
**Mt HELENA VILLAGE CENTRE
PRECINCT PLAN**

**Shire of Mundaring
Town Planning Scheme Code No. 2**

February 1997

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PLANS

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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 which contribute to the character, function and identity of their local precinct.

Towards the end of 1995, Council commissioned Michael Ipkendanz Architect to prepare a Precinct Plan for the village centre of Mt Helena.

The draft plan prepared by Mr Ipkendanz was presented to Council in March 1996. After thorough consideration, Council resolved to invite public discussion and comment on the plan prior to formally determining its suitability for the Mt Helena community.

Subsequently, the Plan was exhibited for public comment for a period of 28 days concluding on the 23rd September 1996. This process included all land owners within the precinct being notified and invited to comment.

On the 25th February 1997, Council considered all the submissions received and resolved to modify the Plan to reflect the concerns of the Mt Helena community. Subject to these modifications, Council further resolved to adopt the plan as a Town Planning Scheme Code pursuant to Clause 8.14 of the Shire of Mundaring Town Planning Scheme No. 3.

The Code will be used as a basis to determine the future form and composition of the Mt Helena Village Centre by providing strategic guidelines to assist Council and the local community in making appropriate decisions regarding its development and upgrading.

Mt HELENA VILLAGE CENTRE PRECINCT PLAN

TOWN PLANNING SCHEME CODE NO. 2

1. INTRODUCTION

1.1 Objective

The objective of this Precinct Plan is to reinforce and develop the Mt Helena Village Centre 'sense of place'. To facilitate this, the recommendations contained within this report are intended to guide Council and the local community in making appropriate decisions in regard to:

- developing a coherent and integrated village centre;
- improving the general streetscape;
- improving pedestrian and cycle access and safety;
- improving the safety, circulation and integration of the road network with surrounding land uses, pedestrians and cyclists;
- upgrading existing car parking areas; and
- identifying, preserving and enhancing the significant historical and environmental components of the precinct.

1.2 Methodology

The recommendations derived in this report were the result of:

- reviewing the existing land uses and access arrangements within and immediately surrounding the Precinct;
- consultation with the Shire's Planning Department; and
- amendments required by Council to reflect the results of the community consultation process.

2. PRECINCT BOUNDARIES

The Precinct area is bounded by Marquis, Evans, Keane (West & East) and George Streets, Sawyers Road and a railway reserve to the south. For the purpose of the Precinct Plan, this area is considered the Mt Helena Village Centre (refer Plan 1).

3. HISTORIC FABRIC

Mt Helena's origin dates back to 1882 as a timber town. Within the precinct boundary there are a number of significant historical buildings and physical landmarks which are:

- Mt Helena Hotel originally constructed in 1902 as the Lion Mill Hotel (Lot 10 Keane Street West);
- General Store and associated residential which was formerly the Road Board Office from 1906-1925 (Lot 244 corner McVicar Place and Evans Street);
- Swirls and Curls Hairdresser which resides within one of the original retail shops constructed in the Precinct (Lot 16 McVicar Place);
- Railway Ganger's Cottage comprising of a weatherboard and iron house. Believed to be the last remaining cottage of its type in Mt Helena (Lot 326 McVicar Place);
- the Old Railway Cutting between George Street and Keane Street East that appears to be a former western spur line from the main railway reserve; and
- the area that now constitutes Pioneer Park formerly consisted of eight lots that were amalgamated to form public open space. These lots originally contained weatherboard and iron dwellings, established in the early 1900s to house workers in the town. These were demolished to make way for Pioneer Park.

The historic fabric of the Precinct should be retained and enhanced where practical in order to contribute to the Village Centre 'sense of place'.

4. LAND USE CONTROLS

4.1 Zoning & Reservations

The majority of the Precinct is zoned 'Local Centre' under the Shire's Town Planning Scheme No. 3. The exceptions being Pioneer Park which is reserved for 'Public Open Space' and the Old Railway Cutting (bounded by Sawyers Road, Keane Street East & George Street) and the public car park at the corner of Keane Street West and Sawyers Road which are reserved for 'Local Roads'.

The land zoned 'Local Centre' can with Council approval, potentially cater for a range of uses including:

- shops;
- group dwellings up to R20;
- aged persons accommodation;
- offices;
- indoor recreation centre;

- art gallery;
- child care centre;
- education facilities;
- restaurants; and
- garden centres.

This has the potential to create a diversified Village Centre if development is designed, co-ordinated and properly planned for.

4.2 Local Commercial Strategy

The Local Commercial Strategy designates the Precinct as a 'Local Commercial Centre (LC2)'. Therefore, any expansion of the Precinct's retail floor space must reflect the requirements of the Strategy. The Strategy projects that Mt Helena will need to almost double its existing retail floor space by 2008.

4.3 Municipal Heritage Inventory

The Precinct currently contains three places that are listed under the Shire's Municipal Heritage Inventory. These are:

- Mt Helena Hotel (Site No. 179);
 - the former Road Board Office (Site No. 198); and
 - Railway Ganger's Cottage (Site No. 226);
- (Note: refer to Section 3 for further details on these buildings)*

The Inventory stipulates that the Mt Helena Hotel requires the highest level of protection and the owners provided with the maximum encouragement to conserve the significance of the place. The remaining two whilst being important historically, are considered to be of lower merit and the Inventory recommends that these buildings should be retained and conserved if possible.

Town Planning Scheme No. 3 contains appropriate provisions to enable the above requirements to be enforced by Council.

5. EXISTING LAND USE & ACCESS ARRANGEMENTS

5.1 General Layout

The overall physical setting of the Precinct within a contour depression (valley) and its position at the junction of four major road routes into the Village Centre establishes a visual focus for the town. In addition, the precinct has a good representation of well established trees which provides for a tranquil setting.

5.2 Built Form

The Precinct currently lacks a degree of identity and a sense of place. Much of the recent development that has occurred has been piecemeal but has resulted in a mixture of land uses including retail, office and residential.

The large development of Maddison's Store along McVicar Place, has impacted significantly on the existing streetscape and landscape due to the requirements of single level car park and uniform building floor levels being established within an area of significant contour variation (approximately 17m between McVicar Place and Marquis Street.) It should also be noted that the existing entry into Maddison's Store is inadequate for handicapped and trolley access.

There is a contrast of architectural styles, an inconsistency of building scale and bulk and a lack of physical links between the uses located in the precinct, particularly along the north side of McVicar Place. In this area, it is unlikely that any new major development will occur in the short term to provide the impetus for necessary architectural and structural integration of the streetscape.

However, should any future redevelopment along McVicar Place be proposed it will require detailed attention to building setbacks, façade treatment, building mass and scale, together with appropriate landscaping.

However, in general any new development alterations and/or additions to existing buildings within the Precinct should attempt to compliment the streetscape in building form, scale, colour and texture.

5.3 Road Network, Vehicle Access & Car Parking

The four major road systems feeding into the precinct are Sawyers Road, Evans Street and Keane Street West and East. Sawyers Road is the primary road in this system. A number of improvements to the road network to upgrade vehicle access and safety were carried out in late 1980. A roundabout was recommended for the intersection of Evans Street and Keane Street East in the Mt Helena Study 1987 (Working Paper No. 3).

However, there are still a number of areas that require improvement including access in and around McVicar Place and entries to the Mt Helena Hotel, public car parks off Keane Street West and McVicar Place and the road reserve between Keane Street East and George Street.

5.4 Pedestrian and Cycle Access

The only sealed footpath system occurs along McVicar Place, Evans Street and Keane Street East. Pedestrian movement in all other areas is essentially along unsealed tracks. The major rail reserve/walk trail to the south is linked through to Keane Street West via a series of dirt tracks. The existing bus stop locations on Keane Street West and Sawyers Road are unsealed and have no pedestrian safety cross-overs through Pioneer Park to the village centre.

If development occurs on Lots 17, 18, 244 and 350 McVicar Place, pedestrian access north of these lots from Marquis Street should be retained.

5.5 Landscaping

As no new development is likely in the near future, landscaping provides one of the few mechanisms available to integrate the streetscape within the Precinct. The large open road reserve area between Keane Street East and George Street is an obvious area for the extension of land use activities similar to that of Pioneer Park. Appropriate landscaping in this area is therefore crucial to development of vistas and streetscape in the eastern portion of the Precinct. It is crucial that the extensive indigenous vegetation be preserved and maintained within the Precinct, particularly in the light of new development applications.

5.6 Pioneer Park

Pioneer Park is essentially an area of open treed grassland bisected by a watercourse with numerous pedestrian tracks and a footbridge. It is the site of the original Railway Ganger Cottages (now demolished). The park has an assortment of seats, signs and fountains but is in general poorly planned for public use, with undefined access, limited shade and seating areas, poor entry statements and confused roadside parking.

6. RECOMMENDATIONS

6.1 Perimeter Road Network

PR1 - Maintain the existing road network into Mt Helena;

PR2 - Carry out a detailed traffic study for the following intersections prior to any modifications being implemented:

- i) McVicar Place/Evans Street/Keane Street East;
- ii) Sawyers Road/Keane Street West;
- iii) McVicar Place/Keane Street West; and
- iv) Keane Street West and the Mt Helena Hotel car park entrance;

PR3 - Upgrade existing bus stop areas on Keane Street West and Sawyers Road and resurface as required; and

PR4 - Along Keane Street West, upgrade and modify crossovers into Mt Helena Hotel and the existing public car parks to its south. Status of these car parks to be resolved.

6.2 Internal Road Network

IR1 - McVicar Place, refer to Plan 4 and 7;

IR2 - Modify intersection between McVicar Place and Keane Street West. Provide 90° intersection to slow down vehicles entering McVicar Place from the west;

IR3 - Along Graham Road, maintain current status as mixed pedestrian vehicular access to Elsie Austin Reserve; and

IR4 - Rationalise George Street intersection with Sawyers Road and Keane Street West. Recommend no vehicle access at this point.

6.3 Vehicle Access and Car Parking

VC1 - Existing gravel car parking areas to be used as informal car parking and revised and potentially formalised with appropriate landscaping when the demand arises;

- VC2 - Increase verge width on the north side of McVicar Place by approximately 2.5m, develop the surplus area as a landscaped strip. Construct a new two lane road surface approximately 8m wide. Retain parallel parking on the north side and construct a mixture of parallel and 45° parking along the edge of Pioneer Park. Provide handicapped bays adjacent to the two park entries (refer Plan 4 & 7);
- VC3 - At the road reserve between Keane Street East and George Street (Old Railway Cutting), develop small public car parks as indicated on Plan 4 to service the reserve area, the bus stop and the telephone. Maintain emergency and service vehicle access to this area; and
- VC4 - Liaise and negotiate with Telstra and Transperth regarding the possible relocation of telephone box and bus stop.

6.4 Pedestrian and Cycle Access

- PC1 - Construct a dual use path from the rail reserve/walk trail exit at the corner of Keane Street West and Sawyers Road and following along Sawyers Road. Connect to the existing footpath on McVicar Place and Keane Street East via the footbridge with a new cross over adjacent to the bus stop on Sawyers Road. Define pathway system to the west towards the Mt Helena Hotel site. Construct a pedestrian crossover west of McVicar Place/Keane Street West intersection and connect to existing footpath system. Continue the dual use path in an easterly direction along the old railway cutting between Keane Street East and George Street. Develop as a walkway/cycle route to High School and Primary School through existing bushland reserve (refer Plan 2 & 3);
- PC2 - Construct a sealed footpath between west end of McVicar Place and Marquis Street with access to public car parks, Mt Helena Hotel and existing railway reserve/walk trail (NOTE - ramped system access will be required at the end of Marquis Street cul-de-sac to negotiate 5m contour interval);
- PC3 - Maintain and upgrade the existing walk trails within Pioneer Park. This should be a subject of a more detailed study (refer PP1); and
- PC4 - Co-ordinated pedestrian access between McVicar Place and Marquis Street is to be provided on Lots 17, 18, 244 and 350 McVicar Place when these lots are developed in accordance with their zoning.

6.5 Landscaping

- LS1* - Increase the verge width to the north of McVicar Place and landscape with street trees between the road and the footpath. Construct a low stone wall, approximately 500mm high along the footpath edge adjacent to the existing stone banks to Maddison's Store car park. Landscape as indicated on Plan 7 to reduce the impact of the stone retaining wall;
- LS2* - Provide low level buffer vegetation to the south side of McVicar Place/Pioneer Park interspersed with 45° car parking bays;
- LS3* - Provide street tree planting to both sides of Keane Street West and along access road to Mt Helena Hotel;
- LS4* - Provide central and perimeter landscaping to public car parking along Keane Street West;
- LS5* - Retain the large stands of eucalypts that range up to 20m high, that extend over the Local Centre zone between McVicar Place and Marquis Street, as they form an important visual backdrop to the precinct. To formalise this, the vegetation to be preserved in accordance with Division 1 – Tree Preservation and Enhancement of Town Planning Scheme No. 3;
- LS6* - Existing open elevated area at the road reserve between Keane Street East and George Street (Old Railway Cutting) to be upgraded to include extension of Pioneer Park theme via landscaping and street trees, together with shade structures and pedestrian access. Provide limited car parking areas as per recommendation VC3;
- LS7* - Clear debris from Old Railway Cutting and construct new walk trail through adjacent bushland area. Landscape as required; and
- LS8* - Provide buffer landscaping to east of Sawyers Road.

6.6 Pioneer Park

- PP1* - Extend landscaping and street trees between boundary and road reserve along all sides of Pioneer Park. Provide buffer vegetation to proposed new 45° car parking along McVicar Place

PP2 - A management plan for Pioneer Park to be prepared to investigate upgrading of landscaping and construction of adventure playgrounds, pioneer cottage, barbecue areas, footbridges, cycle and pedestrian access etc.

6.7 Buildings and Infrastructure

- B11* - Any new development, alterations and/or additions to existing buildings should attempt to compliment the streetscape in building form, scale, colour and texture. In this respect, design guidelines to be prepared to ensure coordinated streetscape appearance;
- B12* - Mt Helena Hotel (Lot 10 Keane Street West) has the highest level of protection under the Shire's Municipal Heritage Inventory. Modifications and additions to the buildings and grounds should therefore be in context with its historical significance;
- B13* - Some form of recognition of the historic nature of the former Road Board Office (Lot 244 corner McVicar Place and Evans Street) to be incorporated into any redevelopment plans of the site (i.e. historic plaque etc). Possible retention and preservation of this building including relaxation of planning codes to maintain the integrity of the existing building and grounds;
- B14* - Council to provide the maximum encouragement to refurbish Railway Ganger's Cottage (Lot 326 McVicar Place). Alternatively if this cannot be achieved, investigate the possibility of relocating building to Pioneer Park;
- B15* - Swirls and Curls Hairdresser (Lot 16 McVicar Place) to be preserved as it forms a significant historical shop front to the McVicar Place streetscape. Investigate the possibility of adding this building to the Shire's Municipal Heritage Inventory. Furthermore, relaxation of planning codes is recommended to allow similar construction on the boundary line with verandahs overhanging into the street verge;
- B16* - Any new alterations and/or additions along the southern elevation of Maddison's Store to be designed to modify its scale and bulk so as to reduce its adverse impact on the McVicar Place streetscape (i.e. awning roofs, verandahs etc);

- B17* - The impact of the existing stone retaining walls to the car park area on the Maddison's Store site to be reduced by suitable landscaping along the face and over the top edge of the wall;
- B18* - A handicapped and trolley access ramp to be constructed at the entry of Maddison's Store at a recommend slope of 1 in 14 together with exit points clear of vehicle turning areas; and
- B19* - Paving colour, pattern and texture, together with lighting structures to be uniform throughout the precinct area.

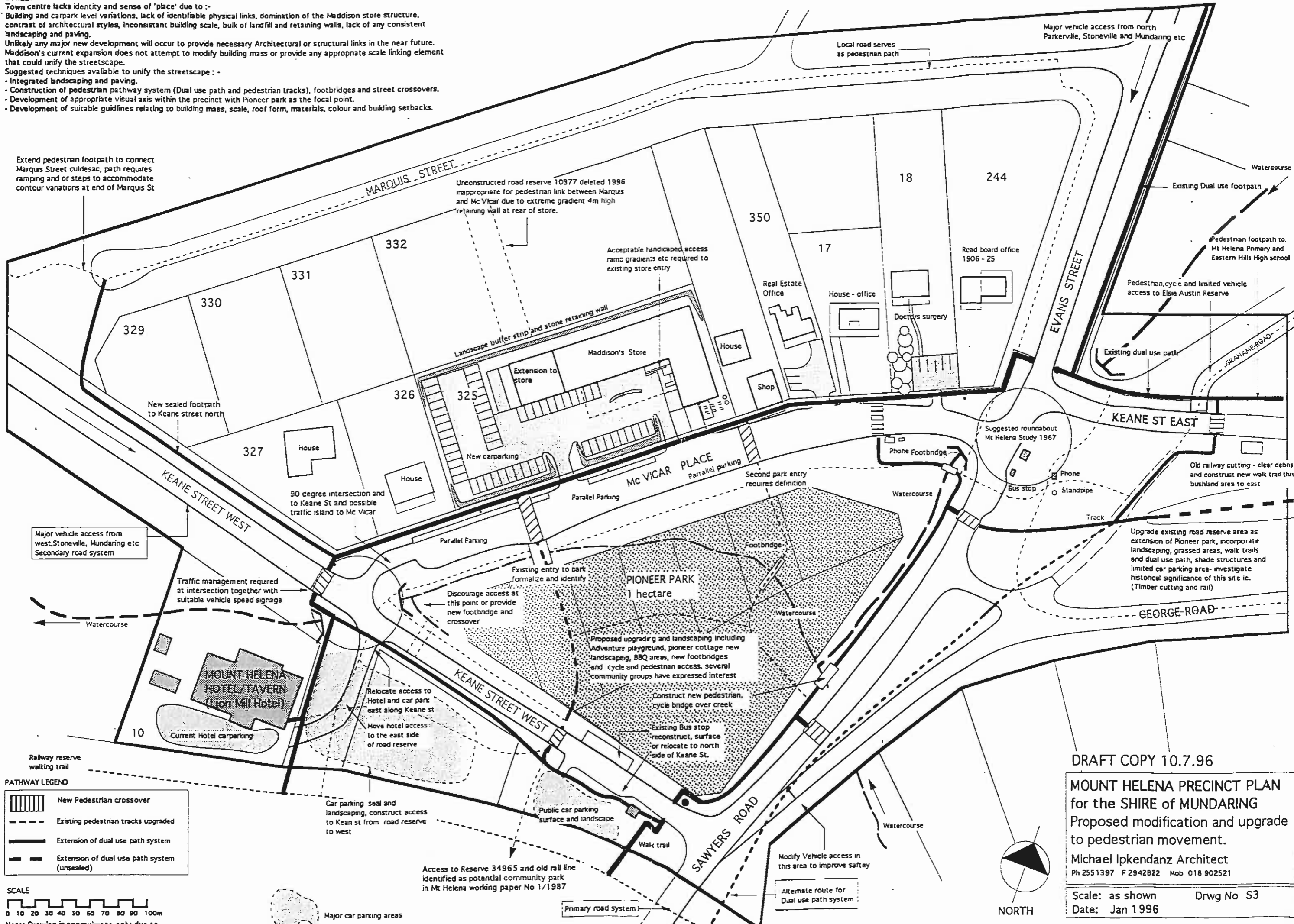
REFERENCES

- Working Papers 1-3 for the Mt Helena Study 1987; and
- Mt Helena Study Urban Residential Areas 1987.

STREETSCAPE

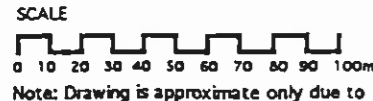
Town centre lacks identity and sense of 'place' due to :-
 - Building and carpark level variations, lack of identifiable physical links, domination of the Maddison store structure, contrast of architectural styles, inconsistent building scale, bulk of landfill and retaining walls, lack of any consistent landscaping and paving.
 Unlikely any major new development will occur to provide necessary Architectural or structural links in the near future. Maddison's current expansion does not attempt to modify building mass or provide any appropriate scale linking element that could unify the streetscape.
 Suggested techniques available to unify the streetscape :-
 - Integrated landscaping and paving.
 - Construction of pedestrian pathway system (Dual use path and pedestrian tracks), footbridges and street crossovers.
 - Development of appropriate visual axis within the precinct with Pioneer park as the focal point.
 - Development of suitable guidelines relating to building mass, scale, roof form, materials, colour and building setbacks.

Extend pedestrian footpath to connect Marquis Street culdesac, path requires ramping and or steps to accommodate contour variations at end of Marquis St



PATHWAY LEGEND

	New Pedestrian crossover
	Existing pedestrian tracks upgraded
	Extension of dual use path system
	Extension of dual use path system (unsealed)



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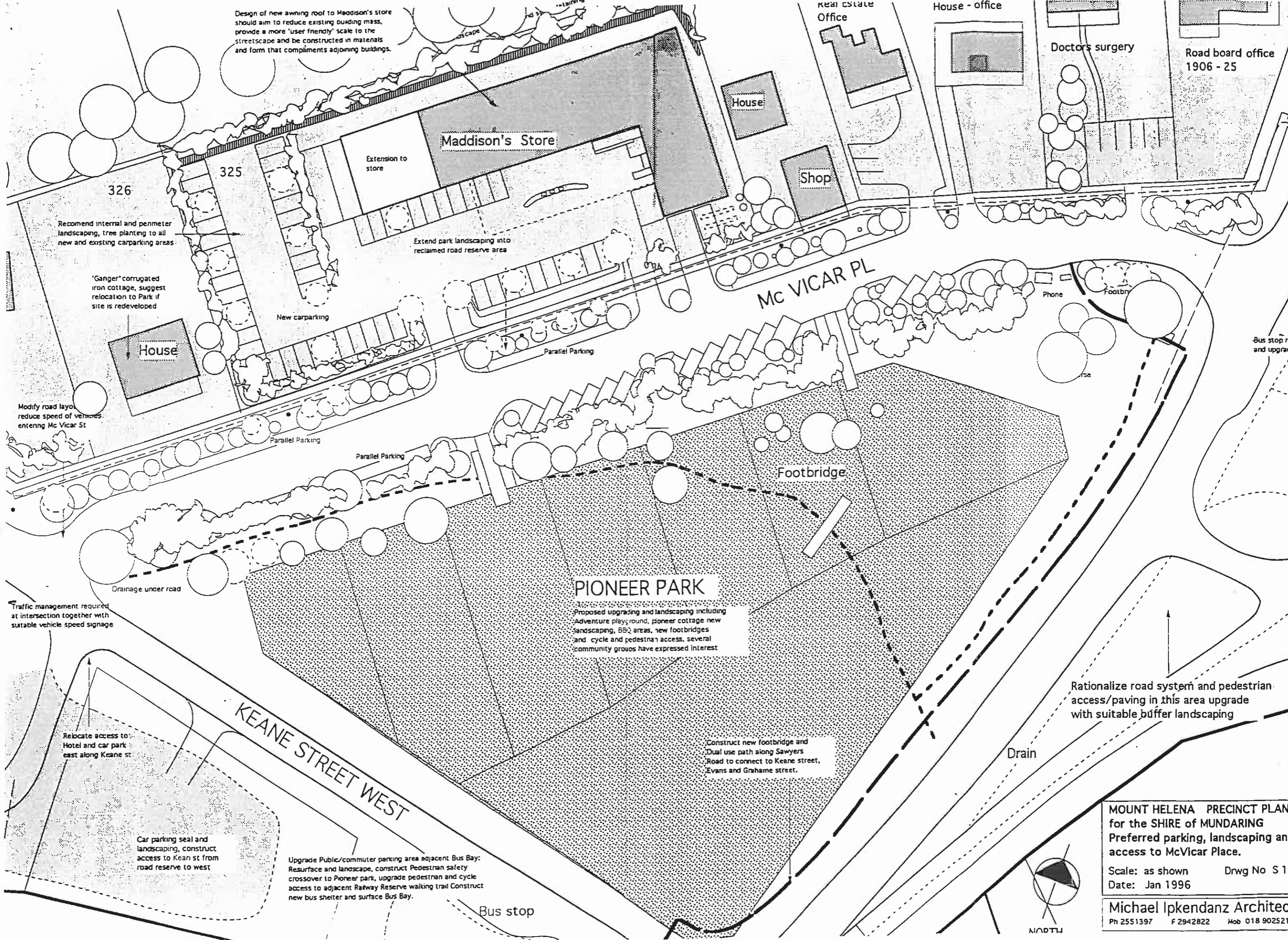
MOUNT HELENA PRECINCT PLAN
 for the SHIRE of MUNDARING
 Proposed modification and upgrade to pedestrian movement.

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Scale: as shown Drwg No S3
 Date: Jan 1996



Design of new awning roof to Maddison's store should aim to reduce existing building mass, provide a more 'user friendly' scale to the streetscape and be constructed in materials and form that compliments adjoining buildings.



326

325

Maddison's Store

House

Shop

Real Estate Office

House - office

Doctors surgery

Road board office
1906 - 25

Recommend internal and perimeter landscaping, tree planting to all new and existing carparking areas

'Ganger' corrugated iron cottage, suggest relocation to Park if site is redeveloped

House

New carparking

Extend park landscaping into reclaimed road reserve area

Parallel Parking

Mc VICAR PL

Phone

Footbr

Bus stop retail and upgrade

Modify road layout, reduce speed of vehicles entering Mc Vicar St

Parallel Parking

Parallel Parking

Footbridge

Drainage under road

PIONEER PARK

Proposed upgrading and landscaping including Adventure playground, pioneer cottage new landscaping, BBQ areas, new footbridges and cycle and pedestrian access, several community groups have expressed interest

Construct new footbridge and Dual use path along Sawyers Road to connect to Keane street, Evans and Grahame street.

Rationalize road system and pedestrian access/paving in this area upgrade with suitable buffer landscaping

Drain

KEANE STREET WEST

Relocate access to Hotel and car park east along Keane st

Car parking seal and landscaping, construct access to Kean st from road reserve to west






Upgrade Public/commuter parking area adjacent Bus Bay: Resurface and landscape, construct Pedestrian safety crossover to Pioneer park, upgrade pedestrian and cycle access to adjacent Railway Reserve walking trail Construct new bus shelter and surface Bus Bay.

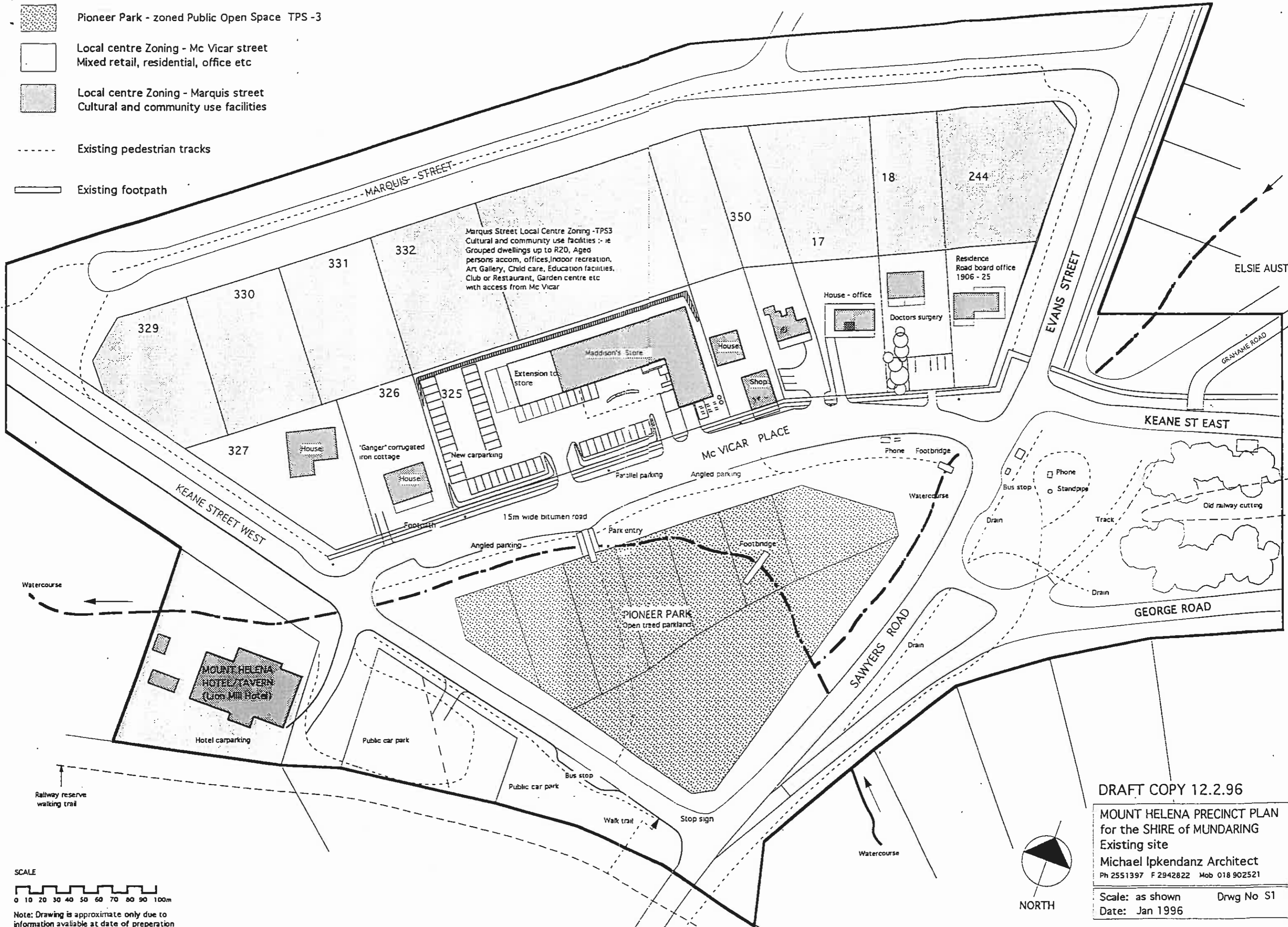
Bus stop

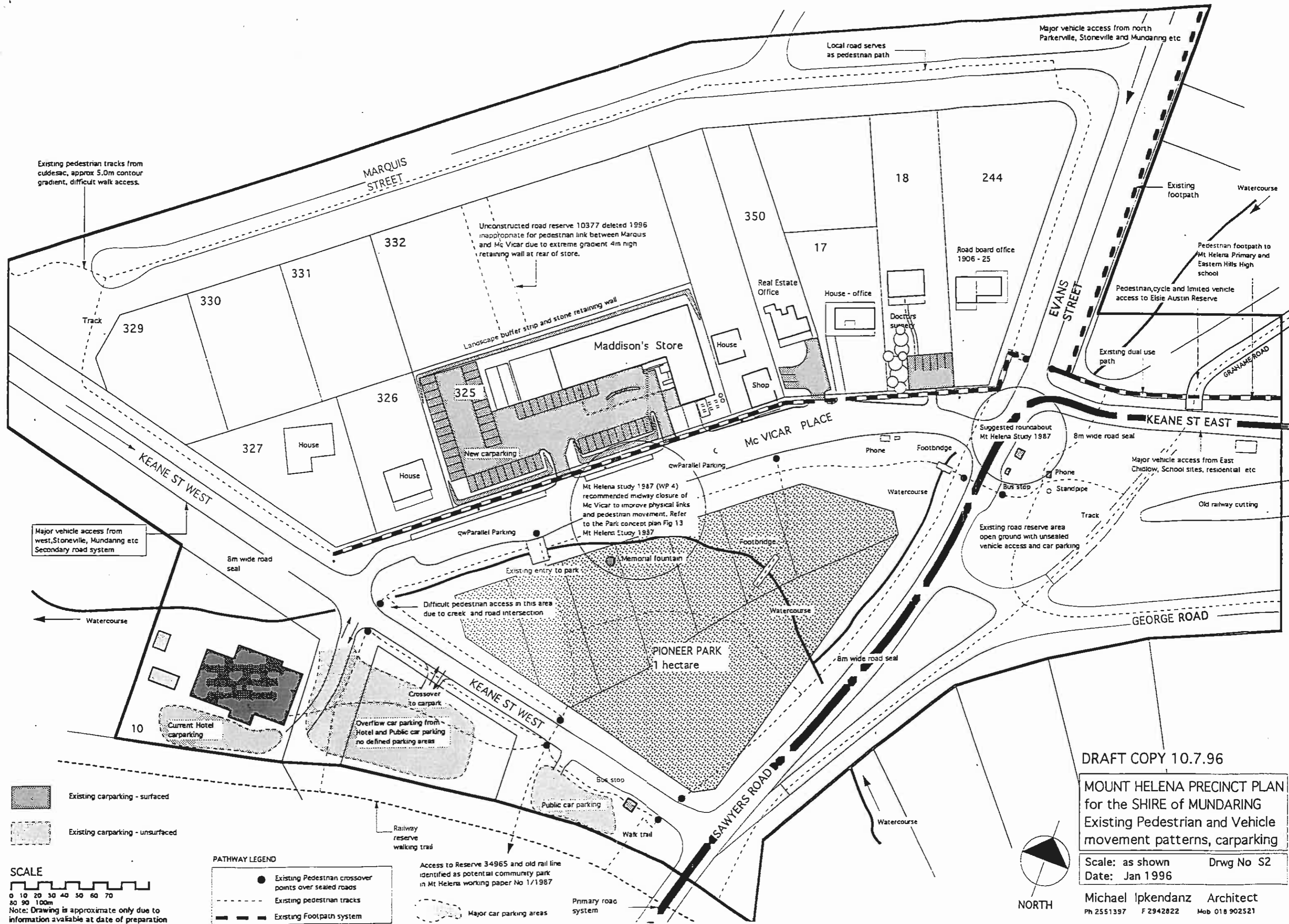
MOUNT HELENA PRECINCT PLAN
for the SHIRE of MUNDARING
Preferred parking, landscaping and
access to McVicar Place.
Scale: as shown Drwg No S 10
Date: Jan 1996

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-  Pioneer Park - zoned Public Open Space TPS -3
-  Local centre Zoning - Mc Vicar street
Mixed retail, residential, office etc
-  Local centre Zoning - Marquis street
Cultural and community use facilities
-  Existing pedestrian tracks
-  Existing footpath





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MOUNT HELENA PRECINCT PLAN
 for the SHIRE of MUNDARING
 Existing Pedestrian and Vehicle
 movement patterns, carparking

Scale: as shown Drwg No S2
 Date: Jan 1996

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SCALE
 0 10 20 30 40 50 60 70
 80 90 100m
 Note: Drawing is approximate only due to
 information available at date of preparation






PATHWAY LEGEND

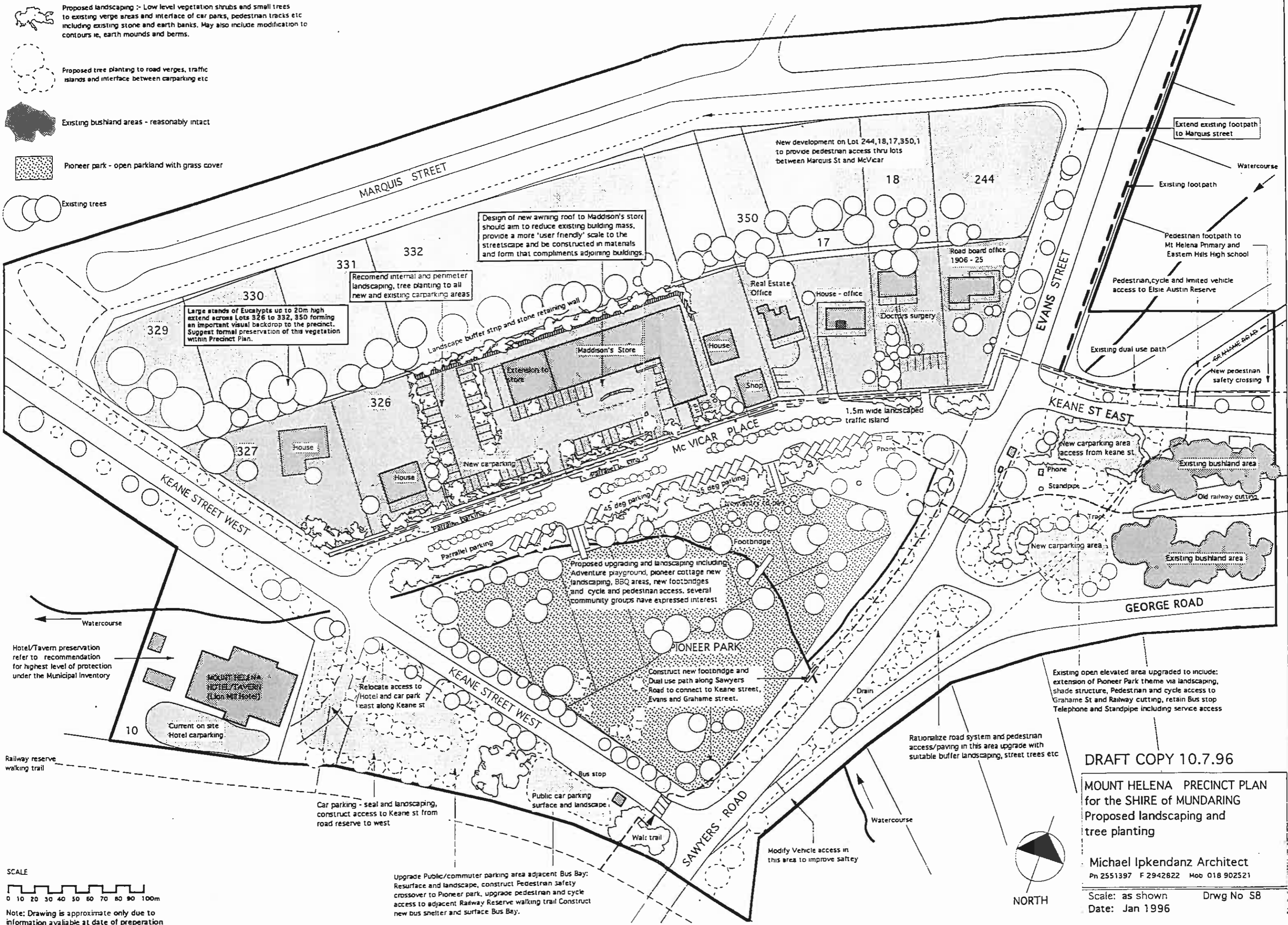
- Existing Pedestrian crossover points over sealed roads
- - - Existing pedestrian tracks
- Existing Footpath system

Access to Reserve 34965 and old rail line identified as potential community park in Mt Helena working paper No 1/1987

Major car parking areas



-  Proposed landscaping :- Low level vegetation shrubs and small trees to existing verge areas and interface of car parks, pedestrian tracks etc including existing stone and earth banks. May also include modification to contours ie, earth mounds and berms.
-  Proposed tree planting to road verges, traffic islands and interface between carparking etc
-  Existing bushland areas - reasonably intact
-  Pioneer park - open parkland with grass cover
-  Existing trees



Hotel/Tavern preservation refer to recommendation for highest level of protection under the Municipal Inventory

Railway reserve walking trail



Note: Drawing is approximate only due to information available at date of preparation

Car parking - seal and landscaping, construct access to Keane st from road reserve to west

Upgrade Public/commuter parking area adjacent Bus Bay: Resurface and landscape, construct Pedestrian safety crossover to Pioneer park, upgrade pedestrian and cycle access to adjacent Railway Reserve walking trail Construct new bus shelter and surface Bus Bay.

Proposed upgrading and landscaping including Adventure playground, pioneer cottage new landscaping, BBQ areas, new footbridges and cycle and pedestrian access. several community groups have expressed interest

Design of new awning roof to Maddison's store should aim to reduce existing building mass, provide a more 'user friendly' scale to the streetscape and be constructed in materials and form that compliments adjoining buildings.

Recommend internal and perimeter landscaping, tree planting to all new and existing carparking areas

Large stands of Eucalypts up to 20m high extend across Lots 326 to 332, 350 forming an important visual backdrop to the precinct. Suggest formal preservation of this vegetation within Precinct Plan.

New development on Lot 244,18,17,350,1 to provide pedestrian access thru lots between Marquis St and McVicar

Extend existing footpath to Marquis street

Existing footpath

Pedestrian footpath to Mt Helena Primary and Eastern Hills High school

Pedestrian, cycle and limited vehicle access to Elsie Austin Reserve

Existing dual use path

New pedestrian safety crossing

KEANE ST EAST

New carparking area access from keane st

Existing bushland area

Old railway cutting

New carparking area

Existing bushland area

GEORGE ROAD

Existing open elevated area upgraded to include: extension of Pioneer Park theme via landscaping, shade structure, Pedestrian and cycle access to Grahame St and Railway cutting, retain Bus stop Telephone and Standpipe including service access

Rationalize road system and pedestrian access/paving in this area upgrade with suitable buffer landscaping, street trees etc

Modify Vehicle access in this area to improve safety



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MOUNT HELENA PRECINCT PLAN for the SHIRE of MUNDARING Proposed landscaping and tree planting

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Scale: as shown Drwg No 58
Date: Jan 1996