

SHIRE OF MUNDARING



TOWN PLANNING SCHEME CODE

PARKERVILLE VILLAGE CENTRE PRECINCT PLAN



MARCH 2002

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

The Shire's Planning Service commenced work on this Plan with:

- (i) a review of the existing planning data that affected the Parkerville Precinct ranging from the most recent census data to various strategic plans past and present; and
- (ii) a questionnaire to gauge the communities values, opinions and aspirations for Parkerville;
- (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 the 26th June 2001 and resolved to advertise it for public comment.

The Plan was advertised for a period of sixty (60) days concluding on 16 November 2001. During this period the proposal was:

- (i) sent by post to approximately 360 affected households;
- (ii) advertised in the local newspapers;
- (iii) made available for viewing on the Shire website;
- (iv) presented at a public meeting held at the Parkerville hall on 25 October 2001; and
- (v) forwarded to the Department of Planning and Infrastructure for comment.

On the 26th February 2002, Council considered all submissions received and adopted this Precinct Plan as a Town Planning Scheme Code pursuant to clause 8.14 of the Shire of Mundaring's Town Planning Scheme No. 3.

This Parkerville Village Centre Precinct Plan Code represents a culmination of community input, community consultation and has achieved general consensus. It will be used as a basis for guiding development within the Precinct and more particularly in setting out detailed conditions of planning, design and development.

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 bushland 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 village centre.

This Precinct Plan will develop the above vision for the Parkerville 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 Parkerville Precinct Plan.

2.0 PRECINCT AREA

Village Precinct Area

The Precinct Plan area bounds the existing major residential areas, and incorporates many of the natural features of Parkerville. For the purpose of this study, this area is considered to be the Parkerville Village Precinct. The area has been chosen as it includes:

- the local shopping centre on Seaborne Street, and the local centre zone on Owen and Byfield Roads;
- the four major entry roads, including Seaborne Street, Roland Road, Richardson Road, and Brooking Road;
- Jane Brook, and some of its tributaries;
- active and passive recreational areas;
- Regional Parks and Recreational Reserves that are part of the Darling Range Regional Park;
- local bushland reserves;
- important community facilities including such things as Parkerville Hall, Bush Fire Brigade, local church and post office;
- Parkerville Primary School;
- the majority of historical sites within Parkerville; and
- the immediate surrounding residential area that associates with the land uses mentioned above.

The above-mentioned have been identified as features of Parkerville. The consultative process identified that such features should be integrated into the Precinct Plan, and hence the precinct boundary is defined around these areas. The boundary encompasses residential and local centre zoned land.

The precinct that has a total area of 179.29ha, comprising of 407 Lots with an estimated population of 1016 people (Census 1996 Data).

The following breakdown of land use components applies:

LAND USE	NUMBER OF LOTS	APPROX. AREA (ha)
Commercial	7	2.58
Residential	376	86.91
Public Open Space	16	38.90
Public Purpose	8	9.32
Road Reserve	-	42.16
TOTAL	407	179.29

The Precinct encompasses all of Parkerville's Residential and Local Centre zoned land. The predominance of Public Open Space is a major feature of the area, as identified by the community, and therefore objectives, guidelines and strategies have been put in place for these areas.

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 Parkerville Village Centre:

- a village community within a bushland setting;
- a population composition that:
 - is an average age of 33 years, consistent with other urban areas;
 - 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:
 - has a mixture of densities, well established and caters predominantly for single dwellings;
 - residents prefer to live on large lot sizes with a sense of tranquillity;
 - is well developed with small anticipated planned additions to growth; and
 - has variety in housing types, styles, materials and colours;
- a leafy, open streetscape that:
 - is well vegetated, particularly with native vegetation;
 - 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 limited community infrastructure base;
- two local centres that provide a limited 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 ad hoc distribution of shopping, community and active recreational uses.

It is apparent that the Parkerville Village Precinct 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 Parkerville Village Precinct Plan is to:

“Preserve and extend the character and amenity of the Precinct, and in doing so maintain and enhance the community identity and sense of place in this unique picturesque village.”

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 and lifestyle within a rural bushland setting;
2. Protect and enhance the quality of life for residents;
3. Identify, protect and enhance the significant environmental, aesthetic, recreational and historical components of the Precinct, and in doing so maintain and enhance community identity;
4. Maintain and promote the country town atmosphere by protecting prominent rural/bushland buffers by maintaining the discrete rural residential setting;
5. Promote the importance of protecting native trees and understorey areas, especially in respect to managing erosion and drainage issues
6. Maintain and enhance the community identity and sense of place by focusing on the significant environmental, historical, social and commercial features of the Village Centre;
7. Promote variety in residential building design whilst being sympathetic to the site features and the rural bushland setting;
8. Maintain the informal rural characteristics of the streetscape;
9. Improve the safety, circulation and integration of the road network with surrounding land uses, to achieve pedestrian / vehicular segregation where practical;
10. Rehabilitate degraded areas, utilising local community resources;
11. Minimise noise, environmental pollution and land degradation in all forms through responsible land management practices; and
12. Provide guidance for the provision of adequate services to accommodate future populations, and integrating future commercial development into the existing historical character, with an emphasis on fitting in with the landscape amenity.

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. The Strategies, however, require some form of specific response or immediate follow-up by Council. The responsible Shire Services for implementing these Guidelines and Strategies are indicated at the end of each such Guideline and Strategy.

5.0 GUIDELINES AND STRATEGIES

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 constructed in an open style theme, limiting the visual obtrusiveness to the street. (Building)*

Guideline R2: *Where fencing is in place forward of the building line, the following will apply:*

- maximum average height of 1.2m, excluding support features;*
- to be of open style construction;*
- to be constructed of natural colours and material which are sympathetic to the Precinct.*
- Shall not be constructed of corrugated fibro cement (Super six).*

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

NOTE: All fence heights to comply with the Shire of Mundaring Local Laws for Fencing.

Guideline R3: *Reflective materials such as zincalume are not permitted on any property boundary (Building).*

Guideline R4: *Residential properties fronting Brooking Road maybe exempted from Fencing Guidelines R1, R2 and R3, subject to a Planning Approval being granted by Council. Front fences that reduce noise and provide appropriate screening from traffic may be permitted. Construction of front fences, if approved, 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, and 15m for an R2.5 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 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: *Residents and developers are encouraged to comply with front building setbacks in the interests of not compromising the visual amenity of the Precinct and to meet 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 resulting in buildings and gardens being constructed that are not compatible with the natural landform and have a detrimental effect on existing natural vegetation.

Guideline R6: *General site modifications, including sand pads 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)*

Guideline R7: *Residents are encouraged to choose house designs and type to suit the particular site and promote solar efficiency e.g. Pole home on a steep site.*

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 construct or upgrade access driveways and/or crossovers other than with gravel, are to construct them of red/brown asphalt or other paving surface of a similar colour. Grey concrete is not permitted (Engineering).*

Guideline R9: *Impervious surfaces for driveways are recommended and encouraged along with controlled drainage to reduce driveway runoff, erosion and improved retention of stormwater on site in accordance with the Shire's Urban Drainage Strategy. (Building/Engineering).*

5.1.5 Building Appearance

Parkerville has a very diverse range of dwelling sizes, styles, materials and colours; this 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 has good tree coverage.

Guideline R10: *Extensions to existing dwellings and outbuildings to be constructed in a manner sympathetic to the existing buildings on site and the streetscape composition. (Building).*

Guideline R11: *New outbuildings to use earthy colours that are consistent with the hills environment such as red, brown, rustic orange (gravel), olive, 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 Precinct, 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 to prevent erosion and the removal of quality native vegetation. (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 Owen/Byfield Road land and Seaborne Street convenience store as 'Local Commercial Centre (LC2 and LC1 respectively). Whilst the Strategy identified a serious under-supply of commercial floor-space, the unavailability of commercial developable land in close proximity to Parkerville, and community opposition to expansion, has determined that no immediate expansion take place. However specific sites and relevant issues for possible long-term commercial uses have been identified and addressed to meet the projected population growth for Parkerville.

Guideline C1: *Seaborne Street Convenience Store is to be retained at its current retail floorspace 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 one predominant local commercial centre. However, the existing Seaborne Street Convenience Store is separate from this centre. The Seaborne Street locality is historically significant, and is not recommended for expansion due to the site constraints. The Shire of Mundaring Commercial Strategy 1992 identified a serious under supply of commercial floorspace in Parkerville. The situation has not changed, and neither have the general community perception that such commercial expansion is not needed. Therefore, this plan simply identifies the preferred sites to be developed, providing guidance, and emphasising the specific site issues to be addressed. If indeed Parkerville residents shop elsewhere by choice, then additions to the commercial area will be left to the proposals' market viability, the community perception of the need, and the guidance provided by this Precinct Plan.

Guideline C2: *Long term (10-20+ years) extensions of the Local Centre 2 zone shall be directed in the following manner:*

- (a) *Owen Road Lots 103 – 106 and portion of Pt 500. Emphasis for development / use on these sites to be on social / community facilities and other associated low key commercial activities that recognise it as part of the traditional heart of Parkerville. (Planning)*

(b) Byfield Road commercial area shall be extended north to Lot 133 with the unnamed Road Reserve between it and Lot 134 to be constructed to provide access to carparking to the rear of Lots 134 and 135. Emphasis to be on complementary low key commercial activities such as aged accommodation and retail. (Planning).

5.2.3 Appearance

As the precinct promotes a village atmosphere, especially in the vicinity of Owen Road, it is important to ensure that commercial buildings and car parking do not dominate. As such, the Precinct Plan promotes the use of existing residential buildings (where possible) to accommodate any new proposed commercial uses. New buildings or extensions to existing buildings within the Local Centre Zone must give consideration and integrate elements of the existing historical character of commercial buildings.

Guideline C3: *Building character and materials for commercial buildings to be sympathetic to the historic character of existing commercial buildings with particular regard to:*

- a) avoidance of reflective materials including zincalume and white cladding;*
- b) the provision of verandah's to provide pedestrian shelter and enhance building and streetscape appearance;*
- c) the provision of pitched roofing of wrought iron colourbond or tile, being heritage red, olive, mist green, rustic orange, brown or similar and various tones of these colours;*
- d) utilising an indigenous landscaping theme to integrate the development into the hills environment; and*
- e) car parking sympathetic to the amenity of the Local Centre and should be located to the rear of commercial developments where practically possible. On some narrower lots this may require the sharing of vehicle access. (Planning)*

Guideline C4: *Any future expansion of the Owen / Byfield Road Local Centre to occur in a coordinated manner addressing: building appearance, access arrangements, building setbacks, car parking, landscaping, impact on adjoining land uses and any other matters as determined by Council. There is no potential for expansion at the Seaborne Street Centre. (Planning)*

5.2.4 Setbacks

Another critical aspect that will extend and enhance the existing feeling of the Commercial Precinct, is the extension of the reduced setbacks of existing buildings to new proposals. Consideration should be given to allow relaxations of the front setback requirements for commercial lots fronting Byfield and Owen Road. Relative to Owen Road, this recognises the steepness of the rear of the sites and would create a more pedestrian friendly environment. This provision allows for more off-street parking to the rear of commercial developments. It also improves the visual amenity of the area, with car parking kept away from the pedestrian and residential vistas from Brookside Park, Owen and Byfield Roads. On some of the narrow lots this requires the sharing of vehicle access.

Guideline C5: *Front setback requirements may be relaxed to accommodate more car parking to the rear, create a more pedestrian friendly environment, and to maintain a streetscape with visual consistency having regard to the small setback of the Parkerville Tavern (Planning).*

5.2.5 Drainage

Guideline C6: *That all applications for commercial or aged persons' accommodation shall be required to include a drainage plan showing how stormwater will be discharged via a detention basin, in accordance with the Urban Drainage Strategy's requirements for peak flows and water quality. (Engineering)*

5.2.6 Kerbing

Guideline C7: *That Owen Road have flush kerbing, with the exception of normal kerbing in close proximity to Byfield Road. (Engineering)*

5.2.7 Signage and Lighting

Signage and lighting for each of the Local Centres is critical to maintain the existing theme of the commercial area. In particular, landowners / leaseholders need to review signage so that it is coordinated, integrated and appealing. A signage theme for the Local Centre shall be developed in consistency with the existing historic theme.

Guideline C8: *The signage and lighting of commercial buildings should be integrated with the building design and be of earthy colours to reflect the historic commercial character and hills environment, such as red, brown, rustic orange (gravel), olive, grey, green and various tones of these colours. (Planning).*

Strategy 2: *That the signage theme for commercial premises within the Local Centres be developed, and reflect the historical theme of the commercial buildings and position within the local community (refer to Guideline C3 and C8) and address coordination, integration and colour issues. (Planning)*

5.2.8 Pedestrian and Vehicle Movements

There are limited number of footpaths in the Commercial Precinct Area. There is a footpath on Byfield Road, but this is located on the eastern side at Owen Road. As the precinct develops a more commercial theme, the level of activity will warrant the installation of a local footpath/pedestrian system. Additionally, site lines to Owen Road, at the Byfield Road intersection are poor, and traffic speed and sight lines are not conducive to commercial and pedestrian activity.

Guideline C9: *A roundabout or other traffic management device be installed on the corner of Byfield and Owen Road once the Brooking Road Bypass has been completed. (Engineering).*

Guideline C10: *The provision of a footpath on the northern side of Owen Road starting at Pt Lot 500 heading west to Byfield Road, then north, and east along, the unnamed Road Reserve between Lots 133 and 134 Byfield Road (Engineering).*

This is subject to the development of the commercial precinct in accordance with Guideline C2.

Guideline C11: *The provision of three pedestrian crossing points or refuges linking Lot 500 Owen Road to Brookside Park, Byfield East to Byfield West, and across Seaborne Street fronting the convenience store (Engineering).*

Strategy 3: *Given that:*
(i) the state government has chosen to adopt a state wide 50kmh speed limit for all residential streets;
the Shire implement speed limits within Parkerville, especially in relation to the 50kmh speed limit starting east of Pt Lot 500 Owen Road, linking to the 50kmh zone on Brooking Road. (Engineering)

Strategy 4: *Construction of the unnamed road reserve between lots 133 / 134 Brooking Road to the rear of Lot 500 Owen Road to provide access to the rear parking of Lots 134 and 135 Brooking and Lot 500 Owen Road. (Engineering).*

The construction costs shall be shared between the owners of Lot 500 Owen Road, Lot 134, 133 Byfield Road (given that commercial development occurs on these lots) and the Shire of Mundaring.

Strategy 5: *Encourage the future developer(s) of Lot 134 to facilitate vehicle access to the rear of Lot 135 for joint car parking, subject to the satisfaction of strategy 4 above. (Engineering/Planning).*

Strategy 6: *Investigate the long-term possibility of providing a pedestrian access way from along the eastern edge of Lot 500 Owen Road, unconstructed road reserve referred to in Strategy 4 to Owen Road. (Engineering)*

This provision is subject to the long-term commercial expansion in accordance with C2 and strategy 4 and 5 above.

5.3 Heritage

5.3.1 Heritage Places

The Precinct currently contains 7 places that are listed under the Shire's Municipal Heritage Inventory as indicated below (see Plan 1):

Site No	PLACE	ADDRESS	STATUS
69	Parkerville Store	Lot 125 Byfield Road	Highest
71	Parkerville Tavern	Lot 500 Owen Road	Highest
72	Parkerville School & Arts (Old)	Lots 256 to 270 Carawatha / Riley Road	Highest-Reg
73	Parkerville Children's Home	Roland Road/ Wilson Road	Highest-Reg
75	Parkerville Hall	Lot 316 Riley Road	Highest
218	Eastern Railway Heritage Trail	John Forrest National Park to Chidlow.	No Assess
234	Stoneville Road Bridge	Stoneville 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 69, 71, 72, 73, 75, 218, and 234. It should also be noted that site No 71 is included on the State Register and listed with the National Trust, whilst site 72, is currently being assessed for inclusion on the State Register. 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 7 places.

Guideline H1: *Any development and/or modifications to heritage sites 69, 71, 72, 73, and 75 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 the considerable historic value of Parkerville to the local community. However, a small amount 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 7: *That heritage site 234 of the Shire's Municipal Inventory has its heritage assessment completed with the preparation a of Statement of Significance and a Conservation Strategy (Planning).*

Strategy 8: *That preliminary listed heritage site 218 of the Shire's Municipal Inventory, have its heritage assessment initiated to determine whether it 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, or such other interested organisation.

Strategy 9: *That the Eastern Railway Heritage Trail be acknowledged as a strategically important recreational and wildlife corridor, and be maintained in accordance with the recommendations of the Maher Brampton Railway Reserves Heritage Trail – Trail Development and Operational Plan. (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, Wildlife Corridor Strategy and Erosion and Sedimentation Control Code. 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 10: *Recommendations from the proposed Integrated Catchment Management Plan, Urban Stormwater Drainage Strategy, Wildlife Corridor Strategy, Watercourse Protection Policy, Erosion and Sedimentation Control Code and such other studies be applied in the Precinct, when they are completed. (Engineering/Planning)*

5.4.2 Bushland Reserves

The Precinct's and abutting reserves provide a bushland setting highlighted by three prominent bushland reserves. All contain good coverage of remnant vegetation, with Reserves 14263, 12453, and 32484 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 those mentioned above, 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 practical. (Engineering)*

Strategy 11: *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 for Lot 8996, Reserve 32484 encompasses the Eastern Railway Heritage Trail/Reserve. (Planning / Engineering)*

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 Parkerville Primary School may wish to be involved in the management and rehabilitation of the nearby reserve.

Guideline E3: *Encourage the involvement of the local community to support environmental projects especially those groups that have a special interest including the Parkerville Primary School, the Eastern Districts Wildflower Society, and the Reserves Friends Groups; to care for the Alice Hebb Reserve; Brookside Park; and the Eastern Heritage Railway Trail/Reserve. (Engineering / Planning)*

Strategy 12: *Maintain the Parkerville Primary School's involvement in the management and rehabilitation of nearby reserves: especially Lot 24, Reserve 12048, Parker Road. (Engineering/Planning)*

5.4.4 Jane Brook

Jane Brook (including tributaries) is an important environmental linkage in the Swan River Catchment that needs to be protected. In the Precinct, it passes through Residential (18), Rural Landscape Living (7), and Commercial (1) properties, and properties owned by Council.

Encourage, educate and inform landowners of the Wildlife Corridor Strategy in relation to Jane Brook and tributaries where it passes through residential properties

Guideline E4: *To protect and enhance the environmental role Jane Brook has in the Swan River Catchment area by encouraging landowners, especially those properties where the Brook passes through, to have non polluting land practices and rehabilitate, where necessary, the creek line with indigenous aquatic vegetation. These practices shall be undertaken in accordance with the Swan Management Catchment Plan. (Engineering/Planning)*

Strategy 13: *Encourage, educate and inform landowners of property intersected by the Jane Brook to undertake land management practices in accordance with the Shire's Wildlife Corridor Strategy. (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. In the interests of limiting erosion and drainage issues within the precinct, this tree preservation and enhancement shall be extended to the protection and enhancement of native understorey. Where it can be demonstrated, the provisions provide scope for Council to consider requests by landowners for the removal of trees.

Guideline E5: *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).*

Guideline E6: *Tree preservation and enhancement shall be extended to the protection and enhancement of native understorey, in the interests of limiting erosion, drainage issues, and the effect on native flora and fauna. (Planning)*

5.5 Public Spaces

A lack of children's play facilities was also identified in the questionnaire as a shortfall of the existing open space provisions.

Strategy 14: *Investigate the provision of children's play facilities within the Precinct, with the view of expanding existing provisions. (Community Services)*

5.5.1 Brookside Park

Brookside Park Reserve is Parkerville'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 Wildlife Corridor Strategy. Given its local and regional roles, it is essential that a management plan is developed to protect and enhance its role in the community.

Guideline P1: *Brookside Park to continue as Parkerville's primary community park. (Community Services)*

Strategy 15: *Review and upgrade the role of Brookside Park to address its local and regional significance including:*

- (a) it's local and regional roles;*
- (b) the development of a focal point;*
- (c) maintain and extend effort for weed control and rehabilitation in association with Friends group.*
- (d) upgrading existing facilities to provide seating.*
- (e) rehabilitation measures to enhance its wildlife corridor status;*
- (f) investigate the provision of user-friendly facilities such as barbecues and park information. (Engineering / Planning / Community Services)*

5.5.2 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, unobtrusive and integrated drainage, edge/kerb treatments, landscaping and sensitive utility provision.

Guideline P2: *Continue to provide non-urban streetscapes (where applicable) that blend into the local environment with minimal impact. (Engineering)*

Guideline P3: *Future 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 P4: *Footpaths and dual use paths to be paved in red / brown asphalt. (Engineering)*

Guideline P5: *Landowners to be encouraged to maintain native vegetation in road verges and where necessary plant indigenous vegetation. The Shire's Tree Canopy and Understorey Program provides plants for such purposes (ensure that landowners seek permission from the Shire to comply with the safety and operation issues). (Engineering)*

Strategy 16: *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)*

Strategy 17: *Extend lighting to all residential streets. (Engineering)*

Strategy 18: Request Telstra to undertake an intense indigenous landscaping program to screen its telephone exchange building on Lot 136 Byfield Road corner Owen Road from the road as this is a prominent corner. (Engineering)

Strategy 19: Promote the continued restoration of Parkerville Hall, and the Parkerville Tavern including landscaping around the Parkerville Hall site. (Engineering/ Community)

Strategy 20: That the Shire promotes the planting of indigenous vegetation suitable to each specific road verge. This be achieved through the tree canopy and shrub program and advice to landowners as appropriate. (Engineering)

Strategy 21: Requests for the provision of additional seating and bush shelters for public transport to be assessed on their merits. (Engineering)

5.6 Movement Systems

5.6.1 Roads

A safe and efficient road network is essential for the successful functioning of the Parkerville Village. 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).

Guideline M2: A grant be sought for the construction of the Brooking Road Bypass construction, and it be afforded a priority for completion (Engineering).

Strategy 22: *A local area traffic management plan for the Precinct be prepared including but not limited to:*

- (a) how to best achieve Guideline M1;*
- (b) provision of a roundabout or other traffic management device at the intersection of Owen and Byfield Road following the completion of the Brooking Road Bypass.*
- (c) improving the manageability for traffic negotiating the intersection of Parker Road and Seaborne Street and the intersection(s) of Richardson, Byfield and Roland Roads.*

The latter may include the renaming of Richardson Road west of this intersection to Richardson Road West. (Engineering)

Strategy 23: *Given that Strategy 3(i) and (ii) have been satisfied, the Shire investigate the implementation of a 50kmh speed limit on Richardson Road starting east of Campbell Way extending along Byfield Road and Seaborne Street, finishing south of Parker Road. (Engineering)*

Strategy 24: *Given that Strategy 3(i) is satisfied, the Shire investigate the implementation of a 50kmh speed limit during school hours on Riley Road west of Seaborne Street, Parker Road east of the school grounds, and along Windoo Road (With the exception of the portion(s) of these roads which are already subject to the 40kmh school zone). (Engineering)*

Strategy 25: *Private landowners be encouraged to address gravel washaways within their land onto abutting Richardson Road and Roland Road. (Engineering)*

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 Program for Parkerville which generally achieves this aim (refer Plan 3). Notwithstanding this, a new 15 year Shared Path Footpath Programme (2002 to 2017) is expected to be completed in August / September 2002. 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 M3: *Continue to implement the Shire's Draft Dual Use/Footpath Program for Parkerville as the Precinct's preferred pedestrian and cycle network especially in relation:*

- (a) provision of a dual use path along Seaborne Street extending it south to the Parkerville Recreations grounds (2007 / 2012). (Engineering)*
- (b) provision of a dual use path along Parker road west of seaborne street to the Parkerville Primary School (2007 / 2012). (Engineering).*
- (c) link footpaths as appropriate to the local heritage trail. (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 26: *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 coordinate 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 Program (e.g. entry statement, local area traffic management plan etc)

Estimated 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 2003 / 2004 financial year together with an estimate of costs for implementation.
- (b) the implementation of the development plan be included in the five-year capital programs having regard to financial and staff resources available and the priorities for the Precinct Plans and main line capital programs.

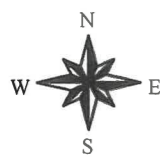
Notwithstanding the above, all the footpath issues will be taken into account by Council's Engineering Services in the new 15 year Shared Path Footpath Programme (2002 to 2017) for the Shire.

Plan One

Parkerville Precinct Village

LEGEND

-  Village Precinct
-  Residential
-  POS (Includes Special Purpose and Public Purpose)
-  Existing Local Center 1
-  Existing Local Center 2
-  Brooking Rd Bypass (proposed)
-  Streams
-  Heritage Sites Assesment No. (see precinct plan page 14)
-  Reserve No.

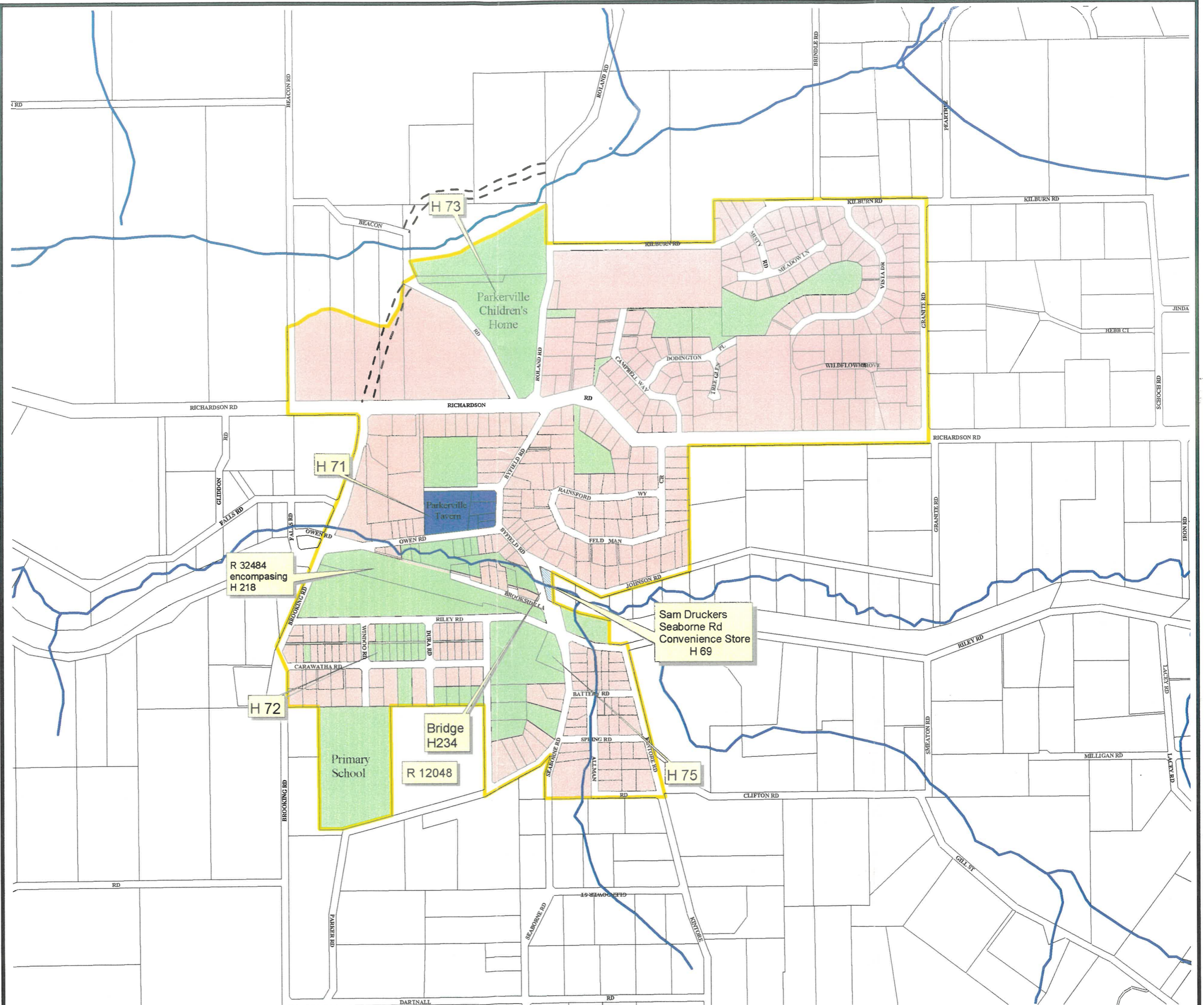


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Plan Two

PROPOSED COMMERCIAL MODIFICATIONS

LEGEND

-  Existing Footpath
-  Eastern Railway Heritage Trail
-  Proposed Footpath
-  Contour 5m
-  Streams
-  Existing Local Centre 1
-  Existing Local Centre 2
-  Future Local Centre 2 deferred
-  Proposed Pedestrian Crossing/ or Refuge
-  Proposed Traffic Device
-  Pedestrian Refuge
-  345 Lot Numbers
-  Proposed Pedestrian Accessway



SCALE 1: 2000



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