

# MUNDARING

## TOWN INITIATIVE

# MASTERPLAN



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**RESOLUTION TO ADOPT**

**SHIRE OF MUNDARING**

THE SHIRE OF MUNDARING **RESOLVED** TO **ENDORSE** THE MUNDARING  
TOWN INITIATIVE MASTERPLAN (DATED MARCH 2017 / VERSION C )  
AND TO ADOPT THIS DOCUMENT AS A LOCAL PLANNING POLICY ON

DATED .....14TH..... DAY OF .....MARCH.....2017...

.....

CHIEF EXECUTIVE OFFICER

.....

SHIRE PRESIDENT







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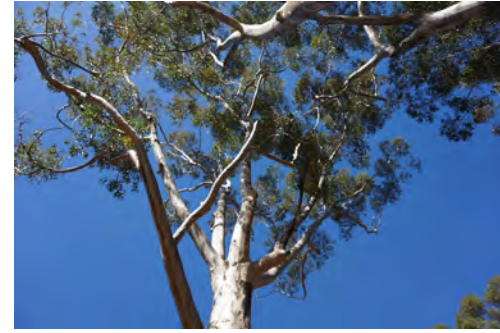
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## MUNDARING TOWN INITIATIVE





# THE MUNDARING TOWN INITIATIVE

**The Shire of Mundaring is committed to revitalising and renewing the Mundaring Town Centre, the Shire’s civic, commercial and community hub.**

**The Mundaring Town Centre will undergo planned improvement and change to ensure that it is a vibrant and desirable place for the community to enjoy. The Mundaring Town Centre will become an enviable place where the living, shopping and working needs of the Mundaring community and its visitors are met now and sustained into the future.**

**The Mundaring Town Initiative is a Masterplan that sets out the Shire of Mundaring’s commitment to realising this vision.**

This Masterplan is underpinned by a Discussion Paper which outlines and examines in detail the basis for it and the recommendations contained therein.

Mundaring and the Perth hills are well known and valued by residents and visitors alike for the scenery, the tree filled landscapes and its largely low density development as well as the unique experience on offer here.

Shire of Mundaring is on the fringe of the Perth metropolitan area and the town centre is dissected by the Great Eastern Highway, which reaches from Perth to the west and away to the Wheatbelt and the Goldfields that extend further to the east.

Its’ wide reaching population catchment and Perth hills location makes the Mundaring Town Centre a particularly unique and attractive activity centre that is functionally important to the Mundaring community for its civic, retail, commercial, service, agency, entertainment and business focus.

Mundaring is also a growing tourist destination. The Town Centre is located alongside the recognised Community Sculpture Park, near to the Mundaring Weir, which also includes the start of the Munda Biddi Trail, the longest off-road cycle trail of its kind in the world that extends all the way from Mundaring to Albany.

The Mundaring Town Centre is presently characterised by a mix of low density town centre development at its core, surrounded by low density

residential development, including some grouped dwellings, on its fringe.

The Mundaring Town Centre is recognised as a District Level centre within the North East Sub-region sector of the Perth Green Growth Plan. From this and other investigations, Mundaring will be compelled to accommodate not only a significantly greater population, but one with a changing demographic profile into future years. A conservative estimate is that there will be demand for 1400 new dwellings within and around the Town Centre in the next 20 years.

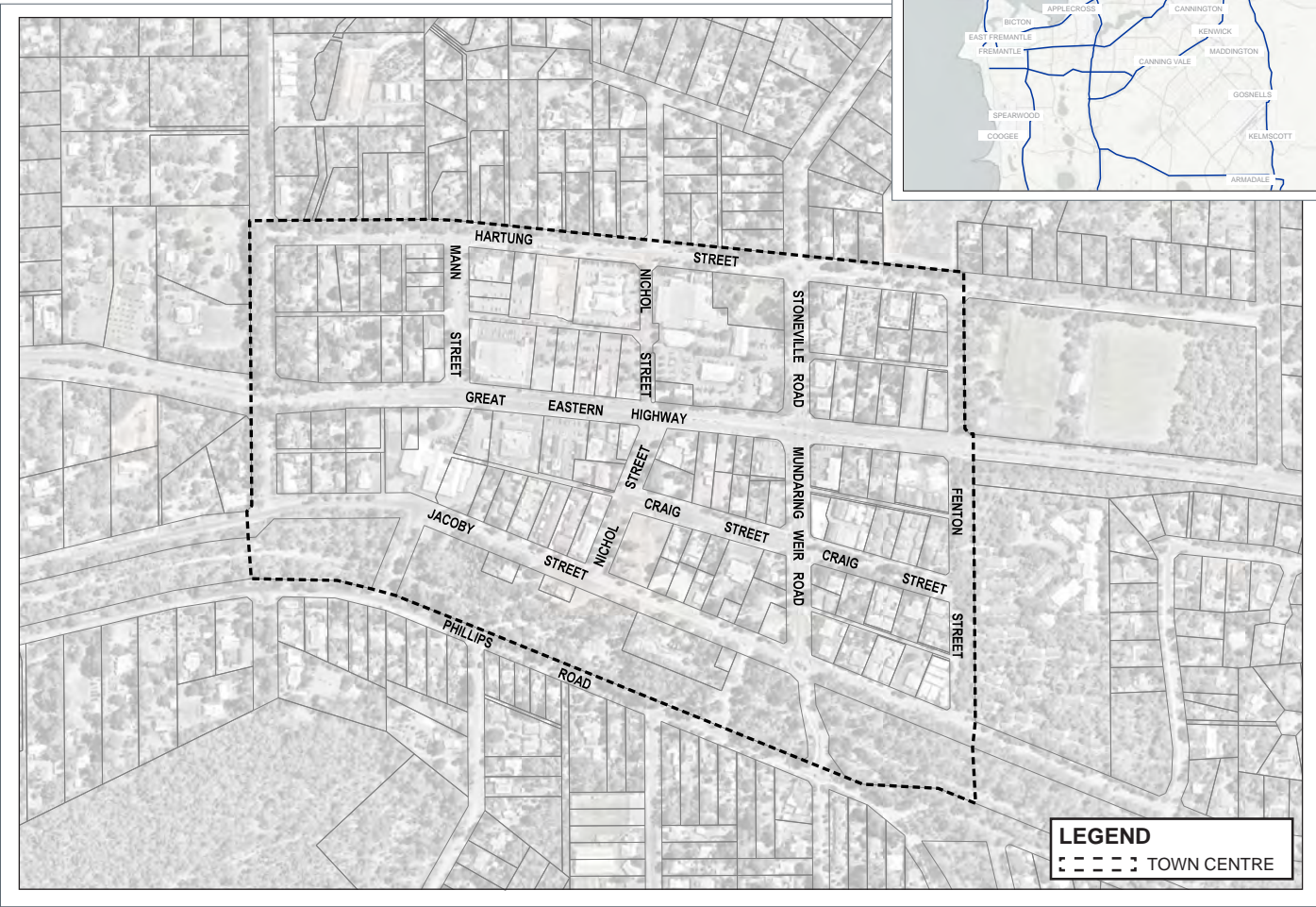


Figure 1: Location Plan





# OPPORTUNITIES

There is considerable opportunity from which a renewed and revitalised Mundaring Town Centre can be grown and leveraged. These opportunities include:

- Responding to strong community aspiration for renewal in the Town Centre that reflects the character of Mundaring and the Perth Hills.
- Introducing new housing densities and typologies to meet changing demographics within a growing population, and containing this character change in the Shire to within and around the Town Centre.
- Improving movement networks for all modes of transport within, around and to and from the Town Centre.
- Capitalising upon tourism opportunities to build image and increase attraction to the Town Centre.
- Rationalising Shire owned land and community facilities for efficiency and to kick start investment.
- Scope to build a new identity and establish a renewed sense of place.
- Improving streetscapes to make them accessible, attractive places for people to spend time and easily travel around.
- The scene is set through the Shire of Mundaring’s corporate planning platform, the Local Planning Strategy and the new Local Planning Scheme for these changes to roll out. Adoption of this Masterplan is the next step to being investment ready.
- Broad scope is available to the Shire of Mundaring to lead the way and drive change through a place making approach and instigating impact actions to attract and drive new investment.

# CHALLENGES

There are challenges to overcome when determining how the future Mundaring Town Centre will change and develop into the future. Establishing and enhanced Town Centre identity, attracting investment and building momentum to implement change will be pivotal.

Alongside this, there are also three critical challenges to address. These are wastewater and stormwater; the Great Eastern Highway; and land availability:



Figure 2: Water Sensitive Urban Design examples



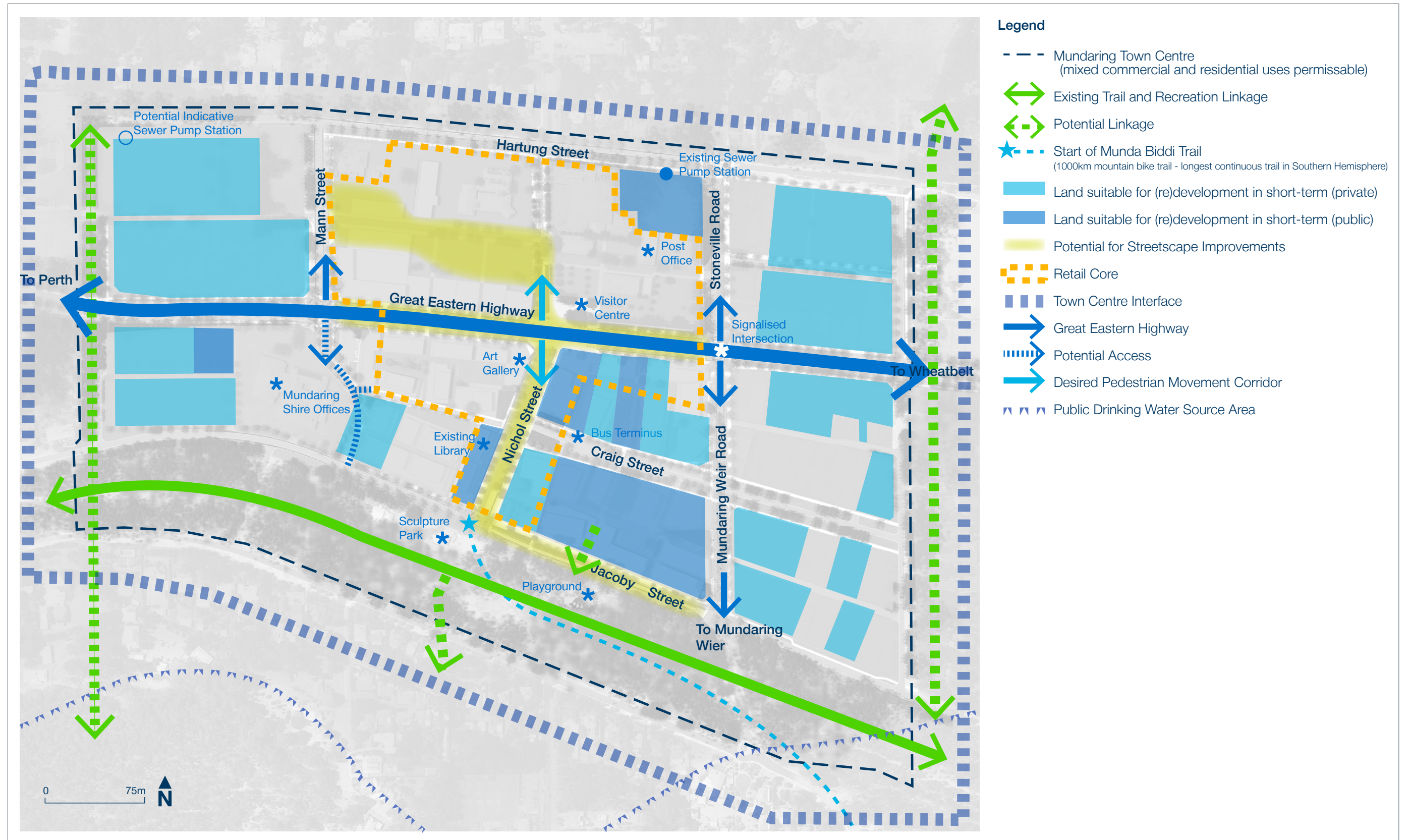


Figure 3: Opportunities and Constraints





# KEY ISSUES

## Wastewater and stormwater

There is presently very little capacity in the existing wastewater system that services the Town Centre. Additionally, the existing Town Centre stormwater system also requires upgrading. The sustainable management of wastewater is critical to the longterm planning of the Mundaring Town Centre.

Investigations have considered a number of growth scenarios for wastewater, concluding that it is possible to overcome historical limitations, and that there are a number of solutions available.

Critical to this is adoption of this Masterplan and Discussion Paper and the Growth Scenarios explored therein. From this basis, the Water Corporation can determine the course of action required, whether this is implemented by the Corporation or another party.

Similarly with stormwater, upgrading the existing Town Centre system through Water Sensitive Urban Design methods will improve drainage management and produce contemporary, visually pleasing outcomes.

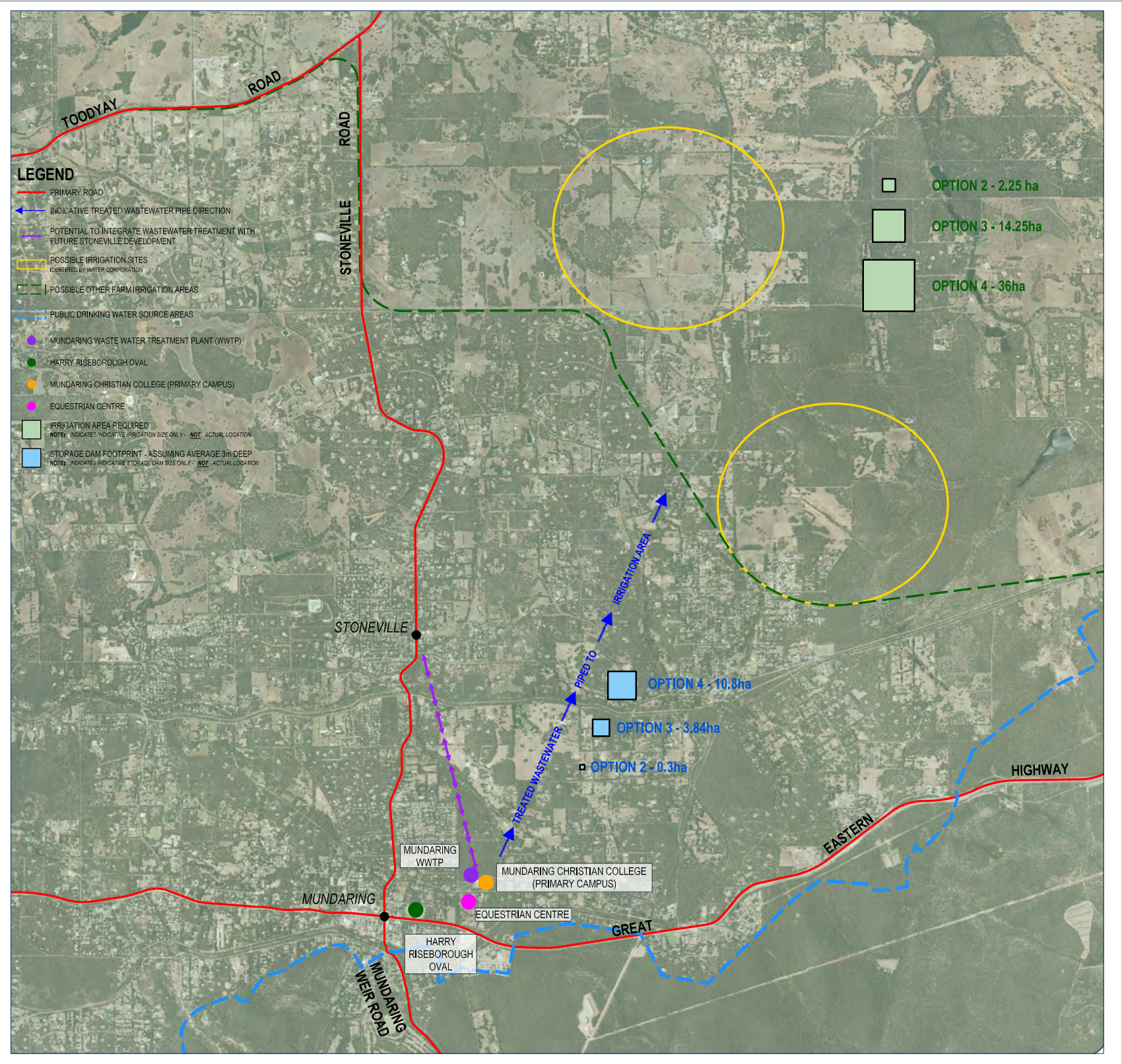


Figure 4: Wastewater challenges



### The Great Eastern Highway

This major dual lane, divided arterial highway bisects the Mundaring Town Centre. The Great Eastern Highway has a 10m by 10m heavy haulage corridor which influences the character and function of this road. The Highway can only currently be safely crossed with traffic lights at its western most end, and is physically separated with fencing and by grade throughout much of its middle section through the Town Centre. The Highway is a hostile environment for pedestrians and cyclists and local traffic.

Improved pedestrian and vehicle crossing of the highway, plus a more attractive and welcoming public environment around this is essential. The ability to provide effective street trees is significant hampered by the heavy haulage corridor.



Images of existing Great Eastern Highway through the Town Centre

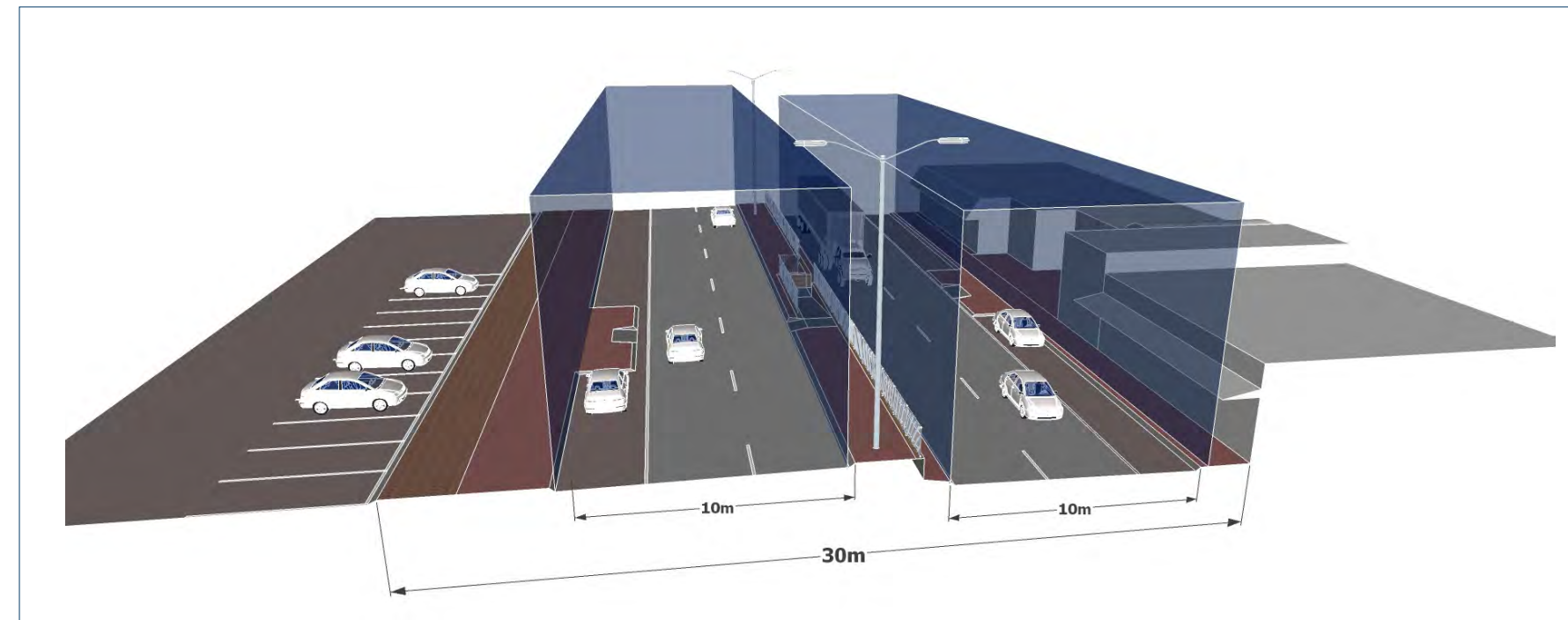


Figure 5: The Great Eastern Highway

### Land availability

The Town Centre is presently characterised by low scale and low density development. The Town Centre has many large vacant and underutilised lots, narrow laneways where ad hoc sections have been opportunistically acquired for widening, and conversely, some key connecting roads that are very wide, with undeveloped road reserves. Streetscape themes and landscaping is inconsistent, and the Town Centre lacks a central, attractive meeting place.

Alongside this is a mix of conflicting and complementary characteristics that include a hilly, vegetated topography, numerous heritage sites, extensive areas that are bushfire prone and extensive areas of land held in one ownership, including by the Shire of Mundaring. The Town Centre includes many community services and facilities, however these are dispersed, and not designed for purpose.

Responding to and overcoming this eclectic mix of characteristics must be addressed in order to realise renewal within the Mundaring Town Centre.

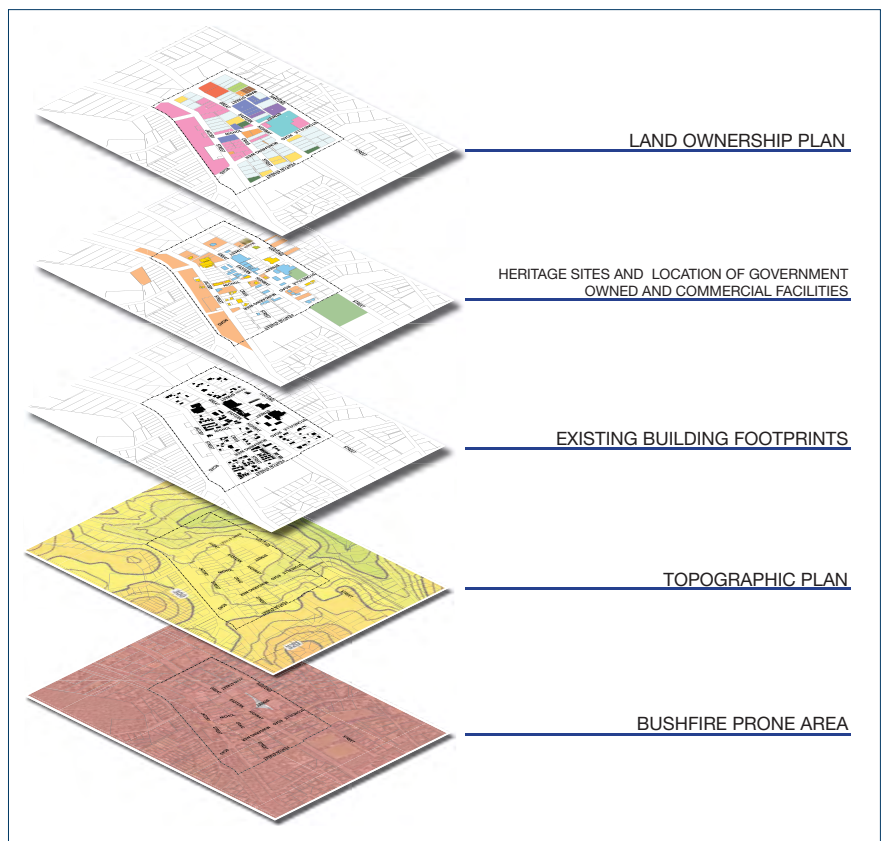


Figure 6: Land availability





# COMMUNITY CONSULTATION

Extensive community consultation has been undertaken and this has demonstrated a strong desire by the community to renew and enhance the Town Centre. The feedback reflects the opportunities and challenges outlined as well as an emphasis on tourism development and marketing, beautifying the Town Centre and making it a more usable and interesting place within which to spend time.

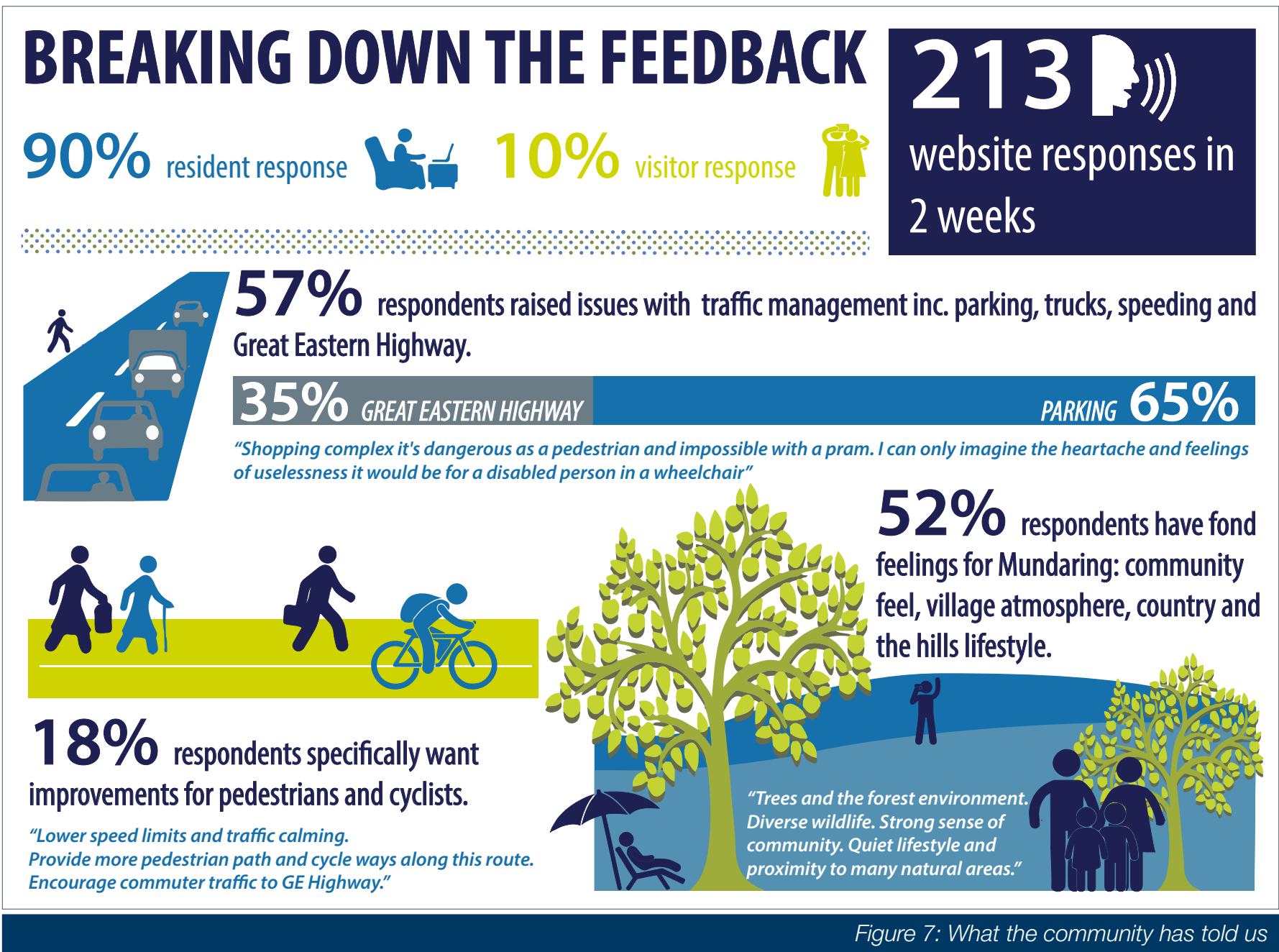


Figure 7: What the community has told us



# LIKEABLE CHARACTERISTICS



**43%** respondents enjoy the public space identifying trees, the environment, Sculpture Park, play and open space as likeable characteristics.

*"...Sculpture Park; natural environment is part of the townsite..."*

*"...sculpture park, playgrounds, old growth trees, native landscape, green belts..."*



**4%** respondents like the arts, culture and historic value that Mundaring has to offer

*"... Charming & characterful historical buildings."*

*"...Places which stimulate your inner artisan..."*

*"...The history and the railway trails."*

**18%** respondents get a kick out of the sporting ovals, enjoy the tourism opportunities, shopping and support events.

*"...diversity of shops (Naked Butcher, waste less pantry, kinfolk cafe)."*



**52%** respondents have fond feelings for Mundaring: community feel, village atmosphere, country and the hills lifestyle and a sense of identity.

*"Trees and the forest environment. Diverse wildlife. Strong sense of community. Quiet lifestyle and proximity to many natural areas."*



Figure 8: What the community likes





# THE MASTERPLAN

This Masterplan seeks to make decisions about what deliberate actions will be done, when and for what reason, in order to realise the Mundaring Town Initiative.

A range of different scenarios for renewal and redevelopment have been explored however, in order to cater for a changing and growing population, and to ensure that there is critical mass for service provision and encouraging new investment, a level of intervention that is a lot more proactive and deliberate than has occurred to date within the Town Centre will be necessary.

Not investing in renewal of the Town Centre could have significant and long lasting economic and social implications for the community and the Shire itself.

Case studies and contemporary industry approach shows that place making works. Short term, impact actions that drive change, encourage investment and turn underutilised places into desirable places for the community and visitors to spend time in are essential actions to underpin renewal of activity centres.

Impact actions that will drive change within the Mundaring Town Centre are:

- Investing in **Place Making and Marketing**. This includes improving streetscapes, creating vibrant and attractive public spaces and promoting a new and revitalised Town Centre identity.
- Developing a **new civic and cultural heart** of the Town Centre that links the southern side and the northern side of the Great Eastern Highway together, creating reason for people to want to spend time here. This includes emphasising Nichol Street as the Town Centre spine, anchored by the retail area at one end and the Sculpture Park at the other.
- Being investment ready** by ensuring that the regulatory framework is up to date and ready to facilitate change and new development, including encouragement for mixed use, flexibly designed developments alongside increased residential densities within and around the Town Centre.
- Leading the way** to overcome historical servicing difficulties, actively changing attitudes and promoting new investment in the Town Centre.

- Rationalising Shire owned land**, services and facilities to build funds to reinvest into the Town Centre and to encourage new investment by others.
- Making it easier and safer to **cross the Great Eastern Highway**, physically and visually connecting and linking all parts of the Town Centre together.

These are targeted impact actions that will change the streetscape and feel of the Town Centre, actions that will build identity alongside leadership to proactively attract and secure wholesale and extensive new investment on both privately and publicly owned land.

As explored in the Discussion Paper behind this Masterplan, the existing Precinct Plans have not achieved widespread success and impact because they really relied only upon ad hoc private investment, and were not complimented and underpinned by other driven, coordinated and widespread actions, including Place Making in the public realm.

Waiting for private investment will not drive the thresholds that are needed to spur on higher level investment in servicing, particularly with regards to wastewater. Minimal investment in the public realm will not make Mundaring the place to be for the community, tourists and investors.

# KEY QUALITIES

From analysis within the Discussion Paper, three qualities have emerged that can be used as a platform to describe the future character and aspirations for the Mundaring Town Centre.

These are the three qualities that can underpin achievement of the Mundaring Town Initiative, including satisfying the underlying goal of delivering a thriving village lifestyle with a strong town centre.

These three qualities are:

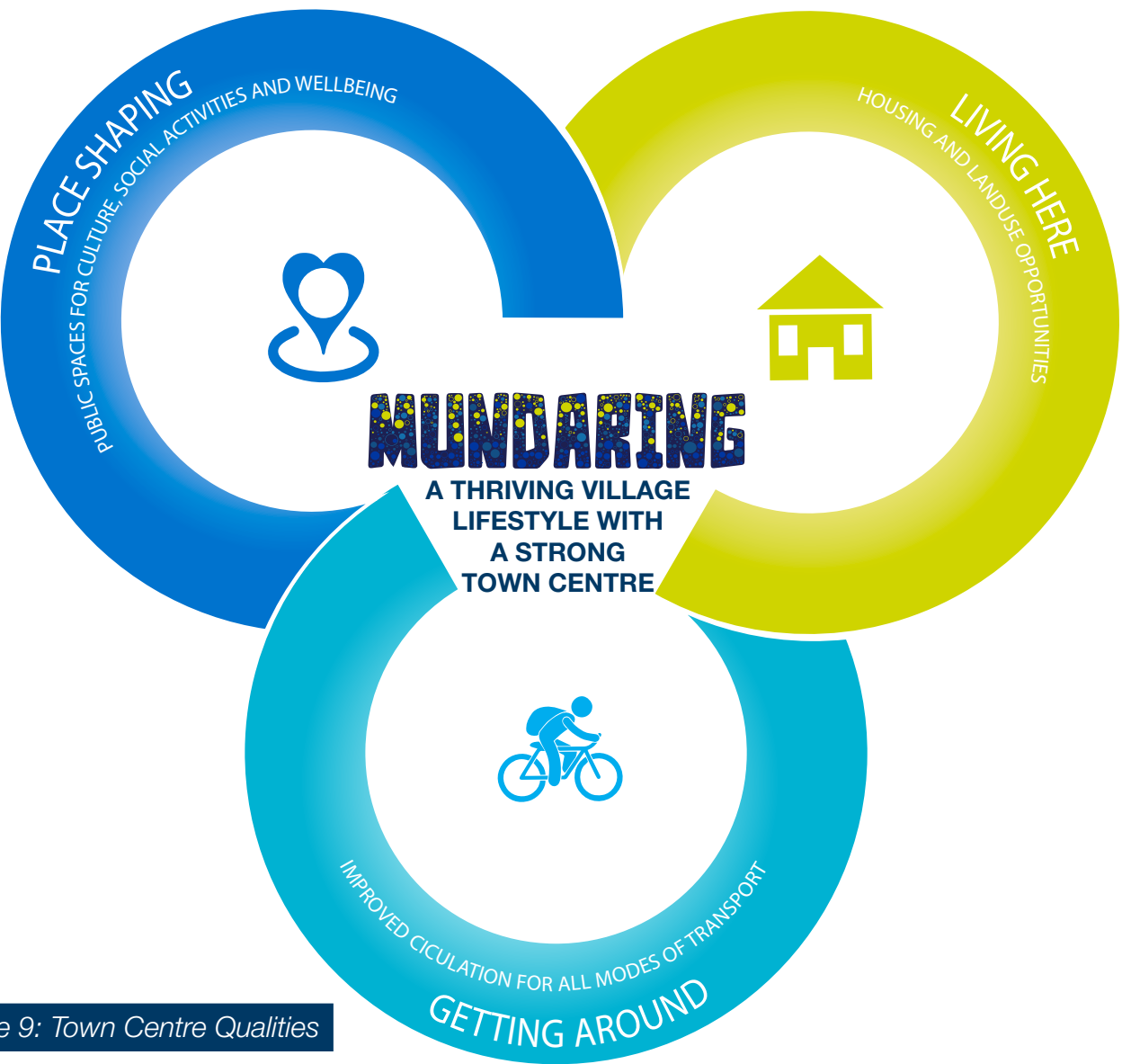


Figure 9: Town Centre Qualities





Figure 10: Mundaring Town Centre Masterplan





# Getting around...

**This quality is about improving circulation for all modes of transport within, around, and to and from the Mundaring Town Centre.**

**The goals for this quality are:**

- **To provide additional signalised crossings on the Great Eastern Highway; and**
- **Improved circulation, parking and access for pedestrians, bikes, cars and public transport moving to and from, within and around all areas of the Town Centre.**

Aspirations for this quality are:

- To provide improved opportunities to safely and conveniently cross the Great Eastern Highway for Town Centre and local traffic, improving the ability to park and walk to multiple destinations in the one visit.
- Create more people friendly thoroughfares in the public areas of the Town Centre, including connectivity through the existing car parks, laneways and undeveloped road reserves.
- Embrace the Great Eastern Highway as a characteristic of the Town Centre, and work within the physical limitations of this to demarcate the extent of the Mundaring Town Centre for passing drivers and Town Centre visitors.
- For Mundaring to become known as a destination - for local retail, services and employment, for tourists, for new residents and for bus commuters coming both to and from the Town Centre. Providing appropriate and convenient parking that will service these varying long and short term parking needs.

The broad actions that will achieve these goals are:

- Advocating for additional signalised intersections on the Great Eastern Highway to deliberately synchronise interruption of traffic moving in both directions along the Highway.
- A Connectivity and Traffic plan that facilitates appropriate vehicle movement and parking and pedestrian accessibility within public and private areas. This includes:
  - Priority circulation routes for Town Centre traffic;
  - All weather protection nodes for pedestrians;

- Connectivity for pedestrians moving from car parking areas to their destinations;
  - Acquisition of land to facilitate laneway widening;
  - Worker and commuter all day parking and short term shopper and visitor parking opportunities;
  - Trailer and caravan parking opportunities convenient to tourism destinations.
  - Truck parking in appropriate locations.
- Supporting the long term development of a new appropriately located Bus Terminus.





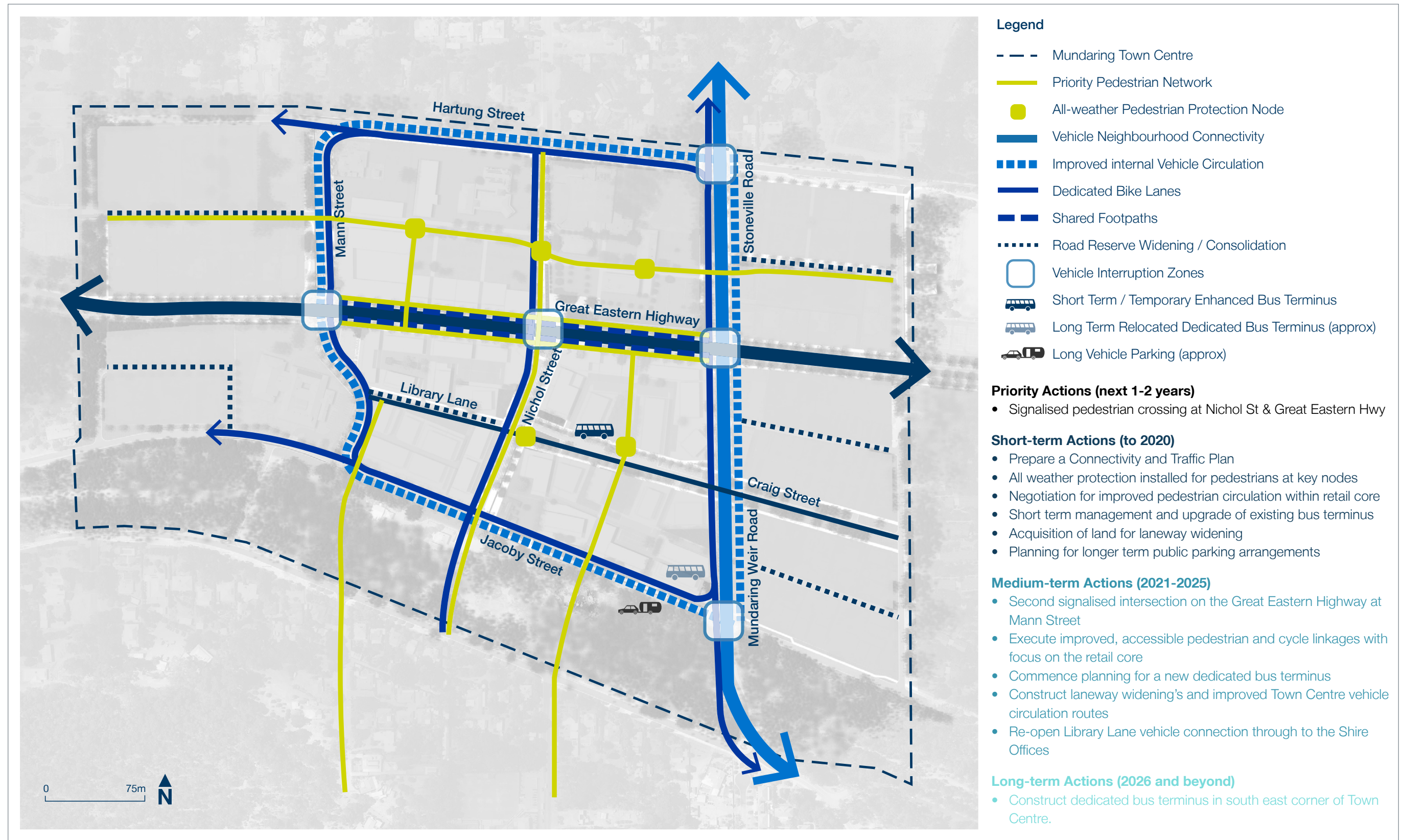


Figure 11: Getting Around





# Living here...

This quality focusses on housing needs and land use opportunities.

The goals for this quality are:

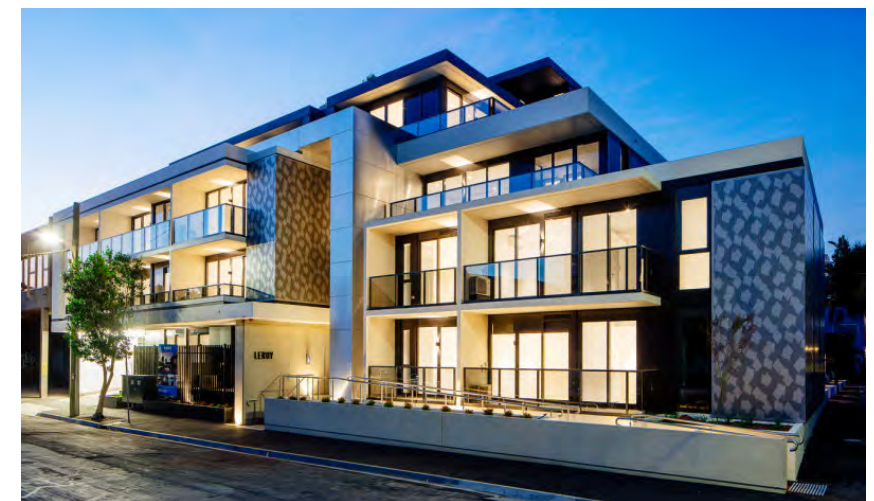
- Providing housing opportunities that respond to a changing and growing demographic;
- Encouraging a range of land uses and flexible ground and first floor level development across the core and fringe that will underpin a vibrant and sustainable town centre that delivers over time employment self-sufficiency;
- Delivering a new and interesting built form and fabric of urban development within and around the town centre, that reflects the character of Mundaring; and
- Overcoming existing infrastructure servicing constraints;

Aspirations for this quality are:

- Encouraging increased building heights and densities, especially residential densities and apartment style development, within and around the Town Centre.
- Retaining opportunities to incorporate the planting of canopy trees.
- Embracing new built form and contemporary, artistic design in new buildings.
- Providing flexible floor spaces at ground and first floor level in commercial buildings to enable mixed use and adaptability over time.

The broad actions that will achieve these goals are:

- Rezoning land around the Town Centre to facilitate increased residential densities.
- Updating the Local Planning Scheme to encourage investment and facilitate increased residential densities and mixed use outcomes within the Town Centre;
- Responding to bushfire prone mapping and heritage listing to support redevelopment within the Town Centre.
- Provide guidance and mechanisms to encourage new development within the Town Centre, encouraging new character, built form, artistic design and density.
- Facilitate staged upgrading of wastewater servicing infrastructure to support development potential.



Source: <https://developmentsites.melbourne>

Figure 12: Examples of residential and mixed use apartment style development



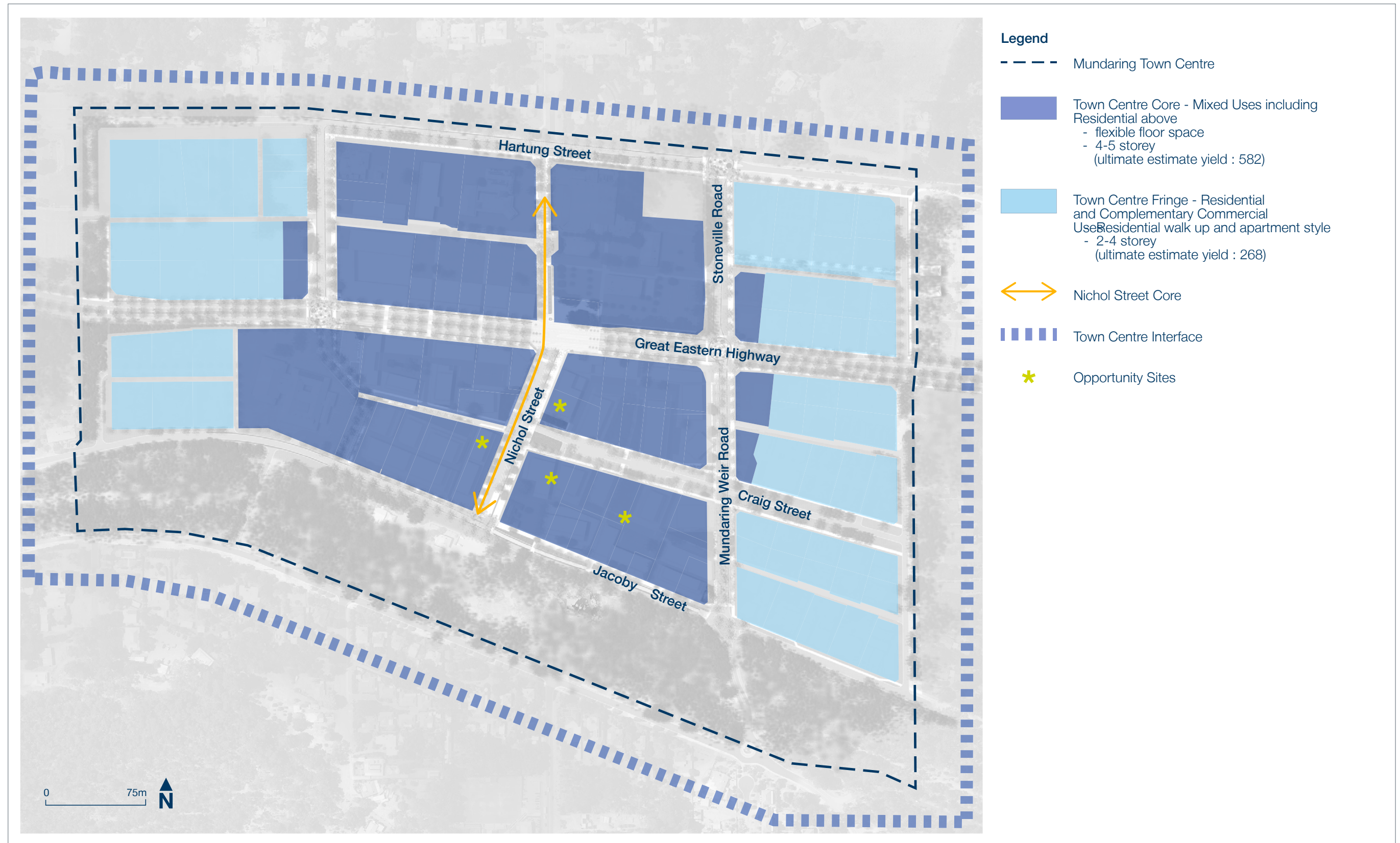


Figure 13: Living Here



# Place Shaping.....

**This quality is about the identity of the Mundaring Town Centre and developing a new and revitalised sense of place. It is also about ensuring that relevant and sustainable community infrastructure and services are provided within the Town Centre.**

**The goals for this quality are:**

- **Establishing the Mundaring Town Centre as a destination of choice, with focus on a new Mundaring cultural precinct.**
- **Revitalising and renewing public areas of the Town Centre to make them more inviting and used, both in the day time and evening;**
- **Ensuring that renewal of the Town Centre captures the atmosphere and the feel of the Shire of Mundaring and the Perth Hills;**
- **Providing access to well planned, high quality infrastructure, community services and facilities that will meet the needs of a changing and growing population; and**
- **Encouraging and facilitating new investment in the Town Centre, by the Shire, other agencies and investors.**

Aspirations for this quality are:

- Linking the visual and practical renewal of the Town Centre to the appreciable characteristics of Mundaring. This includes the Perth Hills and the natural environment, sustainable water use, the arts, and recreation, particularly cycling.
- Encouraging a greater mix of activities, land uses and development, including increasing the population density within, and within walking distance of the Mundaring Town Centre.
- Growing recognition of the Mundaring Town Centre destination and brand within and outside of the Shire to attract the community and visitors alike.
- Creating a new cultural and civic heart for Mundaring that will include collocated community and visitor services and facilities, meeting places and complementary food and entertainment land uses.
- Advocating, leveraging and facilitating necessary service upgrades, especially with regards to wastewater.
- Reconsidering how Shire services and facilities are provided within the Town Centre, including investigating options for colocation and fresh approaches to meet changing needs.

- Rationalising Shire owned land to fund and initiate new investment in Place Shaping and to stimulate new investment and development within the Town Centre.

The broad actions that will achieve these goals are:

- The development of more vibrant, active and inviting public spaces and community meeting places for everyone to enjoy.
- Enhancement of the physical and visual connectivity within the Town Centre including streetscape upgrades that incorporate public art, more canopy trees and Water Sensitive Urban Design (WSUD) themes that reflect the village atmosphere and hills character.
- Enhancing the Town Centres' tourism attraction and profile linked with the renewed sense of place.
- A planned program to investigate opportunities for improved community services and facilities, land rationalisation and attracting new investment.
- Identifying and realising the potential of "Opportunity sites" within and around the Town Centre.



Figure 14: Nichol Street now and in the future







Figure 15: Place Shaping





# Place Shaping....



*Eucalyptus accendens*



*Eucalyptus laeolia*



*Eucalyptus paten*



*Corymbia ficifolia*



*Platanus x acerifolia*



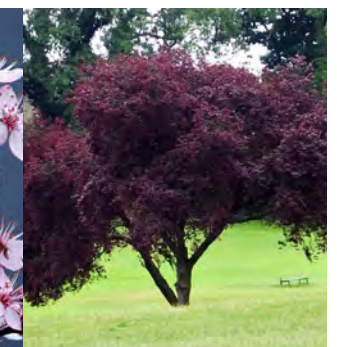
*Jacaranda mimosaefolia*



*Pyrus calleryana*



*Prunus cerasifera 'Nigra'*



*Baumea juncea*



*Baumea rubiginosa*



*Juncus kraussii*



*Juncus pallidus*



*Anigozanthos spp*



*Lomandra spp*

Figure 16: Landscaping Pallet



Figure 17: Materials Pallet









# MAKING IT HAPPEN

A series of actions are needed to realise the Mundaring Town Initiative. These are addressed as priority, short, medium and long term actions.

## Priority Actions

These are priority actions required immediately following adoption of this Masterplan. These are the fundamental, building block actions needed to begin and kick start renewal of the Mundaring Town Centre within the next 1-2 years:

- Adopting the Activity Centre Structure Plan and updating Local Planning Scheme No. 4;
- Understanding development opportunities and constraints with regards to Fire & Heritage;
- Commence Branding & Place Making actions;
- Advocacy for signalised crossing of the Great Eastern Highway and for wastewater servicing; and
- Governance arrangements.

| Priority Actions                   | Description   |
|------------------------------------|---|
| Bushfire Prone Land Investigations | Investigate the implications of the map of Bushfire Prone Areas upon status of the Town Centre and its surrounds to appreciate implications for new development especially for Shire owned land. This includes demonstrated compliance measures of State Planning Policy 3.7.   |
| Heritage Investigations            | Investigate the heritage status of listed properties with focus on publicly owned sites, to appreciate any limitations to long term preservation / redevelopment of these.  |
| Activity Centre Structure Plan     | Prepare the Activity Centre Structure Plan based on this Masterplan and its supporting documentation for Shire and WAPC approval. This will include: <ul style="list-style-type: none"><li>• Flexible commercial floor space at ground and first floor level;</li><li>• Design Guidelines that address building height, form and presentation, including expression of contemporary, artistic design, the inclusion of setbacks to enable canopy tree planting and consideration of mechanisms to discourage under development;</li><li>• Rezoning land within walking distance of the Town Centre to allow increases in residential density; and</li><li>• Heritage and Bushfire outcomes.</li><li>• A requirement for a 1% public art contribution for development valued over \$2 million.</li></ul> |
| Update Local Planning Scheme       | Update statutory mechanisms within the Local Planning Scheme No 4 to reflect the Masterplan and the approved Structure Plan with the goal of ensuring that land within and around the Town Centre is development ready, especially for increased residential densities, as soon as possible.  |
| Commence Branding and Marketing    | Develop a Branding and Marketing Plan which establishes the Town Centre identity and approach to be applied through marketing, promotion, place making and signage activities in the Town Centre. This will include logos, images and themes.   |
| Commence Place Shaping             | Develop a Place Shaping Plan which prioritises actions in the public realm. Phase 1 to include: <ul style="list-style-type: none"><li>• Town Centre themed signs and flags displayed;</li><li>• Establish mechanisms for communication and promotion such as a dedicated web page; and</li><li>• Ongoing Community Engagement.</li></ul>  |
| Advocacy                           | Plan for and begin active, coordinated engagement with Government for additional signalised crossings of the Great Eastern Highway within the Town Centre and to support improved wastewater servicing, especially to underpin increases in residential densities.  |
| Governance                         | Organise an integrated corporate approach and priority within the Shire of Mundaring to facilitate Town Centre renewal and redevelopment.   |



## Short Term Actions to 2020

Short term actions are those required over the next 4 years until the end of 2020. These actions build on the priority actions, setting in place a program of works aimed at building momentum. These include:

- Undertaking a review of Shire owned land, services and facilities within the Town Centre;
- Commencing Shire Land Rationalisation program;
- Finalising the Urban Design Framework and the Connectivity and Pedestrian Plan;
- Developing an overall development plan for Mundaring Cultural Precinct;
- Preparing a Tourism Destination Management Plan; and
- Matters arising from the earlier Priority Actions.

| Short Term Actions                                   | Description  |
|--|--|
| Review of Shire Owned Land                           | Undertake a review of Shire owned land, services and facilities within the Town Centre, establishing: <ul style="list-style-type: none"> <li>• Opportunities and constraints of existing arrangements, and an evaluation of whether a new approach and/or co-location with other services could be beneficial;</li> <li>• A decision framework to determine the best sustainable future arrangement; and</li> <li>• A staged program to deliver change where change has been identified.</li> </ul>  |
| Commence Shire Land Rationalisation                  | Determine a prioritised approach to keeping, buying, selling and/or redeveloping this land, why, when and how. Consider Shire investment into new development, and encourage new development of Opportunity sites.   |
| Urban Design Framework                               | Prepare the Urban Design Framework for the public realm taking guidance from the Branding approach with regards to themes and expression to be captured. Identify staging and commence streetscape upgrades with focus on: <ul style="list-style-type: none"> <li>• Nichol Street;</li> <li>• Themed signage;</li> <li>• Within and around the new Mundaring Cultural Precinct;</li> <li>• Undergrounding power lines;</li> <li>• Highlighting Town Centre entries, especially on the Great Eastern Highway and tourist route approaches; and.</li> </ul>  |
| Connectivity and Traffic Plan                        | Prepare the Connectivity and Traffic Plan. Identify staging and commence with: <ul style="list-style-type: none"> <li>• New signalised crossing at Nichol Street and Great Eastern Highway;</li> <li>• Establishment of all-weather pedestrian protection at key nodes;</li> <li>• Commencing negotiation for improved and accessible pedestrian and cycling circulation within the retail area on the northern side of the Highway;</li> <li>• Short term management of the existing bus terminus;</li> <li>• Ceding/acquisition of land for laneway widenings; and</li> <li>• Planning for longer term public parking arrangements.</li> </ul>             |
| Planning the Mundaring Cultural Precinct             | Develop an overall development plan for the Mundaring Cultural Precinct that determines land need, which services and facilities will be located here, and the staging and funding approach. Commence Stage 1 establishment works when possible.   |
| Destination Management Plan                          | Prepare a Tourism Destination Management Plan that addresses destination marketing and development, providing leadership with regard to Tourism aligned with Town Centre redevelopment.  |
| Continued Implementation of earlier Priority Actions | <ul style="list-style-type: none"> <li>• Implement the determined Branding &amp; Marketing approach to build profile for the Town Centre. Link to events, profile building actions, promotion and marketing for investment.</li> <li>• Proactive facilitation and support for public and private investment, especially for opportunity sites and actions aimed at increasing residential densities within and around the Town Centre.</li> <li>• Realise construction of new Highway crossings, first priority is a new signalised pedestrian crossing at Nichol Street.</li> <li>• Carry out waste water actions to build capacity as required.</li> </ul> |





### Medium Term Actions 2021 to 2025

Medium term actions are those that build and deliver on the momentum established by the Priority and Short Term Actions. These include implementing the actions arising from the:

- Review of Shire owned land, services and facilities;
- Shire Land Rationalisation program;
- Urban Design Framework;
- Connectivity and Pedestrian Plan;
- Review process; and
- Matters arising from the preceding Priority and Short Term Actions.

It also includes delivery of identified development stages for the Mundaring Cultural Precinct.

| Medium Term Actions   | Description  |
|---|--|
| Review of Shire Owned Land  | Staged delivery where change has been identified.  |
| Shire Land Rationalisation  | Staged delivery as determined.<br>Implementing identified Shire investment into new development, and encouraging new development of Opportunity sites.   |
| Urban Design Framework  | Implementation of staged streetscape upgrades with focus on the Great Eastern Highway and Public Art delivery.   |
| Connectivity and Traffic Plan                                       | Implementation of the staged plan with focus on: <ul style="list-style-type: none"><li>• Second signalised crossing at Mann Street and Great Eastern Highway;</li><li>• Improved pedestrian circulation and linkages, including within the retail area on the northern side of the Highway;</li><li>• Planning for a new, dedicated bus terminus; and</li><li>• Construct laneway widenings and re-open Library Lane connection through to the Shire offices.</li></ul>  |
| Mundaring Cultural Precinct   | Delivery of next stages. Building profile and linkages to make this a destination of choice.   |
| Review process  | Review of Masterplan implementation process to understand successes and failures of approach. Focus on whether overall goal and vision of Masterplan is starting to be realised or not, especially with regards to: <ul style="list-style-type: none"><li>• Creating a known profile for the Town Centre;</li><li>• Increases in residential densities, especially in apartment style development within the Town Centre;</li><li>• Increased employment opportunities; and</li><li>• Identifying whether other interventions or new approaches are needed, and celebrating successes.</li></ul> |
| Continued implementation of earlier Priority and Short Term Actions | <ul style="list-style-type: none"><li>• Continued delivery of the Branding &amp; Marketing approach, linked with the Destination Management Plan, with regular calendar of events, promotion and marketing for investment.</li><li>• Realise construction of the second new Highway crossing near to the Shire offices.</li><li>• Proactive facilitation and support for public and private investment, especially for Opportunity sites and encouraging increases in residential densities.</li></ul>   |



Long Term Actions 2026 and beyond

Long term actions are the final actions to deliver the Masterplan. Those that complete delivery of the Short and Medium Term Actions, the actions needed to ensure that the vision of the Masterplan is realised and that issues that have arisen along the way are effectively responded to.

These include continued implementation of the work underway from earlier stages, celebrating and building on success, including realisation of the Mundaring Cultural Precinct.

| Long Term Actions   | Description   |
|---|---|
| Review of Shire Owned Land  | Complete identified actions.  |
| Shire Land Rationalisation  | Complete identified actions.  |
| Urban Design Framework  | Complete identified actions with focus on areas not already addressed by earlier actions.   |
| Connectivity and Traffic Plan                                     | Complete identified actions with focus on development of a new, dedicated bus terminus.   |
| Mundaring Cultural Precinct                                       | Completion of delivery of landmark features and continued expansion of program and profile to continue attraction and destination building.   |
| Continued implementation of earlier Short and Medium Term Actions | <ul style="list-style-type: none"><li>Continued delivery of the Branding &amp; Marketing approach, linked with the Destination Management Plan, with regular calendar of events, promotion and marketing for investment.</li><li>Proactive facilitation and support for public and private investment, especially for Opportunity sites and encouraging increases in residential densities.</li></ul> |
| Review process  | Measuring success of the Masterplan.  |





## MEASURES OF SUCCESS

The success of this Masterplan can be measured over time and against the actions and timeframes that have been established. A 10 year review will be carried out. These measures of success can also include evaluation against these key questions:

- Have the actions reinforced and enhanced the existing village atmosphere and the Mundaring lifestyle?
- Have the works incorporated the appreciable characteristics of the area?
- Does the statutory framework support the Masterplan?
- Has a changing population been accommodated and in a manner that reinforces the village character?
- Is the Town Centre a great public space, both during the day and at night time?
- Do all parts of the Town Centre have improved visual and physical connection that caters for all modes of transport?
- Has retail, tourism, commercial, governance and community needs been met?
- Have flexible floor space, employment and tourism opportunities been sustained into the future?

## REFERENCES

Mundaring Town Centre Discussion Paper, Calibre Consulting July 2016