

Public Open Space Strategy



MAY 2001



1.0 INTRODUCTION

With the gazettal of the Shire of Mundaring's new District Zoning Scheme, Town Planning Scheme No. 3, (TPS) on 18th March 1994, arose the opportunity for subdivision across the Shire to meet the growth needs of both the municipality and the metropolitan region.

Due to the nature of past development within the Shire and the future directions set in the Scheme, the provision of Public Open Space (POS) is complex. Whilst standard residential subdivision attracts a 10% POS provision (Policy DC 2.3 "Public Open Space in Residential Areas"), W.A. Planning Commission Practice exempts subdivisions creating less than 5 lots from this requirement. The growth patterns created by TPS 3 results in numerous infill residential subdivisions of less than 5 lots at a time and



rural/residential subdivision (Lots between 1 and 2 ha) on the fringes of the residential townsites. All of these subdivisions create additional pressures on the existing recreational facilities not to mention the natural environment, particularly watercourses.

This Strategy is intended to co-ordinate the provision of POS within the Shire of Mundaring recognising that the application of standard legislation and policy measures fails to meet the community's needs due to the unique nature of settlement within the Shire. It is not intended to replace the existing legislative requirements and the standard 10% POS provision in residential areas must still apply within the parameters of State Government policy.

2.0 OBJECTIVES

The objectives of the Public Open Space Strategy reflect the Shire of Mundaring's vision for its municipality and WA Planning Commission's policies and guidelines including the "Rural Land Use Planning Policy", "Metropolitan Rural Policy" and "Rural Residential Guidelines". The objectives are to:

- provide useable POS to meet the active and passive recreation needs of the residential and rural/residential communities within this Shire;
- reserve land where such is needed to ensure protection of unique or irreplaceable features of the natural environment;

- promote linkages between reserves to foster movement of native fauna; and
- reduce the risk of pollution of waterways;
- identify POS areas over landscape and conservation features and watercourses and land for recreation, bridle trails, pedestrian links and buffer areas on designated rural-residential zoned lots with potential for subdivision; and
- identify existing POS areas in need of upgrading to serve the additional residents generated by nearby subdivision.

3.0 ISSUES

3.1 Pattern of Settlement

Residential development in the Shire from the Darling Scarp eastwards has taken place in individual settlements based around historic train stations. Each settlement is separated from the next by a rural buffer. This principle has been endorsed in Council's recently gazetted TPS 3.

One of the results of this now unique form of settlement is that each settlement should, wherever practical, support its own recreational infrastructure and facilities.

At the present time, many of the settlements, particularly the smaller ones, are effectively being subsidised by the larger areas and the overall provision of facilities suffers as a result. TPS 3 provides for growth of the various settlements in order to enable the provision of the level of recreation infrastructure expected by each community.

In some areas POS has already been provided for in historic subdivisions either as land or cash-in-lieu. In these instances no further POS is required.

3.2 Types of Recreation Space

Council currently provides active recreation space (oval, tennis courts, cricket nets, playgrounds, and the like) in each settlement with the exception of Wooroloo. The level of provision varies.

Passive recreation provision varies significantly from the provision of a comprehensive heritage trail (developed to various standards) along the disused rail reserve to bush blocks. Both forms of recreation space are used by residents of the residential and rural zones, although it is fair to assume there is less demand for passive spaces from the rural areas.

3.3 Environment

The emphasis of TPS 3 has been to combine development with the environment in a sustainable manner. Scheme provisions relating to some Residential and all Rural Landscape Living zones reflect this philosophy. However, in addition to this it is highly desirable to protect some areas of particular environmental significance by having them reserved as local Public Open Space.

3.4 Watercourses

The network of watercourses running through the hills is one of the key environmental issues referred to in 3.3 above. Not only do they provide habitats for fauna but they create, when natural flora is retained, a filter removing nutrients from the water that enters the creeks and ultimately feeds into the Swan River. Their role in the overall environment is a complex one and will form the subject of a separate, more comprehensive Integrated Catchment Management Plan yet to be produced. Suffice to say at this stage it is important to retain them as close as possible in their natural state. Setting them aside in POS reserves will assist in achieving this by providing the opportunity for overall management by the Shire.

It is also important to note that the majority of the Shire is within proclaimed or proposed water catchment areas. This is another reason to reserve watercourses wherever possible and practical so that maintenance of the integrity of these watercourses can be better achieved.

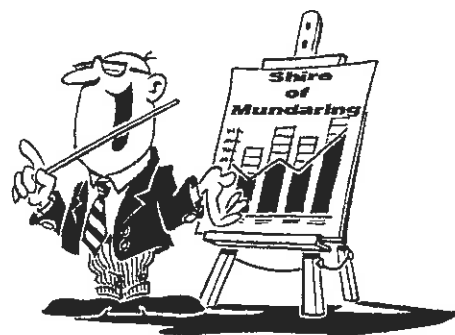


3.5 Cash-in-Lieu Payments

As the main form of subdivision in the Shire results in the creation of two and three lots due to fragmented land ownership, it is difficult to create consolidated and developed POS. In order to provide maximum benefit to



the communities involved it would be beneficial in some instances for Council to receive cash-in-lieu of POS in accordance with Clause 20C of the Town Planning and Development Act so that this money can be used to upgrade existing POS or purchase land for POS in appropriate locations.



Cash-in-lieu contributions can only be required if there is agreement between the subdivider, the Shire of Mundaring and the WAPC. Expenditure of cash-in-lieu funds for the upgrading of POS requires the approval of the Minister for Planning. Cash-in-lieu funds are only to be used to reimburse landowners required by the Strategy to give up more than 5% or 10% of their land for POS or for upgrading POS which has direct relationship to their RLL or Residential zoned land respectively.

Whilst cash-in-lieu is usually referred to in the context of residential subdivision, the State Government's "Metropolitan Rural Policy" provides for cash-in-lieu contributions in rural areas also where they are identified as part of a POS Strategy.

3.6 Management of Funds

The administration of funds received specifically for POS and the expenditure of other funds on POS will be carefully monitored. Appropriate measures will be taken to ensure that the implementation of POS requirements in accordance with the proposals in this document is equitable to individual landowners and proponents of subdivision in the Shire.

In some areas this Strategy will result in a need to acquire land in excess of the standard 5% or 10% POS contribution from a particular landowner. This may be due to the need to create consolidated POS at convenient locations to serve the needs of residents in a locality, to protect natural features such as watercourses, establish a linear link, or for other reasons. In these instances the affected landowner will be provided with a payment for that excess land requirement. Funds for these payments will ultimately be drawn from cash-in-lieu received pursuant to the provisions of clause 20C of the Town Planning and Development Act (refer clause 3.5 above).

The administration of 20C funds is, however, constrained. Particular emphasis is placed on the location of POS on which funds are spent in relation to where the funds are generated. This is to ensure funds resulting

from a subdivision in, say, Swan View are not spent on POS in, Chidlow as this provides no benefit to the residents of the subdivision in Swan View. This situation relates not only to cash-in-lieu payments received by Council subsequent to adoption of this Strategy, but also relates to historic funds which are already held in Trust.

Furthermore, some landowners who are required to provide a substantial area of land for the reasons described earlier may subdivide before the surrounding landowners in the locality. This sometimes results in Council having inadequate Section 20C funds to purchase the excess land provided by such landowners.

To date all commitments for payments to subdividers giving up land in excess of the standard requirement have been met. In some instances this has, and may in the future, require funding from Municipal Funds. This money will be reimbursed as more cash-in-lieu funds become available for the particular area through further subdivision.

An assessment of Council's exposure to this "pre-funding" situation as part of the POS Strategy has confirmed that it is likely to be a rare occurrence. Nonetheless an annual review will be conducted as part of Council's budget process to quantify any likely demands on Municipal Funds.

3.7 Preferred Location of POS

Where land is required to be ceded as POS from private properties subject to subdivision or development (cluster rural living dwellings) special consideration will be given to land that:

- is contiguous with existing POS and or watercourses;
- has environmental significance; or
- in the opinion of Council has special historical or cultural significance.

3.8 State Government Policies

The provision of POS is also affected by various State Government Policies. These are generally formulated by the WA Planning Commission. Cognizance of the following policies/documents in the application of this Strategy is essential:

- WAPC Policies DC 2.3 and 3.4 ("Public Open Space in Residential Areas" and "Rural Land Use Planning Policy");
- The "Rural-Residential Development in the Perth Metropolitan Region" guidelines;

- Advice Note to Local Authorities No. 2 of 1993 ("Review of Public Open Space Provision in Respect of Small Subdivisions"); and
- Planning Bulletin 21/97 "Cash-in-lieu of Public Open Space".

WAPC Policy DC 2.3 specifies that in the case of subdivision in residential areas, 10% of that land shall be given up as POS. Under that Policy, the WAPC will seek local government advice and comment on the POS needs in each area. This Strategy formalises that advice to enable consistent and logical decision-making.

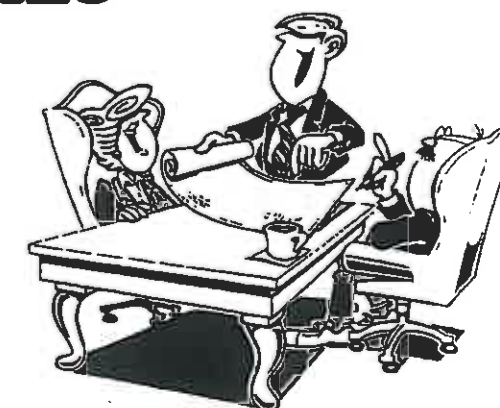
Policy DC 3.4 and the "Rural-Residential Development in the Perth Metropolitan Region" guidelines address rural subdivision and identify the need for certain local authorities to prepare Local Rural Strategies. The Shire of Mundaring is one of those local authorities. The Local Rural Strategy should take account of inter alia, POS requirements (if any). The Shire of Mundaring has identified that there is a need in certain rural areas for POS and this POS Strategy identifies those areas consistent with both of the aforementioned policies.

The Strategy also reflects issues raised in the above listed Advice Note (No 2 of 1993) and Planning Bulletin (21/97) by providing an overview of POS requirements to justify the provision of POS in the small subdivisions that are characteristic of the Shire of Mundaring and in many cases could only become practical POS when provided in a consolidated form.

4.0 STRATEGIES

4.1 Plans

A series of plans forms the basis of this Strategy and identifies the general areas where POS is required. It is based on a requirement of 10% POS contribution in Residential zones and a 5% contribution in Rural Landscape Living zones. Land zoned General Rural is not required to provide any POS contributions.



The plans also identify areas where cash-in-lieu would be requested by Council at the subdivision stage. Where the cash would be spent is also



identified. The actual extent of POS will need to be defined at subdivision or Local Subdivision and Infrastructure Plan (LSIP) stage where an LSIP is required. The reason for this is that when detailed design takes place, precise POS boundaries may be defined with the following matters in mind:

- Existing vegetation
- Precise watercourse location
- Flora and fauna survey information
- Heritage/special site location
- Drainage requirements
- Roading requirements
- Pedestrian/cycle/bridle trail links
- POS sharing across lot boundaries
- Building/effluent disposal system locations
- Fire Management

The Plans are supplemented by a written text that explains each identified area.

4.2 Strategic Long-Term Links

The Strategy recognises that the creation of POS reserves is a long-term process and will be subject to review with the Town Planning Scheme. Nonetheless it is essential to identify significant areas that are unlikely to be achieved in the short-term to ensure they are earmarked should subdivision appeals and/or Scheme amendments be successful prior to a comprehensive Scheme review taking place.

4.3 Cluster Rural Living Dwellings

Cluster Rural Living applications will also be subject to Public Open Space contributions on the same basis as subdivision applications. Such developments create the same recreational demands as subdivisions. The POS contribution will, however, generally be required as a cash-in-lieu payment as a condition of development approval because such applications do not require the initiation of a subdivision application.

4.4 Road Closures

In some areas unmade sections of road reserve create open space links. In many of these instances the construction of a road within the reserve is neither necessary nor desirable and communities have expressed a desire to preserve these links as open space. The following unconstructed portions of roads are proposed to be closed and converted to Public Open Space.

Mons Road, Hovea (northern section)
Hedges Road, Hovea (central section)

Oxley Road, Hovea (east and south) to be amalgamated with adjoining reserves

Callan Road, Hovea (to be amalgamated with Reserve 38224)

Anne Road, Hovea

Mayo Road, Wooroloo between Howard and Dinsdale Roads

All proposed road closures are subject to the provisions set out in the Local Government Act.

5.0 STRATEGIES FOR EACH MAP

Explanatory Note

POS may be provided by an individual subdivider either:

- giving up a portion of his/her land to be used as POS; or
- providing a payment to the Shire to enable the Council to purchase land or pay for the development or upgrading of existing POS. (This is known as cash-in-lieu).

It is important to note that POS will only be required as and when landowners decide to subdivide their properties.

It should also be noted that this series of maps identifies recognisable areas and should not be considered a static document. As individual subdivisions and/or re-zonings arise their specific POS needs must be assessed within the context of the strategies contained within this text and the maps.

5.1 POS Strategy - Map 1

No requirements.

5.2 POS Strategy - Map 2

Preamble

This map relates to the northern reaches of Parkerville and Stoneville as well as a small portion of Mt Helena and the western extent of Hovea as it abuts John Forrest National Park. Its key POS elements



are two linear links; one east-west along the south side of Cameron Road at the Shire's northern boundary; and the other the northern extremity of a comprehensive link southwards connecting Mt Helena with Mundaring. In the process it crosses the old (northern) rail reserve that extends as a walk trail from Swan View in the west to Wooroloo in the east and terminates at the Mundaring townsite providing a link to the other (southernmost) old rail reserve walk trail that extends from Greenmount/Bellevue in the west to Mt Helena in the east where it connects with the northern rail reserve. A further linear link extends from Mundaring townsite to the Mundaring Weir.

Specific Locations

- POS to be given up as land at 5% to provide a buffer between the subdivided lots and the future Hills Spine Route. It will also provide an opportunity for a pedestrian connection between the two new townsites immediately east and west of this location (Special Purpose zones under TPS 3) which will themselves be the subject of detailed POS assessment to ensure integration.
- POS to be given up as land at 5% to protect the watercourse. Precise location to be determined at LSIP/subdivision stage. This location is affected by some intensive rural land use. Ultimately the setting aside of land as POS along the watercourse will enable rehabilitation work to be undertaken as well as extending a well used local open space reserve.
- Refer to Location A on Map 13.
- POS to be given up as land at 5% to continue the linear link and provide a buffer between the subdivided lots and the future Hills Spine Route. As with A. above it will also create an opportunity for a pedestrian connection with the proposed townsite. This open space link also completes a circuit of bridle trails for the residents in this well established Rural/Residential area.
- POS to be given up as land at 5% to provide a buffer between the subdivided lots and Stoneville Road. Currently owned by the State Government and containing the old "Hillston" buildings this site provides a visual break between the more residential development of the Stoneville townsite and the Rural/Residential development to the north along Stoneville Road. This area of POS would retain that break whilst allowing for subdivision to occur behind the bushland that exists along most of the Stoneville Road frontage. (The only



cleared area is a small disused oval at the southern extremity of the frontage).

- F** -POS to be given up as land at 5% to complete the linear link along the watercourse between the old rail reserve in Stoneville (Map 15) and Anketell Road, Mt Helena. This link forms the northernmost portion of the continuous POS link referred to in the preamble which is integral to the POS Strategy in that it will be the only continuous north-south POS link in the Shire. The precise alignment of the POS will need to be determined at the LSIP/subdivision stage.

5.3 POS Strategy - Map 3

Preamble

This map relates to the northern portions of Mt Helena and the rural areas outside the townships of Chidlow and Wooroloo. The rural township of Beechina is also included.

The key element of this map is to identify the linear POS links along Cookes Brook and its main tributary north of the Chidlow township. Cookes Brook is itself a significant tributary feeding into the Wooroloo Brook catchment which is degraded through extensive clearing for agricultural purposes. Where opportunities exist it is proposed to contain the watercourses within POS to preserve what riparian vegetation remains. In areas where bushland also remains within reasonable proximity of the brook it is proposed to also preserve that.

One particular element of this area is an artificial lake resulting from a dam constructed some years ago on private property (Lot 1807 Rosedale Road). This has created a site of interest to local bird watchers as it has become a home for waterbirds. There is also some interest in the vegetation fringing the lake.

Specific Locations

- A** -Long term POS along the watercourse and connecting a linear POS link across northern Chidlow. To be given up as land at 5%. This area contains some good stands of native vegetation as well. It also is directly south of the artificial lake referred to in the preamble. It forms an integral portion of a local POS circuit.
- B** -POS to be given up as land at 5% along the watercourse and to complete a linear POS link across northern Chidlow. Precise

location of POS to be determined at LSIP/subdivision stage. This location has been used for agricultural purposes in the past. The proposed link will connect with existing POS to the west and south. Both these existing POS areas are effectively isolated at the moment and offer no particular value to the local community. Their inclusion in the aforementioned link will create recreational opportunities.

- D** -POS to be given up as cash-in-lieu at 5% to develop/upgrade the adjoining heritage trail. This trail forms part of the extensive Swan View to Wooroloo walkway which is in need of upgrading in various locations. There are no practical opportunities for other open space development in this small rural township. Other reserves in the vicinity are generally set aside for conservation purposes and walking/bridle/cycling trails, other than the old rail reserve, do not exist.

5.4 POS Strategy - Map 4

No requirements.

5.5 POS Strategy - Map 5

No requirements.

5.6 POS Strategy - Map 6

No requirements.

5.7 POS Strategy - Map 7

Preamble

This map concerns the predominantly established Swan View and Greenmount suburban areas. Limited infill subdivision potential exists. The open space and recreational characteristics of this map are local parks with playground equipment, the western border of the John Forrest National Park and the old railway reserve which is now a heritage trail.

Specific Locations

- A** -POS to be given up as cash-in-lieu at 10% for the upgrading of Reserve 26287 Weston Drive. This reserve is currently undeveloped but located on relatively flat land within 200m of this location. Opportunities exist to create a local park for the residents to complement the regional facility that is John Forrest National Park immediately to the east.



5.8 POS Strategy - Map 8

Preamble

Containing the mainly residential localities of Bellevue, Boya and Helena Valley, this area has limited subdivision potential. Regional Open Space exists along part of Helena River and at Greenmount National Park. Boya Oval on Scott Street provides for organised sports and a heritage trail extends through the area.

Specific Locations

- A** -POS to be given up as land at 10% to contain the watercourse. Precise location of POS to be determined at subdivision stage. The lots affected by this POS are severely constrained by the lack of reticulated sewerage as the site comprises valley sideslopes. POS has already been created either side of the proposed POS making the inclusion of this location a logical step towards completing the link and protecting the watercourse which feeds directly into the Helena River some 600m to the south.
- B** -Refer to Location A on Map 9.

5.9 POS Strategy - Map 9

Preamble

Rural Helena Valley has limited subdivision potential due in part to the extreme slopes that exist at the foot of the Darling Scarp and the incised valley systems created by drainage over the centuries. Soils in this area are often not conducive to on-site effluent disposal.





Specific Locations

- A** -POS to be given up as land in accordance with LSIP No. 144. This provides for a consolidated area and creates access to a formerly landlocked POS by creating a link to the old stock route that forms part of the Shire boundary. It is also located over a steeply incised valley system which is effectively the headwaters of intermittent watercourses that feed into the Helena River.

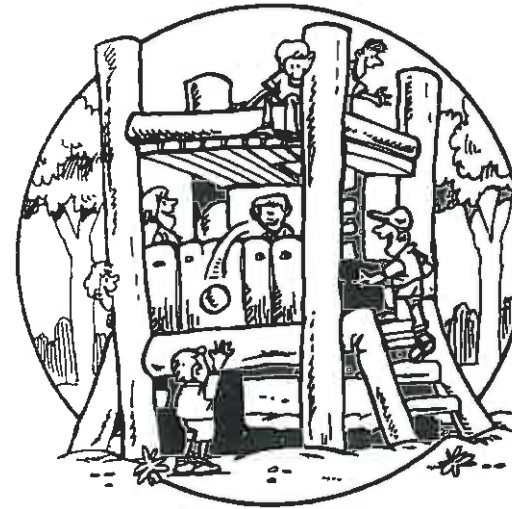
5.10 POS Strategy - Map 10

Preamble

Darlington and Glen Forrest are two of the more established "village" localities in the Shire. The open space infrastructure is generally good with additional needs only being created to meet immediate subdivision potential.

Specific Locations

- A** -POS to be given up as cash-in-lieu at 10% in accordance with the LSIP No. 227. The intent is to utilise the funds to develop the land on the south side of Strettle Road for use by the residents of the ultimate subdivision of this location. Opportunities exist for the redevelopment of degraded areas.
- B** -POS to be given up as cash-in-lieu at 5% for the upgrading of land on the south side of Strettle Road as per Location A above.
- C** -Refer to Location A on Map 11.
- D** -POS to be given up as land at 5% to widen existing POS link between Reserves 32652 and Glen Forrest Drive and 32735 Nelson Road corner Jellicoe Road (Map 11). Opportunities for the use of the existing link as a connection between reserves is restricted by its width. Its widening will create fresh opportunities for its use to encourage not only human access in an environmentally sound manner, but also responsible fire management with reduced environmental impacts and better native fauna movement between reserves. (N.B. Reserve 32735 is a bush reserve set aside for Government Requirements).



5.11 POS Strategy - Map 11

Preamble

This map contains mainly Regional Open Space abutting Helena River. It also contains the southern extent of residential Darlington where difficult terrain and existing subdivision patterns make subdivision and effective POS use difficult.

Specific Locations

- A** -POS to be given up as land at 10%. Precise location to be determined at LSIP/subdivision stage. This area comprises steep land with numerous landowners, all with limited subdivision potential. Comprehensive detailed planning is required to establish all aspects of subdivision. Opportunities may exist for consolidation of the existing POS or for POS links to the Regional Open space to the south. Site conditions, lot configurations and existing improvements to properties may however make this difficult to achieve.

5.12 POS Strategy - Map 12

Preamble

The mixture of Residential and Rural Landscape Living zonings over this map, some areas without any subdivision potential, results in different POS demands. These range from parks with playground equipment to watercourse preservation. The map is affected by the two major development options (townsites) identified in Town Planning Scheme No. 3.

Specific Locations

- A** -Long-term POS linear link along watercourse. Lots affected by this do not have subdivision potential under current zoning. They do, however, include a significant watercourse feature. Accordingly their long-term potential is identified at this stage to ensure any development and/or subdivision affecting the watercourse is considered in detail with special regard to its protection.
- B** -POS to be given up as land at 10% as the Residential zoned portion of these lots are subdivided. This land contains a watercourse. (Refer also to A above).
- C** -Refer to Location A on Map 13.
- D** -POS to be given up as land at 10% and amalgamated with adjoining reserve. The precise extent of the POS to be determined at subdivision stage. The purpose of this POS is simply to consolidate and round off the existing POS. It is anticipated that this area will be accessible from the extension of Campbell Way to the west as the balance of the POS has limited road frontage. The consolidated POS would act primarily as a local park with playground equipment, grassed areas, etc.
- E** -Refer to Location A on Map 15.
- F** -Refer to Location F on Map 13.

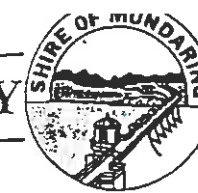
5.13 POS Strategy - Map 13

Preamble

This map essentially comprises the rural areas south of the Parkerville townsite and Hovea. Because it abuts the residential areas and there are some deficiencies in POS in the area, there is some need for upgrading/development of the local POS infrastructure. The old railway reserve heritage trail spans across the northern part of the map and System 6 reserves are also present.

Specific Locations

- A** -POS to be given up as cash-in-lieu at 5% for the development and upgrading of existing reserves in Hovea. Limited POS areas



exist in this location. The well established vegetation and steep slopes common in the Hovea area, combined with the limited subdivision potential, does not encourage the creation of a new or consolidated POS. LSIP No. 149 provides access to the currently land-locked POS near the end of Mueller Place. The emphasis in this area is on limited and sensitive development of POS and responsible management of the existing bush reserves.

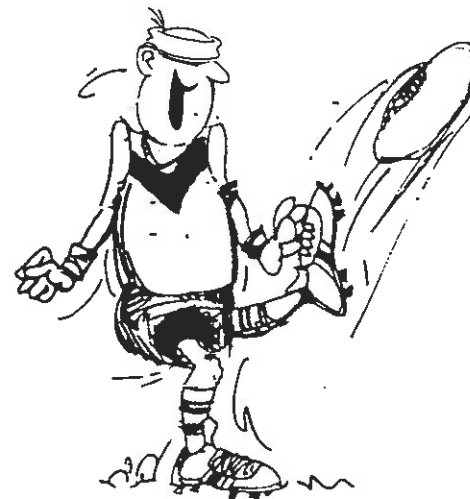
B -POS to be given up as cash-in-lieu at 5% for the upgrading of the existing POS at Redfern Road abutting the eastern boundary of this location. This POS currently provides for active recreation in Parkerville and contains an oval as well as some other facilities. As this location is subdivided there will be a natural increase in demand for facilities that this POS is unable to provide at the moment. Other reserves in the vicinity are System 6 reserves containing significant bushland areas and not suitable for development to meet these needs.

C -POS to be given up as land at 5% (for RLL zoned land) and 10% (for Residential zoned land) in accordance with LSIP No. 192.

D -POS to be given up in accordance with LSIP No. 195. This includes the rationalisation of some existing reserved land as well as the provision of a consolidated POS.

E -POS to be given up as land at 10% to extend the existing POS linear link along the watercourse. This would be contiguous with the existing POS link created by earlier subdivision. Unfortunately the area has limited potential for incorporation into a longer POS link due to existing lot sizes, but it nonetheless provides an important local system.

F -POS to be given up as land at 5% in a location to be determined at the LSIP stage. It is noted that Jane Brook runs parallel with the POS reserve adjoining this location and it would be appropriate to concentrate the POS in that area. The land slopes, in parts, steeply, towards Jane Brook and does not present any obvious opportunities for other forms of POS. The limited amount of subdivision possible, due in part to the soil conditions, also fails to create additional demand for more formalised parks.



5.14 POS Strategy - Map 14

Preamble

The heritage trail that extends across this map is the most significant recreational feature. The townsite of Mahogany Creek is small with limited POS infrastructure and tends to utilise facilities from other localities for more active recreation needs. A Management Plan exists for the Strettle Road Regional Open Space reserve. The greatest need is for the development of the heritage trail.

Specific Locations

A to G -POS to be given up as cash-in-lieu at 5% for the upgrading of the heritage trail along the old rail reserve. This POS link is the dominant recreational feature in this area and the subdivision potential of these locations, whilst not enormous, is nonetheless significant enough to result in demands for better facilities. The trail is a well patronised link that will require more vigorous management and upgrading as these areas are subdivided.

5.15 POS Strategy - Map 15

Preamble

The Stoneville townsite is reasonably well served by POS although some local "pocket parks" will need developing as more subdivision occurs.

It is critical, however, in the creation of Mt Helena/Mundaring north-south linear POS link described in the Preamble to map 2. It is also significant due to the passing of Jane Brook parallel to the old railway reserve.

Specific Locations

A -POS to be given up as cash-in-lieu at 5% for the development/upgrading of the Parkland Road POS adjoining. This POS is currently undeveloped but has little value as a bushland reserve as it has been severely degraded and cleared. A pedestrian system has been incorporated into LSIP No. 130 which covers the northern section of this location to enable access to this POS as and when subdivision occurs.

B -Refer to Location F on Map 13 & Location A on Map 16.

C -Refer to Location B on Map 16.

D -POS to be given up as land at 5%. Location of the POS to be determined at the LSIP stage. It is noted that a low-lying area containing a watercourse is located in the north-west corner of this area which should be considered for POS. This would assist in the resolution of not only POS requirements but also for drainage difficulties that exist in this area. Furthermore, as it would about the future new townsite (refer Town Planning Scheme No. 3) it would create opportunities for an integrated POS system.

E -POS to be given up as land at 5%. Precise boundaries to be determined at subdivision stage. This POS follows a watercourse and would create a linear link from Mundaring to Mt Helena. This is an integral part of the POS Strategy.

F -POS to be given up as combination of land and cash-in-lieu at 5% (for RLL zoned land) and 10% (for residential zoned land) to provide for a continuation of the POS linear link from Mt Helena to the old rail reserve and beyond. Precise location of POS to be determined at subdivision stage. The purpose of the land is





to provide non-motorised access alongside Stoneville Road so may be minimal. Cash-in-lieu funds to be spent on the construction of a pedestrian bridge over Jane Brook alongside Stoneville Road bridge.

- G** -POS to be given up as land at 5% (for RLL zoned land) and 10% (for residential zoned land). Precise boundaries to be determined at subdivision/LSIP stage. The proposed POS area includes the alignment of Jane Brook and would be amalgamated with the adjoining POS, i.e. the old rail reserve. On some lots this may be difficult to achieve due to the irregular route of Jane Brook.

H -Refer to Location E on Map 2.

5.16 POS Strategy - Map 16

Preamble

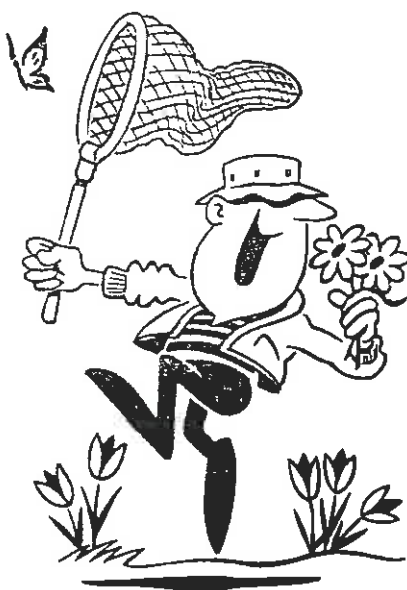
This map contains portions of the Mundaring and Stoneville townsites and the rural buffer in between. It includes the southern extent of the Mt Helena to Mundaring linear POS. Open Space issues on this map relate to the protection of watercourses by the acquisition of POS and the upgrading of existing POS.

Specific Locations

A -Refer to Location F on Map 13.

- B** -POS to be given up as land at 5% in a location to be determined at the LSIP stage. It is noted that Jane Brook runs parallel with the POS reserve adjoining this location and it would be appropriate to concentrate the POS in that area. Due to the irregular alignment of Jane Brook it may be difficult to achieve a consistent and effective POS strip completely containing the watercourse. Practical solutions will need to be applied.

- C** -POS to be given up as cash-in-lieu at 10% for development/upgrading of existing POS at the corner of Stevens Street and Thornbury Close to the south. This land is degraded and cleared



but very accessible and ideal for some form of upgrading. The other alternative is to expend cash-in-lieu funds on the reserve on the east side of Summit Place which has a linear extension to the north. Funds have already been set aside for this reserve system under an earlier subdivision within this location.

- D** -POS to be given up as cash-in-lieu at 5% for the acquisition of consolidated POS along the watercourse on the opposite side of Jarrah Road. This section of POS, which forms part of the Mt Helena to Mundaring linear link, is likely to be a medium to long-term proposition with land purchases being highly likely. It will nonetheless be an integral open space asset for the future residents of this location.

- E** -Long-term POS option to contain the watercourse should subdivision potential exist in the future. It is likely, however, that the open space requirement will exceed the 5 or 10% standard requirement and therefore funds need to be set aside for the purchase of the excess area required (refer Location D comments).

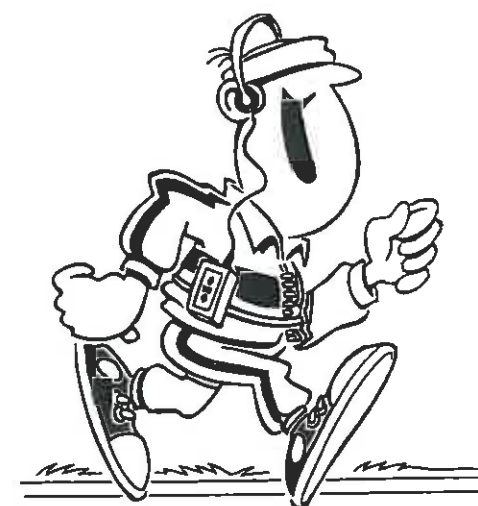
- F** -POS to be given up as land at 5% to create reserve to contain the watercourse. Precise location to be determined at subdivision stage. The alignment of the watercourse may result in a need to purchase some land in excess of the 5% (refer Location D comments). Some form of site rehabilitation may also be necessary as much of this location has been cleared for pasture.

- G** -POS to be given up as cash-in-lieu at 5% for the upgrading of the existing POS on the west side of Helena Street. The proximity of this location to both passive open space to the north and south, and active areas, i.e. the playing fields and tennis courts to the west, removes the need for additional land to be given up. Nonetheless the additional loading on these open spaces will result in some amount of upgrading.

- H** -POS to be given up as cash-in-lieu at 10% for the development/upgrading of the existing POS adjoining the western boundary of this location. This land is vacant open bushland. Local play areas are remote from this location which will be subdivided into large (4000m²) residential lots. An opportunity exists to develop the reserve to meet the passive recreational needs of the local community.

- I** -POS to be given up as cash-in-lieu at 5% for the acquisition of the proposed POS to the north between Oliver Street and Riley

Road (Location J). Location I has no specific areas of value as POS but will generate a demand for these facilities. Those POS areas identified in this Strategy will meet that demand but there will be some land purchases involved for areas given up on individual properties in excess of the 5% requirement. The costs involved must be met by those creating the demand hence a need for cash-in-lieu payments from this location.



- J** -POS to be given up as land at 5% plus additional land as required to ensure the watercourse is contained within POS. Precise location of POS to be determined at subdivision stage. This watercourse feeds directly into Jane Brook and is located across, and affected by, cleared land used for intensive rural grazing pursuits. Much of this area will need to be purchased and subsequently rehabilitated.

K -Refer Location A on Map 19.

L -Refer Location D on Map 13.

5.17 POS Strategy - Map 17

Preamble

Map 17 contains the portion of the Mundaring townsite south of Great Eastern Highway and a large portion of State forest. It is affected by the gazetted Lower Helena and the Goldfields Water Catchments. Limited subdivision potential exists as a result of these constraints. Only two POS locations are identified on this map.

Specific Locations

A -Refer to Location G on Map 16.

- B** -POS to be taken as land at 5% to contain the watercourse and complete the linear link. Precise location of POS to be

TOWN PLANNING SCHEME NO. 3 PUBLIC OPEN SPACE STRATEGY



determined at subdivision stage. It should be noted that this is a long-term option as TPS 3 does not identify any subdivision potential for the affected lots. Recent subdivision activity in the area despite the zoning has led to its inclusion as previous opportunities have been lost to set this important tributary aside within a POS reserve. Much of this area has been, and still is, used for rural pursuits and is cleared and grazed. Given its location within the gazetted Lower Helena catchment it is considered appropriate to identify it to ensure future opportunities are not lost.

5.18 POS Strategy - Map 18

Preamble

Mt Helena is a locality that has been identified under TPS 3 as having significant areas of growth. This will lead to the need for new areas of POS to be created to service the recreational needs of the new residential population. The two key growth areas are sited around Locations A and B. Other growth areas are less intensive but will nonetheless create demands for recreation. Active recreation, e.g. organised sports, are well catered for in the locality.

Specific Locations

- A** -POS to be given up as land at 10% in accordance with LSIP No's 138 and 249. This will create consolidated and useable POS located conveniently for present and future residents. Due to the number of landowners involved and the need to consolidate POS there are some properties that have given up (and others that may need to give up) in excess of their 10% contribution. Funds expended by Council on the acquisition for this land will be re-couped from cash-in-lieu payments from other landowners within the vicinity who have no land requirement.
- B** -POS to be given up as land at 10% in accordance with LSIP No. 141. One centrally located POS area has been identified on the LSIP. As far as practical the land requirement has been shared across properties but some land purchases will be necessary. Cash-in-lieu payments will be required to meet this. The park is to provide for local passive recreational needs.
- C** -POS to be given up as land at 10%. Location of POS to be determined at LSIP/subdivision stage. This location, unlike A and B above, is constrained by slope as it backs onto a

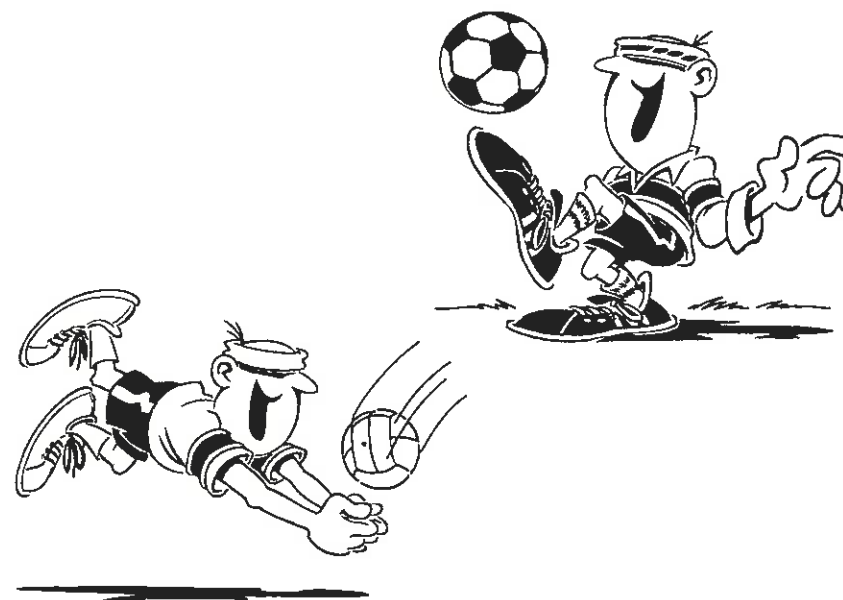
watercourse running north-south to the west. There should be some local POS contained within the location to meet local needs.

- D** -POS to be given up as cash-in-lieu at 5% (for RLL zoned land) and 10% (for residential zoned land) to be used for the development/upgrading of the existing POS at the corner of Dibble and Ealy Streets. This POS is undeveloped bushland and a significant recreational resource for the area. Council's Reserves Study recognises that it has some value as a conservation reserve. Limited opportunities exist for minor developed passive recreation over portion of the site. At this stage it is not able to be resourced whilst its location on the edge of existing residential development with the potential for further development surrounding it, creates pressures from local residents that need to be properly managed. It is appropriate that these future residents contribute to its management.
- E** -POS to be given up as cash-in-lieu at 5% to be used for the upgrading of the heritage trail in the old rail reserve opposite this location. The reserve provides a significant leisure resource for future residents of this location.

5.19 POS Strategy - Map 19

Preamble

Although predominantly rural-residential, this map contains a mixture of land uses and land forms. Whilst some bush blocks exist the majority of



the area is comprised of cleared properties used for grazing. It includes the joining of the two old rail reserves which provide east-west POS links across the Shire. Several other minor links exist and future subdivision will create opportunities to expand upon these.

Specific Locations

- A** -POS to be given up as land at 5% to create a POS link between Cromwell Road and Horace Street. This would complete a pedestrian/cycle/bridle trail circuit. Landowners providing in excess of 5% land are to be recompensed from cash contributions referred to in B below.
- B** -POS to be given up as 5% cash-in-lieu to acquire and develop the trail circuit referred to in Location A.
- C** -POS to be given up as cash-in-lieu at 5% for the development/upgrading of the bridle trail system except for Lot 2 which is required to provide land along its western boundary to complete the widening of the existing POS and to be amalgamated with the existing POS reserve. Any shortfall in the 5% contribution to be made up by a cash contribution. This location is central to a number of horse properties which would benefit from such works. The bridle trails can also act as strategic firebreaks where necessary.

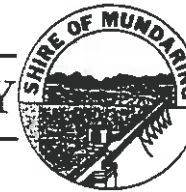
5.20 POS Strategy - Map 20

Preamble

This map is made up almost entirely of State forest but does include the southern section of the Sawyers Valley townsite. Limited rural-residential subdivision potential exists. The area is constrained by reticulated water availability above certain contours. Its small area means that access to the existing recreational and open space facilities is good already.

Specific Locations

- A** -POS to be given up as cash-in-lieu at 5% to be used for the upgrading of the existing POS reserve on the south side of Great Eastern Highway. There have been no specific natural features identified in this location that warrant a land contribution. Increased densities, however, will place increased demands on existing facilities.



5.21 POS Strategy - Map 21

Preamble

The Chidlow townsite has three significant areas of subdivision potential; two on the eastern extent of the existing residential area and one to the north-west. Recent upgrading of facilities at the Chidlow oval have gone some way towards meeting the locality's active recreational needs. As the population expands, however, there will be a greater emphasis placed on the provision of services and facilities, including POS.

Specific Locations

- A** -POS to be given up as land at 10%. Precise location of consolidated POS to be determined at LSIP/subdivision stage. This location is remote from existing facilities and a consolidated land area of manageable size will be required.



- B** -POS to be given up as cash-in-lieu at 10% to upgrade existing POS on the south side of Ash Road. This will maximise the subdivision potential of the area without creating excessive POS land areas. The area south of Ash Road is conveniently located for future residents and could be developed to complement the active recreation facilities to the west. Ample land area is available.

- C** -POS to be given up at 10% in accordance with LSIP No. 180. This will provide a consolidated POS. Landowners not giving up 10% land area will be required to provide cash-in-lieu to enable Council to purchase land in excess of 10% from affected property owners. It should be noted that a poultry farm exists within this location which severely limits the subdivision potential of surrounding properties.

5.22 POS Strategy - Map 22

Preamble

Wooroloo is a locality with a keen horse-riding community. The bulk of the properties are cleared for grazing purposes and a horse riding club exists at the corner of Bailup and Mayo Roads. Apart from the old rail reserve, limited linear POS areas exist to cater for this demand. At this stage limited subdivision opportunities exist.

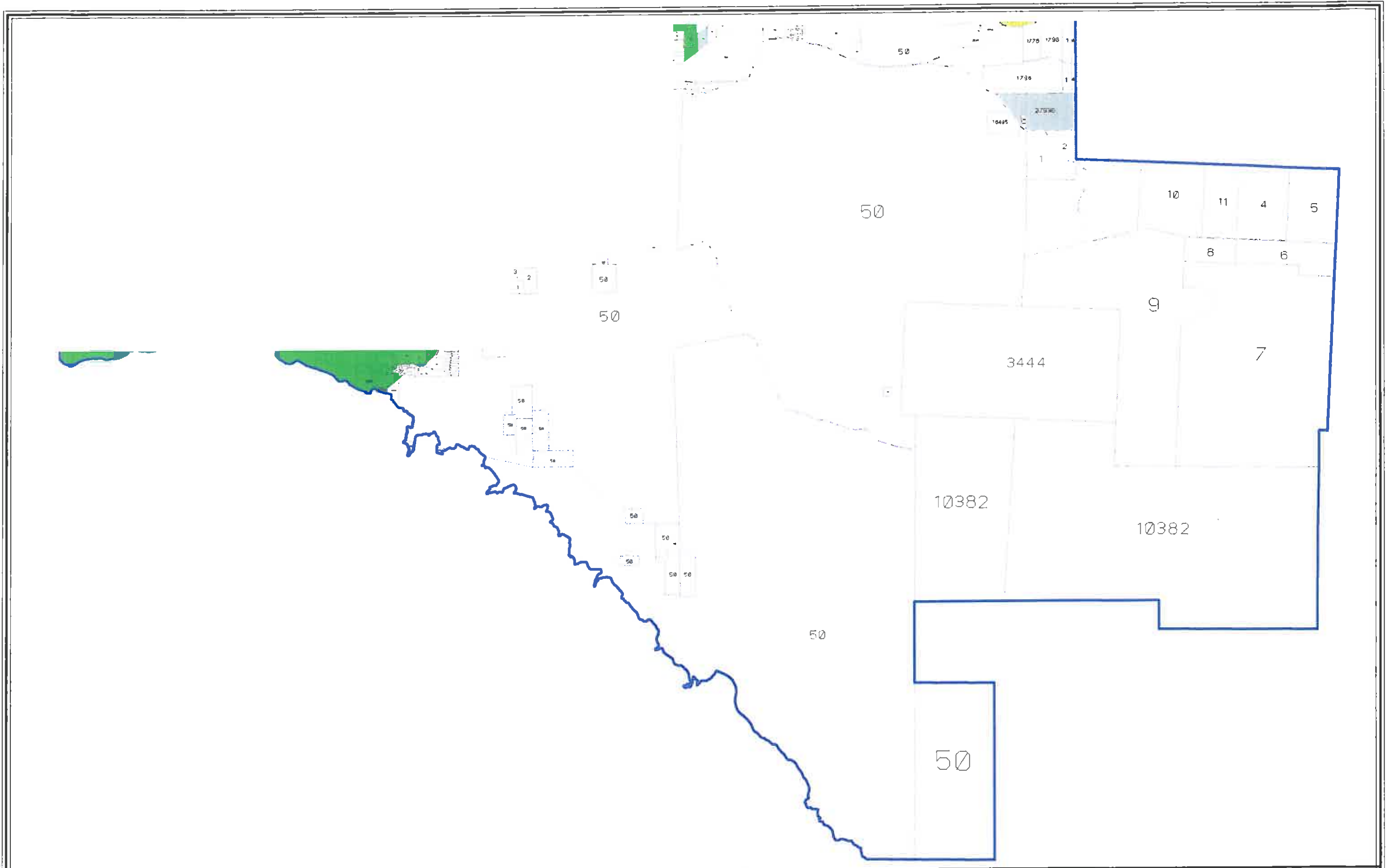
Location

- A** -POS to be given up as land at 5% to create a POS bridle trail circuit. This will ultimately involve the closure of Mayo Road between Howard and Dinsdale Roads (refer Section 4.4 of this Strategy). Property in this location is already being subdivided and the trails are being created in part.

6.0 REVIEW

This Strategy is a dynamic document and requires review to remain relevant. It is to be reviewed at the same time as the District Zoning Scheme and otherwise at such intervals as necessary to take into account changing circumstances in the Shire and relevant legislation.





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P.O.S STRATEGY MAP 1



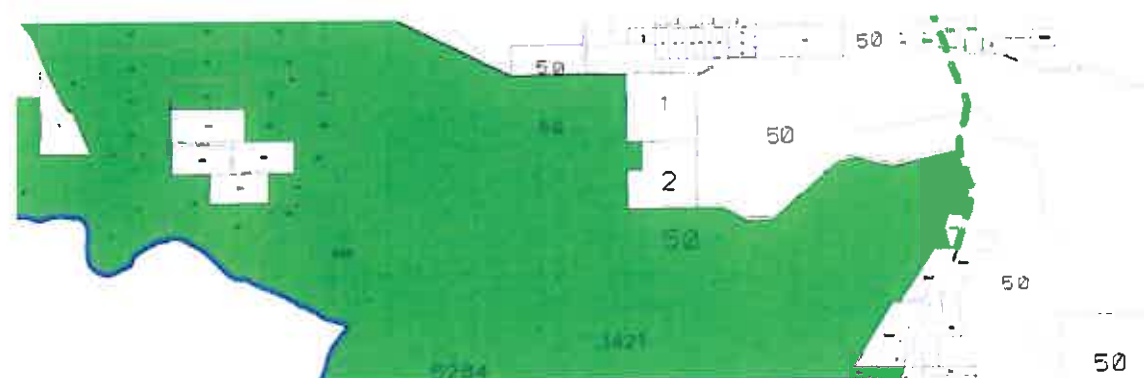
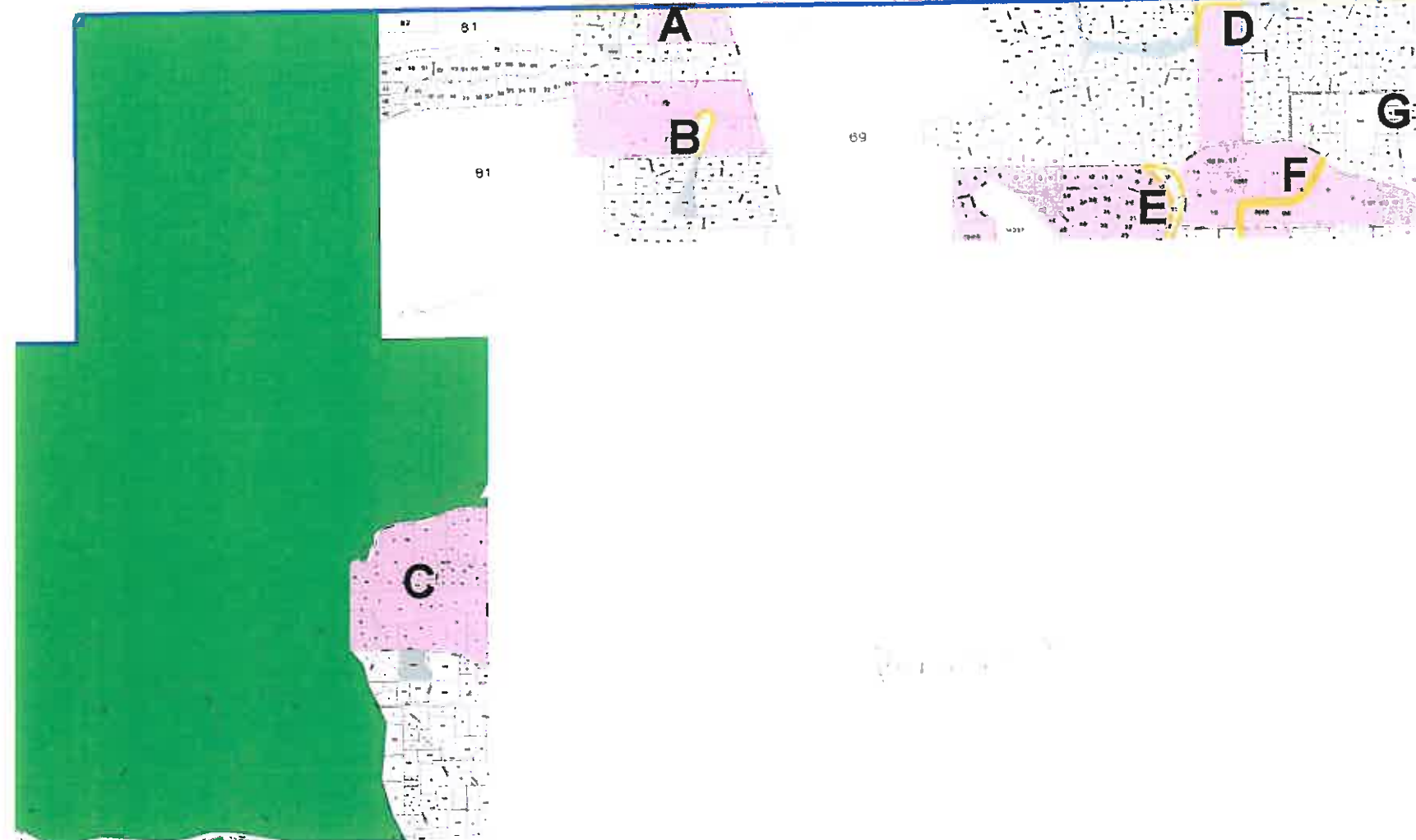
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LEGEND

Public Open Space

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Parks and Recreation (Restricted)

Parks and Recreation

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P.O.S STRATEGY

MAP 2



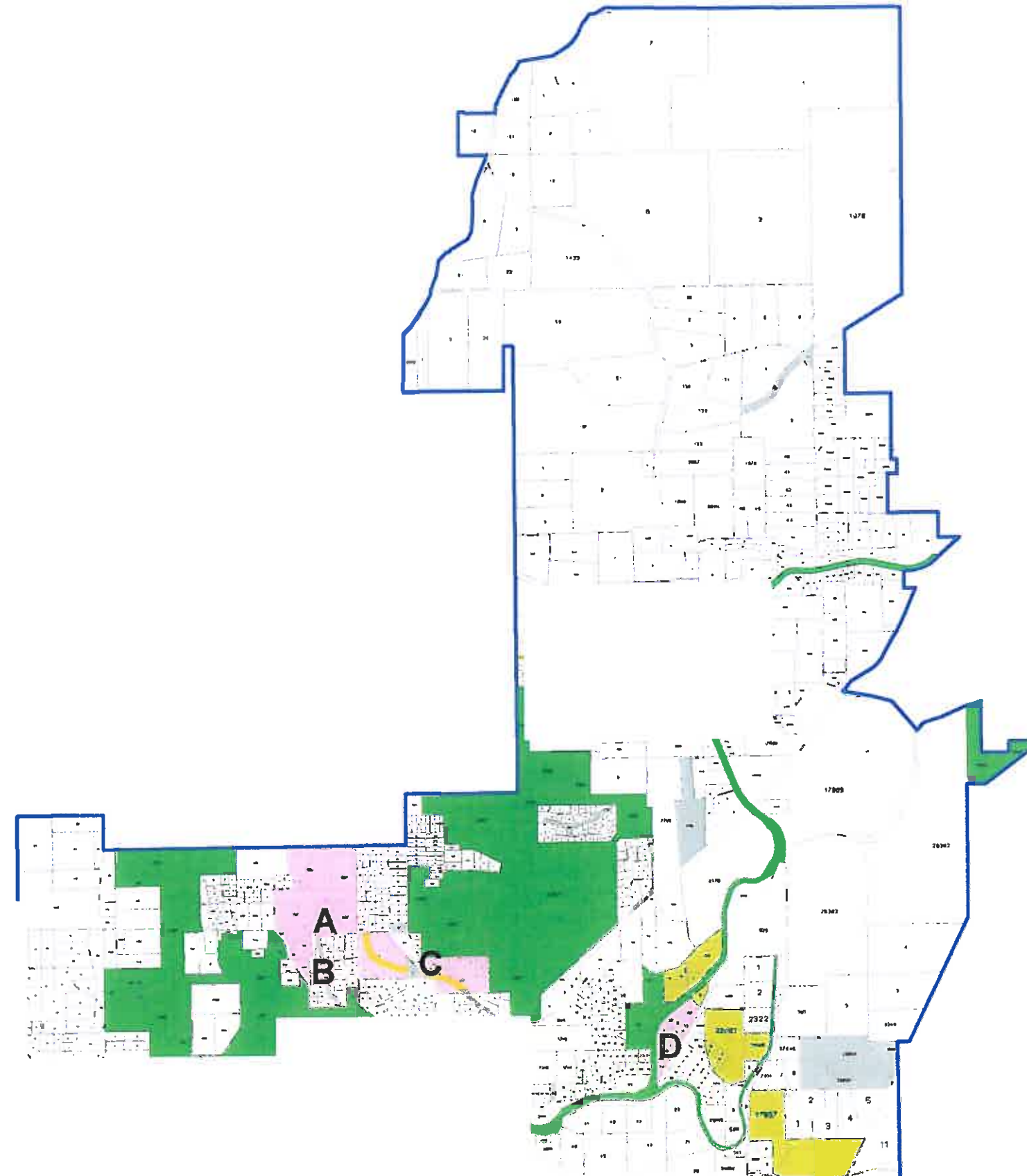
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LEGEND

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Parks and Recreation (Restricted)

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P.O.S STRATEGY MAP 3

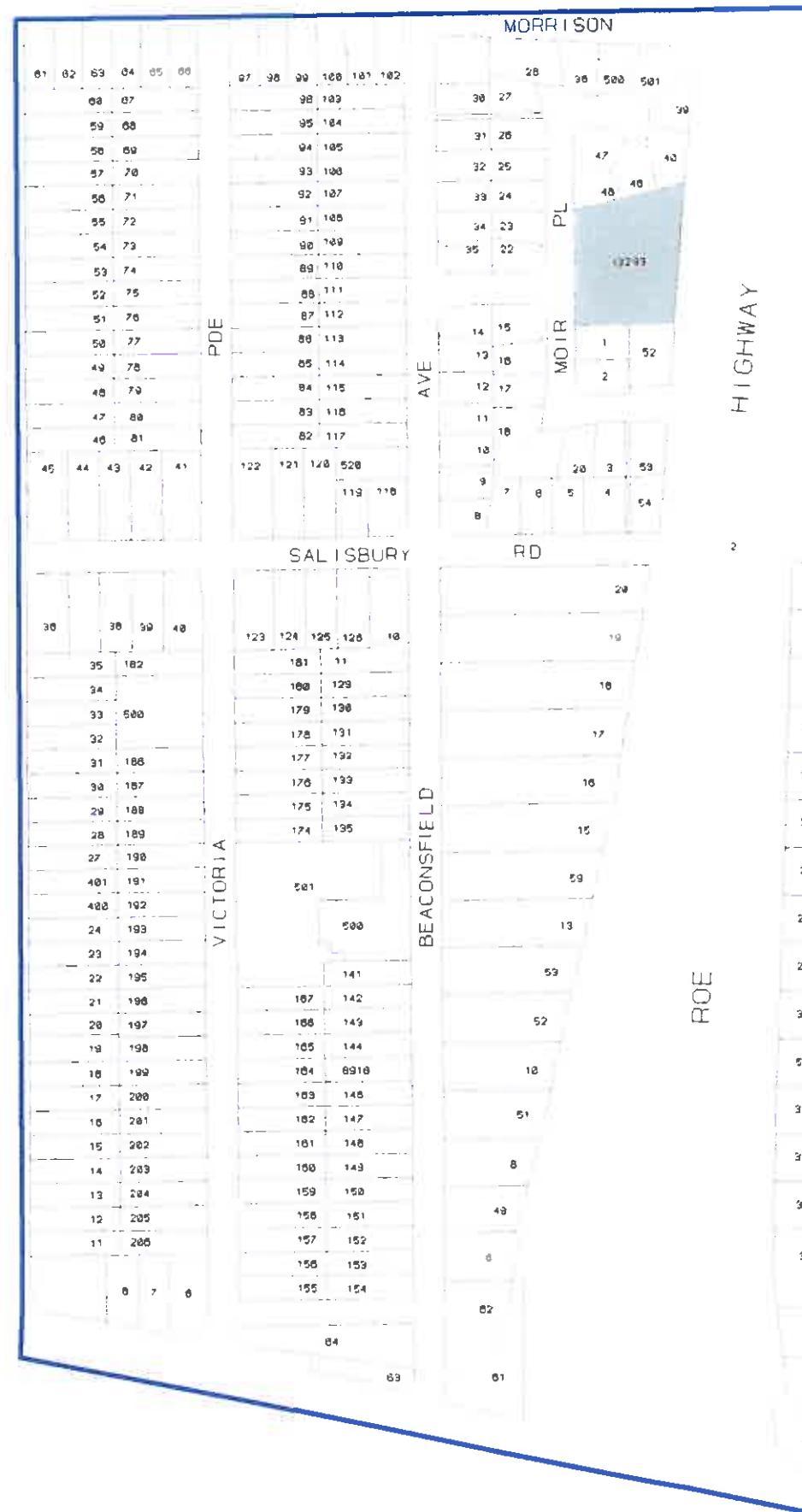


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LEGEND

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P.O.S STRATEGY MAP 4



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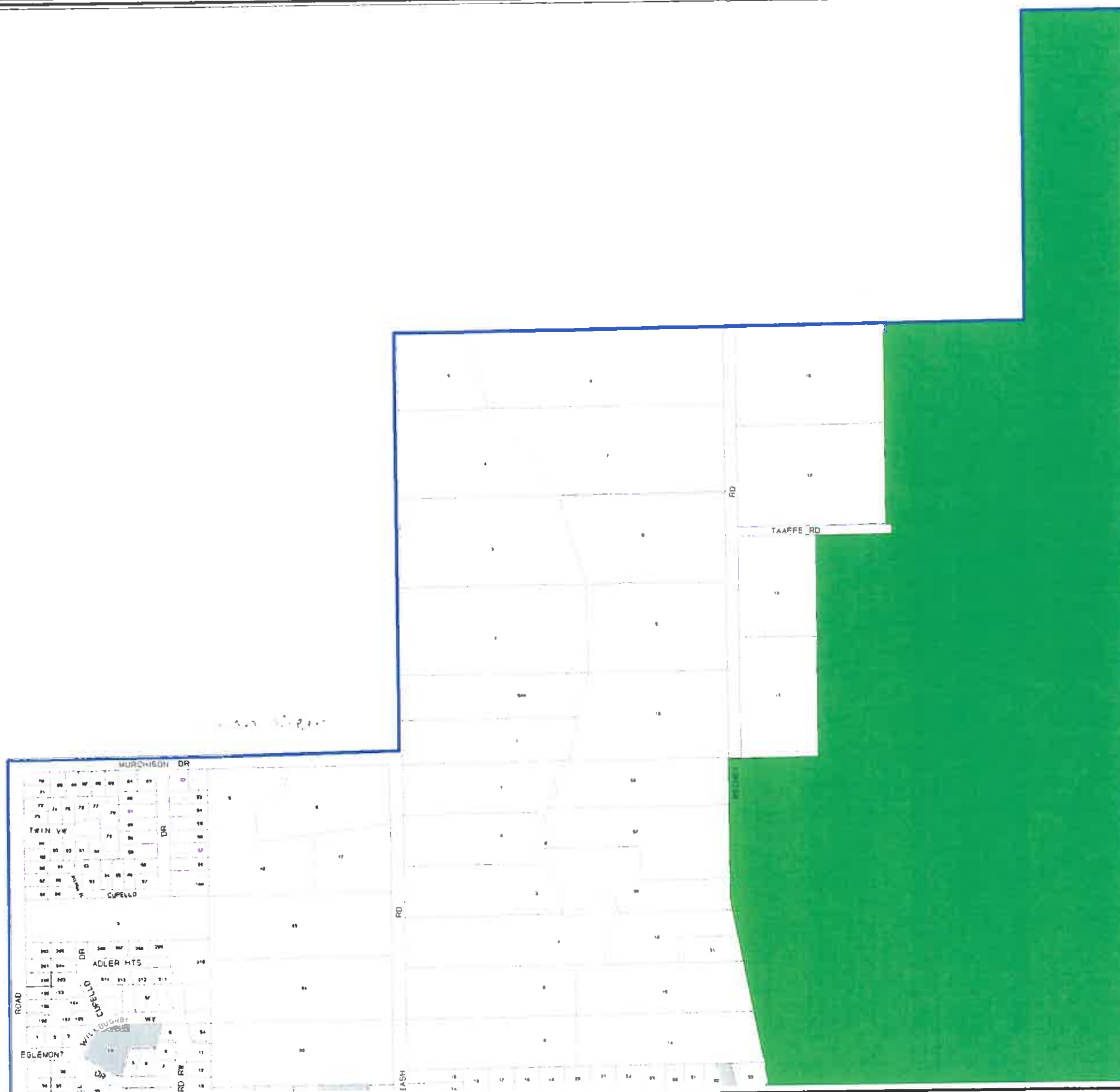
P.O.S STRATEGY MAP 5



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P.O.S STRATEGY

MAP 6



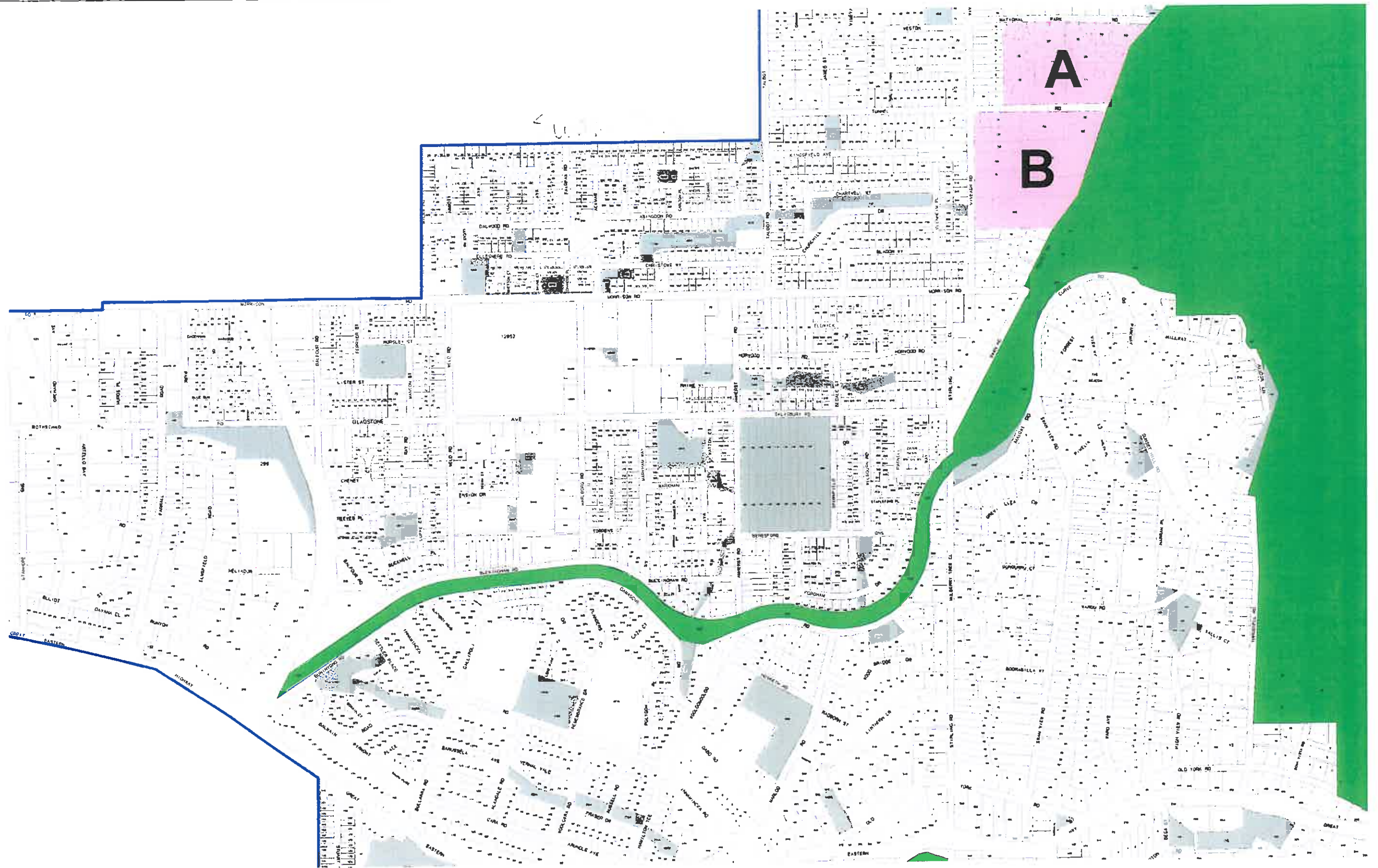
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Parks and Recreation

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P.O.S STRATEGY MAP 7

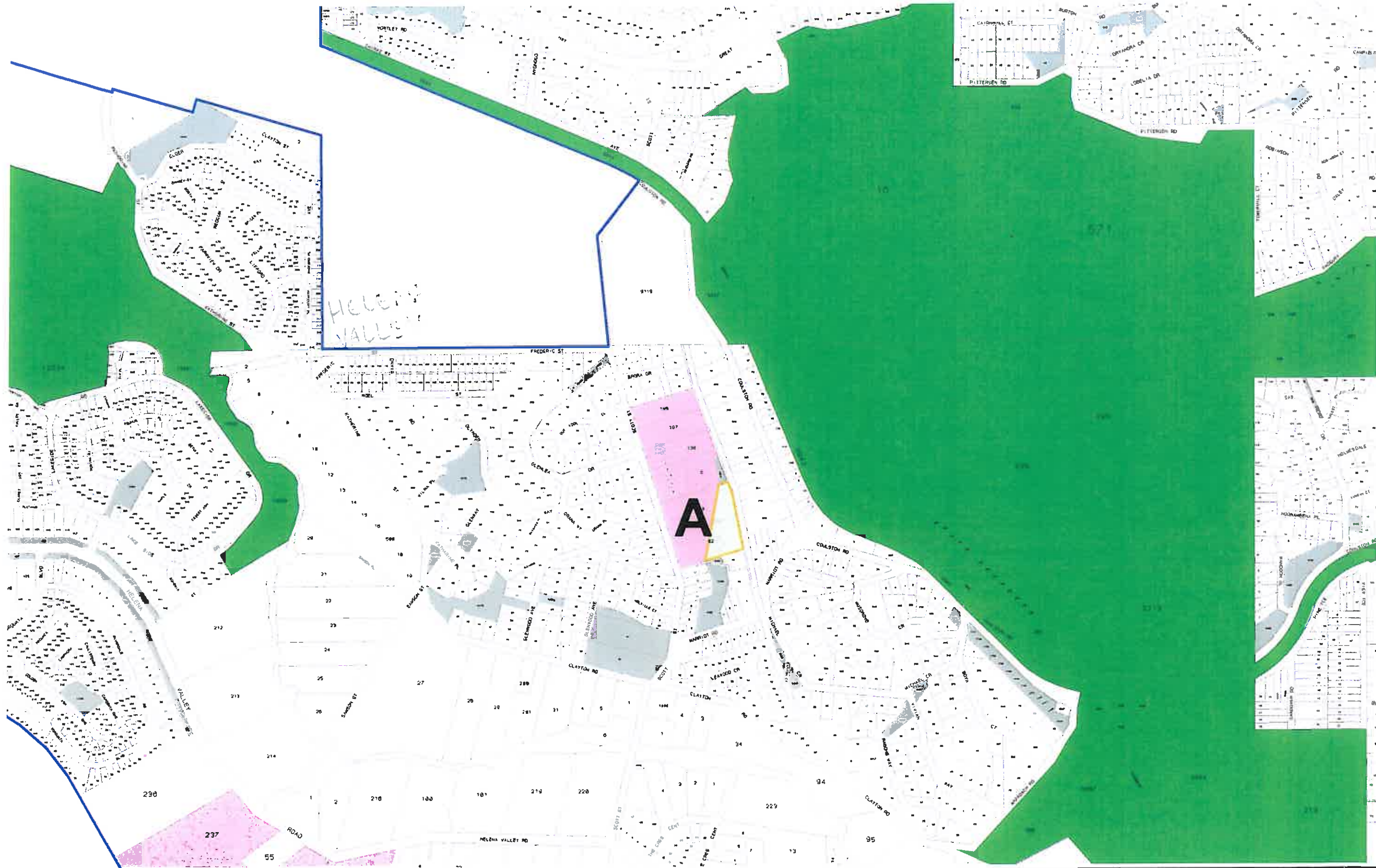


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P.O.S STRATEGY MAP 8

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P.O.S STRATEGY MAP 9

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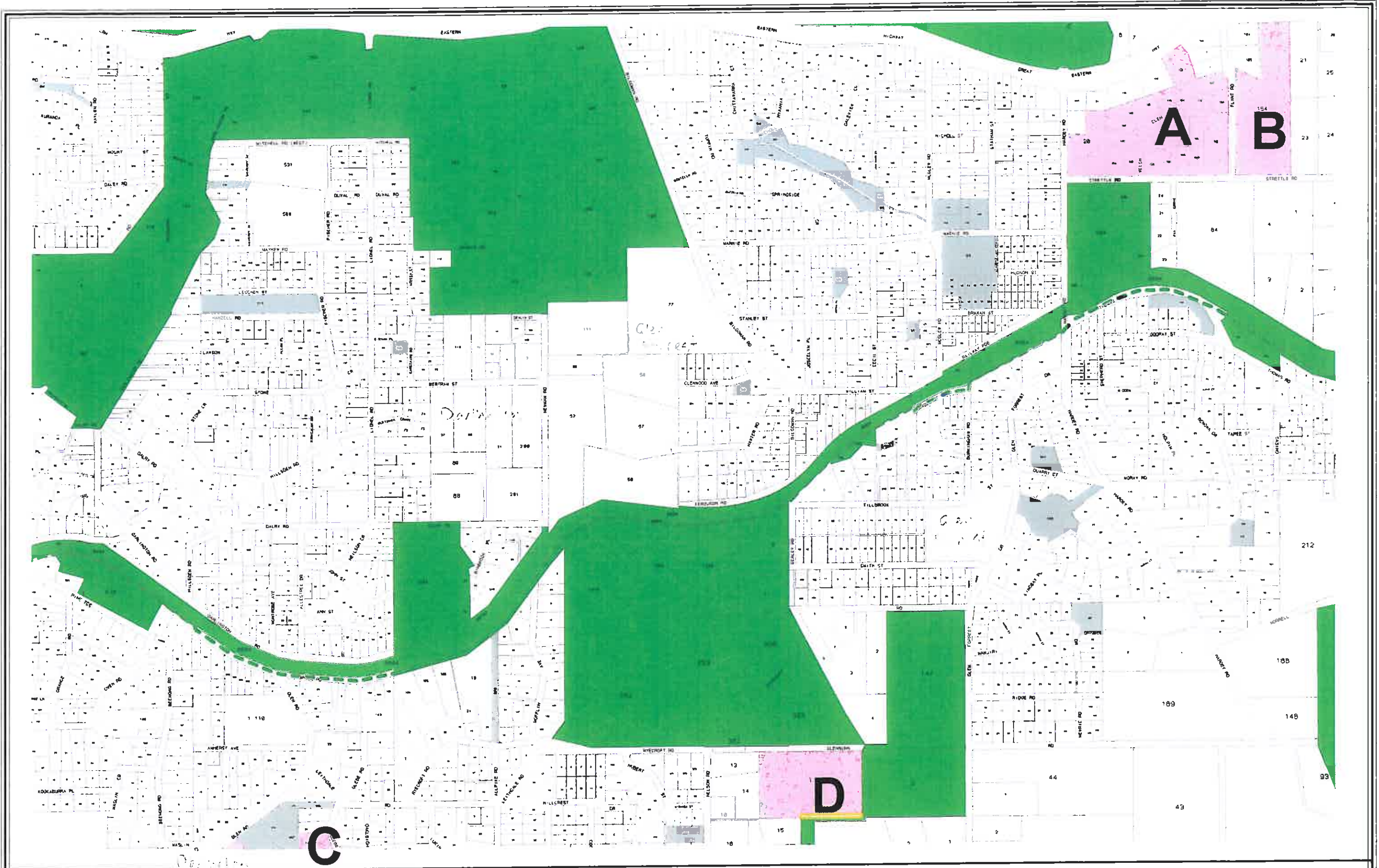


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LEGEND

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Mundaring Shire Boundary

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P.O.S STRATEGY

MAP 10

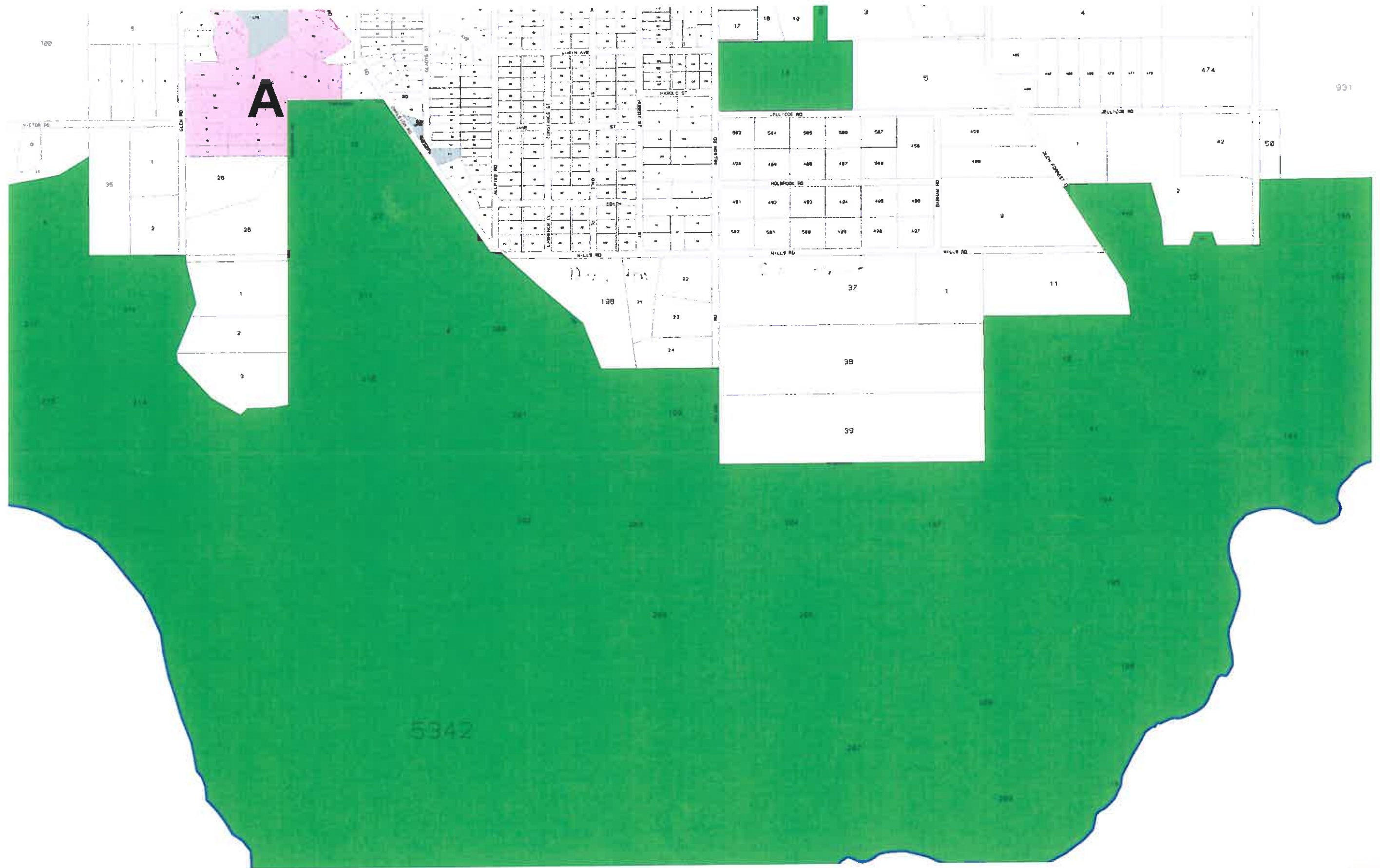


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P.O.S STRATEGY MAP 11



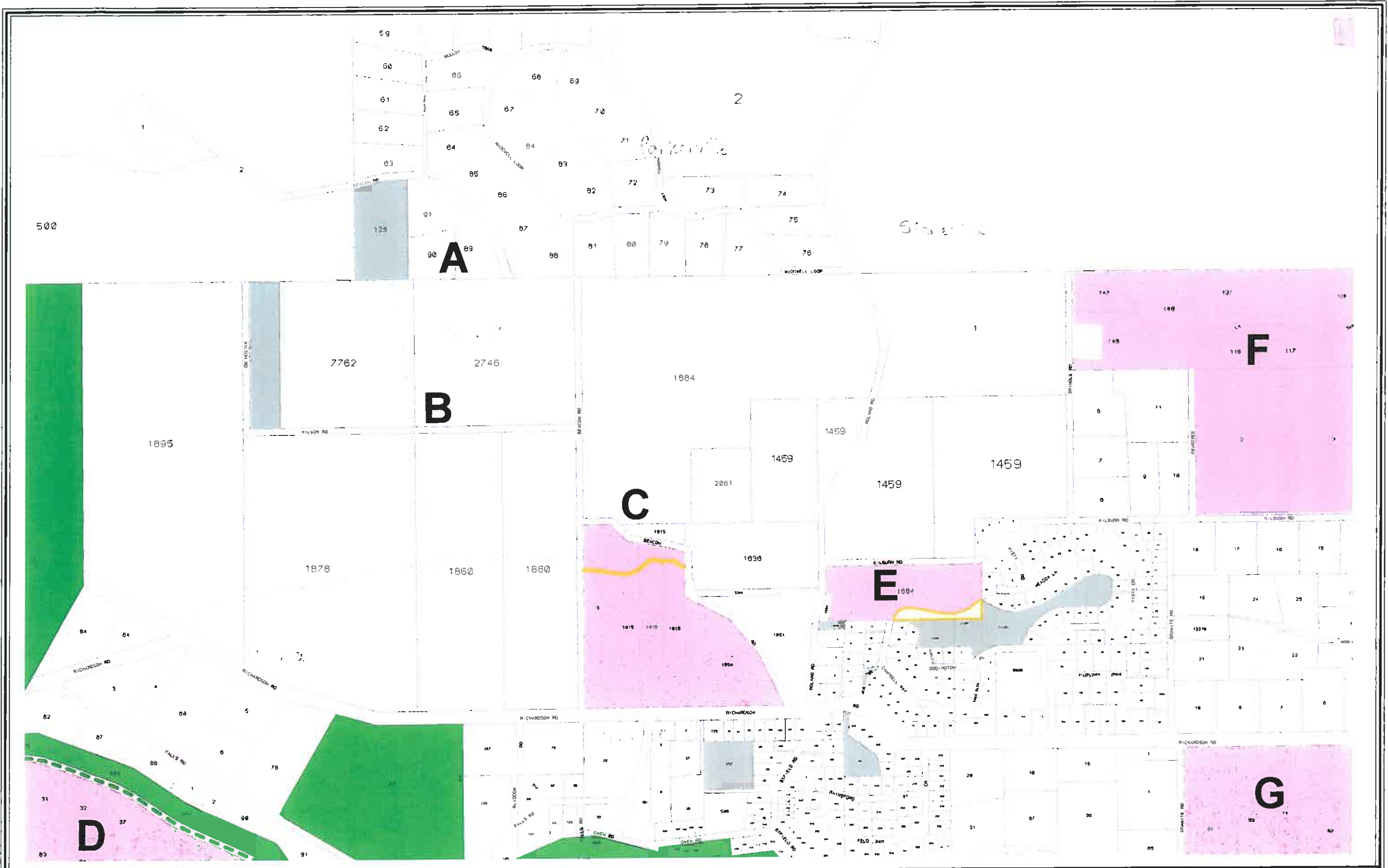
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MAP 12



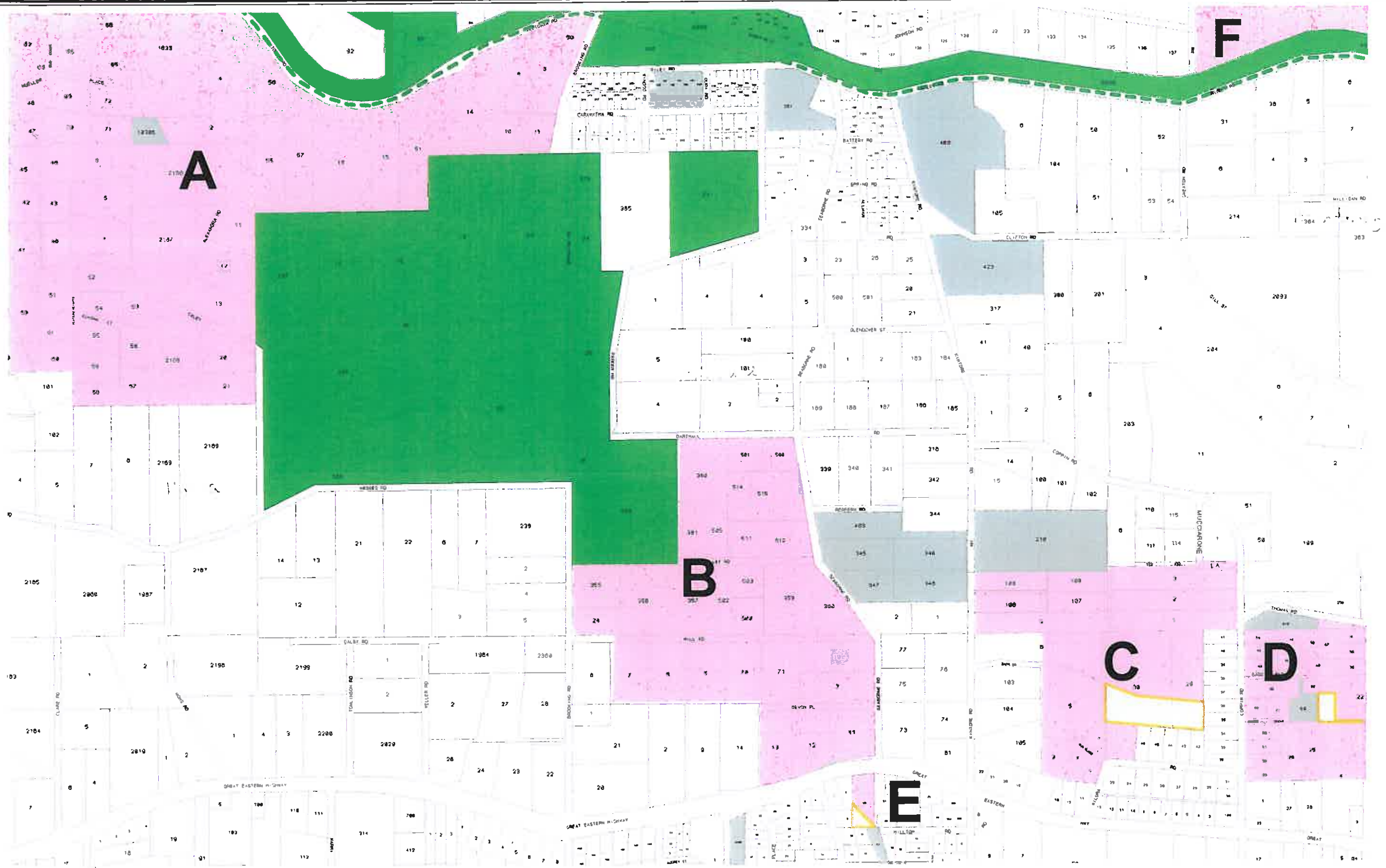
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MAP 13



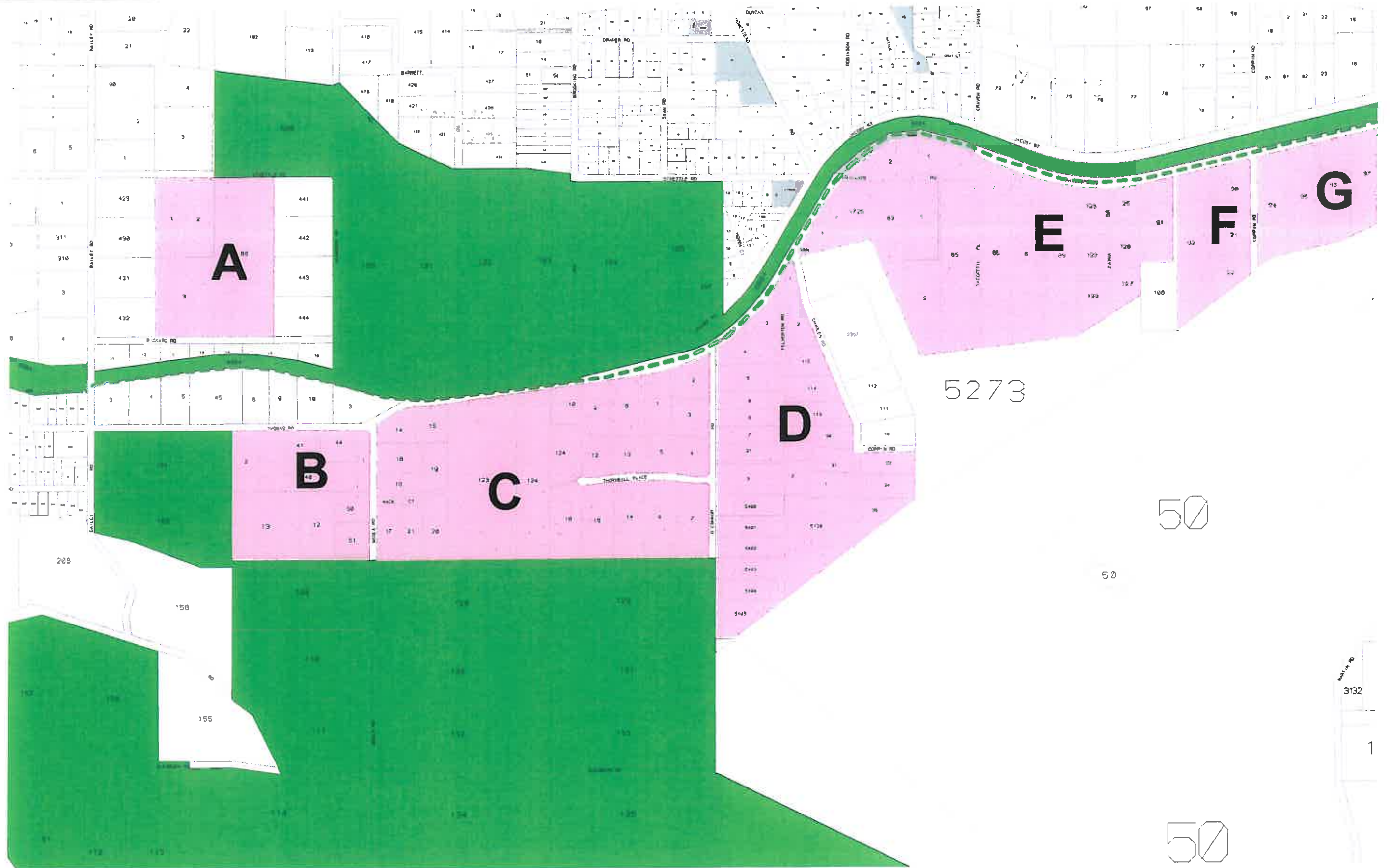
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MAP 14

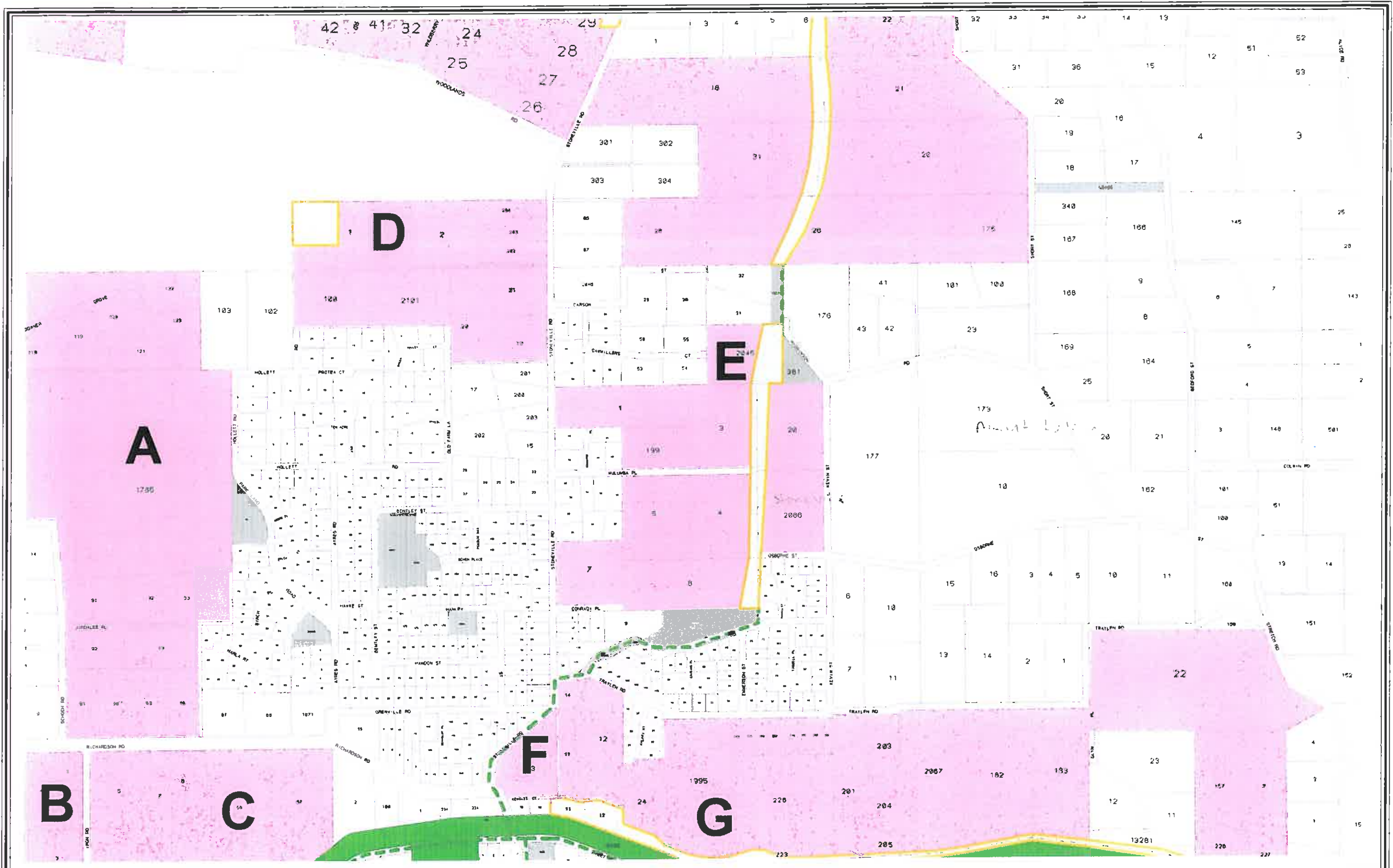


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MAP 15



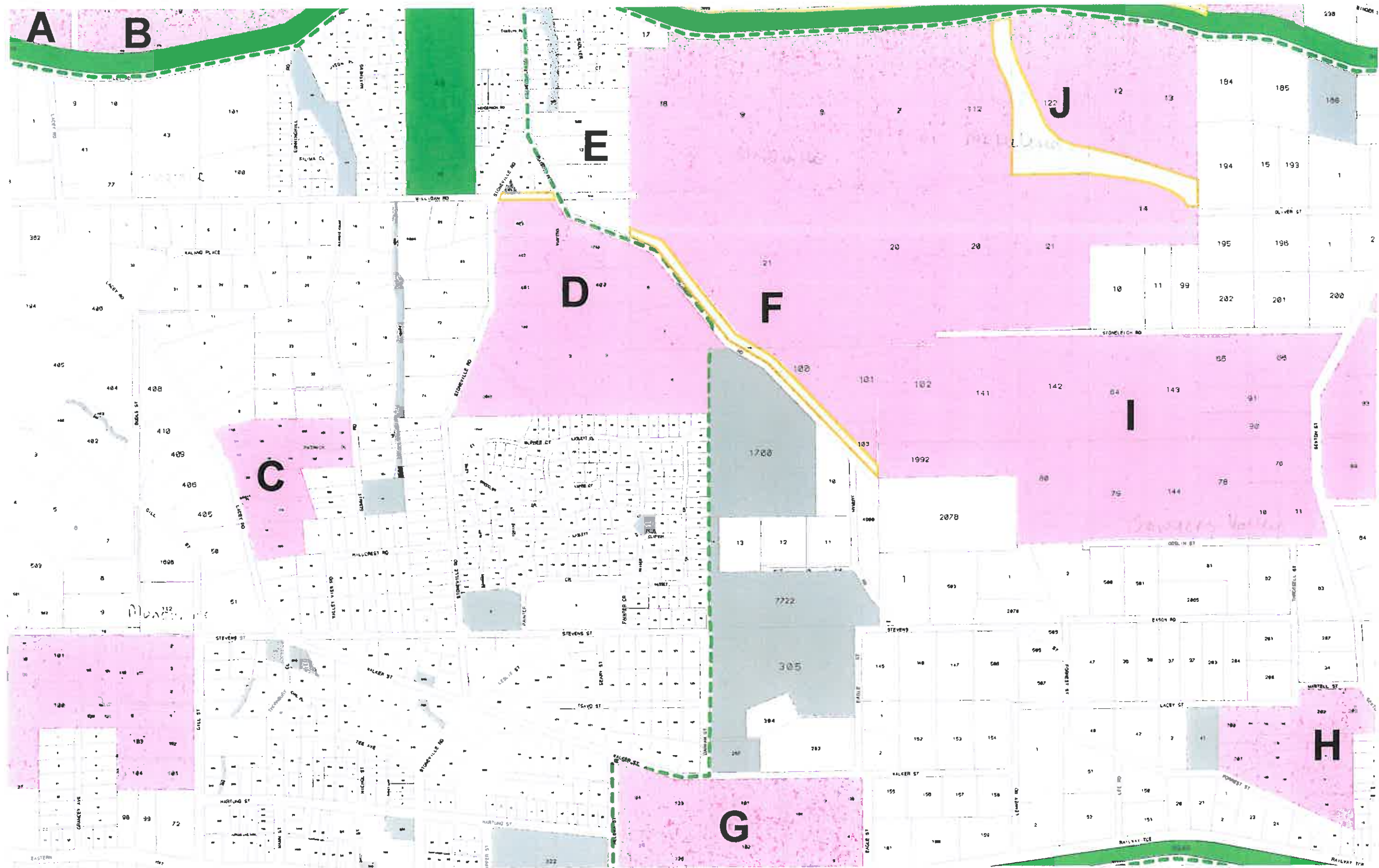
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MAP 16

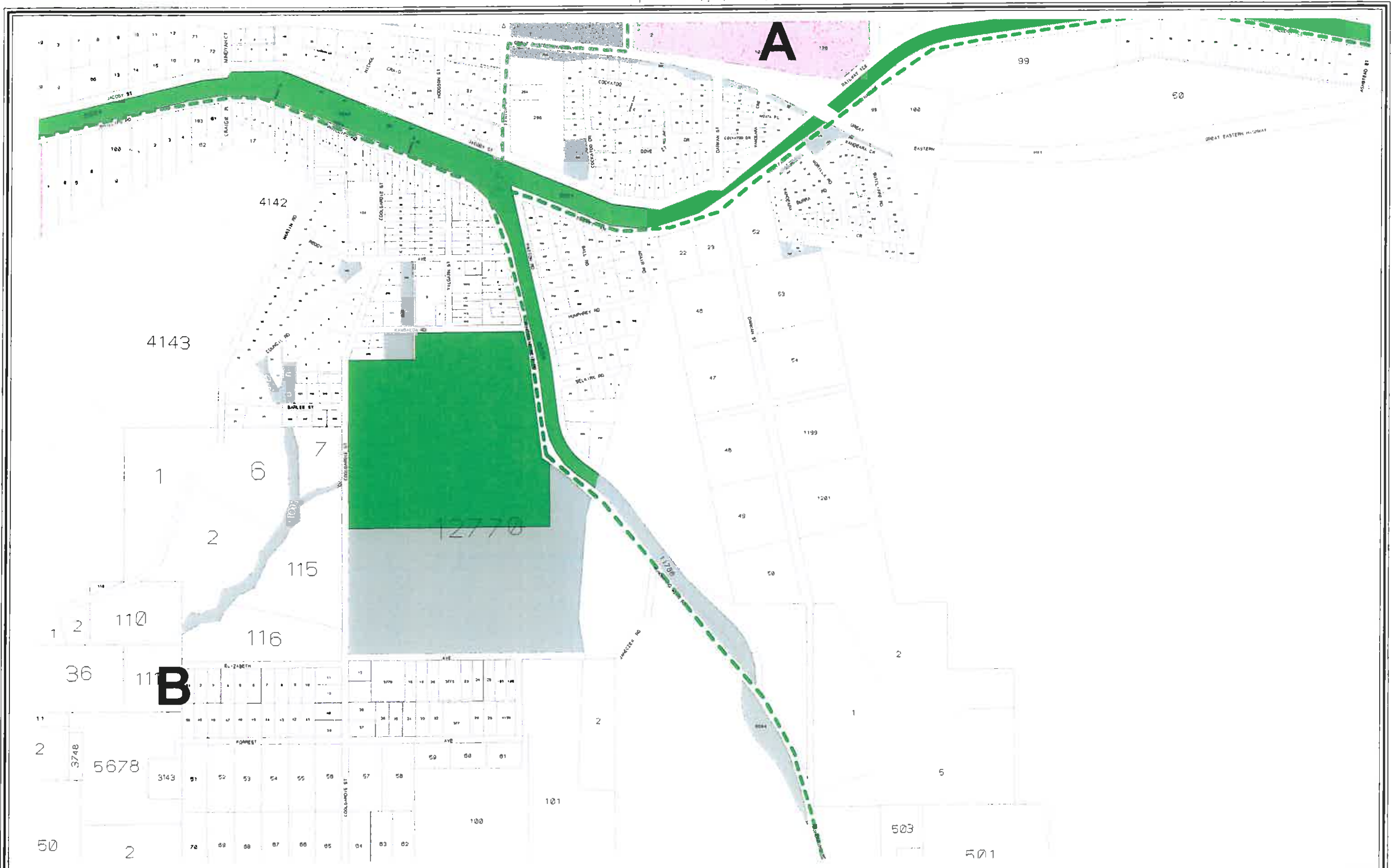


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P.O.S STRATEGY MAP 17



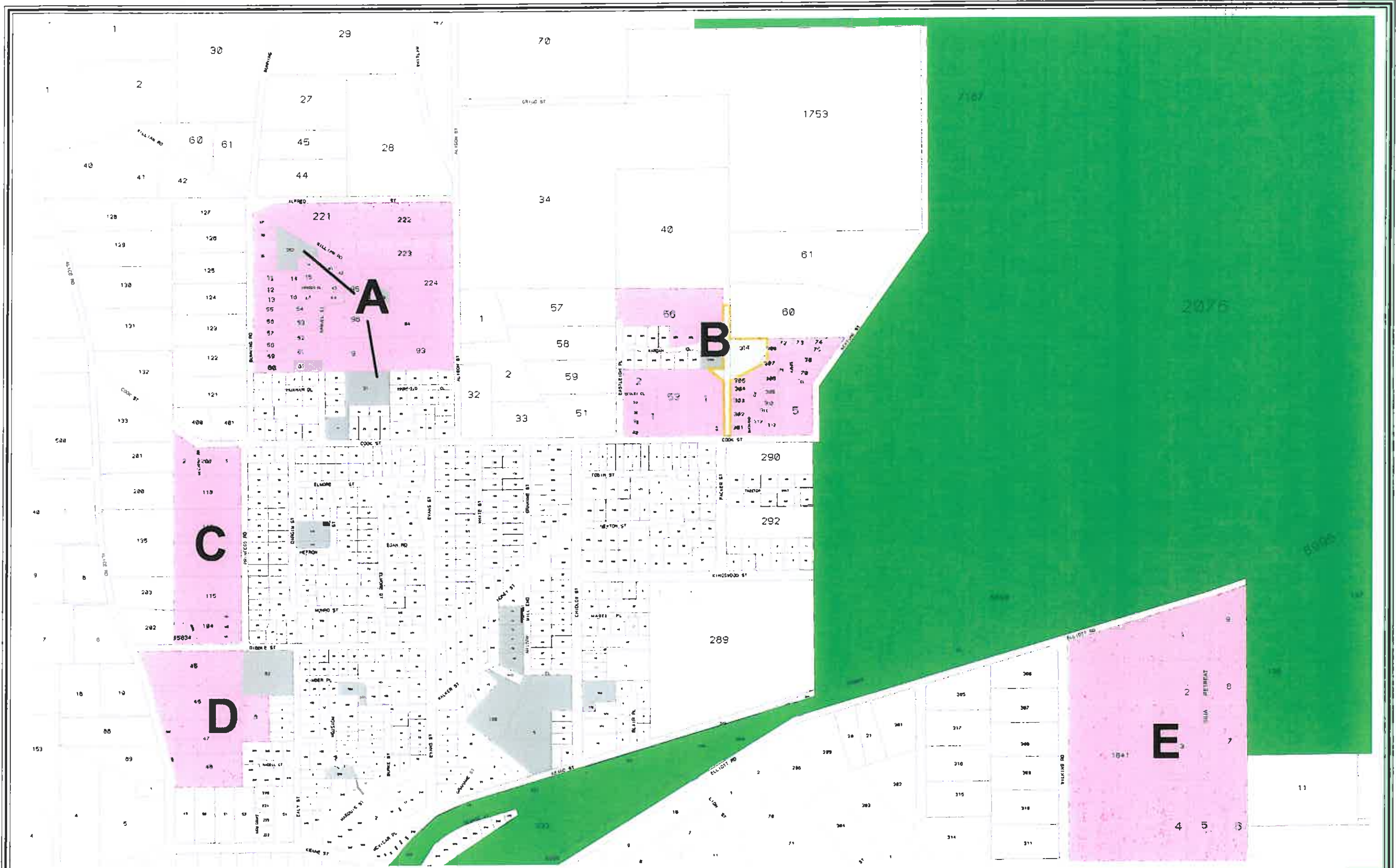
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LEGEND

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MAP 18



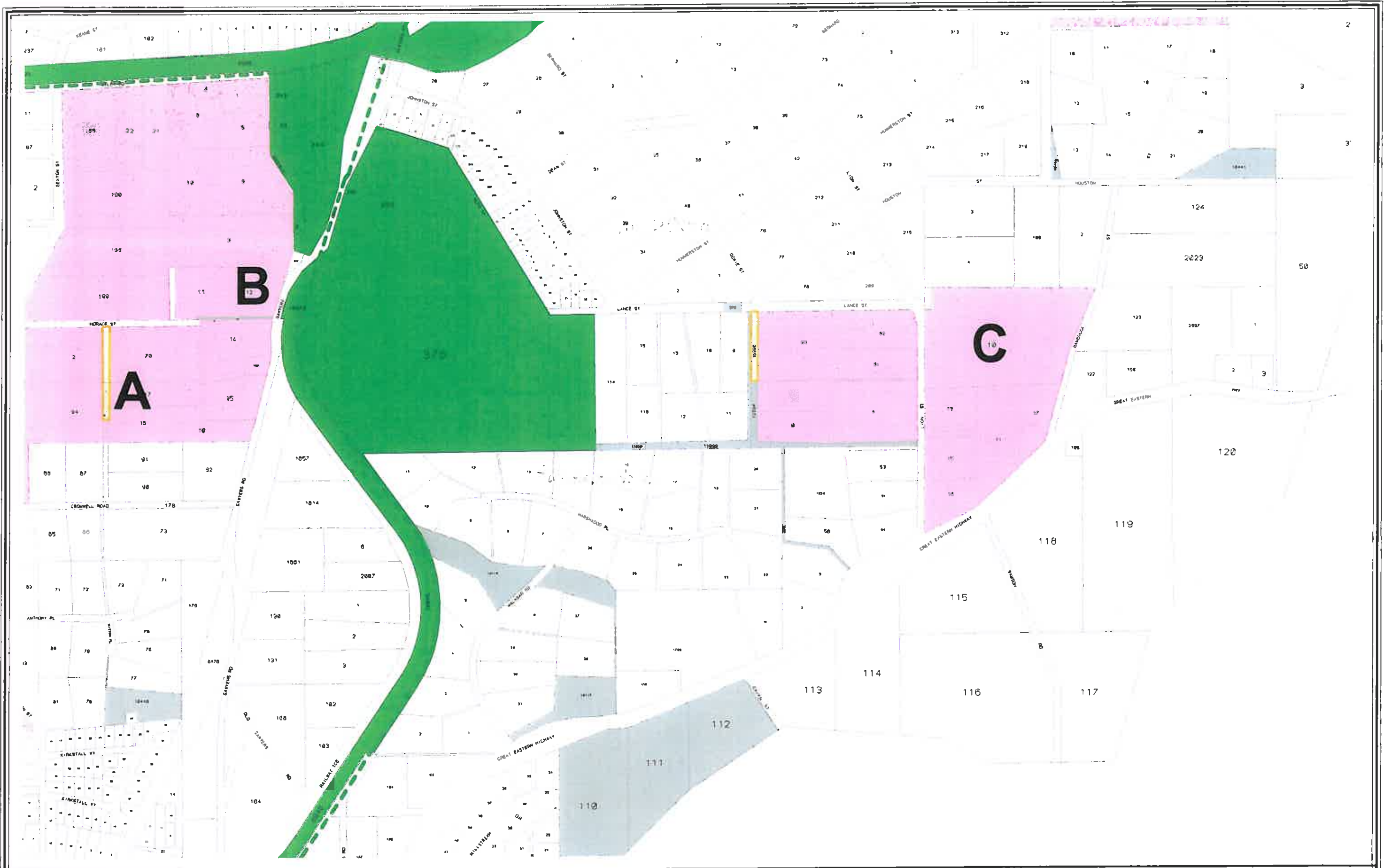
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LEGEND

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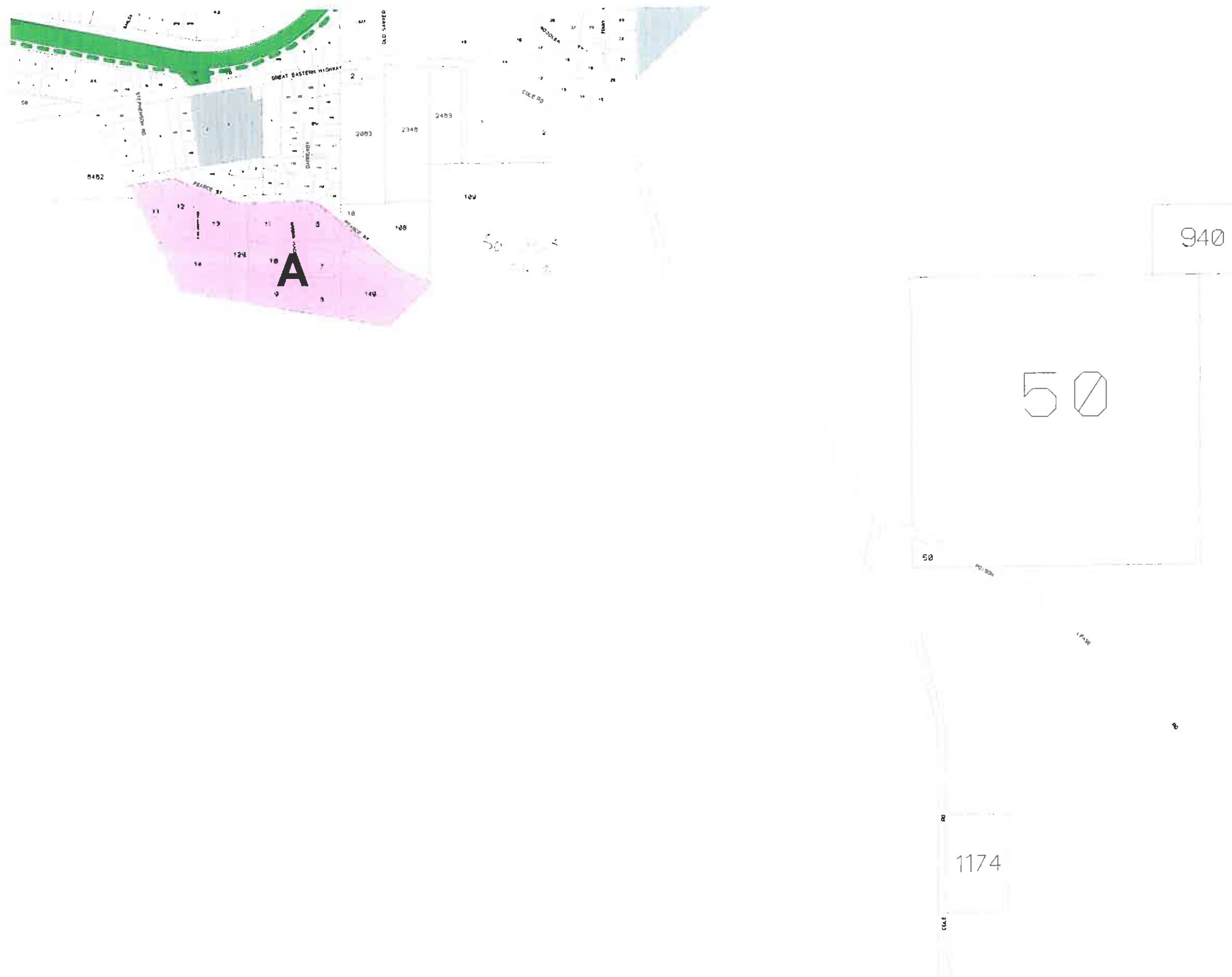
P.O.S STRATEGY MAP 19



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Inter Locality Links

P.O.S STRATEGY MAP 20



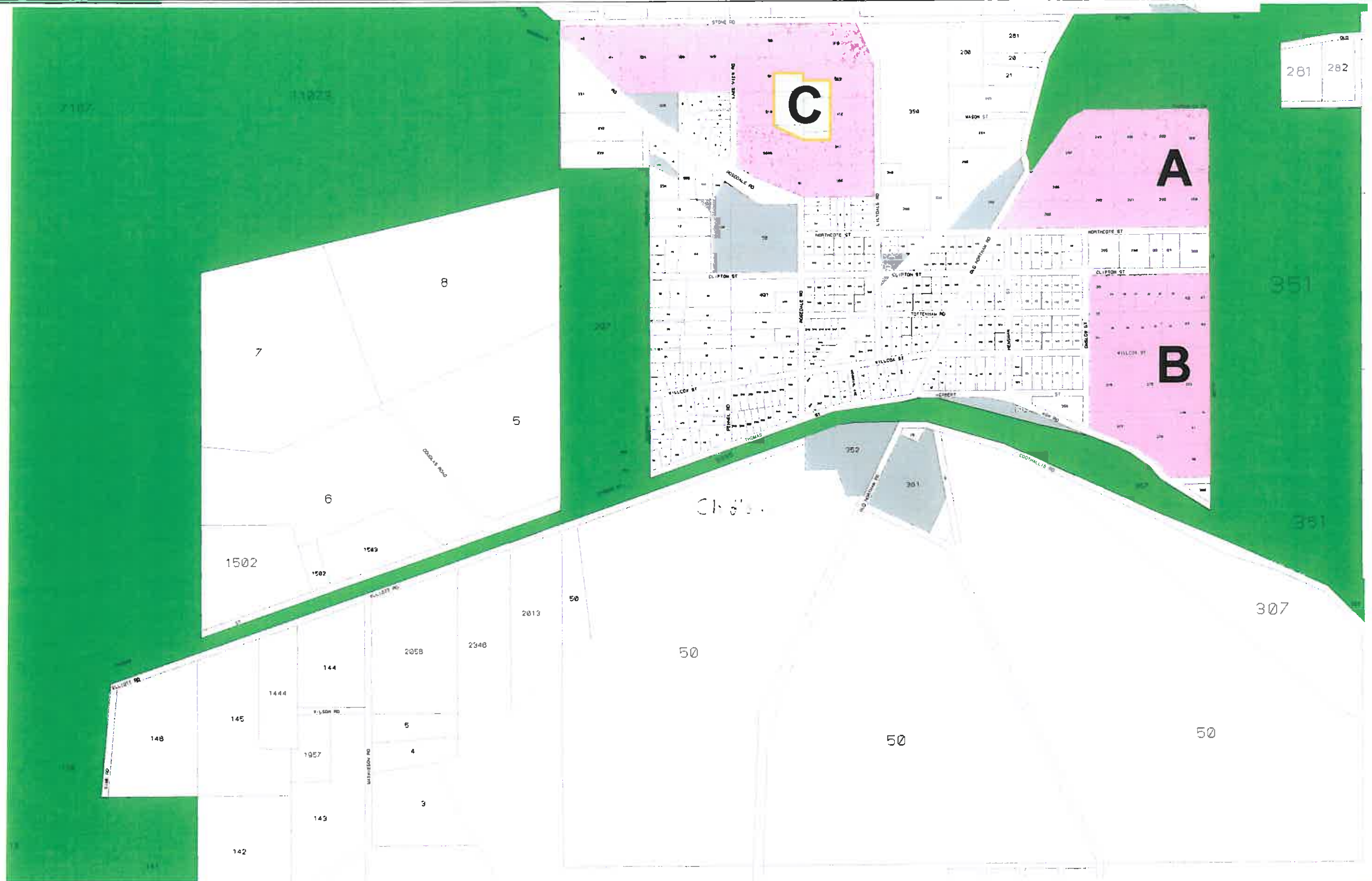
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IT SERVICES
GIS SECTION

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LEGEND

Public Open Space

Proposed POS

Vested With Council

Regional Open Space

Parks and Recreation (Restricted)

Parks and Recreation

Mundaring Shire Boundary

Long Term Link

POS Catchment

Inter Locality Links

P.O.S STRATEGY

MAP 21



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