

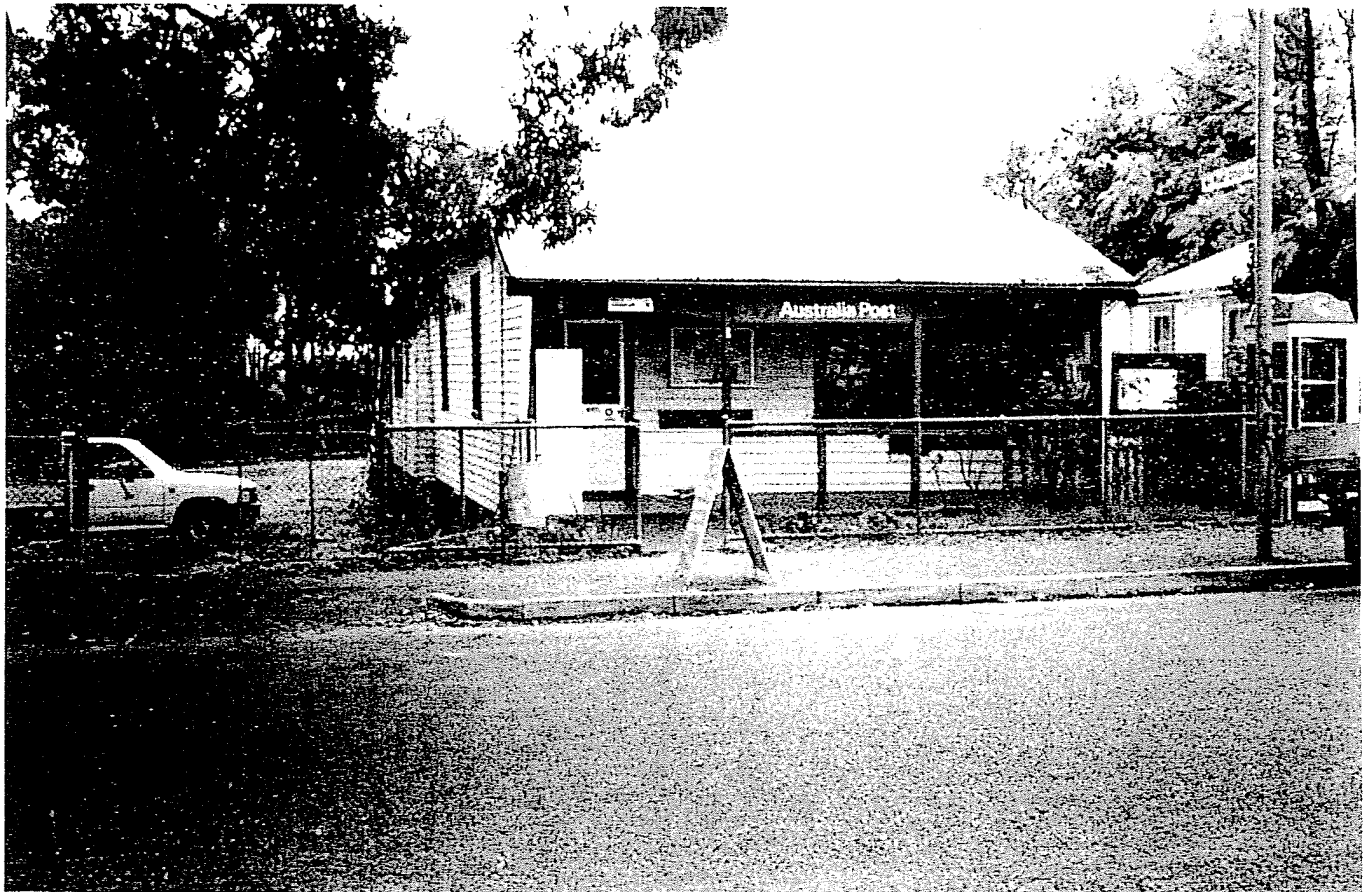
XMSS

# SHIRE OF MUNDARING



## TOWN PLANNING SCHEME CODE

### CHIDLOW VILLAGE CENTRE PRECINCT PLAN



NOVEMBER 2003



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## **DRAWINGS ATTACHED**

- B1 Amended Precinct Boundary
- B2 Precinct Land Use and Current Zonings
- B3 Footpaths, Drainage and Road Safety
- B4 Bushland and Landscaping Strategies

The above drawings B1 to B4 inclusive shall be read in conjunction with drawings A1 to A7 listed below which provides detail data parts of the study area.

- A1 Current Landuse
- A2 Existing Site Conditions
- A3 Existing Pedestrian and Vehicle Access
- A4 Proposed Pedestrian Network
- A5 Concept plan (macro)
- A6 Concept plan (micro) local centre (LC 2)
- A7 Proposed landscaping and tree planting

## **REFERENCE – REPORTS**

Municipal Inventory January 1996  
Town Planning Scheme 3 - Scheme text  
Town Planning Scheme 3 - Local Commercial Strategy  
Mundaring – The History of the Shire, - I. Elliott - 1985

## BACKGROUND TO THE MODIFIED PRECINCT PLAN

Land use and development within the Shire of Mundaring is controlled by the Shire of Mundaring Town Planning Scheme No. 3.

Whilst Town Planning Scheme No. 3 applies land use and development standards across the entire municipality, it does not in itself address the particular, and perhaps unique, forms of land use and patterns of development that characterise or are proposed for specific areas or precincts within the district. The Scheme, however, contains provision for the making of Town Planning Scheme Codes in order to ensure that unique attributes that characterise specific areas or development standards proposed for such areas are protected, enhanced or implemented as the case may be.

Clause 8.14 of Town Planning Scheme No. 3 provides that:

*"The Council may make Town Planning Scheme Codes relating to the whole or any part of the Scheme Area which:*

- (a) define planning principles for giving effect to the objectives of the Scheme and, in particular, setting standards for the maintenance and enhancement of the character of the District;*
- (b) designate planning precincts and set out the detailed conditions of planning, design and development and the priorities in the carrying out of such planning design and development in those precincts; or*
- (c) set out special requirements relating to one or more aspects of the control of development and land use."*

The establishment of Town Planning Scheme Codes for specific precincts enables the community to develop localised standards and guidelines for land use and development, within the parameters set by the Town Planning Scheme. In this way the local community can identify, protect and enhance those attributes that contribute to the character, function and identity of their local precinct.

The Precinct Plan for Chidlow was advertised for public comment during the period 16 June 2001 to 10 August 2001. A total of nine (9) submissions were received at the end of the public submission period. In response to submissions received the precinct boundary has been enlarged.

In order to determine the suitability of the modified Precinct Plan for the community, Council is now undertaking a formal public consultation process to provide landowners within the proposed Precinct and other interested residents an opportunity to input into the Draft Modified Plan. Such input is considered the most important component in the Plan's formulation as it will help to shape the way the community wishes to see the Chidlow Village Centre develop in the future.

## 1.0 INTRODUCTION

The Shire's overall vision for the municipality is contained within its Strategic Plan (1999/2000 – 2002/2003) which reflects the aspirations for the future of the community and Council. Part of this vision, is to develop a *diversity of lifestyles* within the Shire that:

- retains the spirit of country living in a forest setting;
- maintains the village style communities, which are committed to preserving their environment, heritage and quality of life; and
- provides true urban communities, linked to the hills.

This Precinct Plan will develop the above vision for the Chidlow Village Centre by preserving, enhancing and promoting those characteristics that are unique to the Precinct area.

To achieve this, the Precinct Plan contains various objectives, strategies and guidelines, which are intended to guide Council and the local community in making appropriate decisions regarding the future form and composition of the Chidlow Village Centre.

## 2.0 OBJECTIVES

To examine the existing physical, historical and commercial characteristics of the precinct and make recommendations that will : -

- 1 develop a coherent and integrated precinct that will provide a sense of place and maintain the identity and tranquillity of the area.
- 2 improve pedestrian and cycle access and safety.
- 3 identify and preserve the significant historical components and physical features of the precinct.
- 4 enhance the general streetscape of the precinct.
- 5 make general recommendations for future development of the precinct area.

To achieve the above objectives 54 Strategies (S1 – S54) and 36 Guidelines (G1 – G36) have been developed. These are listed under the following groups.

- (i) Residential
- (ii) Local Centre
- (iii) Heritage Places / Building
- (iv) Public Education and Medical Facilities
- (v) Environmental
- (vi) Bushland Reserves and Public Open Space
- (vii) Movement systems.

The Strategies require some form of specific response by Council with designated timeframes (refer Section 10.0 – Implementation). The responsible Shire Department/s for implementing these Strategies and Guidelines are indicated at the end of each strategy and guideline.

### **3.0 STUDY METHODOLOGY**

This report and the drawings attached examine the existing site conditions in and around the Chidlow Precinct including :

- road and pedestrian networks.
- car parking and vehicle access.
- existing land use and zoning.
- existing natural site conditions - landscaping, vegetation and watercourses etc.
- existing building structures and their relationship to the overall streetscape, together with their site impact.
- historically significant features of the area, including buildings, landmarks and vegetation.

### **4.0 PRECINCT AREA**

The modified precinct is currently bounded on the north by Rosedale Road, the local centre, the school and public open space located immediately to the north of Northcote Street, on the east by Onslow Road, on the south by the current townsite boundary and the on the west by Reservoir Street. (Drawing B1)

This area has been chosen as it includes:

- the two local shopping centres in Thomas Street and Rosedale Road;
- major entry road into Chidlow being Old Northam Road
- Chidlow Primary School / Lilydale Road
- Child Care Centre / Medical facility Northcote Street
- Chidlow Tavern
- Chidlow Post Office
- Chidlow Hall
- Chidlow Recreation Centre
- Water Authority Pipeline Reserve
- Clifton Park Public Open Space
- All Hallows Hall, corner Old Northam Road and Tottenham Road
- Church and Residence corner Old Northam Road and Willcox Street

### **5.0 HISTORY**

Chidlow's origin dates back to the 1840s, originally called Chidlow's Well, and changed to 'Chidlow's' in the 1920s. The railways and associated timber mills played an important part in the development of the early townsite. It must be noted that the form of the townsite has changed dramatically over the last 70 years as the railway line originally bisected the townsite. The southern area which is now parkland was the site of extensive commercial activity including railway marshalling yards, stockyards and turntables. Both the hotel and the post office were relocated in later years to the northern side of Thomas Street. The commercial success of the timber mills ended by 1910 and in later years orchards, beekeeping and fruit growing became the primary industry. Virtually none of the original railway history ie. buildings, platforms etc. remain to date. The most significant historical buildings within the precinct (Municipal Inventory, 1996) are:



- Chidlow Tavern, lot 4, (listed in Municipal Inventory);
- Post Office, lot 227, (listed in Municipal Inventory);
- Chidlow Hall (listed in Municipal Inventory);

Other buildings, structures and areas of historical significance not included on the Municipal Inventory are:

- the old school site and well, 1897, cnr. Old Northam Road and Thomas Street, community purposes site; (the original School Teacher's Quarters building is currently being used as a house on Lot 343 Willcox Street); this site is also currently the location of the Chidlow Fire Brigade; the flower garden planted by the children attending the school became the pride of the town and was greatly admired by train passengers;
- the old bakery building, lot 12, cnr. Memorial Avenue and Thomas Street; laterite stone wall and iron roofed building currently used as a dwelling;
- existing dwellings on lots 14 and 229 Thomas Street; typical weatherboard and iron houses from the 1930s and 1940s;
- loading platform and remains of the railway platform on Thomas Street together with associated vegetation;
- area to the southwest of the old Polo Grounds (originally the site of a train turntable) containing remnants of old slabs from a displaced persons camp constructed in the post-war migration era. Approximately 300m further north of that former camp site is the site of a World War 2 air raid shelter for the town;
- the Railway Reserve extending west to Mt Helena and east to Wooroloo;
- the old Recreation Ground in Clifton park, used from 1897 – 1952;
- Real Estate / Craft Shop on Lot 15 Old Northam Road used as retail since 1940's;
- Laterite Stone Churches on Lot 17 Old Northam Road (Anglican) and on the corner of Willcox Street and Old Northam Road (Catholic) built in 1956;
- World War 2 army camp sites on the corner of Clifton Street and Lilydale Road (maintenance depot) and on the corner of Northcote Street and Onslow Road (ablution block).

## **6.0 GENERAL OBSERVATIONS OF THE PRECINCT**

*"What began as a busy railway terminus has settled into a sedate little township far from any mainstream of traffic and inhabited by those who appreciate the tranquillity of such a place." (Elliot, I., 1983)*

Elliot's statement sums up the general feel of the current Chidlow townsite. One of the basic aim of this document is to recommend that this quality of life be preserved.

The boundaries of the townsite are not clearly defined. A number of safety issues exist due to the lack of signage and entry statements to the precinct. Vehicular access into the precinct from the north, south and west needs improving. Currently access from the north on Old Northam Road is up a slight incline which obscures vision to Thomas Street. Entry from the south, Old Northam Road, and east, Thomas Street, into the precinct is undefined.

Although some of the original buildings still exist (relocated to new sites) almost nothing remains of the extensive railway history of the town. A number of houses on the northern side of Thomas Street, within the precinct, are worthy of attention due to their contribution to the general streetscape.

There are some extensive areas of vegetation in and around the precinct, notably:

- the community purposes site, cnr. Thomas Street and Old Northam Road, which has large eucalypt and pine trees planted around the turn of the century (flower gardens were also prominent).
- avenue of trees on either side of Memorial Avenue;
- existing native vegetation in the pipeline easement and council reserve, Rosedale Road. There is also extensive *Watsonia* and other weed infestation in this area.
- vegetation areas within the recreation area/parkland/old Polo Grounds;
- native vegetation along the old railway reserve/parkland;
- general native and introduced vegetation within the townsite lots;

The road network is currently in good condition however vehicle/pedestrian safety in some areas needs some attention. The only sealed pedestrian access within the townsite is on the northern side of Thomas Street, all other pedestrian access within the precinct is via gravel road verges and bush tracks. Drainage in many areas is inadequate along the road reserves. Under-road drain pipes constantly block up with silt and leaf matter and cause access problems. A gravel dual use path links Lake Leschenaultia with the Rosedale Road commercial centre but does not continue on to the Chidlow townsite.

The existing parkland reserve to the south of Thomas Street represents an area of approximately 4.5 hectares. It has extensive vegetation in the south-western corner, which also appears to be the site of building foundations from the turn of the century. The remainder of the area has sparse vegetation in the form of 3-8 metre high trees, grass and weeds cover the area in winter months, dying off in summer. A large gravel dump has occupied the southern area of the parkland/reserve. This has now been graded level but is currently unsuitable for public use due to its surface.

Lake Leschenaultia has approximately 12,500 private car visits per year. Approximately 75% of income for this facility is derived from private car visits.

There is currently a lack of service facilities within the townsite, i.e. doctor, dentist etc. However, a doctors' surgery has now been built alongside the Chidlow Childcare Centre in Northcote Street. This is likely to be operational in the near future.

## **7.0 LAND USE AND ZONING**

### **7.1 Local Centre 2 Zone**

The Thomas Street Local Centre is a well designed and attractive Centre located adjacent to the Chidlow Tavern.

This Local Centre 2 (LC 2) Zone is divided into two distinct areas divided by Memorial Avenue,

- the eastern area containing Lots 2, 3, 4, 10, 343 and 344 together with the Community Purposes site (Chidlow Fire Brigade and Old School Site);

There is currently 227m<sup>2</sup> of retail/commercial space located on the corner of Memorial Avenue and Thomas Street constructed in the late '80s. This is a *colonial style replica* building in brick and iron.

Chidlow Tavern located on Lot 4 Thomas Street is a building of historical significance with a zero setback to Thomas Street. Onsite car parking to the tavern is minimal with most patrons using the unsealed parking area on the southern side of Thomas Street. The remaining lots in the eastern area are currently occupied by houses with lot 2 vacant.

The western area consists of Lots 8, 12, 13, 14, 227, 229 and Telstra site (349) together with a park (228) and pipeline reserve area.

Lot 227 is the site of the old Post Office (historical significance), lot 12 is currently a residence containing a building of historical significance, lots 8, 13, 14, 229 are residences.

The existing residential buildings, the Post Office and the Tavern fronting Thomas Street contribute to a pleasant streetscape and should dictate guidelines for the scale and form of any future development in this area.

## **7.2 Local Centre 1 Zone**

The Rosedale Road Local Centre (LC 1) is fully developed and functions as a convenience store with some emphasis on passing tourist trade. Its future potential is to determine the best use for the site rather than an extension or even an intensification of the commercial uses. The appearance of the centre would benefit from appropriate treatment of its internal features in keeping with the character of the existing buildings in Chidlow.

## **7.3 Residential and Rural Landscape Living Zone**

Land within the precinct boundary apart from the local centre zones is zoned Residential (R5), Public Open Space (POS), Rural Landscape Living (RLL) and Public purposes.

## **7.4 Population/Services**

The current population of Chidlow is 1,884, with TPS3 projecting a growth increase to 3,210. The current population is well serviced by retail facilities. Any immediate expansion to the retail/commercial precinct would not seem viable at this stage.

Applications have been previously received by Mundaring Shire Council for aged persons' accommodation and medical facilities. These have not proceeded, possibly due to the population numbers for the catchment area and economic climate. A pharmacy was approved on the site adjacent to the tavern but could not proceed due to the minimum population catchment requirement of 20,000.

The community is well serviced with sporting facilities ie. recreation hall, ovals, sporting fields, tennis courts, cricket practice pitches etc.

There is a great potential for expansion of the tourist industry within the town, particularly bushwalking, cycling etc. The precinct is the nucleus for a number of distinct bushwalking and cycling routes as indicated on drawing A4.

## **8.0 GENERAL RECOMMENDATIONS**

This precinct plan is a long term view of possible directions for development within the next 20 years. Retail and commercial activity will probably remain at the current level until a significant population increase occurs or there is a increase in tourist activity.

The existing flora and fauna of the Chidlow area is seen as a vital component in the development of the precinct particularly in the area of tourist activity.

Chidlow's immediate needs relate to more fundamental issues like improved pedestrian access and safety, improved street drainage, street landscaping (Strategies) and implementation of guidelines of future development (Guidelines). The responsible Shire Department's for implementing the strategies and guidelines is indicated at the end of each Strategy or Guideline.

## **9.0 GUIDELINES AND STRATEGIES**

It is recommended that guidelines be developed to maintain the current sense of scale and the building form within the precinct. Such guidelines should be implemented for future development on matters such as building form and scale, materials and surface texture, street setbacks and car parking. Strategies to improve various infrastructure issues within the precinct area are also recommended below.

### **9.1 Residential**

#### **9.1.1 Building Appearance**

Building construction in the study area ranges from walling in brick, zincalume, weatherboard (painted and natural finish), stone. Roofing varies from tiles, zincalume and colourbond steel.

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|---|
| <p><b>Guideline G1</b> New dwelling and out-building applications should :</p> <ul style="list-style-type: none"><li>a) minimise impact on neighbouring properties</li><li>b) encourage energy efficient buildings. ie. light coloured roofing finish, appropriate solar orientation and efficient solar designs.</li><li>(c) use local natural materials</li><li>(d) ensure that extensions to existing buildings are complementary in scale, form, material and colour, particularly with regard to heritage listed buildings (Planning).</li></ul> |
|---|

### 9.1.2 Fencing

There is a wide variety of fencing throughout the Chidlow Precinct Area. These include corrugated cement, timber picket and post and wire.

**Guideline G2** Encourage all new fencing visible from street to have minimal visual impact on streetscape ie: recommended materials to include timber post and wire, timber picket, or low stone walls. Colours to be compatible with hills environment. Fibre cement, brick, concrete or reflective metal fencing not supported. (Planning / Building)

### 9.1.3 Building Setbacks

Town Planning Scheme No. 3 through the Residential Planning Codes requires a minimum front setback of 12m for an R5 zone. In general this enhances the open streetscape feeling of the precinct.

**Guideline G3** Building setbacks for new development applications should not be relaxed unless it can be shown that significant existing vegetation can be preserved by modifying the setbacks. (Building)

**Guideline G4** Relaxation of building setbacks may be given to lots with a size less than 1020m<sup>2</sup>. (Building)

### 9.1.4 Fill & Excavation

Given the fairly level nature of the precinct it is important to maintain the bulk and scale of buildings by minimising fill below floor slabs and garden areas. Unstabilised earth banks should be discouraged.

**Guideline G5** New building applications should minimise site cut and fill. Buildings should, where possible, conform with the natural land form. Cut and fill should not impact on existing vegetation. Fill to buildings and garden areas should not exceed 1500mm above natural finished ground level at its maximum depth. Where a sandpad exceeds 1 metre in height it shall be retained by a wall of material approved by Council. (Building)

### 9.1.5 Drainage

There is a general lack of adequate drainage throughout study area. Although some street verges may require kerbing to improve drainage flow, extensive kerbing is not in character with the general streetscapes throughout the study area. There are also a number of natural drainage systems that need to be upgraded and clearly identified.

**Strategy S1** Upgrade the existing road verge drainage systems where necessary. This should be done in conjunction with the new 15 year footpath programme. (Engineering)

**Strategy S2** The existing drainage system to the rear of battleaxe lots on Reservoir Street and Rosedale Road that connects through Clifton Park to the creek line that drains to Lake Leschenaultia requires attention at the northern end of Reservoir Road. Recommend construction of culvert and upgrading of track to allow access for emergency vehicles and prevent further degradation of the banks of the creek/drain. Lockable vehicle barriers may be required to prohibit through traffic. Refer also to Fire Risk and Weed Control. (Engineering / Ranger/ Environmental Officer)

**Guideline G6** All new development applications to comply with Council's Urban Stormwater Strategy. (Engineering)

**Guideline G7** Any drainage upgrade to ensure that existing road verge trees are preserved and protected. (Engineering)

#### 9.1.6 Driveways and Crossovers

There is no uniformity in the construction of driveways and crossovers. Existing driveways are both sealed and unsealed and include grey bitumen finishes. Crossovers create a major impact on the streetscape.

Where culverts are provided they vary from stone construction to pre-cast concrete structures. The latter, specifically in Memorial Avenue, are unsightly as they are raised approximately 400mm above the existing ground level.

**Guideline G8** Where drainage culverts are required under crossovers their retained ends should be constructed in sympathetic materials i.e. laterite stone. Alternatively investigate the possibility of using sealed swale drains in lieu of culverts. (Engineering)

**Guideline G9** New and upgraded crossovers should be constructed from brown asphalt to enhance the streetscape, improve erosion and safety issues. (Engineering)

**Guideline G10** Recommend that new and upgraded driveways to be constructed in brown asphalt or crushed laterite. (Engineering)

### 9.1.7 Fire Safety

Fire safety is a major concern for all hills communities. The residential areas adjacent to Clifton Park, the Pipeline Reserve, public open space along the railway reserve and the rural land and recreation reserve to the west of the study area are all potential fire risk areas. Emergency vehicle access is difficult in a number of areas ie. west end of Clifton Street, north end of Reservoir Street

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|--------------------|--|
| <b>Strategy S3</b> | (i) Request local volunteer bush fire brigade and Mundaring Shire rangers prepare a fire strategy plan for the precinct which includes a fire awareness programme for all residents. |
|                    | (ii) Identify areas of high fire risk and implement strategies to rectify current access problems.   |
|                    | (iii) Fire resistant vegetation is recommended in landscaped areas.  |
|                    | (iv) Landowners to ensure that firebreaks are adequate and sensitive to environmental issues such as erosion and preservation of existing vegetation. (Planning/Rangers)             |

<b>Guideline G11</b>	Construction of new buildings should be planned and located to ensure emergency access for vehicles and minimise fire risk. (Planning/Rangers)
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<b>Guideline G12</b>	New buildings to be constructed from fire resistant materials and designed in accordance with fire safety guidelines. (Building)
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## 9.2 Local Centres

There are two local centres in the study area approximately 500 metres apart. As a result each centre has developed its own identity. There appears to be little duplication in the services provided by each.

The centre on Rosedale Road has developed around the service station. The Thomas Street local centre has developed around the original retail/rail focus of Chidlow. The Thomas Street centre also includes residential properties, which are zoned Local Centre. A number of these residential buildings have heritage significance and enhance the village atmosphere at this local centre.

Should future expansion be desired there appears to be adequate surrounding land for both building and car parking.

### 9.2.1 Thomas Road Shopping Centre

Small retail centre comprising delicatessen/supermarket, hair-dresser, butcher, café/take-away food (vacant?) and newsagency located adjacent Chidlow Tavern. The Post Office is located west of the shopping Centre. The remainder of the local shopping precinct consists of residential buildings and car parking.

**Strategy S4** The streetscape and vista along Thomas Street could be greatly improved with the conversion to underground power, although this is not likely to occur for many more years (10 – 20 perhaps). Any significant improvement to street planting is impossible until this takes place. (Engineering)

**Guideline G13 Thomas Street - west end:-** retain current buildings where possible. New development to maintain building form and scale of existing buildings. Drawing A6 indicates suggested areas for building areas and car parking. (Planning / Building)

**Guideline G14 Thomas Street - east end:-** the two remaining lots 2 and 3 maintain current zero setbacks as per tavern to lot 3 for any new development. Guidelines for the development of lot 2 should include zero street setback to part of the building with visual truncation setback to provide a vista through to the community purposes site/park. (Planning)

**Guidelines G15 Willcox Street** - refer drawings A5 and A6. Suggest residential type accommodation ie. aged persons' homes etc. maintaining current housing setbacks with the majority of parking to be concealed within the site. (Planning)

**Guideline G16 Memorial Avenue** - current retail commercial area (east side) could be expanded north into lot 10. Lot 13 (west side) could accommodate mixed development including offices, art and craft galleries, etc. (Planning)

**Guideline G17** Preserve the domestic scale of this local centre in future development. Allow zero setbacks where appropriate along Thomas Street to blend with existing Chidlow Tavern. (Planning)

**Guideline G18** Permit commercial use of existing residential buildings within the Thomas Street local centre. Ensure that new buildings, and additions and alterations to existing buildings are carried out in sympathy with the bulk and scale of the local centre. (Planning)



**Guideline G19** New buildings, and altered existing buildings, should offer pedestrian shelter and access along the streetscape (particularly if zero setback). It may be appropriate to allow verandahs to extend over footpaths where there are generous street verge widths. (Planning/Engineering)

**Guideline G20** Retain any buildings of historical or heritage significance. (Planning)

**Guideline G21** Encourage street planting and retain existing vegetation, particularly the box trees in Memorial Avenue. Install plaques for trees where appropriate. (Planning/Engineering/Community Services)

**Guideline G22** Ensure car parking does not dominate the visual amenity of the local centre. Refer guidelines G13 to G16. (Planning)

### 9.2.2 Rosedale Road Shopping Centre

Small retail centre comprising liquor store, fuel station and work-shop, gift shop, second hand shop and fruit and vegetable shop. A mixture of stone, red brick construction with false castle façade, and metal roofing.

**Guideline G23** Future retail development on this site would be discouraged given the limited opportunity for Rosedale Road frontage. (Planning)

**Guideline G24** Commercial development to the rear may be encouraged providing that any new development does not adversely impact on the adjoining residential area due to building bulk and scale. (Planning)

### 9.2.3 Second Hand Shop/Real Estate Agent

Lot 15 Old Northam Road. An historical building currently being used as retail/commercial. This building has zero setback and is located on a residential zoned site.

**Guideline G25** Recommended that building be preserved and any additions and alterations should retain the current building form, materials and colour. (Planning)

### 9.2.4 Signage & Lighting

Currently signage and lighting at local centres is uncoordinated and haphazard.

**Guideline G26** Recommend development of guidelines for appropriate lighting and signage to be enforced in all new development. (Planning)

**Guideline G27** Street lighting requires upgrading in both centres. Recommend uniform structure for the pole and light fitting. To be gradually implemented at both centres. (Engineering/Planning)

### 9.3 Heritage Places/Buildings

Refer to Section 5 (History) and 7 (Land use and Zoning) of this report and the various notations on the drawings A5 and A6.

Following is a list of sites with definite heritage significance and considerable historic value to the local community. A number of these places may not have had their assessment carried out or completed. (Planning)

**Strategy S5** There is significant tourism potential in and around the Chidlow area. The existing historic Railway Reserve Heritage Trail could be developed to include excursions to the historic buildings and sites along its path. This should be complemented by the development of a walk trail linking all historic sites in the Precinct. Interested local community groups could become involved with this project. (Community Services)

#### 9.3.1 Post Office

Lot 22 Thomas Street, west of shopping Centre

#### 9.3.2 Second Hand Shop/Real Estate Agent

Lot 15 Old Northam Road

#### 9.3.3 Chidlow Tavern

Lot 4 Thomas Street, east of shopping centre, opposite Old Polo Ground Reserve.

#### 9.3.4 Catholic Church & Residence

North east corner of Willcox Street at intersection of Old Northam Road.

#### 9.3.5 Well (Chidlow's Wells Primary School Site)

Intersection of Old Northam Road and Thomas Street.

#### 9.3.6 All Hallow's Church and Hall

Lot 17, Old Northam Road at the corner of Tottenham Street.

**9.3.7 School Teacher's House**

Lot 343 Willcox Street.

**9.3.8 Dwellings**

Lot 14 and 229 Thomas Street.

**9.3.9 Old Bakery**

Corner of Memorial Ave. and Thomas Street.

**9.3.10 Clifton Park Recreation Ground**

Used from 1897 to 1952.

**9.3.11 Railway Reserve Heritage Trail**

**9.3.12 Loading Platform and remains of Railway Platform**

Located on Thomas Street opposite the Post Office.

<b>Strategy S6</b>	Stage 1 - erect interpretive signage on key sites of the old railway, platform and station indicating their historic significance. State 2 - reinstate part of the railway platform replicating the old waiting area. Stage 3 - construct shade shelter and information wall for people who are using the walk trail and oval. Stage 4 – reinstate small section of the rail line, together with wagon or truck. Stage 4 - Investigate the possibility of relocating the wildflower train "Leschenaultia", or similar, from the Railway Museum to the old railway siding opposite the post office on the south side of Thomas Street. Suggest staged funding for stages 1-3. (Golden Pipeline Project & Trailwest Network together with local community groups and local authority). (Community Services)
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**9.3.13 Chidlow Hall**

Old Northam Road – see 9.4.6 below.

**9.3.14 Old Polo Ground Reserve**

Refer drawings A1 to A5 and A7.

**9.3.15 WWII Army Camp Sites**

Maintenance depot on corner of Clifton Street and Lilydale Road and ablution block on corner of Northcote Street and Onslow Road.

### 9.3.16 Remnants of slabs near old polo grounds, Thomas Street

Refer drawing A1.

<b>Strategy S7</b>	Identify all buildings and sites of historical interest or heritage value and compile report. Ensure that a conservation strategy and statement of significance for each building is carried out and that they are listed on the Shire's Municipal Inventory. (Planning)
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<b>Guideline G28</b>	Any development and/or modifications to heritage sites in the Shire's municipal Heritage Inventory which have not had their heritage assessment completed to be assessed in accordance with the scope of development:  (i) minor – to be assessed on its merits i.e. small extension or internal structural modifications; and  (ii) major – completion of Statement of Significance and Conservation Strategy by landowner prior to consideration of proposal i.e. large extensions, structural modifications to façade or demolition. (Planning)
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<b>Guideline G29</b>	Any development and/or modifications to heritage sites listed in the Shire's Municipal Inventory be in accordance with the Statement of Significance and Conservation Strategy as stipulated in the Shire's Municipal Heritage Inventory.
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## 9.4 Public, Education and Medical Facilities

### 9.4.1 Primary School

Situated on northern boundary of study area on Lot 296 Lilydale Road. School buildings are in-situ brick and iron, and transportable. Adjacent vacant block to the north appears to be used for parking and access through to adjacent bushland.

A safe sealed pedestrian link suitable for bicycles, prams, and pedestrians is required between the school and the Lake Leschenaultia dual use path together with links to the two local centres.

Upgrading the water pipeline reserve could provide a valuable pedestrian/cycle link to the local centre on Thomas Street. The pipeline is probably already in use for this purpose but requires upgrading to provide safer access, particularly at the four road intersections.

#### 9.4.2 Chidlow Playgroup and Day Care Centre

- Situated adjacent to Primary School sports oval on Northcote Street.
- Construction – brick and colourbond roof. The building is located on the Northcote Street boundary. The site is a Public Open Space Reserve 14332. The remainder of the site is heavily treed bushland.

**Strategy S8** A footpath system already connects the school and the day care centre. Recommend that this be extended to local centres and dual use path. (Engineering)

**Guideline G30** Any future development should retain the native flora. On the site. (Planning/Community Services)

#### 9.4.3 Medical centre

Northcote Street.

#### 9.4.4 Catholic Church (Heritage)

Lot 18 Willcox Street (Corner Old Northam and Willcox St)

#### 9.4.5 All Hallows Church Hall

Lot 17 Old Northam Road (Corner Tottenham Street)

#### 9.4.6 Chidlow Hall

Weatherboard and zincalume construction with a brick addition at south east corner. Listed on Municipal Inventory. Separate flat roofed, brick toilet blocks located at rear, together with an adventure playground constructed by the Chidlow Centenary Committee.

**Strategy S9** (i) The front entry porch (car port structure) should be removed and reconstructed to replicate the original porch.  
(ii) The brick addition to the rear could be improved by cladding in weather boards or rendering and painting to match existing building. (Community Services/Engineering)

**Strategy S10** Recommend provision of additional shade structures to the adventure playground behind the hall. Suggest that local community or friends group attend to the park and any maintenance issues. Park and play equipment should be periodically checked for compliance with Australian Standards. (Community Services/ Engineering)

**Strategy S11** Recommend that a plaque be erected at the playground acknowledging the work and generosity of the local community. (Community Services)

**Guideline G31** Retain adventure playground and park in its original concept, together with associated landscaping. (Community Services)

#### 9.4.7 Chidlow Recreation Centre

Brick and colourbond construction.

**Strategy S12** Provide a defined pedestrian link from the Thomas Street local centre, via the avenue of existing trees across the Old Polo Ground to the Chidlow Recreation Centre and Chidlow Hall. Refer drawing A4. (Engineering)

### 9.5 Environmental

#### 9.5.1 Bushland Environmental Management Strategy

A number of plans have, or are being formulated to protect the hills environment. These include an Integrated Catchment Management Plan, Urban Stormwater Drainage Strategy and Wildlife Corridor Strategy. The Shire's Environmental Management Strategy provides the primary focus for the protection and management of the Shire's unique environment.

**Guideline G32** Any development proposed in the Precinct to be assessed against the Shire's Environmental Management Strategy. (Planning)

**Guideline G33** Recommendations from the proposed Integrated Catchment Management Plan, Urban Stormwater Drainage Strategy and Wildlife Corridor Strategy be applied in the precinct, if applicable.

#### 9.5.2 Streetscapes

The development of a well-designed streetscape is perhaps the most important element in creating an integrated community feel, enhancing both visual amenity, property values and a positive first impression for visitors. There a number of components that make up the streetscape, including footpaths, road edge treatment, traffic calming devices, service infrastructure and vegetation. It is therefore important that these elements are well designed and complement the village environment. Refer to other sections of this document for footpaths, drainage, fencing, building materials etc.

**Strategy S13** Implement a streetscape planning study, in conjunction with the residents to provide additional tree planting and an overall landscape plan for the precinct. (Planning)

**Strategy S14** Investigate the concept of planting a “row of remembrance” trees on the south side of Thomas Street between Memorial Avenue and Rosedale Road. (Engineering)

**Guideline G34** Assess existing trees, including their historic value as part of the development approval process. (Planning)

## 9.6 Bushland, Reserves and Public Open Space

There are eleven relevant areas within the precinct study. A number of these contain good coverage of remnant vegetation.

### 9.6.1 Clifton Park

This site contains a significant area of remnant vegetation. It is isolated from adjacent reserves, apart from a small creek that runs from the north west corner to Lake Leschenaultia. The central area was once a cricket pitch and is level and partly cleared. A number of walk tracks cross the site. The site is bounded on the north and east by a dual use path extending from Rosedale Road to Lake Leschenaultia. The southern boundary abuts Clifton Street, this is currently unsealed and closed off approximately midway between Reservoir Street and Rosedale Road. A drainage/creek-line traverses the western boundary from adjacent residential lots to the south. This drainage system exits Clifton Park at the north west corner and extends to Lake Leschenaultia and passes through a small reserve at the northern end of Reservoir Road.

**Strategy S15** Elimination of *Watsonia* and other non-indigenous flora particularly in south west corner. (Environmental Service)

**Strategy S16** Involve community groups, local and state government in a maintenance and regeneration programme for the site. To include retention of the former cricket pitch in the cleared central area; construction of more defined pedestrian and cycle access; together with appropriate shade structures. Suggest application for grants through CALM and State Government for assistance. (Environmental Service)

**Strategy S17** Barriers to control and limit vehicle and motor cycle access. Upgrade the unsealed section of Clifton Road as a pedestrian/cycle link between the Clifton Park, Reservoir Road and Rosedale Road. (Engineering)

**Strategy S18** Access for emergency and fire vehicles required off Rosedale Road and Clifton Street. Suggest locked fence barriers to prevent public vehicle access. (Ranger Service)

**Guideline G35** Ensure future provision of wildlife corridor through Clifton Park area and possible linkage between this and other reserves.  
(i) creek system in north west corner to Lake Leschenaultia  
(ii) drainage corridor to south west corner through adjoining properties. (Environmental Services)

#### 9.6.2 Reserve northern end of Reservoir Rd

Isolated, but important piece of remnant vegetation on creekline from Lake Leschenaultia. Refer 9.1.7 Fire Safety and 9.6.1 Clifton Park, for possible wildlife corridor and linkage.

**Strategy S19** To be retained and maintained. (Engineering /Environmental Services)

#### 9.6.3 Lots 36 & 37 Willcox Street

Currently Local Authority Reserve designated for public purpose. Proposed to change zoning to Residential R5. There a number of large native trees within the site and some understorey.

**Strategy S20** Any development application must endeavour to retain the majority of the existing vegetation where practicable. (Planning)

#### 9.6.4 Pipeline Reserve

The pipeline reserve forms an important vegetated pedestrian link between the Railway Reserve Historic Trail adjacent to the Thomas Street local centre and to the school site in the north west corner of the precinct. The pipeline reserve then continues to the north west providing valuable pedestrian/cycle access to other recreation areas. In some instances residents are using this reserve to gain rear access to their properties.

**Strategy S21** Implement programme to eradicate noxious weeds and non-indigenous vegetation. (Engineering/Environmental Services)

**Strategy S22** Upgrade pathway to dual use cycle path with appropriate safety indicators where it crosses Rosedale, Willcox, Tottenham, Lilydale, Clifton and Northcote. Refer to The Golden Pipeline Project by the National Trust for tourism potential. (Engineering)



**Strategy S23** The small triangular area of bush on the corner of Rosedale Street and Willcox Street currently zoned Local Centre District Shopping needs to be amalgamated within the pipeline reserve as it has some significant remnant vegetation. (Planning)

**Strategy S24** Suggest installation of lockable vehicle barrier to provide fire access and prevent cross traffic flow between existing streets. (Ranger Service)

#### 9.6.5 Chidlow Recreation Reserve

Refer drawing A4, A5, A6 and A7 and Chidlow Hall, Pedestrian sections of this report.

**Strategy S25** Implement proposals for BMX track, landscaping and pedestrian access to this area. (Community Services)

#### 9.6.6 Old Polo Ground

Refer drawing A5. Since the previous study was carried out a make shift BMX track has been created in the north east corner.

**Strategy S26** Implement recommendations by creating historic precinct defined passive and active recreation areas with landscaped divisions which allow ease of access to historic sites. (Community Services)

**Strategy S27** Recommend either removal or redesign of the BMX track with extensive landscaping etc. (Community Services)

### 9.7 Movement Systems

#### 9.7.1 Pedestrian

Sealed footpaths have been constructed on the western side of Old Northam Road between Willcox Street and the Chidlow's Well School site and on Northcote Street (north side).

Safe pedestrian access is urgently needed throughout the study area. There should be a direct connection by footpath between the main working areas of Chidlow, i.e. school, kindergarten, medical centre, local centres and Lake Leschenaultia, together with the foot path infrastructure within the residential areas.

**Strategy S28** Construct a footpath along Willcox Street between Rosedale Street and Lilydale Road. (Engineering)

**Strategy S29** Upgrade, seal and extend the dual use path from Lake Leschenaultia, via Rosedale Road to Clifton Park, the Rosedale Road local centre, and then south along Rosedale Road to connect to the Thomas Street local centre. (Engineering)

**Strategy S30** Construct a footpath along Lilydale Road between Willcox Street and Northcote Street. (Engineering)

**Strategy S31** Connect the primary school site via footpath to the Thomas Street and Rosedale Road local centres. (Engineering)

**Strategy S32** Implement the upgrading and installation of dual use path along pipeline reserve. (Engineering)

It must be acknowledged that the Engineering Service will take the above footpath issues into account when finalising the new 15 Year Path Programme for the Shire.

#### 9.7.2 Roads

There is a need to improve the current road system, particularly at intersections. A safe and efficient road network is essential for successful functioning of the Chidlow village. While there is an obvious lack of kerbing and street lighting residents' wishes should be thoroughly canvassed to ascertain the level of kerbing and lighting required.

Emergency vehicle access is difficult in many areas due to road closure and poor road conditions.

**Strategy S33** Local area traffic management plan to be prepared assessing areas of high risk, signage requirements. (Engineering)

**Strategy S34** Urgent need for road verge drainage assessment to be implemented to develop a priority listing for the upgrading of drainage throughout the precinct. To be carried out in with the staged implementation the Shire's footpath programme. (Engineering)

**Strategy S35** Appropriate entry and speed signs should be located at the entry to the Chidlow Village at:

- (i) Old Northam Road (adjacent southern boundary of the Recreation Area);
- (ii) Thomas Street before the Reservoir Street intersection;
- (iii) Rosedale Road before the Reservoir Street;
- (iv) Old Northam Road before the Northcote Street intersection.

- (v) Lilydale Road north of the primary school site.
- (vi) Ash Road before Betty Street intersection.  
(Engineering / Main Roads)

#### 9.7.2.1 Reservoir Road

North south axis on west boundary of study area. Little lighting or drainage. Road impassable (4 wheel drive/pedestrian cycle access only) at northern end adjacent creekline and small reserve.

**Strategy S36** Assess and upgrade drainage, crossovers and lighting where required. (Engineering)

#### 9.7.2.2 Pennel Road

Runs between Thomas Street and Willcox Street.

**Strategy S37** Assess and upgrade drainage, crossovers and lighting where required. (Engineering)

#### 9.7.2.3 Rosedale Road

Extends from Lake Leschenaultia at the western end of the study area turning south to Thomas Street. A small local centre located at north east corner. Wide road reserve with dual use path running along the south and western side.

**Strategy S38** Dual use path may require some form of vehicle barrier where it passes close to the road. (Engineering)

**Strategy S39** Assess and upgrade drainage, crossovers and lighting where required. (Engineering)

#### 9.7.2.4 Memorial Avenue

Between Thomas Street and Willcox Street. Contains historic avenue of box trees and provides off road parking for local centre on corner of Thomas Street.

**Strategy S40** Rationalise verge parking in order to protect existing box trees. (Engineering)

**Strategy S41** Assess and upgrade drainage, crossovers and lighting where required. (Engineering)

#### 9.7.2.5 Lilydale Road

Main access point from Toodyay Road to the north, and main link from the primary school to the Thomas Street local centre.

<b>Strategy S42</b> Assess and upgrade drainage, crossovers and lighting where required. (Engineering)
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#### 9.7.2.6 Old Northam Road

Main road through Chidlow town site.

<b>Strategy S43</b> Roundabout to be constructed. (Engineering)
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<b>Strategy S44</b> Assess and upgrade drainage, crossovers and lighting where required. (Engineering)
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<b>Strategy S45</b> The Railway Reserve Heritage Trail crosses Thomas Street just south of this intersection. Suggest road / verge treatment to clearly define pedestrian crossing point from the Railway Reserve Heritage Trail across Old Northam Road. (Engineering)
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#### 9.7.2.7 Hensman Road

Only exists as an unsealed access pathway. Runs north/south between Northcote Street and Herbert Street.

<b>Strategy S46</b> This road reserve provides an ideal pedestrian link between Northcote Street and Herbert Street. Maintain existing vegetation and access track. Upgrade to dual use path. (Engineering)
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#### 9.7.2.8 Onslow Street

Eastern boundary of study area. Unsealed north of Clifton Street.

<b>Strategy S47</b> Assess and upgrade drainage, crossovers and lighting where required. (Engineering)
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#### 9.7.2.9 Thomas Street

Opposite Old Polo Ground Reserve. Location of historic railway station site. Small retail centre, post office and Chidlow Inn. Public transport access. The existing overhead power lines detract from the streetscape and limit future verge planting in this area. The unsealed car park opposite the tavern is used by tavern patrons, tourists, shopper traffic and buses.

<b>Strategy S48</b>	Need to upgrade the area and rationalise the parking, separating public and private transport. (Planning/Engineering)
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<b>Strategy S49</b>	Assess and upgrade drainage, crossovers and lighting where required. (Engineering)
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#### 9.7.2.10 Ash Road (Herbert)

Continuation of Thomas Street east of Old Northam Road. The Herbert Street reserve connecting to Onslow Street contains remnant bushland and provides access to some properties.

<b>Strategy S50</b>	Assess and upgrade drainage, crossovers and lighting where required.  Rationalise road reserve area between Ash, Herbert and Onslow. (Engineering)
---------------------	--

#### 9.7.2.11 Willcox Street

Runs between Reservoir Road at the west through to Onslow Street at the eastern end. Provides main linkage between the dual use path on Rosedale Road and the local centre on Thomas Street. There is heavy pedestrian and vehicle use. No footpath system and poor drainage.

<b>Strategy S51</b>	Assess and upgrade drainage, crossovers and lighting where required. High priority on drainage and related safety issues. (Engineering)
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#### 9.7.2.12 Tottenham Road

Between Rosedale Road at the west through to Onslow Road to the east.

<b>Strategy S52</b>	Assess and upgrade drainage, crossovers and lighting where required. (Engineering)
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#### 9.7.2.13 Clifton Road

Unsealed between Reservoir Road and Rosedale Road. The road is closed at Clifton Park and a drainage/creekline exists at the closure.

<b>Strategy S53</b>	Assess and upgrade drainage, crossovers and lighting where required to sealed road section. (Engineering)
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#### 9.7.2.14 Northcote Street

From Rosedale Road at the west through to Old Northam Road. Closed and unsealed pedestrian track only from Old Northam Road to Onslow Road at the western end. Forms north east boundary of study area.

**Strategy S54** Assess and upgrade drainage, crossovers and lighting where required to sealed road section, particularly on the downhill slope from Lilydale Road to Rosedale Road. (Engineering)

#### 9.8 Disabled Access

Disabled access is difficult on gravel tracks. In order to provide disabled access it would be necessary to seal the dual use path.

**Guideline G36** All footpaths should be designed to provide safe disabled access. Flush ramped entry from footpaths to street level in all new development. (Engineering / Planning)

#### 9.9 Fire and Emergency Vehicles (refer 9.1.7 Fire Safety)

A number of fire hazards exist due to poor access, particularly in the Clifton Park, Reservoir Road regions. Tracks should be upgraded to allow access for emergency vehicles, including locked vehicle barriers where necessary. (Ranger Services)

### 10.0 IMPLEMENTATION

The Statutory Services Division will co-ordinate and monitor the overall implementation of this Precinct Plan. Details for each Strategy and Guidelines will be implemented by the relevant Shire Services as designated.

No timeframes for implementation are required for the Guidelines, as these will be implemented when development arises. However, consideration should be given to the best management practices for their implementation i.e. mechanisms available to implement Guidelines when required such as through the Development Promotions Unit. This unit consists of technical officers from the Shire's Planning, Building, Health, Engineering, Ranger and Environmental Services.

The proposed strategies fall into two categories namely:

Category 'A' Strategies that can be implemented involving operating costs only.

Category 'B' Strategies that require capital expenditure for implementation and inclusion in a Works Programme (e.g. entry statement, local area traffic management plan etc)

The separation of the strategies into Category 'A' and Category 'B' and timeframes for the implementation of the Category A strategies will be made prior to Council adopting the final Precinct Plan at the conclusion of the public consultation period.

With respect to Category B strategies, the following procedures will be implemented:

- (a) a concept preliminary development plan and a local area traffic management plan for the precinct to be funded and prepared in the 2003 / 2004 financial year together with an estimate of costs for implementation.
- (b) the implementation of the development plan be included in the five year capital programmes having regard to financial and staff resources available and the priorities for the Precinct Plans and main line capital programmes.

Notwithstanding the above, all the footpath issues will be taken into account by Council's Engineering Services when finalising the new 15 year Shared Path Footpath Programme (2002 to 2017) for the Shire.



Boundary of detailed study area Refer A1 - A7

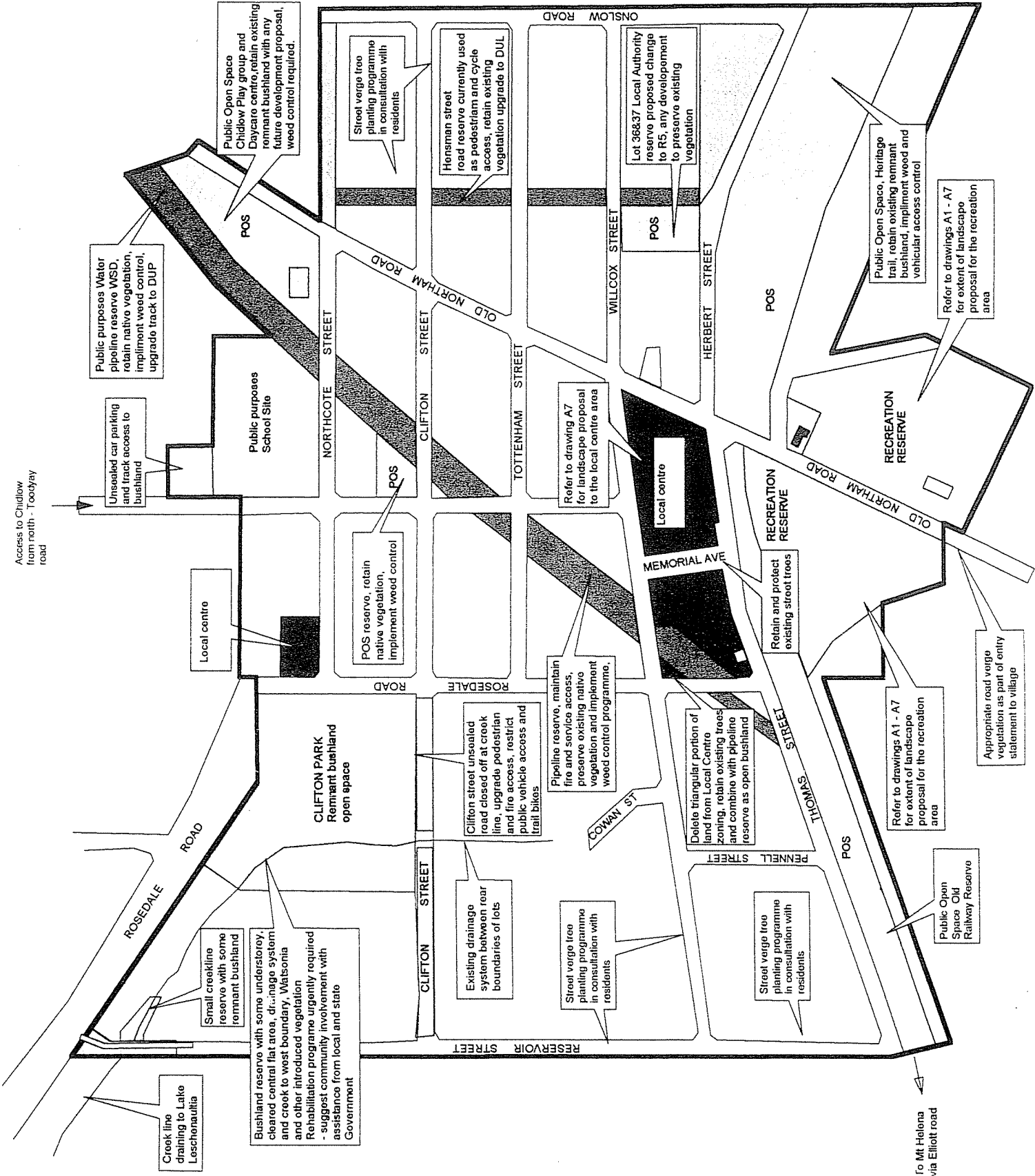
Boundary of Chidlow Village Centre Precinct Plan June 2002

**CHIDLOW VILLAGE CENTRE  
PRECINCT PLAN - Amended april 2002  
for Murrumbidgee Shire Council**

Date 4.02  
Scale As shown  
Drwg B1 - Precinct Boundary.  
Refer A1 - A7 for detailed study area data.







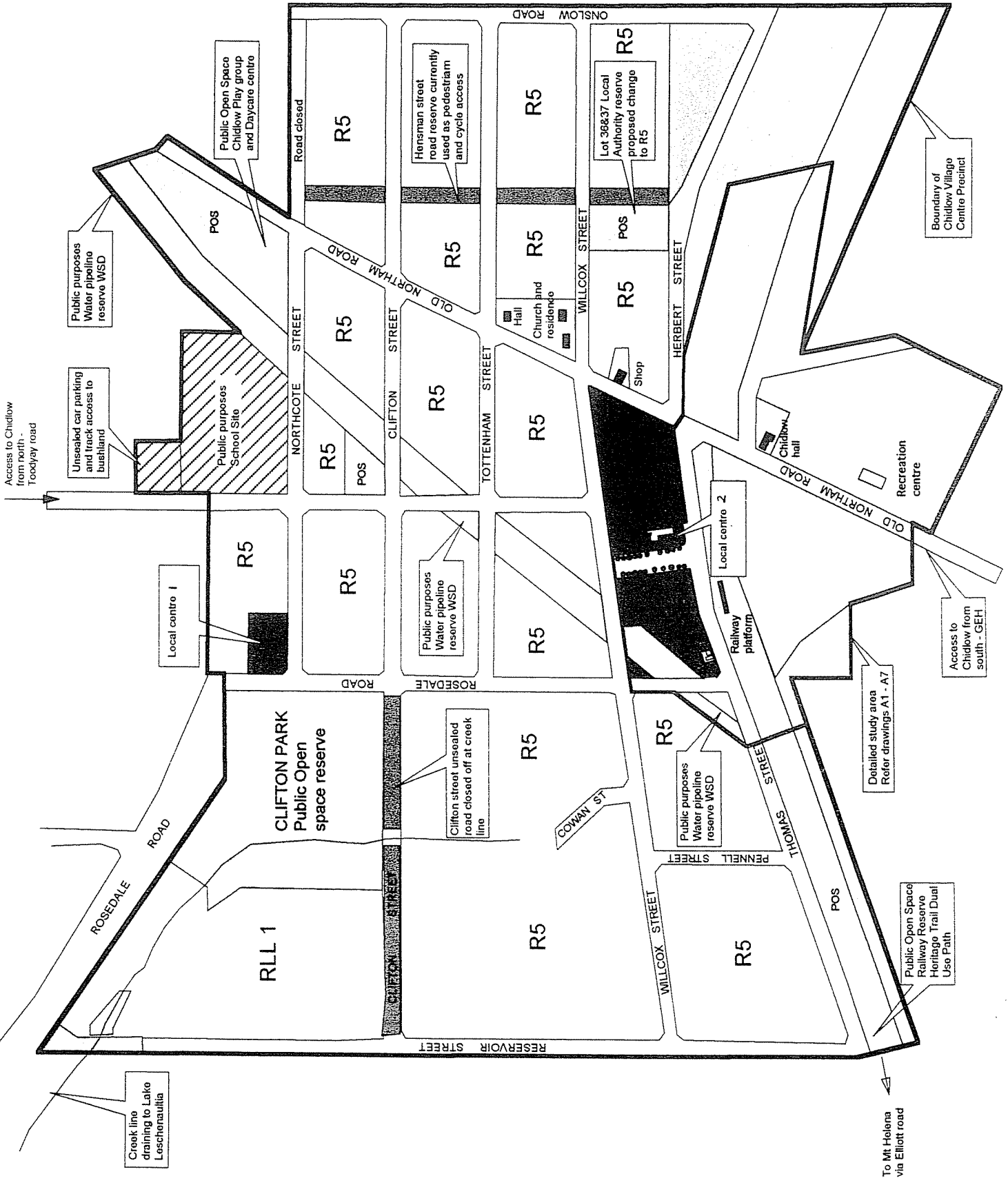
GENERAL NOTE. Implementation of precinct road verge tree planting programme in consultation with residents is a priority for 2002 winter



**CHIDLOW VILLAGE CENTRE  
PRECINCT PLAN - Amended April 2002  
for Mundaring Shire Council**

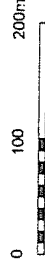
Date 4.02  
Scale As shown  
Drwg **B4 - Bushland and landscaping**  
Strategies Refer drawings  
A1 - A7 detailed study area data

**Michael Ipkendanz Architect**  
Ph 92551397 Fax 92342822



**ZONING**

**RLL 1** Rural landscape living  
**R5** Residential zoning



Structures, buildings and vegetation of historical significance

**CHIDLOW VILLAGE CENTRE  
 PRECINCT PLAN - Amended april 2002  
 for Mundaring Shire Council**

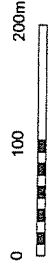
Date 4.02  
 Scale As shown  
 Drwg B2 - Precinct land use and current zonings.  
 Refer A1 - A7 for detailed study area data.

Michael Ipkendanz Architect  
 Ph 92651397 Fax 92942822

**LEGEND - FOOTPATH NETWORK**

- Existing sealed footpaths
- Proposed new sealed footpaths Priority 1
- Proposed upgrading and new sealed footpaths, Priority 2
- Existing upgraded and new sealed Dual Use Pathways Priority 1
- Existing unsealed Dual Use Pathways Heritage Trail
- Priority 2 - Liaise with relevant, state and local authorities.
- Pedestrian and cycle Safety barriers on DUP's
- Modified road texture and colour to identify pedestrian/cycle crossover
- Priority 3 - Complete footpath network to service all of the precinct area

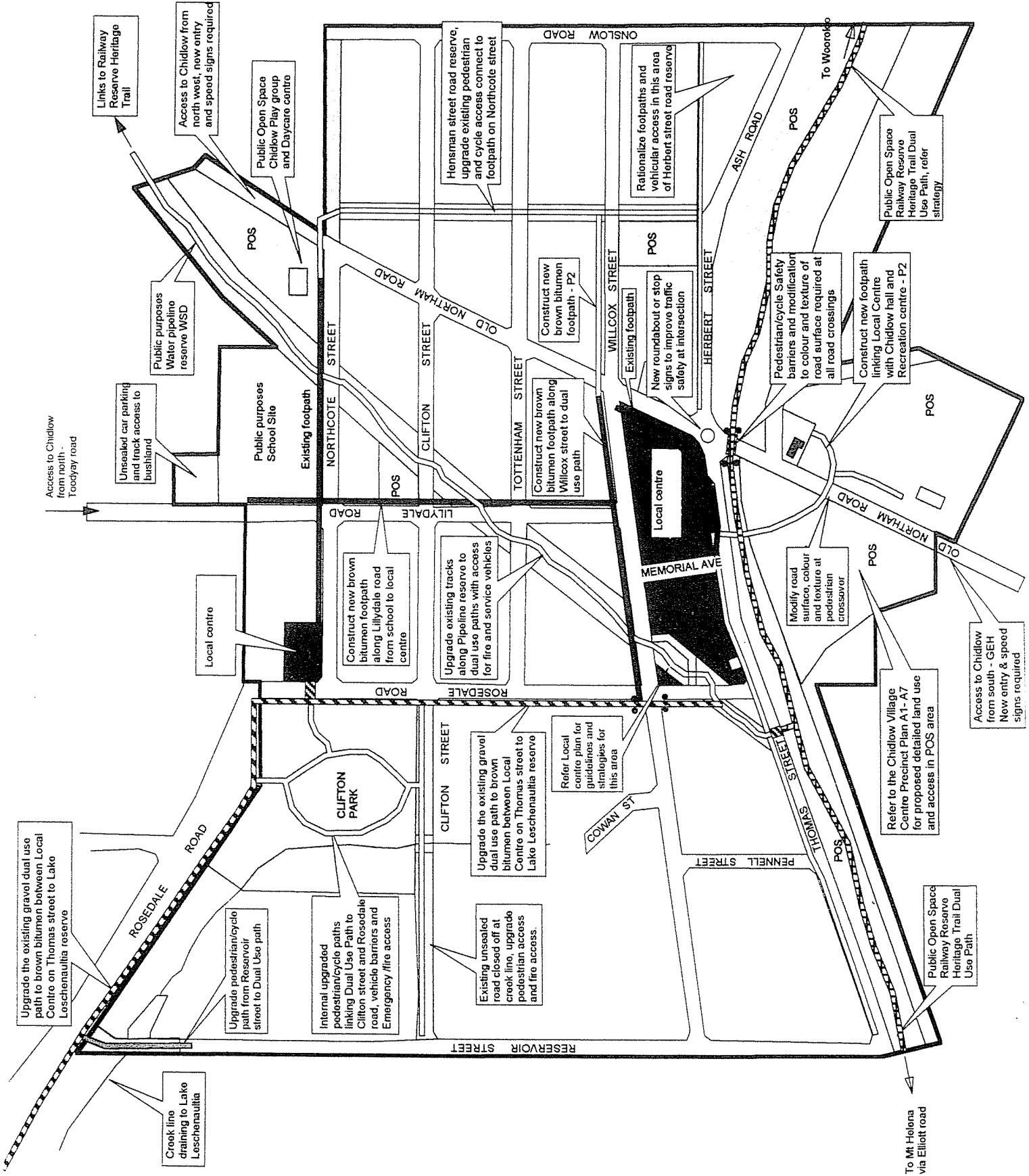
**NOTE** Footpath drawing is diagrammatic only, actual footpath profiles to be decided on site to minimize ground/vegetation disturbance. Footpath to follow curvilinear profiles where possible. Footpath construction to be carried out in conjunction with drainage upgrade.

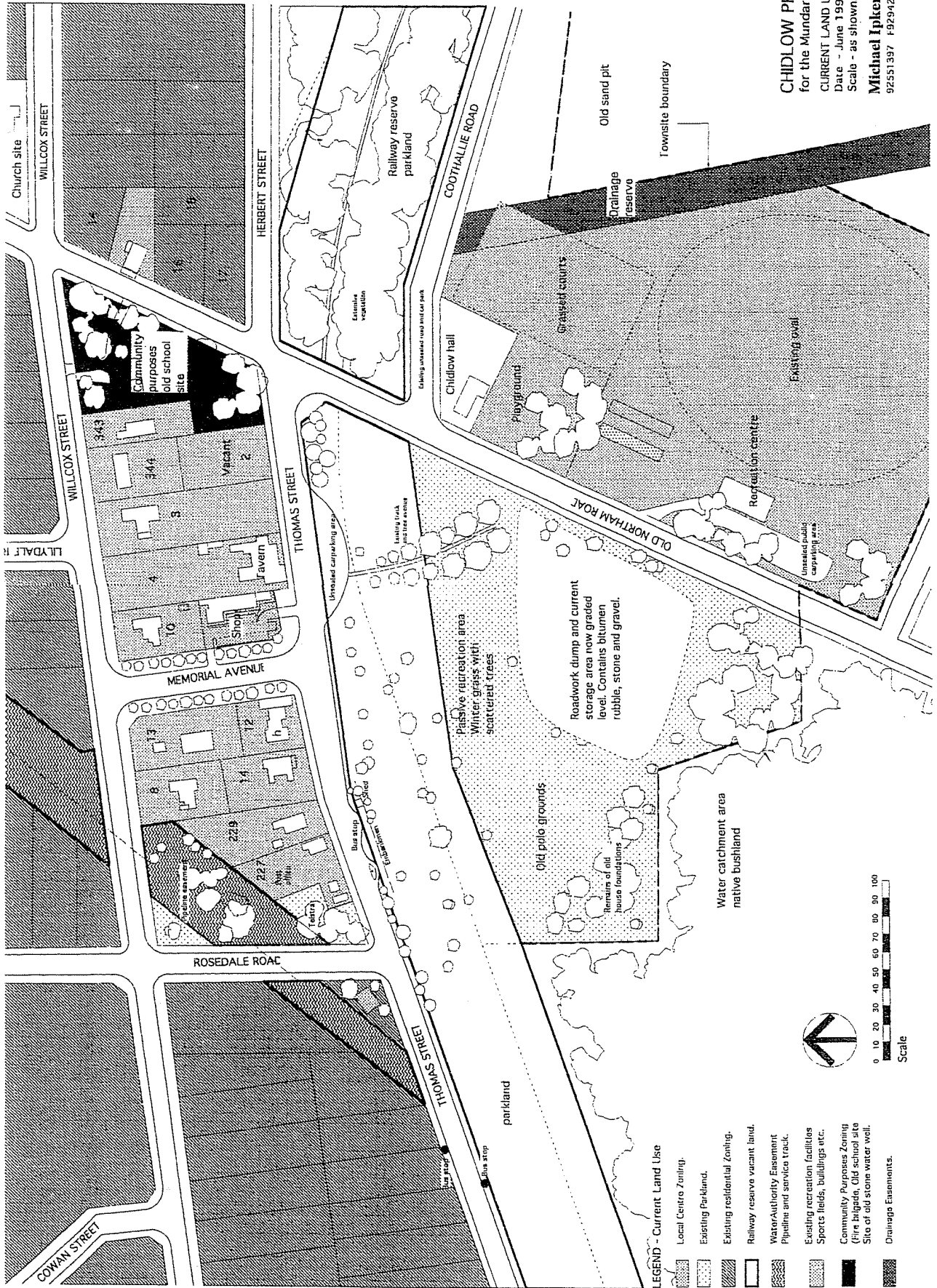


**CHIDLIV VILLAGE CENTRE  
PRECINCT PLAN - Amended april 2002**  
for Mandaring Shire Council

Date 4.02  
Scale As shown  
Dwg B3 - Footpaths, Drainage and road safety. Refer to drawings A1 - A7 for detailed study area data.

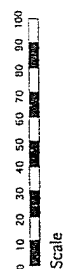
**Michael Ipkendanz Architect**  
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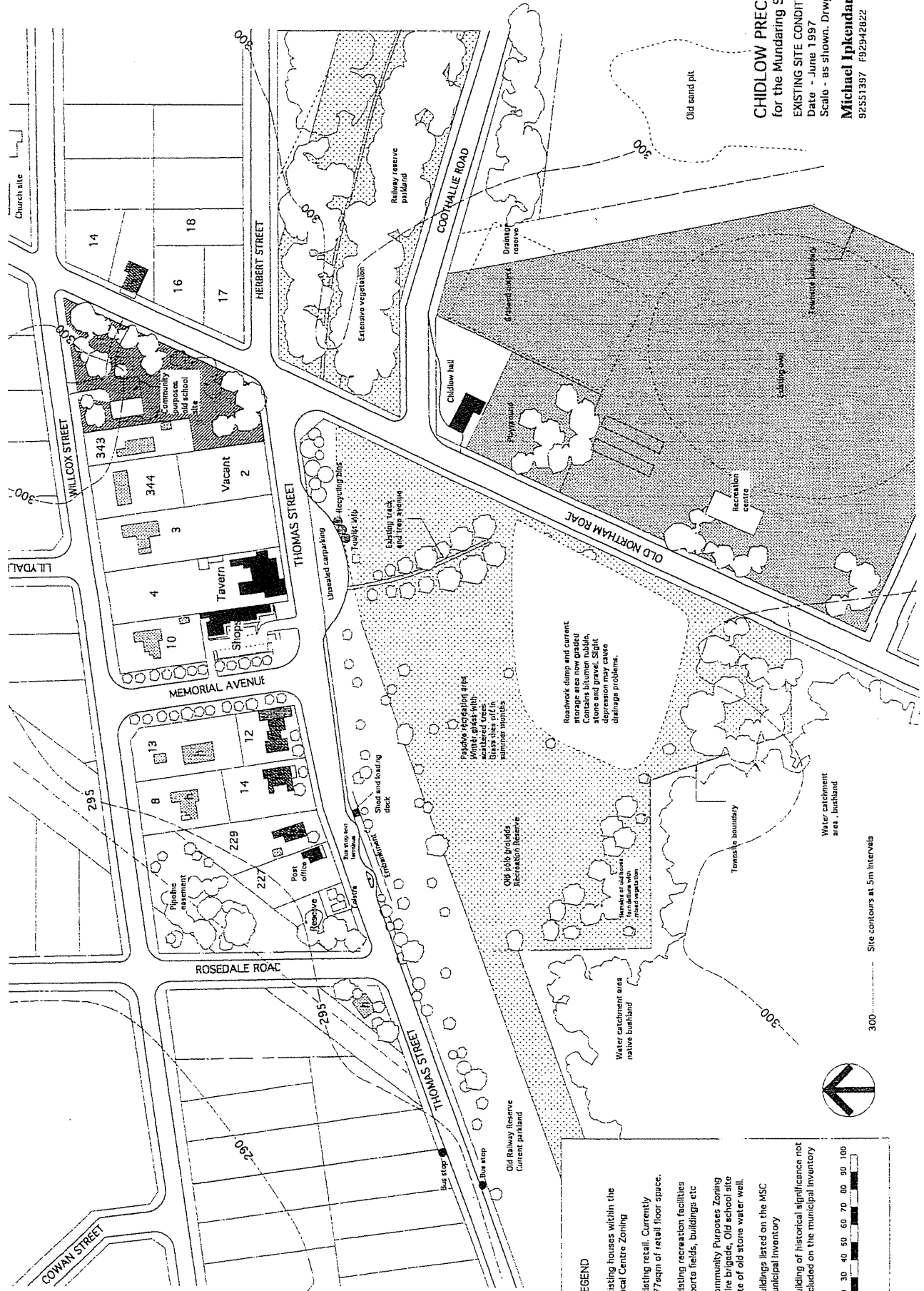




**CHIDLOW PRECINCT PLAN**  
 for the Mundaring Shire Council  
 CURRENT LAND USE.  
 Date - June 1997  
 Scale - as shown. Drwg - A1  
**Michael Ipkendanz Architect**  
 92551397 F92942822 M 0417952981

- LEGEND - Current Land Use**
- Local Centre Zoning.
  - Existing Parkland.
  - Existing residential Zoning.
  - Railway reserve vacant land.
  - WaterAuthority Easement Pipeline and service track.
  - Existing recreation facilities Sports fields, buildings etc.
  - Community Purposes Zoning (fire brigade, Old school site Site of old stone water well.
  - Drainage Easements.





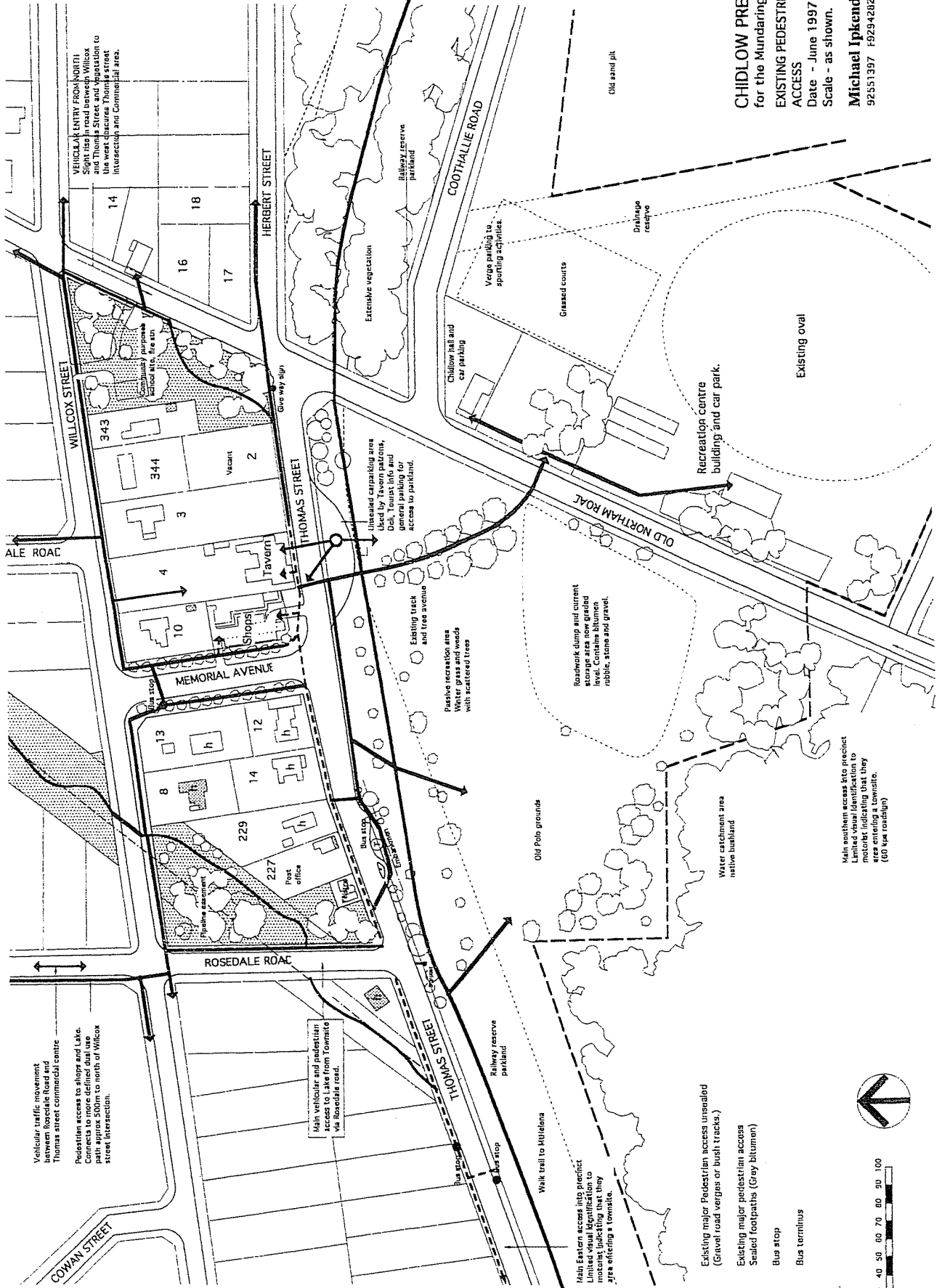
**CHIDLOW PRECINCT PLAN**  
 for the Murrumbidgee Shire Council  
 EXISTING SITE CONDITIONS.  
 Date - June 1997  
 Scale - as shown. Drwg - A2  
**Michael Ipkeandanz Architect**  
 92551387 F92942822 M 0400252561

**LEGEND**

- Existing houses within the Local Centre Zoning
- Existing retail. Currently 277sqm of retail floor space.
- Existing recreation facilities
- Sports fields, buildings etc
- Community Purposes Zoning (Fire brigade, Old school site Site of old stone water well.
- Buildings listed on the MSC
- Municipal inventory
- Building of historical significance not included on the municipal inventory

Scale 0 10 20 30 40 50 60 70 80 90 100  
 Site contours at 5m intervals

**CHIDLAW PRECINCT PLAN**  
 for the Mundaring Shire Council  
 EXISTING PEDESTRIAN and VEHICLE  
 ACCESS  
 Date - June 1997  
 Drwg - A3  
**Michael Ipkendanz Architect**  
 92551397 F52942822 M 0417952961



Vehicle traffic movement between Rosedale Road and Thomas street commercial centre  
 Pedestrian access to shops and Lake. Connects to more defined blue top path approx 500m to north of Willcox street intersection.

Main vehicular and pedestrian access to Lake from townsite via Rosedale road.

Main southern access into precinct  
 Limited dual identification to motorist indicating that they are entering a townsite. (60 kph road sign)

- EGEND**
- ↑ Existing major Pedestrian access unsealed (Gravel road verges or bush tracks.)
  - ↑ Existing major pedestrian access
  - ↑ Sealed footpaths (Grey bitumen)
  - Bus stop
  - Ⓣ Bus terminus



VEHICULAR ENTRY FROM NORTH  
 Sight line in road between Willcox and Thomas Street and vegetation to be removed at street intersection and Commercial area.

Unsealed gravel area used by Tavern patrons, Bunk, Tourist info and general parking for access to parkland.

Passive recreation area  
 Winter grass and weeds with scattered trees

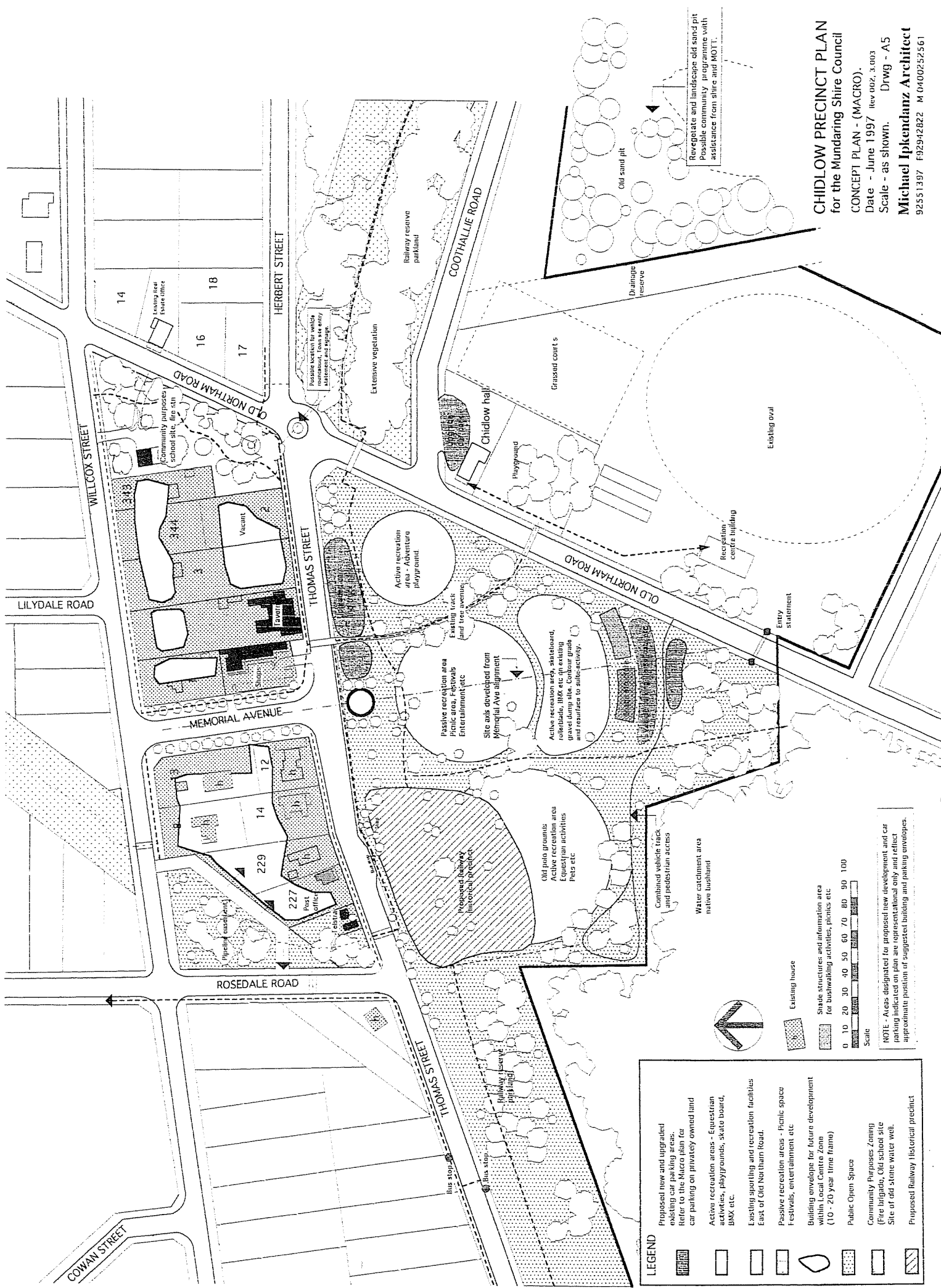
Roadwork dump and current storage area now graded level. Contains bitumen rubble, stone and gravel.

Water catchment area native bushland

Main Eastern access into precinct  
 Limited dual identification to motorist indicating that they are entering a townsite.







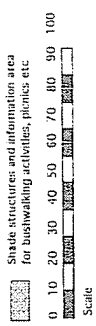
**CHIDLOW PRECINCT PLAN**  
 for the Mundaring Shire Council

CONCEPT PLAN - (MACRO).  
 Date - June 1997 Rev 002. 3.003  
 Scale - as shown. Drawg - A5

**Michael Ipkendanz Architect**  
 9255 1387 F92942822 M 0400252561

**LEGEND**

- Proposed new and upgraded existing car parking areas. Refer to the Macro plan for car parking on privately owned land
- Active recreation areas - Equestrian activities, playgrounds, skate board, BMX etc.
- Existing sporting and recreation facilities East of Old Northam Road.
- Passive recreation areas - Picnic space, Festivals, entertainment etc
- Building envelope for future development within Local Centre Zone (10 - 20 year time frame)
- Public Open Space
- Community Purposes Zoning (Fire brigades, Old school site, Site of old stone water well).
- Proposed Railway / Historical precinct



NOTE - Areas designated for proposed new development and car parking indicated on plan are representational only and reflect approximate position of suggested building and parking envelopes.



Shade structures and information area for bushwalking activities, picnics, etc

0 10 20 30 40 50 60 70 80 90 100

Existing house

Combined vehicle track and pedestrian access

Water catchment area native bushland

Old fields, grounds, Active recreation area Equestrian activities, Picnic etc

Proposed railway / Historical precinct

Site axis developed from Memorial Ave alignment

Active recreation area, skateboard, rollerblade, BMX etc on existing gravel dump site. Colour grade and resurface to suit activity.

Existing track and tree avenues

Active recreation area, skateboard playground

Grassed courts

Recreation centre building

Existing oval

Drainage reserve

Old sand pit

Revegetate and landscape old sand pit Possible community programme with assistance from shire and MOTT.

Extensive vegetation

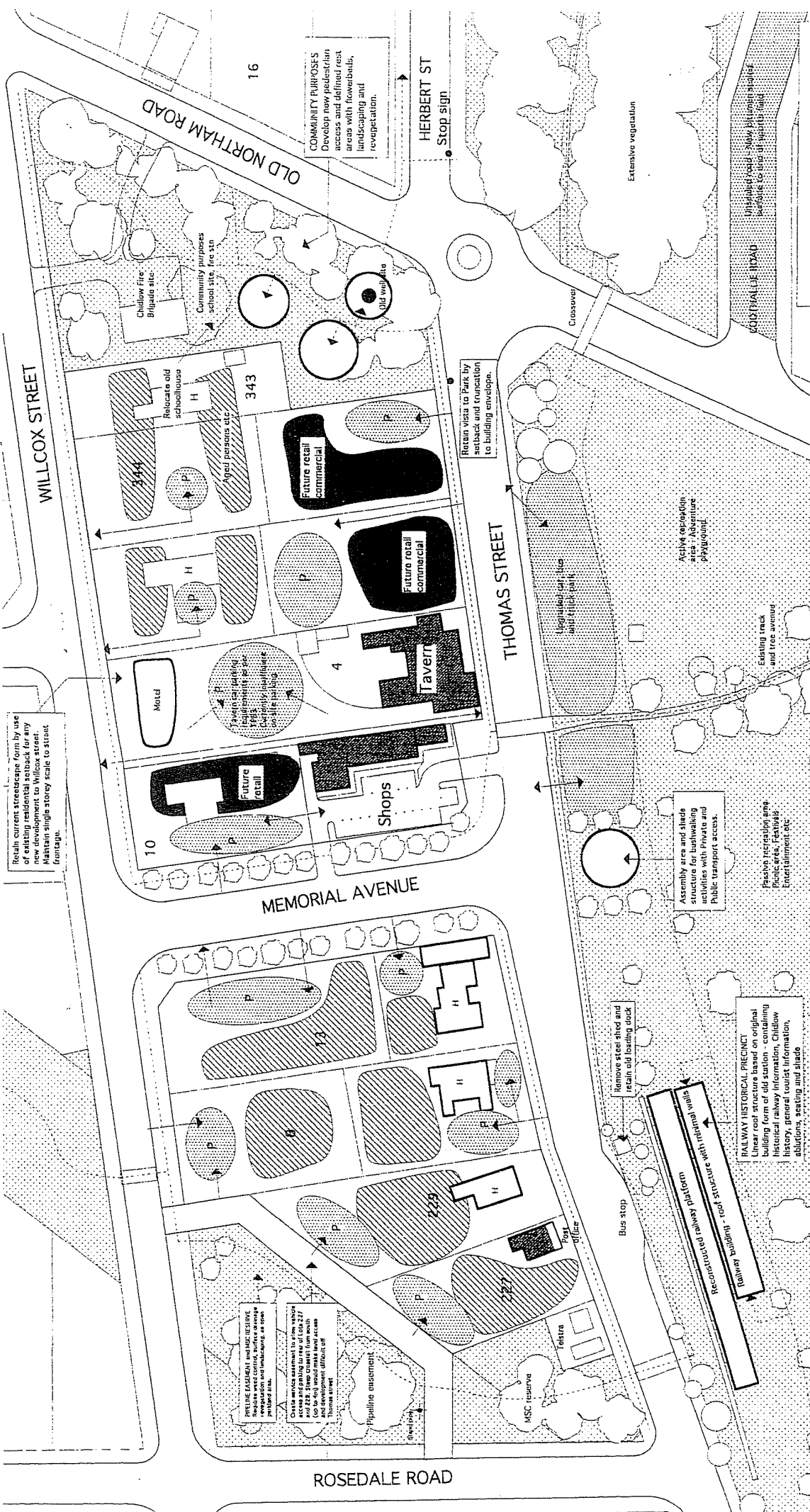
Railway reserve parkland

Possible location for vehicle entry statement and signage

Community purposes school site, fire station

Existing near future office





**CHIDLOW PRECINCT PLAN**  
 for the Murrumbidgee Shire Council  
**CONCEPT PLAN - (MICRO) LOCAL CENTRE.**  
 Date - June 1997  
 Scale - as shown. Drwg - A6  
**Michael Ipkeandanz Architect**  
 14/11/97 14/11/97 14/11/97

Retain current streetscape form by use of existing residential setback for any new development to Willcox street. Maintain single storey scale to street facade.

**COMMUNITY PURPOSES**  
 Develop new pedestrian access and defined rest areas with flowerbeds, landscaping and revegetation.

Retain view to park by setback and truncation to building envelope.

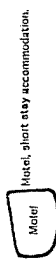
Extensive vegetation

Unstable road - New bitumen surface before to long term road

**CAR PARKING** Preferred location for car parking to local centre development - Street parking to include parking and access for cars, taxis and bus.  
 Retail - 1 bay per 15sqm  
 Office - 1 bay per 25sqm  
 Existing houses



**RESIDENTIAL and OTHERS**  
 Aged persons accommodation - AA  
 Day care centre - AA  
 Grouped dwelling - AA



Remove stone shed and retain old loading dock

Reconstructed railway platform

Railway building - roof structure with internal walls

Remove stone shed and retain old loading dock

Assembly area and shade structure for bushwalking activities with private and public transport access.

Private recreation area for bushwalking, fishing, etc. Entertainment etc.

Lighted car park with truck park

Active recreation area - Adventure playground

Existing track and tree avenue

Lighted car park with truck park

Assembly area and shade structure for bushwalking activities with private and public transport access.

Private recreation area for bushwalking, fishing, etc. Entertainment etc.

Lighted car park with truck park

Active recreation area - Adventure playground

**RAILWAY HISTORICAL PRECINCT**  
 Linear road structure based on original building footprint. Retain building history, general tourist information, exhibitions, seating and shade.

**RETAIL COMMERCIAL - Thomas St and Memorial Av**  
 Retain relevant existing buildings pre 1945, where possible new development to maintain street setbacks, mass and form of adjoining historic building and other buildings deemed relevant to streetscape.

Could include the following uses within Local Centre Zone.  
 Public recreation - P, Tavern - SA, Art gallery - P, Parking - JP, Restaurant - AA, Service etc - SA, Office - AA, Nursery - AA, Medical centre - AA, Warehouse - IP

**PRELIMINARY PROPOSALS**  
 Retain view to park by setback and truncation to building envelope.

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