



MUNDARING

ACTIVITY CENTRE PLAN



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This Activity Centre Plan is prepared under the provisions of Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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 *Planning and Development Act 2005* for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

Note:

Council recommended this Activity Centre Plan for approval to WAPC at its 13 November 2018 Meeting.



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 (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

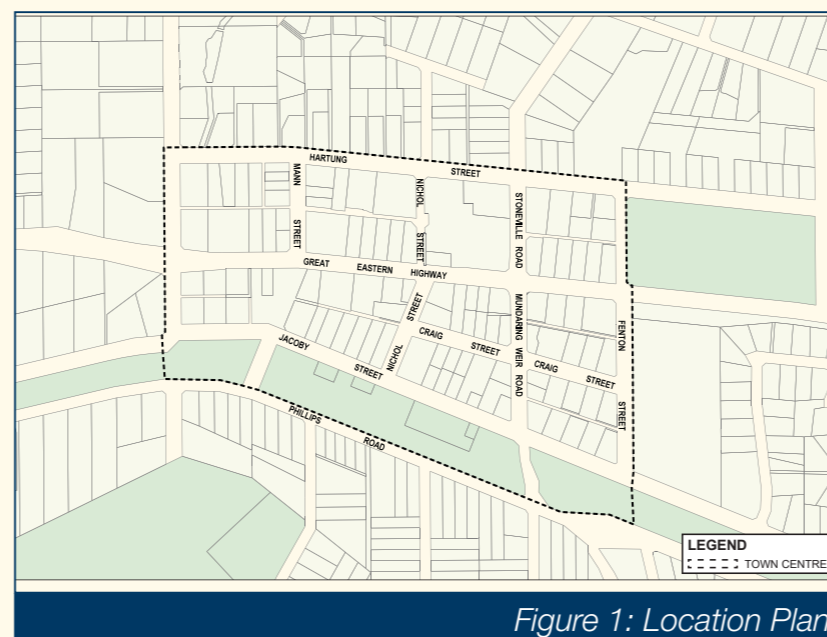


Figure 1: Location Plan

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.



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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

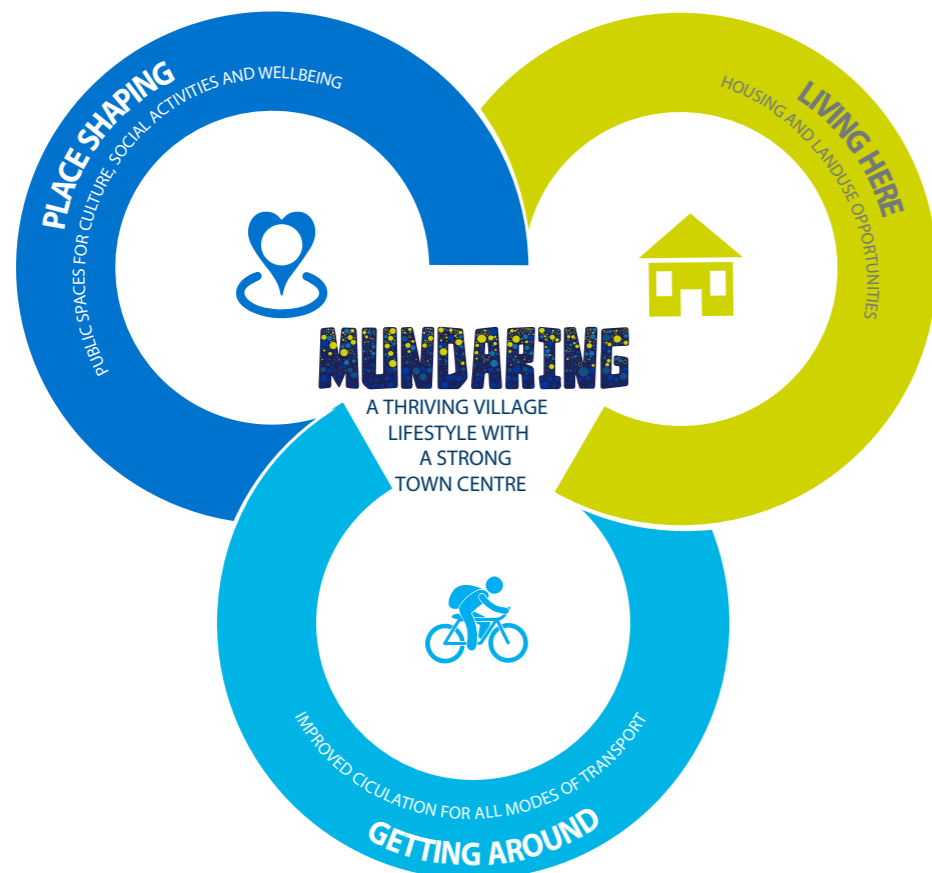


Table 1: Mundaring Activity Centre Plan Summary

Population



Dwellings



Retail Floor Space





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TABLE OF CONTENTS

CONTENTS

PART ONE: IMPLEMENTATION	1
1 CONTEXT	2
1.1 Activity Centre Plan Area	2
1.2 Vision	2
1.3 Key Qualities	2
1.4 Activity Centre Plan maps	2
2 INTERPRETATION AND OPERATION.....	6
3 STAGING.....	6
4 SUBDIVISION, LAND USE AND DEVELOPMENT REQUIREMENTS	6
4.1 Application requirements.....	6
4.2 Infrastructure requirements	7
4.3 Subdivision requirements	8
4.4 Land use requirements	8
4.5 General development requirements	10
4.6 Specific development requirements.....	12
4.7 Bushfire hazard.....	14
4.8 Local Development and Concept Plans	14

PART TWO: EXPLANATORY	15
1 PLANNING BACKGROUND.....	17
1.1 Introduction and purpose	17
1.2 Mundaring Town Initiative Masterplan and Discus- sion Paper	17
1.3 Land description	17
1.3.1 Location.....	17
1.3.2 Area and land use	17
1.3.3 Legal description and ownership.....	18
1.4 Planning framework	18
1.4.1 Zoning and reservations.....	18
1.4.2 Metropolitan Region Scheme	19
1.4.3 Regional and sub-regional structure plan.....	19
1.4.4 Planning strategies	20
1.4.5 Planning policies	21
1.4.6 Pre lodgement consultation	22
2 SITE CONDITIONS AND CONSTRAINTS.....	22
2.1 Biodiversity and natural area assets.....	22
2.2 Landform and soils	22
2.3 Groundwater and surface water	22
2.4 Bushfire hazard.....	22
2.5 Heritage	24
3 LAND USE AND SUBDIVISION REQUIREMENTS	24
3.1 Public Open Space.....	24
3.2 Landscape evaluation.....	24
3.3 Building height	24
3.4 Tourism	25
3.5 Movement network.....	25
3.6 Wastewater	25
3.7 Education facilities	25
4 REFERENCES.....	26
5 TECHNICAL APPENDICES	26

FIGURES

Figure 1: Location Plan.....	iii
Figure 2: Mundaring Town Centre Vision Statement	v
Figure 3: Mundaring Town Centre Zone.....	2
Figure 4: Mundaring Town Centre Key Qualities	3
Figure 5: Activity Centre Plan map.....	4
Figure 6: Activity Centre Plan Height map	5
Figure 7: Location Plan.....	16
Figure 8: Land Ownership.....	17
Figure 9: Metropolitan Region Scheme	19
Figure 10: Topography	22
Figure 11: Heritage Properties.....	23
Figure 12: Bushfire Hazard Levels.....	24

TABLES

Table 1: Mundaring Activity Centre Plan Summary	v
Table 2: Desired Character by Precinct.....	9
Table 3: Preferred Land Uses by Precinct.....	9



MUNDARING



PART ONE: IMPLEMENTATION



MUNDARING

1 CONTEXT

1.1 Activity Centre Plan Area

The Mundaring Town Centre Activity Centre Plan (ACP) applies to all land contained within the Town Centre Zone of the Shire of Mundaring Local Planning Scheme No.4, and as shown in *Figure 3*.

1.2 Vision

The vision for the Mundaring Town Centre is

“A thriving village lifestyle with a strong town centre”

1.3 Key Qualities

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:

1.4 Activity Centre Plan maps

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

Core North

Core South

Fringe

Figure 5 – Activity Centre Plan map depicts these precincts.

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

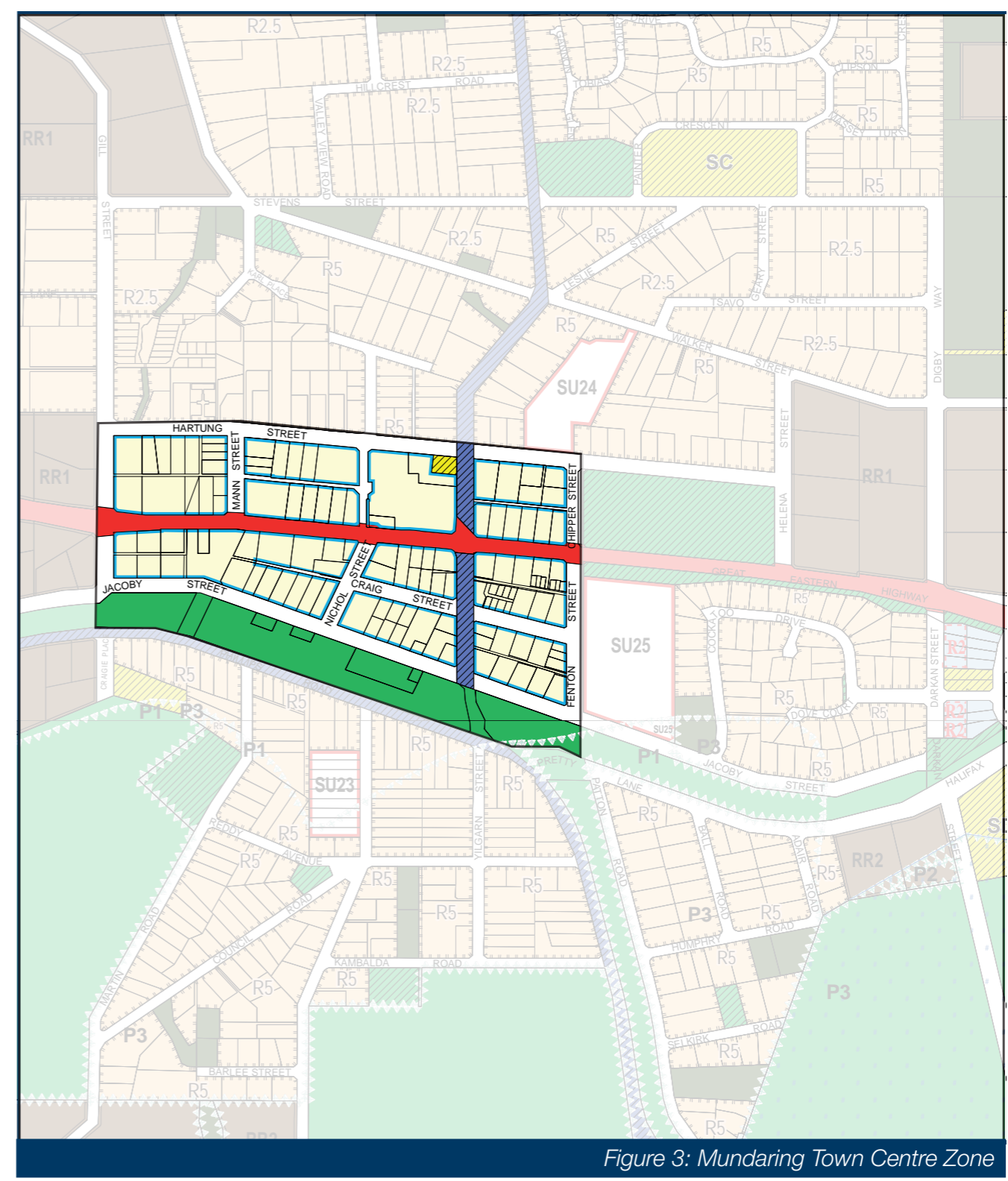


Figure 3: Mundaring Town Centre Zone

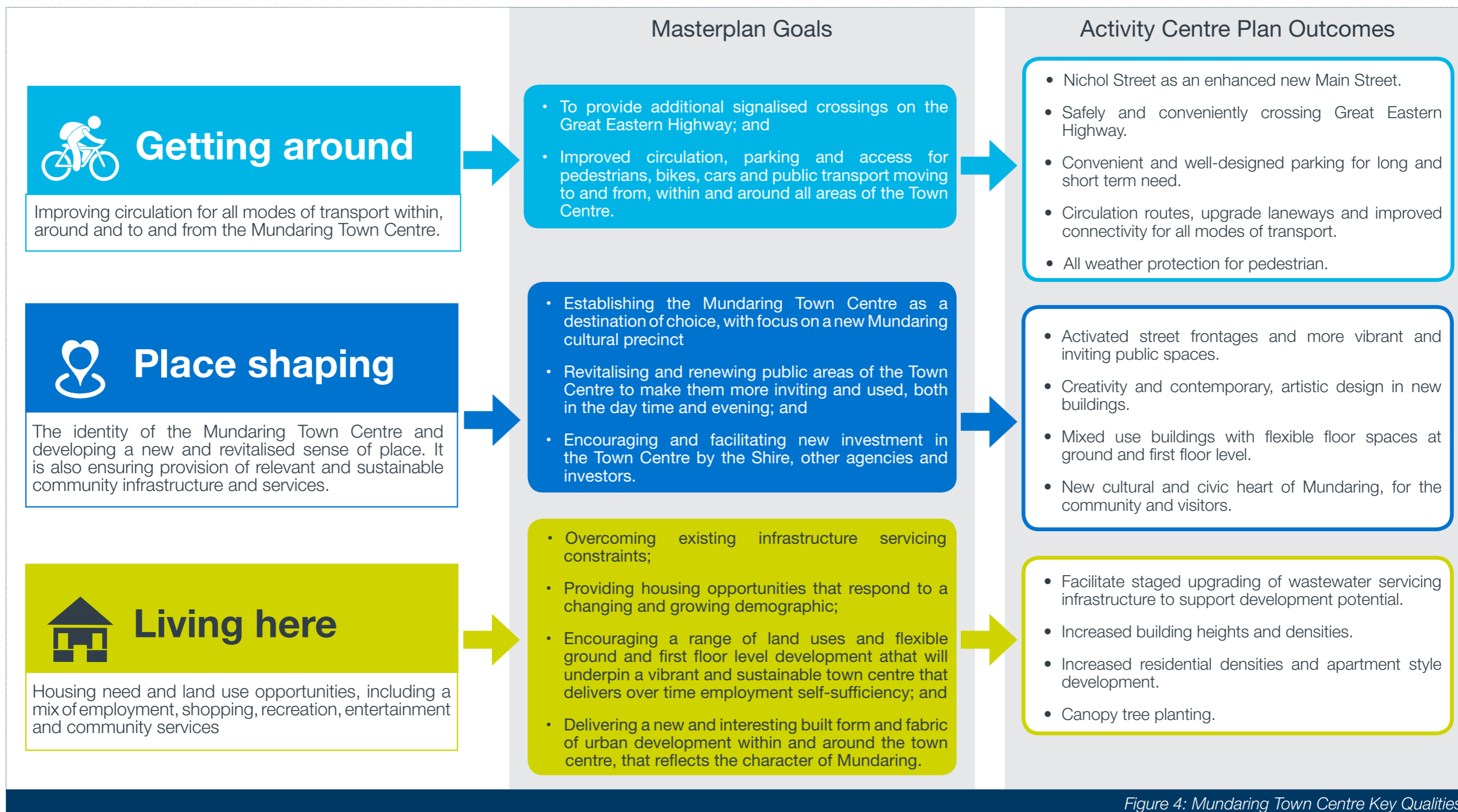
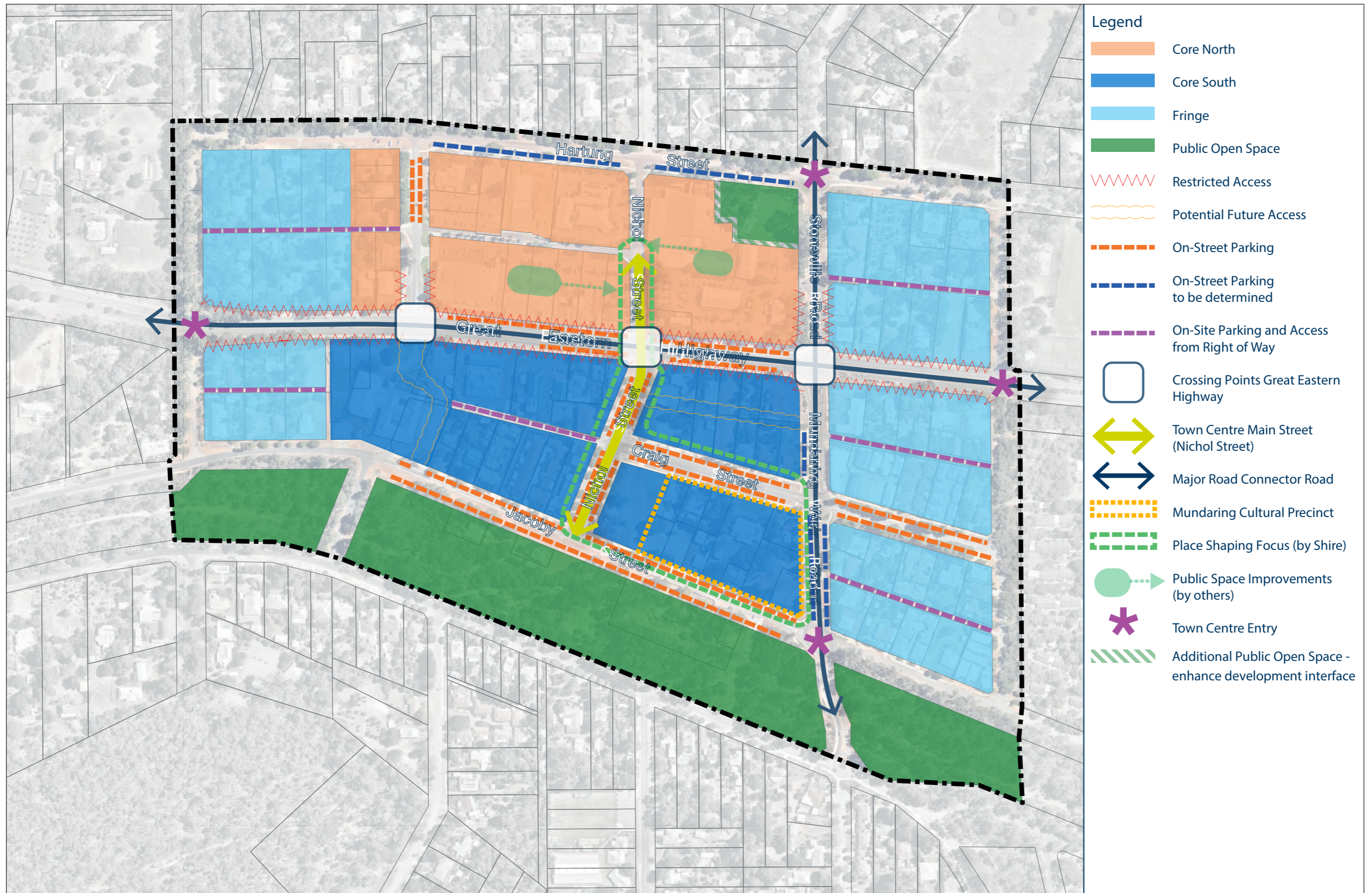


Figure 4: Mundaring Town Centre Key Qualities

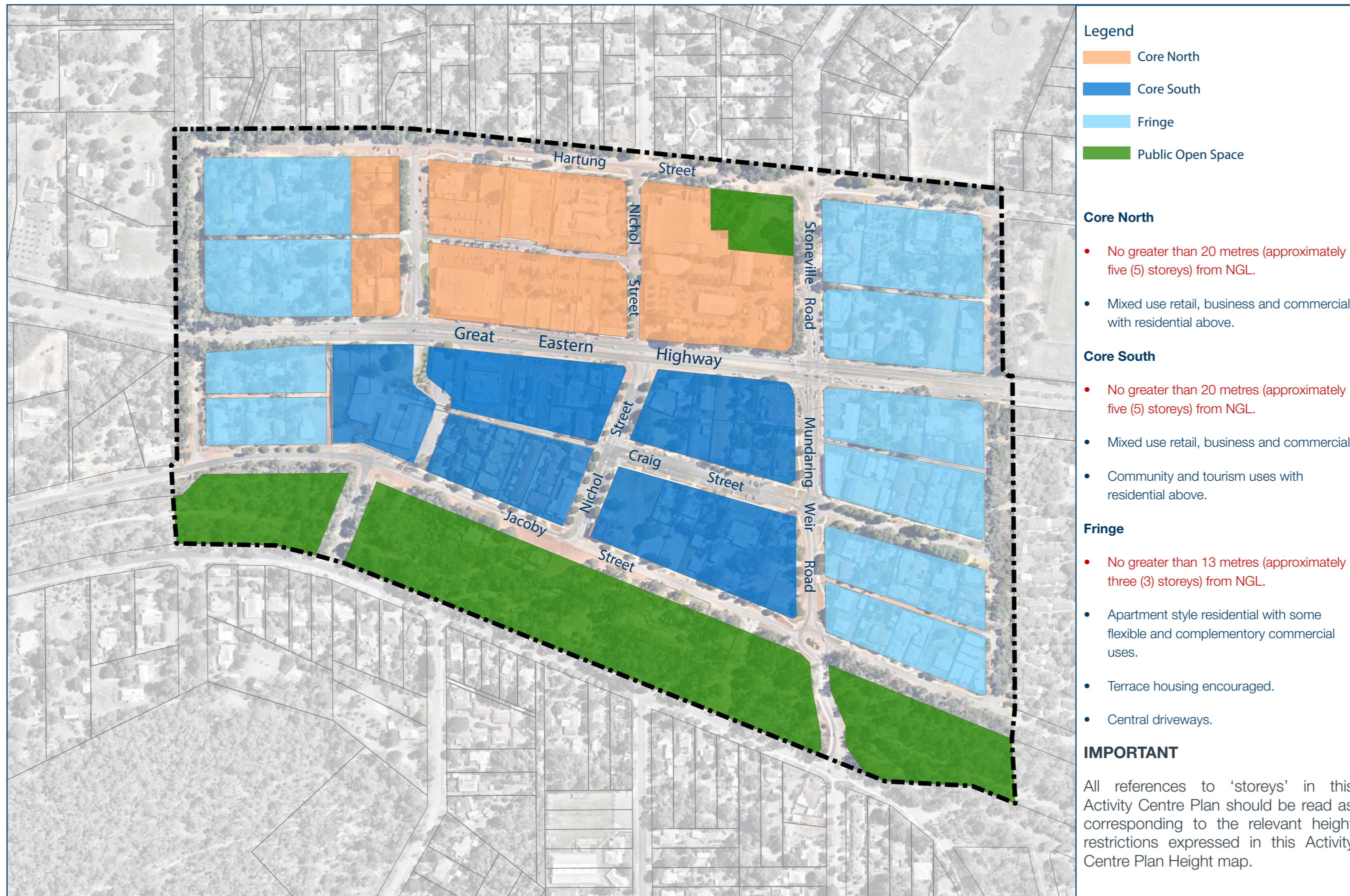


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- Legend**
- Core North
 - Core South
 - Fringe
 - Public Open Space
 - Restricted Access
 - Potential Future Access
 - On-Street Parking
 - On-Street Parking to be determined
 - On-Site Parking and Access from Right of Way
 - Crossing Points Great Eastern Highway
 - Town Centre Main Street (Nichol Street)
 - Major Road Connector Road
 - Mundaring Cultural Precinct
 - Place Shaping Focus (by Shire)
 - Public Space Improvements (by others)
 - * Town Centre Entry
 - Additional Public Open Space - enhance development interface

Figure 5: Mundaring Activity Centre Plan map



Legend

- Core North
- Core South
- Fringe
- Public Open Space

Core North

- No greater than 20 metres (approximately five (5) storeys) from NGL.
- Mixed use retail, business and commercial with residential above.

Core South

- No greater than 20 metres (approximately five (5) storeys) from NGL.
- Mixed use retail, business and commercial.
- Community and tourism uses with residential above.

Fringe

- No greater than 13 metres (approximately three (3) storeys) from NGL.
- Apartment style residential with some flexible and complementary commercial uses.
- Terrace housing encouraged.
- Central driveways.

IMPORTANT

All references to 'storeys' in this Activity Centre Plan should be read as corresponding to the relevant height restrictions expressed in this Activity Centre Plan Height map.

Figure 6: Activity Centre Plan Height map



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
<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 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

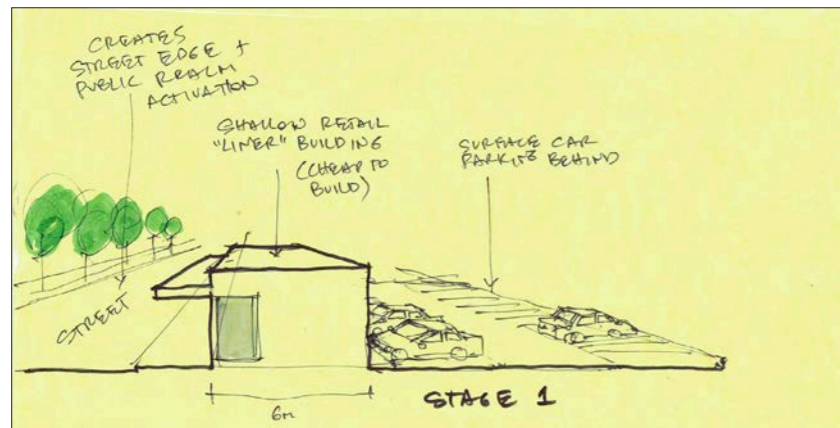
General development requirements apply to all land shown in the Activity Centre Plan.

Building Height

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



Illustrations courtesy of Edgefield Projects.

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 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



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 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



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 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.





MUNDARING

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/water feature/s**, complementary food, entertainment and the like, land uses.

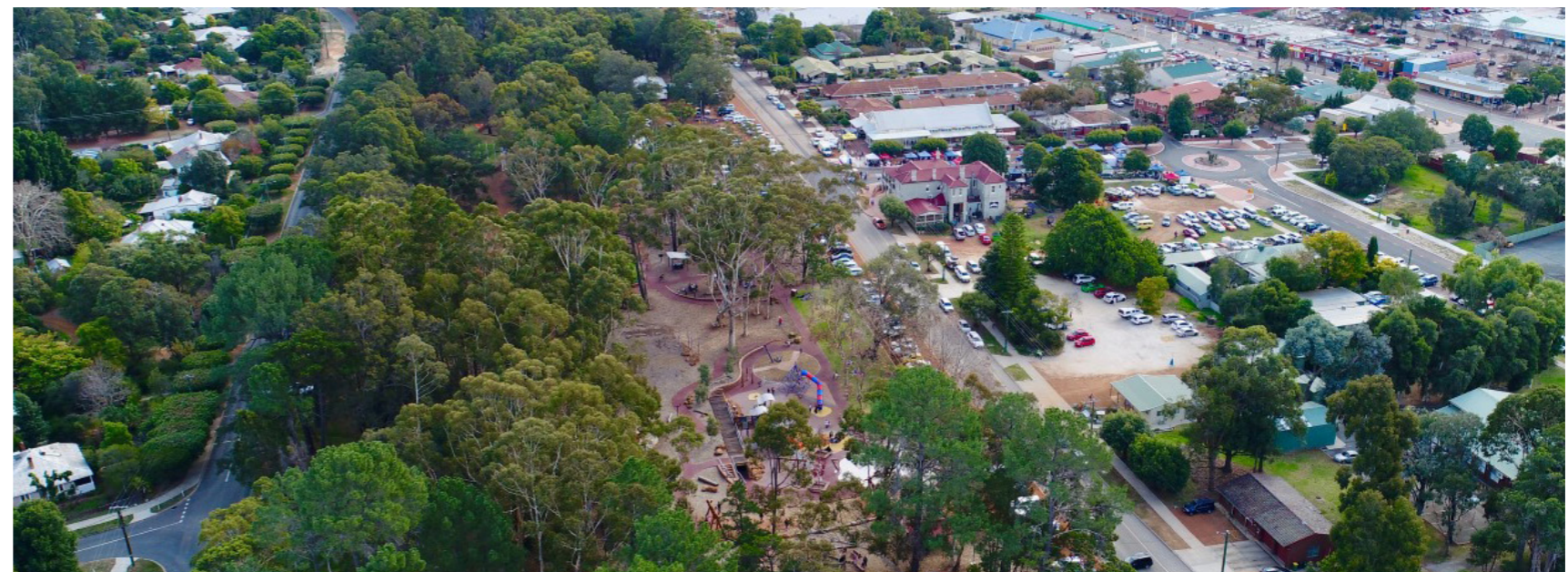
Opportunities to consolidate cultural facilities into the Heritage Trail reserve may also be explored as part of the Local Development Plan.

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.

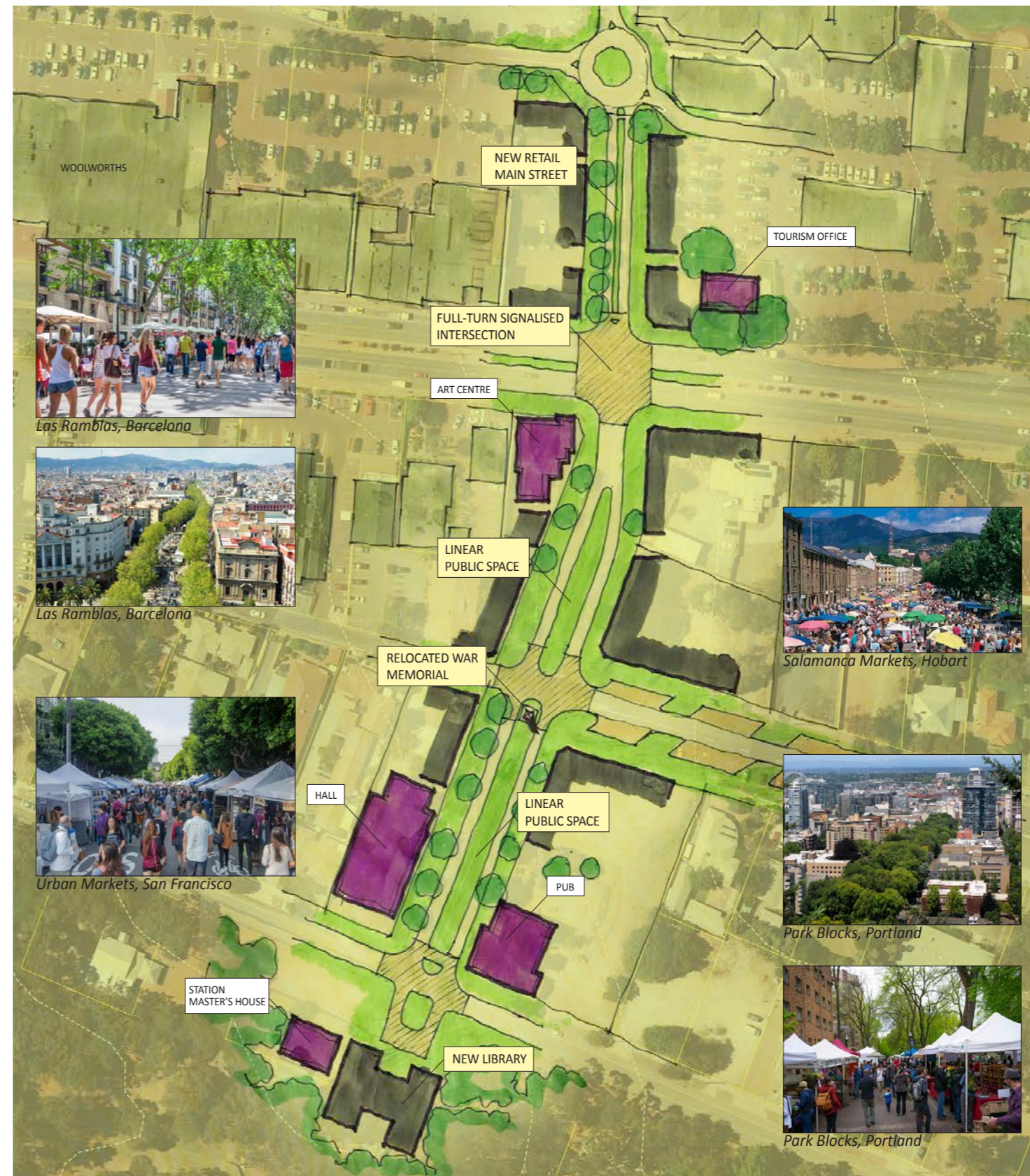


Fringe Precinct Requirements

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.





MUNDARING

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.

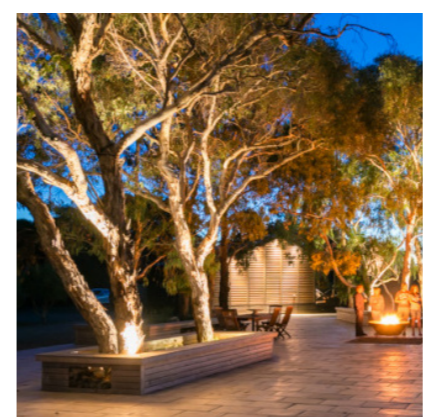
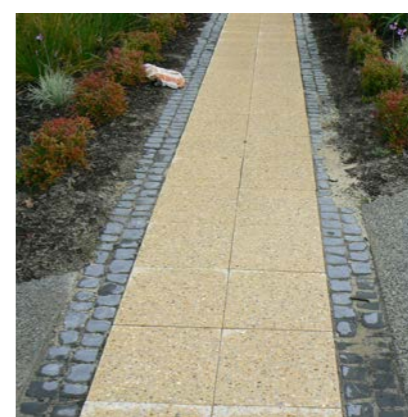
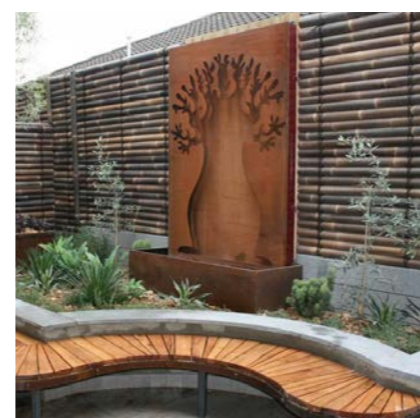
A Development Concept Plan will enable owners to demonstrate the ultimate vision for their site, describing how the various stages of development meet the principles and expectations of this Activity Centre Plan.

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



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*.

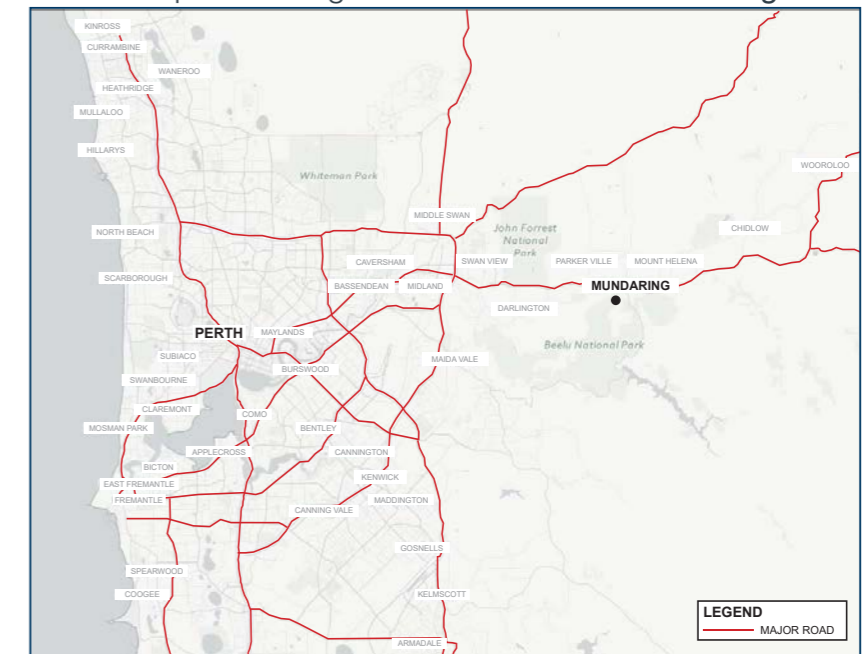


Figure 7: Location Plan

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;

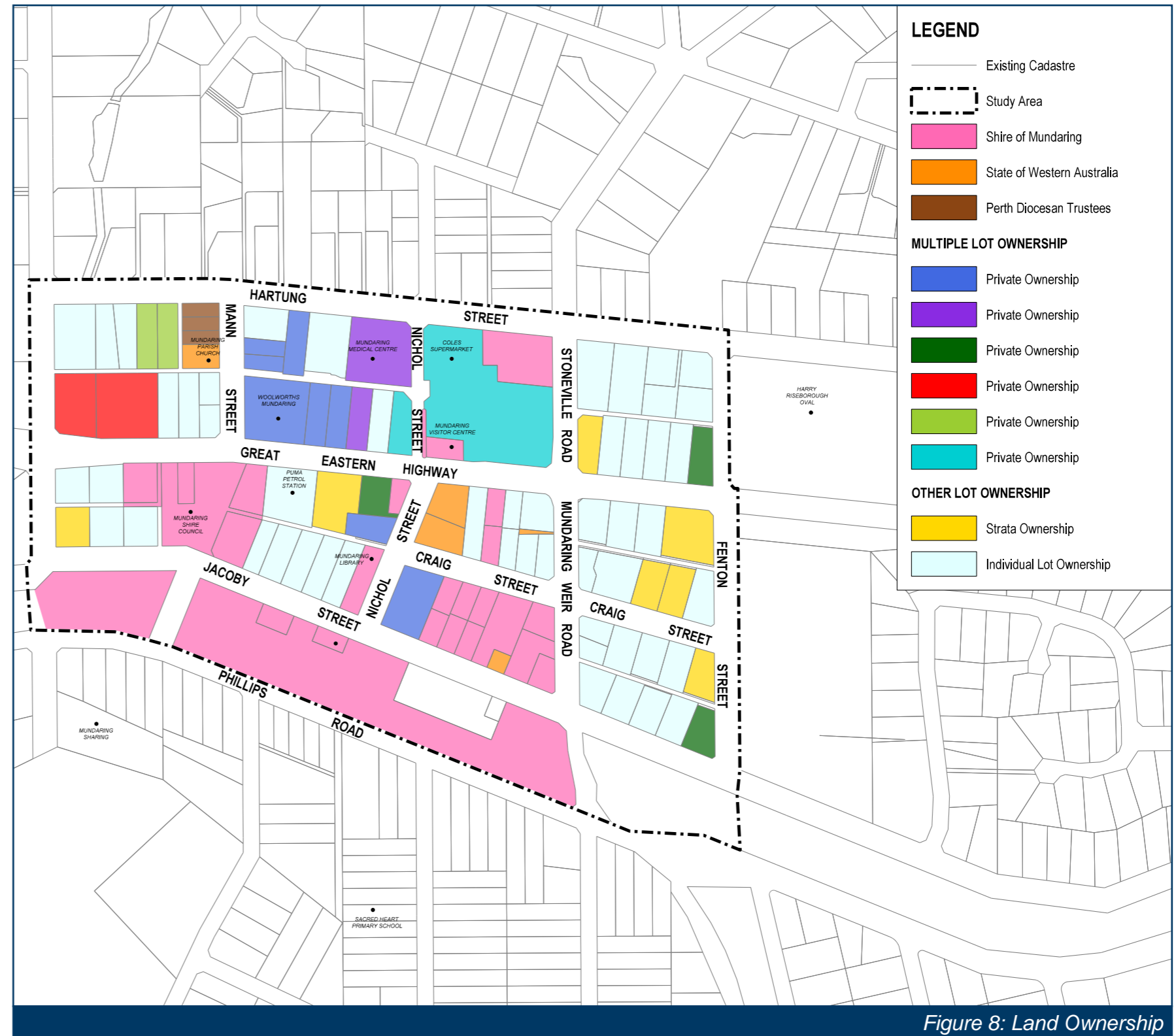


Figure 8: Land Ownership



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- *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.

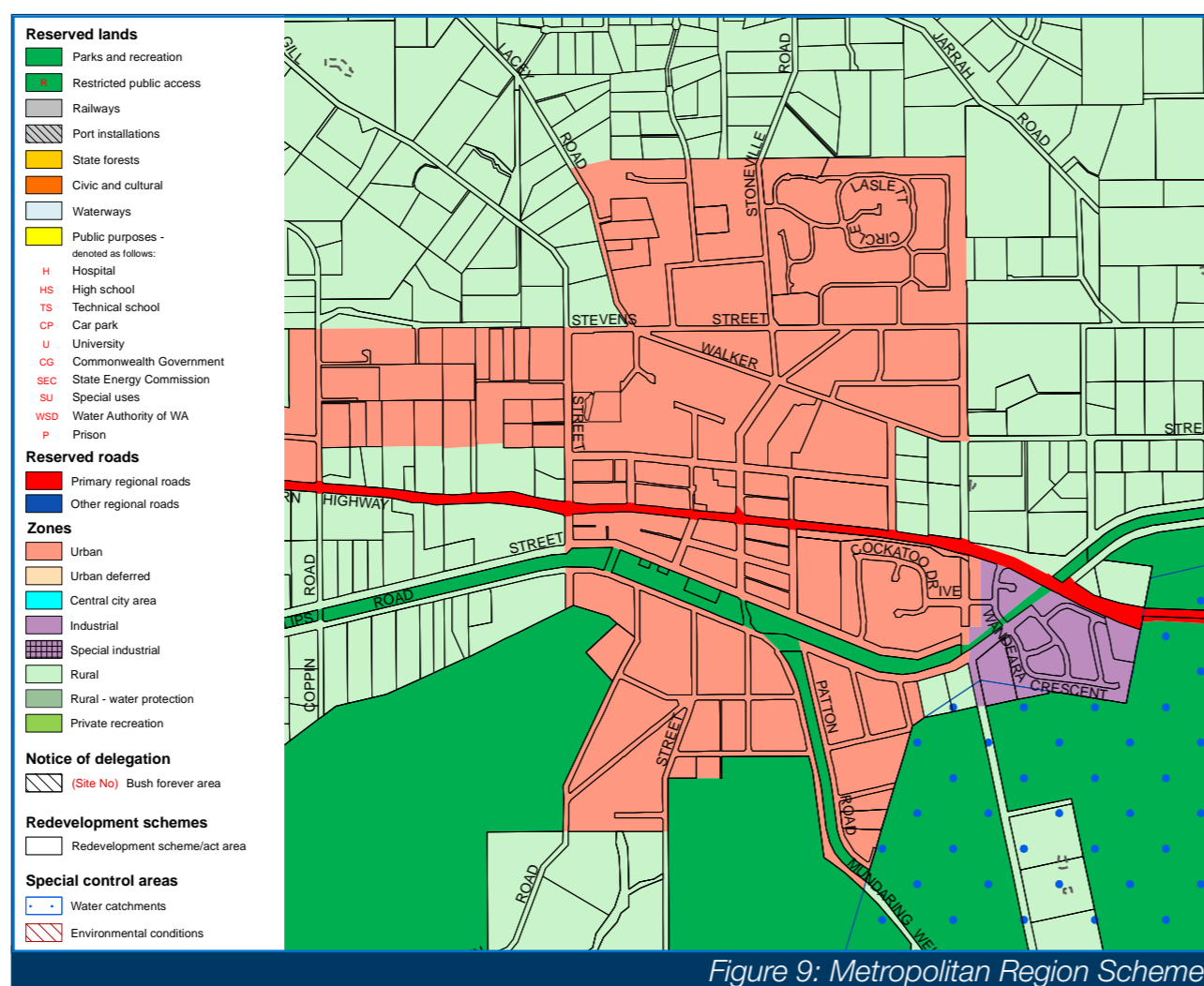


Figure 9: Metropolitan Region Scheme



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- 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.

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 1000 dwellings sought by this ACP to 2031 is a considerable change, but is a manageable one. This new density will go some way to 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.



MUNDARING

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.

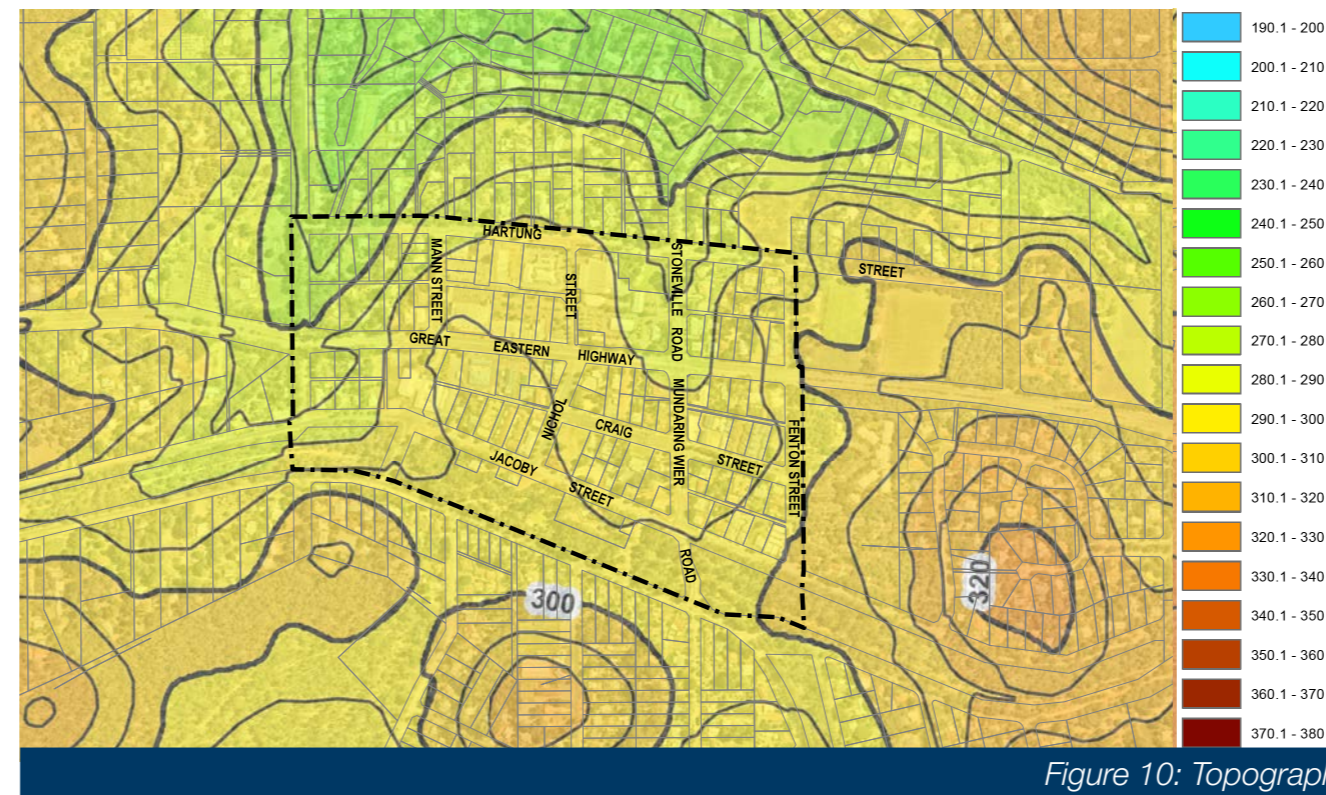


Figure 10: Topography

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.

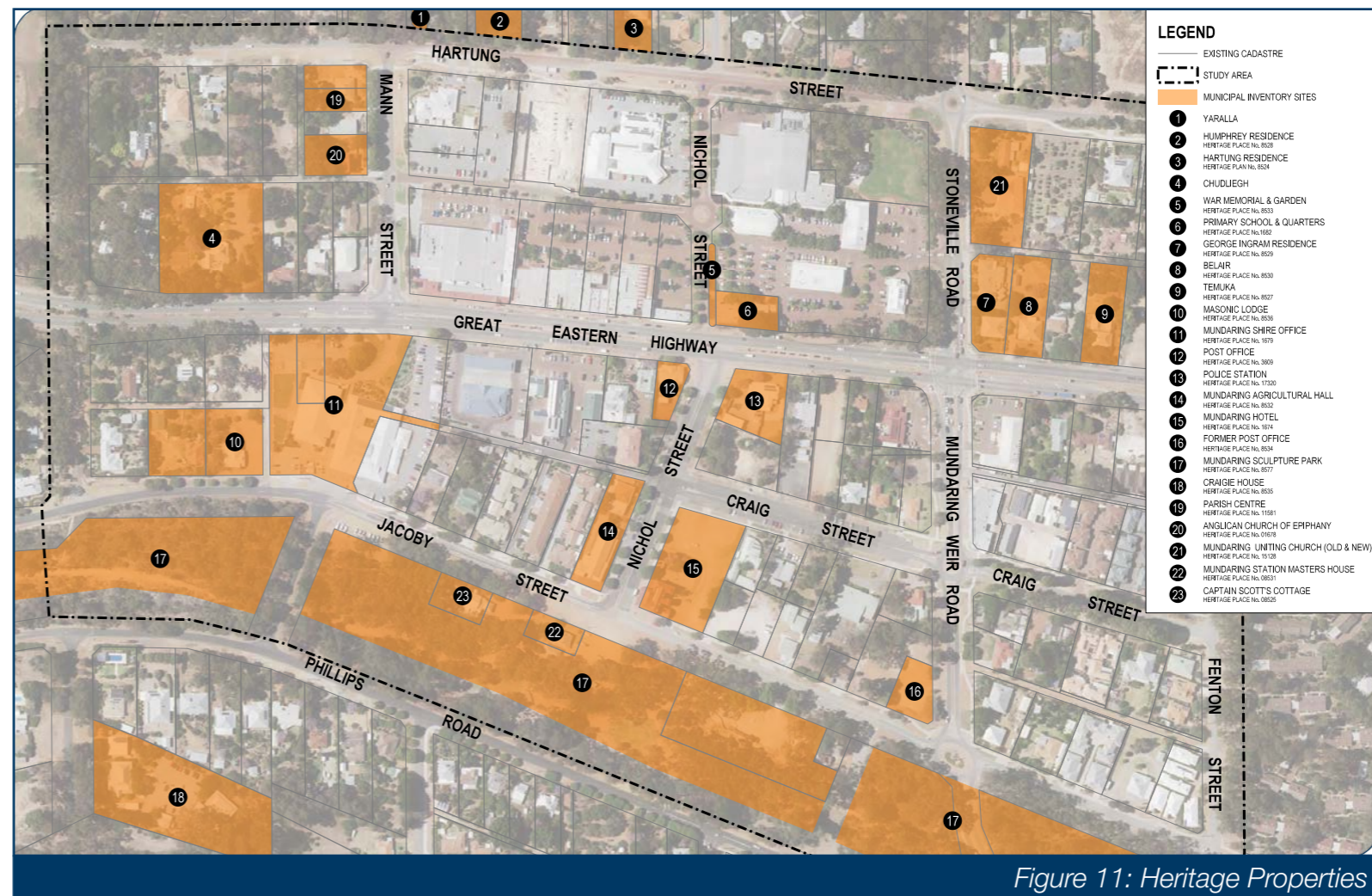


Figure 11: Heritage Properties



MUNDARING

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 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.

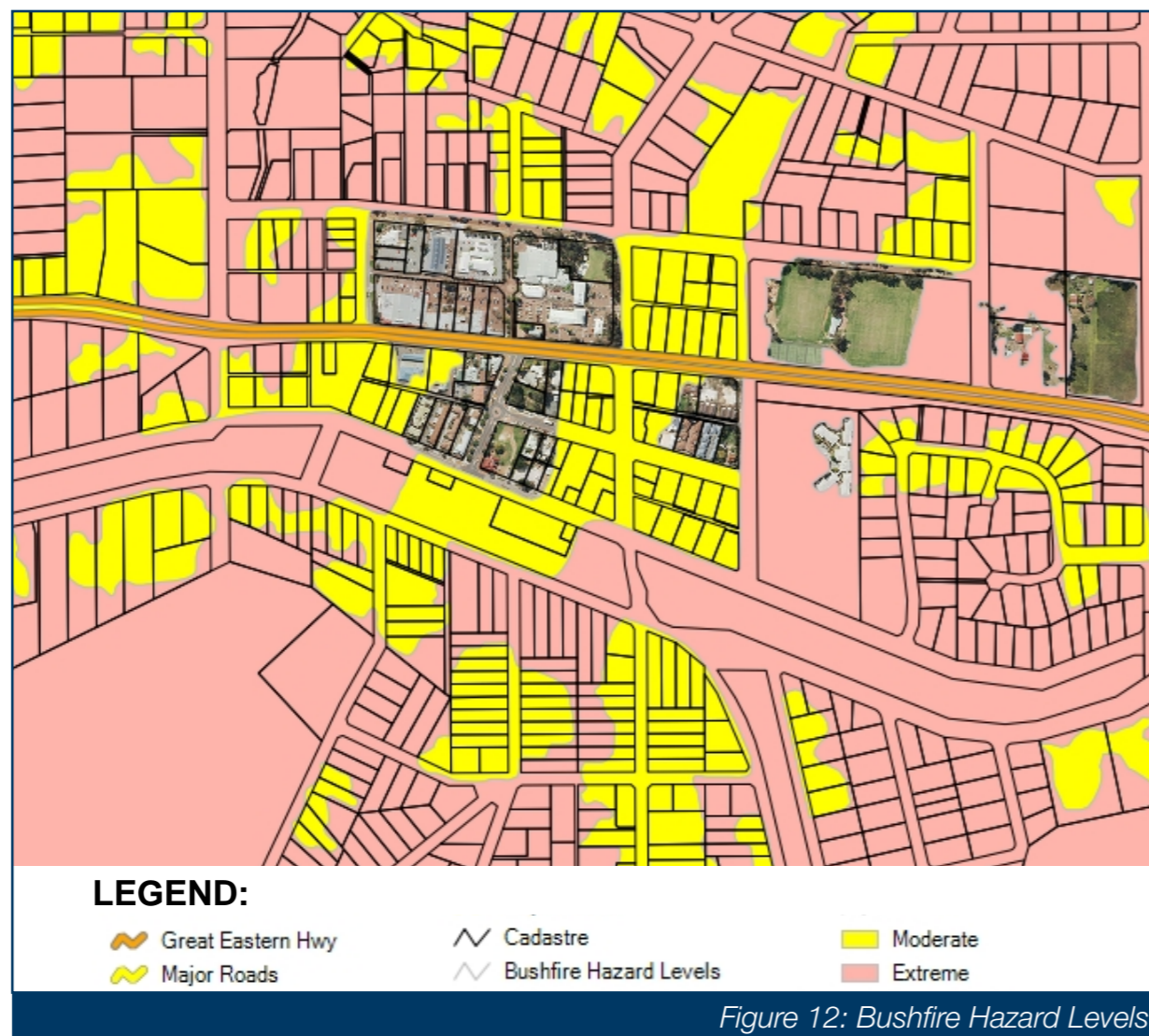


Figure 12: Bushfire Hazard Levels

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.



MUNDARING

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

