

Shire of Mundaring



Town Planning Scheme Code

GLEN FORREST VILLAGE CENTRE PRECINCT PLAN



August 2001

TABLE OF CONTENTS

BACKGROUND TO PRECINCT PLAN		(i)-(ii)
EXECUTIVE SUMMARY		(iii)-(xii)
1.0	INTRODUCTION	1
2.0	PRECINCT AREA	2
3.0	PRECINCT CHARACTER	3
4.0	AIM & OBJECTIVES	4
4.1	Aim	4
4.2	Objectives	4
5.0	GUIDELINES AND STRATEGIES	5
5.1	Residential	5
5.1.1	Fencing	5
5.1.2	Building Setbacks	6
5.1.3	Fill & Excavation	7
5.1.4	Driveways, Crossovers & Battle Axe Drives	7
5.1.5	Building Appearance	8
5.1.6	Fire Safety	8
5.2	Local Centres	9
5.2.1	Commercial Size	9
5.2.2	Future Expansion	9
5.2.3	Appearance	10
5.2.4	Signage & Lighting	11
5.2.5	Hardey Road Precinct Plan	11
5.3	Heritage	12
5.3.1	Heritage Places	12
5.3.2	Heritage Assessment	14
5.3.3	Heritage Trail	14
5.4	Environmental	15
5.4.1	Environmental Management Strategy	15
5.4.2	Bushland Reserves	15
5.4.3	Community Resources	17
5.4.4	Nyaania Creek	18
5.4.5	Tree Preservation	19

5.5	Public Spaces	19
5.5.1	Burkinshaw Park	19
5.5.2	Morgan John Morgan	20
5.5.3	Entry Statements	21
5.5.4	Streetscape	21
5.5.5	Community Arts Project	22
5.6	Movement Systems	23
5.6.1	Road	23
5.6.2	Pedestrian & Cycle	24
5.7	Public Education	24
6.0	IMPLEMENTATION	25

APPENDIX 1 Literature review for study

APPENDIX 2 Timeframes for Category A Strategies

PLANS

Plan 1: Precinct Area

Plan 2: Hardey Road Precinct Plan

Plan 3: Burkinshaw Park Conceptual Development Plan

Plan 4: Dual Use Footpath Programme

BACKGROUND TO THE 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 Shire's Planning Service commenced work on this Plan with:

- (i) the preparation of a project brief
- (ii) a review of the existing planning data that affected the Glen Forrest Precinct ranging from the most recent census data to various strategic plans past and present; and
- (iii) a land use survey of the Precinct to ascertain the existing land uses and access arrangements.

As a result of the above, a number of land use issues, both positive and negative, were identified. A draft Precinct Plan addressing these issues was prepared. Council considered the draft plan at its meeting on 22 August 2000 and resolved to advertise it for public comment.

The Plan was advertised for a period of 60 days commencing on 30 September 2000 and concluding on 30 November 2000. During this period the proposal was:

- (i) forwarded to affected ratepayers, the Glen Forrest Residents and Ratepayers Association and Government authorities;
- (ii) advertised in the local newspapers;
- (iii) made available for viewing at the Shire of Mundaring web site and libraries; and
- (iv) presented at a public meeting held at the Octagonal Hall, Glen Forrest on 23 October 2000.

On the 26 June 2001, Council considered all submissions received and adopted this Precinct Plan subject to some modifications as a Town Planning Scheme Code pursuant to Clause 8.14 of the Shire of Mundaring Town Planning Scheme No.3.

This Glen Forrest Village Precinct Plan Code, now modified in accordance with Council's resolution, represents a culmination of community input, community consultation and has achieved a general consensus. It will be used as a basis for guiding development within the Precinct and more particularly in setting out detailed conditions on planning, design and development.

EXECUTIVE SUMMARY

The aim of the Glen Forrest Village Centre Precinct Plan is to:

“Preserve and enhance the existing character and amenity of the Precinct, and in so doing maintain it as a unique, identifiable and special place within the hills”

The objectives of the Glen Forrest Village Centre Precinct are to:

1. Protect and enhance the Precinct’s village atmosphere within a bush land setting;
2. Protect and enhance the quality of life for residents;
3. Identify, protect and enhance the significant historical, environmental, aesthetic and recreational components of the Precinct;
4. Maintain a low density built environment that does not dominate the streetscape;
5. All development to complement the Precinct’s bushland setting;
6. Achieve a strong sense of place and community focus on the significant environmental, historic, social and commercial aspects of the Village Centre;
7. Promote that all buildings and surrounds are maintained to a high standard;
8. Maintain and improve the streetscape;
9. Improve the safety, circulation and integration of the road network with surrounding land uses, to achieve pedestrian / vehicular segregation where practicable;
10. Rehabilitate degraded areas, utilising local community resources;
11. Minimise noise and environmental pollution; and
12. Maintain and consolidate services provided at the existing local centres.

To achieve these objectives, the following 39 Guidelines and 30 Strategies have been developed.

The Guidelines are to be used by Council for the assessment of development proposals or are to be implemented when it undertakes upgrading of infrastructure such as roads or footpaths. These Guidelines are not retrospective.

The Strategies require some form of specific response by Council with designated timeframes (refer Section 6.0 Implementation). The responsible Shire Department/s for implementing these Guidelines and Strategies is indicated at the end of each guideline and strategy.

GUIDELINES

RESIDENTIAL

Fencing

- R1:** Fencing in front of the building line on any lot will be discouraged unless the landowner can demonstrate that there are extenuating circumstances such as a property located on a corner block, lot size of less than 1016m² in area or privacy/security reasons (*Building*)
- R2:** Where fencing is permitted in front of the building line in accordance with Guideline R1, the following will apply:
- a) maximum height of 1.2m;
 - b) to be of open construction; and
 - c) to be constructed of natural colours and materials which are sympathetic to the Precinct such as timber.
- Examples of suitable fencing include post and wire, post and rail and picket fencing (*Building*)
- R3:** Fencing comprising of fibre cement, brick, concrete or any reflective materials such as zinalume are not permitted on any property boundary (*Building*)
- R4:** Properties which front Great Eastern Highway are exempt from Fencing Guidelines R1, R2 and R3. Front fences that reduce noise and provide appropriate screening from highway traffic may be permitted. Construction of front fences is to occur within the following parameters:
- a) maximum height of 1.8m; and
 - b) to be constructed of colours and materials which are sympathetic to the Precinct. (*Building*)

Setbacks

- R5:** Front building setback relaxations are not permitted unless the lot size is 1016m² in area or less in an R5 zone. (*Building*)
- R6:** Consideration may be given to front building setback relaxations for lots 1016m² in area or less in an R5 zone if it can be demonstrated that it will not compromise the visual amenity of the Precinct and meets with the objectives of the Residential zone designated in Town Planning Scheme No.3. (*Building*)

Fill and Excavation

- R7:** General site modifications, including sandpads for residences or outbuildings and landscaping, in relation to cut and fill shall be limited to no greater than 1.5m at its maximum depth (*Building*)

Driveways, Crossovers and Battleaxe Drives

- R8:** Landowners who upgrade driveways and/or crossovers other than with gravel, are to construct them of red/brown asphalt or other paving surface of a similar colour. (*Engineering*)
- R9:** Access drives to battle-axe lots to be red/brown asphalt or other paving surface of a similar colour. (*Engineering*)

Building Appearance

- R10:** Extensions to existing dwellings and outbuildings to be constructed in a manner sympathetic to the existing buildings on site. This may be achieved by the appropriate choice of materials, colours, proportions of window / door openings in relation to building mass and the like. (*Building*)
- R11:** New dwellings and outbuildings to use earthy colours that are consistent with the hills environment such as red, brown, rustic orange (gravel), olive, grey, green and various tones of these colours. Reflective materials including zincalume and white cladding are not permitted (*Building*).

Fire Safety

- R12:** Landowners to install firebreaks that are sensitive to the local environment (*Rangers*).
- R13:** Landowners be advised to plant fire resistant vegetation in landscaped areas close to houses and to ensure trees overhanging homes are pruned and gutters cleared to reduce fire risk (*Rangers / Planning*)

LOCAL CENTRES

Retail Size

- C1:** Hardey Road and Railway Parade Local Centres to be retained at their current retail floorspace level to service the everyday convenience shopping needs of the local community (*Planning*)
- C2:** Future expansion of the two Local Centres to be directed in the following manner:
- a) Hardey Road, emphasis to be on complementary commercial business other than retail; and
 - b) Railway Parade, emphasis to be on social/community facilities and other associated low key commercial activities that recognise it as part of the traditional heart of Glen Forrest. (*Planning*)

Appearance

- C3:** Building character and materials for commercial buildings to be sympathetic with residential development with particular regard to:

- a) surfaces that are of earthy colours so as to be unobtrusive, blend in with the landscape of the locality, and minimise visual intrusion such as red, brown, rustic orange (gravel), olive, grey, green and various tones of these colours;
- b) reflective materials including zincalume and white cladding are not permitted;
- c) the provision of verandah's to provide pedestrian shelter and enhanced building and streetscape appearance;
- d) utilising an indigenous landscaping theme to integrate the development into the hills environment; and
- e) car parking is not to dominate the amenity of the Local Centre and should be softened by the incorporation of indigenous landscaping. *(Planning)*
- f) any materials stored outside buildings shall be screened from view from adjoining property, public street, or public open space by a closed fence or wall.

C4: Any future expansion of the two Local Centres to occur in a co-ordinated manner addressing: building appearance, access arrangements, building setbacks, car parking, landscaping, impact on adjoining land uses and any other matters as determined by Council. *(Planning)*

Signage and Lighting

C5: Commercial signage and lighting should be integrated with the building design and be of earthy colours to reflect the Precinct's hills environment such as red, brown, rustic orange (gravel), olive, grey, green and various tones of these colours. *(Planning)*

Hardey Road Precinct Plan

C6: Traffic management in the Hardey Road Local Centre to be in accordance with the findings of a traffic study to be undertaken to determine if there is a need for traffic calming and pedestrian crossings (Strategy 3). *(Engineering)*

HERITAGE

H1: Any development and/or modifications to heritage sites 87, 102, 119, 120, 121 and 122 in the Shire's Municipal Heritage Inventory (refer to Clause 5.3.1 on page 11 of the Precinct Plan) to be in accordance with the Statement of Significance and Conservation Strategy as stipulated in the Shire's Municipal Heritage Inventory. *(Building/Planning)*

H2: 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:

- a) minor - to be assessed on its merits i.e. small extension or internal structural modifications; and
- b) major - completion of Statement of Significance and Conservation Strategy by landowner prior to consideration of proposal i.e. large extensions, structural modifications to facade or demolition. *(Building/Planning)*

ENVIRONMENTAL

Environmental Management Strategy

E1: Any development proposed in the Precinct to be assessed against the Shire's Environmental Management Strategy. *(Engineering/Planning)*

Bushland Reserves

E2: Reserves which contain indigenous vegetation be protected and enhanced for their intrinsic value to the Precinct, whilst maintaining appropriate community access where practicable. *(Engineering/Planning)*

Community Resources

E3: Seek the involvement of the local community in environmental projects especially those groups that have a special interest including the Friends of Glen Forrest, the Glen Forrest Primary School and the Eastern Districts Wildflower Society. *(Engineering/Planning)*

Nyaania Creek

E4: To protect and enhance the environmental role Nyaania Creek has in the Helena River Catchment by encouraging landowners, especially those properties where the Creek passes through, to have non polluting land practices and rehabilitate, where necessary, the creekline with indigenous aquatic vegetation. *(Engineering/Planning)*

E5: Investigate options to provide the Precinct with formal public access to Nyaania Creek by reserving portions of the streamline as Public Open Space when the opportunity arises. *(Planning)*

Tree Preservation and Enhancement

E6: All landowners within the Precinct are encouraged to comply with the provisions of Town Planning Scheme No.3 Part V Division 1 – Tree Preservation and Enhancement, and particularly Clauses 5.1 to 5.3(b) and 5.3(d) to 5.4. *(Planning)*

PUBLIC SPACES

Burkinshaw Park

P1: Burkinshaw Park to continue as Glen Forrest's major active recreational area with minimal impact on adjoining residential uses. *(Engineering)*

P2: The Burkinshaw Park Conceptual Development Plan (1995), Plan 3, to be used as the strategic planning tool for the future development of the Park. *(Community Services)*

Morgan John Morgan Reserve

P3: Morgan John Morgan Reserve to continue as Glen Forrest's primary community park. *(Engineering)*

Streetscape

P4: Continue to provide non urban streetscapes that blend into the local environment with minimal impact. *(Engineering)*

P5: Parking areas in community focus areas including around schools, churches, shops, and the Post Office to be paved in red/brown asphalt as and when re-surfacing is required. *(Engineering)*

P6: Footpaths and dual use paths to be paved in red / brown asphalt. *(Engineering)*

P7: The provision of drainage to comply with Council's urban stormwater drainage strategy where possible to minimise the impact on urban street appearances. *(Engineering)*

P8: Western Power to continue to provide replacement power poles in plantation timber. Wherever practical the powerlines should be laid underground. *(Engineering)*

P9: Road verges to reflect a natural bushland setting where any planting is to be restricted to indigenous vegetation only. *(Engineering)*

P10: Landowners to be encouraged to maintain road verges and where necessary plant indigenous vegetation. *(Engineering)*

MOVEMENT SYSTEMS

M1: Provide a safe and efficient road network within the Precinct, providing ready access to the local centres, community facilities and recreational areas by discouraging through traffic where possible. *(Engineering)*

M2: Continue to implement the Shire's Draft Dual Use/Footpath Programme for Glen Forrest as the Precinct's preferred pedestrian and cycle network subject to the following modifications:

- a) provision of a dual use path along Glen Forrest Drive between Tillbrook and Smith Streets (Glen Forrest Primary School frontage); and
- b) upgrading/creation of dual use path on Great Eastern Highway between McGlew and Hardey Roads. *(Engineering)*
- c) link footpaths as appropriate to achieve a continuous local heritage trail. *(Engineering)*

STRATEGIES

Fire Safety

1. That a Strategic Fire Plan for the Precinct be prepared, which includes a fire awareness program for residents. *(Rangers)*

Signage

2. That a signage theme be developed for each Local Centre that reflects its position in the local community (refer Guideline C2) and addresses co-ordination, integration and colour issues. *(Planning)*

Hardey Road Precinct Plan

3. The Hardey Road traffic study to determine the need for traffic calming on that road and safe pedestrian crossing places between Lots 44 and 50 and Lot 201 Hardey Road. *(Engineering)*

Heritage Assessment

4. That heritage sites 88, 89, 90, 103, 117, 118, 123, 124, 197, 221 of the Shire's Municipal Heritage Inventory have their heritage assessment completed with the preparation of Statement of Significance and a Conservation Strategy. *(Planning)*
5. That preliminary listed heritage sites 92, 95, 106 and 220 of the Shire's Municipal Heritage Inventory have their heritage assessment initiated to determine whether they should be formally listed. *(Planning)*

Heritage Trail

6. That a Glen Forrest Local Heritage Trail be developed that includes heritage sites in the Precinct and immediate surrounds in accordance with guideline M2(c). *(Planning / Engineering)*

Environmental Management Strategy

7. Recommendations from the proposed Integrated Catchment Management Plan, Urban Stormwater Drainage Strategy and Wildlife Corridor Strategy to be applied in the Precinct, if applicable, when they are completed. *(Engineering/Planning)*

Bushland Reserves

8. Management Plans with the aim of protecting and enhancing their natural attributes to be prepared for the following reserves;
 - a) Tillbrook Park (R34609) Quarry Court; and
 - b) unnamed Reserve 43946 Glen Forrest Drive. *(Engineering/Planning)*

9. The Shire's Town Planning Scheme No. 3 Scheme Map to be updated to reflect the regional Parks and Recreation reservation for the Darling Range Regional Park with respect to the following local reserves:
 - a) Lot 147 (R7789) corner Hardey and Strettle Roads;
 - b) Lot 385 Strettle Road (R44796);
 - c) Lot 386 Hardey Road (R44797);
 - d) Lot 341 within Lot 147 Hardey Road Reserve 7789 (R23892); and
 - e) Reserve 31196, which encompasses the Heritage Walk Trail and Morgan John Morgan Reserve. (*Planning*)

10. Delete the proposed Hall Site for the Boy Scouts and Girl Guides on Lot 341 (R23892) Hardey Road and amalgamate into Lot 147 (R7789) corner Hardey and Strettle Roads. (*Community Services/Planning*)

11. Undertake a land swap between Lot 385 (R44796) Strettle Road and Lot 84 Strettle Road for the purpose of protecting regional significant bushland which is part of the Darling Regional Park if feasible and subsequently amalgamate Lot 385 into Lot 147 corner Hardey and Strettle Roads. (*Engineering/Planning*)

This strategy has now been investigated. Lot 385 (R44796) is owned by the Crown and vested in the Glen Forrest Evangelical Church Inc. for the purpose of a "church site". Development plans for the Church are well advanced and it is therefore not possible to undertake a land swap as proposed.

12. Initiate a Scheme Amendment to reserve the closed portion of Tillbrook Street (at Glen Forrest Drive) and Quarry Court (immediately adjacent to Tillbrook Park) as 'Public Open Space' and amalgamate into Tillbrook Park. An easement to be created along that portion of the road reserve which contains essential services. (*Planning*)

13. Amalgamate Lot 374 (R39218) Quarry Court with the adjoining unnamed reserve (R43946) on Glen Forrest Drive. (*Planning*)

Community Resources

14. Encourage the formation of Friends Groups within the Precinct to assist in the preparation of reserve management plans. (*Engineering/Planning*)

15. Encourage the Glen Forrest Primary School to be involved in the management and rehabilitation of two nearby reserves (Tillbrook Park Reserve 34609 Quarry Court and unnamed Reserve 43946 Glen Forrest Drive). (*Engineering/Planning*)

Nyaania Park

16. Investigate the opportunities to reserve a portion of Council owned land, Lot 100 corner Hardey Road and Glen Forrest Drive for 'Public Open Space' with particular regard to that portion of the land that Nyaania Creek passes through. (*Engineering/Planning*)

17. To determine, with landowner permission, the state of Nyaania Creek where it passes through residential properties so as to identify rehabilitation measures that are required and advise landowners where necessary of improved land management practices. (*Engineering/Planning*)

Burkinshaw Park

18. That the following actions be initiated to rationalise the cadastral boundaries of Burkinshaw Park:
- a) Town Planning Scheme No. 3 to be amended to reserve that portion of Marnie Road which passes through Burkinshaw Park to 'Public Open Space' and
 - b) once the Scheme Amendment is complete, amalgamate reserves 14042, 8703 and the portion of Marnie Road referred to in 'a' above into one reserve. (*Planning*)

Morgan John Morgan Reserve

19. That a management plan be prepared for Morgan John Morgan Reserve which addresses its local and regional significance including:
- a) it's local and regional roles;
 - b) the development of a focal point;
 - c) the extension of the park boundaries to include the community centre (heritage listed Station Master's House);
 - d) rehabilitation measures to enhance its wildlife corridor status;
 - e) the need to address car parking issues with the Railway Parade Local Centre;
 - f) the adoption of a planting theme; and
 - g) the provision of user friendly facilities such as barbecues and park information. (*Engineering/Planning*)

Entry Statements

20. Provide an entry statement into Glen Forrest at the Hardey Road Local Centre at its intersection with Great Eastern Highway and in any other location in the Precinct that is considered suitable. (*Engineering/Planning*)

Streetscape

21. Request Western Power to replace all low voltage open wire powerlines with aerial bundled conductors over time and continue the use of plantation timber for power poles. Underground power should be utilised wherever possible, even in lieu of aerial bundled cabling. (*Engineering*)
22. Request Telstra to undertake an intense indigenous landscaping programme to screen its telephone exchange building on Lot 20 corner Hardey Road and Railway Parade from the road as this is a prominent corner. (*Engineering*)
23. That the Shire extend the tree canopy and native shrub programme to cover road verges and provide those landowners who wish to revegetate the road verge with suitable indigenous vegetation on the condition that they maintain it. (*Engineering*)

24. That the Shire promote the planting of indigenous vegetation suitable to each specific road verge. This be achieved through the tree canopy and shrub programme and advice to landowners as appropriate. *(Engineering)*

Community Arts Project

25. Arrange for setting up a community arts programme to paint seven bus shelters located in the Precinct based on environmental, historic and community themes of Glen Forrest. *(Engineering)*

Movement Systems

26. A local area traffic management plan for the Precinct be prepared including but not limited to:
- a) how to best achieve Guideline M1; and
 - b) provision of a roundabout at the intersection of Railway Parade and Hardey Road) *(Engineering)*
27. Investigate the status of the Right of Way behind Lots 10, 13, 14 and 27 McGlew Road with the view to closing and amalgamating it with adjoining lots. *(Engineering/Planning)*

Pedestrian and Cycle Paths

28. That the Shire's Engineering Department be requested to include the additional dual use path linkages as identified in Guideline M2 in its Dual Use/Footpath Programme (Plan 4) for Glen Forrest. *(Engineering)*
29. That cycle racks be provided in the two Local Centres and Public Open Space areas. *(Engineering)*
30. That an explanatory document/information brochure outlining the principles of the Precinct Plan be prepared and made available to all landowners and prospective homebuilders and designers within the Precinct. *(Building/Engineering/Planning)*

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 upholds the above vision for the Glen Forrest 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, guidelines and strategies which are intended to guide Council and the local community in making appropriate decisions regarding the future form and composition of the Glen Forrest Village Centre.

2.0 PRECINCT AREA

The Precinct Plan area is generally bounded by Great Eastern Highway to the north, Hardey Road and Glen Forrest Drive to the east, Glen Forrest Primary School to the south and Burkinshaw and McGlew Roads to the west (refer Plan 1). For the purposes of this study, this area is considered to be the Glen Forrest Village Centre.

This area has been chosen as it includes:

- the two local shopping centres on Hardey Road and Railway Parade;
- the major entry roads into Glen Forrest Village Centre being Hardey Road, McGlew Road and Glen Forrest Drive;
- the major active and passive recreational areas being Burkinshaw Park and Morgan John Morgan Reserve respectively;
- regional Parks and Recreational Reserves that are a part of the Darling Range Regional Park;
- local bushland reserves;
- prominent community facilities such as the Octagon Hall, Bush Fire Brigade, Post Office, local churches, local hall and sporting clubs;
- Glen Forrest Primary School;
- the majority of Glen Forrest's significant heritage sites; and
- the immediate surrounding residential area that associates with the above land uses.

The above form part of a Precinct that has a total area of 86ha, comprising of 248 properties with an estimated population of 624 persons (1996 Census). The following breakdown of land use components applies:

LAND USE	NUMBER OF LOTS	APPROXIMATE AREA
Commercial	12	0.7459ha (0.9%)
Residential	205	46.1902ha (53.6%)
Public Open Space	25	20.7165ha (24.1%)
Public Purpose	6	5.927ha (6.9%)
Road Reserve	-	12.485ha (14.5%)
TOTAL	248	86.0646ha (100%)

It is considered that the Precinct forms a diverse but manageable area and that should it prove successful, can be expanded to include surrounding land uses.

3.0 PRECINCT CHARACTER

To determine the character of the Precinct, a land use survey was conducted. This identified a range of characteristics that define the Precinct as a unique place within the hills. As a result, the following list of characteristics are considered to be the essence of the Glen Forrest Village Centre:

- a village community within a bushland setting;
- a population composition that:
 - is mature with an average age of 35 years;
 - is likely to remain stable with little fluctuations;
 - is generally well educated;
 - has low unemployment; and
 - high home ownership that corresponds with a low number of rental accommodation;
- a residential area that:
 - is low density, well established and caters predominantly for single dwellings in a non suburban appearance;
 - residents prefer to live on large lot sizes with a sense of tranquillity;
 - is almost fully developed with anticipated minimal population growth; and
 - has natural or earthy colours associated with the hills used on most crossovers and driveways (e.g. gravel);
- a leafy, open streetscape that:
 - is well vegetated, particularly with mature trees;
 - has unobtrusive houses that are generally well screened from the road;
 - has a lack of visible front fencing; and
 - reinforces the perception of a low density residential environment that is non suburbia;
- public open space that:
 - collectively, is a large area compared to typical suburban areas;
 - has a range of recreational, environmental and aesthetic uses; and
 - contains areas which are of both local and regional significance;
- retention of indigenous vegetation on both public open spaces, road reserves and gardens provide a natural complexion suitable for a hills suburb;
- a robust community infrastructure base;
- two local centres that provide a range of services and promote a village atmosphere;
- contains a number of heritage listed places that have considerable historic value to the local community;
- a variety of road entries into the village centre; and
- a lack of land use uniformity with an adhoc distribution of shopping, community and active recreational uses.

It is apparent that the Glen Forrest Village Centre has strong community, environmental and historical themes. It is this sense of place that this Plan seeks to protect and enhance for the benefit of the local community.

4.0 AIM AND OBJECTIVES

4.1 Aim

The aim of the Glen Forrest Village Centre Precinct Plan is to:

“Preserve and enhance the existing character and amenity of the Precinct, and in so doing maintain it as a unique, identifiable and special place within the hills”

4.2 Objectives

To facilitate the aim, the following objectives are to be achieved in the implementation of guidelines and strategies throughout the Precinct:

1. Protect and enhance the Precinct’s village atmosphere within a bushland setting;
2. Protect and enhance the quality of life for residents;
3. Identify, protect and enhance the significant historical, environmental, aesthetic and recreational components of the Precinct;
4. Maintain a low density built environment that does not dominate the streetscape;
5. All development to complement the Precinct’s bushland setting;
6. Achieve a strong sense of place and community focus on the significant environmental, historic, social and commercial aspects of the Village Centre;
7. Ensure that all buildings and surrounds are maintained to a high standard;
8. Maintain and improve the streetscape;
9. Improve the safety, circulation and integration of the road network with surrounding land uses, pedestrians and cyclists so that motor vehicle movements do not dominate;
10. Rehabilitate degraded areas, utilising local community resources;
11. Minimise noise and environmental pollution; and
12. Maintain and consolidate services provided at the existing local centres.

In order to guide development within the Precinct that is consistent with the Aim and Objectives of this plan, suitable Guidelines and Strategies have been prepared. These are divided into six groups:

- Residential;
- Local Centres;

- Heritage;
- Environmental;
- Public Spaces; and
- Movement Systems.

For each group, the Guidelines and Strategies have been developed to target specific areas of concern. The Guidelines are to be used by Council for the assessment of development proposals or are to be implemented when it undertakes upgrading of infrastructure such as roads or footpaths. They are not to be retrospective. The Strategies, however, require some form of specific response or immediate follow-up by Council. The responsible Shire Department/s for implementing these Guidelines and Strategies is indicated at the end of each such Guideline and Strategy.

5.1 Residential

5.1.1 Fencing

Fencing, particularly in front of the building line on any lot, has a significant impact on the streetscape. In order to retain the open feeling and allow the natural elements of the landscape to remain a significant feature of the Precinct, it is essential that certain types of fences not be permitted. If fencing is required, then more sympathetic fencing types should be promoted.

Guideline R1: *Fencing in front of the building line on any lot will be discouraged unless the land owner can demonstrate that there are extenuating circumstances such as a property located on a corner block, lot size of less than 1016m² in area or privacy/security reasons (Building).*

Guideline R2: *Where fencing is permitted in front of the building line in accordance with Guideline R1, the following will apply:*

- maximum height of 1.2m;*
- to be of open construction; and*
- to be constructed of natural colours and materials which are sympathetic to the Precinct such as timber.*

Examples of suitable fencing would also include post and wire, post and rail and picket fencing (Building).

Guideline R3: *Fencing comprising of fibre cement, brick, concrete or any reflective materials such as zincalume are not permitted on any property boundary (Building).*

Guideline R4: *Properties which front Great Eastern Highway are exempt from Fencing Guidelines R1, R2 and R3. Front fences that reduce noise and provide appropriate screening from highway traffic may be permitted. Construction of front fences is to occur within the following parameters:*

- a) maximum height of 1.8m; and*
- b) to be constructed of colours and materials which are sympathetic to the Precinct. (Building)*

In regard to the above, it must be noted that Council's Local Laws on fencing would have to be amended to give effect to the above requirements. This would be addressed in the Local Law review currently being undertaken.

5.1.2 Building Setbacks

Another aspect that enhances the open feeling of the Precinct is suitable building setbacks. Town Planning Scheme No. 3 through the Residential Planning Codes requires a minimum setback of 12m for an R5 zone. This setback should be maintained as the absolute minimum so that the open character of the Precinct can be maintained. Consideration for setback relaxation should only be given to those properties with a lot size of less than 1016m² in an R5 zone if it can be demonstrated that it will not compromise the visual amenity of the Precinct and the objectives for the Residential zone designated in Town Planning Scheme No. 3.

Guideline R5: *Front building setback relaxations are not permitted unless the lot size is less than 1016m² in area or less in an R5 zone. (Building)*

Guideline R6: *Consideration to be given to front building setback relaxations for lots with a size of 1016m² in area or less in an R5 zone if it can be demonstrated that it will not compromise the visual amenity of the Precinct and meets with the objectives of the Residential zone designated in Town Planning Scheme No.3. (Building)*

5.1.3 Fill & Excavation

The natural slopes of the Precinct are an inherent characteristic and are generally only associated with the hills. Unfortunately, in some instances inappropriate designs are proposed which result in buildings and gardens being constructed that are not in context with the natural landform and have a detrimental effect on existing natural vegetation.

Guideline R7: *General site modifications, including sandpads for residences or outbuildings and landscaping, in relation to cut and fill shall be limited to no greater than 1.5m at its maximum depth (Building).*

5.1.4 Driveways, Crossovers & Battle Axe Drives

Driveways and crossovers invariably create an impact on the streetscape. A variety of construction materials have been used for driveways and crossovers in the Precinct. The most popular is gravel which given its natural characteristics and association with the hills environment, integrates very successfully with the streetscape. However, it is not always possible to utilise gravel due to slope, drainage and/or maintenance issues on some properties and the expectations of some landowners for a more urban environment. Should landowners wish to upgrade their driveways and crossovers, it should be done in a sympathetic manner that reflects the earthy colours of the Precinct. Some particularly long driveways are created as a result of battle-axe subdivisions and warrant special treatment.

Guideline R8: *Landowners who upgrade driveways and/or crossovers other than with gravel, are to construct them of red/brown asphalt or other paving surface of a similar colour. (Engineering).*

Guideline R9: *Access drives to any new battle-axe lots to be red/brown asphalt or other paving surface of a similar colour. (Engineering)*

5.1.5 Building Appearance

Whilst brick and tile is the predominant construction type of dwellings, a variety of architectural styles has contributed to the residential character of the Precinct. In addition, many dwellings use earthy colours that are consistent with the hills environment. Some dwellings and outbuildings utilised reflective materials, mainly zinalume, which is not desirable. However, their impact is reduced by the fact that the Precinct contains heavy tree coverage.

Guideline R10: *Extensions to existing dwellings and outbuildings to be constructed in a manner sympathetic to the existing buildings on site. This may be achieved by the appropriate choice of materials, colours, proportions of window /door openings in relation to building mass and the like. (Building)*

Guideline R11: *New dwellings and outbuildings to use earthy colours that are consistent with the hills environment such as red, brown, rustic orange (gravel), olive, grey, green and various tones of these colours. Reflective materials including zinalume and white cladding are not permitted (Building).*

5.1.6 Fire Safety

In recognition of the constant fire risk that applies to the escarpment, it is essential that appropriate firebreaks be installed on all properties within the Precinct to meet the requirements of the Bushfires Act. Consideration should be given, however, to strategic firebreaks rather than the “easiest” option of a ploughed 3m strip around the perimeter of each property.

Guideline R12: *Landowners to install firebreaks that are sensitive to the local environment. (Rangers)*

Guideline R13: *Landowners be advised to plant fire resistant vegetation in landscaped areas close to houses and to ensure trees overhanging homes are pruned and gutters cleared or removed to reduce fire risk. (Rangers / Planning.)*

Strategy 1: *That a Strategic Fire Plan for the Precinct be prepared, which includes a fire awareness program for residents (Rangers).*

5.2 Local Centres

5.2.1 Commercial Size

The Shire’s Local Commercial Strategy (LCS) designates both the Hardey Road and Railway Parade shopping areas as ‘Local Commercial Centre (LC2)’. Whilst both centres satisfy everyday and weekly shopping convenience needs of local residents, the LCS has determined that there is no justification for further retail development. This conclusion is based upon the existing oversupply of retail floor space, which will not be absorbed by the projected population growth of Glen Forrest.

Guideline C1: *Hardey Road and Railway Parade Local Centres to be retained at their current retail floorspace space level to service the everyday convenience shopping needs of the local community (Planning).*

5.2.2 Future Expansion

In most of the villages in the Shire, there is usually only a single local commercial centre. However, the two centres here cannot be consolidated, as they are 1 km apart. As a result each centre has developed its own identity. The Hardey Road centre has a commercial business focus and subsequently the LCS has given it a higher order level of operation. The Railway Parade centre tends to have a community focus due to its central location in the village and its close proximity to historical buildings, the Post office, two churches, Octagon Hall, Morgan John Morgan Reserve and a range of community and recreational facilities at Burkinshaw Park. Both Centres have room for expansion and future growth should be directed into the areas mentioned.

Guideline C2: *Future expansion of the two Local Centres to be directed in the following manner:*

- a) *Hardey Road, emphasis to be on complementary commercial business other than retail; and*
- b) *Railway Parade, emphasis to be on social/community facilities and other associated low key commercial activities that recognise it as part of the traditional heart of Glen Forrest.*

(Planning)

5.2.3 Appearance

As the precinct promotes a village atmosphere, especially in the vicinity of the Railway Parade Local Centre, it is important to ensure the commercial buildings and car parking do not dominate. Whilst it is not possible to require landowners to modify existing buildings, mechanisms can be put in place to guide the form of new buildings and/or redevelopment. In order to achieve this they should reflect the residential type of construction in terms of building materials, scale and impact on the site. In addition, consideration must be given to co-ordinating future development in the two Local Centres in a manner compatible with the built form of the surrounding land uses.

Guideline C3: *Building character and materials for commercial buildings to be sympathetic with residential development with particular regard to:*

- a) *surfaces that are of earthy colours so as to be unobtrusive, blend in with the landscape of the locality, and minimise visual intrusion such as red, brown, rustic orange (gravel), olive, grey, green and various tones of these colours;*
- b) *reflective materials including zincalume and white cladding are not permitted;*
- c) *the provision of verandah's to provide pedestrian shelter and enhance building and streetscape appearance;*

- d) *utilising an indigenous landscaping theme to integrate the development into the hills environment;*
- e) *car parking is not to dominate the amenity of the Local Centre and should be softened by the incorporation of indigenous landscaping; and*
- f) *any materials stored outside buildings shall be screened from view from adjoining property, public street, or public open space by a closed fence or wall.*

(Planning)

Guideline C4: *Any future expansion of the two Local Centres to occur in a co-ordinated manner addressing: building appearance, access arrangements, building setbacks, car parking, landscaping, impact on adjoining land uses and any other matters as determined by Council (Planning).*

5.2.4 Signage and Lighting

Signage and lighting for each Local Centre tends to detract from its appearance, as it is in general uncoordinated. In particular, landowners/leaseholders need to review signage so that it is co-ordinated, integrated and appealing. A signage theme for each Local Centre could be developed to represent its focus in the community (refer Guideline C2).

Guideline C5: *Commercial signage and lighting should be integrated with the building design and be of earthy colours to reflect the Precinct's hills environment such as red, brown, rustic orange (gravel), olive, grey, green and various tones of these colours. (Planning).*

Strategy 2: *That a signage theme be developed for each Local Centre that reflects its position in the local community (refer Guideline C2) and addresses co-ordination, integration and colour issues (Planning).*

5.2.5 Hardey Road Precinct Plan

The Hardey Road Precinct Plan was adopted by Council on the 24 September 1996. It was derived as a result of a development application for three shops contiguous with the service station at Lot 201 corner Great Eastern Highway and Hardey Road in late 1996. The Hardey Road Local Centre has a land area of approximately 15,000m² on the western side of Hardey Road and an area of land of approximately 11,500m² on the eastern side.

The adopted Precinct Plan provides a traffic management strategy to restrict cross vehicle movement between the components in two opposite locations via a roundabout (refer Plan 2). However the Plan does not address pedestrian crossing issues between Lots 44 and 50 and Lot 201 Hardey Road. This should be addressed given the amount of traffic using Hardey Road and the likelihood of pedestrians crossing Hardey Road to access retail uses on the development on Lot 201 and vice versa.

The Hardey Road Precinct Plan is now proposed to be reviewed by a traffic study aimed at determining if there is a need for traffic calming on that road.

Guideline C6: *Traffic management in the Hardey Road Local Centre to be in accordance with the findings of a traffic study to be undertaken to determine if there is a need for traffic calming and pedestrian crossings. (Engineering).*

Strategy 3: *The Hardey Road traffic study to determine the need for safe pedestrian crossing places between Lots 44 and 50 and Lot 201 Hardey Road (Engineering).*

5.3 Heritage

5.3.1 Heritage Places

The Precinct currently contains 20 places that are listed under the Shire's Municipal Heritage Inventory as indicated below:

Site No	PLACE	ADDRESS	STATUS
87	Braidwood/Forrest Arms	Lot 10 cnr William Street & Railway Parade	Retain & Conserve
88	Smith's Cottage	Lot 10 cnr Harold & William Streets	Assess H
89	Burkinshaw House	Lot 41 Burkinshaw Road	Assess H
90	Tillbrook's House	Lot 14 cnr Burkinshaw Road & Tillbrook Street	Assess H
92	Railway Ganger's Cottage	Lot 22 cnr Braxan Street & Railway Parade	No Assess
95	Residence	Hardey Road	No Assess
102	Station Master's House	Lot 380 Railway Parade	Highest
103	Morgan John Morgan Reserve	Railway Parade	Assess H
106	Kirton House	Lot 134 cnr McGlew Road & Nicholl Street	No Assess
117	Smiths Mill /Ben Pittersen's Store	Lot 51 Railway Parade	Assess H
118	Butcher's Shop	Lot 1 Railway Parade	Assess H
119	Glen Forrest (Smith's Mill) Primary School	Glen Forrest Drive	Highest
120	Octagonal Hall	Lot 166 McGlew Road	Highest
121	St Andrew's Anglican	Lot 97 McGlew Road	Highest

	Church		
122	Uniting (Methodist Church)	Pt Lot 171 McGlew Road	Retain & Conserve
123	Post Office	Lot 50 McGlew Road	Assess H
124	Glen Forrest Sporting Club	Burkinshaw Park	Assess H
197	Glen Forrest Hall	Lot 342 cnr Statham Street & Marnie Road	Assess H
220	Pepper Trees	Burkinshaw Road 7 Railway Parade	No Assess
221	McGlew Gravel Pit & Loading Bay	McGlew Road	Assess H

Key: Highest – high heritage value, Retain & Conserve – heritage value, Assess H – heritage assessment incomplete, No Assess – waiting to be assessed.

The Inventory contains a Statement of Significance and Conservation Strategy for places 87, 102, 119, 120, 121 and 122. It should also be noted that site No. 120 has now been included on the State Register and listed with the National Trust. Once this document is adopted as a Town Planning Scheme Code under the Shire of Mundaring Town Planning Scheme 3, Council will be in a position to implement/upgrade the status of the above-mentioned 20 places.

Guideline H1: *Any development and/or modifications to heritage sites 87, 102, 119, 120, 121 and 122 in the Shire's Municipal Inventory to be in accordance with the Statement of Significance and Conservation Strategy as stipulated in the Shire's Municipal Heritage Inventory (Building/Planning).*

Guideline H2: *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:*

- a) minor - to be assessed on its merits i.e. small extension or internal structural modifications; and*
- b) major - completion of Statement of Significance and Conservation Strategy by landowner prior to consideration of proposal i.e. large extensions, structural modifications to facade or demolition.*

(Building/Planning)

5.3.2 Heritage Assessment

The number of heritage places within the Precinct suggests that it has considerable historic value to the local community. However, the majority of places have either not had their assessment completed (noted as 'Assess H' in table) or are waiting to be assessed (noted as 'No Assess' in table). This process should be completed in order to determine their heritage significance, identify the mechanisms for preservation, enhancement or recognition and protect the integrity and long term character of the Precinct.

Strategy 4: *That heritage sites 88, 89, 90, 103, 117, 118, 123, 124, 197, 221 of the Shire's Municipal Inventory have their heritage assessment completed with the preparation of Statement of Significance and a Conservation Strategy (Planning).*

Strategy 5: *That preliminary listed heritage sites 92, 95, 106 and 220 of the Shire's Municipal Inventory have their heritage assessment initiated to determine whether they should be formally listed (Planning).*

5.3.3 Heritage Trail

Due to the number of heritage places in the Precinct, an excellent opportunity exists to develop a historical theme linked to the local community. This would raise the profile and community awareness of these places for existing and future generations. One such mechanism is the development of a local heritage walking trail, which could be completed by the local historical society, the primary school or such other interested organisation.

Strategy 6: *That a Glen Forrest Local Heritage Trail be developed that includes heritage sites in the Precinct and immediate surrounds with appropriate plaques and signage. Consultation to occur with heritage site landowners and the local community (Planning/Engineering).*

5.4 Environmental

5.4.1 Environmental Management Strategy

The Shire's Environmental Management Strategy (EMS) provides the primary focus for the protection and management of the Shire's unique environment. Any proposed development should be assessed against this Strategy. Also, 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 recommendations of these studies should be implemented in the Precinct when they are completed.

Guideline E1: *Any development proposed in the Precinct to be assessed against the Shire's Environmental Management Strategy (Engineering/Planning).*

Strategy 7: *Recommendations from the proposed Integrated Catchment Management Plan, Urban Stormwater Drainage Strategy and Wildlife Corridor Strategy be applied in the Precinct, if applicable, when they are completed (Engineering/Planning).*

5.4.2 Bushland Reserves

The Precinct's bushland setting is highlighted by three prominent bushland reserves. All contain good coverage of remnant vegetation, with Lot 147 (R7789) corner Hardey and Strettle Roads forming a part of the Darling Range Regional Park as it contains vegetation of regional significance.

Each reserve contains opportunities to maximise its intended use, particularly Lot 147 (R7789), as it is a Regional Parks and Recreation reserve. Strategies have been developed to facilitate this to occur.

Guideline E2: Reserves which contain indigenous vegetation be protected and enhanced for their intrinsic value to the Precinct, whilst maintaining appropriate community access where practicable. (Engineering)

Strategy 8: Management Plans with the aim of protecting and enhancing their natural attributes to be prepared for the following reserves;

- a) Tillbrook Park (R34609) Quarry Court; and
- b) unnamed Reserve 43946 Glen Forrest Drive.

(Engineering)

Strategy 9: The Shire's Town Planning Scheme No. 3 Scheme Map to be updated to reflect the regional Parks and Recreation reservation for the Darling Regional Park with respect to the following local reserves:

- a) Lot 147 (R7789) corner Hardey and Strettle Roads;
- b) Lot 385 Strettle Road (R44796);
- c) Lot 386 Hardey Road (R44797);
- d) Lot 341 within Lot 147 Hardey Road Reserve 7789 (R23892); and
- e) Reserve 31196, which encompasses the Heritage Walk Trail and Morgan John Morgan Reserve.

(Planning)

Strategy 10: Delete the proposed Hall Site for the Boy Scouts and Girl Guides on Lot 341 (R23892) Hardey Road and amalgamate into Lot 147 (R7789) corner Hardey and Strettle Roads (Community Services /Planning).

Strategy 11: Undertake a land swap between Lot 385 (R44796) Strettle Road and Lot 84 Strettle Road for the purpose of protecting regional significant bushland which is part of the Darling Range Regional Park if possible and subsequently amalgamate Lot 385 into Lot 147 corner Hardey and Strettle Roads (Engineering/Planning).

This strategy has now been investigated. Lot 385 (R44796) is owned by the Crown and vested in the Glen Forrest Evangelical Church Inc. for the purpose of a "Church site". Development plans for the church are well advanced and it is therefore not feasible to undertake a land swap as proposed.

Strategy 12: *Initiate a Scheme Amendment to reserve the closed portion of Tillbrook Street (at Glen Forrest Drive) and Quarry Court (immediately adjacent to Tillbrook Park) as 'Public Open Space' and amalgamate into Tillbrook Park. An easement to be created along that portion of the road reserve which contains essential services (Planning).*

Strategy 13: *Amalgamate Lot 374 (R39278) Quarry Court with the adjoining unnamed reserve (R43946) on Glen Forrest Drive (Planning).*

5.4.3 Community Resources

The Shire's Friends Group Strategy has resulted in the formation of friends groups throughout the Shire to assist in the management of reserves in local areas. These groups provide support in areas such as weed control, revegetation projects, management plans and development of walk trails. The Friends of Glen Forrest have been formed to assist in the management of a conservation reserve on the corner of Glen Forrest Drive and Ryecroft Road. The group is not currently active within the Precinct but could be encouraged to provide community support to reserves that this area contains.

The Glen Forrest Primary School may wish to be involved in the management and rehabilitation of two nearby reserves (Tillbrook Park Reserve 34609 Quarry Court and Reserve 43946 Glen Forrest Drive).

Guideline E3: *To seek the involvement of the local community in environmental projects especially those groups that have a special interest including the Friends of Glen Forrest, the Glen Forrest Primary School and the Eastern Districts Wildlife Society
(Engineering/Planning).*

Strategy 14: *Encourage the formation of Friends Groups within the Precinct to assist in the preparation of reserve management plans (Engineering).*

Strategy 15: *Encourage the Glen Forrest Primary School to be involved in the management and rehabilitation of two nearby reserves (Tillbrook Park Reserve 34609 Quarry Court and unnamed Reserve 43946 Glen Forrest Drive).
(Engineering/Planning)*

5.4.4 Nyaania Creek

Nyaania Creek is an important environmental linkage in the Helena River Catchment that needs to be protected. In the Precinct, it only passes through residential properties (14) including one owned by Council. Residents in the Precinct do not have any formal access to the Creek.

Council is supporting a streamline revegetation project for that portion of Nyaania Creek that passes through Lot 100 corner Hardey Road and Glen Forrest Drive. So far, weed control has been undertaken with some seeding and planting. Council owns this 9221m² parcel of land, which is currently zoned 'Residential R5' and immediately adjacent to Morgan John Morgan Reserve. By reserving a portion of this land, it would offer the Creek protection of its ecological role, provide formal resident access and an opportunity to protect its aesthetics.

Guideline E4: *To protect and enhance the environmental role Nyaania Creek has in the Helena River Catchment by encouraging landowners, especially those properties where the Creek passes through, to have non polluting land practices and rehabilitate, where necessary, the creek line with indigenous aquatic vegetation (Engineering/Planning).*

Guideline E5: *Investigate options to provide the Precinct with formal public access to Nyaania Creek by reserving portions of the streamline as Public Open Space when the opportunity arises (Planning).*

Strategy 16: *Investigate the opportunities to reserve a portion of Council owned land, Lot 100 corner Hardey Road and Glen Forrest Drive for 'Public Open Space' with particular regard to that portion of the land that Nyaania Creek passes through (Engineering/Planning).*

Strategy 17: *To determine, with landowner permission, the state of Nyaania Creek where it passes through residential properties so as to identify rehabilitation measures that are required and advise landowners, where necessary, of improved land management practices (Engineering/Planning).*

5.4.5 Tree Preservation & Enhancement

Trees form an integral part of the character of the Precinct in both residential and commercial zones. Town Planning Scheme No. 3 provides for tree preservation in the Shire by virtue of Clauses 5.1 to 5.4. These provisions, however, do not apply to lots that are under 4000m². It is considered that it is essential that the tree coverage in the Precinct is maintained and therefore these provisions should be extended over the entire Precinct. Where it can be demonstrated, the provisions provide scope for Council to consider requests by landowners for the removal of trees.

Guideline E6: *All landowners within the Precinct are encouraged to comply with the provisions of Town Planning Scheme No.3 Part V Division 1 – Tree Preservation and Enhancement, and particularly Clauses 5.1 to 5.3(b) and 5.3(d) to 5.4 (Planning).*

5.5 Public Spaces

5.5.1 Burkinshaw Park

Burkinshaw Park is Glen Forrest's major sporting complex housing a variety of sports including football, cricket, tennis and lawn bowls. Council, after extensive consultation with the community, adopted in 1995 a conceptual development plan to guide its future development (refer Plan 3). Interestingly, the Park comprises two reserves, which need to be rationalised and incorporated into one.

Guideline P1: *Burkinshaw Park to continue as Glen Forrest's major active recreational area with minimal impact on adjoining residential uses (Engineering).*

Guideline P2: *The Burkinshaw Park Conceptual Development Plan (1995) to be used as the strategic planning tool for the future development of the Park (Community Services).*

Strategy 18: *That the following actions be initiated to rationalise the cadastral boundaries of Burkinshaw Park:*

- a) *Town Planning Scheme No. 3 to be amended to reserve that portion of Marnie Road which passes through Burkinshaw Park to 'Public Open Space' and*
- b) *once the Scheme Amendment is complete, amalgamate reserves 14042, 8703 and a portion of Marnie Road referred to in '(a)' above into one reserve.* (Planning)

5.5.2 Morgan John Morgan Reserve

Morgan John Morgan Reserve is Glen Forrest's primary community park, which has local and regional significance. It is in a central location close to shops and community facilities, is part of the Shire's Heritage Walk Trail and the WA Planning Commission's Darling Regional Park, and is designated as an important wildlife corridor in the Shire's draft Wildlife Corridor Plan. Given its local and regional roles, it is essential that a management plan is developed to protect and enhance its role in the community. Of pressing concern is the lack of a focal point in the Reserve, where facilities are dispersed sporadically.

Guideline P3: *Morgan John Morgan Reserve to continue as Glen Forrest's primary community park (Engineering).*

Strategy 19: *That a management plan be prepared for Morgan John Morgan Reserve which addresses its local and regional significance including:*

- a) it's local and regional roles;*
- b) the development of a focal point;*
- c) the extension of the park boundaries to include the community centre (heritage listed Station Master House);*
- d) rehabilitation measures to enhance its wildlife corridor status;*
- e) the need to address car parking issues with the Railway Parade Local Centre;*
- f) the adoption of a planting theme; and*
- g) the provision of user friendly facilities such as barbecues and park information.*

(Engineering/Planning)

5.5.3 Entry Statements

When entering the Precinct or Glen Forrest in general, there is no clear demarcation that one has entered the village. Entry statements such as one at the Hardey Road Local Centre at its intersection with Great Eastern Highway would contribute to a sense of place for the community and visitors.

Strategy 20: *Investigate the possibility of establishing an entry statement into Glen Forrest at the Hardey Road Local Centre at its intersection with Great Eastern Highway and any other location in the Precinct which is considered suitable (Engineering/Planning).*

5.5.4 Streetscape

The streetscape is perhaps one of the most important elements in a local community. Its presentation will determine the amount of community pride, provide visitors with their first impression and possibly impact on property values. A number of components make up the streetscape including street and footpath colour and width, kerbs (or lack of), traffic calming devices, drainage infrastructure, powerlines and vegetation. It is important that these are treated sensitively to enable them to blend into the environment with as little intrusion as possible. This can be achieved to some degree by use of coloured pavements, traffic calming (refer Section 5.6.1), unobtrusive and integrated drainage, edge/kerb treatments, landscaping and sensitive utility provision.

Guideline P4: *Continue to provide non-urban streetscapes that blend into the local environment with minimal impact (Engineering).*

Guideline P5: *Parking areas in community focus areas including around schools, churches, shops, and the Post Office to be paved in red/brown asphalt as and when re-surfacing is required (Engineering).*

Guideline P6: *Footpaths and dual use paths to be paved in red / brown asphalt (Engineering).*

Guideline P7: *The provision of drainage to comply with Council's urban drainage strategy where possible to minimise the impact of typical urban street appearances (Engineering).*

Guideline P8: *Western Power to continue to provide replacement power poles in plantation timber. Wherever practical the powerlines should be laid underground. (Engineering).*

Guideline P9: *Road verges to reflect a natural bushland setting where any planting is to be restricted to indigenous vegetation only (Engineering).*

Guideline P10: *Landowners to be encouraged to maintain road verges and where necessary plant indigenous vegetation (Engineering).*

Strategy 21: Request Western Power to replace all low voltage open wire powerlines with aerial bundled conductors and continue the use plantation timber for power poles. Underground power should be provided wherever practical, even in lieu of aerial bundled cabling. (Engineering).

Strategy 22: Request Telstra to undertake an intense indigenous landscaping programme to screen its telephone exchange building on Lot 20 corner Hardey Road and Railway Parade from the road as this is a prominent corner (Engineering).

Strategy 23: That the Shire consider providing those landowners who wish to revegetate the road verge with suitable indigenous vegetation on the condition that they maintain it (Engineering).

Strategy 24: That the Shire promotes the planting of indigenous vegetation suitable to each specific road verge. This be achieved through the tree canopy and shrub programme and advice to landowners as appropriate. (Engineering)

5.5.5 Community Arts Project

Of the eight bus shelters within the Precinct, only one has been subject to urban art (Great Eastern Highway). A community arts programme could be set up to paint the remaining seven based on environmental, historic and community themes of Glen Forrest.

Strategy 25: Arrange for setting up a community arts programme to paint seven bus shelters located in the Precinct based on environmental, historic and community themes of Glen Forrest (Engineering).

5.6 Movement Systems

5.6.1 Road

A safe and efficient road network is essential for the successful functioning of the Glen Forrest Village. A previous traffic study of Glen Forrest (1985) identified improvements in the Precinct but many of these recommendations were not implemented. To justify any proposals for traffic calming, vehicle counts must occur. However, the land use analysis of the Precinct has identified some areas where the road network could be improved.

Guideline M1: *Provide a safe and efficient road network within the Precinct providing ready access to the local centres, community facilities and recreational areas by discouraging through traffic where possible. (Engineering).*

Strategy 26: *A local area traffic management plan for the Precinct be prepared which addresses matters including but not limited to:*

- a) how to best achieve Guideline M1; and*
- b) provision of a roundabout at the intersection of Railway Parade and Hardey Road. (Engineering)*

Strategy 27: *Investigate the status of the Right of Way behind Lots 10, 13, 14 and 27 McGlew Road with the view to closing and amalgamating it with adjoining lots (Engineering/Planning).*

5.6.2 Pedestrian & Cycle Paths

It is essential that pedestrian and cycle networks link schools, community facilities, public open space and shopping areas. The Shire's Engineering Department has prepared a draft Dual Use Path/Footpath Programme for Glen Forrest which generally achieves this aim (refer Plan 4). Some minor additional linkages would strengthen this network with the provision of cycle racks at suitable locations such as shopping areas and public open spaces.

Guideline M2: *Continue to implement the Shire's Dual Use/Footpath Programme for Glen Forrest as the Precinct's preferred pedestrian and cycle network subject to the following modifications:*

- a) provision of a dual use path along Glen Forrest Drive between Tillbrook and Smith Streets (Glen Forrest Primary School frontage);*
- b) upgrading/creation of dual use path on Great Eastern Highway between McGlew and Hardey Roads.*
- c) link footpaths as appropriate to achieve a continuous local heritage trail. (Engineering)*

Strategy 28: *That the Shire's Engineering Department be requested to provide additional dual use path linkages as identified in Guideline M2 of its Dual Use/Footpath Programme for Glen Forrest (Engineering).*

Strategy 29: *That cycle racks be provided in the two Local Centres and Public Open Space areas. (Engineering)*

5.7 Public Education

Generally, a Precinct Plan has to be user friendly to the general community. In order to reach the target audience (the landowners in the Precinct), an easy to read information brochure be produced based on the principles of the Precinct Plan once it has been adopted.

Strategy 30: *That an explanatory document/information brochure outlining the principles of the Precinct Plan be prepared and made available to all landowners and prospective homebuilders and designers within the Precinct (Planning).*

6.0 IMPLEMENTATION

The Planning and Development Services Division will co-ordinate and monitor the overall implementation of this Precinct Plan. The specific details for each Guideline and Strategy 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 time frames for the implementation for the Category A strategies are included at Appendix 2.

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

- (a) a concept preliminary development plan to be funded and prepared in the 2001 / 2002 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.

APPENDIX 1

Literature Review for Glen Forrest Precinct Plan

The following documents were reviewed as a pre-requisite to the preparation of the Glen Forrest Precinct Plan.

- 1 Metropolitan Region Scheme
- 2 Shire of Mundaring Town Planning Scheme No. 3
- 3 Shire of Mundaring Local Commercial Strategy
- 4 Shire of Mundaring Municipal Heritage Inventory
- 5 Shire of Mundaring Environmental Management Strategy
- 6 Shire of Mundaring Local Laws
- 7 Glen Forrest Structure Plan (1981)
- 8 Mundaring Shire Railway Reserve Regional Study (1984)
- 9 Glen Forrest Traffic Study 1985
- 10 Morgan John Morgan Reserve Bicentennial Project (1988)
- 11 GFRRRA Proposal for Glen Forrest Precinct (1989)
- 12 TPS 3 Scheme Report (1991)
- 13 Burkinshaw Park Conceptual Development Plan (1999)
- 14 Hardey Road Precinct Plan 1997
- 15 Shire of Mundaring Footpath / Dual Use Path Programme (1997)
- 16 Shire of Mundaring Strategic Plan 1999 / 2000 – 2002 /2003
- 17 Preliminary Assessment of Lot 84 Strettle Road, Glen Forrest (1997)

CATEGORY “A” STRATEGIES –TIMEFRAMES

(Strategies that can be implemented involving operating costs only)

Fire Safety

1. That a Strategic Fire Plan for the Precinct be prepared, which includes a fire awareness program for residents. *(Rangers)*

Timeframe: 2002 / 2003

Signage

2. That a signage theme be developed for each Local Centre that reflects its position in the local community (refer Guideline C2) and addresses co-ordination, integration and colour issues. *(Planning)*

Timeframe: 2002 / 2003

Hardey Road Precinct Plan

3. The Hardey Road Precinct Plan to be modified to incorporate safe pedestrian crossing places between Lots 44 and 50 and Lot 201 Hardey Road. *(Engineering)*

Timeframe: 2002 / 2003

Heritage Assessment

4. That heritage sites 88, 89, 90, 103, 117, 118, 123, 124, 197, 221 of the Shire's Municipal Heritage Inventory have their heritage assessment completed with the preparation of Statement of Significance and a Conservation Strategy. *(Planning)*

Timeframe: 2002 / 2003

5. That preliminary listed heritage sites 92, 95, 106 and 220 of the Shire's Municipal Heritage Inventory have their heritage assessment initiated to determine whether they should be formally listed. *(Planning)*

Timeframe: 2002 / 2003

Environmental Management Strategy

7. Recommendations from the proposed Integrated Catchment Management Plan, Urban Stormwater Drainage Strategy and Wildlife Corridor Strategy to be applied in the Precinct, if applicable, when they are completed. *(Engineering/Planning)*

Timeframe: Ongoing

Bushland Reserves

8. Management Plans with the aim of protecting and enhancing their natural attributes to be prepared for the following reserves;
 - a) Tillbrook Park (R34609) Quarry Court; and
 - b) unnamed Reserve 43946 Glen Forrest Drive. *(Engineering/Planning)*

Timeframe: 2003 / 2004

The above Reserves were not assessed as part of the reserves study and therefore not identified as reserves requiring Management Plans. Opportunities exist to prepare these Management Plans through Friends Groups.

9. The Shire's Town Planning Scheme No. 3 Scheme Map to be updated to reflect the regional Parks and Recreation reservation for the Darling Range Regional Park with respect to the following local reserves:
 - a) Lot 147 (R7789) corner Hardey and Strettle Roads;
 - b) Lot 385 Strettle Road (R44796);
 - c) Lot 386 Hardey Road (R44797);
 - d) Lot 341 within Lot 147 Hardey Road Reserve 7789 (R23892); and
 - e) Reserve 31196, which encompasses the Heritage Walk Trail and Morgan John Morgan Reserve. *(Planning)*

Timeframe: 2002 / 2003

The Scheme Maps to be updated along with TPS 2000 review. The Darling Range Regional Park (DRRP) Management Plan is currently under preparation by CALM. It is expected to be finished towards the end of 2001.

10. Delete the proposed Hall Site for the Boy Scouts and Girl Guides on Lot 341 (R23892) Hardey Road and amalgamate into Lot 147 (R7789) corner Hardey and Strettle Roads. *(Community Services/Planning)*

Timeframe: 2002 / 2003

11. Undertake a land swap between Lot 385 (R44796) Strettle Road and Lot 84 Strettle Road for the purpose of protecting regional significant bushland which is part of the Darling Regional Park if feasible and subsequently amalgamate Lot 385 into Lot 147 corner Hardey and Strettle Roads. *(Engineering/Planning)*

This strategy has now been investigated. Lot 385 (R44796) is owned by the Crown and vested in the Glen Forrest Evangelical Church Inc. for the purpose of a "church site". Development plans for the Church are well advanced and it is therefore not possible to undertake a land swap as proposed.

Timeframe: No further action required.

12. Initiate a Scheme Amendment to reserve the closed portion of Tillbrook Street (at Glen Forrest Drive) and Quarry Court (immediately adjacent to Tillbrook Park) as 'Public Open Space' and amalgamate into Tillbrook Park. An easement to be created along that portion of the road reserve which contains essential services. *(Planning)*

Timeframe: 2002 / 2003

13. Amalgamate Lot 374 (R39218) Quarry Court with the adjoining unnamed reserve (R43946) on Glen Forrest Drive. *(Planning)*

Timeframe: 2002 / 2003

Community Resources

14. Encourage the formation of Friends Groups within the Precinct to assist in the preparation of reserve management plans. *(Engineering/Planning)*

Timeframe: 2002 / 2003

With active intervention from the Shire a Friends Group could be established in the above timeframe.

15. Encourage the Glen Forrest Primary School to be involved in the management and rehabilitation of two nearby reserves (Tillbrook Park Reserve 34609 Quarry Court and unnamed Reserve 43946 Glen Forrest Drive). *(Engineering/Planning)*

Timeframe: 2002 / 2003

This is considered a viable option as the School is very active in environmental issues such as recycling and permaculture. It is proposed that the Shire's Bushcare Coordinator, through the formation of a Friends Group pursue this as a priority.

Nyaania Park

16. Investigate the opportunities to reserve a portion of Council owned land, Lot 100 corner Hardey Road and Glen Forrest Drive for 'Public Open Space' with particular regard to that portion of the land that Nyaania Creek passes through. *(Engineering/Planning)*

Timeframe: 2002 / 2003

17. To determine, with landowner permission, the state of Nyaania Creek where it passes through residential properties so as to identify rehabilitation measures that are required and advise landowners where necessary of improved land management practices. *(Engineering/Planning)*

Timeframe: Ongoing

This strategy is well advanced as part of the Eastern Hills Catchment Management Plan (EHCMP), as a partnership project between the local community, landowners and Friends Groups. Ongoing rehabilitation activities will continue as part of the EHCMP and education of landowners on improved land management practices is a high priority activity for 2001 onwards.

Burkinshaw Park

18. That the following actions be initiated to rationalise the cadastral boundaries of Burkinshaw Park:
- a) Town Planning Scheme No. 3 to be amended to reserve that portion of Marnie Road which passes through Burkinshaw Park to 'Public Open Space' and
 - b) once the Scheme Amendment is complete, amalgamate reserves 14042, 8703 and the portion of Marnie Road referred to in 'a' above into one reserve. *(Planning)*

Timeframe: 2002 / 2003

Morgan John Morgan Reserve

19. That a management plan be prepared for Morgan John Morgan Reserve which addresses its local and regional significance including:

- a) it's local and regional roles;
- b) the development of a focal point;
- c) the extension of the park boundaries to include the community centre (heritage listed Station Master's House);
- d) rehabilitation measures to enhance its wildlife corridor status;
- e) the need to address car parking issues with the Railway Parade Local Centre;
- f) the adoption of a planting theme; and
- g) the provision of user friendly facilities such as barbecues and park information. (*Engineering/Planning*)

Timeframe: 2002 / 2003

Some creekline rehabilitation work (weed control, sedge planting) has been done in the past (1998, 1999) however this was discontinued due to the lack of funding.

Although not included in the Reserves Study, given that the reserve is not classified as bushland, the park would benefit through the preparation of a creekline restoration plan (rather than a management plan) to enhance the natural values of the area and create a wildlife corridor (refer to point (d)). The reserve has local values, however the park is unlikely to have environmental values of regional significance. It is recognised however that there may be heritage values adjacent of regional significance ((a) and (c)) and could be a focal point (b) for the local community.

Note (e), (f) and (g) are category B strategies.

Streetscape

- 21. Request Western Power to replace all low voltage open wire powerlines with aerial bundled conductors over time and continue the use of plantation timber for power poles. Underground power should be utilised wherever possible, even in lieu of aerial bundled cabling. (*Engineering*)

Timeframe: 2001 / 2002

- 22. Request Telstra to undertake an intense indigenous landscaping programme to screen its telephone exchange building on Lot 20 corner Hardey Road and Railway Parade from the road as this is a prominent corner. (*Engineering*)

Timeframe: 2001 / 2002

- 23. That the Shire extend the tree canopy and native shrub programme to cover road verges and provide those landowners who wish to revegetate the road verge with suitable indigenous vegetation on the condition that they maintain it. (*Engineering*)

Timeframe: 2002 / 2003

24. That the Shire promote the planting of indigenous vegetation suitable to each specific road verge. This be achieved through the tree canopy and shrub programme and advice to landowners as appropriate. *(Engineering)*

Timeframe: Ongoing

This has already been achieved through the Wildlife Corridor Strategy, whereby letters were sent to all residents in the Shire with properties located within corridors advising them to protect and revegetate their properties. This advice created a strong demand for plants through the Tree Canopy and Understorey Program.

Additional planting on an ongoing basis would improve the streetscapes of the precinct, particularly using locally native plant species.

Movement Systems

26. A local area traffic management plan for the Precinct be prepared including but not limited to:
- a) how to best achieve Guideline M1; and
 - b) provision of a roundabout at the intersection of Railway Parade and Hardey Road) *(Engineering)*

Timeframe: 2002 / 2003

27. Investigate the status of the Right of Way behind Lots 10, 13, 14 and 27 McGlew Road with the view to closing and amalgamating it with adjoining lots. *(Engineering/Planning)*

Timeframe: 2002 / 2003

Pedestrian and Cycle Paths

28. That the Shire's Engineering Department be requested to include the additional dual use path linkages as identified in Guideline M2 in its Dual Use/Footpath Programme (Plan 4) for Glen Forrest. *(Engineering)*

Timeframe: 2001 / 2002

- 30.** That an explanatory document/information brochure outlining the principles of the Precinct Plan be prepared and made available to all landowners and prospective homebuilders and designers within the Precinct. (*Building/Engineering/Planning*)

Timeframe: 2002 / 2003
