of the Town Centre.

At the time of any development or subdivision likely to result in the intensification of use or activity on a site, landowners will be required to cede portions of land free of cost to the Shire for the creation and/or widening of laneways / right of ways (ROW). The widening of these to achieve a minimum 10m ROW width throughout the Town Centre is required.

The ROW width may be reduced where, in the opinion of the Shire, a lesser ROW width has already been established along an existing ROW alignment and where a lesser width poses no road function or safety issues.

In applying this requirement across multiple landowners, contributions made should be fair and reasonable, but this does not mean the area of land dedicated will be the same in every instance.

Further, while some ROW strips may be dedicated in the short term, development/subdivision of lots with fragmented ownership may not occur in sequence. It should be recognised that in some instances, the creation of a complete functional ROW is unlikely to be achieved from land ceded by a single development/subdivision. This is not a valid reason to avoid dedicating land for ROW purposes.

Infrastructure Principle 4 - Underground power

New development within the Town Centre is to underground power supply to the development from the nearest source.

Developments and subdivisions within the locality and where underground power is not currently available will require a notification on Title for current and future landowners to anticipate a financial contribution to underground power at a future point.

Infrastructure Principle 5 - Public Art

Mundaring has an active art culture which is a defining characteristic of the visual attributes of the locality. Accordingly, new development valued over \$2 million is to contribute a 1% public art contribution towards public art within the Town Centre locality.

Subject to the nature of the proposal and its location, the Shire may accept public artwork incorporated into the development or a cash-in-lieu contribution to the Shire's Public Art Fund. All contributions received must be directed to public art projects or associated public realm improvements within the Town Centre locality or within the Heritage Trail area immediately adjacent to the study area.

Infrastructure Principle 6 – Public Transport

The provision of bus infrastructure by the State, including future park and ride facilities for commuters, is essential to the future success of the Mundaring Town Centre. This is subject to further resolution by the State and will be determined at a future stage.

Infrastructure Principle 7 – Public Open Space

Increased densities of development, including residential land uses within the Mundaring Town Centre increases demands on public open space within and in vicinity of the Town Centre.

Cash in lieu for public open space is to be paid for all residential subdivisions proposing three or more lots. This includes a contribution when new development involves multiple lots and/or multiple dwellings. Cash in lieu will be used to enhance the existing POS areas including Sculpture Park and new open space envisaged for a new Civic Precinct.



4.2 Subdivision requirements

Subdivision requirements apply to all land in the Activity Centre Plan as follows:

1. Consolidation of lots into larger parcels is encouraged.
2. Further fragmentation of lot ownership is strongly discouraged within the Mundaring Town Centre. This will only be supported when the lot configuration reflects development approval issued in accordance with this Activity Centre Plan.
3. Vacant land subdivision is discouraged unless part of a larger land assembly process.
4. The subdivision should advance the achievement of this Activity Centre Plan, and align with the preferred future and desired character of the area as outlined in this Activity Centre Plan.
5. The proposed lot configuration should respond to the intended function of the land and the activities carried out on it.
6. Ceding land to the Shire (free of cost) for new or widening of existing ROW or roads to facilitate improved vehicular, cycling and pedestrian access and circulation in the Town Centre.
7. Suitable arrangement for parking and vehicle access and provision of street trees where required.

4.3 Land use requirements

Land use requirements apply to all land in the Activity Centre Plan as follows.

Activated Land Uses

Activated land uses are encouraged at ground floor level in the core of the Mundaring Town Centre, with focus on Nichol Street.

Activated Land Uses are those described as:

"Land uses such as shops, cafés and restaurants with visible entrances and transparent facades that attract people and encourage activity, occupation and connectivity with the public realm".

Desired Character

Table 2 outlines the Desired Character by Precinct. These apply to all land in the Activity Centre Plan.

Table 3 sets out preferred Land Uses by Precinct. These preferences will be given regard for all land in this Activity Centre Plan.

A Scheme Amendment is anticipated to incorporate these preferred Land Uses by Precinct into the Scheme.

Local Planning Scheme No.4 sets out use classes and permissibility for the Town Centre Zone.



Table 2: Desired Character by Precinct

Core North Precinct Land Use description	Desired Character
Shopping and business core of the Town Centre comprising a mix of uses with focus on retail and commercial activity.	<p>A thriving and attractive commercial precinct servicing the Mundaring community and its visitors.</p> <p>New buildings on consolidated lots up to five (5) storeys high comprising flexible commercial floor spaces at ground and first floor with residential above.</p> <p>Buildings orientated towards and actively engaged with the street. Activated Land Uses are a focus at ground floor level.</p> <p>An activity emphasis in Nichol Street as the Main Street spine that connects the core north with the core south.</p> <p>Improved movement for pedestrians and cyclists, including across Great Eastern Highway.</p> <p>A new Town Square for gathering and events.</p>
Core South Precinct Land Use description	Desired Character
Redeveloped into a denser, mixed-use commercial area with focus on community, cultural and tourism uses.	<p>A new cultural heart and extended, activated main street of Mundaring that brings the community and visitors together.</p> <p>New buildings on consolidated lots up to 5 storeys high comprising flexible commercial floor spaces at ground and first floor with residential above.</p> <p>Nichol Street extending south from the Core North precinct to Jacoby Street, as a reinvigorated Main Street spine that can accommodate more activity and community event spaces for festivals and markets.</p> <p>Buildings orientated towards, connected with the street, with emphasis on Activated Land Uses in Nichol Street at ground level.</p> <p>Visually interesting and attractive buildings that interpret and celebrate the character of Mundaring and the Perth Hills. New buildings that include a contemporary and artistic design integrating local materials and colours reflective of the natural environment.</p>
Fringe Precinct Land Use description	Desired Character
Predominantly residential with some flexibility for complementary commercial uses	<p>A mix of residential accommodation including walk up and apartment style buildings on consolidated lots up to three (3) storeys high.</p> <p>Redevelopment of laneways and connected pedestrian, cycling and vehicle routes around the Town Centre.</p> <p>Selective commercial spaces at ground floor and opportunities for small scale home business. Flexible and adaptable design.</p> <p>Walk up and apartment style residential buildings that maximise site potential are encouraged. Single and grouped dwellings are discouraged unless designed to achieve a compact building footprint and in a manner which enhances the street and communal spaces with tree canopy and landscaping treatment.</p>

Table 3: Preferred Land Uses by Precinct

Use Class	LPS4	Core North	Core South	Fringe
Amusement Parlour	D	D	D	A
Ancillary Dwelling	A	X	X	D
Auction mart	A	A	A	X
Caravan park/camping ground	X	X	A	A
Child care premises	P	P	P	A
Cinema/theatre	P	P	P	A
Commercial vehicle parking	P	P	P	D
Display home / land sales centre	X	A	A	A
Educational Establishment	P	D	D	D
Equipment hire	D	D	D	A
Fast food outlet	P	P	A	A
Grouped dwelling	D	X	D	D
Multiple dwelling	D	P	P	P
Office	P	P	P	D
Reception Centre	P	P	D	A
Residential building	D	P	P	D
Restaurant	P	P	P	A
Restricted premises	X	P	X	X
Roadside stall	X	A	A	X
Single house	D	X	D	D
Trade display	D	A	A	A
Veterinary centre	D	A	A	A
Warehouse	D	A	A	A

Note:

'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;

'D' means that the use is not permitted unless the Shire has exercised its discretion by granting planning approval;

'A' means that the use is not permitted unless the Shire has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4;

'X' means a use that is not permitted by the Scheme.



4.4 General development requirements

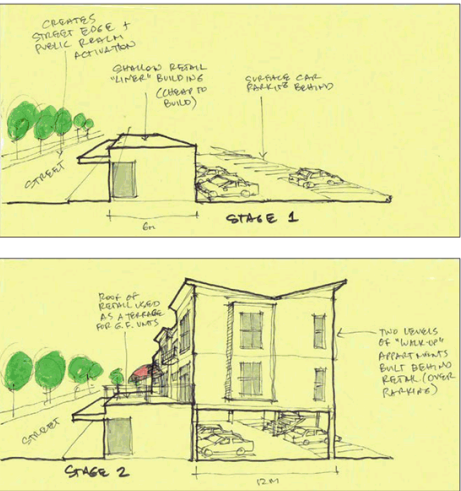
General development requirements apply to all land shown in the Activity Centre Plan.

Building Height

New Building Height is to be in accordance with the Map at

Only minor variations to these heights will be considered. Any minor variation will be to the satisfaction of the local government where it can be demonstrated that the intent of this Activity Centre Plan is met and amenity impacts are minimal.

Other general development requirements are based around the three (3) Key Qualities outlined in the Mundaring Town Centre Masterplan as follows:



Illustrations courtesy of Edgefield Projects.

KEY QUALITY 1



Intensification of resident, business and visitor activity will necessitate improvements to the movement network within and around the Mundaring Town Centre.

All forms of transport, with emphasis on cycling, require consideration in this context of new growth and change. New intersection treatments will make Great Eastern Highway easier to cross, and streetscapes and laneways will create easier circulation around the centre, as well as revitalised and inviting public spaces to use.

Getting around the Town Centre requirements are:

- 1. Cycling is a focus within the Town Centre. Consideration of cycling access and parking is integrated into new development, provided for occupiers as well as visitors.
- 2. The Shire may entertain a comparable relaxation of onsite parking provision in new development provided contribution is made to replacement or alternative parking solution/s.
- 3. Parking, loading and delivery at the rear of buildings.
- 4. No new crossovers in Nichol Street.
- 5. Rationalisation of existing crossovers where possible.
- 6. Creation and widening, plus beautification as required of existing ROW to facilitate improved circulation for all modes of transport.
- 7. Consideration given to the possibility of land use adaption over time which may result in designing ground floors in accordance with access and mobility standards (AS1428/09).

KEY QUALITY 2



To meet the needs of a growing and changing population, new housing densities and typologies will become available within and around the Mundaring Town Centre. Medium density within the Town Centre will also protect the lower density character of localities elsewhere in the Shire.

Living Here requirements are:

- 1. Tight, compact dwellings designed to optimise available land and density opportunity within the Town Centre are expected. **Within the core, an equivalent R80 density code is the desired residential density code with the absolute minimum density of R60. Within the Fringe, an equivalent R60 density code represents the minimum and maximum residential density code.** Design of development should generally be consistent with the Residential Design Code provisions and Draft State Planning Policy 7 Design of the Built Environment, unless an updated version has been adopted at the time of assessment. **Proposals which represent under-development / or over-development may be refused on the basis that they are inconsistent with the strategic intent of the Activity Centre Plan.**
- 2. Multiple dwellings are encouraged and permitted.
- 3. New large sized single and grouped dwellings are discouraged. Individual single and grouped dwellings **must be compact and** should occupy a ground floor footprint (habitable and non-habitable area) no greater than 80sqm (including aged or dependant persons dwellings). Single and grouped dwelling proposals should be submitted as part of an overall development plan for the site.
- 4. A diversity in dwelling size and types across the Town Centre. This includes a mix of size, layout and design of individual dwellings within mixed-use and residential developments. This includes a mix of one, two and three bedroom or more dwellings in developments that comprise more than five (5) dwellings.

5. Mixed-use development designed to minimise amenity conflicts between occupiers and different uses.
6. Incorporation of environmentally sustainable design principles including wastewater, heating/cooling, solar access and drainage efficiency.

KEY QUALITY 3

The Mundaring Town Centre will be revitalised and improved as a vibrant and desirable place for the community to enjoy. It will be an enviable place where the living, shopping and working needs of the Mundaring community and its visitors are met now and into the future.

Place Shaping requirements are:

1. Strengthening Nichol Street as the main street of the Town Centre, extending on both sides of Great Eastern Highway with activated uses merging and opening out into the public realm of Nichol Street.
2. Proposals involving the use of ground and street level floorspace adjoining Nichol Street that are proposed predominantly for exclusive private use, without any public access, will not be supported.
3. **Architectural character of new buildings is to emulate the historical Australian vernacular**, be visually interesting, reflective of the Mundaring and Perth Hills natural environment and artistic culture. This includes:
 - a. Upper floors (above ground floor level) are to be articulated and generally setback further from boundaries than ground floor walls.
 - b. In Nichol Street, ground and first floor level can have zero lot line to Nichol Street, however, remaining upper floors are to be articulated and setback further from boundaries than ground floor walls.

- c. Visual interest on all sides of buildings, with emphasis on those viewed from the public realm. Upper floor levels have an overall smaller footprint than the ground floor to achieve visual articulation and to minimise bulk and overshadowing.

- d. A mix of artistry, articulation, presentation, building shape, colour, materials, and finishes;

- e. Glazed and transparent facades at ground floor level to provide visual connection and interest between the public and private realm.

- f. New buildings to focus on and face street frontages, with servicing and vehicular access at the rear. **New developments are to incorporate features such as broad eaves, gable roofs, awnings and verandahs and other alternative design responses which, in the opinion of the Shire, align with the architectural intent espoused by the MACP and/or deliver a more sustainable built form response.**

4. For lots with direct frontage to Great Eastern Highway development should generally be oriented and designed to present to the Great Eastern Highway with reduced front setbacks and awnings along Great Eastern Highway frontage, but also having regard to access / circulation requirements. Wherever possible, this setback to the Great Eastern Highway should function to offer refuge from noise and weather, creating pleasant visual amenity.

5. Existing trees are to be retained and incorporated into new development where possible.

6. Tree retention or new canopy tree planting in all new development, including a combination of hard and soft landscaping treatments for all new development fronting Nichol Street, with trees positioned to provide shade in summer and solar access in winter, preferably enhancing both the private and public realm. **Mixed use and residential developments will require trees (as identified within the Shire's Street Tree Guidelines) and corresponding deep root zones (zone) be provided at a ratio of one zone for every two dwellings and positioned where the canopy of the mature tree will not be within three metres of roofs. This ratio may be relaxed where**

mature tree/s are retained within communal space or where particularly large species have been selected and designed for within a complex. Deep root zones should be integrated into the stormwater management on the site, which may include rain gardens etc. Notes: To achieve this outcome for grouped dwelling proposals, internal driveways may need to be wider than that provided for within the R-Codes. Where a central driveway is unavoidable, inclusion of shade trees may necessitate internal driveways wider than that provided for within the Residential Design Codes. This requirement is in addition to the Shire's Street Tree Policy PS-08.

7. Incorporation of Crime Prevention through Environmental Design (CPTED) principles into new development.

8. If one (1) and two (2) storey buildings or staging of new development is proposed, consideration is to be given to construction techniques that enable new floors to be added to buildings over time.

9. Expansions on private land to existing retail floorspace should incorporate connectivity with and improvement to the public realm at ground floor level commensurate with the scale of expansion. In addition, specific areas for public space improvements are shown in the Activity Centre Plan Map.

Public realm improvements should include the provision of high quality public open space, alfresco space, public art, seating, shelter structures, shade trees and/or other landscaping elements.





4.5 Specific development requirements

Specific development requirements apply to all land as specified by precinct in the Activity Centre Plan.

Core South Precinct Requirements

Specific development requirements for the Core South Precinct, the redeveloped, denser, mixed-use commercial area that has focus on community, cultural and tourism uses, are:

1. All ground floor tenancies in Nichol Street have Activated Uses and building design that integrates with the public realm.
2. Finished ground floor levels to match the adjoining footpath and verge height and designed in accordance with access and mobility standards (AS1428/09).
3. All weather protection of public thoroughfares.
4. Fronting Nichol Street, awnings and verandahs or the like must connect between adjoining sites and extend over verges on the ground floor. Awning design must be complementary to those of immediately adjoining sites and in vicinity of the site.
5. Commercial floor spaces designed for adaptation for different uses over time.
6. Residential uses encouraged above commercial uses.
7. Nil setbacks to adjoining parapet walls are acceptable in the Core South at ground floor level fronting Nichol Street.
8. No new crossovers to Nichol Street between Great Eastern Highway and Jacoby Street. Existing crossovers should be rationalised, with parking and services located at the rear.
9. Nichol Street has primacy in focus of the Core South Precinct as the new Main Street. However, significant redevelopment is envisaged alongside this in Craig Street and Jacoby Street.

10. New development in Craig and Jacoby Street will have a softer interface with the public realm. Greater setbacks around new buildings that incorporate green front and side setbacks to enable tree retention and deep new canopy tree planting.

11. The Core South Precinct is anticipated to include the new Mundaring Cultural Precinct. A Local Development Plan will be required to guide redevelopment of this cell (bound by Craig Street, Nichol Street and, Jacoby Street and Mundaring Weir Road) into a new cultural, social and civic heart of the Shire. The Cultural Precinct may include collocated community and visitor services and facilities, meeting places, **new public open space integrated with stormwater management/waterfeature/s**, complementary food, entertainment and the like, land uses.

Opportunities to consolidate cultural facilities into the Heritage Trail reserve may also be explored as part of the Local Development Plan.

The Local Development Plan should incorporate a north-south pedestrian access between Jacoby Street and Craig Street that is a tree lined and legible corridor that aligns with anticipated movement that is established at the time of redevelopment. It is acknowledged that further discussions with Main Roads and future crossing points of other roads may influence this alignment.

Core North Precinct Requirements

Specific development requirements for the Core North Precinct, the shopping and business focus of the Town Centre, are

1. All ground floor tenancies in Nichol Street have Activated Uses and building design that integrate with the public realm.
2. Finished ground floor levels to match the adjoining footpath and verge height and designed in accordance with access and mobility standards (AS1428/09).
3. All weather protection of public thoroughfares.
4. Commercial floor spaces designed for adaptation for different uses over time.
5. Residential uses encouraged above commercial uses.



Fringe Precinct Requirements

Specific development requirements for the Fringe Precinct, the predominantly residential area of the Town Centre are:

1. Existing single and grouped dwellings will be progressively replaced by a more compact style of residential development that includes multi-level development.
2. Green front and side setbacks around new buildings that enable tree retention and deep root zones and new street tree plantings.
3. The fringe provides transition area between the Core North and South precincts and the residential areas that surround the Mundaring Town Centre.
4. New buildings to maximise density through residential apartment and townhouse style development up to three (3) storeys high.
5. Laneways and ROW to provide attractive linkages and movement networks around the fringe area.
6. Laneways and ROW to provide primary access to parking in some instances.
7. Some complementary commercial and home based business uses at ground floor that is secondary to the residential focus are acceptable, with ground floors designed in accordance with access and mobility standards (AS1428/09).
8. Flexible ground floor spaces designed for adaptation for different uses over time.

Right: Indicative public realm aspirations and urban design features. The final location of civic facilities (e.g. library, hall, art centre, tourism office etc) is subject to future discussions and planning work. Illustration courtesy of Edgefield Projects.





4.6 Bushfire hazard

This Activity Centre Plan contains land that is bushfire prone.

Applications for development must include an assessment prepared by an Accredited Assessor that demonstrates that the development will meet the objectives of State Planning Policy 3.7 and associated Guidelines, including Bushfire Protection Criteria.

4.7 Local Development and Concept Plans

Development Concept Plan

A development concept plan will be required to accompany a development application or subdivision in instances where individual landowners are seeking to implement a staged development over time. A Development Concept Plan is also required when new development occupies a portion of a site.

A Development Concept Plan will enable owners to demonstrate the ultimate vision for their site, describing how the various stages of development meet the principles and expectations of this Activity Centre Plan.

Where a development application is approved in association with a Development Concept Plan, the Development Concept Plan does not form part of the approval. It is used to determine the interim application and to guide consideration of future planning applications on the site.

Local Development Plans

Local Development Plans may be required to achieve coordinated outcomes for developments across multiple lots and/or involving multiple landowners.

A Local Development Plan is required prior to approval of any application in the Cultural Precinct.



PART TWO: EXPLANATORY

1



1 PLANNING BACKGROUND

1.1 Introduction and purpose

The Mundaring Town Centre is the Shire of Mundaring's civic, commercial and community hub.

The wide reaching population catchment and Perth hills location makes the Mundaring Town Centre a particularly unique and attractive activity centre that is functionally important to the Mundaring community, as well as to visitors.

The Town Centre is presently characterised by a mix of low-density town centre development at its core, surrounded by low-density residential development, including some grouped dwellings on its fringe. The Town Centre includes many vacant and underutilised lots. The Mundaring population is growing whilst its demographic makeup is changing, increasing demands for housing choice and a vibrant town centre to service a greater mix of retail, commercial, social, health, tourism and employment needs.

In response to these and other factors, including broader metropolitan Perth population change, the Shire of Mundaring has established a new vision and program that will revitalise the Mundaring Town Centre into a vibrant and sustainable township.

1.2 Mundaring Town Initiative Masterplan and Discussion Paper

The Shire of Mundaring adopted the Mundaring Town Initiative Masterplan on 14 March 2017.

The Mundaring Town Initiative Masterplan outlines the Shire's vision for the Mundaring Town Centre.

A detailed Discussion Paper accompanies the Masterplan, which identifies many opportunities that can underpin the redevelopment and revitalisation of the Mundaring Town Centre, as well as identifying and responding to constraints.

This information has informed preparation of this Activity Centre Structure Plan (ACP). The ACP is one action amongst many to implement the Masterplan and guide a renewed and revitalised future Mundaring Town Centre.

Opportunities identified in the Masterplan include:

- Responding to a strong community aspiration for renewal in the Town Centre that reflects the character of Mundaring and the Perth Hills.
- Meet changing demographics within a growing population. This is largely by accommodating housing in the Town Centre that introduces new and interesting housing density and housing choice.
- Growing and sustaining the commercial core of the Town Centre.
- Capitalising upon tourism opportunities to build image and increase attraction to the Town Centre.
- Improving movement networks for all modes of transport within, around and to and from the Town Centre.
- Rationalising Shire-owned land and community facilities for efficiency, and to kick start investment.
- Building identity and a revitalised sense of place.
- Improving streetscapes to make them accessible, attractive places for people to spend time.

These investigations also concluded that there are three critical challenges to overcome in order to realise the potential of the Mundaring Town Centre. These are:

1. Wastewater and stormwater.
2. Great Eastern Highway.
3. Land availability.

The Masterplan responds to these challenges and outlines a path forward, demonstrating that there are a number of ways to overcome inherent and historical wastewater servicing and Highway connectivity matters.

The Masterplan is built on this analysis of opportunities and constraints, and the principles of this ACP reflect these.

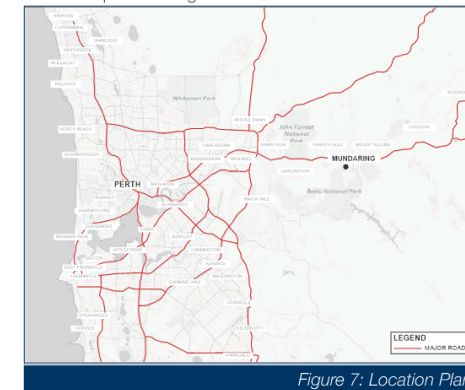
1.3 Land description

1.3.1 Location

Mundaring and the Perth hills are well known and valued for the scenery, tree filled landscapes and largely low-density development. The Shire of Mundaring is on the fringe of the metropolitan area, located 35km to the east of the Perth Central Business District. The area is a gateway to the Wheatbelt and Goldfields that extend further to the east, accessed by the Great Eastern Highway that dissects through the middle of the Mundaring Town Centre.

The Mundaring Town Centre consists of landholdings bound by Hartung and Jacoby Streets to the North and South, Gill Street to the west and Fenton and Chipper Streets to the east.

A Context plan is at Figure 1 and a Location Plan at



1.3.2 Area and land use

The Mundaring Town Centre includes the Mundaring Village Shopping Centre, the Shire of Mundaring Administrative Offices, an array of commercial, business and service offerings including supermarkets, banks, medical centres, food businesses, service station and hotel, as well as many key community services including the Library, community centre, tourist information, churches, police station and post office.

The ACP applies to all land zoned Town Centre under the Mundaring Local Planning Scheme No.4, which covers a total area of approximately 30.5ha.

Whilst the Masterplan also addresses land surrounding and on the fringe of the Town Centre, actions for these areas are separate to this ACP.

1.3.3 Legal description and ownership

There is a mix of land ownership within the Mundaring Town Centre. The Shire of Mundaring is a large landowner and there are also a number of privately owned lots held in the one ownership. Some lots, despite comprising multiple commercial tenancies or grouped dwellings, are also held in the one ownership rather than in strata, some of which contain existing development in excess of 20 years old. Land ownership is in Figure 8.

1.4 Planning framework

1.4.1 Zoning and reservations

Shire of Mundaring Local Planning Scheme No.4

The Shire of Mundaring Local Planning Scheme No.4 (LPS4), gazetted February 2014, applies to the Mundaring Town Centre. Under LPS4, the Mundaring Town Centre is located within the Town Centre Zone (see Figures 2 and 7).

Town Centre Zone

The objectives of the Town Centre zone are:

- To provide for development of the Mundaring town centre as the principal focus for retail, commercial, administrative, entertainment and cultural uses within the Shire;
- To provide for the retail, commercial and entertainment needs of residents of the hills portion of the Shire so as to minimise the need to travel outside of the district;
- To provide for appropriate uses catering to tourism activity;



Figure 8: Land Ownership



- *To provide a safe, convenient and accessible environment in the town centre for pedestrians and cyclists, and to provide for good accessibility by public transport;*
- *To provide for well-coordinated development of the town centre by way of precinct/structure planning, to ensure a high quality of urban design, appropriate disposition of land uses, and optimal use of infrastructure capacity; and*
- *To provide for uses that will encourage the use of the town centre outside normal retail or office hours."*

Arising from the Masterplan, this ACP outlines additional objectives for the Town Centre, adding detail and elaborating upon the Town Centre Zone objectives.

It is anticipated that the Scheme, including the Town Centre Zone objectives, will be updated via a Scheme Amendment/s following adoption of the ACP to incorporate these more detailed matters. Additional objectives in this ACP for the Town Centre are:

- The Masterplan and ACP have a Precinct based focus. The ACP deliberately elaborates upon the precincts explored in the Masterplan, further defining these and establishing general and specific development requirements that go beyond the overall objectives of the Town Centre Zone.
- Extra emphasis on housing and creating new housing opportunity and housing density.
- Multi-level medium density housing and buildings up to five (5) storeys in height.
- Facilitation of new development that includes multiple level mixed-use development and commercial development, including commercial uses at ground and first floor with residential uses above.
- The Town Centre as a focus for a range of uses that extends beyond the retail, commercial, administrative, entertainment and cultural uses identified by the Town Centre Zone. This is added to with inclusion of a broad mix of housing, social, recreation, artistic and community activities and facilities.

LPS4 outlines the general and specific land use and development requirements for the Town Centre Zone that continue to apply alongside this ACP. This includes a preferred minimum 15m setback for land abutting the Great Eastern Highway.

Precinct Plans

Clause 5.7.1 of LPS4 specifically references two Precinct Plans as applying to the Mundaring Town Centre. This ACP rescinds and replaces these.

These Precinct Plans were evaluated through the Masterplan process. Particular elements of these Precinct Plans are deliberately incorporated into the ACP. In other instances, elements from these Plans have been replaced, removed, updated or elaborated upon in the ACP.

Key elements arising from the former Precinct Plans incorporated into the ACP include:

- A contemporary new urban form in the ACP that adds detail and specificity concerning building height, form and urban character principles. These encourage a new urban form within the Mundaring Town Centre that delivers mixed-use buildings, housing and housing choice, building upon yet shifting historical Town Centre aspiration.
- Incentive and guidance to encourage redevelopment and renewed investment and change within the Mundaring Town Centre. Intervention and opportunity rather than a business as usual approach.
- Aims to discourage and avoid underdevelopment so that full potential of the Town Centre can be realised over time. Consideration of interim as well as long-term redevelopment aspirations.
- Retaining the need for laneway widening to continue.
- Focus on an enhanced public realm, particularly one that interfaces with active ground floor uses in Nichol Street and the Cultural Precinct. Visual linkages and connection between prominent and popular landmark sites with an extended Nichol Street as the Main Street core of the Town Centre.

- Improving crossing points across the Great Eastern Highway, connecting the northern and southern Main Street spine of Nichol Streets together, as well as improved movement circulation within and around the Town Centre.

- Select retention of discrete elements, rather than reproduction, of the existing Town Centre architecture.
- Urban design treatments and the use of natural materials that align with the Mundaring character including tree retention and planting, a mix of hard and soft landscaping treatments, artistic and creative expression, and architecture and materials that reflect elements of the broader Perth Hills environs.
- Creative all weather protection in public spaces including vegetation cover, artistic structures as well as built elements.

1.4.2 Metropolitan Region Scheme

The Mundaring Town Centre is within the existing "Urban" zone and the Great Eastern Highway is a Primary Regional Road under the Metropolitan Region Scheme. An extensive declared Water Catchment area abuts the fringes of the Town Centre.

In addition to the Great Eastern Highway being a Primary Regional Road, it is noted that Mundaring Weir Road and Stoneville Road, both of which intersect and run through the Mundaring Town Centre, are District Distributor Roads under the State's Development Control Policy 1.4 – Functional Road Classification for Planning.

1.4.3 Regional and sub-regional structure plan

Preparation of the Mundaring Town Centre Masterplan was influenced by two key regional and sub-regional plans. These were in Draft form at the time of preparing the Masterplan and have just recently been finalised. These documents were explored in detail via the Masterplan and particularly the accompanying Discussion Paper.

- Perth and Peel @3.5million; and
- North East Sub-regional Planning Framework.

This ACP continues to be the necessary strategic output required by this higher level regional and sub-regional planning that is directed at accommodating future population growth and change, and ensuring the sustainability of local district activity centres, of which Mundaring is identified.

Urban Infill Targets

The Shire currently has one of the lowest ratios of medium and high density housing in the Metropolitan area. The 2016 Census data illustrates that the largest changes in family/household types in the Shire of Mundaring between 2011 and 2016 were Lone person and Couples without children. Hence, the segment of the housing market likely to be seeking smaller dwellings is increasing.

As the baby-boom generation transitions into retirement, there is general recognition of the need for more housing choice in Mundaring. However, compared the Greater Perth area, the Shire's situation is more acute. The Shire has a higher percentage of residents over 45 – 75 years old than the Greater Perth area, but with larger dwellings and less diverse housing stock.

To address this growing social need, it makes good planning sense to encourage medium density housing close to retail, civil and transport options such as Mundaring Town Centre.

Taking a broader perspective, the final Perth and Peel @3.5 million and the North-East Sub-Regional Planning Framework March 2018 establishes Urban Infill targets by Local

Government. For the Shire of Mundaring this is a minimum dwelling target of 2,760 with an estimated population of 6,090 accommodated.

The ACP has a population target of 1,000 additional dwellings and 1,780 total residents within the Mundaring Activity Centre by 2030. For the Shire of Mundaring, this ACP promotes considerable change within the Mundaring Town Centre as the primary location for addressing future population growth and accommodating a large proportion of the desired Urban Infill target for the Shire of Mundaring.

Targeting the Town Centre is a means to limit changes in density elsewhere, and hence preserving the low-density semi-rural character that defines the urban form and sense of space that exists across the remainder of the Shire.

Employment opportunity

Perth and Peel @3.5million and the North East Sub-regional framework also seek to increase employment opportunities within the region itself, which has typically heavily relied upon employment outside the region, away from where people reside.

These Sub-regional plans continue with aspiration for Activity Centres, but unlike the draft versions, these no longer establish an employment target for the Mundaring Town Centre, instead stating anticipated job numbers only for the Midland and Ellenbrook Activity Centres. That said, the Mundaring Town Centre Masterplan and ACP encourage increased employment opportunity and choice within the Town Centre, sustaining and growing floor space. This is discussed further later in this report under the Local Commercial Strategy.

Key planning framework principles

The North-East Sub-regional Planning Framework outlines key planning principles at 3.1. The Masterplan and the ACP are consistent with these as follows:

- The ACP facilitates a consolidated urban form, seeking to accommodate growth and demographic change through urban infill.

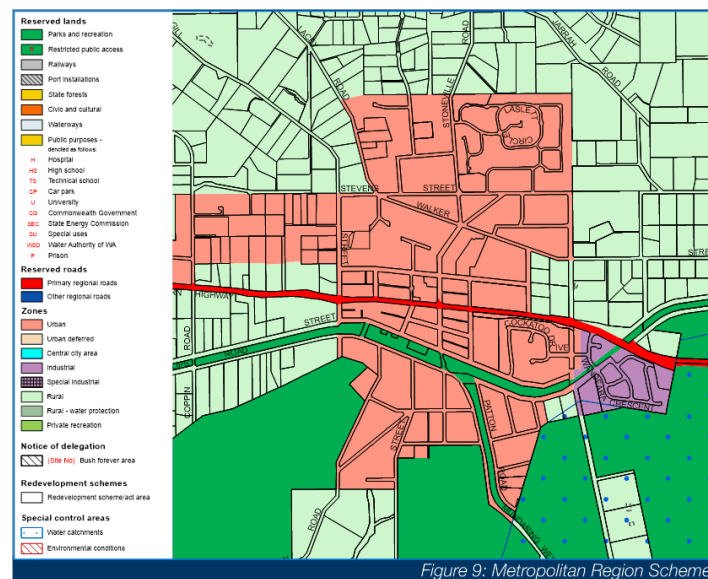


Figure 9: Metropolitan Region Scheme



- Renewal and revitalisation of the Mundaring Town Centre is a deliberate strategy to manage population and limit reliance on new greenfield urban expansion, loss of productive farming or environmental land, or intensification of residential density in other parts of the Shire.
- Creates opportunity for more people to live and work within the Mundaring Town Centre.
- Focuses attention on the Mundaring Town Centre as a District Centre.
- Anticipates increased frequency of bus services to and from the Town Centre.
- Consolidates infrastructure and sustainable management of resources, including water and wastewater.

1.4.4 Planning strategies

Local Planning Strategy

The Mundaring Local Planning Strategy (the Strategy) was endorsed by the Western Australian Planning Commission (WAPC) in May 2013 and has been prepared to set out the long term planning directions for, and to guide land use planning within, the Shire over the next ten to fifteen years.

Like LPS4, the LPS clearly identifies the Mundaring Town Centre as the civic, commercial and community hub of the Shire. The Strategy anticipated the Mundaring Town Centre Masterplan and this ACP.

The Strategy strongly promotes redevelopment and renewal of the Town Centre, and has an important focus on land supply, with emphasis on providing a variety and choice of housing to meet changing community needs.

The Great Eastern Highway, which transects the Mundaring Town Centre, is identified as the major element of transport infrastructure in the Shire. The Shire is serviced by buses but not by fixed rail.

The Strategy recognises that heavy vehicle movement along the Highway can conflict with local domestic traffic, and

that this can cause a hazard to pedestrian and vehicular movements through the Town Centre. Whilst there are plans to alleviate this issue through construction of the Perth to Adelaide National Highway that will bypass Mundaring, this is a long term and not a short to medium term solution.

The Strategy states that any future development of the town centre or wider town site will need to be carefully considered and allocated due to the constrained availability of sewer within the Shire.

The Masterplan, followed by this ACP, delivers this next step of the planning process to achieve these Strategy directions.

Local Commercial Strategy

The Local Planning Strategy incorporates a number of land use strategies, including a Local Commercial Strategy (LCS) basis that was initially prepared in 1992. This has informed both the current LPS4 and the former TPS3.

Recently and given this passage of time, a new Local Commercial Strategy has been prepared and the Shire of Mundaring adopted this in March 2018.

In preparing the Mundaring Town Initiative Masterplan, the LCS review was anticipated, and a draft version of the LCS was given regard, particularly in addition to the SPP4.2 evaluation and justification of the commercial recommendations as the Masterplan was prepared.

Whilst the adopted LCS is a Shire wide document, key objectives and findings of the LCS have currency and relevance to the Mundaring Town Centre and the ACP.

Objective 1 of the March 2018 LCS is to:

"Support the continued development of the Mundaring Town Centre as the District Centre serving the Shire of Mundaring and beyond."

The three other overarching objectives of the LCS reinforce the Mundaring Town Centres role as top of the hierarchy of Activity Centres across the Shire, aiming to ensure that all of the Shire's Activity Centres are well designed and maximise local economic and employment opportunities.

The LCS has emphasis on employment opportunity in Light Industrial and Service Commercial areas, as well as recognising the critical function and role that Activity Centres, particularly the Mundaring Town Centre as a District Centre has to contribute in this regard.

Being on the fringe of metropolitan Perth, the LCS responds to the uniqueness of the Shire. For the Mundaring Town Centre, this includes recognition of the Centre as having potential to provide a much broader array of retail and commercial services than would typically be expected in District Centres in suburban Perth.

This includes a broader focus on community services, facilities and job opportunities, as well as entertainment, cultural and tourism retailing. Servicing daily and weekly shopping need as well as meeting other needs of the community and visitors.

In hand with population growth, the LCS identifies opportunity for additional retail floorspace across the Shire over the next 20 years. For the Mundaring Town Centre, this includes:

- Expansion of supermarket floorspace; and
- Potential for a greater range of non-food related retailing, including the potential for a major non-food retail tenant in the longer term.

Currently, the Mundaring Town Centre contains approximately 13,150m² retail floorspace. The majority (68%) is Food, Liquor and Groceries. Based on the growth projections for the Shire, this expanding population approaches the thresholds that would support a greater array of non-food retailing, including the attraction of major tenants such as a Discount Department Store.

The LCS concludes that an additional 10,000m² of retail floorspace in the Town Centre over the next 20 years is reasonable. This is alongside expansion of commercial potential.

The LCS is clear in stating that achieving a greater range of retail and commercial services in the Mundaring Town Centre will provide an opportunity to retain local employment opportunities.



2 SITE CONDITIONS AND CONSTRAINTS

Site conditions and constraints within and influencing the Mundaring Town Centre have been taken into account when preparing this ACP.

In particular, the Infrastructure Principles and the general and specific development requirements of Part 1 reflect these and the conclusions drawn through the Masterplan process.

Many of the design requirements the ACP captures link directly back to the influence of the natural Perth Hill's environment, and the opportunities and constraints arising from the Masterplan.

2.1 Biodiversity and natural area assets

The Shire of Mundaring is characterised by mostly uncleared remnant vegetation (largely native forest) and, in addition to public land such as National Parks, state forest and water catchments, accommodates a large amount of Local Natural Areas on private land. There is the opportunity, and a significant expectation from Shire residents, that the natural environment is protected.

The Shire's Local Biodiversity Strategy provides strong direction on biodiversity protection, and this background research has informed the environmental directions of the Local Planning Strategy and other Shire approaches. This includes the Conservation Priorities and Protection Categories for Local Natural Areas mapping in the LPS4.

The Mundaring Town Centre however is largely unaffected by this mapping, however it is surrounded by land that does have biodiversity and natural area assets. This includes the regional ecological link along the Heritage Trail and the Sculpture Park, watercourses and drainage through the town centre and protection for the Sculpture Park as a natural area.

2.2 Landform and soils

Mundaring is broadly characterised as hilly, with rolling slopes that are sometimes heavily vegetated. Topography of the Town Centre is in Figure 6.

The Mundaring Town Centre itself sits elevated within the Perth Hills region, with land sloping up from the north side of the Town Centre from approximately 260AHD, and then lifting higher again away towards the south east (290AHD and higher).

The dominant landform in the Shire of Mundaring is the Darling Scarp, which is the surface expression of the Darling Fault. It traverses the Shire of Mundaring and also extends well to the north and south, and forms a dramatic eastern skyline to the Swan Coastal Plain, visible from much of the Perth Metropolitan Region.

The Darling Fault is a major regional fault line, which separates the mainly igneous and metamorphic rocks of the Darling Plateau from the geologically more recent sedimentary material of the Perth Basin to the west.

The Darling Plateau comprises lateritic uplands and dissected spurs, valleys and scarp below the plateau surface. Of the lateritic uplands, Dwellingup soils are dominant. These are generally well drained, and consist of shallow to moderately deep gravelly brownish sands, pale brown sands and earthy sands overlying lateritic duricrust. The soil type is characterised by gently undulating landform.

Minor valleys occur throughout the plateau comprising Yarragil soils, major valley systems are dominated by Murray soils with some Helena soils in the west.



Figure 10: Topography



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2.2 Landform and soils

Mundaring is broadly characterised as hilly, with rolling slopes that are sometimes heavily vegetated. Topography of the Town Centre is in

The Mundaring Town Centre itself sits elevated within the Perth Hills region, with land sloping up from the north side of the Town Centre from approximately 260AHD, and then lifting higher again away towards the south east (290AHD and higher).

The dominant landform in the Shire of Mundaring is the Darling Scarp, which is the surface expression of the Darling Fault. It traverses the Shire of Mundaring and also extends well to the north and south, and forms a dramatic eastern skyline to the Swan Coastal Plain, visible from much of the Perth Metropolitan Region.

The Darling Fault is a major regional fault line, which separates the mainly igneous and metamorphic rocks of the Darling Plateau from the geologically more recent sedimentary material of the Perth Basin to the west.

The Darling Plateau comprises lateritic uplands and dissected spurs, valleys and scarp below the plateau surface. Of the lateritic uplands, Dwellingup soils are dominant. These are generally well drained, and consist of shallow to moderately deep gravelly brownish sands, pale brown sands and earthy sands overlying lateritic duricrust. The soil type is characterised by gently undulating landform.

Minor valleys occur throughout the plateau comprising Yarragil soils, major valley systems are dominated by Murray soils with some Helena soils in the west.

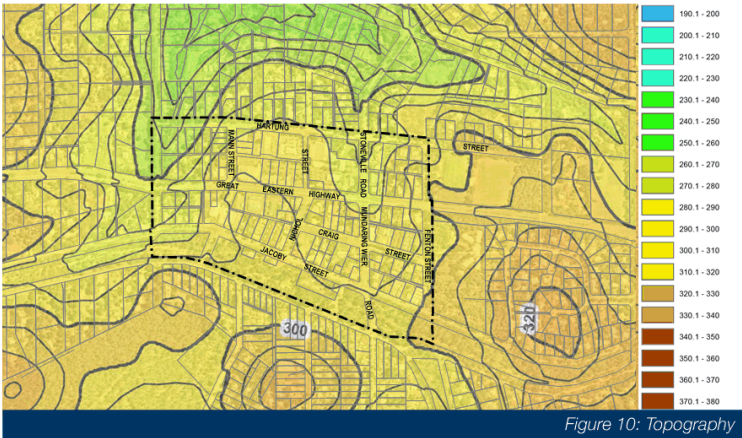


Figure 10: Topography

2.3 Groundwater and surface water

All watercourses within the Shire of Mundaring ultimately drain into the Swan or Avon Rivers, although both lay entirely outside of the Shire.

Six tributaries of the Swan/Avon River flow within the Shire of Mundaring. None of these are within or immediately proximate to the Mundaring Town Centre, however various minor watercourses and drains dissect.

The Mundaring Town Initiative Masterplan includes a detailed investigation of Stormwater options for the Town Centre. These have been incorporated into the ACP, particularly in terms of Water Sensitive Urban Design requirements.

2.4 Heritage

There are a number of properties within the Town Centre and proximate to it that have recognised Heritage values. These properties are in Figure 9.

The recognised heritage properties include two State level properties, but largely comprise local level heritage properties identified within the Shire of Mundaring Municipal Heritage Inventory (MHI – 1997).

Whilst there are many properties, the heritage values of these within the MHI are overall low, which suggests that opportunities for redevelopment are not necessarily ruled out. Individual properties, as well as the old civic precinct, are listed.

The development requirements of this ACP set out the considerations for new building height and urban design. In relation to heritage, the heritage provisions of the Scheme and other regulation continue to apply.

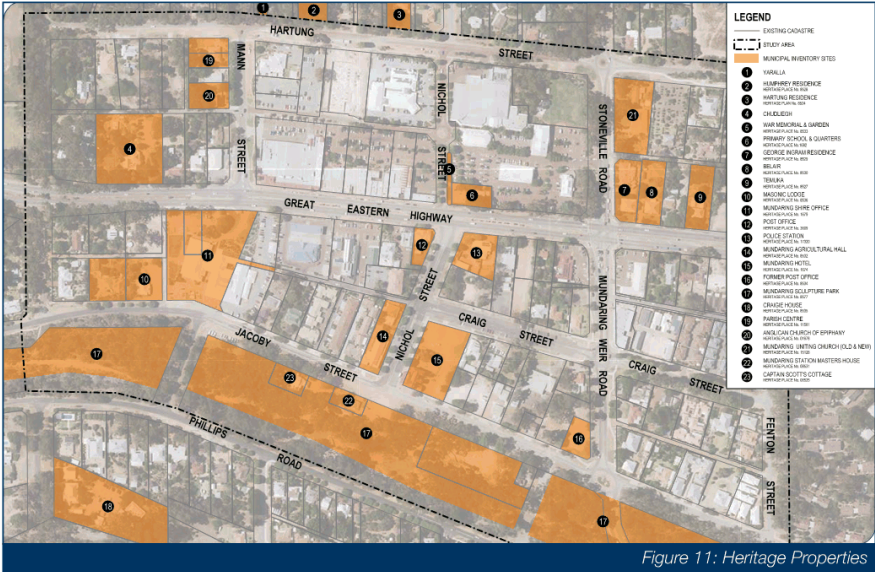


Figure 11: Heritage Properties



2.5 Bushfire hazard

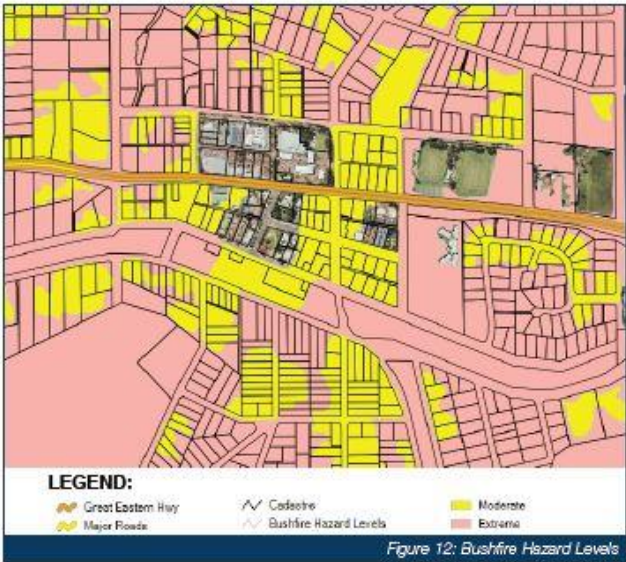
Much of the Mundaring Town Centre, other than a small area in the central core, are recognised as being Bushfire Prone under the Department of Fire and Emergency Services Map of Bushfire Prone Areas as shown in Figure 7.

This mapping was introduced in 2015, after gazettal of LPS4.

This mapping has recently been updated however this has not changed the mapping as it affects the Mundaring Town Centre.

LPS4 includes Bushfire Prone land within a Special Control Area. The mapping has been informed by a strategic Bushfire Hazard Level assessment shown in Figure 12 depicting more precise areas of moderate and extreme bushfire hazard.

Any application for new development within the ACP must address these matters.



3 LAND USE AND SUBDIVISION REQUIREMENTS

The ACP outlines land use and development requirements to complement the Scheme and which largely derive from the Masterplan. Matters not already addressed elsewhere in this ACP are now discussed.

3.1 Public Open Space

An Infrastructure Principle of this ACP relates to Open Space. Intensification of development and residential land use within the Mundaring Town Centre will over time, increase demands for open space, including urban public spaces that are different to traditional open, grassed areas of land for recreation.

The Masterplan has a focus on improved urban open space areas to attract people to the public realm of the Town Centre. These will be the focus of investment by the Shire of Mundaring and includes improving streetscapes, meeting places, Mundaring as a cycling destination and creating a new Cultural Precinct.

Additionally, the Mundaring Town Centre is expected to continue reliance on existing open space including the Sculpture Park, recreation reserves and linking cycle routes. The Shire is at present well served by these facilities, however increased population demand, and a changing demographic will compel careful ongoing management and investment.

Provisions are also included to ensure improvements to civic spaces and improvements adjoining major commercial nodes within the North Core.

3.2 Landscape evaluation

The character, including the landscape and natural character and environs of the Perth Hills and Mundaring have strongly influenced the Masterplan and the directions of this ACP.

There is a strong theme of retaining existing vegetation as well as creating opportunities for new tree planting in both the public and private realm.

Maintaining the look and feel of Mundaring despite a new and denser urban built form being promoted within the Town Centre is a driver of the Masterplan. These obligations and aspirations reflect in the urban design and architectural requirements of this ACP.

3.3 Building height

This ACP proposes increased building height within the Mundaring Town Centre.

In relation to topography and its relationship to this new building height and density of development, the entry to the Mundaring Town Centre along Great Eastern Highway from the west rises up into the centre of the Town, and then higher again beyond this as vehicles travel further towards the east.

Within the Town Centre, the topography is relatively flat, however the north side is lower than the south side and this is reflected in the grade separation along the GEH centre median through the middle of Town.

As a result, some sites within the Town Centre might capture views from higher levels, however given the extent of established vegetation, including large trees both within and around the Town Centre, and this ACP focus on retention and replanting of canopy trees, these views would be protected.

There would also be distant views of the Town Centre from land located further away, especially to the east, but likewise intervening trees will shelter these viewlines.

Up to five (5) storeys building height is proposed by this ACP, with this focussed in the core north and core south precincts, the existing mixed use commercial heart of the Centre.

At the fringe, where the Town Centre interfaces with existing low-density residential development, up to **three** (3) storeys height is proposed. Given the focus on setbacks around buildings, intervening roads and the requirement for tree retention / new canopy tree planting, visual impact of new building height is tempered.

Additionally, the Mundaring Town Centre Initiative Masterplan also seeks increased residential densities around the Town Centre. Whilst this will be explored through a separate process, **and at a point following the release of the Government Sewerage Policy**, change in built form and density is also anticipated immediately around the Town Centre to what presently exists.

Care needs to be taken when considering any future rezonings around the periphery of the Town Centre to avoid dramatic changes to the defining low-density context of the Town Centre.

The development requirements of this ACP set out the considerations for building height and urban design, including amenity considerations.

3.4 Tourism

Mundaring and the Perth Hill's are a popular destination for tourists in general, as well as with emphasis on cycling, art and day trips from Perth.

The Masterplan and Discussion Paper explore these opportunities in detail and this commentary has been incorporated into the ACP as appropriate. In particular is:

- Improving the public realm and extending Nichol Street with a main street focus;
- Improving movement networks within and around the Town Centre including crossing Great Eastern Highway;
- Renewed focus on rationalising community facilities and services alongside developing a new Cultural Precinct;
- Continued focus on heritage and recreation including the Sculpture Park, and new focus on the Town Centre as a cycling destination; and
- Taking advantage of new and additional commercial and retail land uses that complement tourism and a revitalised public realm.

3.5 Movement network

The Masterplan recognises the need for a more detailed assessment, collectively referred to as a Connectivity and Traffic Plan.

Key principles relating to this issues have been incorporated in the ACP, however, the remaining matters will be addressed by actions subsequent and separate to the ACP. The ACP includes Infrastructure Principles pertaining to laneways, Nichol Street and Great Eastern Highway, as well as detailed development requirements relating to access and parking.

The ACP plan depicts these key obligations.

It is noted that unlike the Masterplan, the ACP does not depict a possible future location for a bus terminal.

An Infrastructure Principle of this ACP recognises that this will be required in the future. Indeed, the Shire of Mundaring is a strong supporter of increased public transport via the bus network to and from the Mundaring Town Centre. selection of a suitable site is however beyond the Shire's sphere of responsibility. Access by buses to Nichol Street and the core commercial area of the Town Centre is a priority for the Shire as improvements in the public realm are undertaken.



3.6 Wastewater

Further intensification of density in the Town Centre is at present limited by a lack of reticulated wastewater capacity.

The Mundaring Town Initiative Masterplan includes a detailed investigation of the Wastewater options for the Town Centre.

This demonstrates that there are a number of options available to overcome these present limitations.

Preparing this ACP, in hand with other actions alongside it, including advocacy, are intended to drive change and Government commitment to increase wastewater capacity for the Mundaring Town Centre into the future.

An initiative of the ACP is flexible commercial and retail floorspace to enable adaptation over time, particularly if reticulated wastewater capacity is slow to resolve. The infrastructure principles of the ACP also seek to address this issue.

3.7 Education facilities

A focus of the Mundaring Town Centre Initiative Masterplan is the rationalisation of Shire community facilities, and increased focus of the Town Centre to service more than just the daily or weekly shopping needs of the community.

Demographic and population changes expected for the Shire have also been explored.

It is expected that as density increases within the Town Centre, and as the demographic changes over time, that broader educational need will compel reassessment. This is however at a Shire wide level rather than a Town Centre only issue, a matter to be guided by the State in the first instance.



4 REFERENCES

- Planning and Development (Local Planning Schemes) Regulations 2015 – Structure Plan Framework
- Perth and Peel @3.5million, March 2018
- North-East Sub-regional planning framework, March 2018
- Shire of Mundaring:
 - Local Planning Scheme 4;
 - Local Planning Strategy;
 - Local Commercial Strategy;
 - Local Biodiversity Strategy;
 - Public Open Space Strategy;
 - Precinct Plan - Business District Zone and the Civic/cultural Precinct; and
 - Precinct Plan - District Shopping Zone for Mundaring Townsite.

5 TECHNICAL APPENDICES

1. Mundaring Town Initiative Masterplan.
2. Mundaring Town Initiative Discussion Paper.
3. Wastewater Options for the Mundaring Town Centre, Calibre Consulting August 2016
4. Stormwater Management Options for the Mundaring Town Centre, Calibre Consulting August 2016



10.2 Review of Policy HR-02 - Mobile Vendors on Shire Owned / Managed Land

File Code	HS. TSH
Author	Lauren Critchell, Environmental Health Officer
Senior Employee	Mark Luzi, Director Statutory Services
Disclosure of Any Interest	Nil
Attachments	<ol style="list-style-type: none">1. Attachment 1 - Adopted Version - Policy HR-02 - Mobile Vendors on Shire Owned/Managed Land ↓2. Attachment 2 - Marked up version of proposed revisions to Policy HR-02 ↓3. Attachment 3 - Proposed final version - Policy HR-02 Mobile Vendors on Shire Owned/Managed Land ↓

SUMMARY

Council is requested to endorse the proposed changes to Policy HS-02 - Mobile Vendors on Shire Owned or Managed Land (the Policy). This Policy was adopted by Council on 11 April 2017. It was implemented on 1 July 2017 and has now been in operation for 20 months.

At its meeting on the 9 October 2018, Council was requested to adopt a series of amendments to the Policy. Council determined that it required additional information to proceed and cited three areas, namely:

1. A report on how successfully the Policy has been implemented;
2. Clarification of the term “location”; and
3. A perceived conflict between the *Shire of Mundaring Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law* (‘Local Law’) and the Policy whereby the Local Law overrides the Policy.

In addition to this, feedback has been received from Elected Members wishing to explore how vendors can be made to adopt environmentally sustainable processes in line with the recently Policy OR-23 - Environmental Sustainability, specifically as a condition.

The proposed changes have been identified during this period as areas in need of refinement in order to simplify the implementation of the Policy and to ensure that it is as clear and concise as possible.

A copy of the original Policy, a marked-up version with the proposed changes and a proposed amended version are attached (Attachments 1, 2 and 3 respectively).

BACKGROUND

There is an existing delegation to the CEO to administer the Local Law, including approval of mobile vendors on both Shire land and non-Shire land. Clause 4.4 of the Local Law requires officers to have regard to the following when assessing an application:

- Any relevant policies of the local government;
- The desirability of the proposed activity;
- The location of the proposed activity;
- The principles set out in the Council of Australian Governments' Competition Principles Agreement, and
- Such other matters as the local government may consider to be relevant in the circumstances of the case.

In order to ensure transparency, to meet all requirements of the various service areas within the Shire and to streamline the application and approval process, a Policy was developed and adopted that applies specifically to Shire owned or managed land.

STATUTORY / LEGAL IMPLICATIONS

Relevant legislation includes:

- *Local Government Act 1995;*
- *Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law (Local Law);*
- *Shire of Mundaring Health Local Laws 2003;*
- *Environmental Protection (Noise) Regulations 1997;*
- *Environmental Protection (Unauthorised Discharge) Regulations 2004; and*
- *Food Act 2008 and FSANZ Food Safety Standards*

POLICY IMPLICATIONS

Policy OR-23 Environmental Sustainability. Please refer to the 'Sustainability Implications' section below for discussion.

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan

Priority 2 - Community

Objective 2.3 – A strong and localised community spirit

Strategy 2.3.4 – Encourage local neighbourhood interaction

SUSTAINABILITY IMPLICATIONS

As a result of Council's adoption of Policy OR 23 Environmental Sustainability, options are being explored to actively encourage food vendors to undertake environmental sustainability initiatives such as using biodegradable cups, or not using plastic straws or cutlery, as one of a number of considerations in the assessment of vendor applications.

This is being explored as part of a weighted assessment process against desirable criteria, rather than the current “first-come-first-served” basis, to enable officers to select the most appropriate mix of vendors that will be fairer to all and more transparent.

A number of Elected Members have made enquiries about the possibility of inserting into the Policy a condition (as opposed to a key principle) requiring vendors to utilise environmentally sustainable packaging (e.g. a coffee van offering reusable cups or discounts for customers bringing their own, paper based cups, and alternatives to single-use plastics).

This proposal comes with a range of difficulties, namely:

- A mobile vendor could appeal such a condition to the State Administrative Tribunal.

It is unsure whether the local government has the legal capacity to incorporate environmentally sustainable packaging as a condition as it may be beyond the local government’s remit. Mobile vendors are a relatively recent issue and as yet the legal position is untested.

- Such a condition may go beyond the provisions and intent of Policy OR-23. It is noted that the introduction to Policy OR-23 states that “*The Shire will also guide or assist residents and others to... reduce their overall environmental footprint*”. And clause 2.4 states that “*Reusable, recycled content or recyclable products should be selected where possible to minimise the use of natural resources and the volume or waste sent to landfill*”. Therefore it appears that making it a condition, instead of ‘encouraging’, would be contrary to Council’s own Policy OR-23.
- If a number of applicants made submissions, but none proposed to utilise any environmentally sustainable materials, then Shire officers would have no option but to reject all applications, leaving the community without a service. This may in turn result in a negative response from the community.
- Environmentally sustainable packaging is generally more expensive than traditional single-use packaging. Recent feedback from one of the vendors highlighted that whilst there is a paper-based coffee cup lid available on the market, it is four times the cost of a typical plastic version. Requiring the use of such environmentally sustainable products would have the effect of placing an unfair cost burden upon these vendors compared to other food businesses that are not bound by any such requirement and this would likely be seen to be anti-competitive. The Shire is bound by the provisions of the National Competition Policy, whereby one of the key requirements is to remove barriers to business competition.

Accordingly, Council may form the view that making reference to using environmentally sustainable products in the Policy as being desirable and incorporating this criteria into the application assessment process would overcome the above difficulties and still achieve the outcomes of Policy OR-23. Furthermore, many outlets now encourage customers to bring their own cup, with one vendor known to offer a \$1 discount for doing so. It is understood this is the largest such discount in Australia.

RISK IMPLICATIONS

Risk: Comment from existing fixed businesses on concerns mobile vendors would have an adverse on their business		
Likelihood	Consequence	Rating
Unlikely	Minor	Low
Action / Strategy		
Applications are to be assessed against the provisions of the Local Law and the Policy		

EXTERNAL CONSULTATION

The draft Policy was advertised for a period of 35 days at the start of 2017. As the proposed changes do not change the fundamental objectives or key principles of the Policy, no further external consultation was undertaken.

COMMENT

1. Review of current Policy after 12 months of implementation

The Policy aims to encourage the use of under-utilised public places, to guide the type and location of vendors and to outline operating requirements and conditions in order to protect the amenity of the area.

Since its introduction, the following statistics are available:

2017/18	Number of EOI's received	Number of permits issued	Number consistently used
Brown Park	3	2	1
Chidlow Oval	2	0*	N/A
Sawyers Valley Oval	2	0*	N/A
Sculpture Park	8	4	2

*No permits issued as these vendors obtained a permit at another location.

2018/19 to date	Number of EOI's received	Number of permits issued
Brown Park	0	0
Chidlow Oval	0	0
Sawyers Valley Oval	0	0
Sculpture Park	6	4

Income for the financial year 2017/18 was \$5720, for 2018/19 income to date is \$2860.

In the time that the Policy has been in operation there have been no complaints received from the vendors about the fees charged, no complaints received from the public about any vendor and no complaints received about the implementation of the Policy.

It is however noted a number of vendors have not consistently used their permit or have ceased trading. This has led to under-utilisation of the reserves thereby highlighting a gap in the Policy to respond to such situations.

The uptake has been limited, except at Sculpture Park. The restriction for vendors to trade in locations other than those outlined in the Policy is a significant limitation and is considered to be in need of rectification.

2. Clarification of the term “location”

The current Policy and the proposed amended Policy both provide that a mobile food vendor must not be located within 100 metres from an existing food premises or business offering similar services. Furthermore the key principles within the Policy provide additional requirements for the appropriate positioning of any mobile vendor.

While Staff consider the 100 metres separation from other businesses offering similar services appropriate, (especially when considered alongside the content of the key principles), Council can vary that requirement should it wish.

3. Perceived conflict between the Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law and the Mobile Vendors Policy

The draft Policy that was brought to Council in April 2017 was intended to cover all Shire owned and managed lands, to provide criteria for the assessment of all applications and to outline a set of uniform conditions of approval. Council instead adopted the Policy in its current form, restricting its application to only four locations. As a result, all other Shire lands are not bound by the provisions of the Policy. The Policy therefore does not prevent officers from issuing approvals on other Shire-owned land without having regard to the Policy. This is a significant limitation for the Policy.

It is not a matter of conflict between the Local Law and the Policy, but rather a matter of the Policy being self-limiting in where it applies. Application of the Local Law, including the ability to issue approvals, is a separate process.

It is noted that in the absence of the Policy covering all Shire owned and managed lands, officers would be required to assess an application in the same manner as they would for a mobile vendor operating on private property. There are already a number of such operators within the Shire and all appear to be operating well, some for as long as ten years. As part of assessing these applications officers already consider a range of elements to ensure that the proposed activity is appropriate for the location and does not pose any unnecessary safety or amenity problems.

Officers have, to date, refrained from issuing approvals on Shire owned land that are outside the four nominated locations identified in the Policy, instead preferring to seek to have the Policy amended prior to issuing any approvals, for the sake of consistency. This position may however not be able to be supported in the long term unless the limitation within the Policy is addressed by Council. It would be unreasonable to not consider and/or approve an application that otherwise would comply with the Local Law.

4. Proposed amended Policy

It is clear from the above that the Policy in its current form does not achieve its intent, being to activate spaces and provide a service to residents; it also does not allow any proactive action when a proposal is submitted for a location which is not listed. Proposals for locations to trade are evolving and driven by market forces: since the adoption of the current Policy, enquiries have been received to operate at the Katharine Susannah Prichard Library/Boya Oval, the old Swan View Train Station as well as Darlington Oval.

Removal of the limited list of locations would effectively reduce red tape and enable emerging applicants to propose new locations.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C4.11.18	
Moved by	Cr Brennan	Seconded by	Cr Russell

That Council adopts the revised Policy HR-02 - Mobile Vendors on Shire Owned or Managed Land, as per **Attachment 3**.

CARRIED 10/1

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Cr Jeans

Shire of Mundaring

POLICY

MOBILE VENDORS ON SHIRE OWNED/MANAGED LAND

Policy Ref:	HS-02	File Code:	OR.OPP 1
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Adopted:	C3.04.17	Date:	11 April 2017
Amended:		Date:	
Reviewed:		Date:	
Statute Ref:	N/A		
Local Law Ref:	<i>Shire of Mundaring Activities on Thoroughfares and Trading In Thoroughfares and Public Places Local Law</i>		

PURPOSE

To guide the assessment and determination of applications for mobile vendors seeking approval to operate on Shire land.

1.0 POLICY OBJECTIVES

1. To encourage the use of under-utilised public places on Shire owned and managed land.
2. To guide the type and location of vendors that could be considered.
3. Outline possible operating requirements, conditions and locations for mobile vendors operating on Shire owned/managed land.

2.0 BACKGROUND

Numerous requests have been received by the Shire from mobile vendors who wish to trade on Shire owned and managed land. These locations include parks, ovals and recreation facilities across the Shire.

The *Shire of Mundaring Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law* (Local Law) requires anyone wishing to trade in a public place to obtain a permit from Shire of Mundaring. This Local Law allows the Shire to determine an application while having regard to:

- any relevant policies of the local government;
- the desirability of the proposed activity;
- the location of the proposed activity;

- the principles set out in the Competition Principles Agreement; and
- such other matters as the local government may consider to be relevant in the circumstances of the case.

This policy has been developed to help guide decisions made under the Shire's Local Law regarding mobile vendor proposals on Shire land.

3.0 SCOPE

The intent of the policy is to deliver better activated spaces and social outcomes and not to protect nor preference any commercial activity over another. It is therefore impossible for the Shire to actively regulate and exercise judgment as to the commercial appropriateness of a proposal. Accordingly, the scope of this policy does not extend to commercial considerations.

Furthermore, this policy:

- does not apply to community events;
- does not apply to private events where Shire land/venue has been booked for exclusive use
- only applies on Shire Land which includes both freehold or Shire managed land.

4.0 KEY PRINCIPLES

Proposals must be generally consistent with the following key location principles. Mobile vendors should be located where:

- activation of the public space is considered desirable;
- locations encourage clusters of mobile vendor activities to encourage community interaction;
- mobile vendors should provide a unique vendor activity to promote diversity of product;
- mobile vendors are to be of a temporary nature.
- residential amenity will not be unreasonably compromised by the operations;
- the mobile vendor will not compromise the safe movement of vehicles, pedestrian and cyclists;
- all mobile vendors operating in a public space are to work in partnership with existing sporting clubs and groups.

5.0 LOCATIONS

Locations that have been identified as aligning with the requirements of the Key Principles are limited to:

- Chidlow Oval, Chidlow

- Sawyers Valley Oval, Sawyers Valley
- Mundaring Community Sculpture Park, Mundaring
- Brown Park, Swan View

6.0 CONDITIONS

Approvals for the operation of a mobile vendor on Shire owned/managed land are likely to attract the following conditions, or modifications thereof, and any other condition deemed appropriate. The purpose of these conditions is to maintain the amenity of the area.

- a) The preparation, handling, and serving of food and drinks are to be conducted in accordance with the requirements of the *Food Act 2008* and associated codes.
- b) Compliance with the *Environmental Protection (Noise) Regulations 1997*.
- c) Hold public liability insurance of at least \$20 million and cover injury, loss or damage.
- d) All advertising is to be fitted to the vehicle.
- e) Not trade as an itinerant vendor, and are restricted to the designated sites or an alternative location approved by the Shire.
- f) Mobile vendors are to be roadworthy vehicles that are licensed by the Department of Transport.
- g) No obstruction to pedestrian flow or vehicular traffic.
- h) Compliance with existing parking restrictions which apply to the area at all times.
- i) Litter is to be cleared at all times from in and around the mobile vendor site by the operator.
- j) Appropriate rubbish bins are to be provided by the operator in numbers adequate to service the patrons and removed, along with all rubbish from site at the end of each trading day.
- k) All waste-water is to be stored within a holding tank and disposed of at an approved site.
- l) Trees and other significant streetscape elements such as benches, rubbish bins and bus shelters are not to be obstructed, covered, removed, relocated or modified.
- m) Permanent fixtures are not permitted.
- n) Any temporary fixtures (such as umbrellas, bins, stools) are to be safe to use and removed at the end of trading. The location of these fixtures must be approved.
- o) Fixtures are not to be placed where they present a barrier or danger to pedestrians or vehicles.
- p) Must provide own power supply.
- q) Not to be located within 100m from an existing food premises offering similar services.
- r) Mobile Vehicle to be removed at the end of trading each day.

- s) Obtain written approval from the President of the relevant sporting club/group if you wish to use the space at the same time as the club.
- t) This approval is not valid for events on at the approved location unless specifically approved by the event organiser.
- u) This approval may be revoked at any time

7.0 APPLICATIONS

Applications are to be made to the Shire's Health Service and will be assessed against the identified Key Principles.

Shire of Mundaring

POLICY**MOBILE VENDORS ON SHIRE OWNED/MANAGED LAND**

Policy Ref:	HS-02	File Code:	OR.OPP 1
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Adopted:	C3.04.17	Date:	11 April 2017
Amended:		Date:	
Reviewed:		Date:	
Statute Ref:	N/A		
Local Law Ref:	<i>Shire of Mundaring Activities on Thoroughfares and Trading In Thoroughfares and Public Places Local Law</i>		

PURPOSE

To guide the assessment and determination of applications for mobile vendors seeking approval to operate on Shire land.

1.0 POLICY OBJECTIVES

1. To encourage the use of under-utilised public places on Shire owned and/or managed land.
2. To guide the type and location of vendors that could be considered.
3. To outline operating requirements, conditions and locations for mobile vendors operating on Shire owned/managed land.

2.0 BACKGROUND

The *Shire of Mundaring Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law* (Local Law) requires anyone wishing to trade in a public place to obtain a permit from Shire of Mundaring. This Local Law allows the Shire to determine an application while having regard to:

- any relevant policies of the local government;
- the desirability of the proposed activity;
- the location of the proposed activity;
- the principles set out in the Competition Principles Agreement; and
- such other matters as the local government may consider to be relevant in the circumstances of the case.

Commented [LW1]: This detail is not relevant within Policy.

This policy has been developed to guide decisions made under the Shire's Local Law regarding mobile vendor proposals on Shire land.

3.0 SCOPE

The intent of the policy is to deliver better activated spaces and social outcomes and not to protect nor preference any commercial activity over another. **The commercial appropriateness of a proposal falls outside the scope of this policy.**

Commented [LW2]: Simplification is required.

Furthermore, this policy:

- does not apply to community events;
- does not apply to private events where Shire land/venue has been booked for exclusive use; and
- only applies on Shire land, including freehold land and Shire managed reserves.

4.0 KEY PRINCIPLES

Proposals must be generally consistent with the following key location principles. Mobile vendors should be located where:

- activation of the public space is considered desirable;
- locations encourage clusters of mobile vendor activities to support community interaction;
- mobile vendor facilities are to be of a temporary nature.
- residential amenity will not be unreasonably compromised by the operations;
- the safe movement of vehicles, pedestrian and cyclists is not compromised;
- They can complement existing sporting clubs and groups.
- Litter and waste are minimised, and the use of reusable, recycled content or recyclable products is encouraged.

5.0 CONDITIONS

In order to maintain the amenity of the area, approvals for the operation of a mobile vendor facility on Shire owned/managed land will attract the following conditions, and any other condition deemed appropriate;

- a) The preparation, handling, and serving of food and drinks are to be conducted in accordance with the requirements of the *Food Act 2008* and associated regulations codes;
- b) Compliance with the *Environmental Protection (Noise) Regulations 1997*;
- c) Current public liability insurance of at least \$20 million;
- d) Any advertising is to be fitted to the vehicle unless additional approval is obtained from the Shire of Mundaring;

- e) Mobile vendors can only trade from the location for which they have Shire approval;
- f) Mobile vendor vehicles are to be licensed by the Department of Transport.
- g) No obstruction to pedestrian and vehicular traffic.
- h) Compliance at all times with any parking restrictions;
- i) Litter is to be cleared at all times from in and around the mobile vendor site by the operator;
- j) Appropriate rubbish and/or recycling bins are to be provided by the operator in numbers adequate to service the patrons and must be removed, along with all rubbish from site at the end of each trading day;
- k) All waste-water is to be stored within a holding tank and disposed of at an approved site;
- l) Trees and other significant streetscape elements such as benches, rubbish bins and bus shelters are must not be obstructed, covered, removed, relocated or modified;
- m) Permanent fixtures are not permitted;
- n) Any temporary fixtures (such as umbrellas, bins, stools) are to be safe to use and removed at the end of trading. The location of these fixtures must be approved by the Shire;
- o) Must provide own power supply;
- p) Not to be located within 100m from an existing business offering similar services;
- q) Mobile vendor vehicle to be removed at the end of trading each day;
- r)
- s) This approval is not valid for events at the approved location unless specifically approved by the event organiser.
- t) If a permit is issued but not utilised at least once a fortnight, the Shire reserves the right to revoke the permit in order to allow another vendor to operate. No fees will be refunded.
- u) This approval may be revoked at any time for failing to comply with the conditions of approval or if the vendor conducts themselves in an unprofessional manner. No fees will be refunded.

Commented [LW3]: Simplification is required

Commented [LW4]: Key Principle covers this.

Commented [LW5]: New condition providing the ab
revoke permits and to encourage vendors.

Commented [LW6]: Include parameters that would
in the approval being revoked.

Shire of Mundaring

POLICY

MOBILE VENDORS ON SHIRE OWNED/MANAGED LAND

Policy Ref:	HS-02	File Code:	OR.OPP 1
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Adopted:	C3.04.17	Date:	
Amended:		Date:	
Reviewed:		Date:	
Statute Ref:	N/A		
Local Law Ref:	<i>Shire of Mundaring Activities on Thoroughfares and Trading In Thoroughfares and Public Places Local Law</i>		

PURPOSE

To guide the assessment and determination of applications for mobile vendors seeking approval to operate on Shire land.

1.0 POLICY OBJECTIVES

1. To encourage the use of under-utilised public places on Shire owned and/or managed land.
2. To guide the type and location of vendors that could be considered.
3. To outline operating requirements, conditions and locations for mobile vendors operating on Shire owned/managed land.

2.0 BACKGROUND

The *Shire of Mundaring Activities on Thoroughfares and Trading in Thoroughfares and Public Places Local Law* (Local Law) requires anyone wishing to trade in a public place to obtain a permit from Shire of Mundaring. This Local Law allows the Shire to determine an application while having regard to:

- any relevant policies of the local government;
- the desirability of the proposed activity;
- the location of the proposed activity;
- the principles set out in the Competition Principles Agreement; and
- such other matters as the local government may consider to be relevant in the circumstances of the case.

This policy has been developed to guide decisions made under the Shire's Local Law regarding mobile vendor proposals on Shire land.

3.0 SCOPE

The intent of the policy is to deliver better activated spaces and social outcomes and not to protect nor preference any commercial activity over another. The commercial appropriateness of a proposal falls outside the scope of this policy.

Furthermore, this policy:

- does not apply to community events;
- does not apply to private events where Shire land/venue has been booked for exclusive use; and
- only applies on Shire land, including freehold land and Shire managed reserves.

4.0 KEY PRINCIPLES

Proposals must be generally consistent with the following key location principles. Mobile vendors should be located where:

- activation of the public space is considered desirable;
- locations encourage clusters of mobile vendor activities to support community interaction;
- mobile vendor facilities are to be of a temporary nature.
- residential amenity will not be unreasonably compromised by the operations;
- the safe movement of vehicles, pedestrian and cyclists is not compromised;
- They can complement existing sporting clubs and groups.
- Litter and waste are minimised, and the use of reusable, recycled content or recyclable products is encouraged.

5.0 CONDITIONS

In order to maintain the amenity of the area, approvals for the operation of a mobile vendor facility on Shire owned/managed land will attract the following conditions, and any other condition deemed appropriate;

- a) The preparation, handling, and serving of food and drinks are to be conducted in accordance with the requirements of the *Food Act 2008* and associated regulations codes;
- b) Compliance with the *Environmental Protection (Noise) Regulations 1997*;
- c) Current public liability insurance of at least \$20 million;
- d) Any advertising is to be fitted to the vehicle unless additional approval is obtained from the Shire of Mundaring;

- e) Mobile vendors can only trade from the location for which they have Shire approval;
- f) Mobile vendor vehicles are to be licensed by the Department of Transport.
- g) No obstruction to pedestrian and vehicular traffic.
- h) Compliance at all times with any parking restrictions;
- i) Litter is to be cleared at all times from in and around the mobile vendor site by the operator;
- j) Appropriate rubbish and/or recycling bins are to be provided by the operator in numbers adequate to service the patrons and must be removed, along with all rubbish from site at the end of each trading day;
- k) All waste-water is to be stored within a holding tank and disposed of at an approved site;
- l) Trees and other significant streetscape elements such as benches, rubbish bins and bus shelters are must not be obstructed, covered, removed, relocated or modified;
- m) Permanent fixtures are not permitted;
- n) Any temporary fixtures (such as umbrellas, bins, stools) are to be safe to use and removed at the end of trading. The location of these fixtures must be approved by the Shire;
- o) Must provide own power supply;
- p) Not to be located within 100m from an existing business offering similar services;
- q) Mobile vendor vehicle to be removed at the end of trading each day;
- r) This approval is not valid for events at the approved location unless specifically approved by the event organiser.
- s) If a permit is issued but not utilised at least once a fortnight, the Shire reserves the right to revoke the permit in order to allow another vendor to operate. No fees will be refunded.
- t) This approval may be revoked at any time for failing to comply with the conditions of approval or if the vendor conducts themselves in an unprofessional manner. No fees will be refunded;

10.3 Youth Engagement Partnership Fund

File Code	GS.COM 2.08
Author	Shannon Foster, Manager Libraries & Community Engagement
Senior Employee	Megan Griffiths, Director Strategic & Community Services
Disclosure of Any Interest	Nil
Attachments	Nil

SUMMARY

At the 8 May 2018 ordinary Council meeting, Council resolved (C11.05.18) to provide a youth partnership funding program to support other organisations in the delivery of the Shire's youth programs and activities.

Through delivery of the Youth Engagement Partnership Fund (the Fund) the Shire will work in partnership with community groups to deliver a range of programs and initiatives to local young people. The Fund will provide a pool of up to \$35,000 each financial year to community groups delivering initiatives that are aligned to the objectives of the Shire's youth services model.

Funded initiatives will be community driven and actively engage young people, developing personal and life skills and increasing opportunities for participation. Programs that build resilience and enable young people to connect whilst having fun, will be highly regarded.

Draft objectives and a number of considerations for the Fund were presented to Council Forum on 15 October 2018 and feedback from Councillors was provided. This feedback has been considered in finalising the Fund objectives and structure and Council's endorsement is now sought.

BACKGROUND

Council provided feedback regarding the draft objectives of a Shire of Mundaring Youth Engagement Partnership Fund (the Fund) at Council Forum on 15 October 2018.

The objectives for the Fund, as presented in this Council Item, reflect that feedback, as well as the strategic objectives of the Shire of Mundaring Youth Informing Strategy and Strategic Community Plan.

Council at its 13 November 2018 meeting will also consider the Terms of Reference for a Shire of Mundaring Youth Advisory Committee/Group, which may have a key role in the delivery of the Youth Engagement Partnerships Fund.

STATUTORY / LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

There is \$35,000 per annum listed in the Long Term Financial Plan for the Shire's Youth Engagement Partnership Fund.

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan

Priority 1 - Governance

Objective 1.1 – A fiscally responsible Shire that prioritises spending appropriately

Strategy 1.1.3 – Provide increased transparency and opportunities for community feedback on proposed spending

Priority 2 - Community

Objective 2.2 – Residents of all ages, needs and backgrounds are engaged and supported by their community

Strategy 2.2.2 – Facilitate awareness of people with vulnerabilities and promote opportunities to support those who need it.

SUSTAINABILITY IMPLICATIONS

Social

The Program will:

- Provide opportunities for recreational activities and social interaction within the community;
- Support the enhancement of community pride and sense of belonging;
- Provide safe, well-facilitated and appealing youth engagement events and activities; and
- Have positive impacts on the recreational, cultural and wellbeing outcomes of young people in the community.

Governance

- The Program will deliver outcomes consistent with the strategic goals and objectives of the Shire.

Economic

- The Program will maximise income opportunities through grants, sponsorship, volunteering and partnership approaches; and

- Provision of affordable services to all.

RISK IMPLICATIONS

Risk: <u>Compliance</u> – lack of objectives for the Fund may result in inadequate guidelines and outcomes for the Fund		
Likelihood	Consequence	Rating
Rare	Minor	Low
Action / Strategy		
Risk is mitigated by adoption of the proposed objectives and development and implementation of comprehensive grant guidelines for the Fund.		
Risk: <u>Reputation</u> – lack of objectives for the Fund may result in risk to reputation concerning perception of sound decision making in the allocation of grant funds.		
Likelihood	Consequence	Rating
Rare	Minor	Low
Action / Strategy		
Risk is mitigated by adoption of the proposed objectives and development and implementation of comprehensive grant guidelines for the Fund.		
Risk: <u>Reputation</u> – a lack of objectives for the Fund may result in risk to reputation with regard to perception of misguided service provision to young people.		
Likelihood	Consequence	Rating
Rare	Minor	Low
Action / Strategy		
Risk is mitigated by adoption of the proposed objectives and development and implementation of comprehensive grant guidelines for the Fund.		

EXTERNAL CONSULTATION

A comprehensive community engagement program, in which over 500 community members and service organisation representatives participated, informed the development of the Shire of Mundaring Youth Informing Strategy and youth services model, to which the Fund is strategically aligned.

COMMENT

The identified objectives of the Fund align with those of the Youth Services Model (the Model), which was developed to reflect the aspirations of young people in our community. Applicants to the Fund will be required to show how their project will achieve one or more of these objectives.

Fund Objectives

The objectives of the Fund are to:

1. Improve young people's access to services across the Shire;
2. Provide opportunities for young people to connect with and contribute to the broader community;

3. Provide activities that enable young people to explore their interests and participate in learning opportunities;
4. Encourage young people to be physically and mentally healthy; and
5. Develop resilience in young people and empower them to make quality decisions about their health and well-being;

There are many beneficial outcomes that may result from the Fund. They include:

- collaborative and community driven solutions;
- diversity and creativity in program delivery;
- attraction of new service providers to the Shire of Mundaring;
- input from a broader pool of knowledge and experience; and
- increased value for money, due to increased number of partnerships and in-kind support.

A total of \$35,000 has been allocated to the Fund. To maximise value, welcome innovation, and encourage creative approaches to meeting the Model's objectives, flexibility will be an important attribute of the Fund.

Fund Structure

The structure of the Fund will be a key factor in allowing for this flexibility.

It is proposed that the Fund be set up similar to the Shire's existing 'Matching Grant' program, including in-kind resources and funding, to maximise value. Three levels of funding are proposed:

1. Up to \$1000 - Applications assessed by the Youth Advisory Group (the YAG) and recommendations made to the CEO for approval;
2. \$1001 to \$3000 - Applications assessed by the YAG and recommendations made to the Grants Selection Committee (GSC) for approval; and
3. \$3001 to \$10,000 - Applications assessed by the YAG and recommendations made to the GSC for approval.

In addition, the structure will allow for:

- funding of wages (which will enable community groups to ensure , where appropriate, that they have appropriately trained staff and appropriate levels of staffing to deliver programs and activities;
- recipients of existing service level funding agreements with the Shire will be eligible to apply to this Fund (these groups are ineligible to apply for other Shire grants); and
- insurance to cover single events, or as a once off to enable new groups to become established (insurance costs are excluded from other Shire funding as community

groups generally have existing insurance; and ongoing operating costs, including insurance, are ineligible under other Shire grants).

The Fund will be coordinated by a dedicated Shire officer and applicants will be required to discuss their proposed project with this officer prior to submitting. There is also an opportunity for the Youth Advisory Group to assess applications to the Fund and make recommendations to the CEO and the Grants Section Committee.

As this is a new grants program, reviews and recommended adjustments to the Fund will occur on an annual basis for the first three years. It is proposed that ongoing applications/funding are not considered in the first year of the fund. It is proposed that the potential for ongoing funding be considered as part of the first year review to enable more information on the types and numbers of funding requests to be gathered and considered.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C5.11.18	
Moved by	Cr Jones	Seconded by	Cr Driver

That Council:

1. endorses the proposed objectives and structure of the Youth Engagement Partnership Fund as outlined in the report;
2. authorises the CEO to approve grants to the Youth Engagement Partnership Fund of up to and including \$1000; and
3. authorises the Grant Selection Committee to approve grants to the Youth Engagement Partnership Fund of between \$1001 and \$10,000.

CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil

10.4 Youth Advisory Group - Proposed Structure

File Code	GV.MTG 10
Author	Shannon Foster, Manager Libraries & Community Engagement
Senior Employee	Megan Griffiths, Director Strategic & Community Services
Disclosure of Any Interest	Nil
Attachments	1. Youth Advisory Group - Draft Terms of Reference ↓ 2. Youth Advisory Committee - Draft Terms of Reference ↓

SUMMARY

At the February 2018 Council meeting, Council requested the CEO provide a report regarding the establishment of a Youth Advisory Committee (C24.02.18). Following this, a presentation was made to Council Forum in July 2018, where Councillors provided feedback regarding the objectives of a Shire of Mundaring Youth Advisory Group.

Council is now invited to consider the most appropriate structure for the Youth Advisory Committee/ Group to become an active forum for discussion of youth issues and for communication between young people, their families, community organisations, Council and the Shire.

Three options are presented for consideration; an informal group with no elected Council representative; an informal group with elected Council representative/s (both called Youth Advisory Group); or a Formal Committee of Council (Youth Advisory Committee).

BACKGROUND

At the February 2018 meeting of Council, the CEO was requested (C24.02.18) to provide a report regarding the establishment of a Youth Advisory Committee that aimed to:

- a) provide a forum for discussion of youth issues;
- b) provide advice and recommendations to Council on youth issues within the Shire of Mundaring;
- c) advise on priority projects to be considered for funding in the Corporate Business Plan and/or Annual Budget;
- d) work with the community to create and encourage youth engagement; and
- e) seek and consider community input on youth services on an on-going basis

At the May 2018 Council meeting a report was provided to Council as part of an item on the Review of Shire's Youth Service Delivery. Council subsequently provided feedback regarding the objectives of a Shire of Mundaring Youth Advisory Group at Council Forum in July 2018. The draft Terms of Reference for the Youth Advisory Committee (**Attachment 2**) and Youth Advisory Group (**Attachment 1**) reflect that feedback, as well as the objectives of the Shire of Mundaring Youth Informing Strategy and Strategic

Community Plan. Two draft Terms of Reference are provided to ensure that whichever structure is determined by Council, timely implementation can occur.

STATUTORY / LEGAL IMPLICATIONS

Should Council determine to proceed with a formal Youth Advisory Committee the following would apply:

- Section 5.8 of the *Local Government Act 1995* provides that a local government may establish (by absolute majority) committees of 3 or more persons to assist the council and to exercise the powers and discharge the duties of the local government that can be delegated to committees;
- Section 5.9 of the *Local Government Act 1995* applies in regards types of committee comprising council members and/or other members including employees, and/or other persons;
- Section 5.10 of the *Local Government Act 1995* provides in part that Council must appoint the committee members by absolute majority;
- Section 5.11 of the *Local Government Act 1995* states that where a person is appointed as a member of a committee, their membership continues until the next ordinary elections day, unless they have previously resigned, the committee is disbanded or they no longer hold the office by virtue of which they became a member;
- Division 6 of the *Local Government Act 1995* – Disclosure of financial interests; and
- Shire of Mundaring Meeting Procedures Local Law.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The long term financial plan lists a \$5000 per annum Youth Advisory Group fund to support the group in the creation of localised initiatives and provides for \$2500 per annum in training and leadership development of the group.

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan

Priority 2 - Community

Objective 2.2 – Residents of all ages, needs and backgrounds are engaged and supported by their community

SUSTAINABILITY IMPLICATIONS

Social

Establishment of a Youth Advisory Group/Committee will:

- Provide opportunities for recreational activities and social interaction within the community;
- Support the enhancement of community pride and sense of belonging for young people;
- Provide safe, well-facilitated and appealing youth engagement activities; and
- Have positive impacts on the recreational, cultural and wellbeing outcomes of young people in the community.

Governance

Setting a structure for the Youth Advisory Group/Committee ensures the delivery of outcomes that are consistent with the strategic goals and objectives of the Shire.

RISK IMPLICATIONS

Risk: <u>Compliance</u> – lack of a clear structure and purpose may result in the Youth Advisory Committee/Group inadequately performing its functions.		
Likelihood	Consequence	Rating
Rare	Minor	Low
Action / Strategy		
Risk is mitigated by adoption and implementation of a Terms of Reference to guide the Youth Advisory Committee/ Group.		
Risk: <u>Reputation</u> – lack of comprehensive Terms of Reference may result in risk to reputation concerning perception of lack of service provision to young people.		
Likelihood	Consequence	Rating
Rare	Insignificant	Low
Action / Strategy		
Risk is mitigated by adoption and implementation of the proposed draft Terms of Reference to guide the Youth Advisory Committee/Group.		

Risk: <u>Reputation</u> – If the structure of the group is not designed to suit the needs of a diverse range of young people there may be the perception that the Shire is not seeking to truly and appropriately engage with young people.		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
Risk is mitigated by selecting an informal structure which suits the communication and engagement style of a diverse range of young people.		

EXTERNAL CONSULTATION

The review of the Shire's youth service provision saw the delivery of a comprehensive community engagement program, in which almost 500 community members and service organisation representatives participated. This engagement also informed the development of the Shire of Mundaring Youth Informing Strategy and youth services model.

The experience of local governments engaged in the EMRC regional youth officers network, and who facilitate a youth advisory group was also sought with lessons learnt incorporated in to the proposed Shire of Mundaring approach. Feedback garnered from the July 2018 Council Forum, as well as industry research, has informed the development of this report.

COMMENT

In seeking to engage young people and support them to be co-creators of a localised youth service, Council expressed a desire to convene a Youth Advisory Committee.

The aim in developing a Youth Advisory Committee/Group for Mundaring will be to draw on the diverse backgrounds of young people in our community to foster change, instigate youth driven events and initiatives, facilitate skill development and ensure the voices of young people are heard in the community, by Council, businesses and youth agencies. The Committee/Group will also ensure young people have the opportunity to inform Council decision-making.

Engagement with young people would continue between meetings, and the use of social media for this purpose may facilitate the inclusion of those members not comfortable sharing their thoughts in public. Coming together just to meet is not enough for young people. Engagement needs to be meaningful, flexible and action focussed.

There may be a core group of young people active on the group with a wider cohort of young people adding value and collaborating in other ways.

Leadership development of the core group is important, as are opportunities for team building. An annual youth leadership development day will be facilitated to bring young people together and set the scene for their annual project development. It is also important for the Shire to remain aware of current trends, best practice and broader issues facing young people. Broad youth sector engagement works to ensure knowledge is maintained. The staff member responsible for the Youth Advisory Group will engage with the sector through membership to the North East Youth Officers Network (NEYON), the EMRC Regional Youth Officers Network and the Local Government Youth Officers Network.

There is also a valuable opportunity for the Shire of Mundaring Youth Advisory Committee/Group to play an active role in the assessment of applications to the Youth Engagement Partnerships Fund.

In determining a structure for the group there are three options to be considered. They are as follows:

Option 1 – Youth Advisory Group-An informal group with no elected Council representative

It is proposed that the Youth Advisory Group be a volunteer group as it would allow more flexibility in membership and meeting procedures. Members are covered by the Shire's insurance whilst attending the meetings. This is in preference to a formal committee of Council comprising council members and other members, which would be governed by the *Local Government Act 1995* in terms of appointing members to group, members being required to declare relevant interests and complying with the Shire's Meeting Procedures Local Law. Such an approach could stifle the open sharing of ideas and exploring topics not captured in the formalised agenda. An informal group is viewed as the most appropriate structure to meet the objectives of the group.

Councillors' role

Feedback from local governments with successful youth advisory groups has been that informality and flexibility of meetings are key. In line with this it is suggested that Councillors act as champions of the group; however in this option they would not necessarily attend each meeting. Councillors would be welcome to attend meetings as guests but would have no voting rights at these meetings. There would be no one dedicated Councillor appointed to the group, rather Councillors may attend based on their area of special interest or just to hear the voice of local young people. The young people themselves, it is suggested, will determine the exact role Council will play, however, options of engagement include –

- Attendance as a guest at a designated meeting each quarter;
- Young people making informal presentations to Council Forum;
- Annual youth advisory group events where Councillors attend and celebrate successes with the young people;
- A quarterly news bulletin outlining key projects be shared with Councillors;
- Councillors attend and act as mentors at yearly team building and project development days.

The above are options for engagement however key to any approach will be Councillors acting as advocate for this group within their local communities.

Pro's	Cons
<ul style="list-style-type: none"> • Approach meets the communication styles of a broad cross section of young people • Meeting can be flexible to the needs of the group • Allows space for creativity and innovation • The young people determine the engagement options with Council/lors • Approach best meets the stated aims 	<ul style="list-style-type: none"> • No formal governance structure • This approach may suit the young people themselves but may not be Council's preferred structure.

of Council resolution (C24.02.18)	
<p>Next Steps</p> <ul style="list-style-type: none"> • Council endorses this structure as the mechanism for the establishment of the Youth Advisory Group; • Council notes the terms of reference as per Attachment 1; • Recruitment of members commence; • Team building and leadership development day planned. 	

Option 2 – Youth Advisory Group -An informal group with elected Council representative/s

This is the same as option 1 with the Group remaining informal but with a Councillor/s appointed to the Group. This is similar to the approach taken with the Cultural Advisory and Inclusion and Disability Access Advisory Groups.

Pro's	Cons
<ul style="list-style-type: none"> • Approach meets the communication and engagement styles of a broad cross section of young people • Meeting can be flexible to the needs of the group • Allows space for creativity and innovation • Dedicated Council representative appointed to the group • Councillors have a working knowledge of the <i>Local Government Act</i> and could chair the meetings 	<ul style="list-style-type: none"> • No formal governance structure • Perceived bureaucracy and formality of having elected members on the Group may impede young people's enthusiasm to take part
<p>Next Steps</p> <ul style="list-style-type: none"> • Council endorses this structure as the mechanism for the establishment of the Youth Advisory Group; • Council notes the terms of reference as per Attachment 1 with an amendment made to reflect the inclusion of a Councillor/s on the Group; • Councillor/s appointed to the Group; 	

- Recruitment of young people as members to the Group commences;
- Team building and leadership development day planned.

Option 3 Youth Advisory Committee – Formal Committee of Council

In this option the group would be convened as a formal committee of Council and become known as the Youth Advisory Committee. The Committee would be governed by the *Local Government Act 1995* in terms of appointing members to group, members being required to declare relevant interests and complying with the Shire's Meeting Procedures Local Law. A draft terms of reference for this approach is provided at **Attachment 2**.

Pro's	Cons
<ul style="list-style-type: none"> • Provides a formal governance structure • Formal framework for information sharing between young people and Council • Clear code of conduct • Interested young people would be exposed to how Council meetings work • Young people may be attracted to become Councillors in the future 	<ul style="list-style-type: none"> • Meeting Procedures Local Law applies which will add a level of formality to the meeting procedures. • Requirement for formal minutes and agendas and advertising of meetings, which would limit the frequency of meetings • Young people unable to speak outside the formal agenda unless meeting procedures suspended • Inflexible in approach • Statutory obligations applicable (e.g. declarations of interest) • Process disempowers young people • Structure may decrease diversity of the group with this approach appealing to a smaller demographic of young people. • All members to be formally appointed by Council
Next Steps <ul style="list-style-type: none"> • Council endorses this structure as the mechanism for the establishment of the Youth Advisory Committee; • Council adopts the terms of reference as per Attachment 2; • Councillor/s officially appointed to the Committee; 	

- Recruitment of young people to the Committee commences;
- Item to a future Council meeting to formally appoint members to the Committee;
- Team building and leadership development day planned.

Given the constraints of a formal Committee of Council, and the objectives Council wishes to see achieved by the Youth Advisory Group, it is recommended that the structure of the Group be as per option 1. This will see the Youth Advisory Group being an informal group with no elected Council representative. The young people will determine a mechanism for interacting with Council once the Group is established.

VOTING REQUIREMENT

Simple Majority

RECOMMENDATION

That Council:

1. endorses Option 1 as presented in the report with the Youth Advisory Group being an informal group with no elected Council representative;
2. notes the attached Youth Advisory Group Terms of Reference (**Attachment 1**); and
3. authorises the Youth Advisory Group, once established, to determine the most effective mechanism for interacting with Council.

COUNCIL DECISION MOTION		C6.11.18	
Moved by	Cr Driver	Seconded by	Cr Russell

That Council:

1. endorses Option 2 as presented in the report with the Youth Advisory Group being an informal group with one elected Council representative;
2. notes the attached Youth Advisory Group Terms of Reference (**Attachment 1**) with an amendment made to reflect the inclusion of one Councillor on the Group;
3. Appoints a Councillor to the Youth Advisory Group;
4. authorises the Youth Advisory Group, once established, to determine the most effective mechanism for interacting with Council; and
5. Notes the reason for the changes to the Officer's recommendation are to keep the group structure consistent with other Shire Advisory Groups and having a dedicated Councillor on the group assists in developing relationships, which is useful in bridging the perception of bureaucracy and formality that is noted in the Officer's report.

CARRIED 6/5

For: Cr Daw, Cr Driver, Cr Fox, Cr Green, Cr Russell and Cr Brennan

Against: Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones and Cr Martin

COUNCIL DECISION MOTION		C7.11.18	
Moved by	Cr Brennan	Seconded by	Cr Driver

That Councillor Russell be appointed to the Youth Advisory Group.

CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil



SHIRE OF MUNDARING YOUTH ADVISORY GROUP

Terms of Reference

1. NAME

The interim name of the group is the Shire of Mundaring Youth Advisory Group. The Group may elect to change its name once established.

2. DEFINITIONS

"Group" means the Youth Advisory Group.

"Council" means the Council of the Shire of Mundaring.

"Shire" means the Shire of Mundaring.

3. PURPOSE

The purpose of the Group is to:

- Represent the opinions and aspirations of young people at a local government level and advocate on their behalf.
- Provide a means of communication and collaboration between young people and their families, community organisations focused on or wanting to engage with young people, the Shire and Council.
- Work with the community to encourage and create youth participation and engagement opportunities.
- Through Shire employees provide advice and recommendations to Council on issues affecting young people in the Shire of Mundaring.
- Raise awareness and share information about the Shire of Mundaring's Youth Engagement Partnerships Fund and the activities it supports.
- Assess applications to the Shire of Mundaring's Youth Engagement Partnerships Fund and through Shire employees, make recommendations to the Chief Executive Officer or Council.

4. MEMBERSHIP

- Membership to the Group is open to young people aged 12-18 years old who live in the Shire of Mundaring, attend an educational institution in the Shire of Mundaring, work in the Shire of Mundaring or participate in a Mundaring based organisation.

- Membership is by the initial attendance of one Group meeting and then the completion of a volunteer agreement form made available by the Shire of Mundaring.
- Membership is ongoing with an annual review in February. The annual review will occur at the same time for all members regardless of the date of acquiring membership.
- The Group will be restricted to up to 15 members who are required to uphold the purpose of the group and provide impartial advice.
- Members may seek a leave of absence for periods extending beyond two meetings.

5. MANAGEMENT OF BUSINESS

- The Group shall elect its own Chair and determine its own procedures.
- The Group shall meet monthly or at other times as determined by the Group.
- The Group may invite other persons to attend any meeting, including Councillors, but such persons shall not be entitled to vote on any decision arising out of that meeting.
- A formal mechanism for communicating with Council is to be determined by the Group.
- The Shire will provide administrative and executive support to facilitate the effective functioning of the Group.
- A record of proceedings shall be prepared for each meeting and distributed to all group members within five working days after each meeting. The document shall be filed in the Shire's record management system.
- New members will be appointed by the Shire in line with membership criteria and the purpose of the Group.
- Voting requirement will be by simple majority.

6. AMENDMENTS

The Group may amend these Terms of Reference from time to time.



Youth Advisory Committee

TERMS OF REFERENCE

Established: January 2019

1. NAME

- 1.1 The name of the Committee is the Shire of Mundaring Youth Advisory Committee.

2. HEAD OF POWER

- 2.1 The Committee is established by Council under section 5.8 of the *Local Government Act 1995* as a committee comprised of council members and other persons under section 5.9(2)(d).

3. DEFINITIONS

Act means the *Local Government Act 1995*.

Committee means the Shire of Mundaring Youth Advisory Committee.

Council means the Council of the Shire of Mundaring.

Elected Member means a Councillor of the Shire of Mundaring.

4. OBJECTIVES

- 4.1 The purpose of the Committee is to:
- Represent the opinions and aspirations of young people at a local government level and advocate on their behalf.
 - Provide a means of communication and collaboration between young people and their families, community organisations focused on or wanting to engage with young people, the Shire and Council.
 - Work with the community to encourage and create youth participation and engagement opportunities.
 - Through Shire employees provide advice and recommendations to Council on issues affecting young people in the Shire of Mundaring.
 - Raise awareness and share information about the Shire of Mundaring's Youth Engagement Partnerships Fund and the activities it supports.

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- Assess applications to the Shire of Mundaring's Youth Engagement Partnerships Fund and through Shire employees, make recommendations to Council.

5. COMMITTEE STRUCTURE

5.1 The Committee shall consist of fifteen members:

- One elected member;
- One deputy elected member; and
- Up to thirteen community members.
- Membership of the Committee is open to young people aged 12-18 years old who live in the Shire of Mundaring, attend an educational institution in the Shire of Mundaring, work in the Shire of Mundaring or participate in a Mundaring based organisation.

5.2 The Committee is supported by the Manager of Libraries and Community Engagement and Community Engagement Facilitator –Youth.

6. TERMS OF APPOINTMENT

6.1 All members are appointed by Council following ordinary local government elections for a term of up to two years to expire on the date of the subsequent ordinary local government elections.

6.2 If a member resigns prior to an ordinary local government election, Council will appoint a replacement.

7. PRESIDING PERSON

7.1 The Committee will appoint the presiding person.

7.2 A committee member will be appointed Deputy Presiding Person to preside over a meeting in the absence of the Presiding Person.

7.3 The role of the Presiding Person includes:

- Overseeing and facilitating the conduct of meetings in accordance with the Act and the Shire's *Meeting Procedures Local Law 2015*;
- Ensuring all Committee members have an opportunity to participate in discussions in an open and encouraging manner; and
- Where a matter has been debated significantly and no new information is being discussed, to call the meeting to order and ask for the debate to be finalised and the motion to be put.

8. MEETINGS OF THE COMMITTEE

8.1 The Committee will meet at least six times per calendar year.

8.2 Meetings of the Committee are open to the public and will be advertised on the Shire website.

8.3 An ordinary or special meeting of the Committee is to be held:

- If called for by either the presiding person or at least two Committee members in a notice to the CEO setting out the date and purpose of the proposed meeting; or
- If so decided by the Committee; or
- If called for by Council.

8.4 The Committee may invite Shire employees and other appropriate persons to attend meetings and provide pertinent information where necessary.

8.5 The first item on the agenda for all Committee meetings (after apologies) shall be the declaration by Committee members present of any financial, proximity and impartiality interests. These shall be recorded in the minutes.

8.6 Committee members who have disclosed a financial or proximity interest must not be present during discussion of and voting on the matter in which they have an interest.

8.7 Committee members who have disclosed an impartiality interest may remain in the meeting and participate in the discussion and voting, unless the interest is such that it would prevent them from impartially and objectively considering all the relevant information.

9. POWERS OF THE COMMITTEE

9.1 The Committee is a formally appointed committee of Council and is responsible to that body.

9.2 The Committee does not have any delegated authority.

9.3 Committee recommendations must be adopted by Council during a formal Council meeting before they can be implemented.

9.4 Members of the Committee are not permitted to speak to the media as representatives of the Committee unless approved by Council.

10. VOTING

10.1 Each member of the Committee present during a meeting will have one vote.

10.2 The names of members voting for and against will be recorded in the minutes.

11. REPORTING REQUIREMENTS

- 11.1** Recommendations arising from the Committee's deliberations shall be presented to the next ordinary meeting of Council.

12. REVIEW OF TERMS OF REFERENCE

- 12.1** The Committee is to conduct a review of its terms of reference every two years.
- 12.2** Reviewed terms of reference will be provided to Council for consideration and adoption.

13. TERMINATION OF THE COMMITTEE

- 13.1** The Committee can be terminated in accordance with the Act or at the discretion of Council.

10.5 Lobbying and Advocacy Strategy

File Code	OR.IGR
Author	Damien Martin, Strategic Projects Advisor
Senior Employee	Megan Griffiths, Director Strategic & Community Services
Disclosure of Any Interest	Nil
Attachments	1. Draft Lobbying and Advocacy Strategy 2018-19 ↓ 2. Sample Fact Sheet ↓

SUMMARY

Council adopted a Lobbying and Advocacy Strategy in 2011 (C15.03.11).

The Corporate Business Plan 2019/19 – 2021/22 commits the Shire to review its Lobbying and Advocacy Framework in 2018/19.

It is recommended that Council replaces the Lobbying and Advocacy Strategy adopted in 2011 with the attached draft Lobbying and Advocacy Strategy 2018/19.

BACKGROUND

The draft Lobbying and Advocacy 2018/19 strategy lays out a process whereby the Executive Leadership Team recommends a list of the highest priority issues for lobbying and advocacy to Council each year. Council reviews, amends and adopts a list of priority issues as it sees fit.

For each priority issue on the list an “Advocacy Implementation Plan” is prepared to provide supporting information and identify relevant resources and agencies that can be mobilised to assist in advocating for that issue. The Advocacy Implementation Plan also identifies relevant decision-makers and influencers to whom advocacy can be directed.

Each year a report is presented to Council on the activities of the previous year.

As part of a continuous program of reviewing Council policies and strategies, the Corporate Business Plan 2018/19 – 2021/22 commits to a review of the Lobbying and Advocacy Framework in 2018/19.

STATUTORY / LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan

Priority 1 - Governance

Objective 1.2 – Transparent, responsive and engaged processes for Shire decision making

Strategy 1.2.2 – Increase open and regular communication between elected members and the community

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Reputational risk from failing to advocate for community priorities		
Likelihood	Consequence	Rating
Likely	Moderate	Moderate
Action / Strategy		
Continue to advocate effectively for community priorities		

EXTERNAL CONSULTATION

Nil

COMMENT

Council Forum discussed proposed improvements to the Lobbying and Advocacy Strategy in August 2018. Proposed amendments discussed included:

- simplifying the strategy document;
- simplifying the Advocacy Implementation Plans template;
- Elected Members and senior staff capturing meeting notes of stakeholder and advocacy meetings to include subject matter in reporting, and to assist Elected Members to evaluate outcomes;
- expanding the scope of the quarterly reporting to Council Forum to include lobbying and advocacy; and
- an annual summary report to Council, which is included in the Annual Report.

To further simplify the framework and facilitate more regular reviews and improvements, it is further proposed to include the strategy, Advocacy Implementation Plan template, and

priority issues in one document. This will enable changes to any part of the framework to be implemented annually when Council considers its list of priority items.

It is recommended that Council adds an additional item to the list of priority issues adopted in April 2018 to include lobbying for opportunities that present themselves in the lead-up to the next Federal election (due by 18 May 2019). It is proposed that this priority issue focusses on community recreation facilities such as those included in the Long Term Financial Plan, Corporate Business Plan, Asset Management plan and others that may be prioritised in the Recreation Plan.

It is further recommended that the “Mundaring Town Initiative Masterplan” priority issue adopted in April 2018 is amended to the “Mundaring Activity Centre Structure Plan”.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C8.11.18	
Moved by	Cr Fisher	Seconded by	Cr Brennan

That Council endorses the attached draft Lobbying and Advocacy Strategy 2018/19
(Attachment 1)

.CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil

Shire of Mundaring Lobbying and Advocacy Strategy 2018/19

Introduction

This strategy creates a framework and process for lobbying and advocacy activities, supporting the Shire's Strategic Community Plan.

It is designed to facilitate effective, consistent, targeted delivery of the Shire's messages, with specific plans developed to address predetermined key priority issues.

Definition

Advocacy can be defined as pleading for, supporting, or recommending. It is an active process in support of a specific outcome – influence. The sole purpose of advocacy is to seek to influence policy-making, investment or service provision.

This definition raises three key questions, the answers to which collectively provide the policy framework for the Lobbying and Advocacy Strategy and its' implementation:

- What influence are we trying to achieve?
- Who are we trying to influence?
- How are we trying to influence them?

In other words, effective advocacy needs to:

- clearly identify the key issues and desired outcomes
- have clearly articulated unambiguous messages
- target the appropriate influencers or decision-makers
- use appropriate and effective methods to deliver the message.

Policy Framework

The key priorities and aspirations of the community are expressed through the Strategic Community Plan.

In the context of the Strategic Community Plan, it is important to recognise that the Shire will not be able to achieve the aspirations articulated by the community alone and that it will require collaboration by all levels of government, as well as the community, to achieve the shared vision.

The Shire's role, which is limited, includes:

DRAFT Shire of Mundaring Lobbying and Advocacy Strategy 2018/19 pg. 1

- Delivery of facilities and infrastructure
- Regulation
- Enabling and facilitation
- Education
- Civic leadership and advocacy

Aim

The aim of the Lobbying and Advocacy Strategy is to provide the information and tools to facilitate elected representatives and senior staff in exercising influence over policy, service provision, investment, and infrastructure decisions taken by other parties.

Sustained engagement in well-designed advocacy program can also assist in building a network of influential contacts that can facilitate easier access to decision makers and influencers. A concerted effort at advocacy can make the process easier.

Process

Each year the Executive Leadership Team will identify and prioritise high-level issues that are considered to be of sufficient import to warrant a formal plan of advocacy to be developed. The Executive Leadership Team will also identify small teams to develop and implement an Advocacy Implementation Plan for each issue.

The list of issues will be discussed at Council Forum. Council will formally adopt a list of priority issues each year. Council may also add to or otherwise amend the list of priority items at any time.

Advocacy Implementation Plans

Each identified issue will have a small team allocated to develop and implement an "Advocacy Implementation Plan." The plan will:

- Summarise the issue for which an Advocacy Implementation Plan is required.
- Identify key outcomes required to be achieved for the Mundaring community.
- Identify key decision-makers and influencers to be approached.
- Identify benefits or reasons supporting the importance of the issue
- Identify supporting partners and stakeholders
- Outline the actions required to be taken to implement the Plan
- Identify requisite resources to effectively implement the Plan, and where those resources are coming from.
- Identify background information and supporting resources

DRAFT Shire of Mundaring Lobbying and Advocacy Strategy 2018/19 pg. 2

Fact Sheets

Where appropriate, Fact Sheets will be produced and updated for use in lobbying and advocacy activities. In general, Fact Sheets will take a form consistent with the attached example and include:

- Project summary
- Situational analysis
- Risks of delay
- Outcomes
- How you can help us

Budget

Resources required for lobbying will be determined by the nature and extent of activity undertaken for each individual matter. Some matters may be effectively advocated locally, within existing resources. Others may require financial or other resources for consultancy fees, research and analysis, air travel and accommodation, or other items. These items will be identified and quantified in the Advocacy Implementation Plans.

Council may consider including an allocation in the annual budget for funds to be drawn upon for activities identified in Advocacy Implementation Plans.

Reporting

Lobbying and advocacy activities will be reported quarterly through Council Forum.

A summary report will be presented annually to Council and included in the Annual Report.

Priorities for 2018/19 (as adopted C11.04.18)

1. Mundaring Town Initiative Masterplan / Mundaring Activity Centre Structure Plan
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 the Shire of Mundaring (scheduled for completion in late 2018)
4. Reliable power supply – maintain watching brief and reconsider in 2018/19

Priorities for 2018/19 (adopted November 2018)

5. Community Recreation Facilities identified in the Integrated Planning and Reporting Framework including the Long Term Financial Plan, Corporate Business Plan, Asset Management Plan and Recreation Plan.

Eastlink

Design and construction of the Eastlink project: A \$1.6 billion upgrade of the Perth-Adelaide National Highway as it interfaces with Perth

Cost: \$1.6 Billion.

Partnerships: Shire of Mundaring, Shire of Northam, City of Swan, East Metropolitan Regional Council, Main Roads Western Australia, Department of Transport, Infrastructure Australia.

Project summary

Great Eastern Highway through Shire of Mundaring forms the road route of the Perth – Adelaide Highway National Transport Corridor. This section of Great Eastern Highway carries very high volumes of traffic including a large number of trucks which travel through several townsites, and has residential areas with direct property access to the highway including the steep section on Greenmount Hill.

Development of Mundaring is constrained by the requirement to maintain a “high-wide load” route through the town centre, and the volume of heavy transport that use it.

Situational analysis

A realignment of the current road route of the Perth – Adelaide Highway was identified many years ago. Despite this alternative route having a development strategy and staging plan, only one stage of 10 has been completed even though significant and growing safety concerns and interface issues.

As identified in the Draft North East Sub-regional Framework – Towards Perth – Peel @ 3.5 Million (p11), the Perth-Adelaide National Highway (PANH) link between Gidgegannup and Clackline (Orange Route) has been reserved as a Primary Regional Road in the Metropolitan Region Scheme

Risks of Delay

- Continued and increasing heavy traffic through town centres and on Greenmount Hill.
- Continued heavy traffic congestion and traffic conflicts on Toodyay Road, which will benefit from major reconstruction, realignment and improvement when Eastlink is built.
- Continued inefficiencies in the freight network caused by the current requirement to “break down” large combination heavy vehicles at Northam for individual transport between Northam and Perth.





Outcomes

- Major improvements to pedestrian and road safety in Mundaring and other townsites and on Greenmount Hill.
- Removal of impediment to development of Mundaring townsite to meet State Government infill population density targets.
- Major improvement of road safety on Toodyay Road.
- Improvements in efficiencies of the freight network in and out of Perth.

How you can help us

- State government endorsement and support of the project.
- State government matching Federal funds for design work.
- Infrastructure Australia analysis and support for the project.



10.6 Perth Hills Tourism Alliance Memorandum of Understanding

File Code	CS.INF 2
Author	Kirk Kitchin, Manager Recreation and Leisure
Senior Employee	Megan Griffiths, Director Strategic & Community Services
Disclosure of Any Interest	Nil
Attachments	1. Perth Hills Tourism Alliance MOU ↓ 2. Perth Hills Tourism Alliance TOR ↓

SUMMARY

Currently each Local Government in the Perth Hills undertakes, in isolation, varying levels of tourism marketing. This has resulted in an absence of brand identity across the Perth Hills region. This makes it difficult for the Perth Hills, as a tourist region, to compete with other strong, well organised and funded tourism regions.

The existing tourism destination brand and reputation of Perth Hills is well positioned to now develop into a strong competitive tourism brand across the Perth Metropolitan tourism market and across Western Australia.

In the past eighteen months the six Perth Hills Local Government Authorities (LGAs) [Shire of Mundaring; City of Armadale; City of Kalamunda; City of Gosnells; Shire of Serpentine Jarrahdale; and City of Swan] have progressed the concept of an integrated tourism brand for the Perth Hills. This work has culminated in the development of the proposed Perth Hills Tourism Alliance (PHTA), a supporting Memorandum of Understanding (MOU) and Terms of Reference (TOR).

The PHTA is a collaborative project designed to provide joint tourism marketing between the six neighbouring LGAs spread across the Perth Hills region to maximise marketing efforts and resources to attract increased visitation, maximise branding opportunities and attract increased investment to the Perth Hills region.

The Shire has funding allocated in the long term financial plan for this project.

It is recommended the Shire of Mundaring become a member of the PHTA and sign the MOU.

BACKGROUND

A collective Perth Hills brand for just Mundaring and Kalamunda was developed between these areas' respective tourism associations over a decade ago. This concept and collective work stopped many years ago mainly due to significant changes to the associations. The Shire still owns the www.perthhills.com.au domain name and website, however the website is not updated regularly. This collaborative concept was raised again during Local Government Reform in 2014 but due to uncertainties for local government at this time did not progress.

Currently each LGA in the Perth Hills undertakes varying levels of tourism marketing in isolation to what the other LGAs are doing. This has resulted in an absence of brand identity across the region. This makes it difficult for the Perth Hills as a tourist region to compete with other strong tourist regions such as the Swan Valley, Perth City and Margaret River, who all have strong clear brands and co-ordinated marketing plans.

In January 2017 the Cities of Armadale and Kalamunda, the Shire of Mundaring and Experience Perth met to discuss how to progress the concept of an integrated tourism brand for the Perth Hills. A number of meetings were held, culminating with a workshop in October 2017 that resulted in each LGA determining what budget they could allocate to an integrated Perth Hills Marketing collateral for 2018/19.

A business case for Regional Tourism Promotion was subsequently listed in the Shire's 2018/19 integrated planning process resulting in an annual allocation of \$20,000 towards this project.

In March 2018 it was agreed to invite the other three LGAs within the boundaries of Perth Hills to join this project, namely Cities of Gosnells, Swan and the Shire of Serpentine Jarrahdale. These six LGAs have subsequently collaborated to develop the draft MOU, the draft TOR and a project timeline to develop and launch the PHTA.

Most recently a representative of the PHTA working group and the CEO of Destination Perth (formerly Experience Perth) presented information on the proposed PHTA to a meeting of the Perth Hills CEO's on 11 October 2018. The CEO of Destination Perth provided an overview of the remit of Destination Perth and their charter as one of the five Regional Tourism Organisations in Western Australia. Looking after the marketing and promotion for the six precincts in the Perth Metropolitan area including Perth, Fremantle and Rottne, Perth Beaches, Rockingham, Peel and Swan Valley & Perth Hills. The presentation highlighted the strategic importance of the six Perth Hills LGAs coming together to form the PHTA from a co-operative destination marketing perspective, and regional promotion opportunities.

STATUTORY / LEGAL IMPLICATIONS

Nil

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The Long Term Financial Plan has an allocation of \$20,000 per annum towards this regional tourism.

The proposed funding requirement for the PHTA in 2018/19 is \$10,000 per LGA. The Shire has sufficient funds allocated for this project in its 2018/19 budget.

The PHTA requires ongoing funding for the next three financial years of a minimum of \$10,000 per annum.

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan

Priority 2 - Community

Objective 2.5 – Flourishing local business

Strategy 2.5.2 – Encourage the development of new and improved visitor attractions that are consistent with the nature and character of the area

SUSTAINABILITY IMPLICATIONS

Economy

Achieving the objectives of the PHTA to increase visitation to the Perth Hills may result in an increase to local employment opportunities in the tourism and support industry sectors of the community.

Having a collective approach to tourism marketing across the region may:

- Increase the reach from larger marketing activities than the Shire can achieve with its current minimal focus on tourism marketing;
- Increase the ability to leverage funds for tourism development that may become available in the future;
- Enable Perth Hills to better compete with other strong tourist regions such as Swan Valley, Perth City and Margaret River;
- Broaden the promotion of the benefits of the Perth Hills may make living in the region desirable increasing demand for hills properties and ultimately land values;
- Minimise the cost of tourism marketing for the Shire as it leverages the collective tourism marketing spend of all six Perth Hills LGAs.

RISK IMPLICATIONS

Risk: Reputational Risk

Choosing not to be part of the PHTA would represent a reputational risk, especially to the 360 tourism business in the Shire, should the other LGAs all agree to join the PHTA.

Likelihood	Consequence	Rating
Almost Certain	Minor	High
Action / Strategy		
To eliminate this risk the Shire should join the PHTA and sign the MOU.		

EXTERNAL CONSULTATION

Shire officers have worked with:

- Officers from the other five Perth Hills LGAs;

- Past and present CEO from Destination Perth; and
- Officers from Tourism Council WA.

COMMENT

A revitalised collective approach between the Perth Hills LGAs has identified that the existing tourism destination brand and reputation of Perth Hills is well positioned to develop into a stronger competitive tourism brand across the broader region, the wider Perth Metropolitan tourism market and across wider Western Australia.

Communicating the brand through consistency in key messaging, tone of voice, language, images, videos and visual identity (colours, shapes, logos) can become confused if the Perth Hill's LGAs do not agree to one clearly identified brand. By remaining consistent in communications it will strengthen the position and give clarity to the brand as well as a building a strong competitive position for the region.

There will be a need to emphasise different localised attributes to specific target audiences by each LGA, which will express their individual personality as part of their normal tourism destination marketing; however the overarching region needs a strong, unified Perth Hills brand.

Without this basic element the collaboration between the Perth Hills LGAs for tourism marketing a new or re-brand may become unnecessarily expensive financially and through use of limited resources and dilute the overall messaging.

The proposed PHTA is a collaborative project designed to provide joint tourism marketing between the six neighbouring LGAs spread across the Perth Hills region, to maximise marketing efforts and resources to attract increased visitation, to maximise branding opportunities and to attract increased investment to the Perth Hills region.

The six LGAs include:

- City of Armadale;
- City of Kalamunda;
- City of Gosnells;
- Shire of Mundaring;
- Shire of Serpentine Jarrahdale; and
- City of Swan.

The boundaries of the Perth Hills region would be:

North – Gidgegannup

South – Jarrahdale

East - Eastern boundary of each Perth Hills LGA

West - Foothills of the Darling Scarp

The vision of the project is for the Perth Hills to be recognized as a key tourism region of Perth. By working together in a collaborative manner, the PHTA aims to achieve the following objectives:

- Increased visitation to the Perth Hills;
- Consistent messaging;
- Shared resources / leveraging resources;
- Alignment with Destination Perth;
- Develop a Visitor Centre support network; and
- Collaborative/consistent branding for the Perth Hills region.

The activities this project may undertake, but are not limited to, include:

- Creating a fresh Perth Hills brand;
- Identifying the strengths of the region - common messages - key messaging;
- Identifying gaps in marketable products and seizing those opportunities;
- Shared promotional activities for the region;
- Promotional and collaborative visitor services; and
- Single / unified Perth Hills landing page.

To formalise this arrangement and commitment of resources a MOU has been drafted and reviewed by each LGA. The MOU is supported by a Terms of Reference and Operating Rules (TOR).

To become a member of the PHTA requires the signing of the MOU.

The PHTA MOU (see attachment 1) is an expression of a working relationship and does not impose any obligations on the Shire other than those described in the MOU. Any LGA can withdraw from the MOU at any time.

The PHTA TOR (see attachment 2) provide a clear framework and direction for the working group to operate/

The proposed project timeframe for the PHTA is outlined.

- November / December 2018 - Six LGA's review the PHTA project and consider signing the MOU and a budget commitment of \$10,000 for the current financial year and commitments of further funding in the 2019/20, 2020/21 and 2021/22 financial years. These financial commitments beyond the current financial year have not been set and would be dependent on the activities proposed and the ability and willingness of each LGA to fund these;
- January 2019 – Formal creation of Alliance;

- February to April 2019 - Develop high level PHTA Tourism Strategy and 3 year Action Plan;
- 1 July 2019 – PHTA Launch Event and Launch Revised Website; and
- 1 July 2019 – Project Implementation commences.

Each LGA is to undertake the necessary approvals to be able to commit to the funding, development and implementation of the PHTA. At the date of writing this report each LGA has indicated their in-principle support of the development of the PHTA.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C9.11.18	
Moved by	Cr Jones	Seconded by	Cr Driver

That Council supports the Perth Hills Tourism Alliance and authorises the Chief Executive Officer to sign the Perth Hills Tourism Alliance Memorandum of Understanding as at **Attachment 1**.

CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil

MEMORANDUM OF UNDERSTANDING

PERTH HILLS TOURISM ALLIANCE

Date of Memorandum of Understanding

Starting 1 January 2019

Parties

City of Armadale (ABN 79 863 269 538) of 7 Orchard Avenue, Armadale, WA

City of Gosnells (ABN 18 374 412 891) of 2120 Albany Highway, Gosnells, WA

City of Kalamunda (ABN 60 741 095 678) of 2 Railway Road, Kalamunda, WA

City of Swan (ABN 21 086 180 442) of 2 Midland Square, Midland, WA

Shire of Mundaring (ABN 20 431 487 930) of 7000 Great Eastern Highway, WA

Shire of Serpentine Jarrahdale (ABN 98 924 720 841) of 6 Paterson Street, Mundijong, WA

Interpretation

1. Terms used in this Memorandum of Understanding (MoU) are defined as follows:

Alliance means the alliance between the six Councils established by this MoU.

MoU means this Memorandum of Understanding.

Party means either City of Armadale, City of Gosnells, City of Kalamunda, City of Swan, Shire of Mundaring or Shire of Serpentine Jarrahdale.

Parties means City of Armadale, City of Gosnells, City of Kalamunda, City of Swan, Shire of Mundaring and Shire of Serpentine Jarrahdale.

Terms of Reference and Operating Rules means the Terms of Reference and Operating Rules of the Perth Hills Tourism Alliance annexed at Annexure A to this MoU.

Perth Hills means the area of the Darling Scarp from Gidgegannup in the north, Jarrahdale in the south, the eastern boundaries of the City of Swan, Shire of Mundaring, City of Kalamunda, City of Armadale and Shire of Serpentine Jarrahdale to the east and the foothills to the west.

Recitals

- A. The Parties have each resolved to work together for the purpose of the promotion, advancement and development of the Perth Hills Tourism Alliance.
- B. The Parties seek to form an Alliance in order to collaborate in the promotion, advancement and development of the Perth Hills Tourism Alliance.

- C. The MoU is an expression of a working relationship. It does not impose any obligations on any Party other than those described in the MoU.

Introduction

Independently each of the Parties recognise tourism as an economic driver through their Strategic Community Plans or Tourism Strategies and make contribution of resources in financial and human capital to destination marketing and visitor servicing in various capacities. All Parties recognise that Perth Hills as a tourism destination brand has potential to develop into a strong competitive brand. All Parties agree a collaborative approach to destination marketing with a clearly identified and consistent brand has mutual benefits across the region.

Purpose

2. The Parties agree to work together in good faith for the promotion, advancement and development of the Perth Hills Tourism Alliance, including:
 - a. Achievement of Alliance's vision to be recognised as a key tourism precinct;
 - b. Increasing visitation;
 - c. Achieving unity between stakeholders and speaking with one voice;
 - d. Sourcing appropriate levels of funding;
 - e. Product and industry development;
 - f. Lobbying/advocacy; and
 - g. Facilitating strategic alliances for the purpose of achieving the above.
3. The Parties agree that no initiative of the Alliance will be progressed unless all Parties are in agreement, as determined in accordance with the decision-making procedures provided for in the Terms of Reference and Operating Rules at Annexure "A".

Structure of Alliance

4. The Parties agree to establish, as soon as practicable after the commencement of this MOU, the Alliance as provided for in the Terms of Reference and Operating Rules.
5. The Alliance will have the following functions:
 - a. Acting as an advisory body to the Parties on opportunities and ways to achieve the purpose as set out above;
 - b. Recommending adoption and implementation of those strategies by the Parties;
 - c. Enabling the achievement of the strategic priorities adopted by the Parties;
 - d. Reporting to the Parties as to the effectiveness of such strategies; and
 - e. Monitoring the progress and achievement of the stated goals and strategies to achieve the desired outcomes.
6. The Parties agree to work to the Terms of Reference and Operating Rules to give effect to this MoU.

Relationship between Alliance Members

7. No Party will be responsible to any other Party for the services that it performs in respect of the Alliance or the performance of this MoU.
8. This MoU does not create a legal relationship of employment, trust, agency or partnership between the Parties.
9. Each Party is responsible for its own obligations arising under this MoU and is not liable for any other Party's obligations.
10. A Party may not commit another Party to any cost, expense or obligation.
11. The Alliance shall not make any binding decisions and may only make recommendations.

Termination, Variation and Waiver

12. A provision of this MoU or a right created under it, may not be waived or varied except in writing, signed by all Parties.
13. This MoU and the Alliance created by it can be terminated at any time if agreed to by the six Parties.
14. Any party may withdraw from the Alliance at any time by way of giving notice in writing. Notice shall consist of no less than 7 days.

Confidentiality

15. The Parties agree to keep confidential and not to disclose, communicate or divulge to anyone any confidential information received through or for the purposes of this MoU unless expressly required by law.

Alliance Intellectual Property

16. Intellectual property developed as part of this Alliance will be jointly owned by all members of the Alliance. All reports and material produced will be copyrighted jointly to the Parties.

Execution

*Signed for and on behalf of **City of Armadale***

sign here ►

Chief Executive Officer

print name

*Signed for and on behalf of **City of Gosnells***

sign here ►

Chief Executive Officer

print name

*Signed for and on behalf of **City of Kalamunda***

sign here ►

Chief Executive Officer

print name

*Signed for and on behalf of **City of Swan***

sign here ►

Chief Executive Officer

print name

date:

*Signed for and on behalf of **Shire of Mundaring***

sign here ►

Chief Executive Officer

print name

*Signed for and on behalf of **Shire of Serpentine Jarrahdale***

sign here ►

Chief Executive Officer

print name

Annexure A

**Terms of Reference and Operating Rules of the
Perth Hills Tourism Alliance**



Terms of Reference and Operating Rules of the
Perth Hills Tourism Alliance

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Terms of Reference and Operating Rules of the Perth Hills Tourism Alliance – October 2018

1. Interpretation

- 1.1. Unless context determines otherwise, the following definitions apply to these Terms of Reference and Operating Rules:
 - 1.1.1. **Local Government** means either City of Armadale, City of Gosnells, City of Kalamunda, City of Swan, Shire of Mundaring or Shire of Serpentine Jarrahdale;
 - 1.1.2. **Local Governments** means either City of Armadale, City of Gosnells, City of Kalamunda, City of Swan, Shire of Mundaring and Shire of Serpentine Jarrahdale;
 - 1.1.3. **LG Act** means the Local Government Act 1995 (WA);
 - 1.1.4. **CEO** means Chief Executive Officer of a Council;
 - 1.1.5. **Member** means a nominated representative of a Council appointed;
 - 1.1.6. **MoU** means the Memorandum of Understanding between Councils;
 - 1.1.7. **Alliance** means the Alliance between the Council;
 - 1.1.8. **Party** means either City of Armadale, City of Gosnells, City of Kalamunda, City of Swan, Shire of Mundaring or Shire of Serpentine Jarrahdale; and
 - 1.1.9. **Parties** means either City of Armadale, City of Gosnells, City of Kalamunda, City of Swan, Shire of Mundaring and Shire of Serpentine Jarrahdale.

2. Terms of Reference and Strategic Alignment

- 2.1. The Perth Hills Tourism Alliance through a collaborative process is aimed at achieving an effective one voice for the Perth Hills for the purpose of the promotion, advancement and development of the region, within the State of Western Australia and beyond.
- 2.2. The Alliance will have the following functions:
 - 2.2.1. Acting as an advisory body to the Parties on opportunities, priorities and strategies to achieve the purpose set out in Clause 4.1;
 - 2.2.2. Recommending adoption and implementation of strategies by the Parties;
 - 2.2.3. Enabling the achievement of strategies adopted by the Parties;
 - 2.2.4. Reporting to the Parties as to the effectiveness of such strategies; and
 - 2.2.5. Monitoring the progress and achievement of the strategies to achieve the desired outcomes.
- 2.3. The Parties agree to work together in good faith with respect and integrity.

Terms of Reference and Operating Rules of the Perth Hills Tourism Alliance – October 2018

3. Establishment and Dissolution

- 3.1. This Alliance was established and these Operating Rules were adopted by the Local Governments through the MoU.
- 3.2. This Alliance will be known as the Perth Hills Tourism Alliance.
- 3.3. These Operating Rules may be amended by resolution of the Alliance and the written approval of the Parties.
- 3.4. The Alliance is dissolved on expiry or termination of the MoU.

4. Purpose

- 4.1. The Alliance has been established to enable the Parties to work together for the promotion, advancement and development, of the Perth Hills region including:
 - 4.1.1. Achievement the Alliance's vision to be recognised as a key tourism precinct of Perth;
 - 4.1.2. Increasing visitation;
 - 4.1.3. Achieving unity between stakeholders and speaking with one voice;
 - 4.1.4. Sourcing appropriate levels of funding;
 - 4.1.5. Product and industry development;
 - 4.1.6. Lobbying/advocacy; and
 - 4.1.7. Facilitating strategic alliances for the purpose of achieving the above.

5. Limits on Functions of Alliance

- 5.1. The Alliance cannot make decisions on behalf of a Local Government or commit them in any way.
- 5.2. The Alliance cannot direct any officer of the Local Government in his or her duties.
- 5.3. The Alliance has no power or authority, whether by delegation, agency or otherwise to exercise any function, right, duty or power of a Local Government, whether under a statute or other law.
- 5.4. The Alliance shall only act as an advisory body and shall not have any power to make policy or other decisions so as to bind any of the Parties in any way.

Terms of Reference and Operating Rules of the Perth Hills Tourism Alliance – October 2018

6. Administrative Functions

The Alliance will be responsible for the:

- a) Preparation agendas for meetings of the Alliance;
- b) Maintenance of the register of members of the Alliance;
- c) Take minutes at Alliance meetings and prepare them for dissemination;
- d) Ensuring Alliance governance papers are available to Alliance members;

7. Alliance Membership

The Alliance will have a membership of six members being one representing each of the Local Governments.

- 7.1. Each CEO will appoint one person to the Alliance Committee who may be but does not have to be a Council officer, but who has the relevant skills, expertise and experience that will assist the Alliance in fulfilling the purpose specified in clause 4.1.
- 7.2. The appointing CEO may terminate the appointment of this member of the Alliance without reason and with immediate effect and appoint a new person.
- 7.3. Members appointed under clause 7.2 are appointed for a terms as determined by their respective CEO or at the dissolution of the Alliance.
- 7.4. If a Local Government withdraws from the MoU their representative's membership to the Alliance will be terminated.
- 7.5. Alliance members will not be paid sitting fees or any other remuneration.

8. Chairperson

- 8.1. The Chairperson of the Alliance shall be appointed by mutual agreement of the Alliance members.

9. Meetings

- 9.1. The meeting schedule will be determined by the Chairperson of the Alliance.
- 9.2. The Chairperson of the Alliance may call an extraordinary meeting of the Alliance with no less than seven days' written notice to all members.
- 9.3. Where possible meetings will be rotated between Local Government facilities.

Terms of Reference and Operating Rules of the Perth Hills Tourism Alliance – October 2018

- 9.4. The Chairperson will be responsible for the agenda for meetings.
- 9.5. The Chairperson will preside as Chairperson at every meeting of the Alliance, unless due to unavailability they have delegated the role in advance to another Alliance member.
- 9.6. The Chairperson will determine at the commencement of the meeting if a quorum exists to conduct the meeting in accordance with clause 9.7.
- 9.7. A quorum is required for a meeting to be convened. A quorum is constituted by no less than 4 members.

10. Record of Proceedings

- 10.1. A record of proceeding will be made at each meeting recorded.
- 10.2. As soon as practicable the Record of Proceeding will be distributed to all Alliance members.
- 10.3. The record of proceeding will be tabled at the next meeting for confirmation as a true and accurate record.

11. Confidentiality

- 11.1. Items of Alliance business are not confidential unless identified by the alliance by way of formal notice at the meeting.
- 11.2. Members are not to disclose any confidential Alliance information to a person outside the Alliance without the authority of the Alliance.

12. Working Groups

- 12.1. The Alliance may establish working groups to progress a matter agreed upon by all members of the Alliance, and any membership, terms of reference and operating rules for such working groups. These working groups will not duplicate the functions the Committees or the Local Governments.

13. Reporting

- 13.1. The Alliance must provide record of proceedings for all meetings, including confidential items, to the CEO.
- 13.2. The Alliance must provide any additional reporting to the Local Governments which may be reasonably requested.

14. Conduct

14.1. Alliance Members:

- 14.1.1. Must meet and fulfil the requirements of their respective Local Governments Code of Conduct.
- 14.1.2. Must act honestly, and with a reasonable degree of care and diligence, in the exercise of their powers and in the discharge of their duties.
- 14.1.3. Should take into account the wishes of members in the exercise of their powers and the discharge of their duties, but when deliberating on issues at Alliance Meetings, have a responsibility to represent the interests of all parties as a whole.
- 14.1.4. Should not allow conflicting interests and/or personal advantage influence their decision making in performing their duties on the Alliance.
- 14.1.5. Must not use any information acquired by virtue of his/her position improperly.
- 14.1.6. Must "Declare an Interest" if matters discussed at any Alliance meeting may result in a "Conflict of Interest".

15. Public Comment

- 15.1. The Chairperson is the official spokesperson on Alliance business.
- 15.2. The Alliance, through its official spokesperson, may discuss matters of interest with the media and general public unless disclosure of certain information contravenes the Alliance's obligations of confidentiality, a Local Governments Code of Conduct, privacy or duty of care, or could infringe any laws or regulations. The official spokesperson may only speak on matters that have been agreed to by all Parties.
- 15.3. Alliance members are entitled to enter into debate in their private capacity provided they clearly state that their comments are their personal opinion and that they do not represent the Local Government or the Alliance.
- 15.4. The delegated spokesperson of each Party may make public comment in their official capacity on matters that relate to their individual organisations.

16. Review

The operation of the Alliance and the Terms of Reference and Operating Rules may be reviewed and altered or amended by the Councils from time to time and will be reviewed after an initial term of one year and again every two years thereafter.

Alliance Member Undertaking

I,

declare as follows that I have read, understood and agree to be bound by the Terms of Reference and Operating Rules of the Perth Hills Tourism Alliance.

.....

Signature

.....

Date

.....

Chairperson Signature

.....

Date

Terms of Reference and Operating Rules of the Perth Hills Tourism Alliance – October 2018

10.7 Local Government Ordinary Elections 2019

File Code	GV.ELN 1.2019
Author	Danielle Courtin, Governance Coordinator
Senior Employee	Paul O'Connor, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	Nil

SUMMARY

The next local government ordinary elections will take place on 19 October 2019.

Council is requested to make decisions to:

1. Appoint the Electoral Commissioner to conduct the election; and
2. Conduct a postal election.

BACKGROUND

Local government elections are held every two years on the third Saturday of October.

Shire of Mundaring last held “in person” elections in 1999 and subsequently resolved to conduct all future elections as “postal” elections. This report requests that Council makes formal decisions relating to the conduct of the 2019 ordinary elections.

STATUTORY / LEGAL IMPLICATIONS

Local government elections are conducted in accordance with the provisions of the *Local Government Act 1995*, the *Local Government (Elections) Regulations 1997* and the *Local Government (Constitution) Regulations 1998*.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

The WA Electoral Commission (WAEC) is required by the *Local Government Act 1995* to conduct local government elections on a full cost recovery basis. The Commission has provided an estimate of \$112,000 (inc. GST) to conduct the 2019 election. This cost will be included in the 2019/20 Budget.

It should be noted that the WA Electoral Commission estimated cost may reduce if a candidate is elected unopposed in a ward with only one vacancy or all candidates are

elected unopposed in a ward with several vacancies, so that there is no requirement for an election in that ward.

As a guide, the WAEC estimate for the 2017 election was \$104,000 (inc. GST), when the actual cost invoiced was \$99,743.16 (inc. GST), as an election was contested in all four wards.

The WAEC estimate for the 2015 election was \$84,000 (inc. GST), when the actual cost invoiced was \$50,052.70 (inc. GST), due to candidates in two wards (East and West) having been elected unopposed.

The WAEC estimate for the 2013 election was \$80,000 (inc GST) and the actual cost invoiced was \$52,359.16 (inc GST), as candidates in two wards (East and West) were elected unopposed.

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan

Priority 1 - Governance

Objective 1.2 – Transparent, responsive and engaged processes for Shire decision making

Strategy 1.2.2 – Increase open and regular communication between elected members and the community

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Elections are not held in accordance with the Act and the Regulations.		
Likelihood	Consequence	Rating
Unlikely	Major	Moderate
Action / Strategy		
Appoint the Electoral Commissioner to be responsible for the election.		

EXTERNAL CONSULTATION

Nil

COMMENT

There will be six vacancies to be filled at the October 2019 postal election:

- Central Ward – two vacancies (Cr Fisher and Cr Jeans)
- East Ward – two vacancies (Cr Daw and Cr Fox)
- South Ward – one vacancy (Cr Martin)
- West Ward – one vacancy (Cr Brennan).

The estimate provided by the WAEC is based on the following assumptions:

- 27,000 electors
- Response rate of approximately 35% (actual response rate in 2017 was 42%)
- Six vacancies
- Count to be conducted at the offices of the Shire of Mundaring
- Standard Australia Post delivery service to apply (Priority Service would cost an additional \$5400).

Should an Elected Member resign on or after 20 July 2019, the vacancy so created will remain unfilled until the October 2019 election.

Should an Elected Member resign after 19 January 2019 but before 20 July 2019, the vacancy may, with the approval of the Electoral Commissioner, remain unfilled until the October 2019 election.

WAEC advises that filling these supplementary vacancies at the October 2019 election would not incur extra costs, as the determining cost factor is the number of wards where elections are to be held.

Should an Elected Member resign prior to 19 January 2019, an extraordinary election would have to be held. WAEC estimates costs for such an election to be around \$20,000.

VOTING REQUIREMENT

Absolute Majority - *Local Government Act 1995* section 4.20(2)

COUNCIL DECISION RECOMMENDATION		C10.11.18	
Moved by	Cr Brennan	Seconded by	Cr Russell

That Council, by absolute majority, -

1. declares, in accordance with section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the 2019 ordinary elections together with any other elections or polls which may be required; and
2. decides, in accordance with section 4.61(2) of the *Local Government Act 1995* that the method of conducting the election will be as a postal election.

CARRIED BY ABSOLUTE MAJORITY 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil

10.8 Corporate Business Project Report - 1 July - 30 September 2018

File Code	OR.CMA 16
Author	Janice Byers, Organisational Development Officer
Senior Employee	Megan Griffiths, Director Strategic & Community Services
Disclosure of Any Interest	Nil
Attachments	1. Corporate Business Project Report 1 July - 30 September 2018 ↓

SUMMARY

Council adopted the Corporate Business Plan (CBP) for the period 2018/19 -2021/22 on 12 June 2018. The CBP contains a range of strategic and planning priorities to be implemented on a yearly basis. Council receives quarterly reports about the implementation of these priorities. The purpose of reporting is to provide an internal review and monitoring function that allows the Shire to respond to change through a systematic reporting process.

This first quarter Corporate Business Project Report (CBPR) reflects project progress as at 30 September 2018 and notes all completed, in progress, deferred, behind schedule and changes to project due dates.

It is recommended that Council endorses proposed changes to timelines for two projects, (Major projects- Replace Toilet Blocks; and Mundaring Town Centre Revitalisation Project) and notes that one project (Mundaring Hardcourts Resurfacing) is on hold.

BACKGROUND

Section 5.56 of the *Local Government Act 1995* (the Act) "Planning for the Future" requires a local government to plan for the future of the district and to make plans in accordance with the regulations. Regulations came into effect 1 July 2013 requiring all local governments in Western Australia to have developed and adopted a Strategic Community Plan (SCP) and a Corporate Business Plan supported and informed by resourcing and delivery strategies. These plans will drive the development of each local government's annual budget and through a process of continuous improvement local governments should be better able to plan for and meet the needs of their communities.

The reporting element is the process by which local government informs the community and statutory bodies on its progress in delivering services, projects and other operations to meet the community's short term, medium term and long term aspirations.

Section 5.53 of the Act requires the annual report to contain an overview of the plan for the future of the district, including major initiatives that are proposed to commence or to continue in the next financial year.

STATUTORY / LEGAL IMPLICATIONS

Section 5.56 of the *Local Government Act 1995* requires a local government to plan for the future of its district in accordance with any regulations made.

Regulation 19DA of the *Local Government (Administration) Regulations 1996* sets out the requirements for preparing, adopting, reviewing and modifying the Corporate Business Plan.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Nil

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

Nil

RISK IMPLICATIONS

Nil

EXTERNAL CONSULTATION

Nil

COMMENT

Listed in the first quarter CBPR the Shire has a total of 11 projects, which will be regularly reported upon. The current status of these projects is as follows:

Change of dates 2 Major Projects – Replace toilet blocks - Due to resources being allocated to resolving and seeking completion of the Mundaring Arena as well as design changes due to BCA requirements the toilet block projects it is proposed to delay completion of this project until 28 February 2019.

Mundaring Town Centre Revitalisation Project – Due to the advertising period being extended by two weeks this project will now be presented to Council at the 13 November 2018 meeting.

In Progress	7	Chidlow Oval Lighting Upgrade
		Mundaring Multi-purpose Community Facility Concept Plan and Town Centre Land Assembly
		Mundaring Oval Lighting Upgrade
		Public Health Plan
		New Chart of Accounts
		Weed Control Strategy
		Recreation Plan
On-hold	1	Mundaring Hardcourts Resurfacing – Awaiting outcome of grant application.
Complete	1	Darlington Hall Accessibility Upgrade

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C11.11.18	
Moved by	Cr Jones	Seconded by	Cr Russell

That Council endorses the changes to the following projects listed in the quarterly Corporate Business Project Report 1 July – 30 September 2018 shown in the attachment:

- 1) Major Projects – Replace toilet blocks - Due to resources being allocated to resolving and seeking completion of the Mundaring Arena as well as design changes due to BCA requirements the toilet block projects are delayed until 28 February 2019.
Mundaring Town Centre Revitalisation Project – Due to the advertising period being extended by two weeks this project will be presented to Council at the 13 November 2018 meeting;

and notes:
- 2) The Mundaring Hardcourts Resurfacing project is on-hold pending the outcome of grant funding.

CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil

Corporate Business Project Report 1 July – 30 September 2018

Cancelled, Deferred, On Hold

Complete

On Schedule

Behind Schedule

Overdue

Not Started (No Colour)

Built Environment [Strategic Community Plan(2016-2026)]							
Business Case	Project	Start Date	Due Date	% Of Parent	% Complete	Status	Comments
Major Projects - Replace Toilet Blocks	Major Projects - Replace Toilet Blocks	25/09/2017	28/02/2019	100	38	In Progress	This project has been delayed due to an ongoing focus on resolving contractual issues at the Mundaring Arena project. The plans for the toilet blocks which are based on the same toilet blocks at Chidlow Village Green and Pioneer Park Mt Helena had to be redone because of updates to BCA requirements. These modified plans then had to be structurally certified. As advised at the August 2018 Council Forum, Tenders for both toilet blocks were expected to be advertised in September. The tender for Glen Forrest will close on 12 October and Sawyers Valley will close on 26 October. Awarding is expected to occur early in November with work to occur over the summer period. Approval is therefore sought to amend the completion date for this project to the end of February 2019
Mundaring Town Centre Revitalisation	Mundaring Town Centre Revitalisation Project	1/01/2016	13/11/1918	100	98	In Progress	The advertising period was extended by two weeks which meant the analysis of the submissions was delayed. This has now pushed the end date to 13 November 2018 Council Meeting.

Community [Strategic Community Plan(2016-2026)]							
Business Case	Project	Start Date	Due Date	% Of Parent	% Complete	Status	Comments
Chidlow Oval Lighting Upgrade	Chidlow Oval Lighting Upgrade	17/09/2018	1/03/2019	100	18	In Progress	This project is progressing noting timelines are tight due to deadlines set by Federal Government for their grant.
Mundaring Civic Precinct Concept Plan and Town Centre Land Assembly	Mundaring Multi-purpose Community Facility Concept Plan and Town Centre Land Assembly	2/07/2018	30/06/2020	100	3	In Progress	
Mundaring Hardcourt Resurfacing	Mundaring Hardcourts Resurfacing	3/09/2018	30/06/2020	100	14	On Hold	This project is on hold pending the outcome of a grant application seeking additional funding to upgrade the hardcourt lighting to LED
Mundaring Oval Lighting Upgrade	Mundaring Oval Lighting Upgrade	2/07/2018	30/06/2019	100	17	In Progress	This project is currently dependent on the outcome of a request for additional funding from the Federal Government (33% to 50%)
Public Health Plan	Develop a Public Health Plan	7/03/2018	31/12/2019	100	20	In Progress	The pre-planning stage has now been complete. Community consultation has been sought to assist with the development of the plan and will conclude end of November 2018. There will be further community consultation once the draft plan has been developed.

Governance [Strategic Community Plan(2016-2026)]							
Business Case	Project	Start Date	Due Date	% Of Parent	% Complete	Status	Comments
New Chart of Accounts - Design and Implementation	New Chart of Accounts	9/01/2017	5/07/2019	100	83	In Progress	<p>At its ordinary meeting held on 8 May 2018 Council was advised and agreed (C21.05.18) that the "go live" date for the Chart of Accounts (COA) project would be delayed by 12 months. Whilst remaining confident that staff would have been in a position to implement the new COA by 1 July 2018, it became apparent that key staff did not have the capacity to complete the 2018/19 annual budget in an accurate and timely manner within the proposed new COA structure.</p> <p>This project is complex and challenging and the impact that the original timeframes would have in terms of resources and capacity were underestimated.</p> <p>The 2018/19 budget was therefore developed within our existing COA and we will continue to use this environment for the 2018/19 financial year. The new COA will continue to be reviewed and refined over the upcoming 6 months. This extra time will enable the new COA to flow seamlessly into the 2019/20 budget process, which will commence in December 2018.</p> <p>The deferral of this project does not impact on our capacity to produce financial reports, ie. Council will not be impacted in that they will still receive the annual budget, monthly financial statements and annual report as per usual.</p> <p>The end result (ie a new COA) will be vastly improved management reporting for decision making and an efficiency gain in terms of the time taken to produce monthly financial reports, budgets and annual financial reports.</p>

	Natural Environment [Strategic Community Plan(2016-2026)]						
Business Case	Project	Start Date	Due Date	% Of Parent	% Complete	Status	Comments
Weed Control Strategy Review	Weed Control Strategy review	16/07/2018	30/06/2020	100	10	In Progress	Scope has been revised to focus more on weed control methods due to community concerns about chemical weed control and specifically glyphosate.
	Thriving Community [Corporate Business Plan(2013-2023)]						
Business Case	Project	Start Date	Due Date	% Of Parent	% Complete	Status	Comments
Darlington Hall Access Upgrade	Darlington Hall Accessibility Upgrade	3/08/2015	3/08/2018	100	100	Complete	Practical completion for building works was achieved on 3 August 2018 and building was immediately available for user groups.
Recreation Plan	Recreation Plan	14/08/2017	9/04/2019	100	28	In Progress	

10.9 Annual Electors Meeting 2018

File Code	GV.MTG 2
Author	Stan Kocian, Manager Finance and Governance
Senior Employee	Paul O'Connor, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	Nil

SUMMARY

The purpose of this report is for Council to set a date and time for the annual electors meeting for 2018. The recommended date for the annual electors meeting is Wednesday 12 December 2018.

BACKGROUND

Section 5.27 of the *Local Government Act 1995* prescribes that an annual electors meeting must be held once every financial year. The Shire's previous annual electors meeting was held 13 December 2017.

STATUTORY / LEGAL IMPLICATIONS

Local Government Act 1995

Section 5.27. Electors' general meetings

- (1) *A general meeting of the electors of a district is to be held once every financial year.*
- (2) *A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.*
- (3) *The matters to be discussed at general electors' meetings are to be those prescribed.*

Section 5.29. Convening electors' meetings

- (1) *The CEO is to convene an electors' meeting by giving —*
 - (a) *at least 14 days' local public notice; and*
 - (b) *each council member at least 14 days' notice, of the date, time, place and purpose of the meeting.*

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

Cost of local public notice.

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan

Priority 1 - Governance

Objective 1.2 – Transparent, responsive and engaged processes for Shire decision making

Strategy 1.2.2 – Increase open and regular communication between elected members and the community

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Non-compliance with sections 5.27 and 5.29 of the <i>Local Government Act 1995</i> .		
Likelihood	Consequence	Rating
Rare	Minor	Low
Action / Strategy		
Council determine a date and time for the annual electors meeting.		

Risk: Reputational. There is a risk that Council does not accept the Annual Report at its Ordinary Meeting of Council held 11 December 2018. The consequence of this is the Annual Report would not be able to be presented at the annual electors meeting scheduled for the following day.		
Likelihood	Consequence	Rating
Rare	Minor	Low
Action / Strategy		
The annual electors meeting would be rescheduled to a later date (after providing a least 14 days public notice).		

EXTERNAL CONSULTATION

Nil

COMMENT

Historically the Shire has held its annual electors meeting in December of each year to present to the community the Annual Report for the preceding financial year. The 2017/18 Annual report will be presented to Council for acceptance at the Ordinary Council meeting to be held Tuesday 11 December 2018.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C12.11.18	
Moved by	Cr Russell	Seconded by	Cr Fox

That Council resolves to hold the Annual Meeting of Electors in the Civic Area at Shire of Mundaring, 7000 Great Eastern Highway, Mundaring at 6.30pm on Wednesday 12 December 2018.

CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil

10.10 Statement of Financial Activity for period ended 30 September 2018

File Code	FI.RPT 3
Author	Stan Kocian, Manager Finance and Governance
Senior Employee	Paul O'Connor, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	1. Statement of Financial Activity for period ended 30 September 2018 ↓

SUMMARY

The monthly financial statements disclose the Shire's financial position as at 30 September 2018.

The closing budget position as at 30 September 2018 is a surplus of \$34,742,896 compared to a budgeted year to date surplus of \$30,025,179. The budgeted year end surplus is \$1,637,504 as per the original budget adopted by Council (C10.06.18).

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 (C15.06.18) of:

- (+) or (-) \$50,000 or 10%, whichever is the greater for Revenue

- (+) or (-) \$100,000 or 10%, whichever is the greater for Expenses within the monthly Statement of Financial Activity during the 2018/19 financial year.

STRATEGIC IMPLICATIONS

Mundaring 2026 Strategic Community Plan

Priority 1 - Governance

Objective 1.1 – A fiscally responsible Shire that prioritises spending appropriately

Strategy 1.1.4 – Practice effective governance and financial risk management

SUSTAINABILITY IMPLICATIONS

Nil

RISK IMPLICATIONS

Risk: Financial performance is not monitored against approved budget		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
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

The reports that accompany this item are as follows:

- Statement of Financial Activity (based on the Rate Setting Statement adopted in the annual budget) for the period ending 30 September 2018
- The closing budget position for the period ending 30 September 2018 and comparison to the year to date budget and same period last year
- A graphical representation of the 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
- Summary of Cash Investments with financial institutions as at 30 September 2018.

In relation to the material variances, "timing" differences are due to the monthly spread of the budget not matching the actual spread of revenue or expenditure. Timing differences will not result in a forecast adjustment.

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 \$34,742,896 as at 30 September 2018, compared to a budgeted year to date surplus of \$30,025,179. The cash balance in the Municipal Fund is \$21,670,259.

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C13.11.18	
Moved by	Cr Russell	Seconded by	Cr Burbidge

That Council notes:

1. the closing position of the Shire for the period ending 30 September 2018 is a surplus of \$34,742,896 compared to the year to date budgeted surplus of \$30,025,179; and
2. the explanation of material variances in the Statement of Financial Activity contained in **Attachment 1**.

CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

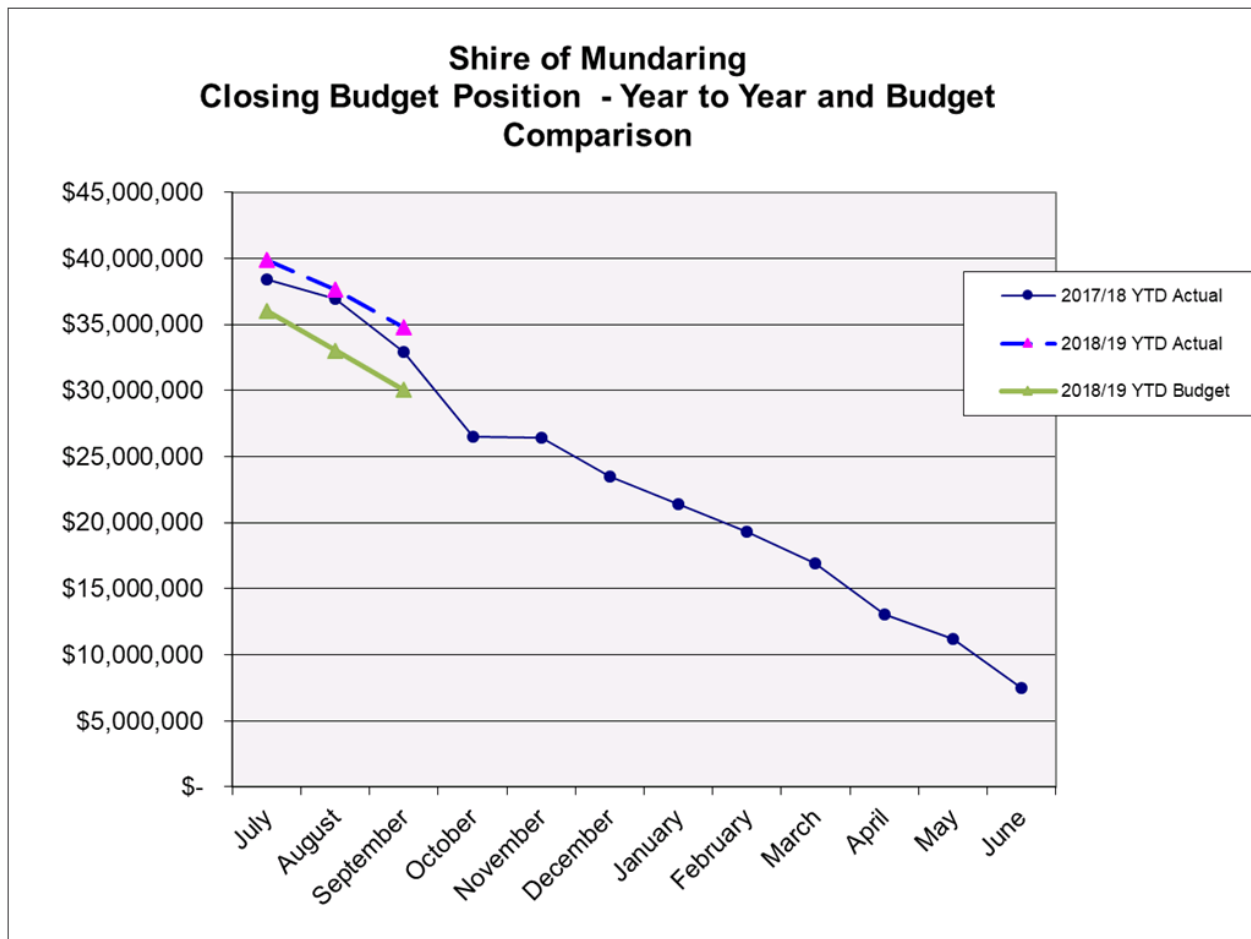
Against: Nil

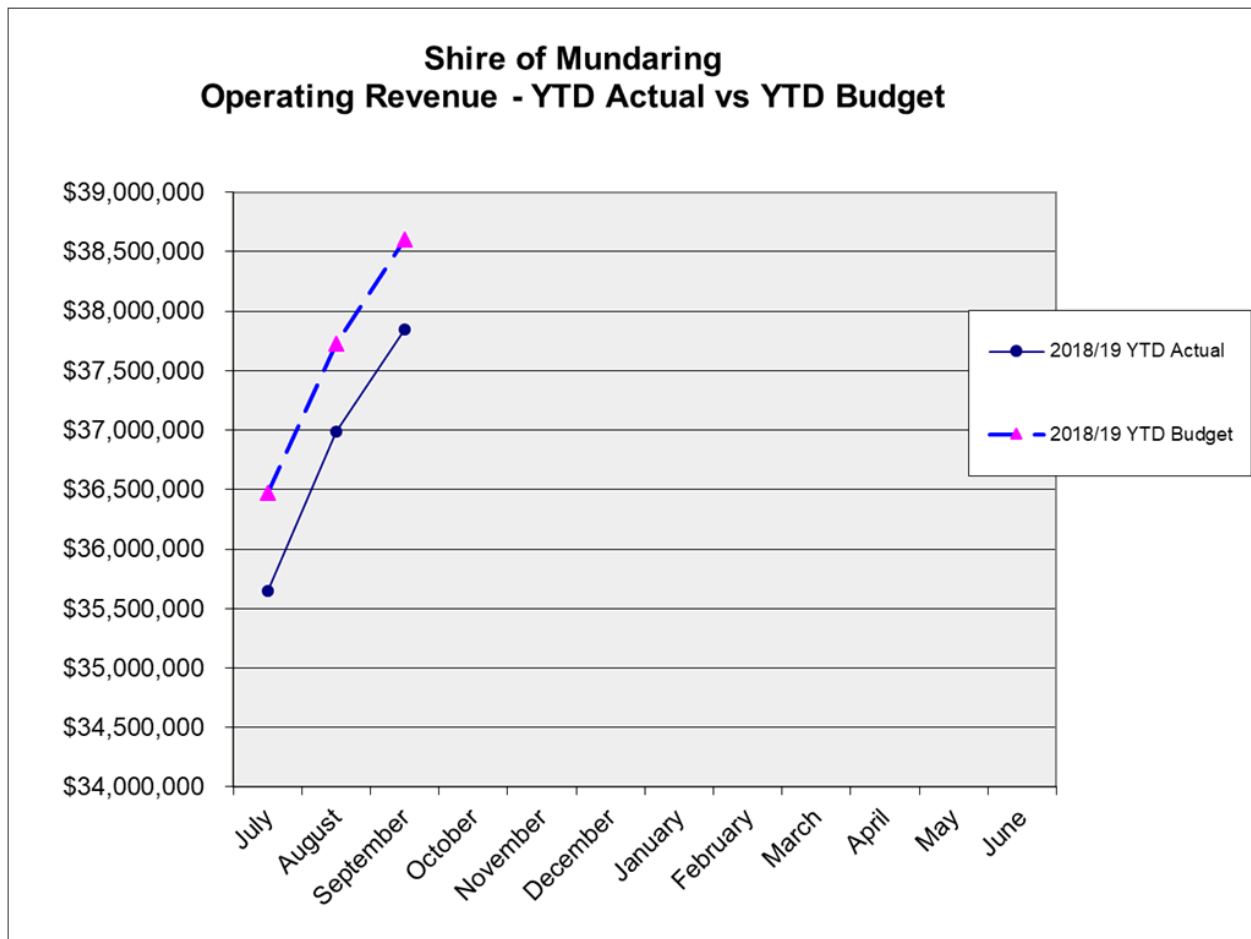
Shire of Mundaring
Statement of Financial Activity
for period ending 30 September 2018

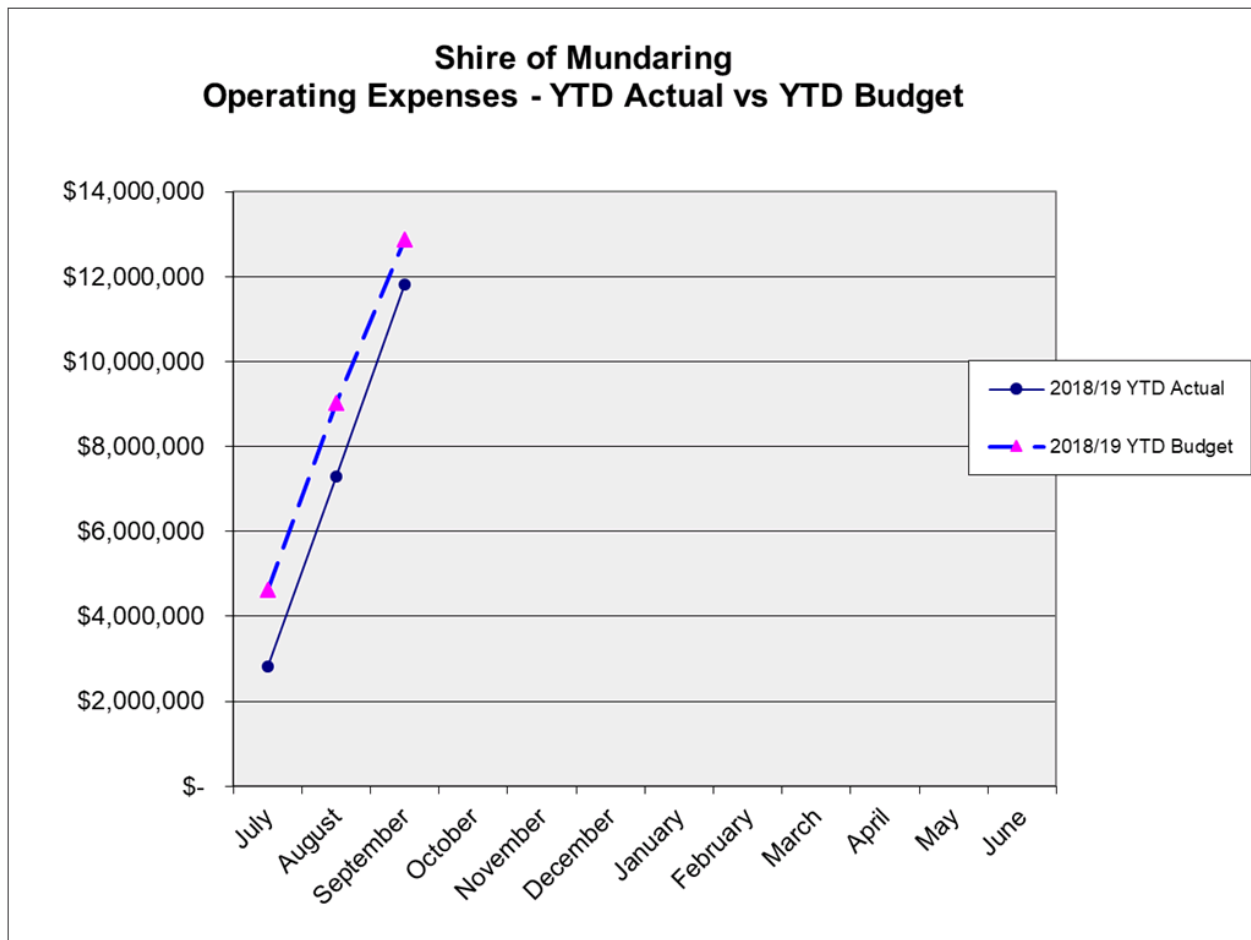
	2018/19 YTD Budget \$	2018/19 YTD Actuals \$	2018/19 BUDGET \$	YTD Variance \$	YTD Variance %
Opening Funding Surplus/(Deficit)	3,859,575	7,301,336	3,859,575	3,441,761	89.2%
Revenue from operating activities					
General Purpose Funding - Rates	28,055,211	27,167,927	28,160,287	(887,284)	-3.2%
General Purpose Funding - Other	797,630	606,932	3,127,042	(190,698)	-23.9%
Governance	62,462	39,549	242,345	(22,913)	-36.7%
Law, Order & Public Safety	92,564	38,620	469,200	(53,944)	-58.3%
Health	28,922	35,979	55,700	7,057	24.4%
Education & Welfare	1,201,495	1,653,929	4,837,010	452,434	37.7%
Community Amenities	7,827,097	7,806,996	8,193,183	(20,101)	-0.3%
Recreation and Culture	179,883	213,176	2,179,070	33,293	18.5%
Transport	156,274	39,593	657,101	(116,681)	-74.7%
Economic Services	83,046	125,615	332,185	42,569	51.3%
Other Property and Services	119,034	119,899	1,342,400	865	0.7%
Total	38,603,618	37,848,214	49,595,523		
Expenditure from operating activities					
General Purpose Funding	(171,064)	(177,652)	(650,773)	6,588	-3.9%
Governance	(1,427,017)	(1,176,462)	(4,959,036)	(250,555)	17.6%
Law, Order & Public Safety	(683,155)	(623,326)	(2,483,616)	(59,829)	8.8%
Health	(197,153)	(191,496)	(690,177)	(5,657)	2.9%
Education & Welfare	(1,741,901)	(1,840,702)	(6,467,843)	98,801	-5.7%
Community Amenities	(2,477,678)	(2,150,308)	(9,743,248)	(327,370)	13.2%
Recreation and Culture	(2,563,244)	(2,692,063)	(10,333,111)	128,819	-5.0%
Transport	(2,833,872)	(3,159,380)	(11,356,639)	325,508	-11.5%
Economic Services	(217,608)	(199,815)	(793,651)	(17,793)	8.2%
Other Property and Services	(564,482)	402,921	(1,726,895)	(967,403)	171.4%
Total	(12,877,174)	(11,808,283)	(49,204,989)		
Operating activities excluded from rate setting					
Depreciation on Assets	1,762,026	1,821,248	7,048,166	(59,222)	-3.4%
(Profit)/Loss on Disposal of Assets	(7,364)	4,433	(1,724,461)	(11,797)	160.2%
Deferred Rates Adjustment	0	24,418	0	(24,418)	0.0%
Amount attributable to operating activities	27,481,106	27,890,031	5,714,239		
Investing Activities					
Proceeds from Disposal of Assets	30,235	195,039	3,291,831	164,804	545.1%
Grants and Contributions	435,214	816,660	1,928,858	381,446	87.6%
Purchase Property, Plant & Equipment	(186,751)	(575,955)	(2,503,142)	389,204	-208.4%
Purchase Infrastructure	(1,357,158)	(658,828)	(5,139,138)	(698,330)	51.5%
Amount attributable to investing activities	(1,078,460)	(223,083)	(2,421,591)		
Financing Activities					
Repayment of Debentures	(151,332)	(148,622)	(605,330)	(2,710)	1.8%
Transfers from Reserves	21,249	20,832	1,806,760	(417)	-2.0%
Transfers to Reserves	(106,959)	(97,598)	(6,716,149)	(9,361)	8.8%
Amount attributable to financing activities	(237,042)	(225,388)	(5,514,719)		
Closing Funding Surplus/(Deficit)	30,025,179	34,742,896	1,637,504		

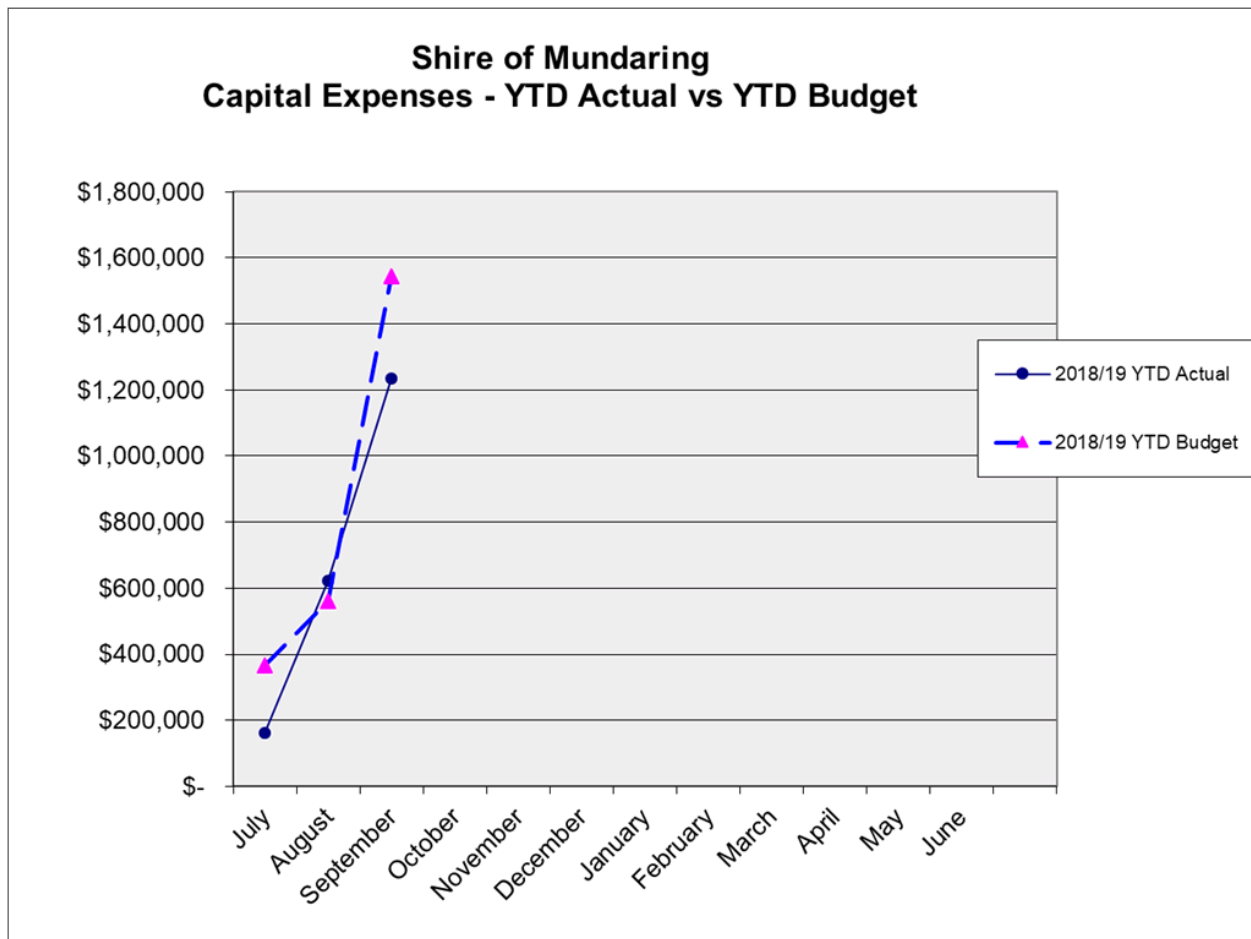
NET CURRENT ASSETS- BUDGET SURPLUS/(DEFICIT)

	Actual 30 September 2017	Actual 30 September 2018
CURRENT ASSETS		
Rates & Sanitation Debtors	18,556,438	18,910,566
Debtors	1,119,684	494,032
TOTAL RECEIVABLES - CURRENT	19,676,122	19,404,598
STOCK ON HAND	80,634	103,131
CASH ASSETS		
Municipal	19,545,121	21,670,259
Restricted Cash	20,835,888	19,297,770
Total Bank Accounts	40,381,009	40,968,030
TOTAL CURRENT ASSETS	60,137,764	60,475,759
CURRENT LIABILITIES		
Creditors	(3,100,659)	(3,154,571)
Borrowings - Current Portion	(577,065)	(605,330)
Provisions	(3,278,582)	(3,280,522)
	(6,956,306)	(7,040,423)
NET CURRENT ASSETS	53,181,458	53,435,337
Less Reserve Funds	(20,835,888)	(19,297,770)
Add Current Loan Liability	577,065	605,330
CLOSING BUDGET SURPLUS/(DEFICIT)	32,922,636	34,742,896









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 2018/19 year is \$50,000 or 10% whichever is the greater.				
The material variance for expenses adopted by Council for the 2018/19 year is \$100,000 or 10% whichever is the greater.				
Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
Opening Funding Surplus/(Deficit)	3,441,761	89%	Permanent	1) The advance payment by the Western Australian Local Government Grants Commission (WALGGC) of 50% of the Shire's 2018/19 allocation for the General Purpose Grant and united Roads Grant. An amount of \$1,221,161 was received on 22 June 2018. Whilst this amount increases the Shire's closing budget surplus for 2017/18, the revenue the Shire budgeted to receive in 2018/19 will according be reduced by this amount (the full amount was budgeted to be received in 2018/19). This will be a forecast adjustment in the mid-year budget review for 2018-19. 2) A difference of \$1,583,761 between what was forecast (\$7,395,071) to be spent on infrastructure capital projects in 2017/18 and what was actually (\$5,811,310) spent on these projects. The unspent amount on these projects carried over to 2018/19 will be a forecast adjustment in terms of unbudgeted expenditure in the mid-year budget review for 2018/19.
Revenue from operating activities				
General Purpose Funding -Rates	(887,284)	(3.2%)	Timing	Impact of rates of \$976,316 received in advance as at 30/6/2018. Impact will self adjust when 30/6/2019 rates are finalised i.e. when rates received in advance for 18/19 are accounted for.
General Purpose Funding - Other	(190,698)	(23.9%)	Timing	Impact of receiving 50% of 2018/19 allocation of FAGs from Grant Commission as an advance payment in June 2018.
Governance	(22,913)	(36.7%)	Timing	Timing of commission income for administering the collection of the ESL - impact \$22,500
Law, Order & Public Safety	(53,944)	(58.3%)	Timing	Timing of ESL grant - impact \$73,749
Health	7,057	24.4%	Timing	YTD income from health fees and charges is greater than anticipated.
Education & Welfare	452,434	37.7%	Timing	Timing of grant funding for Children Services Middle Swan - impact \$104,151. Timing of child care benefit subsidies - impact \$269,062. Fees and Charges Midvale Childcare Centre - Impact \$65,258
Community Amenities	(20,101)	(0.3%)		Within Variance threshold
Recreation and Culture	33,293	18.5%	Timing	Maintenance and operation contributions invoiced earlier than budgeted for - impact \$27,883
Transport	(116,681)	(74.7%)	Timing	Contributions Income for Parks - Impact \$148,250
Economic Services	42,569	51.3%	Timing	Income for swimming pool inspection fees was inadvertently budgeted to be received over a period of 12 months. Swimming Pool Inspection Fees were charged in July at the same time rates were levied. Impact \$63,300.
Other Property and Services	865	0.7%		Within Variance threshold

Expenditure from operating activities				
General Purpose Funding	6,588	(3.9%)		Within Variance threshold
Governance	(250,555)	17.6%	Timing	Councillor allowances for 18/19 accounted for in finance system in advance of being paid i.e. invoices have already been raised in creditors system - impact \$186,074
Law, Order & Public Safety	(59,829)	8.8%		Within Variance threshold
Health	(5,657)	2.9%		Within Variance threshold
Education & Welfare	98,801	(5.7%)		Within Variance threshold
Community Amenities	(327,370)	13.2%	Timing	Various YTD expenses for waste management less than YTD budget - impact \$331,427 relating to timing of contractor invoices.
Recreation and Culture	128,819	(5.0%)	Timing	Mundaring Art Centre Grant was inadvertently budgeted to be paid over a period of 12 months. The Grant was paid in one instalment in July - Impact \$118,772.
Transport	325,508	(11.5%)	Timing	Road maintenance on gravel shoulders - YTD Budget of \$74,193 compared to YTD actual of \$107,799. Drainage maintenance - YTD Budget of \$265,534 compared to YTD actual of \$520,403.
Economic Services	(17,793)	8.2%		Within Variance threshold
Other Property and Services	(967,403)	171.4%	Timing	Impact of the pre-allocation of engineering overheads - Impact \$784,227
Operating activities excluded from rate setting				
Depreciation on Assets	(59,222)	(3.4%)		Within Variance threshold
(Profit)/Loss on Disposal of Assets	(11,797)	160.2%	Timing	Timing in loss on the sale of traded in vehicles and plant
Investing Activities				
Proceeds from Disposal of Assets	164,804	545.1%	Timing	Timing in receiving income from vehicles and plant traded-in
Grants and Contributions	381,446	87.6%	Timing	State Government Roads Funding received earlier than anticipated - impact \$339,4070
Purchase Property, Plant & Equipment	389,204	(208.4%)	Timing	Expenditure on building projects and the purchase of plant an equipment is earlier than what was anticipated in the budget.
Purchase Infrastructure	(698,330)	51.5%	Timing	Infrastructure capital works program impacted by weather in July and August.
Financing Activities				
Repayment of Debentures	(2,710)	1.8%		Within Variance threshold
Transfers from Reserves	(417)	(2.0%)		Within Variance threshold
Transfers to Reserves	(9,361)	8.8%		Within Variance threshold

SHIRE OF MUNDARING
INVESTMENT SUMMARY as at 30 September 2018

MUNICIPAL FUNDS

		Amount Invested	Interest Rate	Period of Investment	Investment Date	Maturity Date
<u>Unrestricted Use Funds</u>						
1	Bendigo Investment Account (on Call)	3,792,433	1.40%	N/A	N/A	N/A
129	NAB	2,624,950	2.66%	272 days	21-Aug-18	20-May-19
132	Suncorp Bank	5,092,901	2.80%	120 days	12-Jun-18	10-Oct-18
136	BankWest	3,000,000	2.75%	271 days	29-Aug-18	27-May-19
137	NAB	2,000,000	2.60%	90 days	29-Aug-18	27-Nov-18
138	Bankwest	2,000,000	2.66%	153 days	30-Aug-18	30-Jan-19
139	Westpac	1,500,000	2.62%	182 days	30-Aug-18	28-Feb-19
140	Bendigo	1,500,000	2.60%	180 days	30-Aug-18	26-Feb-19
Total		21,510,284				

RESERVE FUNDS

2	Bendigo Investment Account (on Call)	3,166,044	1.40%	N/A	N/A	N/A
60A	Bendigo	1,459,710	2.70%	365 days	25-Sep-18	25-Sep-19
107	ANZ	2,445,779	2.45%	365 days	30-Jul-18	30-Jul-19
108	ANZ	1,826,209	2.25%	181 days	17-Jul-18	17-Jan-19
127	NAB	3,702,303	2.75%	150 days	12-Jun-18	9-Nov-18
128	Westpac	4,697,724	2.58%	273 days	19-Jan-18	19-Oct-18
141	Bankwest	2,000,000	2.75%	272 days	5-Sep-18	4-Jun-19
Total		19,297,770.20				

TOTAL MUNI / RESERVE INVESTMENTS **\$40,808,054**

TRUST FUNDS

Road Construction/POS Funds

3	Bendigo Investment Account (on Call)	\$1,303,884	1.40%	N/A	N/A	N/A
58	BankWest	\$1,468,291	2.65%	272 days	29-May-18	25-Feb-19
98	BankWest	\$1,283,545	2.80%	273 days	1-Aug-18	1-May-19
99	BankWest	\$1,276,045	2.70%	180 days	4-May-18	31-Oct-18

TOTAL TRUST INVESTMENTS **5,331,764.20**

10.11 List of Payments made during September 2018

File Code	FI.RPT 1
Author	Andrea Douglas, PA to Director Corporate Services
Senior Employee	Paul O'Connor, Director Corporate Services
Disclosure of Any Interest	Nil
Attachments	1. Payments Between Meetings September 2018 ↓

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 September 2018 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

AS-04 Purchasing Policy

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

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

SUSTAINABILITY IMPLICATIONS

Expenditure has been incurred in accordance with budget parameters, which have been structured on financial viability and sustainability principles

RISK IMPLICATIONS

Risk: Payments are not monitored against approved budget and delegation		
Likelihood	Consequence	Rating
Possible	Minor	Moderate
Action / Strategy		
The monthly list of payments provides an open and transparent record of payments made under the CEO's approved delegation		

EXTERNAL CONSULTATION

Nil

COMMENT

Nil

VOTING REQUIREMENT

Simple Majority

COUNCIL DECISION RECOMMENDATION		C14.11.18	
Moved by	Cr Russell	Seconded by	Cr Burbidge

That Council notes the list of payments made during September 2018 (**Attachment 1**).

CARRIED 11/0

For: Cr Daw, Cr Driver, Cr Fox, Cr Burbidge, Cr Fisher, Cr Jeans, Cr Jones, Cr Green, Cr Russell, Cr Brennan and Cr Martin

Against: Nil

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.

The attached schedule of accounts paid is for the period made during September 2018 totalling **\$5,616,066.92** be received by Council covers:

- Municipal Cheques 200254 - 200256;
- Electronic Funds Transfers; and
- Trust Fund Cheques 400491– 400528

Schedule of Accounts:

	Amounts	Total
	\$	\$
MUNICIPAL ACCOUNT		
MUNICIPAL CHEQUE PAYMENTS	74,724.20	
EFT PAYMENTS	4,435,569.38	
EFT PAYROLL PAYMENTS	936,474.92	
NATIONAL AUSTRALIA BANK (NAB PURCHASE CARD)	22,731.26	
 FLEETCARE FUEL PAYMENTS	 2,608.86	
COMMONWEALTH BANK BPOINT FEES	14,964.05	
BENDIGO MERCHANT BANK FEES	13,318.85	
BENDIGO DIRECT DEBIT FEES	359.36	
EZIDEBIT BANK FEES	258.96	
HP FINANCIAL SERVICES - EQUIPMENT LEASE	21,557.80	
KONICA MINOLTA – EQUIPMENT LEASE	152.66	
PUMA FUEL	168.77	
 TOTAL MUNICIPAL ACCOUNT		 5,522,889.07
 TRUST ACCOUNT		 93,177.85
 TOTAL ALL SCHEDULES		 5,616,066.92

Payee	Cheque No	Date	Details	Sub Total	Total
Shire of Mundaring - Municipal Fund	Account : 633-000 158416347				
Cheque Details					
Shire of Mundaring	00200254	07/09/2018	REIMBURSEMENT OF PETTY CASH		\$90.60
	PETTY CASH	07/09/2018	REIMBURSEMENT OF PETTY CASH - BROWN PARK	\$90.60	
Shire of Mundaring	00200255	14/09/2018	TRADE IN		\$73,700.00
	TRADE IN	13/09/2018	TRADE IN OF 019MDG P236	\$73,700.00	
Shire of Mundaring	00200256	26/09/2018	REIMBURSEMENT OF PETTY CASH		\$933.60
	PETTY CASH	18/09/2018	REIMBURSEMENT OF PETTY CASH - AFM	\$280.05	
	PETTY CASH	21/09/2018	REIMBURSEMENT OF PETTY CASH - ADMIN	\$563.90	
	PETTY CASH	21/09/2018	REIMBURSEMENT OF PETTY CASH - BROWN PARK	\$89.65	
			Total Confirmation Cheques		\$74,724.20
Electronic Funds Transfer					
Midland Mowers	2122.101-01	03/09/2018	EQUIPMENT		\$6,900.00
	27006 # 3	30/08/2018	MOW MASTER SPLIT REEL MOWER	\$6,900.00	
Department of Transport - Vehicle Search Fees	2122.10414-01	03/09/2018	VEHICLE SEARCH FEES		\$13.40
	4099727	31/08/2018	VEHICLE SEARCH FEES	\$13.40	
Perrott Painting Maintenance Contracts Pty Ltd	2122.10570-01	03/09/2018	PAINTING SERVICES		\$2,384.80
	SINV15370	14/08/2018	INTERNAL PAINTING - DARLINGTON OVAL PAVILION	\$2,384.80	
Mr A Brennan	2122.11202-01	03/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
Ms L Fisher	2122.11203-01	03/09/2018	COUNCILLOR ALLOWANCE		\$3,083.98
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,059.41	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
Mr J S Martin	2122.11205-01	03/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
Mr D A Jeans	2122.11210-01	03/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
Learning Seat Pty Ltd	2122.11326-01	03/09/2018	LEARNING SEAT SUBSCRIPTION		\$1,405.82
	19400133	21/08/2018	LEARNING SEAT SUBSCRIPTION	\$1,405.82	
Ergolink (Max & Claire Pty Ltd T/A)	2122.11413-01	03/09/2018	ERGONOMIC EQUIPMENT		\$121.37
	SI-00062999	10/08/2018	POSTURE AID CUSHION	\$75.41	
	SI-00063019	30/08/2018	LUMBAR SUPPORT	\$45.96	
S and I Services (Sneska Ilikj T/A)	2122.11452-01	03/09/2018	CLEANING		\$280.00
	116	31/08/2018	CLEANING	\$280.00	
Taylor Sparks (The Trustee for Hampton Trust T/A)	2122.11463-01	03/09/2018	DESIGN SERVICES		\$3,058.00
	ts3290	30/08/2018	BROCHURES	\$2,396.90	
	ts3288	30/08/2018	BUSINESS CARDS	\$661.10	
Bow Steel Pty Ltd	2122.11568-01	03/09/2018	STEEL FABRICATION		\$154.00
	365	30/08/2018	STEEL FABRICATION	\$154.00	
Minda Mia Contracting	2122.1188-01	03/09/2018	GARDENING		\$858.00
	00004488	30/08/2018	GARDENING	\$858.00	

Payee	Cheque No	Date	Details	Sub Total	Total
Mundaring Smash Repairs (WA Panel Works Pty Ltd T/A)	2122.11921-01	03/09/2018	TOWING		\$176.00
	63647	07/08/2018	TOWING	\$176.00	
The Stationery Co (C Willis & D J Willis T/A)	2122.11953-01	03/09/2018	STATIONERY		\$129.71
	154804	09/08/2018	STATIONERY	\$129.71	
Cleanflow Environmental Solutions	2122.11986-01	03/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM		\$8,768.73
	00035028	30/08/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,414.58	
	00035022	30/08/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,541.66	
	00035031	30/08/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,287.49	
	00035038	31/08/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$1,525.00	
Recruitwest Pty Ltd	2122.12078-01	03/09/2018	TEMP STAFF		\$1,791.56
	C INV 495484	28/08/2018	TEMP STAFF - DEPOT	\$1,791.56	
Global Quality Assurance Pty Ltd T/A Global Food Safety Auditing	2122.12245-01	03/09/2018	REGULATORY AUDIT		\$451.00
	INV-1145	30/08/2018	REGULATORY AUDIT	\$451.00	
Miss K Driver	2122.12267-01	03/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
Mr I R Green	2122.12268-01	03/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
Mr J Russell	2122.12269-01	03/09/2018	COUNCILLOR ALLOWANCE		\$2,204.03
	TRAVEL	31/08/2018	TRAVEL REIMBURSEMENT 10/07/18 - 29/08/18	\$179.46	
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
Artistralia	2122.12322-01	03/09/2018	MOVIE LICENSING		\$2,585.00
	00009991	24/08/2018	MOVIE LICENSING - CINEMA UNDER STARLIGHT	\$2,585.00	
The Artisan Mundaring	2122.12363-01	03/09/2018	PROVISIONS FOR REFLECTIONS CAFE		\$22.56
	56	14/08/2018	PROVISIONS FOR REFLECTIONS CAFE	\$22.56	
Hazelmere Group Pty Ltd	2122.12411-01	03/09/2018	SUPPLY AND INSTALL DRAINAGE		\$60,029.86
	00010674	23/08/2018	SUPPLY AND INSTALL DRAINAGE - LAKEVIEW RD	\$31,226.80	
	00010673	28/08/2018	SUPPLY AND INSTALL DRAINAGE - ROSEDALE RD	\$28,803.06	
MDM Plumbing and Gas	2122.12422-01	03/09/2018	PLUMBING		\$288.75
	438	31/08/2018	PLUMBING	\$288.75	
Viewtop Holdings Pty Ltd T/A Mills Sign & Painting Service	2122.12444-01	03/09/2018	SIGNAGE		\$388.85
	70186	28/08/2018	REPAIR AND REINSTATE SIGN ON EXTERNAL WALL	\$388.85	
Mr G Wood	2122.12470-01	03/09/2018	FENCING		\$379.50
	1933	30/08/2018	FENCING	\$379.50	
International Association for Public Participation Australasia Limited	2122.12509-01	03/09/2018	TRAINING		\$1,980.00
	I1235369	28/08/2018	ONLINE & CONFLICT IN ENGAGEMENT TRAINING	\$1,210.00	
	I1235366	24/08/2018	ONLINE ENGAGEMENT TRAINING	\$770.00	
Mr V Crowe	2122.12579-01	03/09/2018	GARDENING		\$840.00
	1044	28/08/2018	GARDENING	\$210.00	
	1045	28/08/2018	CLEANING	\$210.00	
	1046	28/08/2018	GARDENING	\$210.00	
	1047	28/08/2018	GARDENING	\$210.00	
Leading Infrastructure Pty Ltd	2122.12594-01	03/09/2018	CONFERENCE REGISTRATION		\$990.00
	1801017	28/08/2018	CONFERENCE REGISTRATION	\$990.00	

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Smart Seating Pty Ltd	2122.12628-01	03/09/2018	OFFICE FURNITURE		\$1,859.00
	00006593	30/08/2018	SEATING FOR ACCESS AND INCLUSION	\$1,859.00	
Western Australian Treasury Corp	2122.131-01	03/09/2018	LOAN REPAYMENT		\$91,888.81
	LOAN 170	10/08/2018	LOAN 170 REPAYMENT - PRINCIPAL & INTEREST	\$42,395.12	
	LOAN 171	10/08/2018	LOAN 171 REPAYMENT - PRINCIPAL & INTEREST	\$49,493.69	
Sonic HealthPlus Pty Ltd	2122.138-01	03/09/2018	PRE-EMPLOYMENT MEDICAL EXAMINATION		\$462.00
	1583312	30/08/2018	PRE-EMPLOYMENT MEDICAL EXAMINATION	\$231.00	
	1590450	30/08/2018	PRE-EMPLOYMENT MEDICAL EXAMINATION	\$231.00	
Eastern Hills Saws & Mowers Pty Ltd	2122.146-01	03/09/2018	PARTS		\$165.00
	41676 # 4	23/08/2018	PARTS	\$165.00	
CJD Equipment Pty Ltd	2122.147-01	03/09/2018	PARTS		\$349.36
	1730715	09/08/2018	SUPPLY OF BUCKET TEETH FOR 008MDG	\$349.36	
Dial A Nappy & Busiclean	2122.1521-01	03/09/2018	CONSUMABLES		\$1,628.00
	INV-9133	09/08/2018	GOODS	\$689.00	
	INV-9134	09/08/2018	CLEANING CHEMICALS	\$27.00	
	INV-9132	09/08/2018	GOODS	\$392.00	
	INV-9173	30/08/2018	CLEANING CONSUMABLES	\$520.00	
Konica Minolta Business Solutions Aust Pty Ltd	2122.197-01	03/09/2018	PHOTOCOPIER PRINTING		\$300.15
	85006061	16/08/2018	PHOTOCOPIER PRINTING	\$300.15	
Covs Parts Pty Ltd	2122.199-01	03/09/2018	PARTS		\$109.49
	1610111773	17/08/2018	PARTS	\$13.00	
	1610111822	17/08/2018	PARTS	\$89.89	
	1610112654	17/08/2018	PARTS	\$6.60	
Eastern Metropolitan Regional Council	2122.21-01	03/09/2018	LANDFILL DISPOSAL FEES & PROGRAM FEES		\$100,917.10
	EMRC28766	28/08/2018	EASTERN REGION CATCHMENT MANAGEMENT PROGRAM	\$43,913.10	
	EMRC28767	28/08/2018	REGIONAL INTEGRATED TRANSPORT PROJECTS	\$10,590.80	
	015 320	30/08/2018	LANDFILL DISPOSAL FEES 15/08/18 - 21/08/18	\$46,413.20	
Country Women's Association of WA Inc. - Mundaring Branch	2122.2165-01	03/09/2018	CATERING		\$255.00
	78	23/08/2018	CATERING - MUNDARING FIRE SCHOOL	\$255.00	
Security & Key Distributors	2122.218-01	03/09/2018	KEYS & PADLOCKS		\$497.35
	1035070	30/08/2018	NEW DOOR LOCK	\$497.35	
Helena Bobcat & Truck Hire	2122.2539-01	03/09/2018	SAND SUPPLY		\$2,961.20
	3912	30/08/2018	WHITE WASHED SAND	\$2,961.20	
Stewart & Heaton Clothing Co	2122.2625-01	03/09/2018	UNIFORMS		\$46.57
	SIN-2911886	14/08/2018	UNIFORMS	\$46.57	
St John Ambulance Western Australia Ltd	2122.2641-01	03/09/2018	FIRST AID EQUIPMENT		\$356.00
	STKINV00008802	30/08/2018	DEFIBRILLATOR PADS	\$356.00	
Du Clene Pty Ltd	2122.2737-01	03/09/2018	CLEANING		\$146.05
	00009111	31/08/2018	FUNCTION CLEAN	\$146.05	
Local Government Professionals Australia WA	2122.3088-01	03/09/2018	MEMBERSHIP FEES		\$1,154.00
	8761	28/08/2018	MEMBERSHIP 2018/19	\$531.00	
	8309	30/08/2018	MEMBERSHIP	\$92.00	
	8567	30/08/2018	FELLOW MEMBERSHIP	\$531.00	
Landgate	2122.314-01	03/09/2018	TITLE SEARCHES		\$323.78
	341856-10000974	10/08/2018	TITLE SEARCHES	\$323.78	

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Mr D A Lavell	2122.3229-01	03/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
Landmark Operations Ltd	2122.35-01	03/09/2018	WEED CONTROL CHEMICALS		\$920.22
	900784083	30/08/2018	WEED CONTROL CHEMICALS	\$920.22	
Integrity Carpets Pty Ltd	2122.37-01	03/09/2018	CARPET/VINYL LAYING		\$748.00
	00014757	30/08/2018	REPAIRS TO SUB FLOOR	\$748.00	
Courier Australia	2122.375-01	03/09/2018	COURIER SERVICES		\$50.27
	0354	28/08/2018	COURIER SERVICES	\$50.27	
Mundaring Electrical Contracting Service	2122.381-01	03/09/2018	ELECTRICAL SERVICES		\$6,505.40
	6746	30/08/2018	ELECTRICAL SERVICES	\$302.50	
	6745	30/08/2018	ELECTRICAL SERVICES	\$112.20	
	6743	30/08/2018	ELECTRICAL SERVICES	\$118.80	
	6728	31/08/2018	ELECTRICAL SERVICES	\$2,860.00	
	6727	31/08/2018	ELECTRICAL SERVICES	\$2,822.60	
	6678	31/08/2018	ELECTRICAL SERVICES	\$113.30	
	6685	31/08/2018	ELECTRICAL SERVICES	\$176.00	
Mundaring News & Lotto	2122.385-01	03/09/2018	MAGAZINE SUBSCRIPTIONS		\$520.56
	5633	31/08/2018	MAGAZINE SUBSCRIPTIONS	\$223.21	
	5632	31/08/2018	MAGAZINE SUBSCRIPTIONS	\$297.35	
Educational Art Supplies	2122.386-01	03/09/2018	ART SUPPLIES		\$256.36
	3452897	17/08/2018	CRAFT MATERIALS	\$256.36	
Bucher Municipal Pty Ltd	2122.3868-01	03/09/2018	EQUIPMENT		\$217.31
	903965	14/08/2018	EQUIPMENT PURCHASES	\$217.31	
J. Blackwood & Son Pty Ltd	2122.397-01	03/09/2018	CONSUMABLES		\$425.68
	PE9394QL	21/08/2018	CONSUMABLES	\$232.58	
	PE9395QL	21/08/2018	CONSUMABLES	\$168.98	
	PE9396QL	21/08/2018	CONSUMABLES	\$10.96	
	PE9449QL	21/08/2018	EQUIPMENT	\$13.16	
Down Under Stump Grinding Pty Ltd	2122.3998-01	03/09/2018	STREET TREE MAINTENANCE		\$726.55
	30848	09/08/2018	STREET TREE MAINTENANCE	\$278.85	
	30873	16/08/2018	STREET TREE MAINTENANCE	\$244.20	
	30864	16/08/2018	STREET TREE MAINTENANCE	\$203.50	
Aardvark Bobcat & Truck Hire	2122.4407-01	03/09/2018	HIRE OF PLANT		\$4,722.28
	#649	30/08/2018	HIRE OF PLANT	\$4,722.28	
Toolmart Australia Pty. Ltd.	2122.441-01	03/09/2018	TOOLS		\$326.00
	0807-7-2-31644	09/08/2018	SPARE PARTS	\$326.00	
Mahogany Building & Design	2122.452-01	03/09/2018	MAINTENANCE & REPAIRS		\$7,430.40
	INV0082	30/08/2018	REPLACE TERMITE DAMAGED CEILING/ FLOOR JOISTS - MUNDARING SPORTING CLUB	\$3,037.00	
	INV0079	30/08/2018	MAINTENANCE ON VARIOUS BUILDINGS	\$588.50	
	INV0081	30/08/2018	REPAIRS - MUNDARING SPORTING CLUB	\$2,539.90	
	INV0080	30/08/2018	REPAIRS - HARRY RISEBOROUGH OVAL PAVILION	\$1,265.00	
Mr J S Daw	2122.4526-01	03/09/2018	COUNCILLOR ALLOWANCE		\$6,752.23
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$2,222.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$4,237.66	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	

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Flexi Staff Pty Ltd	2122.4560-01	03/09/2018	TEMP STAFF		\$8,177.10
	200103	28/08/2018	TEMP STAFF - DEPOT	\$2,271.42	
	200414	30/08/2018	TEMP STAFF - DEPOT	\$1,817.13	
	200413	30/08/2018	TEMP STAFF - DEPOT	\$1,817.13	
	200104	30/08/2018	TEMP STAFF - DEPOT	\$2,271.42	
Western Educting Service	2122.52-01	03/09/2018	HIRE OF PLANT		\$3,362.28
	00016029	21/08/2018	DRAIN EDUCTING / JETTING	\$1,681.14	
	00016032	23/08/2018	DRAIN EDUCTING / JETTING	\$1,681.14	
UES Intl Pty Ltd	2122.5483-01	03/09/2018	PARTS		\$151.36
	INV60-000249376	14/08/2018	PARTS	\$151.36	
Mr S H Fox	2122.5600-01	03/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
Mrs T Burbidge	2122.6185-01	03/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
Vermeer Equipment of WA & NT	2122.6421-01	03/09/2018	EQUIPMENT		\$203.94
	106326	30/08/2018	CLUTCH SWITCH	\$105.62	
	106373	31/08/2018	SWITCH FOR ROCKER WOOD CHIPPER	\$98.32	
A Class Line Marking Service	2122.6570-01	03/09/2018	LINEMARKING		\$330.00
	00180757	30/08/2018	INSTALL LINEMARKING	\$330.00	
Conplant Pty Ltd	2122.6753-01	03/09/2018	PARTS		\$166.15
	302185	30/08/2018	SUPPLY OF PART FOR 015 MDG	\$166.15	
The Watershed Water Systems	2122.68-01	03/09/2018	RETICULATION PARTS		\$122.01
	10166432	17/08/2018	RETICULATION PARTS	\$122.01	
Mundaring Seniors Incorporated	2122.7030-01	03/09/2018	CLUB SERVICES		\$25.00
	19	30/08/2018	CLUB SERVICES	\$25.00	
ID Consulting Pty Ltd	2122.7039-01	03/09/2018	QUARTERLY SUBSCRIPTION		\$1,567.50
	00012309	14/08/2018	QUARTERLY SUBSCRIPTION	\$1,567.50	
Scoob's Dingo Service	2122.7426-01	03/09/2018	FOOTPATH SWEEPING		\$2,970.00
	2091	30/08/2018	FOOTPATH SWEEPING	\$2,970.00	
Mundaring Community Men's Shed Inc.	2122.7531-01	03/09/2018	CATERING		\$460.00
	08A/18	30/08/2018	BBQ CATERING FOR COMMUNITY INFORMATION DAY	\$460.00	
Intelligent IP Communications Pty Ltd T/A Superloop	2122.7725-01	03/09/2018	WAN CHARGES		\$6,273.30
	INV00119572	31/08/2018	WAN CHARGES	\$6,273.30	
Shredding Services Pty Ltd	2122.7854-01	03/09/2018	GREENWASTE PROCESSING SERVICES		\$32,675.06
	00001509	30/08/2018	GREENWASTE PROCESSING SERVICES	\$32,675.06	
Mr D J Jones	2122.8066-01	03/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR SEPTEMBER 2018	\$291.66	
East End Electrical	2122.8149-01	03/09/2018	ELECTRICAL SERVICES		\$583.00
	EEE1000-795	30/08/2018	ELECTRICAL SERVICES	\$280.50	
	EEE1000-794	30/08/2018	ELECTRICAL SERVICES	\$302.50	
Austswim Ltd	2122.8154-01	03/09/2018	SWIM SCHOOL TRAINING		\$436.00
	00018169	28/08/2018	SWIM SCHOOL TRAINING	\$436.00	

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Les Cooke Instrument Co Pty Ltd	2122.8576-01	03/09/2018	EQUIPMENT MAINTENANCE		\$418.35
	41896	30/08/2018	SERVICE WEATHER STATION	\$418.35	
Northam Tree Services	2122.8769-01	03/09/2018	STREET TREE MAINTENANCE		\$13,845.70
	1850	30/08/2018	STREET TREE MAINTENANCE	\$2,854.50	
	1851	30/08/2018	STREET TREE MAINTENANCE	\$2,730.20	
	1852	30/08/2018	STREET TREE MAINTENANCE	\$508.20	
	1854	30/08/2018	STREET TREE MAINTENANCE	\$2,937.00	
	1853	30/08/2018	STREET TREE MAINTENANCE	\$508.20	
	1855	30/08/2018	STREET TREE MAINTENANCE	\$1,958.00	
	1856	30/08/2018	STREET TREE MAINTENANCE	\$2,349.60	
Elgas Ltd	2122.9380-01	03/09/2018	SERVICE CHARGE		\$55.00
	0368689247	21/08/2018	SERVICE CHARGE	\$55.00	
Brice Pest Management	2122.9596-01	03/09/2018	PEST TREATMENT		\$352.00
	02597	21/08/2018	BAITING	\$198.00	
	02620	24/08/2018	PEST TREATMENT	\$154.00	
John Hughes Group	2122.9853-01	03/09/2018	NEW VEHICLE PURCHASES		\$44,534.10
	1977939	17/08/2018	SUPPLY AND DELIVERY OF NEW KIA CARNIVAL PLATINUM	\$33,017.05	
	1977956	17/08/2018	SUPPLY AND DELIVERY OF NEW KIA CERATO S SEDAN MY19	\$11,517.05	
All Fence U Rent Pty Ltd	2122.9935-01	03/09/2018	TEMPORARY FENCING		\$775.50
	00024354	31/08/2018	TEMPORARY FENCING	\$775.50	
Miss A Stupar	2123.12141-01	03/09/2018	YOUTH SPONSORSHIP		\$100.00
	SPONSORSHIP	31/08/2018	YOUTH SPONSORSHIP	\$100.00	
Department of Mines, Industry Regulation and Safety (Building Commission)	2123.12599-01	03/09/2018	MUNDARING BSL AUGUST 2018		\$12,392.22
	AUGUST 2018	03/09/2018	MUNDARING BSL AUGUST 2018	\$12,392.22	
Synergy	2123.174-01	03/09/2018	ELECTRICITY		\$8,716.55
	2686554727	30/08/2018	ELECTRICITY	\$604.95	
	5183606212	30/08/2018	ELECTRICITY	\$367.10	
	6704891520	30/08/2018	ELECTRICITY	\$156.55	
	1808368323	30/08/2018	ELECTRICITY	\$1,968.30	
	1563279527	31/08/2018	ELECTRICITY	\$546.40	
	9816910820	23/08/2018	ELECTRICITY	\$781.75	
	5035029115	23/08/2018	ELECTRICITY	\$110.45	
	2298437127	23/08/2018	ELECTRICITY	\$86.95	
	8446589925	23/08/2018	ELECTRICITY	\$188.45	
	3011349923	23/08/2018	ELECTRICITY	\$85.00	
	3310777127	23/08/2018	ELECTRICITY	\$84.75	
	5735349122	24/08/2018	ELECTRICITY	\$927.75	
	5185501927	30/08/2018	ELECTRICITY	\$1,574.10	
	3509628321	30/08/2018	ELECTRICITY	\$123.85	
	7484541121	30/08/2018	ELECTRICITY	\$94.05	
	8809985121	30/08/2018	ELECTRICITY	\$1,016.15	
Glen Forrest Volunteer Bushfire Brigade	2123.196-01	03/09/2018	HAZARD REDUCTION BURN		\$400.00
	0203	31/08/2018	HAZARD REDUCTION BURN - 1975 GREAT EASTERN HIGHWAY	\$400.00	
Stoneville Volunteer Bushfire Brigade	2123.326-01	03/09/2018	HAZARD REDUCTION BURN		\$780.00
	0090	31/08/2018	HAZARD REDUCTION BURN - R111339	\$780.00	
Wooroloo Volunteer Bushfire Brigade	2123.362-01	03/09/2018	HAZARD REDUCTION BURN		\$360.00
	0051	31/08/2018	HAZARD REDUCTION BURN - R39853	\$360.00	
Eastern Hills Hornets TBall & Baseball Club	2123.5780-01	03/09/2018	KIDSPORT FUNDING		\$100.00
	KS025066	31/08/2018	KIDSPORT FUNDING	\$100.00	

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Shire of Mundaring	2123.589-01	03/09/2018	FDC PARENT LEVY & BUILDING SERVICES LEVY		\$24,151.10
	300818	30/08/2018	FDC PARENT LEVY	\$23,711.10	
	AUGUST 2018	03/09/2018	BUILDING SERVICES LEVY - AUGUST 2018	\$440.00	
Ms M R Ponnann	2123.8036-01	03/09/2018	REIMBURSEMENT		\$60.58
	REIMBURSEMENT	03/09/2018	REIMBURSEMENT FOR CONFERENCE EXPENSES	\$60.58	
Darlington Junior Cricket Club	2123.9422-01	03/09/2018	KIDSPORT FUNDING		\$140.00
	KS025088	31/08/2018	KIDSPORT FUNDING	\$140.00	
Valley United Christian Football Club	2123.9588-01	03/09/2018	KIDSPORT FUNDING		\$150.00
	KS024979	28/08/2018	KIDSPORT FUNDING	\$150.00	
Water Corporation	2125.34-01	04/09/2018	WATER RATES & FEES		\$633.22
	9004679824	04/09/2018	WATER RATES & FEES	\$27.82	
	9004600055	04/09/2018	WATER RATES & FEES	\$283.83	
	9004707493	04/09/2018	WATER RATES & FEES	\$215.57	
	9022985972	04/09/2018	WATER RATES & FEES	\$106.00	
Just Real Estate (WA)	2126.12439-01	06/09/2018	RATES REFUND		\$955.47
	REFUND	06/09/2018	RATES REFUND	\$955.47	
Ms R K Glossop	2126.12642-01	06/09/2018	RATES REFUND		\$2,000.93
	REFUND	06/09/2018	RATES REFUND	\$2,000.93	
Mr B T Carr	2127.12647-01	10/09/2018	RATES REFUND		\$1,269.69
	REFUND	10/09/2018	RATES REFUND	\$1,269.69	
John Phillips Consulting	2128.10568-01	10/09/2018	APPRAISAL FEES		\$3,850.00
	00000190	04/09/2018	CEO APPRAISAL 2018	\$3,850.00	
Total Green Recycling Pty Ltd	2128.10807-01	10/09/2018	E-WASTE RECYCLING		\$308.00
	INV4720	06/09/2018	E-WASTE RECYCLING	\$308.00	
Nosh Catering	2128.11020-01	10/09/2018	CATERING		\$1,012.00
	117682	24/08/2018	CATERING - COUNCIL MEETING	\$1,012.00	
Esplanade Hotel Fremantle by Rydges	2128.11106-01	10/09/2018	ACCOMMODATION		\$620.00
	317753	06/09/2018	CONFERENCE ACCOMMODATION	\$200.00	
	317754	06/09/2018	CONFERENCE ACCOMMODATION	\$220.00	
	317749	06/09/2018	CONFERENCE ACCOMMODATION	\$200.00	
Chefmaster Australia	2128.11137-01	10/09/2018	BIN BAGS		\$346.05
	00028638	06/09/2018	BIN BAGS	\$346.05	
S and I Services (Sneska Ilikj T/A)	2128.11452-01	10/09/2018	CLEANING		\$280.00
	117	07/09/2018	CLEANING	\$280.00	
Swan Valley Fresh (Vendor Management Solutions Pty Ltd T/A)	2128.11474-01	10/09/2018	KIOSK SUPPLIES		\$215.20
	00020171	04/09/2018	KIOSK SUPPLIES	\$215.20	
Landscape and Maintenance Solutions Pty Ltd	2128.11754-01	10/09/2018	LANDSCAPE MAINTENANCE SERVICES		\$7,409.71
	INV-0779	06/09/2018	SUPPLY OF LANDSCAPE MAINTENANCE SERVICES - SCULPTURE PARK & MJM PARK	\$7,409.71	
Mundaring Smash Repairs (WA Panel Works Pty Ltd T/A)	2128.11921-01	10/09/2018	VEHICLE REPAIRS		\$8,303.11
	63693	16/08/2018	REPAIRS TO 054MDG	\$759.00	
	63694	16/08/2018	REPAIRS TO 054 MDG	\$2,059.20	
	63697	16/08/2018	REPAIRS TO 064 MDG	\$2,416.54	
	63698	16/08/2018	REPAIRS TO 048 MDG	\$3,068.37	

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The Stationery Co (C Willis & D J Willis T/A)	2128.11953-01	10/09/2018	STATIONERY		\$360.08
	154024	07/09/2018	STATIONERY	\$360.08	
Cleanflow Environmental Solutions	2128.11986-01	10/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM		\$7,243.73
	00035055	06/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,414.58	
	00035056	06/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,541.66	
	00035061	06/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,287.49	
Department of Human Services - Child Support	2128.12-01	10/09/2018	CHILD SUPPORT PAYMENT		\$141.44
	PY02-05-CHILD SU	02/09/2018	CHILD SUPPORT PAYMENT	\$141.44	
JEK Pty Ltd T/A Has Earthmoving	2128.12068-01	10/09/2018	PLANT HIRE		\$4,346.50
	00000238	21/08/2018	WET HIRE OF PLANT FOR OPEN DRAIN MAINTENANCE	\$4,346.50	
Recruitwest Pty Ltd	2128.12078-01	10/09/2018	TEMP STAFF		\$3,232.86
	C INV 495538	06/09/2018	TEMP STAFF - DEPOT	\$3,232.86	
Biobean Coffee Pty Ltd	2128.12185-01	10/09/2018	PROVISIONS FOR REFLECTIONS CAFE		\$221.40
	00007688	21/08/2018	PROVISIONS FOR REFLECTIONS CAFE	\$221.40	
Cleverpatch Pty Ltd	2128.12278-01	10/09/2018	CRAFT MATERIALS		\$315.58
	301430	17/08/2018	CRAFT MATERIALS	\$315.58	
Vera Builders Pty Ltd	2128.12386-01	10/09/2018	CONSTRUCTION CONTRACT		\$132,569.84
	INV-0802	10/09/2018	ACCESSIBILITY UPGRADE - DARLINGTON HALL	\$132,569.84	
Mint Civil T/A Kalamunda Sweeping	2128.12388-01	10/09/2018	STREET SWEEPING		\$6,563.75
	M 1989	17/08/2018	STREET SWEEPING	\$3,582.25	
	M 1990	17/08/2018	STREET SWEEPING	\$2,981.50	
Mr G Wood	2128.12470-01	10/09/2018	FENCING		\$2,601.50
	1945	04/09/2018	BOYA OVAL - SUPPLY AND INSTALL BALLUSTRADING	\$2,601.50	
DS Agencies Pty Ltd	2128.12572-01	10/09/2018	BOLLARDS		\$5,418.92
	145814	04/09/2018	KEY TO SUIT BOLLARD	\$72.92	
	145813	10/09/2018	TRADITIONAL BOLLARDS X 4 FOR ADMIN BUILDING	\$5,346.00	
Mr V Crowe	2128.12579-01	10/09/2018	GARDENING & MAINTENANCE		\$840.00
	1049	04/09/2018	GARDENING	\$210.00	
	1050	04/09/2018	MAINTENANCE	\$210.00	
	1051	04/09/2018	MAINTENANCE	\$210.00	
	1052	04/09/2018	GARDENING	\$210.00	
Code Group Pty Ltd	2128.12587-01	10/09/2018	ACCESS CONSULTANT AUDIT REPORTS		\$3,795.00
	3761	23/08/2018	ACCESS CONSULTANT AUDIT REPORTS	\$3,795.00	
Mr O Briffa	2128.12598-01	10/09/2018	BOOKS		\$150.00
	002	07/09/2018	LOST MUNDARING & SURROUNDS BOOKS	\$150.00	
Paragon Corporate Training	2128.12603-01	10/09/2018	CERTIFICATE IV IN LOCAL GOVERNMENT INVESTIGATIONS		\$6,885.00
	22340	07/09/2018	CERTIFICATE IV IN LOCAL GOVERNMENT INVESTIGATIONS	\$6,885.00	
Embroidme (Midland)	2128.12605-01	10/09/2018	EMBROIDERY		\$2,013.00
	E 7183	07/09/2018	WOOROLOO BUSH FIRE BRIGADE CLOTHING	\$2,013.00	
Haverford Pty Ltd	2128.12606-01	10/09/2018	REPLACEMENT LANE ROPES		\$786.50
	00111571	04/09/2018	REPLACEMENT LANE ROPES	\$786.50	
Volich Waste Contractors Pty Ltd	2128.127-01	10/09/2018	REFUSE CONTRACT		\$130,684.53
	00005124	06/09/2018	REFUSE CONTRACT	\$220.00	
	00005125	06/09/2018	REFUSE CONTRACT	\$101,616.24	
	00005126	06/09/2018	REFUSE CONTRACT	\$2,583.35	

Payee	Cheque No	Date	Details	Sub Total	Total
	00005127	06/09/2018	REFUSE CONTRACT	\$5,714.28	
	00005128	06/09/2018	REFUSE CONTRACT	\$11,169.76	
	00005129	06/09/2018	REFUSE CONTRACT	\$616.00	
	00005130	06/09/2018	REFUSE CONTRACT	\$107.36	
	00005131	06/09/2018	REFUSE CONTRACT	\$266.42	
	00005132	06/09/2018	REFUSE CONTRACT	\$506.21	
	00005133	06/09/2018	REFUSE CONTRACT	\$617.32	
	00005134	06/09/2018	REFUSE CONTRACT	\$5,527.10	
	00005135	06/09/2018	REFUSE CONTRACT	\$1,740.49	
Shire of Mundaring	2128.13-01	10/09/2018	PAYROLL DEDUCTION		\$4,352.30
	PY02-05-Private	02/09/2018	PAYROLL DEDUCTION	\$147.00	
	PY02-05-Buy Addi	02/09/2018	PAYROLL DEDUCTION	\$478.74	
	PY01-05-Private	02/09/2018	PAYROLL DEDUCTION	\$441.00	
	PY01-05-Child Ca	02/09/2018	PAYROLL DEDUCTION	\$1,316.25	
	PY01-05-Buy Addi	02/09/2018	PAYROLL DEDUCTION	\$641.83	
	PY01-05-Novated	02/09/2018	PAYROLL DEDUCTION	\$659.22	
	PY01-05-Novated	02/09/2018	PAYROLL DEDUCTION	\$668.26	
Eastern Hills Saws & Mowers Pty Ltd	2128.146-01	10/09/2018	PARTS		\$296.75
	41724 # 10	30/08/2018	PARTS	\$39.00	
	41752	04/09/2018	SUPPLY & FIT BACK PLATE TO STIHL BLOWER	\$257.75	
Compsys Pty Ltd T/A Harmony Software	2128.1689-01	10/09/2018	SOFTWARE		\$660.00
	13-124	07/09/2018	SOFTWARE SUBSCRIPTION	\$660.00	
Environmental Health Australia (Western Australia) Incorporated	2128.1907-01	10/09/2018	CONFERENCE REGISTRATION		\$520.00
	3365	28/08/2018	CONFERENCE REGISTRATION	\$520.00	
Konica Minolta Business Solutions Aust Pty Ltd	2128.197-01	10/09/2018	PHOTOCOPIER PRINTING		\$116.96
	85012975	23/08/2018	PHOTOCOPIER PRINTING	\$116.96	
Covs Parts Pty Ltd	2128.199-01	10/09/2018	PARTS		\$677.48
	1610113028	17/08/2018	PARTS	\$103.89	
	1610113261	17/08/2018	PARTS	\$124.48	
	1610113406	21/08/2018	PARTS	\$254.06	
	1610113521	21/08/2018	PARTS	\$24.35	
	1610113593	21/08/2018	PARTS	\$139.84	
	1610113606	21/08/2018	PARTS	\$30.86	
Zurich Australian Insurance Ltd	2128.2000-01	10/09/2018	EXCESS ON INSURANCE		\$2,000.00
	CL633616491	06/09/2018	EXCESS ON INSURANCE - 030MDG CL633616491	\$2,000.00	
Eastern Metropolitan Regional Council	2128.21-01	10/09/2018	ENVIRONMENTAL SUSTAINABILITY & ENERGY AND CLIMATE CHANGE PROGRAMS		\$30,289.60
	EMRC28772	06/09/2018	WATER PROGRAM - ENVIRONMENTAL SUSTAINABILITY	\$18,739.60	
	EMRC28820	06/09/2018	ENERGY AND CLIMATE CHANGE PROGRAM	\$11,550.00	
Deputy Commissioner of Taxation	2128.215-01	10/09/2018	TAXATION		\$149,063.00
	PY02-05-Deputy C	02/09/2018	PAYROLL DEDUCTION	\$25,992.00	
	PY01-05-Deputy C	02/09/2018	PAYROLL DEDUCTION	\$123,053.00	
	PY99-02-Deputy C	06/09/2018	PAYROLL DEDUCTION	\$18.00	
Country Womens Association of WA Inc - Mundaring Branch	2128.2165-01	10/09/2018	CATERING		\$180.00
	79	06/09/2018	CATERING - COMMUNITY INFORMATION DAY	\$180.00	
Hills Seafood Supplies	2128.2741-01	10/09/2018	KIOSK SUPPLIES		\$375.70
	56251	04/09/2018	KIOSK SUPPLIES	\$375.70	
Winc Australia Pty Limited	2128.280-01	10/09/2018	STATIONERY		\$133.29
	9025056083	21/08/2018	STATIONERY	\$133.29	

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Truckline	2128.2816-01	10/09/2018	PARTS		\$1.58
	6359585	04/09/2018	PARTS	\$1.58	
McLeods Barristers and Solicitors	2128.307-01	10/09/2018	PROFESSIONAL LEGAL SERVICES		\$1,879.41
	104641	07/09/2018	WASTE DISPOSAL ISSUES	\$1,879.41	
Office Line	2128.3123-01	10/09/2018	EQUIPMENT PURCHASES		\$1,342.00
	70252	21/08/2018	EQUIPMENT PURCHASES	\$1,342.00	
Turfworks WA Pty Ltd	2128.3232-01	10/09/2018	MOWING		\$5,169.33
	4429	06/09/2018	MOWING	\$2,149.31	
	4432	06/09/2018	MOWING	\$1,773.14	
	4430	06/09/2018	MOWING	\$1,246.88	
Quick Corporate Australia	2128.3445-01	10/09/2018	STATIONERY		\$117.19
	SIN-992850	21/08/2018	STATIONERY	\$81.40	
	SIN-993442	23/08/2018	STATIONERY	\$35.79	
BGC Quarries	2128.3493-01	10/09/2018	ROCKBASE		\$2,690.62
	IQ13939	16/08/2018	GRANITE	\$2,690.62	
State Library of Western Australia	2128.358-01	10/09/2018	ANNUAL FEE		\$5,170.00
	R1020931	31/08/2018	ANNUAL FEE FOR LOST AND DAMAGED MATERIALS	\$5,170.00	
Courier Australia	2128.375-01	10/09/2018	COURIER SERVICES		\$13.05
	0355	06/09/2018	COURIER SERVICES	\$13.05	
Mundaring Electrical Contracting Service	2128.381-01	10/09/2018	ELECTRICAL SERVICES		\$211.20
	6709	04/09/2018	ELECTRICAL SERVICES	\$211.20	
Bucher Municipal Pty Ltd	2128.3868-01	10/09/2018	EQUIPMENT PURCHASES		\$739.75
	904274	14/08/2018	EQUIPMENT PURCHASES	\$739.75	
Western Australian Local Government Association	2128.393-01	10/09/2018	TRAINING		\$565.00
	I3072910	30/08/2018	FORUM REGISTRATION	\$50.00	
	I3071152	07/09/2018	PLANNING ESSENTIALS TRAINING	\$515.00	
J. Blackwood & Son Pty Ltd	2128.397-01	10/09/2018	PARTS		\$12.12
	PE4762QN	30/08/2018	PARTS	\$12.12	
Health Insurance Fund of WA	2128.4-01	10/09/2018	PAYROLL DEDUCTION		\$1,247.20
	PY01-05-HIF	02/09/2018	PAYROLL DEDUCTION	\$1,247.20	
Aardvark Bobcat & Truck Hire	2128.4407-01	10/09/2018	HIRE OF PLANT		\$2,112.72
	#650	06/09/2018	HIRE OF PLANT	\$2,112.72	
Mahogany Building & Design	2128.452-01	10/09/2018	MAINTENANCE		\$4,224.00
	INV0084	04/09/2018	MAINTENANCE	\$1,375.00	
	INV0085	04/09/2018	MAINTENANCE	\$440.00	
	INV0083	04/09/2018	MAINTENANCE	\$2,409.00	
Flexi Staff Pty Ltd	2128.4560-01	10/09/2018	TEMP STAFF		\$6,533.37
	200554	06/09/2018	TEMP STAFF - DEPOT	\$2,358.12	
	200553	06/09/2018	TEMP STAFF - DEPOT	\$2,358.12	
	191675	06/09/2018	TEMP STAFF - DEPOT	\$1,817.13	
Westwater Enterprises Pty Ltd	2128.4658-01	10/09/2018	EQUIPMENT MAINTENANCE		\$2,096.61
	WS0539	28/08/2018	SERVICE CHLORINE GAS EQUIPMENT	\$2,096.61	
Work Clobber	2128.509-01	10/09/2018	WORK CLOTHES		\$674.00
	MI169515	04/09/2018	WORK CLOTHES	\$674.00	

Payee	Cheque No	Date	Details	Sub Total	Total
Western Educting Service	2128.52-01	10/09/2018	DRAIN EDUCTING / JETTING		\$12,343.18
	00016035	30/08/2018	DRAIN EDUCTING / JETTING	\$1,592.67	
	00016034	30/08/2018	DRAIN EDUCTING / JETTING	\$1,592.67	
	00016033	30/08/2018	DRAIN EDUCTING / JETTING	\$1,592.67	
	00016046	04/09/2018	DRAIN EDUCTING / JETTING	\$1,592.67	
	00016048	04/09/2018	DRAIN EDUCTING / JETTING	\$1,327.22	
	00016047	04/09/2018	DRAIN EDUCTING / JETTING	\$1,592.67	
	00016056	06/09/2018	DRAIN EDUCTING / JETTING	\$1,504.18	
	00016055	06/09/2018	DRAIN EDUCTING / JETTING	\$1,548.43	
Shire of Mundaring - Lotto Club	2128.5719-01	10/09/2018	PAYROLL DEDUCTION		\$271.60
	PY02-05-STAFF LO	02/09/2018	PAYROLL DEDUCTION	\$13.58	
	PY01-05-STAFF LO	02/09/2018	PAYROLL DEDUCTION	\$258.02	
West Coast Spring Water Pty Ltd	2128.5945-01	10/09/2018	CAFE BAR CONSUMABLES		\$26.80
	1184404	06/09/2018	CAFE BAR CONSUMABLES	\$13.40	
	1173805	06/09/2018	CAFE BAR CONSUMABLES	\$13.40	
Shire of Mundaring - Social Club	2128.6-01	10/09/2018	PAYROLL DEDUCTION		\$172.00
	PY02-05-MUNDARIN	02/09/2018	PAYROLL DEDUCTION	\$2.00	
	PY01-05-MUNDARIN	02/09/2018	PAYROLL DEDUCTION	\$170.00	
Fuel Distributors of Western Australia Pty Ltd	2128.6050-01	10/09/2018	FUEL & OILS		\$20,437.08
	36100263	06/09/2018	FUEL & OILS	\$20,437.08	
LIWA Aquatics	2128.616-01	10/09/2018	MEMBERSHIP & CONFERENCE FEES		\$2,010.00
	2566	06/09/2018	MEMBERSHIP & CONFERENCE FEES	\$2,010.00	
Clan Midland Inc	2128.6585-01	10/09/2018	PARENTING PROGRAM		\$1,085.00
	448	30/08/2018	PARENTING PROGRAM	\$1,085.00	
The Watershed Water Systems	2128.68-01	10/09/2018	RETICULATION PARTS		\$73.88
	10166478	17/08/2018	RETICULATION PARTS	\$37.12	
	10166482	06/09/2018	RETICULATION PARTS	\$36.76	
Australian Services Union	2128.7-01	10/09/2018	PAYROLL DEDUCTION		\$207.20
	PY02-05-AUSTRALI	02/09/2018	PAYROLL DEDUCTION	\$181.30	
	PY01-05-AUSTRALI	02/09/2018	PAYROLL DEDUCTION	\$25.90	
Scoob's Dingo Service	2128.7426-01	10/09/2018	FOOTPATH SWEEPING & HIRE OF PLANT		\$2,887.50
	2090	30/08/2018	SCULPTURE PARK - PICK UP WHITE SAND FROM DEPOT	\$412.50	
	2092	06/09/2018	FOOTPATH SWEEPING	\$2,227.50	
	2097	06/09/2018	WET HIRE OF PLANT	\$247.50	
Sparks Refrigeration & Airconditioning	2128.7489-01	10/09/2018	ELECTRICAL SERVICES & AIRCONDITIONING REPAIRS		\$4,611.00
	INV-1410	21/08/2018	SUPPLY & INSTALL FOUR RETURN AIR PATHS	\$2,893.00	
	INV-1411	23/08/2018	ROOF LEAK REPAIRS	\$1,023.00	
	INV-1404	23/08/2018	WATER TREATMENT	\$695.00	
PFD Food Services Pty Ltd	2128.7590-01	10/09/2018	KIOSK SUPPLIES		\$968.35
	KL587799	14/08/2018	PROVISIONS FOR REFLECTIONS CAFE	\$151.55	
	KL731015	30/08/2018	KIOSK SUPPLIES	\$44.00	
	KL731016	30/08/2018	KIOSK SUPPLIES	\$772.80	
Telford Industries	2128.7673-01	10/09/2018	POOL CLEANER		\$14,190.00
	669457	04/09/2018	POOL CLEANER - BILGOMAN AQUATIC	\$14,190.00	
West Force Plumbing & Gas	2128.7735-01	10/09/2018	PLUMBING		\$165.00
	00023592	06/09/2018	PLUMBING	\$165.00	

Payee	Cheque No	Date	Details	Sub Total	Total
ABM Landscaping	2128.7820-01	10/09/2018	LANDSCAPING SERVICE		\$4,312.00
	INV-3322	04/09/2018	POOL PAVING REPAIRS	\$2,992.00	
	INV-3347	06/09/2018	DARLINGTON OVAL - REINSTALL DRAIN LID	\$1,320.00	
Shredding Services Pty Ltd	2128.7854-01	10/09/2018	GREENWASTE PROCESSING SERVICES		\$31,341.84
	00001510	06/09/2018	GREENWASTE PROCESSING SERVICES	\$31,341.84	
LGRCEU	2128.8-01	10/09/2018	PAYROLL DEDUCTION		\$61.50
	PY02-05-LGRCEU	02/09/2018	PAYROLL DEDUCTION	\$61.50	
ACG Earthmoving Pty Ltd	2128.8513-01	10/09/2018	EMERGENCY DRAINAGE REPAIRS		\$3,465.00
	00000624	30/08/2018	EMERGENCY DRAINAGE REPAIRS	\$1,045.00	
	00000622	30/08/2018	EMERGENCY DRAINAGE REPAIRS	\$1,045.00	
	00000623	30/08/2018	EMERGENCY DRAINAGE REPAIRS	\$1,375.00	
Sankey Plumbing Service	2128.8545-01	10/09/2018	PLUMBING		\$121.00
	4191	06/09/2018	PLUMBING	\$121.00	
Northam Tree Services	2128.8769-01	10/09/2018	STREET TREE MAINTENANCE		\$5,210.70
	1857	06/09/2018	STREET TREE MAINTENANCE	\$783.20	
	1859	06/09/2018	STREET TREE MAINTENANCE	\$1,953.60	
	1858	06/09/2018	STREET TREE MAINTENANCE	\$2,473.90	
P & J Herrington	2128.889-01	10/09/2018	CLEANING SUPPLIES		\$211.20
	43283	06/09/2018	CLEANING SUPPLIES	\$211.20	
The Cookie Barrel	2128.9463-01	10/09/2018	KIOSK SUPPLIES		\$230.01
	00370039	04/09/2018	KIOSK SUPPLIES	\$230.01	
Avon Hills Environmental	2128.9584-01	10/09/2018	FIREBREAK AND WEED SPRAYING		\$2,200.00
	393	30/08/2018	FIREBREAK AND WEED SPRAYING	\$2,200.00	
Brice Pest Management	2128.9596-01	10/09/2018	PEST TREATMENTS		\$2,189.00
	02627	30/08/2018	TERMITE TREATMENT	\$605.00	
	02636	06/09/2018	RENEWAL OF BAITING SYSTEM	\$792.00	
	02637	06/09/2018	RENEWAL OF BAITING SYSTEM	\$792.00	
MPK Tree Management Pty Ltd	2128.9627-01	10/09/2018	STREET TREE MAINTENANCE		\$5,500.00
	00005694	04/09/2018	STREET TREE MAINTENANCE	\$5,500.00	
Managed System Services Pty Ltd	2128.9698-01	10/09/2018	HARDWARE		\$3,094.31
	00003380	04/09/2018	HARDWARE	\$3,094.31	
Croker Construction (WA) Pty Ltd (Croker Unit Trust T/A)	2129.11683-01	10/09/2018	REFUND		\$1,872.14
	REFUND	07/09/2018	REFUND FOR MAINTENANCE BOND	\$1,872.14	
Mr A B Mancini	2129.12643-01	10/09/2018	CROSSOVER CONTRIBUTION		\$560.00
	XOVER	07/09/2018	CROSSOVER CONTRIBUTION	\$560.00	
Mr B C Reed	2129.12644-01	10/09/2018	REFUND		\$2,621.42
	REFUND	07/09/2018	REFUND FOR MAINTENANCE BOND	\$2,621.42	
Meliador (WA) Pty Ltd	2129.12645-01	10/09/2018	REFUND		\$5,603.60
	REFUND	07/09/2018	REFUND FOR MAINTENANCE BOND	\$5,603.60	
Mr R Frantom	2129.12646-01	10/09/2018	YOUTH SPONSORSHIP		\$100.00
	SPONSORSHIP	07/09/2018	YOUTH SPONSORSHIP	\$100.00	
Synergy	2129.174-01	10/09/2018	ELECTRICITY		\$1,884.30
	5603941927	04/09/2018	ELECTRICITY	\$1,884.30	

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Parkerville Volunteer Bushfire Brigade	2129.363-01	10/09/2018	HAZARD REDUCTION BURN		\$850.00
	0020	07/09/2018	HAZARD REDUCTION BURN - 2005 GILL ST	\$500.00	
	0016	07/09/2018	HAZARD REDUCTION BURN - 2490 HIDDEN VALLEY RD	\$350.00	
Plunkett Homes	2129.5462-01	10/09/2018	REFUND		\$236.00
	REFUND	07/09/2018	REFUND FOR APPLICATION	\$236.00	
Glen Forrest Primary School	2129.579-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Sawyers Valley Primary School	2129.6741-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Mount Helena Primary School	2129.6975-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Helena College Senior High School	2129.719-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Wooroloo Primary School	2129.720-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Parkerville Primary School	2129.722-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Mundaring Primary School	2129.723-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Helena Valley Primary School	2129.725-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Greenmount Primary School	2129.726-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Darlington Primary School	2129.727-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Chidlow Primary School	2129.728-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
St Anthony's Primary School	2129.730-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Sacred Heart School	2129.731-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Swan Christian Education Association T/A MundaringChristian College	2129.733-01	10/09/2018	CITIZEN AWARD 2018		\$120.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD	\$60.00	
	CITIZEN AWARD	06/09/2018	LOWER SCHOOL CITIZEN AWARD 2018	\$60.00	
Bible Baptist Church	2129.735-01	10/09/2018	CITIZEN AWARD 2018		\$120.00
	CITIZEN AWARD	06/09/2018	JUNIOR CITIZEN AWARD 2018	\$60.00	
	CITIZEN AWARD	06/09/2018	SENIOR CITIZEN AWARD 2018	\$60.00	
Swan View Primary School	2129.736-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Swan View Senior High School	2129.742-01	10/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	06/09/2018	CITIZEN AWARD 2018	\$60.00	
Darlington Concerts Incorporated	2129.8501-01	10/09/2018	BOND REFUND		\$170.00
	REFUND	07/09/2018	BOND REFUND	\$170.00	

Payee	Cheque No	Date	Details	Sub Total	Total
Girl Guides Western Australia Inc	2129.9338-01	10/09/2018	KIDSPORT FUNDING		\$150.00
	KS025211	07/09/2018	KIDSPORT FUNDING	\$150.00	
Water Corporation	2130.34-01	11/09/2018	WATER RATES & FEES		\$593.42
	9010381397	11/09/2018	WATER RATES & FEES	\$97.36	
	9004631732	11/09/2018	WATER RATES & FEES	\$185.44	
	9004631724	11/09/2018	WATER RATES & FEES	\$13.91	
	9004631716	11/09/2018	WATER RATES & FEES	\$78.81	
	9004639478	11/09/2018	WATER RATES & FEES	\$60.27	
	9004646782	11/09/2018	WATER RATES & FEES	\$6.95	
	9004645034	11/09/2018	WATER RATES & FEES	\$37.09	
	9009882418	11/09/2018	WATER RATES & FEES	\$6.96	
	9004650204	11/09/2018	WATER RATES & FEES	\$25.50	
	9004646790	11/09/2018	WATER RATES & FEES	\$81.13	
Alisco Pty Ltd	2131.10881-01	17/09/2018	FIRST AID REPLENISHMENT		\$489.94
	CPER1862902	31/08/2018	FIRST AID REPLENISHMENT	\$29.04	
	CPER1862901	31/08/2018	FIRST AID REPLENISHMENT	\$359.26	
	CPER1862900	31/08/2018	FIRST AID REPLENISHMENT	\$101.64	
Ixom Operations Pty Ltd	2131.10921-01	17/09/2018	CHLORINE GAS		\$3,167.38
	6003286	30/08/2018	CHLORINE GAS	\$3,167.38	
Nosh Catering	2131.11020-01	17/09/2018	CATERING		\$935.00
	117683	31/08/2018	CATERING - COUNCIL MEETING 20/08/18	\$935.00	
FE TECHNOLOGIES PTY LTD	2131.11359-01	17/09/2018	ANNUAL MAINTENANCE		\$1,269.40
	SVIP018970	13/09/2018	ANNUAL MAINTENANCE	\$451.00	
	SVIP018040	13/09/2018	ANNUAL MAINTENANCE	\$818.40	
JB HI-FI Group Pty Ltd	2131.11398-01	17/09/2018	HARDWARE		\$285.00
	001-6582754-70-1	28/08/2018	DESKTOP & MONITOR	\$285.00	
Swan Valley Fresh (Vendor Management Solutions PtyLtd T/A)	2131.11474-01	17/09/2018	KIOSK SUPPLIES		\$386.15
	00019683	13/09/2018	KIOSK SUPPLIES	\$97.96	
	00020081	13/09/2018	KIOSK SUPPLIES	\$170.38	
	00020272	13/09/2018	KIOSK SUPPLIES	\$117.81	
Landscape and Maintenance Solutions Pty Ltd	2131.11754-01	17/09/2018	LANDSCAPE MAINTENANCE SERVICES		\$7,510.58
	INV-0807	06/09/2018	SUPPLY OF LANDSCAPE MAINTENANCE SERVICES - SCULPTURE PARK & MJM PARK	\$7,510.58	
Mundaring Smash Repairs (WA Panel Works Pty Ltd T/A)	2131.11921-01	17/09/2018	VEHICLE REPAIRS		\$739.42
	63775	30/08/2018	REPAIRS TO 809 MDG	\$739.42	
Cleanflow Environmental Solutions	2131.11986-01	17/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM		\$7,497.90
	00035070	11/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,541.66	
	00035068	11/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,541.66	
	00035073	11/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,414.58	
Feral Invasive Species Eradication Management	2131.12032-01	17/09/2018	BUSH SKILL S WORKSHOP		\$440.00
	1334	30/08/2018	BUSH SKILLS WORKSHOP	\$440.00	
JEK Pty Ltd T/A Has Earthmoving	2131.12068-01	17/09/2018	PLANT HIRE		\$3,548.16
	00000256	23/08/2018	WET HIRE OF PLANT FOR OPEN DRAIN MAINTENANCE	\$3,548.16	
Recruitwest Pty Ltd	2131.12078-01	17/09/2018	TEMP STAFF		\$3,488.62
	C INV 495593	13/09/2018	TEMP STAFF - DEPOT	\$3,488.62	
TenderLink.com	2131.12149-01	17/09/2018	TENDER ADVERTISING		\$58.30
	MUNDAR-255680	13/09/2018	TENDER ADVERTISING	\$58.30	

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Paul and David Auto Accessories	2131.12165-01	17/09/2018	MAP BOOKS		\$889.35
	378210	06/09/2018	PERTH UBD FOR BRIGADES	\$889.35	
Biobean Coffee Pty Ltd	2131.12185-01	17/09/2018	KIOSK SUPPLIES		\$132.00
	00007729	30/08/2018	KIOSK SUPPLIES	\$132.00	
Highway Motor Trimmers (R & A Cox Family Trust T/A)	2131.12206-01	17/09/2018	COVER FOR WATER PUMPS		\$229.90
	2081	11/09/2018	COVER FOR WATER PUMPS	\$229.90	
Advance Scanning Services	2131.12415-01	17/09/2018	SERVICE LOCATION		\$1,413.50
	20162692	21/08/2018	SERVICE LOCATION	\$1,413.50	
All Suburbs Garden & Wood Supplies	2131.12427-01	17/09/2018	FIREWOOD		\$1,056.00
	22677	13/09/2018	CHOPPED JARRAH FIREWOOD FOR LAKE	\$1,056.00	
Rainchaser Pumps and Reticulation	2131.12451-01	17/09/2018	PARTS		\$39.90
	INV-0206	11/09/2018	PARTS	\$39.90	
Mr G Wood	2131.12470-01	17/09/2018	FENCING		\$3,146.00
	1950	06/09/2018	FENCING	\$3,146.00	
ID Warehouse Pty Ltd	2131.12488-01	17/09/2018	OFFICE SUPPLIES		\$162.47
	9337831340	13/09/2018	BLANK ID CARDS	\$162.47	
Mr V Crowe	2131.12579-01	17/09/2018	CLEANING, GARDENING AND MAINTENANCE		\$938.82
	1056	11/09/2018	CLEANING	\$210.00	
	1057	11/09/2018	MAINTENANCE	\$98.82	
	1058	11/09/2018	GARDENING	\$210.00	
	1059	11/09/2018	GARDENING	\$210.00	
	1060	11/09/2018	LANDSCAPING	\$210.00	
Komatsu Australia Pty Ltd	2131.126-01	17/09/2018	PARTS		\$197,653.50
	85041509	13/09/2018	SUPPLY & DELIVERY OF NEW KOMATSU WA250PZ_6 WHEEL LOADER	\$197,653.50	
Rapid Asbestos Removals (Rapid Holdings WA Pty Ltd/A)	2131.12649-01	17/09/2018	ASBESTOS REMOVAL		\$275.00
	34	13/09/2018	ASBESTOS REMOVAL	\$275.00	
Volich Waste Contractors Pty Ltd	2131.127-01	17/09/2018	REFUSE CONTRACT		\$59.05
	00005136	13/09/2018	REFUSE CONTRACT	\$59.05	
NNT - Division of Pacific Brands Workwear Group P/L	2131.1328-01	17/09/2018	UNIFORMS		\$70.95
	10602061	13/09/2018	UNIFORMS	\$70.95	
BOC Ltd	2131.135-01	17/09/2018	CYLINDER RENTAL		\$179.60
	4020410782	31/08/2018	CYLINDER RENTAL	\$179.60	
Sonic HealthPlus Pty Ltd	2131.138-01	17/09/2018	PRE-EMPLOYMENT MEDICAL EXAMINATION		\$251.68
	1596379	13/09/2018	PRE-EMPLOYMENT MEDICAL EXAMINATION	\$106.04	
	1595598	13/09/2018	PRE-EMPLOYMENT MEDICAL EXAMINATION	\$39.60	
	1591048	14/09/2018	PRE-EMPLOYMENT MEDICAL EXAMINATION	\$106.04	
Schweppes Australia Pty Ltd	2131.145-01	17/09/2018	KIOSK SUPPLIES		\$285.76
	0808117105	30/08/2018	KIOSK SUPPLIES	\$285.76	
Eastern Hills Saws & Mowers Pty Ltd	2131.146-01	17/09/2018	PARTS		\$62.75
	41547 # 8	13/09/2018	PARTS	\$62.75	
Australia Post	2131.15-01	17/09/2018	POSTAGE & RATES COLLECTION FEES		\$9,805.92
	1007784385	06/09/2018	RATES COLLECTION FEES	\$7,013.90	
	1007795298	07/09/2018	POSTAGE	\$2,560.89	
	1007794805	13/09/2018	POSTAGE	\$231.13	

Payee	Cheque No	Date	Details	Sub Total	Total
Eastern Region Security	2131.191-01	17/09/2018	SECURITY EXPENSES		\$2,933.44
	00017467	13/09/2018	SECURITY EXPENSES	\$82.50	
	00017446	13/09/2018	SECURITY EXPENSES	\$479.62	
	00017445	13/09/2018	SECURITY EXPENSES	\$535.21	
	00017469	13/09/2018	SECURITY EXPENSES	\$82.50	
	00017444	13/09/2018	SECURITY EXPENSES	\$221.42	
	00017443	13/09/2018	SECURITY EXPENSES	\$358.48	
	00017442	13/09/2018	SECURITY EXPENSES	\$545.73	
	00017466	13/09/2018	SECURITY EXPENSES	\$93.50	
	00017441	13/09/2018	SECURITY EXPENSES	\$451.98	
	00017468	17/09/2018	ALARM RESPONSE	\$82.50	
Cleanaway	2131.1955-01	17/09/2018	RECYCLING FEES		\$60,993.67
	9819965	30/08/2018	DOMESTIC KERBSIDE RECYCLING COLLECTION	\$60,993.67	
Konica Minolta Business Solutions Aust Pty Ltd	2131.197-01	17/09/2018	PHOTOCOPIER PRINTING		\$323.52
	85023949	30/08/2018	PHOTOCOPIER PRINTING	\$323.52	
Covs Parts Pty Ltd	2131.199-01	17/09/2018	PARTS		\$393.67
	1610114660	23/08/2018	PARTS	\$59.79	
	1610114607	23/08/2018	PARTS	\$165.65	
	1610114910	23/08/2018	PARTS	\$106.40	
	1610115425	30/08/2018	PARTS	\$61.83	
E & M J Rosher Pty Ltd	2131.2009-01	17/09/2018	EQUIPMENT PURCHASES		\$881.10
	1113726	11/09/2018	PARTS	\$881.10	
Eastern Metropolitan Regional Council	2131.21-01	17/09/2018	LANDFILL DISPOSAL FEES & TRANSFER STATION FEES		\$160,140.19
	015 387	11/09/2018	LANDFILL DISPOSAL FEES 22/08/18 - 31/08/18	\$115,917.15	
	EMRC28824	11/09/2018	MATHIESON RD TRANSFER STATION	\$20,595.95	
	EMRC28825	11/09/2018	COPPIN RD WASTE TRANSFER STATION	\$23,627.09	
Country Womens Association of WA Inc - Mundaring Branch	2131.2165-01	17/09/2018	CATERING		\$750.00
	81	13/09/2018	CATERING - MUNDARING FIRE SCHOOL	\$672.00	
	80	14/09/2018	CATERING - TENNIS COURTS REPRESENTATIVES MEETING	\$78.00	
Mundaring Arts Centre Inc	2131.254-01	17/09/2018	NAIDOC WEEK ARTWORK		\$370.00
	1125	06/09/2018	NAIDOC WEEK ARTWORK	\$370.00	
Stewart & Heaton Clothing Co	2131.2625-01	17/09/2018	UNIFORMS		\$809.20
	SIN-2919140	30/08/2018	UNIFORMS	\$75.57	
	SIN-2919210	30/08/2018	UNIFORMS	\$92.17	
	SIN-2919208	30/08/2018	UNIFORMS	\$92.17	
	SIN-2919232	14/09/2018	UNIFORMS	\$228.56	
	SIN-2919062	30/08/2018	UNIFORMS	\$92.17	
	SIN-2919728	31/08/2018	UNIFORMS	\$228.56	
Du Clene Pty Ltd	2131.2737-01	17/09/2018	CLEANING		\$761.20
	00009074	14/09/2018	RANGEHOOD AND FILTER CLEANING	\$761.20	
Hills Seafood Supplies	2131.2741-01	17/09/2018	KIOSK SUPPLIES		\$198.47
	56483	13/09/2018	KIOSK SUPPLIES	\$198.47	
Local Government Professionals Australia WA	2131.3088-01	17/09/2018	EVENT REGISTRATION		\$40.00
	9312	23/08/2018	EVENT REGISTRATION	\$40.00	
Landgate	2131.314-01	17/09/2018	INTERIM VALUATIONS		\$305.45
	342119-10000974	23/08/2018	INTERIM VALUATIONS	\$305.45	
Department of Fire & Emergency Services	2131.320-01	17/09/2018	ESL CONTRIBUTION 2018/19		\$1,043,135.16
	147991	28/08/2018	ESL CONTRIBUTION 2018/19	\$1,043,135.16	

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RSEA Pty Ltd	2131.3338-01	17/09/2018	SAFETY EQUIPMENT		\$2,616.56
	6208921	31/08/2018	SAFETY EQUIPMENT	\$2,226.57	
	6208921A	31/08/2018	SAFETY EQUIPMENT	\$389.99	
Fasta Courier Service	2131.336-01	17/09/2018	COURIER SERVICES		\$144.79
	197042	11/09/2018	COURIER SERVICES	\$144.79	
Quick Corporate Australia	2131.3445-01	17/09/2018	STATIONERY		\$204.14
	SIN-995328	31/08/2018	STATIONERY	\$204.14	
Kleenit Pty Ltd	2131.3780-01	17/09/2018	ANTI GRAFFITI COATING		\$2,095.50
	126166	14/09/2018	ANTI GRAFFITI COATING	\$2,095.50	
Mundaring Electrical Contracting Service	2131.381-01	17/09/2018	ELECTRICAL SERVICES		\$308.00
	6733	13/09/2018	ELECTRICAL SERVICES	\$99.00	
	6750	13/09/2018	ELECTRICAL SERVICES	\$209.00	
Bucher Municipal Pty Ltd	2131.3868-01	17/09/2018	EQUIPMENT & PARTS		\$2,477.54
	904994	30/08/2018	EQUIPMENT PURCHASES	\$941.66	
	904967	30/08/2018	PARTS FOR SWEEPER TRUCK - 043 MDG	\$1,535.88	
Western Australian Local Government Association	2131.393-01	17/09/2018	LOCAL GOVERNMENT CONVENTION REGISTRATION & PARKING		\$3,477.00
	13072643	11/09/2018	LOCAL GOVERNMENT CONVENTION REGISTRATION	\$923.00	
	13072642	11/09/2018	LOCAL GOVERNMENT CONVENTION PARKING	\$39.00	
	13072641	11/09/2018	LOCAL GOVERNMENT CONVENTION REGISTRATION	\$1,592.00	
	13072640	11/09/2018	LOCAL GOVERNMENT CONVENTION REGISTRATION	\$923.00	
Bobcat-Attach	2131.3996-01	17/09/2018	PARTS		\$1,155.00
	19466	11/09/2018	PARTS	\$1,155.00	
C & C Locksmiths	2131.4145-01	17/09/2018	LOCKSMITH SERVICES		\$115.20
	M3447	13/09/2018	LOCKS & KEYS	\$115.20	
Aardvark Bobcat & Truck Hire	2131.4407-01	17/09/2018	PLANT HIRE		\$4,045.64
	#651	11/09/2018	HIRE OF PLANT	\$4,045.64	
Mahogany Building & Design	2131.452-01	17/09/2018	MAINTENANCE		\$165.00
	INV0086	11/09/2018	INSTALL NEW LED LIGHTS	\$165.00	
Flexi Staff Pty Ltd	2131.4560-01	17/09/2018	TEMP STAFF		\$3,773.00
	200779	13/09/2018	TEMP STAFF - DEPOT	\$3,773.00	
West Sure Group Pty Ltd	2131.4811-01	17/09/2018	SECURITY EXPENSES		\$272.75
	00020058	13/09/2018	SECURITY EXPENSES	\$272.75	
Worldwide Online Printing Cannington	2131.5169-01	17/09/2018	PHOTOCOPIER PRINTING		\$424.00
	1032578	28/08/2018	BUSINESS CARDS	\$424.00	
Western Educting Service	2131.52-01	17/09/2018	DRAIN EDUCTING / JETTING		\$4,601.04
	00016076	07/09/2018	DRAIN EDUCTING / JETTING	\$1,415.70	
	00016075	07/09/2018	DRAIN EDUCTING / JETTING	\$1,592.67	
	00016084	11/09/2018	DRAIN EDUCTING / JETTING	\$1,592.67	
Exteria	2131.5414-01	17/09/2018	STEEL FABRICATION		\$2,583.90
	00007769	11/09/2018	STEEL FABRICATION	\$861.30	
	00007770	11/09/2018	STEEL FABRICATION	\$1,722.60	
Hills Fresh (WA) Pty Ltd	2131.6419-01	17/09/2018	MILK		\$299.85
	ADMIN AUG 18	14/09/2018	MILK	\$299.85	
Advanced Pump Technologies Pty Ltd	2131.6567-01	17/09/2018	EQUIPMENT MAINTENANCE		\$209.00
	51944	17/09/2018	PUMP REPAIRS	\$209.00	

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A Class Line Marking Service	2131.6570-01	17/09/2018	LINEMARKING		\$330.00
	180904	06/09/2018	LINEMARKING	\$330.00	
Country Womens Association of WA Inc - Mt Helena/Parkerville	2131.6635-01	17/09/2018	CATERING		\$240.00
	13	14/09/2018	CATERING - RESIDENT & RATEPAYERS NETWORKING FORUM	\$240.00	
The Watershed Water Systems	2131.68-01	17/09/2018	RETICULATION PARTS		\$735.00
	10166663	06/09/2018	RETICULATION PARTS	\$735.00	
Australian Safety Engineers WA	2131.707-01	17/09/2018	EQUIPMENT MAINTENANCE		\$489.63
	0141285W	30/08/2018	MAINTENANCE OF EQUIPMENT	\$489.63	
Boss Bobcat & Truck Service	2131.7230-01	17/09/2018	EARTHWORKS		\$20,471.00
	6718	06/09/2018	TIDY UP AND LEVEL BMX TRACK JUMPS	\$1,430.00	
	6918	06/09/2018	TRENCHING AT HARRY RISEBOROUGH	\$1,320.00	
	6618	13/09/2018	SAND	\$2,871.00	
	6818	06/09/2018	BROWN PARK TANKS - DEMOLITION OF EXISTING TANKS	\$14,850.00	
Scoob's Dingo Service	2131.7426-01	17/09/2018	FOOTPATH SWEEPING		\$2,640.00
	2099	13/09/2018	FOOTPATH SWEEPING	\$2,640.00	
Connect Call Centre Services	2131.7541-01	17/09/2018	CALL CENTRE FEES		\$3,161.73
	00092562	17/09/2018	CALL CENTRE FEES - JUNE 2018	\$1,507.22	
	00093122	17/09/2018	CALL CENTRE FEES - JULY 2018	\$1,654.51	
Intelligent IP Communications Pty Ltd T/A Superloop	2131.7725-01	17/09/2018	WAN CHARGES		\$6,147.83
	INV00120912	07/09/2018	WAN CHARGES	\$6,147.83	
West Force Plumbing & Gas	2131.7735-01	17/09/2018	PLUMBING		\$1,331.00
	00023545	11/09/2018	PLUMBING	\$346.50	
	00023607	14/09/2018	PLUMBING	\$984.50	
West Coast On Hold	2131.7960-01	17/09/2018	MESSAGES ON HOLD		\$69.00
	INV0680	13/09/2018	MESSAGES ON HOLD	\$69.00	
East End Electrical	2131.8149-01	17/09/2018	ELECTRICAL SERVICES		\$3,214.20
	EEE1000-802	14/09/2018	ELECTRICAL SERVICES	\$308.00	
	EEE1000-803	14/09/2018	ELECTRICAL SERVICES	\$2,906.20	
Officino	2131.8176-01	17/09/2018	OFFICE FURNITURE		\$654.50
	4231	13/09/2018	ERGONOMIC CHAIR	\$654.50	
E Fire & Safety	2131.8275-01	17/09/2018	MONTHLY FIRE PANEL TESTING		\$147.40
	00224474	30/08/2018	MONTHLY FIRE PANEL TESTING AT ADMIN BUILDING	\$147.40	
Natural Area Holdings P/L T/A Natural Area Consulting Management	2131.8374-01	17/09/2018	WEED CONTROL		\$1,244.32
	00009850	30/08/2018	WEED CONTROL	\$1,244.32	
Sankey Plumbing Service	2131.8545-01	17/09/2018	PLUMBING		\$121.00
	4199	13/09/2018	PLUMBING	\$121.00	
Northam Tree Services	2131.8769-01	17/09/2018	STREET TREE MAINTENANCE		\$13,580.60
	1860	11/09/2018	MITIGATION WORKS - RESERVE 39853	\$1,566.40	
	1861	11/09/2018	MITIGATION WORKS - RESERVE 34095	\$957.00	
	1866	13/09/2018	STREET TREE MAINTENANCE	\$2,937.00	
	1862	13/09/2018	STREET TREE MAINTENANCE	\$3,172.40	
	1865	13/09/2018	STREET TREE MAINTENANCE	\$2,283.60	
	1864	13/09/2018	STREET TREE MAINTENANCE	\$2,664.20	

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Kool Line Electrical & Refrigeration	2131.8976-01	17/09/2018	ELECTRICAL SERVICES		\$9,780.00
	00125731	11/09/2018	ELECTRICAL SERVICES	\$2,120.00	
	00125730	11/09/2018	ELECTRICAL SERVICES	\$2,755.00	
	00125729	11/09/2018	ELECTRICAL SERVICES	\$2,330.00	
	00125856	11/09/2018	ELECTRICAL SERVICES	\$2,575.00	
The Cookie Barrel	2131.9463-01	17/09/2018	KIOSK SUPPLIES		\$124.74
	00368406	14/09/2018	KIOSK SUPPLIES	\$124.74	
Avon Hills Environmental	2131.9584-01	17/09/2018	WEED CONTROL		\$715.00
	396	11/09/2018	FIREBREAKS & WEED SPRAYING	\$715.00	
Brice Pest Management	2131.9596-01	17/09/2018	TERMITE TREATMENT		\$396.00
	02643	06/09/2018	TERMITE TREATMENT	\$132.00	
	02642	06/09/2018	TERMITE TREATMENT	\$132.00	
	02647	13/09/2018	TERMITE TREATMENT	\$132.00	
John Hughes Group	2131.9853-01	17/09/2018	PARTS		\$1,645.00
	1992761	21/08/2018	SUPPLY OF TOWBAR AND SEAT COVERS FOR 801MDG	\$1,645.00	
Steann Pty Ltd	2131.9922-01	17/09/2018	BULK VERGE WASTE COLLECTION 2018		\$70,599.20
	10518	06/09/2018	BULK VERGE WASTE COLLECTION 2018	\$70,599.20	
Telstra	2132.119-01	17/09/2018	TELEPHONE		\$11,114.69
	2085566000	07/09/2018	TELEPHONE	\$9,348.33	
	0941160300	13/09/2018	TELEPHONE	\$1,766.36	
Mr S Blyth	2132.12650-01	17/09/2018	REFUND		\$255.06
	REFUND	14/09/2018	REFUND FOR INCORRECT AMOUNT	\$255.06	
Ms M I Adonis	2132.12651-01	17/09/2018	REIMBURSEMENT		\$92.20
	REIMBURSEMENT	14/09/2018	REIMBURSEMENT FOR FUEL 805MDG	\$92.20	
Mrs A B Wade	2132.12652-01	17/09/2018	REFUND		\$75.00
	REFUND	14/09/2018	REFUND FOR DOG REGISTRATION	\$75.00	
Synergy	2132.174-01	17/09/2018	ELECTRICITY		\$6,121.85
	4743483524	07/09/2018	ELECTRICITY	\$95.60	
	3625641925	13/09/2018	ELECTRICITY	\$378.00	
	5035029810	13/09/2018	ELECTRICITY	\$1,960.20	
	8764232325	13/09/2018	ELECTRICITY	\$88.05	
	5059324411	13/09/2018	ELECTRICITY	\$396.75	
	7071549128	14/09/2018	ELECTRICITY	\$102.95	
	8146423529	14/09/2018	ELECTRICITY	\$118.85	
	5162819914	14/09/2018	ELECTRICITY	\$2,981.45	
Eastern Hills Senior High School	2132.550-01	17/09/2018	CITIZEN AWARD 2018		\$60.00
	CITIZEN AWARD	14/09/2018	CITIZEN AWARD 2018	\$60.00	
Shire of Mundaring	2132.589-01	17/09/2018	FDC PARENT LEVY		\$23,133.55
	130918	13/09/2018	FDC PARENT LEVY	\$23,133.55	
Mr R D Casotti	2132.8014-01	17/09/2018	REFUND		\$2,194.37
	REFUND	14/09/2018	REFUND FOR MAINTENANCE BOND	\$2,194.37	
Ms M R Ponnann	2132.8036-01	17/09/2018	REIMBURSEMENT		\$2,583.44
	REIMBURSEMENT	13/09/2018	REIMBURSEMENT FOR CONFERENCE EXPENSES	\$1,803.72	
	REIMBURSEMENT	17/09/2018	REIMBURSEMENT FOR CONFERENCE EXPENSES	\$779.72	
Darlington Junior Cricket Club	2132.9422-01	17/09/2018	KIDSPORT FUNDING		\$140.00
	KS025366	13/09/2018	KIDSPORT FUNDING	\$140.00	

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Panthers Basketball Club (Inc)	2132.9550-01	17/09/2018	KIDSPORT FUNDING		\$150.00
	KS025346	13/09/2018	KIDSPORT FUNDING	\$150.00	
26th (WA) Eastern Hills Company of the Boys Brigade of Australia Inc	2132.9867-01	17/09/2018	KIDSPORT FUNDING		\$150.00
	KS025386	13/09/2018	KIDSPORT FUNDING	\$150.00	
Water Corporation	2133.34-01	17/09/2018	WATER RATES & FEES		\$4,670.23
	9004637480	17/09/2018	WATER RATES & FEES	\$13.91	
	9013091934	17/09/2018	WATER RATES & FEES	\$4,656.32	
Care Giver Subsidies	2134.3462-01	13/09/2018	CARE GIVER SUBSIDIES		\$64,565.62
	130918	18/09/2018	CARE GIVER SUBSIDIES	\$64,565.62	
Water Corporation	2135.34-01	25/09/2018	WATER RATES & FEES		\$3,904.65
	9004658548	25/09/2018	WATER RATES & FEES	\$375.92	
	9004697344	25/09/2018	WATER RATES & FEES	\$1,218.81	
	9015437724	25/09/2018	WATER RATES & FEES	\$144.96	
	9004697117	25/09/2018	WATER RATES & FEES	\$24.57	
	9009291271	25/09/2018	WATER RATES & FEES	\$250.61	
	9004658644	25/09/2018	WATER RATES & FEES	\$22.11	
	9004656438	25/09/2018	WATER RATES & FEES	\$17.20	
	9004697977	25/09/2018	WATER RATES & FEES	\$34.40	
	9019819770	25/09/2018	WATER RATES & FEES	\$334.57	
	9004566598	25/09/2018	WATER RATES & FEES	\$626.27	
	9004697539	25/09/2018	WATER RATES & FEES	\$24.57	
	9004697985	25/09/2018	WATER RATES & FEES	\$46.68	
	9012388904	25/09/2018	WATER RATES & FEES	\$783.98	
Baycorp (WA) Pty Ltd	2136.10478-01	28/09/2018	POUNDAGE		\$25.00
	0918-080	25/09/2018	CERTIFIED COPY OF PSSO	\$25.00	
Tim Eva's Nursery	2136.10494-01	28/09/2018	TREES		\$911.90
	INV-1036	14/08/2018	PENCIL PINE	\$610.50	
	INV-1027	16/08/2018	TREES	\$301.40	
Grants Empire	2136.10637-01	28/09/2018	GRANT WRITING SERVICES		\$4,488.00
	00001758	18/09/2018	GRANT APPLICATIONS	\$4,488.00	
Mundaring Little Loads	2136.10692-01	28/09/2018	FERTILISER		\$119.20
	2441	13/09/2018	FERTILISER	\$119.20	
M2 Commander Pty Ltd	2136.10819-01	28/09/2018	ADSL CHARGES		\$493.59
	17899146	13/09/2018	ADSL CHARGES	\$493.59	
AlSCO Pty Ltd	2136.10881-01	28/09/2018	FIRST AID REPLENISHMENT		\$203.28
	CPER1866968	13/09/2018	FIRST AID REPLENISHMENT	\$29.04	
	CPER1866970	13/09/2018	FIRST AID REPLENISHMENT	\$101.64	
	CPER1866969	13/09/2018	FIRST AID REPLENISHMENT	\$72.60	
Ixom Operations Pty Ltd	2136.10921-01	28/09/2018	CHLORINE GAS		\$220.46
	6008529	04/09/2018	CHLORINE GAS	\$220.46	
Telstra SNP Monitoring Pty Ltd	2136.11017-01	28/09/2018	SECURITY MONITORING EQUIPMENT		\$3,704.80
	SP98316	18/09/2018	SUPPLY AND INSTALL FIXED DURESS BUTTON	\$3,297.80	
	SP97959	26/09/2018	SUPPLY AND INSTALL PERMACONN	\$407.00	
Nosh Catering	2136.11020-01	28/09/2018	CATERING		\$1,254.00
	117881	07/09/2018	CATERING - COUNCIL DINNER 30/08/18	\$1,254.00	
CTI Couriers Pty Ltd	2136.11085-01	28/09/2018	COURIER SERVICES		\$646.80
	CISC4210960	13/09/2018	COURIER SERVICES	\$646.80	

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Esplanade Hotel Fremantle by Rydges	2136.11106-01	28/09/2018	ACCOMODATION		\$200.00
	317780	21/09/2018	CONFERENCE ACCOMODATION	\$200.00	
CE Body Builders	2136.1116-01	28/09/2018	SAND BLASTING		\$3,426.50
	00006096	23/08/2018	SAND BLAST AND GALVANISE FRAME	\$1,336.50	
	00006098	23/08/2018	SAND BLASTING - 862MDG	\$2,090.00	
Mr A Brennan	2136.11202-01	28/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
Ms L Fisher	2136.11203-01	28/09/2018	COUNCILLOR ALLOWANCE		\$3,083.98
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,059.41	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
Mr J S Martin	2136.11205-01	28/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
Mr D A Jeans	2136.11210-01	28/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
All Access Australasia (KL Media Pty Ltd T/A)	2136.11387-01	28/09/2018	LIBRARY STOCK		\$699.15
	1132011	31/08/2018	JUNIOR STOCK	\$282.66	
	1132157	13/09/2018	DVD STOCK	\$169.27	
	1132158	13/09/2018	DVD STOCK	\$247.22	
JB HI-FI Group Pty Ltd	2136.11398-01	28/09/2018	IT HARDWARE		\$624.50
	001-6601119-70-1	13/09/2018	IPAD & ACCESS POINT	\$624.50	
Ergolink (Max & Claire Pty Ltd T/A)	2136.11413-01	28/09/2018	OFFICE EQUIPMENT		\$800.35
	SI-00063280	13/09/2018	ERGONOMIC DESK & MAT	\$800.35	
S and I Services (Sneska Ilikj T/A)	2136.11452-01	28/09/2018	CLEANING		\$560.00
	118	17/09/2018	CLEANING	\$280.00	
	119	21/09/2018	CLEANING	\$280.00	
Swan Valley Fresh (Vendor Management Solutions PtyLtd T/A)	2136.11474-01	28/09/2018	KIOSK SUPPLIES		\$264.32
	00020376	18/09/2018	KIOSK SUPPLIES	\$91.57	
	00020472	25/09/2018	KIOSK SUPPLIES	\$172.75	
Repco (GPC Asia Pacific T/A)	2136.11476-01	28/09/2018	WORKSHOP ITEMS		\$2,051.55
	4480362146	13/09/2018	WORKSHOP ITEMS	\$2,051.55	
Astro Synthetic Surfaces Pty Ltd	2136.11507-01	28/09/2018	SYNTHETIC SURFACE		\$22,310.20
	00000621	21/09/2018	SUPPLY & INSTALL NEW SOFTFALL SURFACE	\$22,310.20	
WARP Traffic Management (WARP Pty Ltd T/A)	2136.11564-01	28/09/2018	TRAFFIC MANAGEMENT		\$86,568.78
	8289828	17/08/2018	TRAFFIC MANAGEMENT	\$6,230.03	
	8289827	17/08/2018	TRAFFIC MANAGEMENT	\$869.06	
	8289675	17/08/2018	TRAFFIC MANAGEMENT	\$1,204.34	
	8289676	17/08/2018	TRAFFIC MANAGEMENT	\$3,367.25	
	8289678	17/08/2018	TRAFFIC MANAGEMENT	\$1,204.34	
	8289821	17/08/2018	TRAFFIC MANAGEMENT	\$591.40	
	8289823	17/08/2018	TRAFFIC MANAGEMENT	\$748.28	
	8289824	17/08/2018	TRAFFIC MANAGEMENT	\$1,671.15	
	8289825	17/08/2018	TRAFFIC MANAGEMENT	\$3,342.30	
	8289826	17/08/2018	TRAFFIC MANAGEMENT	\$3,915.99	
	8289833	17/08/2018	TRAFFIC MANAGEMENT	\$748.28	
	8289835	17/08/2018	TRAFFIC MANAGEMENT	\$748.28	

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	8290295	30/08/2018	TRAFFIC MANAGEMENT	\$1,671.15	
	8290149	31/08/2018	TRAFFIC MANAGEMENT	\$673.45	
	8290155	31/08/2018	TRAFFIC MANAGEMENT	\$1,244.48	
	8290154	31/08/2018	TRAFFIC MANAGEMENT	\$1,124.05	
	8290159	31/08/2018	TRAFFIC MANAGEMENT	\$748.28	
	8290164	31/08/2018	TRAFFIC MANAGEMENT	\$2,893.34	
	8290147	31/08/2018	TRAFFIC MANAGEMENT	\$1,686.07	
	8290152	31/08/2018	TRAFFIC MANAGEMENT	\$4,190.36	
	8290151	31/08/2018	TRAFFIC MANAGEMENT	\$3,417.14	
	8289979	04/09/2018	TRAFFIC MANAGEMENT	\$4,745.55	
	8290165	04/09/2018	TRAFFIC MANAGEMENT	\$1,207.17	
	8290153	04/09/2018	TRAFFIC MANAGEMENT	\$3,571.80	
	8289838	11/09/2018	TRAFFIC MANAGEMENT	\$3,591.72	
	8289981	11/09/2018	TRAFFIC MANAGEMENT	\$3,641.60	
	8290161	11/09/2018	TRAFFIC MANAGEMENT	\$3,636.12	
	8289677	09/08/2018	TRAFFIC MANAGEMENT	\$4,737.14	
	8289639	17/08/2018	TRAFFIC MANAGEMENT	\$3,067.93	
	8289670	17/08/2018	TRAFFIC MANAGEMENT	\$1,284.62	
	8289672	17/08/2018	TRAFFIC MANAGEMENT	\$1,284.62	
	8289837	17/08/2018	TRAFFIC MANAGEMENT	\$915.50	
	8289839	17/08/2018	TRAFFIC MANAGEMENT	\$748.28	
	8289845	17/08/2018	TRAFFIC MANAGEMENT	\$1,546.44	
	8289829	21/08/2018	TRAFFIC MANAGEMENT	\$473.91	
	8289975	23/08/2018	TRAFFIC MANAGEMENT	\$2,444.37	
	8289989	23/08/2018	TRAFFIC MANAGEMENT	\$3,217.58	
	8289978	23/08/2018	TRAFFIC MANAGEMENT	\$3,467.02	
	8289976	23/08/2018	TRAFFIC MANAGEMENT	\$698.39	
Bow Steel Pty Ltd	2136.11568-01	28/09/2018	STEEL FABRICATION		\$66.00
	335	25/09/2018	HOLES IN KIOSK BENCH - MUNDARING ARENA	\$66.00	
Corsign WA Pty Ltd	2136.11578-01	28/09/2018	SIGNAGE		\$1,030.26
	00031044	09/08/2018	SIGNS	\$805.20	
	00031532	30/08/2018	STICKERS	\$155.76	
	00031256	30/08/2018	SIGNS	\$69.30	
Contra-Flow Pty Ltd	2136.11580-01	28/09/2018	TRAFFIC MANAGEMENT		\$9,146.80
	T18/46380	23/08/2018	TRAFFIC MANAGEMENT	\$971.66	
	T18/46402	30/08/2018	TRAFFIC MANAGEMENT	\$2,347.11	
	T18/46518	04/09/2018	TRAFFIC MANAGEMENT	\$626.91	
	T18/46583	13/09/2018	TRAFFIC MANAGEMENT	\$5,201.12	
Veris Australia Pty Ltd	2136.11648-01	28/09/2018	SURVEY FEES		\$9,380.80
	VI007574	06/09/2018	SURVEY OF HILLTOP CLOSE MAHOGANY CREEK	\$968.00	
	VI007572	06/09/2018	SURVEY OF SNOWDEN ROAD CHIDLOW	\$1,023.00	
	VI007575	06/09/2018	SURVEY OF CADE STREET MOUNT HELENA	\$3,201.00	
	VI007577	06/09/2018	SURVEY OF BULDOCK STREET MOUNT HELENA	\$3,201.00	
	VI008244	13/09/2018	SURVEY	\$987.80	
OFIS Pty Ltd	2136.11752-01	28/09/2018	OFFICE FURNITURE		\$1,120.00
	18-00001680	25/09/2018	OFFICE WORK STATION DESK	\$1,120.00	
Infocouncil Pty Ltd	2136.11756-01	28/09/2018	SOFTWARE SUBSCRIPTION		\$17,121.50
	00006116	21/09/2018	INFOCOUNCIL ANNUAL HELPDESK FEE	\$7,513.00	
	00006260	21/09/2018	INFOCOUNCIL ANNUAL LICENSE FEE	\$9,608.50	
Ohura Consulting (Trustee for Ohura Trust T/A)	2136.11797-01	28/09/2018	INDUSTRIAL RELATIONS SERVICES		\$4,020.39
	438	07/09/2018	INDUSTRIAL RELATIONS SERVICES	\$4,020.39	

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Minda Mia Contracting	2136.1188-01	28/09/2018	GARDENING		\$25,754.94
	00004504	11/09/2018	GARDENING	\$209.00	
	00004507	21/09/2018	LANDSCAPING PLANS - LAKE LESCHENAULTIA	\$1,650.00	
	00004499	21/09/2018	GARDENING	\$2,256.79	
	00004500	21/09/2018	GARDENING	\$94.05	
	00004501	21/09/2018	GARDENING	\$2,083.41	
	00004502	21/09/2018	GARDENING	\$3,867.86	
	00004503	21/09/2018	GARDENING	\$10,227.79	
	00004498	21/09/2018	GARDENING	\$5,366.04	
Mug Shots	2136.11900-01	28/09/2018	RESIN BADGES		\$36.00
	00000864	21/09/2018	RESIN BADGES	\$36.00	
The Stationery Co (C Willis & D J Willis T/A)	2136.11953-01	28/09/2018	STATIONERY		\$776.69
	155024	04/09/2018	STATIONERY	\$381.85	
	155072	07/09/2018	STATIONERY	\$137.83	
	155071	07/09/2018	STATIONERY	\$105.80	
	155098	07/09/2018	STATIONERY	\$151.21	
Trade West Industrial Supplies Pty Ltd	2136.11967-01	28/09/2018	GLOVES		\$1,174.80
	68257	23/08/2018	GLOVES	\$1,174.80	
Cleanflow Environmental Solutions	2136.11986-01	28/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM		\$19,697.86
	00035090	21/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,287.49	
	00035096	26/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,541.66	
	00035097	26/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,541.66	
	00035106	26/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,287.49	
	00035102	26/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,541.66	
	00035081	26/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,541.66	
	00035085	26/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,541.66	
	00035088	26/09/2018	JETTING AND EDUCTING OF STORMWATER SYSTEM	\$2,414.58	
Department of Human Services - Child Support	2136.12-01	28/09/2018	CHILD SUPPORT PAYMENT		\$141.44
	PY02-06-CHILD SU	16/09/2018	CHILD SUPPORT PAYMENT	\$141.44	
JEK Pty Ltd T/A Has Earthmoving	2136.12068-01	28/09/2018	WET HIRE OF PLANT FOR OPEN DRAIN MAINTENANCE		\$7,983.36
	00000261	30/08/2018	WET HIRE OF PLANT FOR OPEN DRAIN MAINTENANCE	\$4,435.20	
	00000265	06/09/2018	WET HIRE OF PLANT FOR OPEN DRAIN MAINTENANCE	\$3,548.16	
Recruitwest Pty Ltd	2136.12078-01	28/09/2018	TEMP STAFF		\$9,980.43
	C INV 495640	21/09/2018	TEMP STAFF - DEPOT	\$4,077.31	
	C INV 495695	25/09/2018	TEMP STAFF - DEPOT	\$5,903.12	
WA School Canteen Suppliers	2136.12183-01	28/09/2018	KIOSK SUPPLIES		\$307.50
	00004337	30/08/2018	KIOSK SUPPLIES	\$307.50	
Biobean Coffee Pty Ltd	2136.12185-01	28/09/2018	PROVISIONS FOR REFLECTIONS CAFE		\$330.00
	00007773	04/09/2018	PROVISIONS FOR REFLECTIONS CAFE	\$165.00	
	00007796	13/09/2018	PROVISIONS FOR REFLECTIONS CAFE	\$165.00	
Highway Motor Trimmers (R & A Cox Family Trust T/A)	2136.12206-01	28/09/2018	MAINTENANCE		\$1,100.00
	2060	18/09/2018	REPAIRS TO SHADE CLOTHS	\$1,100.00	
Miss K Driver	2136.12267-01	28/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
Mr I R Green	2136.12268-01	28/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	

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Mr J Russell	2136.12269-01	28/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
Eastern Hills Bakery	2136.12312-01	28/09/2018	CATERING		\$141.00
	7	26/09/2018	CATERING - UNA BELL'S BOOK LAUNCH	\$141.00	
The Artisan Mundaring	2136.12363-01	28/09/2018	KIOSK SUPPLIES		\$137.26
	58	18/09/2018	KIOSK SUPPLIES	\$137.26	
Mint Civil T/A Kalamunda Sweeping	2136.12388-01	28/09/2018	STREET SWEEPING		\$5,362.25
	M 1993	30/08/2018	STREET SWEEPING	\$2,447.50	
	M 2001	30/08/2018	STREET SWEEPING	\$2,914.75	
Grace Information & Records Management	2136.12402-01	28/09/2018	OFFSITE RECORDS STORAGE		\$1,698.86
	RP00781188	04/09/2018	OFFSITE RECORDS STORAGE	\$1,698.86	
Hazelmere Group Pty Ltd	2136.12411-01	28/09/2018	DRAINAGE WORKS		\$14,217.50
	00010680	21/09/2018	LAKEVIEW RD, CHIDLOW - SUPPLY AND INSTALL DRAINAGE	\$2,981.00	
	00010679	21/09/2018	LAKEVIEW RD, CHIDLOW - SUPPLY AND INSTALL DRAINAGE	\$11,236.50	
Mr G Wood	2136.12470-01	28/09/2018	FENCING		\$1,320.00
	1951	25/09/2018	INSTALL REMOVABLE BOLLARDS	\$1,320.00	
KCI Industries	2136.12486-01	28/09/2018	APPLIANCE REPAIRS		\$278.40
	00131914	06/09/2018	DISHWASHER INSPECTION	\$278.40	
Aulexic	2136.12632-01	28/09/2018	PLOT STORMING TALK		\$350.00
	260	18/09/2018	PLOT STORMING TALK	\$350.00	
Correct Training	2136.12636-01	28/09/2018	YELLOW CARD TRAINING		\$1,250.00
	2153	18/09/2018	YELLOW CARD TRAINING	\$1,250.00	
Shire of Mundaring	2136.13-01	28/09/2018	PAYROLL DEDUCTION		\$4,424.63
	PY02-06-Private	16/09/2018	PAYROLL DEDUCTION	\$147.00	
	PY02-06-Buy Addi	16/09/2018	PAYROLL DEDUCTION	\$478.74	
	PY02-06-LSL Adju	16/09/2018	PAYROLL DEDUCTION	\$45.05	
	PY01-06-Private	16/09/2018	PAYROLL DEDUCTION	\$441.00	
	PY01-06-Child Ca	16/09/2018	PAYROLL DEDUCTION	\$1,147.92	
	PY01-06-Buy Addi	16/09/2018	PAYROLL DEDUCTION	\$682.74	
	PY01-06-Novated	16/09/2018	PAYROLL DEDUCTION	\$659.22	
	PY01-06-Novated	16/09/2018	PAYROLL DEDUCTION	\$668.26	
	PY01-06-LSL Adju	16/09/2018	PAYROLL DEDUCTION	\$154.70	
Western Australian Treasury Corp	2136.131-01	28/09/2018	LOAN REPAYMENT		\$91,888.81
	LOAN 170	10/08/2018	LOAN 170 REPAYMENT - PRINCIPAL & INTEREST	\$42,395.12	
	LOAN 171	10/08/2018	LOAN 171 REPAYMENT - PRINCIPAL & INTEREST	\$49,493.69	
Sonic HealthPlus Pty Ltd	2136.138-01	28/09/2018	PRE-EMPLOYMENT MEDICAL EXAMINATION		\$231.00
	1603575	18/09/2018	PRE-EMPLOYMENT MEDICAL EXAMINATION	\$231.00	
Eastern Hills Saws & Mowers Pty Ltd	2136.146-01	28/09/2018	CONSUMABLES & EQUIPMENT		\$633.30
	41907 # 4	25/09/2018	HELMET KITS	\$321.30	
	41886 # 4	26/09/2018	CONSUMABLES	\$312.00	
Coates Hire	2136.155-01	28/09/2018	EQUIPMENT HIRE		\$1,940.40
	17569675	06/09/2018	HIRE OF 2 x VMB'S FOR BULK VERGE COLLECTION	\$1,940.40	
Vodafone	2136.166-01	28/09/2018	FEES		\$1,871.96
	11208519	13/09/2018	PAGERS & MESSAGING - ALL BRIGADES	\$1,871.96	

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Cleanaway	2136.1955-01	28/09/2018	RECYCLING FEES		\$74,279.05
	9820900	18/09/2018	RECYCLING FEES	\$74,279.05	
Konica Minolta Business Solutions Aust Pty Ltd	2136.197-01	28/09/2018	PHOTOCOPIER PRINTING		\$2,266.07
	0400001153320818	21/09/2018	CONSOLIDATED CHARGES	\$2,266.07	
Covs Parts Pty Ltd	2136.199-01	28/09/2018	PARTS		\$220.51
	1610116621	04/09/2018	PARTS	\$53.90	
	1610117451	11/09/2018	PARTS	\$3.30	
	1610117474	11/09/2018	PARTS	\$85.69	
	1610117866	11/09/2018	PARTS	\$77.62	
Eastern Metropolitan Regional Council	2136.21-01	28/09/2018	LANDFILL DISPOSAL		\$179,777.17
	015 459	21/09/2018	LANDFILL DISPOSAL FEES 01/09/18 - 11/09/18	\$96,106.51	
	015 525	25/09/2018	LANDFILL DISPOSAL FEES 12/09/18 - 18/09/18	\$83,670.66	
Deputy Commissioner of Taxation	2136.215-01	28/09/2018	TAXATION		\$144,813.00
	PY02-06-Deputy C	16/09/2018	PAYROLL DEDUCTION	\$26,276.00	
	PY01-06-Deputy C	16/09/2018	PAYROLL DEDUCTION	\$118,537.00	
Country Womens Association of WA Inc - Mundaring Branch	2136.2165-01	28/09/2018	CATERING		\$336.00
	82	25/09/2018	CATERING - MUNDARING FIRE SCHOOL 15/09/18	\$336.00	
Security & Key Distributors	2136.218-01	28/09/2018	PADLOCKS AND KEYS		\$868.88
	1036347	16/08/2018	KEYS	\$42.79	
	1036307	16/08/2018	PADLOCK	\$141.87	
	1036459	21/08/2018	KEYS	\$118.66	
	1036596	06/09/2018	PADLOCKS AND KEYS	\$565.56	
Helena Bobcat & Truck Hire	2136.2539-01	28/09/2018	EQUIPMENT HIRE		\$1,430.00
	3917	18/09/2018	HIRE OF BOBCAT	\$1,430.00	
Stewart & Heaton Clothing Co	2136.2625-01	28/09/2018	UNIFORMS		\$4,597.99
	SIN-2925372	06/09/2018	UNIFORMS	\$196.61	
	SIN-2919681	18/09/2018	UNIFORMS	\$4,371.13	
	SIN-2927588	21/09/2018	UNIFORMS	\$30.25	
St John Ambulance Western Australia Ltd	2136.2641-01	28/09/2018	FIRST AID TRAINING		\$1,327.50
	FAINV00149035	25/09/2018	FIRST AID TRAINING	\$1,327.50	
Du Clene Pty Ltd	2136.2737-01	28/09/2018	CLEANING		\$65,449.85
	00009083	06/09/2018	MONTHLY CLEANING	\$65,014.77	
	00009112	06/09/2018	CLEANING	\$78.96	
	00009113	21/09/2018	FUNCTION CLEAN	\$178.06	
	00009114	21/09/2018	FUNCTION CLEAN	\$178.06	
Hills Seafood Supplies	2136.2741-01	28/09/2018	KIOSK SUPPLIES		\$880.45
	56734	18/09/2018	KIOSK SUPPLIES	\$192.15	
	56986	25/09/2018	KIOSK SUPPLIES	\$688.30	
Mrs M V Woodward	2136.2770-01	28/09/2018	VISITOR CENTRE STOCK		\$63.60
	13	21/09/2018	WILDLIFE CARDS	\$63.60	
Winc Australia Pty Limited	2136.280-01	28/09/2018	STATIONERY		\$461.02
	9025189939	07/09/2018	STATIONERY	\$168.12	
	9025253759	11/09/2018	STATIONERY	\$292.90	
Civica Pty Ltd	2136.300-01	28/09/2018	SOFTWARE FEES		\$1,185.25
	C/LG012694	21/09/2018	UPGRADE AND ROLLOVER BIS	\$1,185.25	

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McLeods Barristers and Solicitors	2136.307-01	28/09/2018	PROFESSIONAL LEGAL SERVICES		\$7,843.75
	104640	13/09/2018	BUILDING ACT PROSECUTION	\$2,430.98	
	103620	18/09/2018	BUSH FIRE ACT PROSECUTION	\$807.62	
	103199	18/09/2018	DOG ACT PROSECUTION	\$686.44	
	104612	21/09/2018	COMPLIANCE AND ENFORCEMENT POLICY	\$2,995.48	
	104659	25/09/2018	EMRC ESTABLISHMENT AGREEMENT	\$923.23	
Local Government Professionals Australia WA	2136.3088-01	28/09/2018	EVENT REGISTRATION		\$80.00
	9349	30/08/2018	EVENT REGISTRATION	\$80.00	
Landgate	2136.314-01	28/09/2018	TITLE SEARCHES		\$25.70
	873435	06/09/2018	TITLE SEARCHES	\$25.70	
Battery World Midland	2136.3180-01	28/09/2018	BATTERIES		\$1,196.00
	#IN6031744898	23/08/2018	BATTERIES	\$538.00	
	#IN6031745014	30/08/2018	BATTERIES	\$658.00	
Mr D A Lavell	2136.3229-01	28/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
Boral Construction Materials Group Ltd	2136.33-01	28/09/2018	ASPHALT		\$2,505.25
	WA13834641	14/08/2018	ASPHALT	\$148.50	
	WA13834643	14/08/2018	ASPHALT	\$222.75	
	WA13840475	14/08/2018	ASPHALT	\$148.50	
	WA13844113	14/08/2018	ASPHALT	\$148.50	
	WA13834642	16/08/2018	ASPHALT	\$148.50	
	WA13851030	21/08/2018	ASPHALT	\$148.50	
	WA13854429	21/08/2018	ASPHALT	\$473.00	
	WA13884131	04/09/2018	ASPHALT	\$148.50	
	WA13877294	04/09/2018	ASPHALT	\$148.50	
	WA13877293	04/09/2018	ASPHALT	\$148.50	
	WA13892163	11/09/2018	ASPHALT	\$148.50	
	WA13892165	11/09/2018	ASPHALT	\$148.50	
	WA13892164	11/09/2018	ASPHALT	\$148.50	
	WA13896976	11/09/2018	ASPHALT	\$176.00	
RSEA Pty Ltd	2136.3338-01	28/09/2018	SAFETY EQUIPMENT		\$2,598.75
	6225459	06/09/2018	SAFETY EQUIPMENT	\$2,598.75	
Quick Corporate Australia	2136.3445-01	28/09/2018	STATIONERY		\$145.74
	SIN-997608	07/09/2018	STATIONERY	\$145.74	
Landmark Operations Ltd	2136.35-01	28/09/2018	CONSUMABLES		\$658.34
	900945850	21/09/2018	CONSUMABLES	\$658.34	
State Library of Western Australia	2136.358-01	28/09/2018	LIBRARY STOCK		\$1,750.00
	RI021109	21/09/2018	BETTER BEGINNINGS PROGRAM STOCK	\$1,750.00	
Courier Australia	2136.375-01	28/09/2018	COURIER SERVICES		\$26.10
	0357	18/09/2018	COURIER SERVICES	\$13.05	
	0358	25/09/2018	COURIER SERVICES	\$13.05	
Mundaring Electrical Contracting Service	2136.381-01	28/09/2018	ELECTRICAL SERVICES		\$929.50
	6752	18/09/2018	ELECTRICAL SERVICES	\$132.00	
	6754	18/09/2018	ELECTRICAL SERVICES	\$104.50	
	6751	25/09/2018	ELECTRICAL SERVICES	\$99.00	
	6762	26/09/2018	ELECTRICAL SERVICES	\$385.00	
	6757	26/09/2018	ELECTRICAL SERVICES	\$209.00	

Payee	Cheque No	Date	Details	Sub Total	Total
Mundaring News & Lotto	2136.385-01	28/09/2018	MAGAZINE SUBSCRIPTIONS		\$521.89
	5667	18/09/2018	MAGAZINE SUBSCRIPTIONS	\$332.69	
	5668	18/09/2018	MAGAZINE SUBSCRIPTIONS	\$189.20	
Educational Art Supplies	2136.386-01	28/09/2018	ART SUPPLIES		\$216.54
	3454504	21/09/2018	CRAFT MATERIALS	\$216.54	
Bunzl Ltd	2136.388-01	28/09/2018	CLEANING SUPPLIES		\$741.18
	U459964	23/08/2018	CLEANING SUPPLIES	\$211.52	
	U468399	31/08/2018	CLEANING SUPPLIES	\$529.66	
J. Blackwood & Son Pty Ltd	2136.397-01	28/09/2018	SAFETY EQUIPMENT		\$1,731.33
	PE2386QR	13/09/2018	SUPPLY AND DELIVERY OF SAFETY BOOTS	\$132.50	
	PE8163QQ	13/09/2018	SUPPLY AND DELIVERY OF SAFETY BOOTS	\$147.40	
	PE2486QQ	18/09/2018	SUPPLY AND DELIVERY OF SAFETY BOOTS	\$1,451.43	
Down Under Stump Grinding Pty Ltd	2136.3998-01	28/09/2018	STREET TREE MAINTENANCE		\$2,830.85
	30958	06/09/2018	STREET TREE MAINTENANCE	\$77.00	
	30959	06/09/2018	STREET TREE MAINTENANCE	\$418.55	
	30986	11/09/2018	STREET TREE MAINTENANCE	\$2,335.30	
Health Insurance Fund of WA	2136.4-01	28/09/2018	PAYROLL DEDUCTION		\$1,138.95
	PY01-06-HIF	16/09/2018	PAYROLL DEDUCTION	\$1,138.95	
Direct Communications	2136.4281-01	28/09/2018	EQUIPMENT PURCHASES		\$548.13
	107666	30/08/2018	INSTALL TWO WAY RADIO - 064MDG	\$548.13	
Perry Environmental Contracting	2136.4386-01	28/09/2018	MAINTENANCE		\$2,750.00
	2684	13/09/2018	CHEMICAL WEED CONTROL	\$550.00	
	2683	13/09/2018	WEED CONTROL	\$2,200.00	
Aardvark Bobcat & Truck Hire	2136.4407-01	28/09/2018	HIRE OF PLANT		\$7,282.15
	#652	18/09/2018	HIRE OF PLANT	\$3,236.51	
	#653	27/09/2018	HIRE OF PLANT	\$4,045.64	
Marketforce Pty Ltd	2136.4433-01	28/09/2018	ADVERTISING		\$8,192.52
	23258	06/09/2018	ADVERTISING	\$454.92	
	23263	06/09/2018	ADVERTISING	\$753.72	
	23261	06/09/2018	ADVERTISING	\$1,256.28	
	23262	06/09/2018	ADVERTISING	\$1,798.09	
	23264	06/09/2018	ADVERTISING	\$458.59	
	23260	06/09/2018	ADVERTISING	\$758.91	
	23259	06/09/2018	ADVERTISING	\$368.83	
	23265	06/09/2018	ADVERTISING	\$607.46	
	23266	06/09/2018	ADVERTISING	\$1,735.72	
Mr J S Daw	2136.4526-01	28/09/2018	COUNCILLOR ALLOWANCE		\$6,752.23
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$2,222.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$4,237.66	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
Flexi Staff Pty Ltd	2136.4560-01	28/09/2018	TEMP STAFF		\$7,545.99
	201034	21/09/2018	TEMP STAFF - DEPOT	\$3,772.99	
	201317	26/09/2018	TEMP STAFF - DEPOT	\$3,773.00	
Midalia Steel Pty Ltd	2136.47-01	28/09/2018	STEEL FABRICATION		\$2,792.66
	61986962	09/08/2018	STEEL FABRICATION	\$647.44	
	61993088	14/08/2018	STEEL FABRICATION	\$395.12	
	61992396	14/08/2018	STEEL FABRICATION	\$1,750.10	
Jomar Contracting	2136.474-01	28/09/2018	BRIDGE MAINTENANCE		\$13,992.00
	00002879	30/08/2018	HALFCAP REPLACEMENT - SCOTT ST BRIDGE	\$13,992.00	

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Pure Air Filters	2136.4749-01	28/09/2018	PARTS		\$239.80
	00010920	17/08/2018	AIR FILTER CLEANING	\$167.20	
	00010944	24/08/2018	AIR FILTER CLEANING	\$72.60	
Echo Newspaper	2136.480-01	28/09/2018	ADVERTISING		\$2,155.56
	00369242	14/08/2018	ADVERTISING	\$1,028.50	
	00369133	14/08/2018	ADVERTISING	\$1,127.06	
ABCorp Australasia Pty Ltd	2136.5042-01	28/09/2018	OFFICE SUPPLIES		\$913.00
	28089	18/09/2018	ITEM BARCODE LABELS	\$913.00	
Worldwide Online Printing Cannington	2136.5169-01	28/09/2018	PHOTOCOPIER PRINTING		\$294.00
	1033370	11/09/2018	BUSINESS CARDS	\$147.00	
	1033371	11/09/2018	PHOTOCOPIER PRINTING	\$147.00	
Western Educting Service	2136.52-01	28/09/2018	DRAIN EDUCTING / JETTING		\$10,617.81
	00016088	18/09/2018	DRAIN EDUCTING / JETTING	\$1,592.67	
	00016087	18/09/2018	DRAIN EDUCTING / JETTING	\$1,592.68	
	00016089	18/09/2018	DRAIN EDUCTING / JETTING	\$1,238.74	
	00016090	18/09/2018	DRAIN EDUCTING / JETTING	\$1,415.70	
	00016091	18/09/2018	DRAIN EDUCTING / JETTING	\$1,592.67	
	00016106	21/09/2018	DRAIN EDUCTING / JETTING	\$1,592.68	
	00016107	21/09/2018	DRAIN EDUCTING / JETTING	\$1,592.67	
WA Naturally Publications	2136.5390-01	28/09/2018	VISITOR CENTRE STOCK		\$436.11
	P 1-01-027029	13/09/2018	VISITOR CENTRE STOCK	\$436.11	
Community Newspaper Group	2136.555-01	28/09/2018	ADVERTISING		\$1,470.50
	159492	07/09/2018	ADVERTISING	\$1,470.50	
Totally Workwear Midland	2136.5558-01	28/09/2018	WORK CLOTHES		\$1,047.40
	MD5277.D1	17/08/2018	WORK CLOTHES	\$267.56	
	MD5343.D1	21/08/2018	WORK CLOTHES	\$606.77	
	MD5314.D1	21/08/2018	WORK CLOTHES	\$173.07	
Cardno WA Pty Ltd	2136.5587-01	28/09/2018	CONSULTANCY SERVICES		\$8,800.00
	ICW191096	13/09/2018	TRAFFIC ANALYSIS - MUNDARING TOWN	\$8,800.00	
Mr S H Fox	2136.5600-01	28/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
Shire of Mundaring - Lotto Club	2136.5719-01	28/09/2018	PAYROLL DEDUCTION		\$271.60
	PY02-06-STAFF LO	16/09/2018	PAYROLL DEDUCTION	\$13.58	
	PY01-06-STAFF LO	16/09/2018	PAYROLL DEDUCTION	\$258.02	
Mundaring Sharing (Inc)	2136.599-01	28/09/2018	ANNUAL FUNDING		\$8,739.00
	200918	26/09/2018	ANNUAL FUNDING	\$8,739.00	
Shire of Mundaring - Social Club	2136.6-01	28/09/2018	PAYROLL DEDUCTION		\$174.00
	PY02-06-MUNDARIN	16/09/2018	PAYROLL DEDUCTION	\$2.00	
	PY01-06-MUNDARIN	16/09/2018	PAYROLL DEDUCTION	\$172.00	
Fuel Distributors of Western Australia Pty Ltd	2136.6050-01	28/09/2018	FUEL & OILS		\$20,438.92
	10100379	26/09/2018	FUEL & OILS	\$20,438.92	
Baileys Fertilisers	2136.61-01	28/09/2018	FERTILISER		\$1,831.50
	1290	30/08/2018	SUPPLY OF ENERGY TURF - 1 TONNE	\$1,831.50	
LIWA Aquatics	2136.616-01	28/09/2018	ANNUAL CONFERENCE AND MEMBERSHIP		\$630.00
	2482	17/09/2018	ANNUAL CONFERENCE AND MEMBERSHIP	\$630.00	

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Mrs T Burbidge	2136.6185-01	28/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
Strata Corporation Pty Ltd T/A StrataGreen	2136.6282-01	28/09/2018	EQUIPMENT		\$1,118.32
	99281	06/09/2018	SPRAYING EQUIPMENT	\$313.24	
	98830	13/09/2018	DRAG MAT	\$805.08	
Australian Institute of Building Surveyors	2136.6340-01	28/09/2018	CONFERENCE REGISTRATION		\$1,885.00
	14333	21/09/2018	CONFERENCE REGISTRATION	\$1,050.00	
	14335	21/09/2018	CONFERENCE REGISTRATION	\$835.00	
Hills Fresh (WA) Pty Ltd	2136.6419-01	28/09/2018	MILK & NEWSPAPERS		\$142.98
	LIBRARY AUG 18	18/09/2018	MILK & NEWSPAPERS	\$142.98	
Vermeer Equipment of WA & NT	2136.6421-01	28/09/2018	EQUIPMENT REPAIRS		\$237.62
	106620	25/09/2018	REPAIRS TO FEED ROLLER FAULT ON WOOD CHIPPER	\$237.62	
Australian Training Management	2136.6423-01	28/09/2018	TRAINING		\$2,415.00
	00013245	25/09/2018	BASIC WORKSITE TRAFFIC MANAGEMENT COURSE	\$2,415.00	
Western Power	2136.6657-01	28/09/2018	ELECTRICAL SERVICES		\$3,612.03
	CORPB0434601	06/09/2018	REPAIRS - CABLE DAMAGED 1 TURVEY LANE	\$1,022.03	
	CORPB0435663	14/09/2018	INSTALLATION OF STREETLIGHT	\$2,590.00	
Host Corporation Pty Ltd T/A Host Direct	2136.6792-01	28/09/2018	CATERING EQUIPMENT		\$506.44
	151933	06/09/2018	CATERING EQUIPMENT	\$506.44	
The Watershed Water Systems	2136.68-01	28/09/2018	RETICULATION PARTS		\$562.97
	10166898	06/09/2018	RETICULATION PARTS	\$23.09	
	10166804	06/09/2018	RETICULATION PARTS	\$126.17	
	10166791	06/09/2018	RETICULATION PARTS	\$126.55	
	10166790	06/09/2018	RETICULATION PARTS	\$140.20	
	10166920	06/09/2018	RETICULATION PARTS	\$17.20	
	10166941	11/09/2018	RETICULATION PARTS	\$101.49	
	10166950	21/09/2018	RETICULATION PARTS	\$28.27	
Australian Services Union	2136.7-01	28/09/2018	PAYROLL DEDUCTION		\$207.20
	PY02-06-AUSTRALI	16/09/2018	PAYROLL DEDUCTION	\$181.30	
	PY01-06-AUSTRALI	16/09/2018	PAYROLL DEDUCTION	\$25.90	
Vital Interpreting Personnel	2136.7249-01	28/09/2018	INTERPRETER SERVICES		\$442.20
	00811425	18/09/2018	INTERPRETER SERVICES	\$442.20	
Pirtek Midland	2136.7318-01	28/09/2018	HOSES & AFTER HOURS CALL OUT FEES		\$1,321.48
	MD-T00018206	17/08/2018	AFTER HOURS CALL OUT - REMOVE AND REPAIR	\$414.51	
	MD-T00018241	17/08/2018	AFTER HOURS CALL OUT - REMOVE AND REPAIR	\$607.02	
	MD-T00018009	17/08/2018	HYDRAULIC HOSES & FITTINGS	\$9.86	
	MD-T00018213	17/08/2018	HYDRAULIC HOSES & FITTINGS	\$274.99	
	MD-T00018348	24/08/2018	HOSES	\$15.10	
Humes Wembley Cement (Holcim Australia Pty Ltd)	2136.7347-01	28/09/2018	CEMENT PRODUCTS		\$12,319.20
	9403807899	09/08/2018	CEMENT PRODUCTS	\$2,730.79	
	9403810129	09/08/2018	CEMENT PRODUCTS	\$5,461.59	
	9403824602	21/08/2018	CONCRETE PRODUCTS	\$869.59	
	9405013387	06/09/2018	WELL LINER	\$3,257.23	
Scoob's Dingo Service	2136.7426-01	28/09/2018	EARTHWORKS		\$3,135.00
	2103	21/09/2018	FOOTPATH MAINTENANCE	\$577.50	
	2104	21/09/2018	FOOTPATH SWEEPING	\$1,485.00	

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	2102	21/09/2018	SITE WORKS AT SCULPTURE PARK	\$742.50	
	2100	21/09/2018	REMOVE COMMUNITY BUILT BMX TRACK AT DARGIN PARK	\$330.00	
APC Storage Solutions Pty Ltd	2136.7475-01	28/09/2018	LOCKERS		\$10,239.98
	SIN063617	21/09/2018	LOCKERS	\$2,742.09	
	SIN063619	21/09/2018	LOCKERS	\$2,966.15	
	SIN063618	21/09/2018	LOCKERS	\$2,265.87	
	SIN063616	21/09/2018	LOCKERS	\$2,265.87	
Sparks Refrigeration & Airconditioning	2136.7489-01	28/09/2018	AIR CONDITIONING SERVICES		\$1,045.00
	INV-1428	26/09/2018	INVESTIGATION OF HEATING PROBLEM	\$770.00	
	INV-1413	26/09/2018	FAULT INVESTIGATION	\$275.00	
Easifleet	2136.7641-01	28/09/2018	NOVATED LEASE		\$2,954.37
	115651	18/09/2018	NOVATED LEASE	\$2,954.37	
West Force Plumbing & Gas	2136.7735-01	28/09/2018	PLUMBING		\$99.00
	00023615	25/09/2018	PLUMBING	\$99.00	
ABM Landscaping	2136.7820-01	28/09/2018	LANDSCAPING		\$10,912.00
	INV-3323	04/09/2018	REPAIRS TO CARPARK	\$1,859.00	
	INV-3295	06/09/2018	BOYA PLAYGROUND - SUPPLY AND INSTALL CONCRETE SLAB	\$1,760.00	
	INV-3294	06/09/2018	BOYA OVAL - SUPPLY AND INSTALL BLOCKWALL BACKWALL	\$1,980.00	
	INV-3317	06/09/2018	DARLINGTON PAVILION - SUPPLY AND INSTALL BLOCKWALL	\$3,256.00	
	INV-3411	06/09/2018	WALL WORKS AT BOYA OVAL AND CARPARK WORKS	\$2,057.00	
Shredding Services Pty Ltd	2136.7854-01	28/09/2018	GREENWASTE PROCESSING SERVICES		\$17,958.44
	00001516	25/09/2018	GREENWASTE PROCESSING SERVICES	\$17,958.44	
Ricoh Finance	2136.7857-01	28/09/2018	RENTAL CHARGES		\$210.10
	132856	31/08/2018	RENTAL CHARGES	\$210.10	
Bunnings Group Limited	2136.80-01	28/09/2018	HARDWARE		\$1,342.41
	2180/01625682	31/08/2018	HARDWARE	\$478.89	
	2180/01626454	04/09/2018	HARDWARE	\$84.36	
	2180/01233167	06/09/2018	HARDWARE	\$39.83	
	2180/01541394	11/09/2018	HARDWARE	\$354.24	
	2180/01959554	13/09/2018	HARDWARE	\$224.83	
	2180/01627670	13/09/2018	HARDWARE	\$160.26	
LGRCEU	2136.8-01	28/09/2018	PAYROLL DEDUCTION		\$61.50
	PY02-06-LGRCEU	16/09/2018	PAYROLL DEDUCTION	\$61.50	
Electritech Industries	2136.8037-01	28/09/2018	EQUIPMENT MAINTENANCE		\$374.00
	12088	07/09/2018	ADJUST COLOUR TEMPERATURE SETTINGS	\$374.00	
Keston Australia Pty Ltd	2136.8053-01	28/09/2018	DVD CASES		\$1,114.58
	IN169336	17/08/2018	DVD CASES	\$1,114.58	
Mr D J Jones	2136.8066-01	28/09/2018	COUNCILLOR ALLOWANCE		\$2,024.57
	MEETING FEE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$1,732.91	
	ALLOWANCE	10/07/2018	ENTITLEMENTS FOR OCTOBER 2018	\$291.66	
Austral Mercantile Collections Pty Ltd	2136.8137-01	28/09/2018	DEBT COLLECTION		\$21.37
	84989	04/09/2018	DEBT COLLECTION - LIBRARIES	\$21.37	
E Fire & Safety	2136.8275-01	28/09/2018	FIRE EXTINGUISHER SERVICE		\$6,318.40
	00225055	11/09/2018	2018 SERVICING OF FIRE EXTINGUISHERS	\$196.90	
	00223244	18/09/2018	SERVICING OF FIRE EXTINGUISHERS	\$2,145.00	
	00223260	18/09/2018	FIRE EXTINGUISHER INSTALL AND SERVICE	\$3,976.50	

Payee	Cheque No	Date	Details	Sub Total	Total
Natural Area Holdings P/L T/A Natural Area Consulting Management	2136.8374-01	28/09/2018	WEED CONTROL		\$1,254.18
	00009878	04/09/2018	WEED CONTROL - HERITAGE TRAIL	\$1,254.18	
Great Sand Supplies Trust	2136.8584-01	28/09/2018	GRAVEL		\$3,188.68
	00004355	06/09/2018	350 TONNE OF FACE GRAVEL	\$3,188.68	
Airlite Cleaning	2136.8677-01	28/09/2018	CLEANING		\$2,267.54
	334765	25/09/2018	SHIRE ADMIN COMPLEX 12 SANITARY BINS	\$2,267.54	
Mr C Ayris	2136.8757-01	28/09/2018	VISITOR CENTRE STOCK		\$88.56
	647582	21/09/2018	C Y O'CONNOR PUBLICATIONS	\$88.56	
Northam Tree Services	2136.8769-01	28/09/2018	STREET TREE MAINTENANCE		\$9,594.20
	1863	18/09/2018	STREET TREE MAINTENANCE	\$2,233.00	
	1867	21/09/2018	STREET TREE MAINTENANCE	\$508.20	
	1870	21/09/2018	STREET TREE MAINTENANCE	\$2,741.20	
	1872	21/09/2018	STREET TREE MAINTENANCE	\$1,566.40	
	1871	26/09/2018	STREET TREE MAINTENANCE	\$2,545.40	
Tyres For Trucks	2136.8944-01	28/09/2018	TYRES		\$1,826.00
	00014008	21/09/2018	TYRES - 008MDG	\$1,826.00	
Conway Highbury Pty Ltd	2136.8971-01	28/09/2018	PROPERTY STRATEGY IMPLEMENTATION		\$1,166.00
	261	04/09/2018	PROPERTY STRATEGY IMPLEMENTATION	\$1,166.00	
Kool Line Electrical & Refrigeration	2136.8976-01	28/09/2018	ELECTRICAL SERVICES		\$2,715.00
	00125865	18/09/2018	ELECTRICAL SERVICES	\$2,715.00	
Tredwell Management Services	2136.9135-01	28/09/2018	CONSULTING SERVICES		\$11,992.20
	00000627	18/09/2018	DEVELOPMENT OF A RECREATIONAL PLAN	\$11,992.20	
Christie Parksafes	2136.9569-01	28/09/2018	EQUIPMENT		\$9,779.00
	5302441	30/08/2018	DUAL BBQ PLATE	\$9,779.00	
MPK Tree Management Pty Ltd	2136.9627-01	28/09/2018	STREET TREE MAINTENANCE		\$4,400.00
	00005761	04/09/2018	STREET TREE MAINTENANCE	\$4,400.00	
Daimler Trucks Perth	2136.9643-01	28/09/2018	PARTS		\$339.88
	6144759D	31/08/2018	FRONT LEFT HAND STEP FOR 039MDG	\$339.88	
Slater Gartrell Sports	2136.969-01	28/09/2018	SPORT EQUIPMENT		\$108.90
	SG30016/01	18/09/2018	NETBALLS	\$108.90	
Shenton Enterprises Pty Ltd	2136.9697-01	28/09/2018	EQUIPMENT SERVICE		\$1,206.46
	161539	18/09/2018	SERVICE ON CHLORINE GAS SHUT OFF SYSTEM	\$1,206.46	
Ramzilla Timber Pty Ltd T/As Mundaring Hardware	2136.9824-01	28/09/2018	HARDWARE		\$644.07
	54883	21/09/2018	HARDWARE	\$47.90	
	54884	21/09/2018	HARDWARE	\$50.00	
	54955	21/09/2018	HARDWARE	\$151.39	
	54876	21/09/2018	HARDWARE	\$105.81	
	54948	21/09/2018	HARDWARE	\$288.97	
Steann Pty Ltd	2136.9922-01	28/09/2018	BULK VERGE WASTE COLLECTION 2018		\$73,254.01
	11218	21/09/2018	BULK VERGE WASTE COLLECTION 2018	\$73,254.01	
Ellenbrook Football Club	2137.12641-01	28/09/2018	KIDSPORT FUNDING		\$330.00
	K5025057	07/09/2018	KIDSPORT FUNDING	\$330.00	
Sally Parsons (The Executor for the late Ronald James Durkin)	2137.12657-01	28/09/2018	2ND PRIZE - EARLY RATES INCENTIVE PROGRAM 2018		\$1,500.00
	2ND PRIZE	21/09/2018	2ND PRIZE - EARLY RATES INCENTIVE PROGRAM 2018	\$1,500.00	

Payee	Cheque No	Date	Details	Sub Total	Total
Mr R S Teale	2137.12658-01	28/09/2018	CROSSOVER CONTRIBUTION		\$565.00
	XOVER	21/09/2018	CROSSOVER CONTRIBUTION	\$565.00	
Ragora Pty Ltd	2137.12659-01	28/09/2018	REFUND		\$17,447.69
	REFUND	21/09/2018	MAINTENANCE AND UNCOMPLETED WORKS BOND REFUND	\$17,447.69	
Mrs R Williams	2137.12660-01	28/09/2018	REFUND		\$3,005.89
	REFUND	21/09/2018	UNCOMPLETED BOND REFUND	\$3,005.89	
Mr J A Wood	2137.12661-01	28/09/2018	REFUND		\$1,890.24
	REFUND	21/09/2018	UNCOMPLETED WORKS BOND REFUND	\$1,890.24	
Agdon Investments Pty Ltd	2137.12662-01	28/09/2018	REFUND		\$793.69
	REFUND	25/09/2018	REFUND OF UNCOMPLETED WORKS BOND	\$793.69	
Mr G M Ellis	2137.12663-01	28/09/2018	REFUND		\$10,742.46
	REFUND	25/09/2018	REFUND OF UNCOMPLETED WORKS BOND	\$10,742.46	
Mr B R Grout	2137.12664-01	28/09/2018	REIMBURSEMENT		\$110.00
	REIMBURSEMENT	26/09/2018	REIMBURSEMENT FOR PHONE REPAIRS	\$110.00	
Mr R Whitehouse	2137.12666-01	28/09/2018	REFUND		\$20,944.15
	REFUND	27/09/2018	REVEGETATION BOND REFUND	\$20,944.15	
Synergy	2137.174-01	28/09/2018	ELECTRICITY		\$58,990.25
	3021647529	07/09/2018	ELECTRICITY	\$54,904.05	
	5018318610	14/09/2018	ELECTRICITY	\$300.85	
	0941380327	14/09/2018	ELECTRICITY	\$343.55	
	9099006524	14/09/2018	ELECTRICITY	\$105.20	
	5039289513	18/09/2018	ELECTRICITY	\$518.65	
	1877395520	18/09/2018	ELECTRICITY	\$686.60	
	9370568529	18/09/2018	ELECTRICITY	\$186.60	
	5166165229	18/09/2018	ELECTRICITY	\$276.85	
	1244788225	18/09/2018	ELECTRICITY	\$278.10	
	6172559523	18/09/2018	ELECTRICITY	\$592.90	
	5008526913	26/09/2018	ELECTRICITY	\$414.50	
	3666408227	26/09/2018	ELECTRICITY	\$382.40	
Glen Forrest Volunteer Bushfire Brigade	2137.196-01	28/09/2018	HAZARD REDUCTION BURN		\$360.00
	211-4	25/09/2018	HAZARD REDUCTION BURN - BLACK COCKATOO RESERVE	\$360.00	
Darling Range Volunteer Bushfire Brigade	2137.217-01	28/09/2018	HAZARD REDUCTION BURN		\$360.00
	211-2	25/09/2018	HAZARD REDUCTION BURN - BLACK COCKATOO RESERVE	\$360.00	
Darlington Volunteer Bushfire Brigade	2137.306-01	28/09/2018	HAZARD REDUCTION BURN & REIMBURSEMENT OF ESL EXPENSES		\$638.01
	211-3	25/09/2018	HAZARD REDUCTION BURN - BLACK COCKATOO RESERVE	\$240.00	
	00000390	25/09/2018	REIMBURSEMENT OF ESL EXPENSES APRIL - JUNE 2018	\$398.01	
Sawyers Valley Volunteer Bushfire Brigade	2137.318-01	28/09/2018	HAZARD REDUCTION BURN		\$240.00
	211-6	25/09/2018	HAZARD REDUCTION BURN - BLACK COCKATOO RESERVE	\$240.00	
Chidlow Volunteer Bushfire Brigade	2137.343-01	28/09/2018	HAZARD REDUCTION BURN		\$720.00
	211-1	25/09/2018	HAZARD REDUCTION BURN - BLACK COCKATOO RESERVE	\$720.00	
Parkerville Volunteer Bushfire Brigade	2137.363-01	28/09/2018	HAZARD REDUCTION BURN		\$1,740.00
	211-5	25/09/2018	HAZARD REDUCTION BURN - BLACK COCKATOO RESERVE	\$240.00	
	0004	25/09/2018	HAZARD REDUCTION BURN - 1270 FALLS RD	\$1,500.00	
Darlington Family Playgroup Inc	2137.4693-01	28/09/2018	COMMUNITY EVENT GRANT		\$500.00
	GRANT	18/09/2018	COMMUNITY EVENT GRANT	\$500.00	

Payee	Cheque No	Date	Details	Sub Total	Total
Ross Squire Homes	2137.5813-01	28/09/2018	REFUND		\$236.00
	REFUND	28/09/2018	REFUND FOR OVERPAID FEES	\$236.00	
Shire of Mundaring	2137.589-01	28/09/2018	FDC PARENT LEVY		\$23,500.02
	270918	27/09/2018	FDC PARENT LEVY	\$23,500.02	
Mr G A Jackson	2137.7860-01	28/09/2018	REFUND		\$2,358.91
	REFUND	21/09/2018	REFUND FOR CROSSOVER BOND	\$2,358.91	
Mr J M Morison	2137.8435-01	28/09/2018	REFUND		\$5,927.51
	REFUND	21/09/2018	REFUND FOR UNCOMPLETED WORKS BOND	\$5,927.51	
The Hills Choir Inc	2137.8615-01	28/09/2018	MATCHING GRANT		\$350.00
	GRANT	18/09/2018	MATCHING GRANT	\$350.00	
Sacred Heart Catholic School Parents & Friends Ass	2137.8714-01	28/09/2018	MATCHING GRANT		\$493.00
	GRANT	18/09/2018	MATCHING GRANT	\$493.00	
Swan Hills Karate Fundraising Association Inc	2137.9122-01	28/09/2018	MATCHING GRANT		\$480.00
	GRANT	18/09/2018	MATCHING GRANT	\$480.00	
Care Giver Subsidies	2138.3462-01	27/09/2018	CARE GIVER SUBSIDIES		\$66,455.97
	270918	28/09/2018	CARE GIVER SUBSIDIES	\$66,455.97	
			Total Confirmation Cheques		\$4,435,569.38
Shire of Mundaring - Trust Fund	Account : 633-000 158416396				
Cheque CHQ					
Mrs M E Falkingham	00400491	04/09/2018	HALL BOND REFUND		\$330.00
	1069628	04/09/2018	HALL BOND REFUND	\$330.00	
Cunderdin Football Club	00400492	04/09/2018	KEY BOND REFUND		\$110.00
	1046473	04/09/2018	KEY BOND REFUND	\$110.00	
Masters Athletics WA Inc	00400493	04/09/2018	HALL BOND REFUND		\$110.00
	1076836	04/09/2018	HALL BOND REFUND	\$110.00	
Melanoma WA	00400494	04/09/2018	HALL BOND REFUND		\$330.00
	1077621	04/09/2018	HALL BOND REFUND	\$330.00	
Mr T Joy	00400495	04/09/2018	HALL BOND REFUND		\$150.00
	1077622	04/09/2018	HALL BOND REFUND	\$150.00	
Shire of Mundaring	00400496	04/09/2018	RETURN MAINTENANCE BOND		\$1,872.14
	194109	04/09/2018	RETURN MAINT BOND - CROKER CONSTRUCTION	\$1,872.14	
Shire of Mundaring	00400497	04/09/2018	RETURN MAINTENANCE BOND		\$5,603.60
	765794	04/09/2018	RETURN MAINT BOND - MELIADOR (WA) P/L	\$5,603.60	
Shire of Mundaring	00400498	04/09/2018	RETURN HALL BOND		\$170.00
	1063137	04/09/2018	RETURN HALL BOND - DARLINGTON CONCERTS	\$170.00	
Shire of Mundaring	00400499	04/09/2018	RETURN UNCOMPLETED WORKS BOND		\$2,621.42
	322692	04/09/2018	RETURN UNCOMPLETED WORKS BOND - B & A REED	\$2,621.42	
Mr P Aden	00400500	13/09/2018	HALL BOND REFUND		\$110.00
	1086246	13/09/2018	HALL BOND REFUND	\$110.00	
Mrs T O'Brien	00400501	13/09/2018	HALL BOND REFUND		\$110.00
	1066973	13/09/2018	HALL BOND REFUND	\$110.00	

Payee	Cheque No	Date	Details	Sub Total	Total
Sacred Heart Catholic School	00400502	13/09/2018	HALL BOND REFUND		\$150.00
	1088250	13/09/2018	HALL BOND REFUND	\$150.00	
Mrs K E Donovan	00400503	13/09/2018	HALL BOND REFUND		\$110.00
	1075999	13/09/2018	HALL BOND REFUND	\$110.00	
Mr D Thompson	00400504	13/09/2018	HALL BOND REFUND		\$110.00
	1072188	13/09/2018	HALL BOND REFUND	\$110.00	
Eastern Metropolitan Regional Council	00400505	13/09/2018	HALL BOND REFUND		\$500.00
	1087218	13/09/2018	HALL BOND REFUND	\$500.00	
Darlington Sports & Recreation	00400506	13/09/2018	HALL BOND REFUND		\$1,000.00
	1068425	13/09/2018	HALL BOND REFUND	\$1,000.00	
Shire of Mundaring	00400507	13/09/2018	RETURN OF MAINTENANCE BOND		\$2,194.37
	325885	13/09/2018	RETURN OF MAINTENANCE BOND - D CASOTTI	\$2,194.37	
Darlington Arts Festival Association	00400508	19/09/2018	HALL BOND REFUND		\$330.00
	1087217	19/09/2018	HALL BOND REFUND	\$330.00	
Flight Centre Mundaring	00400509	19/09/2018	HALL BOND REFUND		\$110.00
	1069977	19/09/2018	HALL BOND REFUND	\$110.00	
Shire of Mundaring	00400510	19/09/2018	RETURN OF UNCOMPLETE WORKS BOND		\$1,890.24
	800376	19/09/2018	RETURN OF UNCOMPLETE WORKS BOND - J WOOD	\$1,890.24	
Shire of Mundaring	00400511	19/09/2018	RETURN UNCOMPLETED WORKS BOND		\$5,927.51
	424421	19/09/2018	RETURN UNCOMPLETED WORKS BOND - MORISON	\$5,927.51	
Shire of Mundaring	00400512	19/09/2018	RETURN UNCOMPLETED WORKS BOND		\$3,005.89
	418113	19/09/2018	RETURN UNCOMPLETED WORKS BOND - WILLIAMS	\$3,005.89	
Shire of Mundaring	00400513	19/09/2018	RETURN UNCOMPLETED WORKS BOND		\$793.69
	507673	19/09/2018	RETURN UNCOMPLETED WORKS BOND - AGDON	\$793.69	
Shire of Mundaring	00400514	19/09/2018	RETURN UNCOMPLETED WORKS BOND		\$2,358.91
	474798	19/09/2018	RETURN UNCOMPLETED WORKS BOND - JACKSON	\$2,358.91	
Shire of Mundaring	00400515	19/09/2018	RETURN OF BONDS		\$17,447.69
	750407	19/09/2018	RETURN OF BONDS - RAGORA PTY LTD	\$17,447.69	
Ms F L Cerbe	00400516	25/09/2018	KEY BOND REFUND		\$99.00
	1085441	25/09/2018	KEY BOND REFUND	\$99.00	
Child & Adolescent Community Health	00400517	25/09/2018	HALL BOND REFUND		\$500.00
	1084471	25/09/2018	HALL BOND REFUND	\$500.00	
Ms M Fraser	00400518	25/09/2018	KEY BOND REFUND		\$55.00
	1089164	25/09/2018	KEY BOND REFUND	\$55.00	
Mr L J Sexton	00400519	25/09/2018	HALL BOND REFUND		\$1,000.00
	1075313	25/09/2018	HALL BOND REFUND	\$1,000.00	
Ms S Visser	00400520	25/09/2018	HALL BOND REFUND		\$500.00
	1089478	25/09/2018	HALL BOND REFUND	\$500.00	
Shire of Mundaring	00400521	25/09/2018	LAST INTEREST PAYMENT NOT INCLUDED		\$2,431.49
	279774	25/09/2018	LAST INTEREST PAYMENT NOT INCLUDED	\$2,431.49	
Shire of Mundaring	00400522	25/09/2018	UNCOMPLETED WORKS BOND		\$288.89
	484711	25/09/2018	UNCOMPLETED WORKS BOND	\$288.89	

Payee	Cheque No	Date	Details	Sub Total	Total
Shire of Mundaring	00400523	25/09/2018	UNCOMPLETED WORKS BOND		\$8,253.40
	153544	25/09/2018	UNCOMPLETED WORKS BOND	\$8,253.40	
Shire of Mundaring	00400524	25/09/2018	UNCOMPLETED WORKS BOND		\$10,742.46
	1058684	25/09/2018	UNCOMPLETED WORKS BOND	\$10,742.46	
Mrs B A Toovey	00400525	28/09/2018	HALL BOND REFUND		\$330.00
	1072185	28/09/2018	HALL BOND REFUND	\$330.00	
RAH Nominees	00400526	28/09/2018	HALL BOND REFUND		\$500.00
	1065161	28/09/2018	HALL BOND REFUND	\$500.00	
Mount Helena Senior Football Club	00400527	28/09/2018	KEY BOND REFUND		\$88.00
	901235	28/09/2018	KEY BOND REFUND	\$88.00	
Shire of Mundaring	00400528	28/09/2018	REVEGETATION BOND REFUND		\$20,944.15
	1046878	28/09/2018	REVEGETATION BOND REFUND	\$20,944.15	
			Total Confirmation Cheques		\$93,177.85
PAYMENTS BY ELECTRONIC FUNDS TRANSFER (Payroll)					
Pay Summary	PP05/18 cycle 1	05/09/2018			\$380,298.69
Pay Summary	PP05/18 cycle 2	05/09/2018			\$89,299.91
Pay Summary	PP99/02	06/09/2018			\$382.04
Pay Summary	PP06/18 cycle 1	19/09/2018			\$377,187.70
Pay Summary	PP06/18 cycle 2	19/09/2018			\$89,306.58
			Total Payroll Payments Direct From Municipal Account		\$936,474.92
PAYMENTS BY DIRECT DEBIT FROM MUNICIPAL ACCOUNT					
Bendigo - Merch Bank Fees					\$13,318.85
Bendigo - Direct Debit Fees					\$359.36
Commonwealth Bank - Bpoint Fees					\$14,964.05
Ezidebit Bank Fees					\$258.96
FER Lodgement Fees					\$0.00
NAB - Purchase Cards					\$22,731.26
Fleetcare - Fuel Payments					\$2,608.86
HP Financial Services - Equipment Lease					\$21,557.80
Konica Minolta - Equipment Lease					\$152.66
Puma Fuel					\$168.77
Attorney General					\$0.00
			Total Electronic Fund Payments Direct From Municipal Account		\$76,120.57

NAB Credit Card

Date	Supplier	Description	Amount	Card User
29-Aug-18	Coles	Food & consumables for MECPC & SCFC Clayton View	\$73.00	Susan Broad
29-Aug-18	Coles	Food & consumables for MECPC & SCFC Clayton View	\$50.70	Susan Broad
29-Aug-18	Coles	Food & consumables for MECPC & SCFC Clayton View	\$323.65	Susan Broad
29-Aug-18	Coles	Food & consumables for MECPC & SCFC Clayton View	\$18.00	Susan Broad
30-Aug-18	Bolinda Publishing	Junior audiobooks for KSP and AFM libraries	\$465.17	Morgan Yasbincek
30-Aug-18	Midland Supa IGA	Resources for Father's Day - A.S.C - SCFC-CV	\$3.69	Jane Elkins
30-Aug-18	Midland Supa IGA	Resources for Father's Day - A.S.C - SCFC-CV	\$11.26	Jane Elkins
30-Aug-18	Angus & Robertson Book	KSP Library - local stock book purchase	\$379.65	Kerryn Martin
30-Aug-18	Bolinda Publishing	Junior audiobooks for KSP and AFM libraries	\$373.10	Morgan Yasbincek
31-Aug-18	JB Hi Fi	AFM Library - DVDs	\$297.55	Helen McKissock
31-Aug-18	Campaignmonitor	Distribution of monthly events e-newsletter 'What's On'	\$22.42	Beverley Beale
31-Aug-18	Red Dot Stores	Provisions for Reflections Cafe, Lake Leschenaultia	\$8.00	Leonie Ettridge
31-Aug-18	Coles	Provisions for Reflections Cafe, Lake Leschenaultia	\$28.27	Leonie Ettridge
31-Aug-18	Coles	Provisions for Reflections Cafe, Lake Leschenaultia	\$86.11	Leonie Ettridge
31-Aug-18	The Good Guys	Purchase of microwave oven for Civic Area Kitchen	\$249.00	Andrea Douglas
3-Sep-18	The Good Guys	Laptop bag and wireless mouse for new laptop - Desktop replacement	\$73.90	Craig Cuthbert
3-Sep-18	7-Eleven	Morning tea for MECPC	\$43.00	Raeleen McAllister
3-Sep-18	Choice	AFM Library - renewal of Choice subscription	\$331.20	Helen McKissock
3-Sep-18	Angus & Robertson Book	AFM Library - Books	\$247.40	Helen McKissock
3-Sep-18	Woolworths	Garden ornaments for front garden - SCFC - CV	\$35.00	Jane Elkins
3-Sep-18	Coles	Sunscreen for OSHC - SCFC - CV	\$18.00	Jane Elkins
3-Sep-18	Woolworths	Replacement sponges and floor cleaner - SCFC - CV	\$46.20	Jane Elkins
3-Sep-18	Curtin University	Active Ageing Network advertising	\$88.00	Karen White
3-Sep-18	Raine Square	Parking for meeting	\$30.24	Mark Luzzi
4-Sep-18	AFAC Conference Pty Ltd	Emergency management conference - Manager Community Safety and Emergency Management & Director of Statutory Services	\$1,408.00	Adrian Dyson
4-Sep-18	Transperth	Train Ticket travel Midland to Mclver for officer doing Certificate IV Government Investigations training	\$4.80	Craig Cuthbert
4-Sep-18	Transperth	Train Ticket travel Midland to Mclver for officer doing Certificate IV Government Investigations training	\$4.80	Craig Cuthbert
4-Sep-18	Transperth	Train Ticket return from Mclver to Midland for officer doing Certificate IV Government Investigations training	\$4.80	Craig Cuthbert
4-Sep-18	Transperth	Train Ticket return from Mclver to Midland for officer doing Certificate IV Government Investigations training	\$4.80	Craig Cuthbert
4-Sep-18	The New Benara Fresh	Fruit and vegetable order for MECPC	\$162.33	Laurena Bogucki
4-Sep-18	Swan View	Food - MECPC	\$45.87	Raeleen McAllister
4-Sep-18	Stationery Co Midvale	AFM Library - items for seed library	\$26.00	Helen McKissock
4-Sep-18	iLocks	Secure iPad desktop stand, anchor point and charging cable	\$354.75	Andrew Currell
4-Sep-18	Midland Supa IGA	Food items for afternoon tea OSHC - SCFC-CV	\$15.77	Jane Elkins
4-Sep-18	AFAC Conference Pty Ltd	Emergency management conference - Manager Community Safety and Emergency Management & Director of Statutory Services	\$704.00	Adrian Dyson
5-Sep-18	Transperth	Purchase of three smartriders so Shire Credit card didn't have to be used for every individual train	\$120.00	Craig Cuthbert
5-Sep-18	Transperth	Train Ticket travel Midland to Mclver for officer doing Certificate IV Government Investigations training	\$4.80	Craig Cuthbert
5-Sep-18	Transperth	Train Ticket travel Midland to Mclver for officer doing Certificate IV Government Investigations training	\$4.80	Craig Cuthbert
5-Sep-18	Transperth	Train Ticket return from Mclver to Midland for officer doing Certificate IV Government Investigations training	\$4.80	Craig Cuthbert
5-Sep-18	Transperth	Train Ticket return from Mclver to Midland for officer doing Certificate IV Government Investigations training	\$4.80	Craig Cuthbert
5-Sep-18	The Cheesecake Shop	MECPC Educator's Day morning tea for staff	\$69.85	Laurena Bogucki
5-Sep-18	Coles	Food and consumables - MECPC & SCFC Clayton View	\$51.50	Susan Broad
5-Sep-18	Coles	Food and consumables - MECPC & SCFC Clayton View	\$52.20	Susan Broad
5-Sep-18	Coles	Food and consumables - MECPC & SCFC Clayton View	\$274.80	Susan Broad
5-Sep-18	Seek	Community Engagement Facilitator - Youth advertisement	\$379.50	Megan Griffiths
5-Sep-18	Jb Hi Fi	Microsoft Office 2016 Home & Business	\$319.00	Andrew Currell
5-Sep-18	Coles	Food and consumables - MECPC & SCFC Clayton View	\$20.00	Susan Broad

Date	Supplier	Description	Amount	Card User
5-Sep-18	Midland PCYC	Light lunch catering for a parent group	\$107.50	Jillian Pearce
5-Sep-18	Woolworths	Tissues, toilet paper, tea, sugar and sauce for the centre - C&PCS - Middle Swan	\$28.25	Melissa Bill
5-Sep-18	Woolworths	Tissues, toilet paper, tea, sugar and sauce for the centre - C&PCS - Middle Swan	\$26.40	Melissa Bill
6-Sep-18	Eva's Flowers	Flowers for Educator's Day - MECPC	\$75.00	Raeleen McAllister
6-Sep-18	Bunnings	AFM Library - items for the seed library	\$203.26	Helen McKissock
6-Sep-18	Food Group WA Pty Ltd	Beef burgers for the Men's Group lunch - C&PCS - IAS - Middle Swan	\$48.53	Melissa Bill
6-Sep-18	Big Bubble	More beads for the promotional dolls - C&PCS - Middle Swan	\$16.74	Melissa Bill
6-Sep-18	Pharmacy 777	Hand gel and face shields for the office first aid kit - C&PCS - Middle Swan	\$22.94	Melissa Bill
6-Sep-18	Trabasket Holdings Pty Ltd	Toilet seat for Mount Helena	\$13.95	John Neale
7-Sep-18	CPP Convention Centre	Parking for AFAC emergency management conference day one	\$23.22	Adrian Dyson
7-Sep-18	Coles	Hot dog rolls for children's lunch MECPC	\$22.00	Laurena Bogucki
7-Sep-18	Books and Gifts Midland	Books for Christmas story time at AFM and KSP libraries	\$80.00	Morgan Yasbincek
7-Sep-18	Books and Gifts Midland	Books for Christmas story time at AFM and KSP libraries	\$40.00	Morgan Yasbincek
7-Sep-18	Coles	Extension cord for the vacuum cleaner and lunch for the Men's Group - C&PCS - IAS - Middle Swan	\$13.80	Melissa Bill
7-Sep-18	Coles	Extension cord for the vacuum cleaner and lunch for the Men's Group - C&PCS - IAS - Middle Swan	\$38.00	Melissa Bill
7-Sep-18	Woolworths	Resources for parent open night - SCFC - CV	\$10.90	Jane Elkins
7-Sep-18	Woolworths	Resources for parent open night - SCFC - CV	\$11.98	Jane Elkins
7-Sep-18	Coles	Food items for SCFC-CV	\$217.64	Jane Elkins
7-Sep-18	Coles	Food items for SCFC-CV	\$40.20	Jane Elkins
7-Sep-18	Coles	Food items for SCFC-CV	\$10.00	Jane Elkins
7-Sep-18	Coles	Provision for Reflections Café, Lake Leschenaultia	\$34.32	Leonie Ettridge
7-Sep-18	Coles	Provision for Reflections Café, Lake Leschenaultia	\$31.07	Leonie Ettridge
7-Sep-18	Ace Cinema Midland Gate	Movie tickets that can be won for attending Breakfast Club - C&PCS - Middle Swan	\$54.00	Melissa Bill
7-Sep-18	Coles	Extension cord for the vacuum cleaner and lunch for the Men's Group - C&PCS - IAS - Middle Swan	\$17.50	Melissa Bill
7-Sep-18	Battery World	Replacement battery for MDG827 - SCFC - CV	\$229.00	Jane Elkins
7-Sep-18	Pallet Pals	Fourteen timber pallets	\$184.80	Fred Berendsen
10-Sep-18	CPP Convention Centre	Parking for AFAC emergency management conference day two	\$23.22	Adrian Dyson
10-Sep-18	Crown Towers Perth	Hotel accommodation cost, two staff members for Community Development Networking Conference	\$87.03	Karen White
10-Sep-18	RSEA Pty Ltd	Hard hats for children's construction zone in Kindy MECPC	\$70.50	Laurena Bogucki
10-Sep-18	Kmart	Kindy construction zone resources for MECPC	\$65.00	Laurena Bogucki
10-Sep-18	Ikea	Kitchen items and kindy construction items for MECPC	\$216.95	Laurena Bogucki
10-Sep-18	Ecocern Pty Ltd	AFM Library - seed envelopes	\$203.50	Helen McKissock
10-Sep-18	Ikea	AFM Library - items for seed library	\$79.80	Helen McKissock
10-Sep-18	Stratton Supa IGA	Bin bags for the centre & morning tea for the Playgroups and food for KAOS - C&PCS - IAS - M/S	\$37.45	Melissa Bill
10-Sep-18	Stratton Supa IGA	Bin bags for the centre & morning tea for the Playgroups and food for KAOS - C&PCS - IAS - M/S	\$68.38	Melissa Bill
10-Sep-18	Protective Behaviours WA	Staff Training - Protective Behaviours	\$550.30	Jillian Pearce
10-Sep-18	Angus & Robertson Book	KSP Library - local stock book purchase	\$470.01	Kerryn Martin
10-Sep-18	Campaignmonitor	Shire of Mundaring Libraries - email out for activities	\$108.88	Helen McKissock
10-Sep-18	Stratton Supa IGA	Bin bags for the centre & morning tea for the Playgroups and food for KAOS - C&PCS - IAS - M/S	\$27.22	Melissa Bill
11-Sep-18	Act For Autism	Midvale Hub Parenting Service - Co-ordinator to attend Early Childhood Specialist Workshops 1,2,3 & 4 - Oct 2018	\$150.00	Antonietta Tomizzi
11-Sep-18	Totally Workwear	Children's high visibility vest for kindy construction zone	\$39.60	Laurena Bogucki
11-Sep-18	Spotlight	Resources for Vacation Care - SCFC Clayton View	\$14.97	Raeleen McAllister
11-Sep-18	Spotlight	Resources for Vacation Care - SCFC Clayton View	\$50.04	Raeleen McAllister
11-Sep-18	Big W	Activity goods purchased for playgroup support activity	\$21.00	Jillian Pearce
11-Sep-18	Booktopia Pty Ltd	Purchase of book for Community Services library - A Culture Turned	\$52.20	Megan Griffiths
11-Sep-18	Spotlight	More black cord to make the promotional dolls - C&PCS - Middle Swan	\$21.49	Melissa Bill
11-Sep-18	Safetyquip	Tape for bollards	\$17.55	John Neale
12-Sep-18	Town of Cambridge	Parking, WALGA LGEMAG meeting	\$5.60	Adrian Dyson
12-Sep-18	Coles	Food and consumables for SCFC Clayton View & MECPC	\$32.71	Susan Broad
12-Sep-18	Coles	Food and consumables for SCFC Clayton View & MECPC	\$75.10	Susan Broad
12-Sep-18	Coles	Food and consumables for SCFC Clayton View & MECPC	\$229.00	Susan Broad

Date	Supplier	Description	Amount	Card User
12-Sep-18	Coles	Food and consumables for SCFC Clayton View & MECPC	\$15.00	Susan Broad
12-Sep-18	Choice	KSP Library - renewal of Choice Computer subscription	\$190.80	Helen McKissock
12-Sep-18	Kmart	Provisions for Reflections Café, Lake Leschenaultia	\$9.00	Leonie Ettridge
12-Sep-18	WA Spit Roast	Deposit for the Midvale Hub staff Christmas party - C&PCS - Middle Swan	\$200.00	Melissa Bill
13-Sep-18	Pricesavers Midland	Balloons and card for craft at MECPC	\$20.00	Laurena Bogucki
13-Sep-18	Toyworld Midland	Resources - Swan View Show - IAS	\$27.98	Raeleen McAllister
13-Sep-18	Pricesavers Midland	Resources Vacation Care - SCFC Clayton View	\$90.00	Raeleen McAllister
13-Sep-18	Kmart	Resources Vacation Care - SCFC Clayton View	\$85.45	Raeleen McAllister
13-Sep-18	Spotlight	Resources Vacation Care - SCFC Clayton View	\$49.98	Raeleen McAllister
13-Sep-18	Spotlight	Resources Vacation Care - SCFC Clayton View	\$24.49	Raeleen McAllister
13-Sep-18	Angus & Robertson Book	KSP Library - local stock book purchase	\$504.19	Kerryn Martin
13-Sep-18	Trabasket Holdings Pty Ltd	Methylated spirit for removing graffiti	\$26.25	John Neale
14-Sep-18	CPP Council House	Parking District Emergency Management Committee meeting	\$15.14	Adrian Dyson
14-Sep-18	Big Bubble	Resources - Swan View Show - IAS	\$51.62	Raeleen McAllister
14-Sep-18	ACME Fireworks	Resources Vacation Care - SCFC Clayton View	\$140.00	Raeleen McAllister
14-Sep-18	Coles	AFM Library - items for seed library launch	\$18.81	Helen McKissock
14-Sep-18	Coles	AFM Library - items for seed library launch	\$41.69	Helen McKissock
14-Sep-18	Coles	Provisions for Reflections Café, Lake Leschenaultia	\$10.01	Leonie Ettridge
14-Sep-18	Coles	Provisions for Reflections Café, Lake Leschenaultia	\$45.48	Leonie Ettridge
14-Sep-18	Department of Transport	Registration plate change over for 802MDG and 813MDG	\$26.85	Roger Haripersad
14-Sep-18	Department of Transport	Registration plate change over for 802MDG and 813MDG	\$26.85	Roger Haripersad
17-Sep-18	Coles	Vouchers for Midvale Hub volunteer	\$250.00	Laurena Bogucki
17-Sep-18	Greg's Midland	Replacement items for first aid kit at MECPC	\$20.98	Laurena Bogucki
17-Sep-18	Coles	Consumables and food for 'Years of Service' morning tea as MECPC	\$7.60	Laurena Bogucki
17-Sep-18	Coles	Consumables and food for 'Years of Service' morning tea as MECPC	\$45.47	Laurena Bogucki
17-Sep-18	Bunnings	2 x Vacuum cleaners for Boya Community Centre	\$258.00	Stewart Winfield
17-Sep-18	Booktopia Pty Ltd	Junior book stock for AFM and KSP libraries	\$56.56	Morgan Yasbincek
17-Sep-18	Angus & Robertson Book	Junior book stock for KSP and AFM libraries	\$177.14	Morgan Yasbincek
17-Sep-18	Coles	AFM Library - consumables	\$9.70	Helen McKissock
17-Sep-18	Stratton Supa IGA	Toilet paper for the centre and morning tea for the Aboriginal Playgroups - C&PCS - Middle Swan	\$28.28	Melissa Bill
17-Sep-18	Stratton Supa IGA	Toilet paper for the centre and morning tea for the Aboriginal Playgroups - C&PCS - Middle Swan	\$17.47	Melissa Bill
17-Sep-18	Flowerpack	Resources Swan View Show - IAS	\$85.16	Raeleen McAllister
17-Sep-18	Best Price Variety Store	Craft Items for Vacation Care - SCFC - CV	\$85.84	Jane Elkins
17-Sep-18	Woolworths	Food items for OSHC - SCFC - CV	\$21.80	Jane Elkins
17-Sep-18	Woolworths	Food items for OSHC - SCFC - CV	\$4.00	Jane Elkins
17-Sep-18	Angus & Robertson Book	KSP Library - local stock book purchase	\$114.01	Kerryn Martin
17-Sep-18	Booktopia Pty Ltd	Junior book stock for AFM and KSP libraries	\$227.44	Morgan Yasbincek
17-Sep-18	Angus & Robertson Book	Junior book stock for KSP and AFM libraries	\$360.35	Morgan Yasbincek
17-Sep-18	Campaignmonitor	Shire of Mundaring Libraries - Email out for activities	\$108.95	Helen McKissock
17-Sep-18	Jacksons Drawing Supplies	Gift voucher for Environment	\$100.00	Eileen Bolton
17-Sep-18	Stratton Supa IGA	Toilet paper for the centre and morning tea for the Aboriginal Playgroups - C&PCS - Middle Swan	\$18.00	Melissa Bill
18-Sep-18	Transperth	Top up of smarttrider cards for three officers to attend Certificate IV Government Investigations training	\$150.00	Craig Cuthbert
18-Sep-18	JB Hi Fi	AFM Library - DVDs	\$166.61	Helen McKissock
18-Sep-18	Coles	Food for KAOS, clipboards for the office & plastic plates for the centre - C&PCS - IAS - M/S	\$20.00	Melissa Bill
18-Sep-18	Coles	Food for KAOS, clipboards for the office & plastic plates for the centre - C&PCS - IAS - M/S	\$6.00	Melissa Bill
18-Sep-18	Coles	Food for KAOS, clipboards for the office & plastic plates for the centre - C&PCS - IAS - M/S	\$13.83	Melissa Bill
18-Sep-18	Coles	Food for KAOS, clipboards for the office & plastic plates for the centre - C&PCS - IAS - M/S	\$44.95	Melissa Bill
19-Sep-18	Black Swan Bakehouse	Cakes for 'Years of Service' staff morning tea for Children's Services	\$21.50	Laurena Bogucki
19-Sep-18	Coles	Food and consumables for MECPC & SCFC Clayton View	\$39.12	Susan Broad
19-Sep-18	Coles	Food and consumables for MECPC & SCFC Clayton View	\$54.20	Susan Broad
19-Sep-18	Coles	Food and consumables for MECPC & SCFC Clayton View	\$280.25	Susan Broad

Date	Supplier	Description	Amount	Card User
19-Sep-18	Angus & Robertson Book	AFM Library - Books	\$322.10	Helen McKissock
19-Sep-18	JB Hi Fi	Junior stock for AFM and KSP libraries	\$118.86	Morgan Yasbincek
19-Sep-18	Coles	Food and consumables for MECPC & SCFC Clayton View	\$12.00	Susan Broad
19-Sep-18	JB Hi Fi	Junior stock for AFM and KSP libraries	\$73.98	Morgan Yasbincek
19-Sep-18	Coles	Recognition of Departing Employee (Multi-Plant Operator - 10 yrs.) - Council Policy HR-02	\$250.00	Anna Italiano
20-Sep-18	Subway Swan View	Lunch for the Aboriginal Men's Group -C&PCS - IAS - Middle Swan	\$139.00	Melissa Bill
20-Sep-18	Kmart	Magazine holders for office - SCFC - CV	\$16.00	Jane Elkins
20-Sep-18	Spotlight	Craft Items for Vacation Care - SCFC - CV	\$43.48	Jane Elkins
20-Sep-18	Big W	Resources Vacation Care - SCFC Clayton View	\$25.00	Raeleen McAllister
20-Sep-18	Officeworks	Resources Vacation Care - SCFC Clayton View	\$22.42	Raeleen McAllister
20-Sep-18	The Sink Warehouse M	Sink plug	\$8.00	John Neale
21-Sep-18	Anti-Poverty Week	Officers to attend the NGALA Community Services "Anti-Poverty Week Networking Breakfast" 19.10.18	\$60.00	Antonietta Tomizzi
21-Sep-18	Campaignmonitor	Campaign Monitor, to deliver emails for volunteer campaign	\$29.37	Karen White
21-Sep-18	Coles	Food and consumables for Vacation Care - SCFC Clayton View	\$46.85	Susan Broad
21-Sep-18	Coles	Food and consumables for Vacation Care - SCFC Clayton View	\$16.75	Susan Broad
21-Sep-18	Coles	Food and consumables for Vacation Care - SCFC Clayton View	\$325.47	Susan Broad
21-Sep-18	Midland Supa IGA	Food items for OSHC afternoon tea party - SCFC - CV	\$10.36	Jane Elkins
21-Sep-18	Midland Supa IGA	Food items for OSHC afternoon tea party - SCFC - CV	\$17.50	Jane Elkins
21-Sep-18	Miniprice Midland	Resources for Vacation Care - SCFC Clayton View	\$79.00	Raeleen McAllister
21-Sep-18	Coles	Provisions for Reflections Cafe, Lake Leschenaultia	\$74.14	Leonie Ettridge
21-Sep-18	Coles	Provisions for Reflections Cafe, Lake Leschenaultia	\$99.29	Leonie Ettridge
24-Sep-18	Smarterider	Additional top up for Coordinator Community Safety and Emergency Management's smarterider for parking expense	\$20.00	Craig Cuthbert
24-Sep-18	Steaks N Stuff	Meat for children - MECPC	\$1,094.66	Susan Broad
24-Sep-18	Angus & Robertson Book	Credit for non-supply of junior stock for KSP Library	CREDIT -\$42.31	Morgan Yasbincek
25-Sep-18	Springs Chemmart Pharmacy	Items for kindy for STEM week- science experiments	\$18.16	Laurena Bogucki
25-Sep-18	Coles	Items for kindy for STEM week- science experiments	\$6.95	Laurena Bogucki
25-Sep-18	Coles	Items for kindy for STEM week- science experiments	\$36.85	Laurena Bogucki
25-Sep-18	Woolworths	Laundry powder for MECPC	\$18.45	Laurena Bogucki
25-Sep-18	Woolworths	Consumables SCFC-CV	\$28.18	Jane Elkins
26-Sep-18	Woolworths	2 x USB Thumb Drives	\$41.60	Andrew Currell
26-Sep-18	Kmart	Items for kindy for STEM week - science experiments	\$33.00	Laurena Bogucki
26-Sep-18	Coles	Food and consumables for MECPC	\$19.60	Susan Broad
26-Sep-18	Coles	Food and consumables for MECPC	\$35.70	Susan Broad
26-Sep-18	Coles	Food and consumables for MECPC	\$244.05	Susan Broad
26-Sep-18	Angus & Robertson Book	KSP Library - Local stock book purchase	\$102.47	Kerryn Martin
26-Sep-18	Angus & Robertson Book	KSP Library - Local stock purchase - books	\$554.27	Kerryn Martin
27-Sep-18	Dominos Pizza	Catering - staff retirement function	\$73.70	Joanne Dutton
27-Sep-18	Multispares Ltd	Flywheel assembly - 032MDG	\$886.23	Kelvin Worthington
28-Sep-18	The New Benara Fresh	Fruit & Vegetables for MECPC	\$140.45	Susan Broad
28-Sep-18	The New Benara Fresh	Fruit & Vegetables for MECPC	\$128.87	Susan Broad
28-Sep-18	The New Benara Fresh	Fruit & Vegetables for MECPC	\$162.83	Susan Broad
28-Sep-18	The New Benara Fresh	Fruit & Vegetables for MECPC	\$171.55	Susan Broad
28-Sep-18	Angus & Robertson Book	AFM Library - Book Club kits and books	\$436.30	Helen McKissock
28-Sep-18	Angus & Robertson Book	AFM Library - Book Club kits and books	\$70.47	Helen McKissock
28-Sep-18	Woolworths	Food Items for Vacation Care - SCFC - CV	\$16.00	Jane Elkins
28-Sep-18	Woolworths	Food Items for Vacation Care - SCFC - CV	\$8.00	Jane Elkins
28-Sep-18	Woolworths	Food Items for Vacation Care - SCFC - CV	\$10.00	Jane Elkins
28-Sep-18	Campaignmonitor	Library event marketing	\$109.51	Kerryn Martin
28-Sep-18	Coles	Retirement function refreshments	\$43.20	Joanne Dutton

Attachment 1 to Report 10.11

Date	Supplier	Description	Amount	Card User
28-Sep-18	Liquorland	Retirement function supplies	\$9.00	Joanne Dutton
28-Sep-18	Coles	Provisions for Reflections Cafe, Lake Leschenaultia	\$79.86	Leonie Ettridge
28-Sep-18	Coles	Provisions for Reflections Cafe, Lake Leschenaultia	\$119.11	Leonie Ettridge
28-Sep-18		Account Fees Cc Fp User Fee	\$189.20	
		Total	\$22,731.26	

11.0 ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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, 11 December 2018 at 6.30pm in the Council Chamber.

14.2 Closure of the Meeting

The Presiding Person declared the meeting closed at 8.23pm.