SHIRE OF MUNDARING

LOCAL PLANNING STRATEGY

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Please advise the Department of Planning of any errors or omissions in this document.

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EXECUTIVE SUMMARY

Role and function of Local Planning Strategy

This Local Planning Strategy has been prepared to set out the long term planning directions for the Shire and to guide land use planning within the Shire over the next ten to fifteen years. The Local Planning Strategy outlines and applies the wide range of relevant State, regional and local planning policies and strategies, and provides the rationale for the land use and development controls in Local Planning Scheme No. 4.

The Local Planning Strategy should be read in conjunction with Local Planning Scheme No. 4, which has been prepared in order to manage development and growth in the Shire and to replace Town Planning Scheme No. 3, which has operated since 1994. It is a requirement of the Scheme that, except to the extent of any inconsistency between the two documents, determinations under the Scheme are to be consistent with the Local Planning Strategy.

The Local Planning Strategy comprises two documents: the *Local Planning Strategy: Background Document* and this *Local Planning Strategy: Strategies Document*.

State and regional planning context

Part 2 of the Local Planning Strategy is the State and regional planning context. This section outlines the State Planning Strategy, those elements of the State Planning Framework relevant to the Shire of Mundaring and other relevant state and regional planning documents.

The State Planning Framework comprises many elements. Eighteen State Planning Policies are identified as being of some relevance to the Shire. These deal with a wide range of matters, including, but not limited to, environment and natural resources, water resources, basic raw materials, natural hazards, residential development, heritage conservation, industrial buffers and aircraft noise. Regional strategies and structure plans are outlined, with *Directions 2031 and Beyond*, the Middle Helena Catchment Area Land Use and Water Management Strategy, the North Eastern Hills Settlement Pattern Plan and the Foothills Structure Plan the most relevant to the Shire.

The Government Sewerage Policy for the Perth Metropolitan Region strongly impacts on the Shire, while there are two sites within the Shire identified in Bush Forever. The Western Australian Planning Commission's Development Control policies are included in the State Planning Framework; these impact strongly on subdivision design within the Shire. Liveable Neighbourhoods is another State planning document that controls residential subdivision.

The Metropolitan Region Scheme is a significant state government statutory planning document. It divides land throughout the metropolitan region into broad zones and reservations. Local government schemes apply more detailed zones and reserves to land which is zoned in the Metropolitan Region Scheme, but must be consistent with the Metropolitan Region Scheme. Accordingly, many changes to zoning in the Shire's local planning scheme are not possible unless the Metropolitan Region Scheme is first amended.

This section also outlines several other important documents such as Better Urban Water Management and the Planning for Bush Fire Protection Guidelines. The Planning for Bush Fire Protection Guidelines are of particular significance to the Shire of Mundaring given that the great majority of the Shire is bush fire prone.

Local government policy and strategic context

Part 3 of the Local Planning Strategy is the local government policy and strategic context. This section outlines those Shire of Mundaring policy and strategy documents that are of most relevance to land use planning within the Shire.

The Shire of Mundaring's Strategic Plan, at the time of writing, sets out the Shire's direction and focus for the period 2008 – 2012. It recognises future challenges and sets out the Shire's purpose, vision, values and key strategic objectives. Three of the Strategic Plan's key strategic objectives are: to promote and support sustainable development; to protect, enhance and manage the community's environment; and to increase community engagement and wellbeing through the provision of quality services that are accessible to all.

Some older strategic documents are the Shire's Local Commercial Strategy (1992) and Local Rural Strategy (1994). The Local Planning Strategy identifies the need to review these as a subsequent project.

Other reports and strategies outlined in Part 3 include the Shire's Public Open Space Strategy, Environmental Management Strategy, State of the Environment Report, Economic Development Strategy and Housing Options Report. The Shire has adopted precinct plans for many of its town and village centres. The recommendations of these precinct plans are also outlined in Part 3 of the Local Planning Strategy.

A very significant strategy that underpins much of this Local Planning Strategy is the Shire's Local Biodiversity Strategy. Given its significance, the Local Biodiversity Strategy is addressed in detail in Part 4 of the Local Planning Strategy.

Shire profile and key issues

Part 4 of the Local Planning Strategy is the Shire profile and key issues. This section describes and analyses various elements and issues within the Shire: physical features and environment, population and housing, community facilities, recreation and open space, economy and employment, and infrastructure. Based on this analysis, it then makes recommendations on each issue. Some recommendations are to be implemented through Local Planning Scheme No. 4 and some by other mechanisms and actions.

Part 5 of the Local Planning Strategy addresses and makes recommendations on the key issue of the Shire's settlement pattern, including both residential and rural residential development.

Physical features and environment

With respect to the environment, the Local Planning Strategy makes many recommendations addressing a number of key issues.

Biodiversity protection is a key theme of the Local Planning Strategy and the document contains many recommendations for implementing the Shire's Local Biodiversity through the Local Planning Strategy and Local Planning Scheme No. 4. Local Natural Areas identified in the Local Biodiversity Strategy are mapped in the Local Planning Strategy and are subject of a range of recommendations for protection and retention, including provisions in Local Planning Scheme No. 4. There is a strong presumption against intensifying development potential by rezoning of Local Natural Areas and subdivision design is encouraged to minimise clearing of Local Natural Areas where possible.

Addressing bushfire hazard is another key theme of the Local Planning Strategy. A bushfire hazard assessment carried out for the Shire in preparing this Strategy confirms that a significant majority of the Shire has an extreme bushfire hazard. Consistent with the Planning for Bush Fire Protection Guidelines, this Strategy recommends a Special Control Area for bushfire prone areas, compliance with the Guidelines with respect to access, water supply, building and hazard separation and other issues, building construction in accordance with Australian Standards. It also specifies a strong presumption against rezoning or recoding of land with an extreme bushfire hazard to intensify development potential. Additionally, it makes recommendations for improving existing vehicular access in bushfire prone areas.

Addressing climate change is an important challenge for the Shire over the life of the Strategy and beyond. Responses to climate change broadly fall into two categories: mitigation (action to reduce greenhouse gas emissions and/or enhance carbon sinks) and adaptation (measures to reduce the vulnerability of natural and human systems to anticipated unavoidable climate change effects), and the Strategy addresses each of these. Recommended measures include minimising travel demand, increasing residential densities, restricting subdivisions isolated from public transport, employment and other facilities, actively advocating improved public transport, and preparing and adopting a detailed local climate change adaptation plan for the Shire.

Special Control Areas are recommended to protect the Shire's two public drinking water catchments, the Mundaring Weir and Middle Helena catchments. Preparation of a watercourse hierarchy strategy for watercourses in the Shire is recommended. Special Control Areas are recommended for flood prone areas along the Helena River, and potentially also Jane Brook and some other watercourses in the Shire if flood study mapping is carried out. Town Planning Scheme No. 3 is widely recognised for its strong and effective environmental provisions and it is proposed to maintain these with only minor change in Local Planning Scheme No. 4. There is a risk of increasing dryland salinity in the east of the Shire, which should be addressed by revegetation and protecting and retaining existing vegetation and minimising the increase in sealed surfaces in susceptible catchments.

Population and housing

The Shire's Estimated Resident Population, at 30 June 2008, was 37,361. This population has grown over several decades, albeit at a progressively smaller rate, and is also an aging population. The Local Planning Strategy uses population projections provided by the Shire's demographers to predict an Estimated Resident Population of 46,893 in 2026 and 50,212 in 2021. This is based on various assumptions, including urban development within proposed townsite development areas in North Parkerville and North Stoneville. Population projections are provided for various localities within the Shire, with the greatest growth forecast in Helena Valley, Parkerville and Stoneville. The Shire's aging population will see the proportion of residents aged from 65 to 79, and those aged 80 and over, increase substantially over the next 10 to 20 years, impacting on service delivery and housing needs.

The current housing stock and the housing needs of the Shire over the next 10 to 20 years are outlined. There is currently a high proportion of single housing stock in the Shire, limiting housing choice and diversity. It is recommended that medium density housing development be encouraged where reticulated sewerage is available in areas close to shops, schools, public transport and other facilities. The Strategy also makes recommendations to encourage additional provision of aged housing in appropriate locations.

Community facilities, recreation and open space

The level of community facilities and service provided in the Shire is generally sufficient at the time of writing, however the level of provision will need to be reviewed over time to accommodate changing demographics and community needs, notably the aging population and anticipated population growth in new development areas. Aged care facilities and low-order medical facilities need to be encouraged. Community facilities and recreation needs will be generated by urban development of proposed townsite development areas in North Parkerville and North Stoneville. It is proposed to separate local recreation reserves into Local Reserves for Conservation or Recreation under Local Planning Scheme No. 4 to indicate the primary emphasis for each reserve.

Economy and employment

The Shire's economy is broadly based, with retail trade the largest local employment area, but with many jobs also in education, light industry/manufacturing, tourism, rural uses and professional offices. Employment self-sufficiency within the Shire is low (2006 census data indicated only 25% of employed Shire residents worked within the Shire), albeit higher at sub-regional level, with another 19% working in the adjacent City of Swan. The Strategy identifies the need for improved local employment self-sufficiency.

Peak oil looms as a significant issue for the Shire during the life of this Strategy, increasing transport costs and reducing mobility for Shire residents. This Strategy makes several recommendations for the Shire to address increasing fuel prices, including reducing transport demand by improving local employment and economic self-sufficiency, promoting alternatives to private car use, actively lobbying for improved public transport, and supporting local food production wherever appropriate.

The Mundaring Town Centre is the civic, commercial and community hub of the Shire, and is identified as a District Centre in Directions 2031 and Beyond. However, the town centre's growth is constrained by the availability of sewer, with limited additional effluent disposal capacity planned by way of expansion of the Mundaring Waste Water Treatment Plant. This Strategy recommends a single Town Centre zone in Local Planning Scheme No. 4 and the development of a cohesive, integrated town centre. To this end, a new Mundaring town centre precinct plan is recommended. This precinct plan must optimise the use of the limited additional effluent disposal capacity resulting from the planned Wastewater Treatment Plant expansion.

The Shire's two industrial/service commercial areas in Midvale and Mundaring are at or near capacity, and the Strategy recommends investigation of a potential new light industrial area. The Strategy also identifies the need to review the Shire's 1992 Local Commercial Strategy. The Strategy supports increasing the role of tourism within the local economy, allowing for tourist accommodation to be considered in most zones, although particularly encouraged in close proximity to major attractions and concentrations of activity (Mundaring, Mundaring Weir, Lake Leschenaultia and the Railway Reserves Heritage Trail/Kep Track).

The Strategy supports continuation and diversification of rural land use in the Shire. Rural land in the north of the Shire should be protected from further subdivision pending a limited rural strategy to determine desirable agricultural and other rural uses and the lot sizes that will best facilitate those uses.

Infrastructure

Development in the Shire is significantly constrained by the Government Sewerage Policy and limited availability of reticulated sewerage; in the hills portion of the Shire only the Mundaring town centre has access to reticulated sewerage. The Strategy supports the proposed expansion of the Mundaring Wastewater Treatment Plant. The limited effluent disposal capacity that will be available to the town centre as a result of planned expansion of the plant must be carefully allocated by way of a new precinct plan for the town centre. On the coastal plain and foothills, it is also recommended that the Shire lobby for extension of reticulated sewerage to unsewered residential areas in Swan View, Greenmount, Helena Valley and Boya. However, given that it is likely that most of the Shire will not be able to connect to reticulated sewerage, it is also recommended that the Shire lobby for review of the Government Sewerage Policy with a view to allowing more flexibility and considerations of the effluent disposal capacity of specific sites.

Great Eastern Highway is the major element of transport infrastructure in the Shire and will continue to be so for the foreseeable future. Upgrading of the Roe Highway and Great Eastern Highway intersection is proposed. In the longer term, the planned Perth to Adelaide Highway will link Toodyay Road to Great Eastern Highway near Wundowie and would replace Great Eastern Highway as the main road freight route to the east to/from the metropolitan region. The Shire should lobby for its construction at the earliest possible opportunity.

Should residential development occur in the proposed townsite developments in North Parkerville and North Stoneville, construction of new roads and upgrading of existing roads will be required, including construction of the Hills Spine Road from Toodyay Road to Stoneville Road and diversion of Roland Road to connect to Brooking Road.

The use of public transport in the Shire for journeys to work is below the average for the Perth metropolitan region as a whole. Swan View and Midvale are well served by bus routes, but otherwise bus services in the Shire tend to be infrequent and indirect. The Strategy recommends that the Shire actively advocate improved public transport throughout the Shire, but particularly between Mundaring and Midland. Likewise, frequent and convenient bus services will be required to the proposed townsite developments in North Parkerville and North Stoneville, as and when residential development occurs.

The Strategy indicates that pedestrian and cyclist movement should be emphasised and better accommodated. End-of-trip bicycle parking facilities will be required by Local Planning Scheme No. 4.

Aircraft noise from Perth Airport should be addressed by introducing aircraft noise exposure forecast (ANEF) contours into Local Planning Scheme No. 4 as a Special Control Area. Policy, and if required Scheme provisions, should be introduced to control but generally support energy generation by solar or wind power.

Settlement pattern

Part 5 of the Strategy assesses issues and makes recommendations regarding the Shire's settlement pattern, both residential and rural residential.

The Strategy recommends retention of the existing pattern of development of the hills portion of the Shire in a form of a series of discreet villages separated by rural buffers. This is for several reasons including preservation of visual amenity, landscape values and the "hills lifestyle", reinforcing the identity of each village and addressing the issues of bushfire hazard and biodiversity protection.

To improve the self-sufficiency of individual towns/villages in the hills portion of the Shire, incremental expansion of some towns/villages is recommended where suitable adjacent land exists. Areas for investigation are indicated; if suitable, amendment to the Metropolitan Region Scheme will be required.

On the coastal plain, the Strategy recommends increasing residential densities where reticulated sewerage is available, and in close proximity to public transport, shops, schools, employment and other facilities.

Investigation of land in Bellevue and Helena Valley for possible future residential development is recommended by the Strategy. Amendment to the Metropolitan Region Scheme would be required before residential development could occur.

To promote a more sustainable form of rural residential development, additional rural residential subdivision in the Shire should be concentrated in relatively close proximity to existing towns/villages, commercial facilities, schools and employment sources.

1.0 INTRODUCTION

This Local Planning Strategy for the Shire of Mundaring has been prepared to set out the long term planning directions for the Shire and to guide land use planning within the Shire over the next ten to fifteen years.

The Local Planning Strategy comprises two documents. The State and regional planning context, Local Government policy and strategic context, Shire Profile and analysis of Key Issues are contained within the *Local Planning Strategy: Background Document*.

This document, the *Local Planning Strategy: Strategies Document*, sets out the planning directions for the Shire and the recommended strategies for achieving these. The recommended strategies are set out in two formats: first strategies are provided for each of several planning issues; secondly, strategies for the range of issues are set out for each particular locality.

This section sets out the statutory context within which this Local Planning Strategy has been prepared, its role and purpose, and the method of its preparation.

1.1 Statutory context

Requirement for a Local Planning Strategy

The requirement to prepare a Local Planning Strategy, in place of the Scheme Report, which formerly accompanied proposed new Town Planning Schemes, was included in the *Town Planning Regulations 1967* in 1999. The same amendment to the Regulations introduced the requirement for new Schemes to be based on the Model Scheme Text.

Regulation 12A(3) of the *Town Planning Regulations 1967* requires a Local Planning Strategy to:

- set out the long-term planning directions for the local government
- apply State and regional planning policies
- provide the rationale for the zones and other provisions of the Scheme

Shire of Mundaring Town Planning Scheme No. 3

The Shire of Mundaring Town Planning Scheme No. 3 commenced operation on 18 March 1994. Town Planning Scheme No. 3 is a District Planning Scheme, applying across the whole Shire. Two other Shire of Mundaring Town Planning Schemes are in operation, each being Guided Development Schemes. Town Planning Scheme No. 6 (for land in Mahogany Creek) commenced operation in 1976, while Town Planning Scheme No. 7 (for land in Swan View) commenced operation in 1978.

At the time of writing, only 64 amendments to Town Planning Scheme No. 3 have been initiated. Of these, 48 have been approved while several have been initiated but have not yet proceeded to being finally determined.

Review of Shire of Mundaring Town Planning Scheme No. 3

In 1999, the Shire of Mundaring commenced a review of Town Planning Scheme No. 3. As part of this review, a Scheme Examination – Issues Paper was prepared and made available for extensive public consultation from November 2000 to January 2001, including a series of workshops with community members. The Scheme Examination – Issues Paper and recommendations on the Schedule of Submissions received formed the basis for a Scheme Examination Report. In August 2001, Council recommended that Town Planning Scheme No. 3, subject to Amendments arising out of the Scheme Examination Report, continue for another five years, rather than being replaced by a new Scheme.

In April 2003, the then Minister for Planning and Infrastructure advised that she considered it desirable to review Town Planning Scheme No. 3 by way of the preparation of a new Scheme. Key reasons for this decision were that a new Scheme would be based on the Model Scheme Text and that the associated preparation of a Local Planning Strategy would place the Scheme in a regional planning context.

This Local Planning Strategy and Local Planning Scheme No. 4 have been prepared to carry out this direction. The documents have endeavoured to address all relevant parts of the progressively expanding State Planning Framework and to address emerging issues such as bushfire hazard, biodiversity protection, climate change and peak oil.

1.2 Role and purpose

The Local Planning Strategy sets out the long-term planning directions for the Shire of Mundaring over the next ten to fifteen years, applies the wide range of applicable State, regional and local planning policies and strategies, and provides the rationale for the land use and development control proposals in Local Planning Scheme No. 4.

It is intended that the Local Planning Strategy will be read in conjunction with Local Planning Scheme No. 4 and *vice versa*. The Local Planning Strategy is to guide the operation of Local Planning Scheme No. 4. It is a requirement of the Scheme that, except to the extent of any inconsistency between the two, determinations under the Scheme are to be consistent with the Local Planning Strategy.

2.0 STRATEGIC PLANNING ISSUES

This section briefly describes the key issues arising from the analysis of the regional and local planning framework and Shire profile and issues in the *Local Planning Strategy: Background Document*. It then sets out objectives and aims which underpin the recommendations of this Local Planning Strategy.

2.1 Key Issues

Following are some of the key issues that are identified in the analysis of the state and regional planning framework and the Shire profile and issues in Parts 2 to 5 of the *Local Planning Strategy: Background Document*. This is not an exhaustive list of the issues identified in the Background Document, but represents an attempt to identify those of most significance.

State and regional planning context

Scope and complexity of State Planning Framework and other state and regional planning documents

There is an extensive, complex and dynamic range of strategic and statutory planning direction for local governments at a state and regional level. Part 2 of the *Local Planning Strategy: Background Document* sets out the recommendations and requirements of those documents that are relevant to the Shire of Mundaring. This Strategy has endeavoured to address these requirements, where possible and practicable. In many instances, however, this Strategy identifies further tasks for the Shire arising from these documents.

Directions 2031 and Beyond

This document, and the accompanying *Outer Metropolitan Perth and Peel Sub-regional Strategy*, identify minimal land for investigation for future urban use over and above that already zoned Urban or Urban Deferred in the Metropolitan Region Scheme. It is important that incremental expansion of existing townsites should not be prevented by these documents.

Metropolitan Region Scheme

The Shire's local planning scheme must be consistent with the Metropolitan Region Scheme. Significantly, the Shire cannot zone land Residential in its scheme unless it is zoned Urban in the Metropolitan Region Scheme.

Middle Helena Catchment Land Use and Water Management Strategy

This document recommends a Special Control Area be introduced into the Shire's new local planning scheme to protect water quality in the Middle Helena public drinking water catchment.

North Eastern Hills Settlement Pattern Plan

This document, which forms part of the State Planning Framework, contains some population forecasts and recommendations that are arguably no longer realistic or relevant.

Government Sewerage Policy: Perth Metropolitan Region

This document severely constrains development and subdivision potential in the Shire of Mundaring as a very large majority of the Shire does not have access to reticulated sewerage and is unlikely to have such access in the foreseeable future.

Planning For Bush Fire Protection Guidelines

This document, released in May 2010, supersedes the previous *Planning for Bush Fire Protection*. As most of the Shire of Mundaring is bushfire prone, the recommendations of the Guidelines are very significant to the Shire, notwithstanding that the Guidelines provide little clarity on the important issue of their retrospective application.

Local Government policy and strategic context

Shire of Mundaring Strategic Plan

This sets the Shire's direction and focus for the period 2008 to 2012 and identifies key strategic objectives for the Shire.

Documents requiring review

The Shire's Local Rural Strategy, Local Commercial Strategy, Public Open Space Strategy and Environmental Management Strategy have been in place for many years and require review and, in many cases, replacement.

Housing Options report

The Shire should take actions to provide for more housing for aged or dependent persons.

Shire profile

Biodiversity and environmental protection

The Shire is mostly uncleared of remnant vegetation and, in addition to public land such as National Parks, state forest and water catchments, accommodates a large amount of Local Natural Areas on private land. There is thus the opportunity, and a significant expectation from Shire residents, that the natural environment will be protected and maintained. The Shire's Local Biodiversity Strategy provides strong direction on biodiversity protection.

Bushfire hazard

The great majority of the Shire has an Extreme or Moderate bushfire hazard and is therefore bushfire prone. New development should be located and planned so as to avoid unacceptable risk to residents. However, much of the existing residential and rural residential development in the Shire is in bushfire prone areas. Many residences have insufficient building or hazard separation from natural vegetation and/or have inadequate vehicular access/egress for residents, visitors and emergency services.

Climate change

There is arguably a need for the Shire of Mundaring to respond to the issue of climate change by both adaptation and mitigation. The Shire will need to adapt to the forecast changes (which include more extreme weather events, more hot days, increased bushfire risk, reduced rainfall and reduced water availability) to reduce the vulnerability of the Shire and its residents to adverse impacts of climate change. The Shire also should seek to mitigate the greenhouse gas emissions of the Shire and its residents, a task made difficult by the low-density car-dependent nature of residential and rural residential development in the Shire.

Watercourse protection

Protection of watercourses within the Shire from pollution and sedimentation, from existing and future land use and development is important both for the maintenance of environmental values within the Shire itself, and because watercourses in the Shire flow to the Swan and Helena Rivers, meaning that local impacts on watercourses can have adverse consequences downstream. There is also a risk of dryland salinity and acid sulphate soils in some areas of the Shire, notably in proximity to watercourses.

Aging population

Demographic forecasts indicate that the proportion of Shire residents aged from 65 to 79, and those aged 80 and over, will each increase substantially over the next 10 to 20 years. This aging population will impact on service delivery and housing needs within the Shire.

Diversity of housing stock

There is currently a high proportion of single housing stock in the Shire, limiting housing choice and diversity. Lack of reticulated sewerage throughout much of the Shire prevents the development of medium density housing. There is also an identified need for additional aged housing in appropriate locations.

Increasing employment self-sufficiency

It is desirable, for environmental, economic and social reasons, to increase employment self-sufficiency within the Shire from its current low levels. At present there is little land available in the Shire for light industrial use. Inadequate sewerage capacity is a major constraint to development of business within the Mundaring town centre. There is potential for increased local employment in the tourism sector, given the Shire's proximity to Perth residents and the range of local tourist attractions.

Peak oil

Peak oil – the anticipated maximum point of global oil production, after which oil will grow increasingly scarce and expensive – looms as a significant issue for the Shire during the life of this Strategy. Among other impacts, peak oil will increase transport costs and reduce mobility for Shire residents. There will be a growing need and demand for food production within and close to Perth, including within the Shire of Mundaring.

Mundaring Town Centre

The Mundaring Town Centre is the civic, commercial and community hub of the Shire, and is identified as a District Centre in *Directions 2031 and Beyond*. However, the town centre's growth is constrained by the availability of sewer. The limited additional effluent disposal capacity planned by way of expansion of the Mundaring Waste Water Treatment Plant must be carefully allocated to achieve an optimal land use outcome. The town centre can play an important role in minimising transport demand within the Shire, in particular minimising the need for the Shire's hills residents to travel outside of the Shire.

Great Eastern Highway

Great Eastern Highway is the major element of transport infrastructure in the Shire, and serves an important role for both local and regional traffic. Heavy vehicle movements along Great Eastern Highway conflict with local domestic traffic, and cause a hazard to pedestrian movement through the Mundaring Town Centre. The planned Perth to Adelaide Highway would link Toodyay Road to Great Eastern Highway near Wundowie and would replace Great Eastern Highway as the main road freight route to the east to/from the metropolitan region, but there are no plans for its construction in the short to medium term.

Infrastructure impacts from proposed townsite developments

Should residential development occur in the proposed townsite developments in North Parkerville and North Stoneville, construction of new roads and upgrading of existing roads and intersections will be required, including construction of the Hills Spine Road from Toodyay Road to Stoneville Road and diversion of Roland Road to connect to Brooking Road. A need for recreational, educational and other facilities will also be generated.

Public transport

The use of public transport in the Shire for journeys to work is below the average for the Perth metropolitan region as a whole. Swan View and Midvale are well served by bus routes, but otherwise bus services in the Shire tend to be infrequent and indirect. The low level of public transport provision largely reflects the low-density nature of development within the Shire, but it also disadvantages Shire residents, particularly the aged and others with limited access to private transport.

2.2 Objectives and aims

The objectives and aims of this Local Planning Strategy are as follows.

Function of Local Planning Strategy

- to set out the long-term planning directions for the Shire of Mundaring
- to outline, interpret and, as appropriate, apply State and regional planning policies and strategies
- to provide the rationale for zones and reserves, Special Control Areas and other provisions of the Shire's accompanying Local Planning Scheme No. 4

Key strategic objectives

- to set promote and support sustainable development within the Shire
- to protect, manage and enhance the environment
- to increase community engagement and well-being through the provision of quality services that are accessible to all

Subsidiary aims and objectives

- to identify and respond to significant medium and longer-term challenges facing the Shire
- to manage development to actively contribute to the Shire's unique character and to protect and enhance its natural hills environment
- to sustain the Shire's hills heritage and village identity
- to ensure that development results in an appropriate level of services that the community desires and can afford
- to provide for increased business and employment opportunities

- to provide for tourism opportunities which encourage visitors to experience Mundaring's natural environment, heritage and the arts

- to protect and enhance key environmental assets

- to protect and manage biodiversity within the Shire and reduce threat to the diverse forms of life within the district

- to minimise the Shire's contribution to climate change and to lead the community in developing environmentally sustainable practices

- to identify, enhance and preserve elements of cultural significance

3.0 STRATEGIC DIRECTIONS

This section briefly summarises the principal strategic directions of the Local Planning Strategy. An extensive and exhaustive list of strategies for each issue and for each locality can be found in sections 6 and 7 of this document respectively.

Settlement pattern

Where reticulated sewerage is available (generally only on the coastal plain), this Strategy recommends increasing residential densities in appropriate locations in close proximity to public transport, shops, schools, employment and other facilities. This is to reduce transport demand and provide greater diversity of housing stock.

This Strategy recommends retention of the existing pattern of development of the hills portion of the Shire in a form of a series of discreet villages separated by rural buffers. There are several reasons for this recommendation, including preserving visual amenity, landscape values and the "hills lifestyle", reinforcing the identity of each village and addressing the issues of bushfire hazard and biodiversity protection.

Investigation of land in Bellevue and Helena Valley for possible future residential development is recommended by the Strategy. Amendment to the Metropolitan Region Scheme would be required before residential development could occur. To improve the self-sufficiency of individual towns/villages in the hills portion of the Shire, incremental expansion of some towns/villages is recommended where suitable adjacent land exists. Areas for investigation are indicated; if suitable, amendment to the Metropolitan Region Scheme will be required. It will generally be the responsibility of landowners to conduct investigations and to pursue and prepare such amendments.

It should be noted that under section 126(3) of the *Planning and Development Act 2005*, where the MRS is amended to include land in the MRS Urban zone, the local planning scheme can be concurrently amended with the agreement of the local government, if that local planning scheme has an Urban Development (or equivalent) zone. As LPS No. 4 contains a Development zone, it will enable concurrent amendments under section 126(3) of the Act to take place.

Proposed townsite developments in North Parkerville and North Stoneville are, at the time of writing, zoned Urban Deferred in the Metropolitan Region Scheme. Should Urban Deferment be lifted, residential development can proceed. Appropriate transport infrastructure and recreational, educational, community and retail facilities will be required.

To promote a more sustainable form of rural residential development, additional rural residential subdivision in the Shire should be concentrated in relatively close proximity to existing towns/villages, commercial facilities, schools and employment sources. In the northeast of the Shire, existing rural lot sizes should be maintained pending preparation of a limited rural strategy to determine desirable agricultural and other rural uses and appropriate lot sizes to facilitate these uses. Rural residential subdivision in that area is not supported.

Biodiversity protection

Biodiversity protection is a key theme of this Local Planning Strategy. This Strategy, and Local Planning Scheme No. 4, implement recommendations of the Shire's Local Biodiversity Strategy. In particular, this Strategy recognises and protects Local Natural Areas according to Protection Categories and Conservation Priorities set out in the Local Biodiversity Strategy. Local Natural Area mapping is incorporated in this *Local Planning Strategy: Strategies Document*. There is a strong presumption against intensifying development potential by rezoning of Local Natural Areas and subdivision design is encouraged to minimise clearing of Local Natural Areas where possible.

Other environmental protection

Town Planning Scheme No. 3 contains strong and effective environmental provisions and it is proposed to maintain these with only minor changes in Local Planning Scheme No. 4. Special Control Areas are recommended to protect the Shire's two public drinking water catchments, the Mundaring Weir and Middle Helena catchments. Preparation of a watercourse hierarchy strategy for watercourses in the Shire is recommended. This strategy would classify the various watercourses in the Shire and make recommendations, such as development setbacks, for different watercourses, based on this classification. Special Control Areas are recommended for flood prone areas along the Helena River, and potentially also Jane Brook and some other watercourses in the Shire if flood study mapping is carried out. There is a risk of increasing dryland salinity in the east of the Shire, which should be addressed by revegetation and protecting and retaining existing vegetation and minimising the increase in sealed surfaces in susceptible catchments.

Climate change

This Strategy recommends responses to climate change, both in terms of mitigation and adaptation. Recommended measures include minimising travel demand, increasing residential densities, restricting subdivisions isolated from public transport, employment and other facilities, actively advocating improved public transport, and preparing and adopting a detailed local climate change adaptation plan for the Shire. Policy, and if required Scheme provisions, should be introduced to control but generally support energy generation by solar or wind power.

Bushfire hazard

Addressing bushfire hazard is a very significant issue within the Shire, given that a bushfire hazard assessment carried out for the Shire in the preparation of this Strategy confirms that a significant majority of the Shire has an extreme bushfire hazard. Consistent with the *Planning for Bush Fire Protection Guidelines*, this Strategy recommends a Special Control Area for bushfire prone areas (those with an Extreme or Moderate bushfire hazard) in Local Planning Scheme No. 4. This Strategy also recommends compliance with those Guidelines with respect to access, water supply, building and hazard separation and other issues, and that building construction in bushfire prone areas be in accordance with the relevant Australian Standard.

Importantly, this Strategy also specifies a strong presumption against rezoning or recoding of land with an extreme bushfire hazard to intensify development potential. Additionally, it makes recommendations for improving existing vehicular access in bushfire prone areas.

Peak Oil

This Strategy makes several recommendations for the Shire to address anticipated impacts of peak oil, particularly increasing fuel prices and oil scarcity. These include reducing transport demand by improving local employment and economic self-sufficiency, promoting alternatives to private car use, actively lobbying for improved public transport, and supporting local food production wherever appropriate.

Housing stock

The current very high proportion of single housing stock in the Shire limits housing choice and diversity. It is recommended that medium density housing development be encouraged where reticulated sewerage is available in areas close to shops, schools, public transport and other facilities. There will also be an increasing need for appropriate housing for the Shire's aging population throughout the life of this Strategy. Accordingly, encouraging additional provision of aged housing in appropriate locations is recommended.

Community and recreation facilities

The level of community facilities and service provided in the Shire will need to be reviewed over time to accommodate changing demographics and community needs, notably the aging population and anticipated population growth in new development areas. Aged care facilities and low-order medical facilities need to be encouraged. Community facilities and recreation needs will be generated by urban development of proposed townsite development areas in North Parkerville and North Stoneville and ongoing development in Helena Valley.

Mundaring Town Centre

This Strategy recognises the role of the Mundaring Town Centre as the civic, commercial and community hub of the Shire, and recommends that the Town Centre provide for as many needs of local residents as possible, to increase local economic and employment self-sufficiency, and to minimise travel demand to reduce greenhouse gas emissions and reduce adverse impacts of peak oil. Development of a cohesive, integrated, attractive town centre is supported. To this end, a single Town Centre zone for the Mundaring Town Centre is proposed in Local Planning Scheme No. 4, and a new Mundaring Town Centre precinct plan is recommended. This precinct plan must balance competing potential land uses to carefully optimise the use of the limited additional effluent disposal capacity resulting from the planned Wastewater Treatment Plant expansion. There should be an emphasis on the commercial and community uses that will meet the longer term needs of the community.

Economy and employment

Local employment self-sufficiency should be improved from its current low levels. Several measures are recommended to address this issue. The Strategy recommends investigation of a potential new light industrial area, as the existing industrial/service commercial areas in Midvale and Mundaring are at or near capacity. The Shire's 1992 Local Commercial Strategy should be reviewed. An increasing role of tourism within the local economy should be supported and facilitated, and tourist accommodation should be able to be considered in most zones, although particularly encouraged in close proximity to major attractions and concentrations of activity (Mundaring, Mundaring Weir, Lake Leschenaultia and the Railway Reserves Heritage Trail/Kep Track). Home-based employment should be encouraged. Continuation and diversification of rural land use in the Shire is supported. Rural land in the north of the Shire should be protected from further subdivision pending a limited rural strategy to determine desirable agricultural and other rural uses and the lot sizes that will best facilitate those uses.

Sewerage and effluent disposal

The proposed expansion of the Mundaring Wastewater Treatment Plant is supported. On the coastal plain and foothills, it is recommended that the Shire lobby for extension of reticulated sewerage to unsewered residential areas in Swan View, Greenmount, Helena Valley and Boya. However, as it is likely that most of the Shire will not be able to connect to reticulated sewerage, it is also recommended that the Shire lobby for review of the Government Sewerage Policy with a view to allowing more flexibility and considerations of the effluent disposal capacity of specific sites.

Transport

The Shire should lobby for its construction of the Perth to Adelaide Highway, which will link Toodyay Road to Great Eastern Highway near Wundowie, at the earliest possible opportunity. Should residential development occur in the proposed townsite developments in North Parkerville and North Stoneville, construction of new roads and upgrading of existing roads will be required, including construction of the Hills Spine Road from Toodyay Road to Stoneville Road and diversion of Roland Road to connect to Brooking Road. The Shire should actively advocate for improved public transport throughout the Shire, but particularly between Mundaring and Midland. Frequent and convenient bus services will be required to the proposed townsite developments in North Parkerville and North Stoneville, as and when residential development occurs. Pedestrian and cyclist movement should be emphasised and better accommodated. End-of-trip bicycle parking facilities will be required by Local Planning Scheme No. 4. Aircraft noise from Perth Airport should be addressed by introducing aircraft noise exposure forecast (ANEF) contours into Local Planning Scheme No. 4 as a Special Control Area.

4.0 STRATEGIC PLAN MAP

Following is the Strategic Plan Map for the Shire. This sets out, in a spatial context, some of the main directions of this Local Planning Strategy for the Shire over the life of this Strategy.

The Strategic Plan Map is not intended to be exhaustive. Many of the areas referred to are generally not precisely delineated on the map, but rather the general location is shown.

The Strategic Plan Map is intended to be a useful snapshot of some of the main directions in this Strategy. It should not be relied upon in isolation. For any particular issue or locality, Section 6 (Strategies – By Issue) and Section 7 (Strategies – By Locality) of this Local Planning Strategy: Strategies Document should also be consulted. Those sections also contain cross-reference to the relevant sections of the Local Planning Strategy: Background Document for more information, context and analysis.

5.0 LOCAL NATURAL AREAS MAPPING

In August 2009, the Shire of Mundaring adopted a Local Biodiversity Strategy for the Shire (see section 4.2.2.2 of the Local Planning Strategy: Background Document). The key focus of the Local Biodiversity Strategy was Local Natural Areas. This Local Planning Strategy contains numerous strategies that relate to and specifically refer to Local Natural Areas and, in particular, Conservation Priority and Protection Category mapping for Local Natural Areas, taken from the Local Biodiversity Strategy.

Conservation priorities

The Local Biodiversity Strategy prioritises Local Natural Areas according to their relative conservation priority. This is to assist with making decisions on planning proposals affecting Local Natural Areas and investment of resources to managing Local Natural Areas. These priority levels have also been taken into account in assigning levels of protection. Local Natural Areas are identified as having one of three conservation priorities (P1, P2 or P3) based on a range of ecological values.

Protection categories

In addition to conservation priority, other factors need to be taken into account in determining the level of protection that can be given to Local Natural Areas. Based on consideration of a range of factors, such as land tenure, specific purpose of Crown reserves, existing lot sizes and subdivision potential, the LBS has assigned most of the Shire's Local Natural Areas into three categories – Conservation, Protection and Retention. This Local Planning Strategy and Local Planning Scheme No. 4 specify controls and recommendations relating to each of these categories.

Mapping

Following are the Conservation Priority and Protection Category maps for Local Natural Areas throughout the Shire. This is the same mapping as is included in section 4.2.2.2 of the Local Planning Strategy: Background Document, but at a scale sufficient to identify Local Natural Areas on any particular property. This mapping will also be available on the Shire's website.

At the time of writing, this mapping is an exact copy of the mapping in the Local Biodiversity Strategy, adopted in August 2009. However, the Local Natural Areas mapping in this Local Planning Strategy: Strategies Document may be reviewed and modified over time as a result of detailed site analysis, changes in Protection Category due to tenure or statutory planning changes, or modification or loss of Local Natural Areas.

6.0 STRATEGIES – BY ISSUE

This section sets out the strategies recommended in the Local Planning Strategy: Background Document for each of several issues. Some issues in this section equate to proposed zonings in Local Planning Scheme No. 4; others are more general issues affecting wider areas throughout the Shire.

As a particular strategy may relate to more than issue and to more than one specific locality, many strategies appear several times throughout this document.

The relevant section(s) of the Local Planning Strategy: Background Document for each strategy are shown, for ease of cross-reference.

6.1 Residential (foothills/coastal plain)

Strategies	Section
Refer to the Department of Mines and Petroleum any proposed development within any of the Geoheritage Sites in the Shire, in particular the Ridge Hill Sandstone Geoheritage Site in Helena Valley, that may have an impact on the geoheritage values of the site	4.1.1
Continue to use data from the *Darling Range Rural Land Capability Study* (King and Wells, 1990) as a general guide to soil types and capacity for effluent disposal and land use, but require detailed on-site investigation as appropriate when considering planning proposals	4.1.3
Avoid the location of unsewered development on land not suitable for on-site effluent disposal	4.1.3
Require sufficient setbacks from watercourses for on-site effluent disposal, to protect public health and the environment	4.1.3
Maintain a very strong presumption against rezoning of land containing Protection Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2
Where land containing Retention Category Local Natural Areas has subdivision potential, structure planning and subdivision should minimise clearing and fragmentation of Local Natural Areas where possible	4.2.2.2
Maintain, and include in Local Planning Scheme No. 4 provisions, a strong presumption against clearing Retention Category Local Natural Areas, with the exception of clearing required for approved subdivision works, construction of a single house and associated structures (where there is no viable alternative location on the lot that would avoid clearing such Local Natural Area), or that required for approved fencing, vehicular access or bushfire safety purposes	4.2.2.2
Maintain a strong presumption against rezoning of land containing Retention Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2

Residential development should be required to be located so as to avoid identified special environmental features (Declared Rare or Priority Flora, Specially Protected or Priority Fauna, Threatened or Priority Ecological Communities, Conservation Category Wetlands or granite outcrops) - however, this is not to prevent the construction of a single house on an existing residential lot	4.2.2.2
Special environmental features are to be identified at the rezoning or structure planning stages and, wherever possible, are to be included within Public Open Space; if special environmental features are to be included in residential lots, a larger lot size may be required to ensure a building site on such lots avoids and allows for protection of the special environmental feature	4.2.2.2
Where a special environmental feature has been identified in this Strategy, including any updates made to protection category mapping from time to time, all development on a lot containing that feature should require planning approval, except where sufficiently precise information exists which can show that the proposed location of the development will not affect the special environmental feature	4.2.2.2
A project should be undertaken to identify granite outcrops in existing residential areas	4.2.2.2
While Local Natural Areas identified in the category Limited Protection/Already Committed to Development are likely to be lost to development requirements or so severely fragmented as to lose their biodiversity values, retention of native vegetation should still be pursued where possible for aesthetic reasons	4.2.2.2
Larger parcels of Local Natural Areas identified in the category Limited Protection/Already Committed to Development should be retained if at all possible, for example in Public Open Space in residential subdivisions; retention of pockets of Local Natural Areas should be considered as part of passive recreational use of such Public Open Space	4.2.2.2
Include dams as a use class on the Zoning Table in Local Planning Scheme No. 4 so that dams require planning approval and incorporate provisions setting out criteria for determining applications for dams, including a very strong presumption against the construction of dams within watercourses	4.2.2.4
Zone Lot 2 (2670) Helena Valley Road Rural Residential 2 in LPS 4, with a Special Design Area Special Control Area that contains appropriate provisions to ensure protection of the Bush Forever site by way of the use of 2 ha as an average rather than minimum lot size for the overall landholding, consistent with Clause 5.9.1.4 of the Scheme. These provisions should prevent subdivision of the Bush Forever site, and any development of the Bush Forever site other than appropriate incidental development associated with recreational or conservation use. The Special Design Area should be removed only when another appropriate mechanism has been put in place in the Scheme to protect the Bush Forever site	4.2.2.5 5.3
Require all development within a Bush Forever site to obtain planning approval under Local Planning Scheme No. 4	4.2.2.5

Maintain a very strong presumption against approving any development within a Bush Forever site that would involve removal of indigenous vegetation	4.2.2.5
Encourage medium density housing development where reticulated sewerage is available, to provide greater housing choice and better meet the housing requirements of the Shire's residents over time, by setting appropriate residential densities in greenfield developments and by increasing residential densities in existing residential areas in close proximity to shops, schools, public transport and other facilities and where good redevelopment opportunities exist	4.3.5
Consider lifestyle villages on their merits by way of individual rezoning proposals, with sites to be zoned Special Use	4.3.5 4.3.6
Generally only support lifestyle villages where located on the periphery of residential areas	4.3.5 4.3.6
Retain the Town Planning Scheme No. 3 density bonuses for aged or dependent person's dwellings in Local Planning Scheme No. 4, allowing for such dwellings to be developed at a higher density than permissible for a particular site under the Residential Design Codes	4.3.6
Support any proposal for aged housing on specific sites identified in Figures 36 to 38 of the Local Planning Strategy: Background Document (Hardey and Strettle Roads, Glen Forrest; Gladstone Avenue, Swan View; and Morrison Road, Swan View), subject to adequately addressing all relevant technical issues	4.3.6
Allow Ancillary Dwelling as a discretionary use in all zones in which a single house in permitted	4.3.6
Progressively review the level of service provision over time to accommodate changing needs of the community and demographic changes, notably the aging of the Shire's population and anticipated population growth in North Parkerville, North Stoneville and Helena Valley	4.4.1
Incorporate a provision in LPS 4 specifying that in determining an application for a Place of Worship, the Shire shall have regard for the following: o proximity to an activity centre; o accessibility by public transport, cycling and walking; o potential to meet outdoor noise criteria as specified in noise regulations that operate under the *Environmental Protection Act 1986*; o potential for the site area, plot ratio, bulk, scale, height and parking provision of the development to be in keeping with the amenity of the locality; o potential for the form, layout, appearance, colours and textures of any building and landscaping to mitigate against any potential visual impact; o potential for setbacks and separation distances from adjacent sensitive land uses to mitigate against amenity impacts and land use conflicts; o adequacy of the road capacity in the locality to accommodate traffic generated by the development;	4.4.1

o adequacy of on-site parking for traffic generated by the development; o access capable of safely accommodating vehicle movements generated by the development; o potential to protect people from unreasonable levels of additional transport noise that may occur directly as a result of traffic movements generated by the development; o potential amenity impacts related to extended hours of operation; o potential impact of any uses incidental or ancillary to the Place of Worship use; and o ability to comply with all relevant Acceptable Solutions of *Planning for Bush Fire Protection Guidelines* or any successor document	
Support local food production wherever appropriate, including urban areas in some instances, subject to any necessary controls	4.5.2
Include Holiday Accommodation as a discretionary ('A' or 'D') use within all zones on the Zoning Table in Local Planning Scheme No. 4 other than Light Industry and Service Commercial	4.5.7
Include provisions in a local planning policy to ensure that any Holiday Accommodation located in a Residential zone respects and is consistent with residential amenity (the policy may address matters including on-site management, length of stay, and the size and scale of any development)	4.5.7
Advocate the progress extension of reticulated sewerage to unsewered residential areas in Swan View, Greenmount, Helena Valley and Boya as part of the Infill Sewerage Program	4.6.2
To capitalise on existing facilities and services and relative proximity to the Midland regional centre, intensify residential development by increasing residential densities where reticulated sewerage is available and in close proximity to public transport, shops, schools, employment and other facilities	5.0
Make dwelling construction within a Bushfire Prone Area subject to the relevant bushfire prone area building requirements of the Building Code of Australia and Australian Standard 3959	5.1
Incorporate a provision in Local Planning Scheme No. 4 requiring a planning approval for the development of, or external addition to, a dwelling within the Bush Fire Hazard Special Control Area	5.1
Assess proposed non-residential buildings within the Bush Fire Hazard Special Control Area, in which workers, occupiers or visitors may be exposed to bushfire hazard, in accordance with *Planning for Bush Fire Protection* as if they were residential development	5.1
In order to protect the safety of human life and property as well as the environmental and aesthetic values of bushland, incorporate into Local Planning Scheme No. 4 a strong presumption against any rezoning or recoding of land with an Extreme bush fire hazard level to facilitate intensification of development and/or subdivision potential	5.1
Permit any owner of an existing dwelling who seeks to establish a building protection or hazard separation zone on their property that would be consistent with *Planning for Bush Fire Protection* to do so	5.1

In all new subdivisions, and where possible in all new developments, ensure adequate vehicular access to/from and within bushfire prone areas, both for escape by residents and for access by emergency vehicles, particularly fire fighting appliances	5.1
Incorporate provisions in Local Planning Scheme No. 4 indicating that the Shire may support a proposed subdivision which would result in improved vehicular access within a bushfire prone area and where vehicular access in that area has been recognised as inadequate by appropriate experts, notwithstanding that the subdivision would otherwise not be supported by the Scheme	5.1
Remove dual residential density codes in Local Planning Scheme No. 4, with the R5 code being the highest density code applying to land where reticulated sewer is unlikely to be available, in accordance with the Government Sewerage Policy: Perth Metropolitan Region	5.2
Incorporate a provision in Local Planning Scheme No. 4 setting 1500 m^2 as the threshold below which a lot with a code higher than R20 should not be subdivided or developed for grouped dwellings, unless all dwellings can be located so as to directly address a street or open space, to ensure an improved aesthetic quality of development and to ensure greater levels of visibility and surveillance	5.2
Incorporate provisions in Local Planning Scheme No. 4 specifying a density bonus for aged or dependent persons' dwellings, reflecting but appropriately refined from those in Town Planning Scheme No. 3	5.2
Incorporate provisions in Local Planning Scheme No. 4 relating to outbuildings based on those in Amendment No. 74 to Town Planning Scheme No. 3, once submissions on that amendment and any possible changes resulting from those submissions are considered and the amendment is approved and gazetted	5.2
Apply a 10 m maximum building height throughout the Shire	5.2
Incorporate provisions in Local Planning Scheme No. 4 relating to ancillary dwellings that set 60 m^2 as the maximum floor area, but indicate that where exceptional circumstances warrant a larger floor area, up to 80 m^2 may be approved and which require ancillary dwellings to be constructed in style, colours and materials that are complementary to those of the main residence on the lot, and to be located in as close proximity to the main residence on the lot as reasonably practicable	5.2
Exclude from Local Planning Scheme No. 4 those Town Planning Scheme No. 3 criteria for grouped dwellings which act as an unnecessary constraint to development of grouped dwellings	5.2
Revoke those Local Subdivision and Infrastructure Plans (LSIPs) operational under Town Planning Scheme No. 3 which are no longer required due to subdivision having been completed, and include those LSIPs which are to continue operation under Local Planning Scheme No. 4 in a specific schedule of continuing structure plans	5.2
Incorporate a provision in Local Planning Scheme No. 4 allowing the Shire to determine the required extent of a structure plan, with the extent to be sufficient to provide adequate coordination of subdivision and/or development, having regard to various relevant matters	5.2

Incorporate a provision in Local Planning Scheme No. 4 allowing the Shire to waive the requirement for a structure plan for infill subdivision where it considers that the adjacent/nearby area having subdivision potential and the number of lots that could be created are so limited that the coordination of subdivision and development by way of a Structure Plan is not required	5.2
Generally do not require building envelopes in the Residential zone, but consider requiring building envelopes on sites where there are features of special environmental significance to be protected (including granite outcrops, Declared Rare or Priority Flora, Specially Protected or Priority Fauna or Threatened or Priority Ecological Communities) or, in exceptional circumstances, to preserve the amenity, landscape or environmental values of an area	5.2
Include all building envelopes established in structure plans, or as conditions of subdivision or development approval, in a formal Register of Building Envelopes which is to be digitised and made available for inspection along with the Scheme documents	5.2
Where a building envelope has been identified for a lot, require all built development to take place within the envelope	5.2
Approve proposed relocations of building envelopes, where consistent with the objectives for building envelopes in the Residential zone and where this will not cause greater adverse visual impact than the existing building envelope(s), generally without the need for neighbour consultation	5.2
Incorporate a provision in Local Planning Scheme No. 4 prohibiting creation of further battleaxe lots, except where any alternative subdivision layout without battleaxe lots is rendered impractical by the shape or the topography of the land or other factor(s), or where battleaxe lots provide an overriding benefit in terms of reduced environmental impact or improved traffic circulation which outweighs their adverse impacts	5.2
Develop a local planning policy to guide the Shire in considering applications for Rural Pursuits in the Residential zone, with such policy to consider and seek to balance environmental and economic sustainability issues with residential amenity and lifestyle expectations	5.2
Increase residential densities in the older area of Midvale, between Bushby Street and Beaconsfield Avenue to capitalise on access to the Midland Regional Centre, public transport, employment and other facilities, and to recognise opportunities for redevelopment	5.2.1
Increase residential densities in areas of Swan View in close proximity to Local Centres and schools, where reticulated sewerage can be provided and which have good access to public transport, employment and other facilities, and with good opportunities for redevelopment, within the constraints relating to aircraft noise under State Planning Policy No. 5.1	5.2.2
Include existing grouped housing developments near the Marlboro Road/Gladstone Avenue shopping centre in the Residential zone in Local Planning Scheme No. 4 rather than the Local Centre zone, to reflect their current and anticipated longer term residential use	5.2.2

Remove redundant Special Purpose zoning over former service station site on Balfour Road	5.2.2
Maintain rural residential use in the northeast of Swan View, in the Pechey Road and Viveash Road area, to preserve the visual amenity adjacent to John Forrest National Park, protect Jane Brook and the native vegetation along Jane Brook and maintain a buffer to the existing poultry farm/hatchery on Pechey Road	5.2.2
Include a Special Use zone for a lifestyle village on land on Weld Road to reflect Amendment No. 79 to Town Planning Scheme No. 3	5.2.2
Increase residential densities in suitable areas of Greenmount where reticulated sewerage can be provided and which have good proximity to public transport, within the constraints relating to aircraft noise under State Planning Policy No. 5.1	5.2.3
Subject to the extension of infill sewerage, investigate increasing residential density, perhaps to R20, between Innamincka, Wooloomooloo and Marloo Roads	5.2.3
Include land in Helena Valley already zoned Urban in the MRS but zoned Rural Landscape Living in Town Planning Scheme No. 3 in a Development zone in Local Planning Scheme No. 4, to allow for determination of residential densities and disposition of land uses through structure planning	5.2.4
Reflect Amendment No. 78 to Town Planning Scheme No. 3 in Local Planning Scheme No. 4	5.2.4
Reflect Amendments No. 80, 81, 82 and 86 to Town Planning Scheme No. 3 in LPS 4, with the exception that Special Use zones, rather than Additional Uses, apply to the existing and proposed Park Home Park	5.2.4
Incorporate land west of Allamanda Gate (formerly Lot 206 Helena Valley Road) in a Special Design Area Special Control Area to apply a base R20 code but allowing development or subdivision in accordance with the R30 code where shown in an approved structure plan, where at least 70% of the lot (or proposed lot) is outside of the ANEF 20 to 25 contours and where a high standard of dwelling design is achieved in accordance with any Detailed Area Plan or local planning policy relating to the area	5.2.4
In structure planning for residential development within the Development zone in Helena Valley, seek to achieve a net residential density of around 15 dwellings per hectare	5.2.4
Investigate the potential for closer subdivision, either residential or special residential (which would also require amendment of the MRS) or smaller-lot rural residential for land north and south of Helena Valley Road, between the two existing areas of MRS Urban zoned land, but having strong regard for landscape protection, floodplain management and protection of watercourses traversing the area	5.2.4
Increase residential density of land on Noel Street and Frederic Street, Helena Valley and with access to reticulated sewerage	5.2.4
In the longer term, consider the possibility of increasing residential densities throughout the area of Helena Valley north of Clayton Road and Katharine Street, subject to the extension of infill sewerage and addressing environmental constraints	5.2.4

Investigate potential rezoning from Rural to Urban under the Metropolitan Region Scheme of that part of land south of Wilkins Street, east of Roe Highway and outside of the ANEF 25 – 30 contours to facilitate residential development, matters to be addressed in this investigation, and any subsequent development should rezoning proceed, to include: - heritage protection - wetland protection - noise impacts from Roe Highway and nearby industrial uses on-site investigation of potential acid sulphate soils - floodplain management - stormwater management	5.2.4
Consult with the City of Swan regarding rezoning and development of land south of Wilkins Street to ensure coordinated planning and development outcomes	5.2.4
In future planning for, and subdivision and development of, the balance portion of Lot 2 (2670) Helena Valley Road, seek to protect the two creeks and the vegetation outside of the Bush Forever site	5.3

6.2 Residential (hills)

Existing towns/villages

Strategies	Section
Continue to use data from the *Darling Range Rural Land Capability Study* (King and Wells, 1990) as a general guide to soil types and capacity for effluent disposal and land use, but require detailed on-site investigation as appropriate when considering planning proposals	4.1.3
Avoid the location of unsewered development on land not suitable for on-site effluent disposal	4.1.3
Require sufficient setbacks from watercourses for on-site effluent disposal, to protect public health and the environment	4.1.3
Have regard to state government mapping information of black cockatoo habitats in considering planning proposals	4.1.4.1
Maintain a very strong presumption against rezoning of land containing Protection Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2
Where land containing Retention Category Local Natural Areas has subdivision potential, structure planning and subdivision should minimise clearing and fragmentation of Local Natural Areas where possible	4.2.2.2
Maintain, and include in Local Planning Scheme No. 4 provisions, a strong presumption against clearing Retention Category Local Natural Areas, with the exception of clearing required for approved subdivision works, construction of a single house and associated structures (where there is no viable alternative location on the lot that would avoid clearing such Local Natural Area), or that required for approved fencing, vehicular access or bushfire safety purposes	4.2.2.2

Maintain a strong presumption against rezoning of land containing Retention Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2
Residential development should be required to be located so as to avoid identified special environmental features (Priority or Declared Rare Flora, Priority Fauna or granite outcrops) - however, this is not to prevent the construction of a single house on an existing residential lot	4.2.2.2
Special environmental features are to be identified at the rezoning or structure planning stages and, wherever possible, are to be included within Public Open Space; if special environmental features are to be included in residential lots, a larger lot size may be required to ensure a building site on such lots avoids and allows for protection of the special environmental feature	4.2.2.2
Where a special environmental feature has been identified in this Strategy, including any updates made to protection category mapping from time to time, all development on a lot containing that feature should require planning approval, except where sufficiently precise mapping exists which can show that the proposed location of the development will not affect the special environmental feature	4.2.2.2
A project should be undertaken to identify granite outcrops in existing residential areas	4.2.2.2
While Local Natural Areas identified in the category Limited Protection/Already Committed to Development are likely to be lost to development requirements or so severely fragmented as to lose their biodiversity values, retention of native vegetation should still be pursued where possible for aesthetic reasons	4.2.2.2
Larger parcels of Local Natural Areas identified in the category Limited Protection/Already Committed to Development should be retained if at all possible, for example in Public Open Space in residential subdivisions; retention of pockets of Local Natural Areas should be considered as part of passive recreational use of such Public Open Space	4.2.2.2
Include dams as a use class on the Zoning Table in Local Planning Scheme No. 4 so that dams require planning approval and incorporate provisions setting out criteria for determining applications for dams, including a very strong presumption against the construction of dams within watercourses	4.2.2.4
Encourage medium density housing development where reticulated sewerage is available, to provide greater housing choice and better meet the housing requirements of the Shire's residents over time, by setting appropriate residential densities in greenfield developments and by increasing residential densities in existing residential areas in close proximity to shops, schools, public transport and other facilities and where good redevelopment opportunities exist	4.3.5
Consider lifestyle villages on their merits by way of individual rezoning proposals, with sites to be zoned Special Use	4.3.5 4.3.6
Generally only support lifestyle villages where located on the periphery of residential areas	4.3.5 4.3.6

Retain the Town Planning Scheme No. 3 density bonuses for aged or dependent person's dwellings in Local Planning Scheme No. 4, allowing for such dwellings to be developed at a higher density than permissible for a particular site under the Residential Design Codes	4.3.6
Support any proposal for aged housing on specific sites identified in Figures 36 to 38 of the Local Planning Strategy: Background Document (Hardey and Strettle Roads, Glen Forrest; Gladstone Avenue, Swan View; and Morrison Road, Swan View), subject to adequately addressing all relevant technical issues	4.3.6
Apply a Restricted Use over Lot 12 Pine Terrace Darlington to facilitate expansion of the adjacent aged housing facilities	4.3.6 4.4.2.5
Allow Ancillary Dwelling as a discretionary use in all zones in which a single house in permitted	4.3.6
Incorporate a provision in LPS 4 specifying that in determining an application for a Place of Worship, the Shire shall have regard for the following: o proximity to an activity centre; o accessibility by public transport, cycling and walking; o potential to meet outdoor noise criteria as specified in noise regulations that operate under the *Environmental Protection Act 1986*; o potential for the site area, plot ratio, bulk, scale, height and parking provision of the development to be in keeping with the amenity of the locality; o potential for the form, layout, appearance, colours and textures of any building and landscaping to mitigate against any potential visual impact; o potential for setbacks and separation distances from adjacent sensitive land uses to mitigate against amenity impacts and land use conflicts; o adequacy of the road capacity in the locality to accommodate traffic generated by the development; o adequacy of on-site parking for traffic generated by the development; o access capable of safely accommodating vehicle movements generated by the development; o potential to protect people from unreasonable levels of additional transport noise that may occur directly as a result of traffic movements generated by the development; o potential amenity impacts related to extended hours of operation; o potential impact of any uses incidental or ancillary to the Place of Worship use; and o ability to comply with all relevant Acceptable Solutions of *Planning for Bush Fire Protection Guidelines* or any successor document	4.4.1
Support local food production wherever appropriate, including urban areas in some instances, subject to any necessary controls	4.5.2
Include Holiday Accommodation as a discretionary ('A' or 'D') use within all zones on the Zoning Table in Local Planning Scheme No. 4 other than Light Industry and Service Commercial	4.5.7

Include provisions in a local planning policy to ensure that any Holiday Accommodation located in a Residential zone respects and is consistent with residential amenity (the policy may address matters including on-site management, length of stay, and the size and scale of any development)	4.5.7
Continue to support the development of the hills portion of the Shire in the form of a series of discreet villages separated by rural buffers	5.0
To improve the self-sufficiency of individual towns/villages in the hills portion of the Shire, encourage the viability of shops and other services and facilities and thereby reduce transport demand, pursue incremental expansion of hills towns/villages where suitable adjacent land exists which is primarily cleared and capable of on-site effluent disposal, unless the existing Residential zoned land in a town/village will be sufficient to cater for projected or likely growth through the life of this Strategy	5.0
Make dwelling construction within a Bushfire Prone Area subject to the relevant bushfire prone area building requirements of the Building Code of Australia and Australian Standard 3959	5.1
Incorporate a provision in Local Planning Scheme No. 4 requiring a planning approval for the development of, or external addition to, a dwelling within the Bush Fire Hazard Special Control Area	5.1
Assess proposed non-residential buildings within the Bush Fire Hazard Special Control Area, in which workers, occupiers or visitors may be exposed to bushfire hazard, in accordance with *Planning for Bush Fire Protection* as if they were residential development	5.1
In order to protect the safety of human life and property as well as the environmental and aesthetic values of bushland, incorporate into Local Planning Scheme No. 4 a strong presumption against any rezoning or recoding of land with an Extreme bush fire hazard level to facilitate intensification of development and/or subdivision potential	5.1
Permit any owner of an existing dwelling who seeks to establish a building protection or hazard separation zone on their property that would be consistent with *Planning for Bush Fire Protection* to do so	5.1
In all new subdivisions, and where possible in all new developments, ensure adequate vehicular access to/from and within bushfire prone areas, both for escape by residents and for access by emergency vehicles, particularly fire fighting appliances	5.1
Incorporate provisions in Local Planning Scheme No. 4 indicating that the Shire may support a proposed subdivision which would result in improved vehicular access within a bushfire prone area and where vehicular access in that area has been recognised as inadequate by appropriate experts, notwithstanding that the subdivision would otherwise not be supported by the Scheme	5.1
Remove dual residential density codes in Local Planning Scheme No. 4, with the R5 code being the highest density code applying to land where reticulated sewer is unlikely to be available, in accordance with the Government Sewerage Policy: Perth Metropolitan Region	5.2

Incorporate provisions in Local Planning Scheme No. 4 specifying a density bonus for aged or dependent persons' dwellings, reflecting but appropriately refined from those in Town Planning Scheme No. 3	5.2
Incorporate provisions in Local Planning Scheme No. 4 relating to outbuildings based on those in Amendment No. 74 to Town Planning Scheme No. 3, once submissions on that amendment and any possible changes resulting from those submissions are considered and the amendment is approved and gazetted	5.2
Apply a 10 m maximum building height throughout the Shire	5.2
Incorporate provisions in Local Planning Scheme No. 4 relating to ancillary dwellings that set 60 m^2 as the maximum floor area, but indicate that where exceptional circumstances warrant a larger floor area, up to 80 m^2 may be approved and which require ancillary dwellings to be constructed in style, colours and materials that are complementary to those of the main residence on the lot, and to be located in as close proximity to the main residence on the lot as reasonably practicable	5.2
Exclude from Local Planning Scheme No. 4 those Town Planning Scheme No. 3 criteria for grouped dwellings which act as an unnecessary constraint to development of grouped dwellings	5.2
Revoke those Local Subdivision and Infrastructure Plans (LSIPs) operational under Town Planning Scheme No. 3 which are no longer required due to subdivision having been completed, and include those LSIPs which are to continue operation under Local Planning Scheme No. 4 in a specific schedule of continuing structure plans	5.2
Incorporate a provision in Local Planning Scheme No. 4 allowing the Shire to determine the required extent of a structure plan, with the extent to be sufficient to provide adequate coordination of subdivision and/or development, having regard to various relevant matters	5.2
Incorporate a provision in Local Planning Scheme No. 4 allowing the Shire to waive the requirement for a structure plan for infill subdivision where it considers that the adjacent/nearby area having subdivision potential and the number of lots that could be created are so limited that the coordination of subdivision and development by way of a Structure Plan is not required	5.2
Generally do not require building envelopes in the Residential zone, but consider requiring building envelopes on sites where there are features of special environmental significance to be protected (including granite outcrops, Declared Rare or Priority Flora, Specially Protected or Priority Fauna or Threatened or Priority Ecological Communities) or, in exceptional circumstances, to preserve the amenity, landscape or environmental values of an area	5.2
Include all building envelopes established in structure plans, or as conditions of subdivision or development approval, in a formal Register of Building Envelopes which is to be digitised and made available for inspection along with the Scheme documents	5.2
Where a building envelope has been identified for a lot, require all built development to take place within the envelope	5.2

Approve proposed relocations of building envelopes, where consistent with the objectives for building envelopes in the Residential zone and where this will not cause greater adverse visual impact than the existing building envelope(s), generally without the need for neighbour consultation	5.2
Incorporate a provision in Local Planning Scheme No. 4 prohibiting creation of further battleaxe lots, except where any alternative subdivision layout without battleaxe lots is rendered impractical by the shape or the topography of the land or other factor(s), or where battleaxe lots provide an overriding benefit in terms of reduced environmental impact or improved traffic circulation which outweighs their adverse impacts	5.2
Develop a local planning policy to guide the Shire in considering applications for Rural Pursuits in the Residential zone, with such policy to consider and seek to balance environmental and economic sustainability issues with residential amenity and lifestyle expectations	5.2
Continue the operation of Town Planning Scheme No. 6 for Mahogany Creek for the ongoing coordination it provides, but review this Scheme over time and decide whether it should be concluded	5.2 5.2.7
Exclude Reserve 28530 Mayhew Road from the Residential zone and include it in the Local Reserve: Conservation under Local Planning Scheme No. 4 to reflect its ecological values and its status as an A Class Reserve, currently vested in the Shire for the purpose of Parklands	5.2.5
Investigate and consider support for MRS Urban zoning of Lots 89, 104 and 105 Dalry Road, Darlington, subject to demonstration that it will facilitate a road link between Bertram Street and Dalry Road, that such road is both practicable and feasible, and that it is supported by the owners of all land that would be traversed by the proposed road	5.2.5
Maintain the current extent of Residential zoning in Darlington, with the exception of the removal of Reserve 28530 from the Residential zone and potential additional MRS Urban zoning of Lots 89, 104 and 105 Dalry Road	5.2.5
Downcode Residential zoned land along Dreghorn Road from R5 to R2.5 to reflect the steep topography, rock outcrops and desirability of improved landscape protection	5.2.5
Maintain the current extent of Residential zoning in Glen Forrest	5.2.6
Maintain the current extent of Residential zoning in Mahogany Creek	5.2.7
Investigate and support MRS Urban zoning over land bounded by Roland Road, Kilburn Road, Brindle Road and Clutterbuck Creek to facilitate residential expansion on primarily cleared land, subject to adequate setback from and protection of Clutterbuck Creek	5.2.8
Maintain some rural residential or rural small holdings buffer between existing Parkerville residential area and the proposed North Parkerville (“Parkerville Townsite”) and North Stoneville (“Stoneville Townsite”) developments to continue development of the hills portion of the Shire in the form of discreet villages	5.2.8

Include land between Richardson and Beacon Roads, zoned Urban in the MRS, in the Development zone rather than the Residential zone to facilitate structure planning, including the identification of a road reserve for the realignment of Roland Road to connect to Brooking Road	5.2.8
Include lots in Riley Road and Carawatha Road no longer required for public purposes in the Residential Zone in Local Planning Scheme No. 4, rather than the Local Reserve: Public Purpose	5.2.8
Include those lots on Riley Road containing the former Parkerville School building, in the Local Reserve: Public Purpose in Local Planning Scheme No. 4, rather than the Residential zone	5.2.8
Increase the residential density of two primarily cleared lots on Richardson Road from R2.5 to R5	5.2.8
Include land zoned Residential in Town Planning Scheme No. 3, bounded by Gill Street, Hartung Street, Mann Street and Great Eastern Highway and bounded by Stoneville Road, Hartung Street, Chipper Street and Great Eastern Highway, in the Town Centre zone in Local Planning Scheme No. 4	5.2.10
Maintain the current extent of Residential zoning in Mundaring, with the exception of the removal of those areas being included in the Town Centre zone	5.2.10
Increase residential density of some land in Mundaring from R2.5 to R5, east of Coppin Road and west of Gill Street (except for Lots 39 to 41 and Lot 48 Baggins End, Lots 42 to 44 Coppin Road, Lots 31 to 36 Hobbit Glade and Lot 47 Thomas Road), and between Leslie Street, Stevens Street and Stoneville Road, as the land is primarily cleared and suitable for closer development and to better utilise existing and future services and facilities	5.2.10
Upcode the Residential zoned land east of Stoneville Road between Conradi Place and Carson Street from R2.5 to R5	5.2.11
Investigate and support MRS Urban zoning over Lots 86 and 1871 Richardson Road (corner Ayres Road) to facilitate residential expansion on partly cleared land and capitalise on proximity to the Stoneville Local Centre, subject to adequate on-site effluent disposal capacity and retention of Local Natural Areas in POS as far as practicable	5.2.11
Investigate potential incremental expansion of Residential zoning in Stoneville (which would include amendment to the MRS) to the northeast in the vicinity of Stoneville Road, Carson Street and Mulumba Place, on primarily cleared land that is suitable environmentally for residential development	5.2.11
Maintain rural residential zoning over steep, well vegetated land sloping down towards Jane Brook to preserve landscape values, minimise erosion and to reflect the constraints of bushfire hazard and Local Natural Areas	5.2.11
Maintain some rural residential buffer between existing Stoneville residential area and the proposed Stoneville Townsite Development (North Stoneville) to continue development of the hills portion of the Shire in the form of discreet villages	5.2.11

Increase residential density of primarily cleared land on Throssell and Martell Streets from R2.5 to R5, to better utilise existing and future services and facilities in the townsite	5.2.13
Investigate and support MRS Urban zoning over primarily cleared or farmed land between Pearce Street and Cole Road to facilitate residential expansion (R5 and R2.5), subject to adequate setback from Extreme bushfire hazard area, retention of Local Natural Areas in Public Open Space and adequate on-site effluent disposal capacity	5.2.13
Remove land north of and abutting Great Eastern Highway between Sawyers Road and Old Sawyers Road from the Residential zone and included it in the Local Centre zone in Local Planning Scheme No. 4	5.2.13
Support MRS amendment to include in the Urban zone lots on the western side of Bunning Road, Mount Helena, from Cook Street to opposite Alfred Street, and Lot 132 Cook Street, to facilitate residential expansion (at R5 density) on primarily cleared land, subject to demonstration of on-site effluent disposal capacity (with respect to Lot 132, this will require a geotechnical report carried out in late winter), adequate watercourse protection, and appropriate integrated subdivision design across the site to retain Local Natural Areas in Public Open Space as far as practicable	5.2.14
Investigate potential for residential expansion on land southeast of the Mount Helena local centre, being the area bounded by Johnston Street, Hummerston Street, Lion Street and Elliott Road, but excluding land which is primarily uncleared or unsuitable for effluent disposal	5.2.14
Support residential development, at R5 and/or R2.5 density, over primarily cleared parts of the area referred to in the above recommendation that are suitable for effluent disposal, and the rezoning of such land from Rural to Urban in the MRS, subject to: - on-site investigation demonstrating adequate effluent disposal - adequate protection of, and setback from, Charlotte Creek - adequate stormwater management - appropriate integrated subdivision design across the area to retain Local Natural Areas in Public Open Space (POS) as far as practicable	5.2.14
Maintain existing rural residential lot sizes in the interim pending the investigation and rezoning referred to in the above points, so as not to further fragment the land and hinder coordinated residential subdivision	5.2.14
Maintain the current extent of Residential zoning in Chidlow	5.2.15
Increase residential density of some land between Northcote Street and Ash Road from R2.5 to R5, where primarily cleared and suitable for closer development, to better utilise existing and future services and facilities	5.2.15
Include land on the eastern side of Old Northam Road between Willcox and Herbert Streets in the Local Centre zone rather than the Residential zone in Local Planning Scheme No. 4	5.2.15
Maintain the current extent of Residential zoning in Wooroloo	5.2.16
In the long term, consider expansion of residential zoning in Wooroloo only if consistent with metropolitan planning directions and if sufficient employment, services, facilities and public transport can realistically be provided	5.2.16

Remove land on Bailup Road from the Local Centre zone and include it in the Residential zone under Local Planning Scheme No. 4, to reflect the lower anticipated future population size for Wooroloo than previous projections and the inclusion of land on Government Road in the Local Centre zone	5.2.16

Proposed North Parkerville and North Stoneville developments

Strategies relating specifically to the proposed North Parkerville and North Stoneville ("Parkerville Townsite" and "Stoneville Townsite") developments are listed below. Many of the strategies listed above relating to existing towns and villages in the hills are also relevant to the proposed North Parkerville and North Stoneville developments.

Strategies	Section
If and when Public Open Space is created in the proposed Parkerville Townsite and Stoneville Townsite Developments, as much Local Natural Area as possible be retained and actively managed for conservation	4.2.2.2
Substantial parcels of Local Natural Areas within the Public Open Space created in the proposed Parkerville and Stoneville Townsite Developments to be included in a Local Reserve for Conservation under the Shire's Local Planning Scheme No. 4	4.2.2.2
In any review of the structure plans for the proposed North Parkerville and North Stoneville townsites, seek to maximise the retention of Local Natural Areas and to achieve retention of at least as much Local Natural Area in Public Open Space as proposed in the structure plans initially adopted by Council	4.2.2.2 5.2.9 5.2.12
Encourage medium density housing development where reticulated sewerage is available, to provide greater housing choice and better meet the housing requirements of the Shire's residents over time, by setting appropriate residential densities in greenfield developments and by increasing residential densities in existing residential areas in close proximity to shops, schools, public transport and other facilities and where good redevelopment opportunities exist	4.3.5
Progressively review the level of service provision over time to accommodate changing needs of the community and demographic changes, notably the aging of the Shire's population and anticipated population growth in North Parkerville, North Stoneville and Helena Valley	4.4.1
Encourage and provide for low-order medical facilities within North Stoneville (the "Stoneville Townsite Development") should residential development proceed, to cater for the needs of the increased population in both the North Stoneville and North Parkerville developments	4.4.1
Any proposed wastewater treatment and disposal solution for the North Parkerville and North Stoneville townsite developments should be carefully considered by the Shire, with a view to avoiding or minimising adverse environmental or amenity impacts or expense to the Shire	4.6.2
Negotiate with Public Transport Authority and, if needed, actively lobby for provision of public transport to the townsites once urban development proceeds	4.6.4 5.2.9 5.2.12

Maintain some rural residential or rural small holdings buffer between existing Parkerville residential area and the proposed North Parkerville ("Parkerville Townsite") and North Stoneville ("Stoneville Townsite") developments to continue development of the hills portion of the Shire in the form of discreet villages	5.2.8
Progress the Roland Road realignment to connect to Brooking Road (including determination of final alignment and necessary land transactions) as a high priority	5.2.9 5.2.12
Pursue the creation of a road reserve to allow construction of the Hills Spine Road link to Toodyay Road as a high priority	5.2.9 5.2.12
Require further review of LSIP 259 for the urban cells once urban deferment is lifted, including reconsideration of wastewater treatment plant site if wastewater treatment for this development area is to take place outside of the LSIP area	5.2.9
Review existing work on external road network upgrading requirements based on review of LSIP 259 and LSIP 265 and determine cost sharing contributions, developer and Shire responsibilities, and timing of required actions for external road upgrading	5.2.9 5.2.12
Identify and progress any other land transactions required to enable required external road upgrading	5.2.9 5.2.12
Include appropriate consultation and negotiation with the City of Swan in the review of LSIP 259 and 265 and external road network construction and upgrading requirements	5.2.9 5.2.12
Upon Urban zoning in the MRS, progress renaming of North Parkerville area to a separate locality distinct from Parkerville	5.2.9
Maintain some rural residential buffer between existing Stoneville residential area and the proposed Stoneville Townsite Development (North Stoneville) to continue development of the hills portion of the Shire in the form of discreet villages	5.2.11
Require further review of LSIP 265 once urban deferment is lifted, including reconsideration of wastewater treatment plant site (including buffer and woodlot) if wastewater treatment for this development area is to take place outside of the LSIP area	5.2.12
Upon lifting of urban deferment, progress renaming of the North Stoneville area to a separate locality distinct from Stoneville	5.2.12

6.3 Mundaring Town Centre

Strategies	Section
Consider the possible need for a Community Resource Centre as part of the preparation of a new Precinct Plan for the town centre and in planning for a specific civic and community area within the town centre	4.4.1 4.5.3

Incorporate a provision in LPS 4 specifying that in determining an application for a Place of Worship, the Shire shall have regard for the following: o proximity to an activity centre; o accessibility by public transport, cycling and walking; o potential to meet outdoor noise criteria as specified in noise regulations that operate under the *Environmental Protection Act 1986*; o potential for the site area, plot ratio, bulk, scale, height and parking provision of the development to be in keeping with the amenity of the locality; o potential for the form, layout, appearance, colours and textures of any building and landscaping to mitigate against any potential visual impact; o potential for setbacks and separation distances from adjacent sensitive land uses to mitigate against amenity impacts and land use conflicts; o adequacy of the road capacity in the locality to accommodate traffic generated by the development; o adequacy of on-site parking for traffic generated by the development; o access capable of safely accommodating vehicle movements generated by the development; o potential to protect people from unreasonable levels of additional transport noise that may occur directly as a result of traffic movements generated by the development; o potential amenity impacts related to extended hours of operation; o potential impact of any uses incidental or ancillary to the Place of Worship use; and o ability to comply with all relevant Acceptable Solutions of *Planning for Bush Fire Protection Guidelines* or any successor document	4.4.1
Support and promote development of a cohesive, integrated Mundaring town centre	4.5.3
Enhance the role of the Mundaring town centre in providing for as many needs of residents as possible, to increase local economic and employment self-sufficiency, minimise travel demand to reduce greenhouse emissions and reduce possible impacts of peak oil	4.5.3
Include all land zoned District Shopping and District Business under Town Planning Scheme No. 3, along with the adjacent street blocks zoned Residential but with Additional Uses allowing commercial uses, in a single Town Centre zone bounded by Gill, Hartung, Chipper, Fenton and Jacoby Streets and Mindyah Court	4.5.3
Prepare a new Precinct Plan for the Mundaring town centre, as a high priority	4.5.3
Prepare the new Mundaring town centre Precinct Plan in conjunction with or in the context of a review of the Shire's Local Commercial Strategy	4.5.3

Carefully allocate land use potential in a new Precinct Plan for the Mundaring town centre to optimise the use of the limited additional effluent disposal capacity that would result from expansion of the Mundaring Wastewater Treatment Plant, with an emphasis on the commercial and community uses that will meet the longer term needs of the community and minimise the need for travel out of the Shire	4.5.3
Encourage and require a high quality of urban design in the new Precinct Plan for the town centre so that the town centre develops as an attractive, inviting and safe area for residents and visitors	4.5.3
Incorporate a provision in Local Planning Scheme No. 4 requiring that subdivision, development and use of land shall be in accordance with the controls set out in an approved Precinct Plan, which shall operate as if they were provisions of the Scheme	4.5.3
Actively advocate improved public transport between Mundaring and Midland (in terms of frequency and directness) to encourage and facilitate a change of transport mode for trips to Midland currently made by private car	4.5.3 4.6.4
Investigate the location and provision of adequate parking for such a 'park and ride' hub as part of a new Precinct Plan for the town centre	4.5.3 4.6.4
Investigate traffic control options or other measures on Great Eastern Highway to improve pedestrian safety and connectivity within the Mundaring town centre	4.5.3 4.6.3.1 4.6.5
Emphasise and better accommodate safe, convenient pedestrian and cyclist movement in the town centre, and ensure provision of bicycle parking facilities in appropriate locations	4.5.3
Consider the possible need for a Community Resource Centre as part of the preparation of a new Precinct Plan for the town centre and in planning for a specific civic and community area within the town centre	4.5.3
Consider a possible requirement, either as a specific Scheme requirement or a local planning policy, for development within the town centre to provide or contribute to public art throughout the town centre	4.5.3
Include Holiday Accommodation as a discretionary ('A' or 'D') use within all zones on the Zoning Table in Local Planning Scheme No. 4 other than Light Industry and Service Commercial	4.5.7
Support the expansion of the Mundaring WWTP to a wastewater treatment capacity of 240 kL/day, in order to facilitate appropriate development within the Mundaring Town Centre, in accordance with this Local Planning Strategy	4.6.2
Apply a 10 m maximum building height throughout the Shire	5.2
Include land zoned Residential in Town Planning Scheme No. 3, bounded by Gill Street, Hartung Street, Mann Street and Great Eastern Highway and bounded by Stoneville Road, Hartung Street, Chipper Street and Great Eastern Highway, in the Town Centre zone in Local Planning Scheme No. 4	5.2.10

6.4 Local Centres

Strategies	Section
Require sufficient setbacks from watercourses for on-site effluent disposal, to protect public health and the environment	4.1.3
Where it is practicable to retain pockets of Local Natural Areas within a Local Centre Zone, this should be encouraged	4.2.2.2
Incorporate a provision in LPS 4 specifying that in determining an application for a Place of Worship, the Shire shall have regard for the following: o proximity to an activity centre; o accessibility by public transport, cycling and walking; o potential to meet outdoor noise criteria as specified in noise regulations that operate under the *Environmental Protection Act 1986*; o potential for the site area, plot ratio, bulk, scale, height and parking provision of the development to be in keeping with the amenity of the locality; o potential for the form, layout, appearance, colours and textures of any building and landscaping to mitigate against any potential visual impact; o potential for setbacks and separation distances from adjacent sensitive land uses to mitigate against amenity impacts and land use conflicts; o adequacy of the road capacity in the locality to accommodate traffic generated by the development; o adequacy of on-site parking for traffic generated by the development; o access capable of safely accommodating vehicle movements generated by the development; o potential to protect people from unreasonable levels of additional transport noise that may occur directly as a result of traffic movements generated by the development; o potential amenity impacts related to extended hours of operation; o potential impact of any uses incidental or ancillary to the Place of Worship use; and o ability to comply with all relevant Acceptable Solutions of *Planning for Bush Fire Protection Guidelines* or any successor document	4.4.1
Maintain a provision in Local Planning Scheme No. 4 allowing the Shire to require an economic impact statement for proposals for retail floorspace above that specified in the 1993 Local Commercial Strategy for a given Local Centre zone, pending review of that strategy	4.5.4
Review the Shire's Local Commercial Strategy as a matter of priority	4.5.4
In the review of the Local Commercial Strategy, consider the extent to which controls on the size of individual local centres are consistent with this Strategy's objectives of reducing transport demand, increasing local employment self-sufficiency	4.5.4
Review and determine the appropriate size of Local Centre zones as part of the Local Commercial Strategy review, taking into account potential population growth in those areas	4.5.4

Review existing Precinct Plans for Chidlow, Darlington, Glen Forrest, Mount Helena and Parkerville	4.5.4
Consider developing precinct plans over time for the Swan View (both Marlboro Road/Gladstone Avenue and Morrison Road), Helena Valley (Torquata Boulevard), Stoneville, Sawyers Valley and Wooroloo local centres and adjacent areas	4.5.4
Extend Local Centre zone boundaries to cover existing/recent commercial uses and adjacent land in the Darlington village centre	4.5.4
Extend the Local Centre zone in Sawyers Valley to cover all land north of and abutting Great Eastern Highway between Sawyers Road and Old Sawyers Road land	4.5.4
Reduce the size of the Wooroloo Local Centre zone to reflect lower anticipated future population size than previous projections	4.5.4
Include land on Government Road, east of White Gum Gully, in the Wooroloo Local Centre zone to reflect existing and historic land uses	4.5.4
Include Holiday Accommodation as a discretionary ('A' or 'D') use within all zones on the Zoning Table in Local Planning Scheme No. 4 other than Light Industry and Service Commercial	4.5.7
Apply a 10 m maximum building height throughout the Shire	5.2
Include existing grouped housing developments near the Marlboro Road/Gladstone Avenue shopping centre in the Residential zone in Local Planning Scheme No. 4 rather than the Local Centre zone, to reflect their current and anticipated longer term residential use	5.2.2
Remove land north of and abutting Great Eastern Highway between Sawyers Road and Old Sawyers Road from the Residential zone and included it in the Local Centre zone in Local Planning Scheme No. 4	5.2.13
Include land on the eastern side of Old Northam Road between Willcox and Herbert Streets in the Local Centre zone rather than the Residential zone in Local Planning Scheme No. 4	5.2.15
Remove land on Bailup Road from the Local Centre zone and include it in the Residential zone under Local Planning Scheme No. 4, to reflect the lower anticipated future population size for Wooroloo than previous projections and the inclusion of land on Government Road in the Local Centre zone	5.2.16

6.5 Rural Living (Rural Residential and Rural Small Holdings)

Strategies	Section
Refer to the Department of Mines and Petroleum any proposed development within any of the Geoheritage Sites in the Shire, in particular the Ridge Hill Sandstone Geoheritage Site in Helena Valley, that may have an impact on the geoheritage values of the site	4.1.1
Continue to use data from the *Darling Range Rural Land Capability Study* (King and Wells, 1990) as a general guide to soil types and capacity for effluent disposal and land use, but require detailed on-site investigation as appropriate when considering planning proposals	4.1.3
Avoid the location of unsewered development on land not suitable for on-site effluent disposal	4.1.3

Require sufficient setbacks from watercourses for on-site effluent disposal, to protect public health and the environment	4.1.3
Carefully consider potential impacts from nutrients in runoff in determining planning proposals for agricultural uses	4.1.3
Retain and protect remnant vegetation within the Shire as far as possible in order to minimise increased risk of salinity	4.1.3
Undertake private landholder conservation programs to implement high water use strategies in areas susceptible to salinity, including large-scale revegetation on valley floors and in recharge areas	4.1.3
Minimise the increase in sealed surfaces within catchments susceptible to salinity, as these can increase runoff, which can in turn exacerbate salinity, erosion and waterlogging	4.1.3
Have regard to state government mapping information of black cockatoo habitats in considering planning proposals	4.1.4.1
Generally require some revegetation of cleared areas as a condition of approval for rural residential subdivision, particularly adjacent to watercourses and in or adjacent to identified wildlife corridors, but ensure that revegetation does not result in any non-compliance with *Planning for Bushfire Protection*, or any successor document, with respect to building and hazard separation zones for dwellings	4.1.4.2
In Conservation Category Local Natural Areas, comply with all restrictions on conservation covenants and encourage active management of such Local Natural Areas for biodiversity conservation	4.2.2.2
Where land containing Protection Category Local Natural Areas has subdivision potential, require structure planning and subdivision to minimise (and if possible avoid) clearing and fragmentation of Local Natural Areas	4.2.2.2
In any subdivision, wherever possible, a large intact parcel of Protection Category Local Natural Areas should be kept within a single landholding, either a private lot or Common Property subject of a conservation covenant, or as Public Open Space	4.2.2.2
Encourage forms of subdivision which would maximise protection/retention of Protection Category Local Natural Areas	4.2.2.2
Prepare a local planning policy, to be adopted by the Shire and endorsed by the WAPC that sets out the types of subdivision which would be supported in order to maximise protection/retention of Local Natural Areas, the circumstances in which such subdivision would be supported, and any specific requirements applying to such subdivision	4.2.2.2
Require redesign of structure plans where significantly improved protection of Local Natural Areas could be achieved by such redesign	4.2.2.2
Maintain, and include in Local Planning Scheme No. 4 provisions, a very strong presumption against clearing Protection Category Local Natural Areas, with the exception of clearing required for approved subdivision works, construction of a single house and associated structures (where there is no viable alternative location on the lot that would avoid clearing such Local Natural Area), or that required for approved fencing, vehicular access or bushfire safety purposes	4.2.2.2
Limit fencing within a Local Natural Area to fencing along lot boundaries (excluding those protected from clearing by use of strategic firebreaks) or within or around an approved building envelope or house site	4.2.2.2

Allow for consideration of reduced boundary setbacks where this would avoid or minimise clearing or disturbance of Local Natural Areas	4.2.2.2
Maintain a very strong presumption against rezoning of land containing Protection Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2
Encourage landowners to manage Local Natural Areas for biodiversity protection and prioritise Protection Category Local Natural Areas for any assistance	4.2.2.2
Where land containing Retention Category Local Natural Areas has subdivision potential, structure planning and subdivision should minimise clearing and fragmentation of Local Natural Areas where possible	4.2.2.2
Maintain, and include in Local Planning Scheme No. 4 provisions, a strong presumption against clearing Retention Category Local Natural Areas, with the exception of clearing required for approved subdivision works, construction of a single house and associated structures (where there is no viable alternative location on the lot that would avoid clearing such Local Natural Area), or that required for approved fencing, vehicular access or bushfire safety purposes	4.2.2.2
Maintain a strong presumption against rezoning of land containing Retention Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2
Include dams as a use class on the Zoning Table in Local Planning Scheme No. 4 so that dams require planning approval and incorporate provisions setting out criteria for determining applications for dams, including a very strong presumption against the construction of dams within watercourses	4.2.2.4
Zone Lot 2 (2670) Helena Valley Road Rural Residential 2 in LPS 4, with a Special Design Area Special Control Area that contains appropriate provisions to ensure protection of the Bush Forever site by way of the use of 2 ha as an average rather than minimum lot size for the overall landholding, consistent with Clause 5.9.1.4 of the Scheme. These provisions should prevent subdivision of the Bush Forever site, and any development of the Bush Forever site other than appropriate incidental development associated with recreational or conservation use. The Special Design Area should be removed only when another appropriate mechanism has been put in place in the Scheme to protect the Bush Forever site	4.2.2.5 5.3
Do not support the development of aged housing on land zoned Rural in the MRS, due to the need for an appropriate, easily accessible location for aged housing, close to services and facilities	4.3.6
Allow Ancillary Dwelling as a discretionary use in all zones in which a single house in permitted	4.3.6
Incorporate a provision in LPS 4 specifying that in determining an application for a Place of Worship, the Shire shall have regard for the following: o proximity to an activity centre; o accessibility by public transport, cycling and walking;	4.4.1

o potential to meet outdoor noise criteria as specified in noise regulations that operate under the *Environmental Protection Act 1986*; o potential for the site area, plot ratio, bulk, scale, height and parking provision of the development to be in keeping with the amenity of the locality; o potential for the form, layout, appearance, colours and textures of any building and landscaping to mitigate against any potential visual impact; o potential for setbacks and separation distances from adjacent sensitive land uses to mitigate against amenity impacts and land use conflicts; o adequacy of the road capacity in the locality to accommodate traffic generated by the development; o adequacy of on-site parking for traffic generated by the development; o access capable of safely accommodating vehicle movements generated by the development; o potential to protect people from unreasonable levels of additional transport noise that may occur directly as a result of traffic movements generated by the development; o potential amenity impacts related to extended hours of operation; o potential impact of any uses incidental or ancillary to the Place of Worship use; and o ability to comply with all relevant Acceptable Solutions of *Planning for Bush Fire Protection Guidelines* or any successor document	
Incorporate a provision in LPS 4 specifying that the Shire shall not approve a Place of Worship in the Rural Residential zone unless located on a road identified as a Primary Regional Road Reserve or an Important Local Road Reserve under the Scheme or located adjacent to an existing or planned activity centre	4.4.1
Support local food production wherever appropriate, including urban areas in some instances, subject to any necessary controls	4.5.2
Investigate potential rezoning of land north and south of Helena Valley Road and within the ANEF 25 contour from Rural to Urban under the MRS, to accommodate service commercial and light industry uses suitable for a mixed business precinct that are consistent with State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport and to provide development which is of a high quality design to provide an attractive entrance to Helena Valley	4.5.5 5.3
Avoid locating any new dwellings or other sensitive land uses within 500 m of the identified clay resource on Reserve 35956, Burma Road, Bailup	4.5.6 5.3
Prepare a limited rural strategy for the General Agriculture zone (and larger adjacent Rural Small Holdings lots) in Bailup and Wooroloo to determine desirable agricultural and other rural uses and the lot sizes that will best facilitate those uses, but maintaining a very strong presumption against rural residential subdivision, except immediately adjacent to the Wooroloo townsite, due to isolation from services and employment	4.5.6

Include Holiday Accommodation as a discretionary ('A' or 'D') use within all zones on the Zoning Table in Local Planning Scheme No. 4 other than Light Industry and Service Commercial	4.5.7
Vary the Model Scheme Text definition for Home Business in Local Planning Scheme No. 4 to allow the maximum floorspace for a Home Business in the Rural Small Holdings and General Agriculture zones to be 100 m^2	4.5.8
Support rural residential subdivision, where it is supported by this Strategy and Local Planning Scheme No. 4 in areas remote from reticulated water supply, if a sustainable alternate water supply can be demonstrated in accordance with current State policy	4.6.1
Incorporate a provision in Local Planning Scheme No. 4 requiring that for lots without reticulated water supply, any dwelling must be provided with a sustainable supply of potable water, either an underground bore or a rainwater storage system and sufficient roof catchment, that meets appropriate standards for potable water	4.6.1
Incorporate a provision in Local Planning Scheme No. 4 requiring that where a proposed rural residential lot does not have connection to reticulated water, any dwelling must have an adequate supply of water for fire fighting purposes, in accordance with the *Planning for Bush Fire Protection Guidelines*	4.6.1
Continue to support the development of the hills portion of the Shire in the form of a series of discreet villages separated by rural buffers	5.0
To reduce transport demand and promote a more sustainable form of rural residential development, additional rural residential subdivision within the Shire should be concentrated in relatively close proximity to existing towns/villages, commercial facilities, schools and employment sources	5.0
Make dwelling construction within a Bushfire Prone Area subject to the relevant bushfire prone area building requirements of the Building Code of Australia and Australian Standard 3959	5.1
Incorporate a provision in Local Planning Scheme No. 4 requiring a planning approval for the development of, or external addition to, a dwelling within the Bush Fire Hazard Special Control Area	5.1
Assess proposed non-residential buildings within the Bush Fire Hazard Special Control Area, in which workers, occupiers or visitors may be exposed to bushfire hazard, in accordance with *Planning for Bush Fire Protection* as if they were residential development	5.1
In order to protect the safety of human life and property as well as the environmental and aesthetic values of bushland, incorporate into Local Planning Scheme No. 4 a strong presumption against any rezoning or recoding of land with an Extreme bush fire hazard level to facilitate intensification of development and/or subdivision potential	5.1
Permit any owner of an existing dwelling who seeks to establish a building protection or hazard separation zone on their property that would be consistent with *Planning for Bush Fire Protection* to do so	5.1

In all new subdivisions, and where possible in all new developments, ensure adequate vehicular access to/from and within bushfire prone areas, both for escape by residents and for access by emergency vehicles, particularly fire fighting appliances	5.1
Incorporate provisions in Local Planning Scheme No. 4 indicating that the Shire may support a proposed subdivision which would result in improved vehicular access within a bushfire prone area and where vehicular access in that area has been recognised as inadequate by appropriate experts, notwithstanding that the subdivision would otherwise not be supported by the Scheme	5.1
Apply a 10 m maximum building height throughout the Shire	5.2
Maintain rural residential use in the northeast of Swan View, in the Pechey Road and Viveash Road area, to preserve the visual amenity adjacent to John Forrest National Park, protect Jane Brook and the native vegetation along Jane Brook and maintain a buffer to the existing poultry farm/hatchery on Pechey Road	5.2.2
Maintain some rural residential or rural small holdings buffer between existing Parkerville residential area and the proposed North Parkerville ("Parkerville Townsite") and North Stoneville ("Stoneville Townsite") developments to continue development of the hills portion of the Shire in the form of discreet villages	5.2.8
Maintain rural residential zoning over steep, well vegetated land sloping down towards Jane Brook to preserve landscape values, minimise erosion and to reflect the constraints of bushfire hazard and Local Natural Areas	5.2.11
Maintain some rural residential buffer between existing Stoneville residential area and the proposed Stoneville Townsite Development (North Stoneville) to continue development of the hills portion of the Shire in the form of discreet villages	5.2.11
Maintain existing rural residential lot sizes over potential residential expansion land southeast of the Mount Helena local centre (being the area bounded by Johnston Street, Hummerston Street, Lion Street and Elliott Road, but excluding land which is primarily uncleared or unsuitable for effluent disposal) in the interim pending the investigation and MRS and Local Planning Scheme No. 4 rezoning, so as not to further fragment the land and hinder coordinated residential subdivision	5.2.14
Generally support those amendments to Town Planning Scheme No. 3 proposing intensification of subdivision potential for rural living that have been advertised for public comment but not yet determined and incorporate these into Local Planning Scheme No. 4	5.3
Incorporate Rural Residential and Rural Small Holdings zones into Town Planning Scheme No. 4, consistent with the direction of State Planning Policy 2.5 Agriculture and Rural Land Use Planning	5.3

Generally use the 4 ha threshold specified in State Planning Policy 2.5 for existing or intended lot sizes to determine whether individual areas are zoned Rural Residential or Rural Small Holdings, but include lots larger than 4 ha which are comprised almost entirely of Local Natural Areas in the Rural Residential zone rather than Rural Small Holdings zone to reflect the intended use of such lots as residential in a rural conservation setting rather than hobby farming and potentially productive use of the land	5.3
Apply a subdivision code to all land zoned Rural Residential or Rural Small Holdings specifying the minimum lot size for that area in hectares, with this code to be set so that further subdivision is not possible where this is the intent of the Scheme for a particular area	5.3
Generally require building envelopes in the Rural Residential zone	5.3
Generally do not require building envelopes in the Rural Small Holdings zone	5.3
Include those building envelopes created in those LSIPs being revoked where subdivision has proceeded in an official Register of Building Envelopes so that those building envelopes will remain operative under Local Planning Scheme No. 4	5.3
Include all building envelopes established in structure plans, or as conditions of subdivision or development approval, in a formal Register of Building Envelopes which is to be digitised and made available for inspection along with the Scheme documents	5.3
Where a building envelope has been identified for a lot, require all built development to take place within the envelope	5.3
Approve proposed relocations of building envelopes, where consistent with the objectives for building envelopes in the Residential zone and where this will not cause greater adverse visual impact than the existing building envelope(s), generally without the need for neighbour consultation	5.3
Revoke those Local Subdivision and Infrastructure Plans (LSIPs) operational under Town Planning Scheme No. 3 which are no longer required due to subdivision having been completed, and include those LSIPs which are to continue operation under Local Planning Scheme No. 4 in a specific schedule of continuing structure plans	5.3
Incorporate a provision in Local Planning Scheme No. 4 allowing the Shire to determine the required extent of a structure plan, with the extent to be sufficient to provide adequate coordination of subdivision and/or development, having regard to various relevant matters	5.3
Incorporate a provision in Local Planning Scheme No. 4 allowing the Shire to waive the requirement for a structure plan for infill subdivision where it considers that the adjacent/nearby area having subdivision potential and the number of lots that could be created are so limited that the coordination of subdivision and development by way of a Structure Plan is not required	5.3

Incorporate a provision in Local Planning Scheme No. 4 prohibiting creation of further battleaxe lots, except where any alternative subdivision layout without battleaxe lots is rendered impractical by the shape or the topography of the land or other factor(s), or where battleaxe lots provide an overriding benefit in terms of reduced environmental impact or improved traffic circulation which outweighs their adverse impacts	5.3
Incorporate provisions in Local Planning Scheme No. 4 relating to outbuildings based on those in Amendment No. 74 to Town Planning Scheme No. 3, once submissions on that amendment and any possible changes resulting from those submissions are considered and the amendment is approved and gazetted	5.3
Include Animal Establishment as an A use (discretionary and subject to mandatory advertising for public comment) in the Rural Small Holdings zone	5.3
For any proposed kennels (which fall within the use class of Animal Establishment) within the Rural Small Holdings zone, require the applicant to demonstrate that the proposed kennels will not generate noise resulting in non-compliance with the Environmental Protection (Noise) Regulations 1997	5.3
Maintain rural residential lot sizes in Swan View to reflect the constraints of Local Natural Areas, Jane Brook, a poultry farm/hatchery on Pechey Road and bushfire hazard from the adjacent John Forrest National Park	5.3
Include land south of Wilkins Street, Bellevue in the Rural Small Holdings zone, with a Rural Small Holdings code of 40, to maintain the existing lot size, pending investigation of possible residential use of that portion outside of the ANEF 25-30 contours for residential use and rezoning	5.3
Investigate the potential for closer subdivision, either residential or special residential (which would also require amendment of the MRS) or smaller-lot rural residential for land north and south of Helena Valley Road, between the two existing areas of MRS Urban zoned land, but having strong regard for landscape protection, floodplain management and protection of watercourses traversing the area	5.3
Ensure those parts of the two Bush Forever sites in Helena Valley that fall on privately owned land are protected from inappropriate subdivision and development that would disturb or adversely impact on their ecological values	5.3
In future planning for, and subdivision and development of, the balance portion of Lot 2 (2670) Helena Valley Road, seek to protect the two creeks and the vegetation outside of the Bush Forever site	5.3
Other than the area referred to in the above recommendations, generally maintain existing rural residential and rural small holdings lot sizes in Helena Valley to reflect the constraints of floodplain management, Local Natural Areas, bushfire hazard and landscape values	5.3
Support subdivision of rural residential land on Victor Road east of the (unconstructed) Hudman Road reserve down to 1 ha to capitalise on proximity to facilities in Darlington	5.3

Other than the area referred to in the above recommendation, generally maintain existing rural residential and rural small holdings lot sizes in Darlington to reflect the constraints of bushfire hazard, Local Natural Areas and the Middle Helena Catchment	5.3
Generally maintain existing rural residential and rural small holdings lot sizes in Glen Forrest to reflect the constraints of bushfire hazard, Local Natural Areas, the Middle Helena Catchment and landscape values, and to maintain a rural buffer between townsites	5.3
Generally maintain existing rural residential and rural small holdings lot sizes or subdivision potential throughout Mahogany Creek	5.3
Maintain current larger lot sizes north of Richardson Road, Hovea to reflect the constraints of bushfire hazard and Local Natural Areas and include in Rural Small Holdings zone	5.3
Generally maintain rural residential lot sizes throughout Hovea to reflect the constraints of bushfire hazard and Local Natural Areas	5.3
Pay particular attention to Hovea in preparing a bushfire access audit and strategy given its Extreme bushfire hazard, culs-de-sac, steep topography and proximity to John Forrest National Park	5.3
Only consider any upcoding of Rural Residential areas in Hovea (although noting upcoding is generally unlikely to be supported given Hovea's prevalence of Local Natural Areas, steep topography and the Extreme bush fire hazard that applies to nearly all of the locality) after completion of the bushfire access audit and strategy, and taking the recommendations of the bushfire strategy into account	5.3
Generally maintain existing rural residential lot sizes or subdivision potential throughout Parkerville to reflect the constraints of bushfire hazard and Local Natural Areas	5.3
Maintain some rural residential or rural small holdings buffer between the existing Parkerville residential area and the proposed Parkerville Townsite Development (North Parkerville) and Stoneville Townsite Development (North Stoneville) to continue development of the hills portion of the Shire in the form of discreet villages	5.3
Include those areas within the Special Purpose zone for the proposed North Parkerville ("Parkerville Townsite") development under Town Planning Scheme No. 3 that have been subdivided for rural residential use within the Rural Residential zone in Local Planning Scheme No. 4	5.3
Reflect Amendment No. 48 to Town Planning Scheme No. 3 in Local Planning Scheme No. 4, but noting that adequate measures will be required to address bushfire hazard and, if possible, provide vehicular access between Thomas Road and Gill Street	5.3
Support Rural Residential 1 zoning over Lots Pt 1 (1650), 2 (1590), 3 (1580) and 100 (1750) Stoneville Road, Mundaring, subject to demonstration that a possible subdivision layout over the cited lots could provide an appropriate access arrangement and comply with the requirements of the *Planning for Bushfire Protection Guidelines (2010)*	5.3
Generally maintain existing rural residential and rural small holdings lot sizes or subdivision potential throughout Mundaring to reflect the constraints of bushfire hazard, Local Natural Areas, and water catchments	5.3

Generally maintain existing rural residential lot sizes or subdivision potential throughout Stoneville to reflect the constraints of bushfire hazard, Local Natural Areas and existing subdivision patterns	5.3
Maintain some rural residential buffer between the existing Stoneville residential area and the proposed Stoneville Townsite Development (North Stoneville) to continue development of the hills portion of the Shire in the form of discreet villages	5.3
Include Reserve 25199 Woodlands Road, Stoneville in the Special Use zone and allow Residential Building, Educational Establishment, Office and uses incidental to these, to reflect existing and recent use of the site	5.3
Include those areas within the Special Purpose zone for the proposed North Stoneville ("Stoneville Townsite") development under Town Planning Scheme No. 3 that have been subdivided for rural residential use within the Rural Residential zone in Local Planning Scheme No. 4	5.3
Allow for increased rural residential subdivision potential in limited identified areas in Sawyers Valley which are primarily cleared and have adequate effluent disposal capacity, on Throssell and Sexton Streets, to facilitate further rural residential development in close proximity to the services and facilities in Sawyers Valley and Mundaring	5.3
Support Rural Residential 1 zoning may be supported over in the street block bounded by Lacey, Forrest, Stevens, Eagle and Walker Streets and Lemney Road, subject to demonstration that a possible subdivision layout over the cited lots could provide appropriate access arrangements, avoid the creation of battleaxe lots or long, narrow lots and comply with the requirements of the *Planning for Bushfire Protection Guidelines (2010)*	5.3
Support rezoning from Rural Residential 4 from Rural Residential 2 of land south of Houston Street, between Lion Street and Bambrook Street, in both Sawyers Valley and Mount Helena, subject to demonstration of adequate on-site effluent disposal capacity, appropriate watercourse protection, and a mechanism for ensuring no adverse impact on new residences from the operations of vineyards (which may require removal of the vineyards prior to any subdivision)	5.3
Other than the areas referred to in the above recommendations, maintain existing rural residential and rural small holdings lot sizes and subdivision potential in Sawyers Valley to reflect the constraints of bushfire hazard and Local Natural Areas	5.3
Reflect Amendments No. 45, 55 and 57 to Town Planning Scheme No. 3 in Local Planning Scheme No. 4	5.3
Allow for increased rural residential subdivision potential in limited identified areas of Mount Helena which are primarily cleared and have adequate effluent disposal capacity, on Bunning Road, Merebein Road, William Road and Neptune Street, and the land bounded by Lion Street, Bernard Street and Elliott Road, to facilitate further rural residential development in close proximity to the services and facilities in Mount Helena	5.3

Change the zoning of Lot 28 (745) Alison Street from Rural Residential 4 to Rural Residential 2, require construction of Whitlam Street, Mount Helena as a condition of subdivision of Lot 28, and require provision of a subdivisional road from Whitlam Street to Bunning Road as a condition of other subdivision within the street block	5.3
Consider supporting Rural Residential 1 zoning of the land bounded by Hummerston, Lion and Bernard Streets and Brazier Road, if and when the adjacent area to the west of Lion Street is zoned Urban in the MRS and on the basis of Rural Residential 1 zoning applying to the whole street block rather than just individual lots	5.3
Include land north of Cameron Road and west of Bunning Road in Mount Helena in the Rural Small Holdings zone, with a minimum allowed lot size of 10 ha	5.3
Provide for continuation of the Hills Spine Route east to Bunning Road in the structure planning and subdivision of land north of Cameron Road and west of Bunning Road, Mount Helena, referred to in the above point	5.3
Subject to detailed environmental investigation and structure planning, consider possibility of a portion of the land north of Cameron Road and west of Bunning Road, Mount Helena being zoned Rural Residential and allowing lot sizes smaller than 10 ha, where land is environmentally capable of sustaining smaller lots, subject to vegetation protection and, where appropriate, rehabilitation	5.3
Investigate the potential of land on Alison Street and Grigg Road, Mount Helena, north of the existing large dam, and across to Neptune Street, for rural residential subdivision and development, subject to adequate watercourse protection, to facilitate further rural residential development in close proximity to the services and facilities in Mount Helena on primarily cleared land with adequate effluent disposal capacity	5.3
Pursue amendment to Local Planning Scheme No. 4 to rezone any land identified as suitable for rural residential subdivision in the investigations referred to in the above point, subject to demonstration of sufficient demand for further rural residential subdivision in the locality	5.3
Consider supporting Rural Residential zoning over Lots 1940 (1395) and 2350 (1695) Neptune Street subject to demonstration that compliance with the vehicular access requirements of the *Planning for Bush Fire Protection Guidelines (2010)*, including (but not necessarily limited to) construction of the unmade portion of the Neptune Street road reserve and possible upgrading of Whitlam Street is practicable and feasible; identification of a mechanism for ensuring that the road construction will be at the proponent's cost (this may require a legal agreement); demonstration that subdivision of the lots can occur in such a way as to comply with all requirements of the *Planning for Bush Fire Protection Guidelines*, including setbacks from areas of Extreme bush fire hazard, while avoiding or minimising removal of Local Natural Areas on the lots; demonstration of adequate on-site effluent disposal capacity; and adequate watercourse protection	5.3

Review and possibly increase rural residential subdivision potential on Bunning Road and Kingston Road, Mount Helena on land currently constrained by the buffer to the existing poultry farm on Bunning Road, in the event of the closure of that poultry farm, subject to demonstration of sufficient demand for further rural residential subdivision in the locality	5.3
Zone Lot 56 (2840) Bunning Road Rural Residential 4 to provide an incentive for the closure of the poultry farm on the lot, and require closure of the poultry farm and removal of associated structures as a prerequisite to subdivision of the lot, and consider incorporating a Special Control Area into the Scheme to enforce these requirements	5.3
Other than the areas referred to in the above recommendations, maintain existing lot rural residential and rural small holdings sizes and subdivision potential in Mount Helena to reflect the constraints of bushfire hazard, Local Natural Areas and subdivision patterns, and to retain some rural land in the locality which is large enough to be used productively	5.3
Allow for increased rural residential subdivision potential, down to a minimum lot size of 2 ha, on land east of Chidlow which is primarily cleared and has adequate effluent disposal capacity, between Tear Street and Thornwick Crescent, and on Ash Road, to facilitate further rural residential development in close proximity to the services and facilities in Chidlow	5.3
Allow for increased rural residential subdivision potential in limited identified areas north of Chidlow, on Tarrup Street and Kerun Road, which are primarily cleared and have adequate effluent disposal capacity, to facilitate coordinated rural residential development in relatively close proximity to the facilities and services in Chidlow	5.3
Allow for limited additional rural residential and rural small holdings subdivision potential to northeast of Chidlow along Old Northam Road, reflecting the constraints of bushfire hazard and Local Natural Areas and allowing for ongoing agricultural production where appropriate	5.3
Change Lot 3 (6130) Old Northam Road, Chidlow from Rural Small Holdings 20 to Rural Residential 8 and incorporate the lot in a Special Design Area Special Control Area to apply specific controls relating to emergency access, and consider the rural land to the north of Old Northam Road on the basis of a precinct approach	5.3
Support rezoning of Lots 5, 6, 7, 8 Douglas Road and Lots 1502, Pt 1502 and 1503 Thomas Street, to the south of Lake Leschenaultia to provide for closer subdivision and development, subject to adequate watercourse protection, demonstration of adequate on-site effluent disposal capability, maximising the retention/protection of Local Natural Areas and consideration of identified Regional Ecological Linkages, compliance with the requirements of the *Planning for Bush Fire Protection Guidelines*, and appropriate access and egress arrangements	5.3

Investigate potential Rural Residential zoning of an area of land between Old Northam Road and Tear Street, zoned Rural Small Holdings 20, subject to watercourse protection and revegetation within Public Open Space, demonstration of adequate on-site effluent disposal capability, and retention/protection of Local Natural Areas	5.3
Other than the changes referred to in these recommendations, maintain existing lot rural residential and rural small holdings sizes and subdivision potential in Chidlow to reflect the constraints of bushfire hazard and Local Natural Areas	5.3
In structure planning and subdivision, ensure a road link between Laguna Vista and Lilydale Road, Chidlow, to provide for alternative escape routes in the case of bushfire	5.3
Investigate options for a road link between Mount Helena and the rural residential area northwest of Chidlow (Rosedale/Keenan Road area) for bushfire emergency access and pursue the selected option	5.3
Generally maintain existing rural residential and rural small holdings lot sizes and subdivision potential in The Lakes and Beechina to reflect the constraints of bushfire hazard, Local Natural Areas and existing subdivision patterns, to provide for continued rural uses and in recognition of potential impacts from mineral/resource extraction in The Lakes and nearby in the adjacent Shire of Northam	5.3
Allow for increased rural residential subdivision potential in limited identified areas of Wooroloo which are primarily cleared and have adequate effluent disposal capacity, allowing a minimum lot size of 2 ha, on Needham Road and Bailup Road, to facilitate rural residential development in close proximity to Wooroloo	5.3
Include land north and northeast of Wooroloo, south of the proposed Perth – Adelaide Highway, and south of Wooroloo in the Rural Small Holdings zone to facilitate limited subdivision for rural small holdings use in relatively close proximity to Wooroloo	5.3
Reflect Amendment No. 49 to Town Planning Scheme No. 3 by inclusion of Lot 3 Liberton Road, Wooroloo in the Rural Small Holdings zone, allowing a minimum lot size of 10 ha	5.3
Investigate and potentially support rezoning of Loc 7769 Jason Street to provide for limited Rural Small Holdings subdivision, concentrated in the northern portion of the property, subject to providing, in conjunction with adjacent properties, road connections between Jason Street, Liberton Road and Forge Drive/Anvil Way, and identifying appropriate arrangement of lot boundaries, sizes and, possibly, zones, across the subject land in a way which complies with the requirements of the *Planning for Bush Fire Protection Guidelines (2010)*, adequately protects the watercourse on the property and maximises retention/protection of Local Natural Areas	5.3
Other than the changes referred to in these recommendations, maintain existing lot rural residential and rural small holdings sizes and subdivision potential in Wooroloo to reflect the constraints of bushfire hazard and Local Natural Areas and the desirability of retaining lot sizes conducive to productive agricultural use	5.3

Include Lot 8 Burma Road, Bailup in the Rural Small Holdings zone, with a minimum lot size of 40 ha, based partly on Amendment No. 42 to Town Planning Scheme No. 3, but also reflecting the constraints of bushfire hazard and Local Natural Areas and the desirability of not setting a perceived precedent for further closer subdivision in the locality ahead of a limited rural strategy	5.3
Other than the change referred to in the above recommendation, maintain existing rural lot sizes in Bailup pending preparation of a limited rural strategy by including land in a General Agriculture zone, within which further subdivision will not be supported	5.3

6.6 General Agriculture

Strategies	Section
Avoid the location of unsewered development on land not suitable for on-site effluent disposal	4.1.3
Require sufficient setbacks from watercourses for on-site effluent disposal, to protect public health and the environment	4.1.3
Carefully consider potential impacts from nutrients in runoff in determining planning proposals for agricultural uses	4.1.3
Retain and protect remnant vegetation within the Shire as far as possible in order to minimise increased risk of salinity	4.1.3
Undertake private landholder conservation programs to implement high water use strategies in areas susceptible to salinity, including large-scale revegetation on valley floors and in recharge areas	4.1.3
Minimise the increase in sealed surfaces within catchments susceptible to salinity, as these can increase runoff, which can in turn exacerbate salinity, erosion and waterlogging	4.1.3
Have regard to state government mapping information of black cockatoo habitats in considering planning proposals	4.1.4.1
Maintain, and include in Local Planning Scheme No. 4 provisions, a very strong presumption against clearing Protection Category Local Natural Areas, with the exception of clearing required for approved subdivision works, construction of a single house and associated structures (where there is no viable alternative location on the lot that would avoid clearing such Local Natural Area), or that required for approved fencing, vehicular access or bushfire safety purposes	4.2.2.2
Limit fencing within a Local Natural Area to fencing along lot boundaries (excluding those protected from clearing by use of strategic firebreaks) or within or around an approved building envelope or house site	4.2.2.2
Allow for consideration of reduced boundary setbacks where this would avoid or minimise clearing or disturbance of Local Natural Areas	4.2.2.2
Maintain a very strong presumption against rezoning of land containing Protection Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2

Maintain a very strong presumption against rezoning of land containing Protection Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2
Encourage landowners to manage Local Natural Areas for biodiversity protection and prioritise Protection Category Local Natural Areas for any assistance	4.2.2.2
Maintain, and include in Local Planning Scheme No. 4 provisions, a strong presumption against clearing Retention Category Local Natural Areas, with the exception of clearing required for approved subdivision works, construction of a single house and associated structures (where there is no viable alternative location on the lot that would avoid clearing such Local Natural Area), or that required for approved fencing, vehicular access or bushfire safety purposes	4.2.2.2
Maintain a strong presumption against rezoning of land containing Retention Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2
Include dams as a use class on the Zoning Table in Local Planning Scheme No. 4 so that dams require planning approval and incorporate provisions setting out criteria for determining applications for dams, including a very strong presumption against the construction of dams within watercourses	4.2.2.4
Do not support the development of aged housing on land zoned Rural in the MRS, due to the need for an appropriate, easily accessible location for aged housing, close to services and facilities	4.3.6
Allow Ancillary Dwelling as a discretionary use in all zones in which a single house in permitted	4.3.6
Incorporate a provision in LPS 4 specifying that in determining an application for a Place of Worship, the Shire shall have regard for the following: o proximity to an activity centre; o accessibility by public transport, cycling and walking; o potential to meet outdoor noise criteria as specified in noise regulations that operate under the *Environmental Protection Act 1986*; o potential for the site area, plot ratio, bulk, scale, height and parking provision of the development to be in keeping with the amenity of the locality; o potential for the form, layout, appearance, colours and textures of any building and landscaping to mitigate against any potential visual impact; o potential for setbacks and separation distances from adjacent sensitive land uses to mitigate against amenity impacts and land use conflicts; o adequacy of the road capacity in the locality to accommodate traffic generated by the development; o adequacy of on-site parking for traffic generated by the development;	4.4.1

o access capable of safely accommodating vehicle movements generated by the development; o potential to protect people from unreasonable levels of additional transport noise that may occur directly as a result of traffic movements generated by the development; o potential amenity impacts related to extended hours of operation; o potential impact of any uses incidental or ancillary to the Place of Worship use; and o ability to comply with all relevant Acceptable Solutions of *Planning for Bush Fire Protection Guidelines* or any successor document	
Support local food production wherever appropriate, including urban areas in some instances, subject to any necessary controls	4.5.2
Incorporate land zoned General Rural in Town Planning Scheme No. 3 and where most lots are over 40 ha in area in a General Agriculture zone under Local Planning Scheme No. 4	4.5.6
Do not support further subdivision within the General Agriculture zone	4.5.6
Prepare a limited rural strategy for the General Agriculture zone (and larger adjacent Rural Small Holdings lots) in Bailup and Wooroloo to determine desirable agricultural and other rural uses and the lot sizes that will best facilitate those uses, but maintaining a very strong presumption against rural residential subdivision, except immediately adjacent to the Wooroloo townsite, due to isolation from services and employment	4.5.6
Maintain existing rural lot sizes in Bailup pending completion of the limited rural strategy referred to in the above point by including land in the General Agriculture zone, within which further subdivision will not be supported	4.5.6
Avoid locating any new dwellings or other sensitive land uses within 500 m of the identified clay resource on Reserve 35956, Burma Road, Bailup	4.5.6 5.3
Maintain existing lot sizes in Wooroloo on land within the 500 m buffers of the Linley Valley Abattoir and associated wastewater ponds, located nearby in the Shire of Northam	4.5.6
Avoid locating any new dwellings or other sensitive land uses within the 500 m buffers of the Linley Valley Abattoir and associated wastewater ponds, and refer any applications for development or land use within or near this buffer to the Shire of Northam for comment	4.5.6
Maintain existing lot sizes in the vicinity of gravel extraction at The Lakes and adjacent Priority Resource Locations, Key Extraction Areas and Extraction Areas in abutting local governments	4.5.6
Include Holiday Accommodation as a discretionary ('A' or 'D') use within all zones on the Zoning Table in Local Planning Scheme No. 4 other than Light Industry and Service Commercial	4.5.7
Vary the Model Scheme Text definition for Home Business in Local Planning Scheme No. 4 to allow the maximum floorspace for a Home Business in the Rural Small Holdings and General Agriculture zones to be 100 m^2	4.5.8

Incorporate a provision in Local Planning Scheme No. 4 requiring that for lots without reticulated water supply, any dwelling must be provided with a sustainable supply of potable water, either an underground bore or a rainwater storage system and sufficient roof catchment, that meets appropriate standards for potable water	4.6.1
Continue to support the development of the hills portion of the Shire in the form of a series of discreet villages separated by rural buffers	5.0
Make dwelling construction within a Bushfire Prone Area subject to the relevant bushfire prone area building requirements of the Building Code of Australia and Australian Standard 3959	5.1
Incorporate a provision in Local Planning Scheme No. 4 requiring a planning approval for the development of, or external addition to, a dwelling within the Bush Fire Hazard Special Control Area	5.1
Assess proposed non-residential buildings within the Bush Fire Hazard Special Control Area, in which workers, occupiers or visitors may be exposed to bushfire hazard, in accordance with *Planning for Bush Fire Protection* as if they were residential development	5.1
In order to protect the safety of human life and property as well as the environmental and aesthetic values of bushland, incorporate into Local Planning Scheme No. 4 a strong presumption against any rezoning or recoding of land with an Extreme bush fire hazard level to facilitate intensification of development and/or subdivision potential	5.1
Permit any owner of an existing dwelling who seeks to establish a building protection or hazard separation zone on their property that would be consistent with *Planning for Bush Fire Protection* to do so	5.1
In all new subdivisions, and where possible in all new developments, ensure adequate vehicular access to/from and within bushfire prone areas, both for escape by residents and for access by emergency vehicles, particularly fire fighting appliances	5.1
Incorporate provisions in Local Planning Scheme No. 4 indicating that the Shire may support a proposed subdivision which would result in improved vehicular access within a bushfire prone area and where vehicular access in that area has been recognised as inadequate by appropriate experts, notwithstanding that the subdivision would otherwise not be supported by the Scheme	5.1
Apply a 10 m maximum building height throughout the Shire	5.2

6.7 Light Industry and Service Commercial

Strategies	Section
While Local Natural Areas identified in the category Limited Protection/Already Committed to Development are likely to be lost to development requirements or so severely fragmented as to lose their biodiversity values, retention of native vegetation should still be pursued where possible for aesthetic reasons	4.2.2.2
Larger parcels of Local Natural Areas identified in the category Limited Protection/Already Committed to Development should be retained if at all possible	4.2.2.2

Incorporate a provision in LPS 4 specifying that in determining an application for a Place of Worship, the Shire shall have regard for the following: o proximity to an activity centre; o accessibility by public transport, cycling and walking; o potential to meet outdoor noise criteria as specified in noise regulations that operate under the *Environmental Protection Act 1986*; o potential for the site area, plot ratio, bulk, scale, height and parking provision of the development to be in keeping with the amenity of the locality; o potential for the form, layout, appearance, colours and textures of any building and landscaping to mitigate against any potential visual impact; o potential for setbacks and separation distances from adjacent sensitive land uses to mitigate against amenity impacts and land use conflicts; o adequacy of the road capacity in the locality to accommodate traffic generated by the development; o adequacy of on-site parking for traffic generated by the development; o access capable of safely accommodating vehicle movements generated by the development; o potential to protect people from unreasonable levels of additional transport noise that may occur directly as a result of traffic movements generated by the development; o potential amenity impacts related to extended hours of operation; o potential impact of any uses incidental or ancillary to the Place of Worship use; and o ability to comply with all relevant Acceptable Solutions of *Planning for Bush Fire Protection Guidelines* or any successor document	4.4.1
As a high priority, investigate a potential new Light Industry zone on primarily cleared land including and behind the former Stone House service station, to capitalise on accessibility to Great Eastern Highway and to provide additional light industrial land in view of the Mundaring light industrial area being developed to near capacity	4.5.5
If investigations demonstrate suitability of land including and behind the former Stone House service station for a new Light Industry zone, amend Local Planning Scheme No. 4 accordingly (and, if required, pursue concurrent or prior amendment to the MRS)	4.5.5
Expand the Light Industry zone between Elmsfield Road and Park Road, Midvale, but retain a strip of Local Reserve: Recreation along Park Road to ensure industrial vehicle access is via Elmsfield Road	4.5.5
Investigate potential rezoning of land north and south of Helena Valley Road and within the ANEF 25 contour from Rural to Urban under the MRS, to accommodate service commercial and light industry uses suitable for a mixed business precinct that are consistent with State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport and to provide development which is of a high quality design to provide an attractive entrance to Helena Valley	4.5.5 5.3

Include land on Wandeara Crescent between Great Eastern Highway and the Railway Heritage Trail, other than the fire and emergency services co-location centre, in the Service Commercial zone rather than the Special Purpose zone, and also include the portion of those lots fronting Darkan Street in a Restricted Use zone to limit use to residential use and prohibit vehicular access to Darkan Street from the service commercial uses on those lots	4.5.5
Other than the changes recommended in the above points, maintain existing extent of the Light Industry and Service Commercial zones in Local Planning Scheme No. 4	4.5.5
Investigate Great Eastern Highway access and traffic circulation issues in the Midvale light industrial/service commercial area in the context of anticipated changes to Great Eastern Highway resulting from the construction of a grade-separated intersection between Great Eastern Highway and Roe Highway	4.5.5 4.6.3.1
Apply a 10 m maximum building height throughout the Shire	5.2

6.8 Bush fire hazard

Strategies	Section
Ensure adequate accessibility to/from identified evacuation centres throughout the Shire	4.4.1
Incorporate a provision in Local Planning Scheme No. 4 requiring that where a proposed rural residential lot does not have connection to reticulated water, any dwelling must have an adequate supply of water for fire fighting purposes, in accordance with the *Planning for Bush Fire Protection Guidelines*	4.6.1
In all new subdivisions, and where possible in all new developments, ensure adequate vehicular access to/from and within bushfire prone areas, both for escape by residents and for access by emergency vehicles, particularly fire fighting appliances	4.6.3.3 5.1
Conduct an audit of the adequacy of vehicular access/egress in bushfire prone areas throughout the Shire	4.6.3.3 5.1
Use the audit referred to in the point above to prepare a strategy for improving access/egress identified as inadequate and progressively implement that strategy, which may involve actions including: - construction of new roads - opening of closed roads - widening of existing roads - removal of barriers within road reserves	4.6.3.3 5.1
Adopt a position that the Shire values, and places strong emphasis on, the protection of vegetation for environmental and aesthetic reasons, but where there is a conflict between vegetation protection and bushfire safety, Council will make decisions having regard to bushfire safety objectives	5.1
Seek to ensure compliance with the *Planning for Bush Fire Protection Guidelines*, as current at any point in time, or any successor document	5.1

Declare areas of Extreme or Moderate bushfire hazard to be a Bushfire Prone Area in Local Planning Scheme No. 4	5.1
Include areas of Extreme or Moderate bushfire hazard in a Special Control Area in Local Planning Scheme No. 4	5.1
Make dwelling construction within a Bushfire Prone Area subject to the relevant bushfire prone area building requirements of the Building Code of Australia and Australian Standard 3959	5.1
Incorporate a provision in Local Planning Scheme No. 4 requiring a planning approval for the development of, or external addition to, a dwelling within the Bush Fire Hazard Special Control Area	5.1
Assess proposed non-residential buildings within the Bush Fire Hazard Special Control Area, in which workers, occupiers or visitors may be exposed to bushfire hazard, in accordance with the *Planning for Bush Fire Protection Guidelines* as if they were residential development	5.1
Allow for review of the bushfire hazard level for any particular property at the request of an owner, with the request to be determined on the basis of the advice of the Shire's Chief Bush Fire Control Officer	5.1
In order to protect the safety of human life and property as well as the environmental and aesthetic values of bushland, incorporate into Local Planning Scheme No. 4 a strong presumption against any rezoning or recoding of land with an Extreme bush fire hazard level to facilitate intensification of development and/or subdivision potential	5.1
Permit any owner of an existing dwelling who seeks to establish a building protection or hazard separation zone on their property that would be consistent with the *Planning for Bush Fire Protection Guidelines* to do so	5.1
Review the bushfire hazard mapping for the Shire periodically, to take into account changes in vegetation (including any revegetation/regrowth), and amend the Special Control Area mapping as appropriate to reflect the outcome of the review	5.1
Incorporate provisions in Local Planning Scheme No. 4 indicating that the Shire may support a proposed subdivision which would result in improved vehicular access within a bushfire prone area and where vehicular access in that area has been recognised as inadequate by appropriate experts, notwithstanding that the subdivision would otherwise not be supported by the Scheme	5.1
Review, revise or strengthen community information programs on bushfire safety to ensure that both new and existing residents and landowners are aware of the bushfire hazard mapping and Scheme provisions, and of the bushfire hazard generally	5.1
Review the recommendations of this Strategy and the provisions of Local Planning Scheme No. 4, and amend these as required, to ensure consistency with any revised version or successor document to the *Planning for Bush Fire Protection Guidelines*, and any other bush fire safety requirements that may be introduced at a State level or nationally	5.1

Investigate and consider support for MRS Urban zoning of Lots 89, 104 and 105 Dalry Road, Darlington, subject to demonstration that it will facilitate a road link between Bertram Street and Dalry Road, that such road is both practicable and feasible, and that it is supported by the owners of all land that would be traversed by the proposed road	5.2.5
Pay particular attention to Hovea in preparing a bushfire access audit and strategy given its Extreme bushfire hazard, culs-de-sac, steep topography and proximity to John Forrest National Park	5.3
Only consider any upcoding of Rural Residential areas in Hovea (although noting upcoding is generally unlikely to be supported given Hovea's prevalence of Local Natural Areas, steep topography and the Extreme bush fire hazard that applies to nearly all of the locality) after completion of the bushfire access audit and strategy, and taking the recommendations of the bushfire strategy into account	5.3
In structure planning and subdivision, ensure a road link between Laguna Vista and Lilydale Road, Chidlow, to provide for alternative escape routes in the case of bushfire	5.3
Investigate options for a road link between Mount Helena and the rural residential area northwest of Chidlow (Rosedale/Keenan Road area) for bushfire emergency access and pursue the selected option	5.3
Change Lot 3 (6130) Old Northam Road, Chidlow from Rural Small Holdings 20 to Rural Residential 8 and incorporate the lot in a Special Design Area Special Control Area to apply specific controls relating to emergency access, and consider the rural land to the north of Old Northam Road on the basis of a precinct approach	5.3

6.9 Environment and Biodiversity Protection

Climate change

Strategies	Section
Implement the Shire's Local Climate Change Adaptation Action Plan	4.2.1.2
Formulate a climate change mitigation policy identifying further actions to reduce greenhouse emissions by residents	4.2.1.2
To the extent necessary to give effect to the recommendations of the climate change adaptation plan and climate change mitigation policy, amend Local Planning Scheme No. 4 and this Local Planning Strategy accordingly	4.2.1.2

Biodiversity protection

Strategies	Section
Incorporate provisions in Local Planning Scheme No. 4 allowing the Shire to require or recommend a native fauna report and management plan, as appropriate, where significant clearing of vegetation identified as a Local Natural Area by the Shire's Local Biodiversity Strategy is proposed or would result from a Scheme amendment, structure plan, subdivision or development	4.1.4.1

Continue to implement the recommendations of Shire's Wildlife Corridor Strategy	4.1.4.1
Review the Wildlife Corridor Strategy, giving consideration to the identification of other possible wildlife corridors	4.1.4.1
Have regard to state government mapping information of black cockatoo habitats in considering planning proposals	4.1.4.1
Use state government mapping information of black cockatoo habitats to update the conservation priority mapping from the Local Biodiversity Strategy where this new information warrants	4.1.4.1
Seek to minimise loss of any vegetation complex, but in particular those vegetation complexes at high risk due to less than 30% of their original (pre-European) extent remaining within the Shire	4.1.4.2
Generally require some revegetation of cleared areas as a condition of approval for rural residential subdivision, particularly adjacent to watercourses and in or adjacent to identified wildlife corridors, but ensure that revegetation does not result in any non-compliance with *Planning for Bushfire Protection*, or any successor document, with respect to building and hazard separation zones for dwellings	4.1.4.2
Regularly update the Shire's mapping of the Declared Rare and Priority Flora data set to incorporate any changes	4.1.4.2
Incorporate into this Strategy the Local Biodiversity Strategy Goal: To have 1065 ha of Local Natural Areas included in the Conservation Category and recognised by the Shire's Local Planning Strategy and LPS4; and to endeavour to increase the amount of Local Natural Areas in the Conservation Category to up to around 1570 ha over time	4.2.2.2
Incorporate into this Strategy the Local Biodiversity Strategy Goal: To have 5830 ha of Local Natural Areas included in the Protection Category and recognised in the Shire's Local Planning Strategy and LPS4; and to endeavour to increase the amount of Local Natural Areas in the Protection Category to up to around 5865 ha over time	4.2.2.2
Incorporate into this Strategy the Local Biodiversity Strategy Goal: To have 510 ha of Local Natural Areas included in the Retention Category and recognised in the Shire's Local Planning Strategy and LPS4; and to endeavour to increase the amount of Local Natural Areas in the Retention Category to up to around 1190 ha over time	4.2.2.2
Incorporate into this Strategy the Local Biodiversity Strategy Goal: All Council's Local Reserves for Conservation in Local Planning Scheme No. 4 are actively managed for biodiversity conservation and half of all other Conservation Category Local Natural Areas and Protection Category (at least an estimated 2925 ha) are actively managed for conservation	4.2.2.2
Local Reserve for Conservation in Local Planning Scheme No. 4 to indicate the emphasis for these reserves is on conservation ahead of recreation	4.2.2.2
Actively manage land vested with the Shire and in the Local Reserve for Conservation in Local Planning Scheme No. 4 for biodiversity conservation	4.2.2.2

Allow only minor development in Conservation Category Local Natural Areas consistent with passive recreational use of such reserves (eg. small areas for car parking, sensitive walk trails), with no other clearing, except that required for bushfire hazard management, to be supported	4.2.2.2
In Conservation Category Local Natural Areas, comply with all restrictions on conservation covenants and encourage active management of such Local Natural Areas for biodiversity conservation	4.2.2.2
Where land containing Protection Category Local Natural Areas has subdivision potential, require structure planning and subdivision to minimise (and if possible avoid) clearing and fragmentation of Local Natural Areas	4.2.2.2
In any subdivision, wherever possible, a large intact parcel of Protection Category Local Natural Areas should be kept within a single landholding, subject of a conservation covenant if possible, or as Public Open Space	4.2.2.2
Encourage forms of subdivision which would maximise protection/retention of Protection Category Local Natural Areas	4.2.2.2
Prepare a local planning policy, to be adopted by the Shire and endorsed by the WAPC that sets out the types of subdivision which would be supported in order to maximise protection/retention of Local Natural Areas, the circumstances in which such subdivision would be supported, and any specific requirements applying to such subdivision	4.2.2.2
Require redesign of structure plans where significantly improved protection/retention of Local Natural Areas could be achieved by such redesign	4.2.2.2
Maintain, and include in Local Planning Scheme No. 4 provisions, a very strong presumption against clearing of Protection Category Local Natural Areas, with the exception of clearing required for approved subdivision works, construction of a single house and associated structures (where there is no viable alternative location on the lot that would avoid clearing such Local Natural Area), or that required for approved fencing, vehicular access or bushfire safety purposes	4.2.2.2
Limit fencing within a Local Natural Area to fencing along lot boundaries (excluding those protected from clearing by use of strategic firebreaks) or within or around an approved building envelope or house site	4.2.2.2
Allow for consideration of reduced boundary setbacks where this would avoid or minimise clearing or disturbance of Local Natural Areas	4.2.2.2
Update conservation priority mapping in this Strategy to incorporate changes over time	4.2.2.2
Maintain a very strong presumption against rezoning of land containing Protection Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2
Conservation priority mapping from the Local Biodiversity Strategy should be taken into account in the consideration of any planning proposal	4.2.2.2

Scheme Amendments, structure plans and significant subdivision or development proposals which may adversely impact on Local Natural Areas are to provide vegetation, flora and fauna reports or management plans. Such reports should be provided at the earliest possible stage in the planning process. Preparation of such documents should have regard to EPA Guidance Statements 33, 51 and 56 and matters of national environmental significance, and may include the involvement of environmental agencies where appropriate	4.2.2.2
Encourage landowners to manage Local Natural Areas for biodiversity protection and prioritise Protection Category Local Natural Areas for any assistance	4.2.2.2
Where land containing Retention Category Local Natural Areas has subdivision potential, structure planning and subdivision should minimise clearing and fragmentation of Local Natural Areas where possible	4.2.2.2
Maintain, and include in Local Planning Scheme No. 4 provisions, a strong presumption against clearing Retention Category Local Natural Areas, with the exception of clearing required for approved subdivision works, construction of a single house and associated structures (where there is no viable alternative location on the lot that would avoid clearing such Local Natural Area), or that required for approved fencing, vehicular access or bushfire safety purposes	4.2.2.2
Maintain a strong presumption against rezoning of land containing Retention Category Local Natural Areas where such rezoning would confer additional subdivision/development potential that would necessitate further clearing of those Local Natural Areas	4.2.2.2
Encourage government agencies with management control over land Reserved for Public Purposes to retain and protect Local Natural Areas wherever possible	4.2.2.2
Negotiate with government agencies with management control over land Reserved for Public Purposes regarding the possible inclusion of larger parcels of Local Natural Areas in a conservation covenant, where those Local Natural Areas are not required for development	4.2.2.2
If and when Public Open Space is created in the proposed Parkerville and Stoneville Townsite Developments, retain as much Local Natural Area as possible and actively manage for conservation	4.2.2.2
Include substantial parcels of Local Natural Areas within the Public Open Space created in the proposed Parkerville and Stoneville Townsite Developments in a Local Reserve for Conservation under the Shire's Local Planning Scheme No. 4	4.2.2.2
In any review of the structure plans for the proposed North Parkerville and North Stoneville townsites, seek to maximise the retention of Local Natural Areas and to achieve retention of at least as much Local Natural Area in Public Open Space as proposed in the structure plans initially adopted by Council	4.2.2.2 5.2.9 5.2.12

Residential development should be required to be located so as to avoid identified special environmental features (Declared Rare or Priority Flora, Specially Protected or Priority Fauna, Threatened or Priority Ecological Communities, Conservation Category Wetlands or granite outcrops) - however, this is not to prevent the construction of a single house on an existing residential lot	4.2.2.2
Special environmental features are to be identified at the rezoning or structure planning stages and, wherever possible, are to be included within Public Open Space; if special environmental features are to be included in residential lots, a larger lot size may be required to ensure a building site on such lots avoids and allows for protection of the special environmental feature	4.2.2.2
Where a special environmental feature has been identified in this Strategy, including any updates made to protection category mapping from time to time, all development on a lot containing that feature should require planning approval, except where sufficiently precise information exists which can show that the proposed location of the development will not affect the special environmental feature	4.2.2.2
A project should be undertaken to identify granite outcrops in existing residential areas	4.2.2.2
Specifically consider Local Natural Areas in Special Use zones in the planning application process, with a view to their protection and retention wherever practicable, by way of the location of the development and by conditions of planning approval	4.2.2.2
Negotiate with landowners with a view to including Local Natural Areas in Special Use zones within a conservation covenant	4.2.2.2
Local Natural Areas in Reserves for Recreation should be retained wherever not required to be cleared for recreational use; retention of pockets of Local Natural Areas should be considered as part of passive recreational use of such reserves	4.2.2.2
Where it is practicable to retain pockets of Local Natural Areas within a Local Centre Zone, this should be encouraged	4.2.2.2
Retain Local Natural Areas within road reserves wherever possible, subject to road construction, safety and bushfire access requirements	4.2.2.2
While Local Natural Areas identified in the category Limited Protection/Already Committed to Development are likely to be lost to development requirements or so severely fragmented as to lose their biodiversity values, retention of native vegetation should still be pursued where possible for aesthetic reasons	4.2.2.2
Larger parcels of Local Natural Areas identified in the category Limited Protection/Already Committed to Development should be retained if at all possible, for example in Public Open Space in residential subdivisions; retention of pockets of Local Natural Areas should be considered as part of passive recreational use of such Public Open Space	4.2.2.2
Implement the recommendations set out in the Action Plan in the Shire's Private Land Conservation Incentives Strategy	4.2.2.3

Consider requirements for implementing recommendations set out in the Action Plan in the Shire's Private Land Conservation Incentives Strategy in Council budget approvals processes and seek external funding for this purpose where possible	4.2.2.3
Zone Lot 2 (2670) Helena Valley Road Rural Residential 2 in LPS 4, with a Special Design Area Special Control Area that contains appropriate provisions to ensure protection of the Bush Forever site by way of the use of 2 ha as an average rather than minimum lot size for the overall landholding, consistent with Clause 5.9.1.4 of the Scheme. These provisions should prevent subdivision of the Bush Forever site, and any development of the Bush Forever site other than appropriate incidental development associated with recreational or conservation use. The Special Design Area should be removed only when another appropriate mechanism has been put in place in the Scheme to protect the Bush Forever site	4.2.2.5 5.3
Require all development within a Bush Forever site to obtain planning approval under Local Planning Scheme No. 4	4.2.2.5
Maintain a very strong presumption against approving any development within a Bush Forever site that would involve removal of indigenous vegetation	4.2.2.5
Generally do not require building envelopes in the Residential zone, but consider requiring building envelopes on sites where there are features of special environmental significance to be protected (including granite outcrops, Declared Rare or Priority Flora, Specially Protected or Priority Fauna or Threatened or Priority Ecological Communities) or, in exceptional circumstances, to preserve the amenity, landscape or environmental values of an area	5.2
Ensure those parts of the two Bush Forever sites in Helena Valley that fall on privately owned land are protected from inappropriate subdivision and development that would disturb or adversely impact on their ecological values	5.3

General environmental protection

Strategies	**Section**
Prepare and adopt a Watercourse Hierarchy Strategy as a high priority	4.1.2
In a Watercourse Hierarchy Strategy, accurately delineate watercourses throughout the Shire as far as possible, assign each watercourse within the Shire a particular level in a hierarchy, and identify required setbacks to watercourses in each level of the hierarchy	4.1.2
Pursue a range of measures to maintain and improve water quality and the overall environmental health of watercourses and waterbodies within the Shire	4.1.2
Incorporate the defined flood prone areas (the floodway and flood fringe) for the Helena River in a Special Control Area in Local Planning Scheme No. 4	4.1.2

Request Department of Water to conduct and make available flood study mapping for Jane Brook, and other major watercourses in the Shire, and consider incorporation of any defined floodway and flood fringe areas in the Flood Prone Areas Special Control Area	4.1.2
Continue to use data from the *Darling Range Rural Land Capability Study* (King and Wells, 1990) as a general guide to soil types and capacity for effluent disposal and land use, but require detailed on-site investigation as appropriate when considering planning proposals	4.1.3
Avoid the location of unsewered development on land not suitable for on-site effluent disposal	4.1.3
Require sufficient setbacks from watercourses for on-site effluent disposal, to protect public health and the environment	4.1.3
Carefully consider potential impacts from nutrients in runoff in determining planning proposals for agricultural uses	4.1.3
Retain and protect remnant vegetation within the Shire as far as possible in order to minimise increased risk of salinity	4.1.3
Undertake private landholder conservation programs to implement high water use strategies in areas susceptible to salinity, including large-scale revegetation on valley floors and in recharge areas	4.1.3
Minimise the increase in sealed surfaces and irrigation within catchments susceptible to salinity, in order to minimise runoff, which can exacerbate salinity, erosion and waterlogging	4.1.3
Incorporate watercourse protection provisions in Local Planning Scheme No. 4, which recognise setback requirements in a watercourse hierarchy strategy	4.2.2.4
Incorporate stormwater drainage provisions in Local Planning Scheme No. 4, which require the use of water sensitive urban design approaches to stormwater management and which recognise the recommendations of the Commission's Better Urban Water Management	4.2.2.4
Incorporate effluent disposal provisions in Local Planning Scheme No. 4 to ensure protection of environmental values	4.2.2.4
Incorporate a provision in Local Planning Scheme No. 4 generally requiring the use of local indigenous and low water-use species in landscaping	4.2.2.4
Incorporate a provision in Local Planning Scheme No. 4 to require management of construction sites to minimise environmental damage	4.2.2.4
Incorporate a provision in Local Planning Scheme No. 4 to require a dieback management plan where there is a risk of the spread of *Phytophthora* dieback	4.2.2.4
Incorporate vegetation protection provisions in Local Planning Scheme No.4 that closely reflect those in Town Planning Scheme No. 3, in order to protect vegetation outside of Local Natural Areas for its aesthetic and amenity values	4.2.2.4
Incorporate a provision in Local Planning Scheme No. 4 allowing the Shire to require rehabilitation of land where an owner or occupier has caused or allowed land to be cleared, managed or degraded in such a way as to cause environmental harm or to adversely affect the amenity of adjoining or nearby land by the creation of soil erosion or dust, or the alteration of surface water flows	4.2.2.4

Include dams as a use class on the Zoning Table in Local Planning Scheme No. 4 so that dams require planning approval and incorporate provisions setting out criteria for determining applications for dams, including a very strong presumption against the construction of dams within watercourses	4.2.2.4
Incorporate the Priority Classifications for the Mundaring Weir Catchment, as identified in the Department of Water's Mundaring Weir Catchment Area Drinking Water Source Protection Plan, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Mundaring Weir Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3
Include the Helena River Salinity Situation Statement among matters to be taken into account in determining applications for planning approval within the Mundaring Weir Catchment	4.2.3
Incorporate the Priority Classifications for the Middle Helena Catchment, as identified in the Middle Helena Catchment Area Land Use and Water Management Strategy, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, but with agreed variations to that table specific to the Middle Helena Catchment, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3
Incorporate other Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, reflecting the finalised version of the Middle Helena Catchment Area Land Use and Water Management Strategy	4.2.3
Note that the Jane Brook, Susannah Brook and Wooroloo Brook Catchments are no longer under consideration as possible future public drinking water sources and that this is therefore no longer a matter to be taken into account in determining planning proposals within those catchments	4.2.3
In Local Planning Scheme No. 4, separate local open space into two separate Local Reserves: Recreation and Conservation, to indicate the primary emphasis for land in each Local Reserve	4.4.5
Prepare a Local Planning Policy and, if necessary, Scheme provisions, to address the generation of energy by way of solar or wind power, with such policy generally supportive of such proposals except where there are overwhelming amenity, safety or environmental concerns with a particular proposal	4.6.7

Exclude Reserve 28530 Mayhew Road from the Residential zone and include it in the Local Reserve: Conservation under Local Planning Scheme No. 4 to reflect its ecological values and its status as an A Class Reserve, currently vested in the Shire for the purpose of Parklands	5.2.5

6.10 Other Special Control Areas

These are in addition to Special Control Areas recommended in sections 3.8 and 3.9 for bushfire hazard, floodplain management and water catchment protection.

Strategies	Section
Zone Lot 2 (2670) Helena Valley Road Rural Residential 2 in LPS 4, with a Special Design Area Special Control Area that contains appropriate provisions to ensure protection of the Bush Forever site by way of the use of 2 ha as an average rather than minimum lot size for the overall landholding, consistent with Clause 5.9.1.4 of the Scheme. These provisions should prevent subdivision of the Bush Forever site, and any development of the Bush Forever site other than appropriate incidental development associated with recreational or conservation use. The Special Design Area should be removed only when another appropriate mechanism has been put in place in the Scheme to protect the Bush Forever site	4.2.2.5 5.3
Incorporate Australian Noise Exposure Forecast (ANEF) Contours for Perth Airport into Local Planning Scheme No. 4 as a Special Control Area and incorporate Special Control Area provisions based on State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport	4.6.7
Increase residential density of the street block bounded by Great Eastern Highway, Coongan Avenue and Scott Street and include it in a Special Design Area to encourage and require coordinated development and subdivision of this area, which has good access to public transport and good potential views, but which is constrained by existing lot layout and vehicular access issues	5.2.3
Incorporate land west of Allamanda Gate (formerly Lot 206 Helena Valley Road) in a Special Design Area Special Control Area to apply a base R20 code but allowing development or subdivision in accordance with the R30 code where shown in an approved structure plan, where at least 70% of the lot (or proposed lot) is outside of the ANEF 20 to 25 contours and where a high standard of dwelling design is achieved in accordance with any Detailed Area Plan or local planning policy relating to the area	5.2.4
Change Lot 3 (6130) Old Northam Road, Chidlow from Rural Small Holdings 20 to Rural Residential 8 and incorporate the lot in a Special Design Area Special Control Area to apply specific controls relating to emergency access, and consider the rural land to the north of Old Northam Road on the basis of a precinct approach	5.3

6.11 Heritage protection

Strategies	Section
Seek to ensure that the Shire complies with the requirements of the *Aboriginal Heritage Act 1972*	4.1.6
Encourage landowners and proponents to be aware of and to comply with the requirements of the *Aboriginal Heritage Act 1972*	4.1.6
Regularly update the Shire's information on places within the Shire on the Register of Aboriginal Sites to incorporate any changes	4.1.6
Seek to ensure that the Shire complies with the requirements of the *Aboriginal Heritage Act 1972*	4.1.6
Require, ensure or encourage compliance with the requirements of the *Environment Protection and Biodiversity Conservation Act 1999* to obtain approval before any action takes place that could have a significant impact on the national heritage values of the Goldfields Water Supply Scheme within the Shire, as listed on the National Heritage List	4.1.7
Comply with the requirements of the *Heritage of Western Australia Act 1990* with respect to places on the State Register of Heritage Places when considering any planning proposals affecting a place on that Register	4.1.7
Continue to review the Municipal Inventory	4.1.7
Upon completion of the review of the Municipal Inventory, prepare and adopt a Heritage List incorporating places recommended for protection under the Municipal Inventory	4.1.7

6.12 Open Space and recreation

Strategies	Section
Refer to the Department of Mines and Petroleum any proposed development within any of the Geoheritage Sites in the Shire, in particular the Ridge Hill Sandstone Geoheritage Site in Helena Valley, that may have an impact on the geoheritage values of the site	4.1.1
Retain and protect remnant vegetation within the Shire as far as possible in order to minimise increased risk of salinity	4.1.3
Incorporate Local Biodiversity Strategy Goal: All Council's Local Reserves for Conservation in Local Planning Scheme No. 4 are actively managed for biodiversity conservation and half of all other Conservation Category Local Natural Areas and Protection Category (at least an estimated 2925 ha) are actively managed for conservation	4.2.2.2
Local Reserve for Conservation in Local Planning Scheme No. 4 to indicate the emphasis for these reserves is on conservation ahead of recreation	4.2.2.2
Actively manage land vested with the Shire and in the Local Reserve for Conservation in Local Planning Scheme No. 4 for biodiversity conservation	4.2.2.2

Allow only minor development in Conservation Category Local Natural Areas consistent with passive recreational use of such reserves (eg. small areas for car parking, sensitive walk trails), with no other clearing, except that required for bushfire hazard management, to be supported	4.2.2.2
In Conservation Category Local Natural Areas, comply with all restrictions on conservation covenants and encourage active management of such Local Natural Areas for biodiversity conservation	4.2.2.2
If and when Public Open Space is created in the proposed Parkerville Townsite and Stoneville Townsite Developments, as much Local Natural Area as possible be retained and actively managed for conservation	4.2.2.2
Substantial parcels of Local Natural Areas within the Public Open Space created in the proposed Parkerville and Stoneville Townsite Developments to be included in a Local Reserve for Conservation under the Shire's Local Planning Scheme No. 4	4.2.2.2
In any review of the structure plans for the proposed North Parkerville and North Stoneville townsites, seek to maximise the retention of Local Natural Areas and to achieve retention of at least as much Local Natural Area in Public Open Space as proposed in the structure plans initially adopted by Council	4.2.2.2
Local Natural Areas in Reserves for Recreation should be retained wherever not required to be cleared for recreational use; retention of pockets of Local Natural Areas should be considered as part of passive recreational use of such reserves	4.2.2.2
Zone Lot 2 (2670) Helena Valley Road Rural Residential 2 in LPS 4, with a Special Design Area Special Control Area that contains appropriate provisions to ensure protection of the Bush Forever site by way of the use of 2 ha as an average rather than minimum lot size for the overall landholding, consistent with Clause 5.9.1.4 of the Scheme. These provisions should prevent subdivision of the Bush Forever site, and any development of the Bush Forever site other than appropriate incidental development associated with recreational or conservation use. The Special Design Area should be removed only when another appropriate mechanism has been put in place in the Scheme to protect the Bush Forever site	4.2.2.5 5.3
Require all development within a Bush Forever site to obtain planning approval under Local Planning Scheme No. 4	4.2.2.5
Maintain a very strong presumption against approving any development within a Bush Forever site that would involve removal of indigenous vegetation	4.2.2.5
Support recreational uses in National Parks within the Shire, to the extent they are consistent with protection of conservation values	4.4.3.1
Progressively improve facilities along the Railway Reserves Heritage Trail, Munda Biddi Trail and Kep Track to encourage increased use of these trails	4.4.3.2
Support recreational uses in the Wooroloo Regional Park, state forests and water catchments, to the extent they are consistent with protection of conservation values	4.4.3.2
Upgrade recreational facilities over time, in accordance with the Shire's long term financial plan	4.4.4

In any review or revision of the current structure plans for the proposed North Parkerville and North Stoneville townsites, determine and demonstrate provision for the active recreation needs generated by the developments	4.4.4
Explore the possibility of sharing of an oval, and other recreational facilities, between the community and the proposed public high school in North Stoneville	4.4.4
In structure planning for the balance of future residential land in Helena Valley, south of the Helena River, investigate the possibility of securing a site for an oval and/or other recreational facilities to provide for the population of Helena Valley south of the river	4.4.4
If a site for an oval and/or other recreational facilities is not secured in Helena Valley, south of the Helena River, pursue consolidation of facilities at Boya Oval	4.4.4
Should residential development occur on any portion of the Bushmead Rifle Range in the adjacent City of Swan in the future, liaise with the City of Swan to explore the possibility of co-operation in providing for recreational needs of Helena Valley and Bushmead residents	4.4.4
Monitor supply, condition and usage of and demand for recreational facilities on an ongoing basis to inform future decisions on provision of recreational facilities	4.4.4
Should the need for another recreation centre within the Shire become apparent, give consideration to a location in fairly close proximity to transport routes and the commercial and community facilities in the Mundaring Town Centre, or to a site on Reserve 7045, adjacent to Mundaring Oval	4.4.4
In Local Planning Scheme No. 4, separate local open space into two separate Local Reserves: Recreation and Conservation, to indicate the primary emphasis for land in each Local Reserve	4.4.5
Review and, as appropriate, revise the Shire's Public Open Space Strategy as a matter of priority in order to provide guidance on the provision of Public Open Space within new land identified in Local Planning Scheme No. 4 or this Local Planning Strategy for residential or rural residential subdivision ensure consistency with the recommendations of this Local Planning Strategy, including those relating to the Local Biodiversity Strategy, structure planning and bushfire management consider the ongoing role, purpose, and upgrading and maintenance requirements of existing local open space	4.4.5
Provide new footpaths and walk trails to provide access to existing Public Open Space where existing access is inadequate	4.4.5
Ensure adequate access is provided to Public Open Space in all new subdivisions	4.4.5
Continue to upgrade the Railway Reserves Heritage Trail to improve its condition and facilities for walkers and cyclists	4.6.5
Pursue construction of an underpass beneath Morrison Road on the Railway Reserves Heritage Trail	4.6.5
Support development of pedestrian and cycle paths (separated from each other if and where possible) along the Helena River, linking Helena Valley to Midland	4.6.5

Apply a 10 m maximum building height throughout the Shire	5.2
Exclude Reserve 28530 Mayhew Road from the Residential zone and include it in the Local Reserve: Conservation under Local Planning Scheme No. 4 to reflect its ecological values and its status as an A Class Reserve, currently vested in the Shire for the purpose of Parklands	5.2.5

6.13 Other Reserves

Strategies	Section
Retain and protect remnant vegetation within the Shire as far as possible in order to minimise increased risk of salinity	4.1.3
Government agencies with management control over land Reserved for Public Purposes should be encouraged to retain and protect Local Natural Areas wherever possible	4.2.2.2
Negotiate with government agencies with management control over land Reserved for Public Purposes regarding the possible inclusion of larger parcels of Local Natural Areas in a conservation covenant, where those Local Natural Areas are not required for development	4.2.2.2
Retain Local Natural Areas within road reserves wherever possible, subject to road construction, safety and bushfire access requirements	4.2.2.2
Apply a 10 m maximum building height throughout the Shire	5.2
Include lots in Riley Road and Carawatha Road no longer required for public purposes in the Residential Zone in Local Planning Scheme No. 4, rather than the Local Reserve: Public Purpose	5.2.8
Include those lots on Riley Road containing the former Parkerville School building, in the Local Reserve: Public Purpose in Local Planning Scheme No. 4, rather than the Residential zone	5.2.8

6.14 Economy and employment

Strategies	Section
Accept and use the population projections in this section of the Strategy as the basis for strategic planning for the Shire	4.3.3
Review the population projections in this Strategy over time and if the assumptions used in preparing the projections change, adjust the projections accordingly	4.3.3
Provide information on Peak Oil and the anticipated impacts of declining oil production on the community to enable Shire residents to make better informed decisions about transport options, vehicle purchases, job locations and other matters which will be affected by Peak Oil	4.4.2
Promote responses to Peak Oil such as car pooling, public transport, walking and cycling	4.4.2
Promote awareness of the desirability of sourcing local products to minimise the distance they are transported and encourage Shire residents and businesses to investigate online shopping and delivery of goods, particularly where not available locally	4.5.2

Consider participating in a 'Transition Town' pilot program (demonstrating and planning for transition to a post-oil economy)	4.5.2
Actively lobby for improved to public transport services within the Shire	4.5.2
Support local food production wherever appropriate, including urban areas in some instances, subject to any necessary controls	4.5.2
Encourage the development of community-operated gardens in appropriate locations, and support the development/holding of markets for the sale of local produce	4.5.2
Shire of Mundaring continue to seek to reduce its petrol consumption by fuel efficiency, minimising overall travel and further reliance on oil	4.5.2
Shire of Mundaring to consider contingency planning for the impact of possible oil shortages on its operations	4.5.2
Shire of Mundaring to continue to support and prioritise purchases from local suppliers and producers where possible and reasonably cost-effective	4.5.2
Review parking requirements over time to reflect any changes in the composition of the vehicle fleet	4.5.2
Enhance the role of the Mundaring town centre in providing for as many needs of residents as possible, to increase local economic and employment self-sufficiency, minimise travel demand to reduce greenhouse emissions and reduce possible impacts of peak oil	4.5.3
Prepare the new Mundaring town centre Precinct Plan in conjunction with or in the context of a review of the Shire's Local Commercial Strategy	4.5.3
Carefully allocate land use potential in a new Precinct Plan for the Mundaring town centre to optimise the use of the limited additional effluent disposal capacity that would result from expansion of the Mundaring Wastewater Treatment Plant, with an emphasis on the commercial and community uses that will meet the longer term needs of the community and minimise the need for travel out of the Shire	4.5.3
Maintain a provision in Local Planning Scheme No. 4 allowing the Shire to require an economic impact statement for proposals for retail floorspace above that specified in the 1993 Local Commercial Strategy for a given Local Centre zone, pending review of that strategy	4.5.4
Support increased reliance on existing local centres throughout the Shire for daily shopping and other services	4.5.4
Review the Shire's Local Commercial Strategy as a matter of priority	4.5.4
In the review of the Local Commercial Strategy, consider the extent to which controls on the size of individual local centres are consistent with this Strategy's objectives of reducing transport demand, increasing local employment self-sufficiency	4.5.4
Review and determine the appropriate size of Local Centre zones as part of the Local Commercial Strategy review, taking into account potential population growth in those areas	4.5.4
Allow for additional non-retail commercial uses along Morrison Road between Fairfax Road and Talbot Road to develop a local activity corridor	4.5.4

As a high priority, investigate a potential new Light Industry zone on primarily cleared land including and behind the former Stone House service station, to capitalise on accessibility to Great Eastern Highway and to provide additional light industrial land in view of the Mundaring light industrial area being developed to near capacity	4.5.5
If investigations demonstrate suitability of land including and behind the former Stone House service station for a new Light Industry zone, amend Local Planning Scheme No. 4 accordingly (and, if required, pursue concurrent or prior amendment to the MRS)	4.5.5
Expand the Light Industry zone between Elmsfield Road and Park Road, Midvale, but retain a strip of Local Reserve: Recreation along Park Road to ensure industrial vehicle access is via Elmsfield Road	4.5.5
Investigate potential rezoning of land north and south of Helena Valley Road and within the ANEF 25 contour from Rural to Urban under the MRS, to accommodate service commercial and light industry uses suitable for a mixed business precinct that are consistent with State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport and to provide development which is of a high quality design to provide an attractive entrance to Helena Valley	4.5.5 5.3
Include land on Wandeara Crescent between Great Eastern Highway and the Railway Heritage Trail, other than the fire and emergency services co-location centre, in the Service Commercial zone rather than the Special Purpose zone, and also include the portion of those lots fronting Darkan Street in a Restricted Use zone to limit use to residential use and prohibit vehicular access to Darkan Street from the service commercial uses on those lots	4.5.5
Other than the changes recommended in the above points, maintain existing extent of the Light Industry and Service Commercial zones in Local Planning Scheme No. 4	4.5.5
Generally support proposals for home based employment unless clearly incompatible with the amenity of the area in which they are located	4.5.8
Vary the Model Scheme Text definition for Home Business in Local Planning Scheme No. 4 to allow the maximum floorspace for a Home Business in the Rural Small Holdings and General Agriculture zones to be 100 m^2	4.5.8
Support the expansion of the Mundaring WWTP to a wastewater treatment capacity of 240 kL/day, in order to facilitate appropriate development within the Mundaring Town Centre, in accordance with this Local Planning Strategy	4.6.2
Advocate measures to eliminate broadband black spots and meet contemporary requirements for fast, reliable internet access across the whole Shire	4.6.7

6.15 Tourism

Strategies	Section
Support recreational uses in National Parks within the Shire, to the extent they are consistent with protection of conservation values	4.4.3.1

Progressively improve facilities along the Railway Reserves Heritage Trail, Munda Biddi Trail and Kep Track to encourage increased use of these trails	4.4.3.2
Support recreational uses in the Wooroloo Regional Park, state forests and water catchments, to the extent they are consistent with protection of conservation values	4.4.3.2
Include Holiday Accommodation as a discretionary ('A' or 'D') use within all zones on the Zoning Table in Local Planning Scheme No. 4 other than Light Industry and Service Commercial	4.5.7
Particularly encourage the development of various forms of Holiday Accommodation in appropriate locations in close proximity to major tourist attractions and concentrations of tourism activity: - Mundaring - Mundaring Weir - Lake Leschenaultia - Railway Reserves Heritage Trail/Kep Track	4.5.7
Prepare a local planning policy should be prepared to guide the Shire in considering Holiday Accommodation proposals	4.5.7
Include provisions in a local planning policy to ensure that any Holiday Accommodation located in a Residential zone respects and is consistent with residential amenity (the policy may address matters including on-site management, length of stay, and the size and scale of any development)	4.5.7
Improve facilities to encourage increased use of the Shire's network of walking and cycling trails along former rail reserves	4.5.7
Support caravan park development in an appropriate location(s)	4.5.7
Consider individual caravan park proposals on their merits by way of amendments to Local Planning Scheme No. 4 for specific sites, which would be zoned Special Use	4.5.7
Work in conjunction with Tourism WA to identify opportunities for tourist accommodation development and possibly strategic tourism sites within the Shire	4.5.7

6.16 Transport, infrastructure and community facilities

Transport

Strategies	Section
Plan and locate any new community facilities so as to accommodate a range of uses and functions to meet local needs and to be accessible via safe pedestrian and bicycle routes in addition to road access	4.4.1
Promote responses to Peak Oil such as car pooling, public transport, walking and cycling	4.5.2
Actively lobby for improved to public transport services within the Shire	4.5.2 4.6.4
Review parking requirements over time to reflect any changes in the composition of the vehicle fleet	4.5.2

Actively advocate improved public transport between Mundaring and Midland (in terms of frequency and directness) to encourage and facilitate a change of transport mode for trips to Midland currently made by private car	4.5.3 4.6.4
Investigate the location and provision of adequate parking for such a 'park and ride' hub as part of a new Precinct Plan for the town centre	4.5.3 4.6.4
Investigate traffic control options or other measures on Great Eastern Highway to improve pedestrian safety and connectivity within the Mundaring town centre	4.5.3 4.6.3.1 4.6.5
Emphasise and better accommodate safe, convenient pedestrian and cyclist movement in the town centre, and ensure provision of bicycle parking facilities in appropriate locations	4.5.3
Investigate Great Eastern Highway access and traffic circulation issues in the Midvale light industrial/service commercial area in the context of anticipated changes to Great Eastern Highway resulting from the construction of a grade-separated intersection between Great Eastern Highway and Roe Highway	4.5.5
Incorporate a provision in Local Planning Scheme No. 4 requiring vehicular access points to and from Great Eastern Highway from any development shall be limited as far as practicable, with shared access arrangements between properties and access to and from secondary streets encouraged to avoid or minimise vehicular access points to and from Great Eastern Highway	4.6.3.1
In conjunction with Main Roads Western Australia, investigate the optimum access arrangement for businesses in Midvale between Roe Highway and Farrall Road, noting that as a result of the upgrading of the Great Eastern Highway/Roe Highway intersection, access to/from Great Eastern Highway between Roe Highway and Farrall Road is likely to be limited to service roads, although adequate access to a service station on that section will need to be retained	4.6.3.1
Encourage the Commission to remove now obsolete road widening requirements along Great Eastern Highway between Sawyers Valley townsite and The Lakes from the MRS Primary Regional Roads Reserve by way of an MRS amendment as soon as practicable	4.6.3.1
Lobby for construction of the Perth – Adelaide Highway at the earliest feasible opportunity	4.6.3.1
Incorporate district distributor roads, primarily based on Main Roads Western Australia's Perth Metropolitan Area Functional Road Hierarchy in a Local Reserve for Important Local Roads under Local Planning Scheme No. 4	4.6.3.2
Incorporate a provision in Local Planning Scheme No. 4 allowing the Shire to require, where appropriate, that vehicular access points to and from Important Local Roads from any development shall be limited as far as practicable, with shared access arrangements between properties and access to and from secondary streets encouraged to avoid or minimise vehicular access points to and from those Important Local Roads	4.6.3.2

Include the proposed diversion of Roland Road to connect to Brooking Road in the Important Local Road Reserve when the alignment of the road has been determined and secured	4.6.3.2
Include any portion of the proposed Hills Spine Road falling within the Shire of Mundaring in the Important Local Road Reserve when the precise alignment of the road has been determined	4.6.3.2
In all new subdivisions, and where possible in all new developments, ensure adequate vehicular access to/from and within bushfire prone areas, both for escape by residents and for access by emergency vehicles, particularly fire fighting appliances	4.6.3.3 5.1
Conduct an audit of the adequacy of vehicular access/egress in bushfire prone areas throughout the Shire	4.6.3.3 5.1
Use the audit referred to in the point above to prepare a strategy for improving access/egress identified as inadequate and progressively implement that strategy, which may involve actions including: - construction of new roads - opening of closed roads - widening of existing roads - removal of barriers within road reserves	4.6.3.3 5.1
In structure planning and subdivision of that land in Helena Valley being rezoned to Urban in MRS Amendment 1160/41, secure a potential road link into the former Bushmead Rifle Range land in the adjacent City of Swan, so that a connecting road can be constructed should residential or other substantial development proceed on a portion of the former Bushmead Rifle Range	4.6.3.3
Delineate, secure and then reserve in Local Planning Scheme No. 4 the road reserve for Beacon Road, in Parkerville and Hovea, specifically the section in Hovea north of Wilson Road and the section between Wilson Road and the planned realignment of Roland Road connecting to Brooking Road	4.6.3.3
Actively advocate the provision of frequent and convenient bus services to residential development in the proposed North Parkerville and North Stoneville developments, if and when it proceeds	4.6.4
Emphasise and better accommodate pedestrian and cyclist movement throughout the Shire generally and in and around commercial areas particularly	4.6.5
In considering, advocating for, requiring, developing or managing infrastructure used for walking or cycling, be guided by and seek to implement the Shire of Mundaring Access and Inclusion Plan	4.6.5
Require footpaths or dual-use paths, or contributions towards such paths, where consistent with Commission policy, as a condition of subdivision and identify this requirement in structure plans	4.6.5
Incorporate end-of-trip bicycle parking requirements for various developments into Local Planning Scheme No. 4	4.6.5
Provide or advocate provision of secure facilities for parking bicycles and scooters at key bus stops	4.6.5
Continue to upgrade the Railway Reserves Heritage Trail to improve its condition and facilities for walkers and cyclists	4.6.5

Pursue construction of an underpass beneath Morrison Road on the Railway Reserves Heritage Trail	4.6.5
Support development of pedestrian and cycle paths (separated from each other if and where possible) along the Helena River, linking Helena Valley to Midland	4.6.5
Develop a dedicated bicycle network plan (Local Bike Plan) for the Shire, seeking to achieve a greater ridership to local attractions and improved connection to major shared paths, and having regard to the findings and recommendations of the EMRC Regional Cycle Infrastructure Masterplan	4.6.5
Formalise a pedestrian crossing of the Helena River linking residential areas in Helena Valley to the north and south of the river	4.6.5
Incorporate provisions in Local Planning Scheme No. 4 indicating that the Shire may support a proposed subdivision which would result in improved vehicular access within a bushfire prone area and where vehicular access in that area has been recognised as inadequate by appropriate experts, notwithstanding that the subdivision would otherwise not be supported by the Scheme	5.1
Progress the Roland Road realignment to connect to Brooking Road (including determination of final alignment and necessary land transactions) as a high priority	5.2.9 5.2.12
Pursue the creation of a road reserve to allow construction of the Hills Spine Road link to Toodyay Road as a high priority	5.2.9 5.2.12
Review existing work on external road network upgrading requirements based on review of LSIP 259 and LSIP 265 and determine cost sharing contributions, developer and Shire responsibilities, and timing of required actions for external road upgrading	5.2.9 5.2.12
Identify and progress any other land transactions required to enable required external road upgrading	5.2.9 5.2.12
Include appropriate consultation and negotiation with the City of Swan in the review of LSIP 259 and 265 and external road network construction and upgrading requirements	5.2.9 5.2.12
Negotiate with Public Transport Authority and, if needed, actively lobby for provision of public transport to the townsites once urban development proceeds	5.2.9 5.2.12 4.6.4
Pay particular attention to Hovea in preparing a bushfire access audit and strategy given its Extreme bushfire hazard, culs-de-sac, steep topography and proximity to John Forrest National Park	5.3
Provide for continuation of the Hills Spine Route east to Bunning Road in the structure planning and subdivision of land north of Cameron Road and west of Bunning Road, Mount Helena, referred to in the above point	5.3
In structure planning and subdivision, ensure a road link between Laguna Vista and Lilydale Road, Chidlow, to provide for alternative escape routes in the case of bushfire	5.3
Investigate options for a road link between Mount Helena and the rural residential area northwest of Chidlow (Rosedale/Keenan Road area) for bushfire emergency access and pursue the selected option	5.3

Community facilities and other infrastructure

Strategies	Section
Incorporate the Priority Classifications for the Mundaring Weir Catchment, as identified in the Department of Water's Mundaring Weir Catchment Area Drinking Water Source Protection Plan, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Mundaring Weir Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3
Include the Helena River Salinity Situation Statement among matters to be taken into account in determining applications for planning approval within the Mundaring Weir Catchment	4.2.3
Incorporate the Priority Classifications for the Middle Helena Catchment, as identified in the Middle Helena Catchment Area Land Use and Water Management Strategy, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, but with agreed variations to that table specific to the Middle Helena Catchment, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3
Incorporate other Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, reflecting the finalised version of the Middle Helena Catchment Area Land Use and Water Management Strategy	4.2.3
Note that the Jane Brook, Susannah Brook and Wooroloo Brook Catchments are no longer under consideration as possible future public drinking water sources and that this is therefore no longer a matter to be taken into account in determining planning proposals within those catchments	4.2.3
Support any proposal for aged housing on specific sites identified in Figures 36 to 38 of the Local Planning Strategy: Background Document (Hardey and Strettle Roads, Glen Forrest; Gladstone Avenue, Swan View; and Morrison Road, Swan View), subject to adequately addressing all relevant technical issues	4.3.6
Progressively review the level of service provision over time to accommodate changing needs of the community and demographic changes, notably the aging of the Shire's population and anticipated population growth in North Parkerville, North Stoneville and Helena Valley	4.4.1
In considering, advocating for, developing or managing community facilities, be guided by and seek to implement the Shire of Mundaring Access and Inclusion Plan	4.4.1

Plan and locate any new community facilities so as to accommodate a range of uses and functions to meet local needs and to be accessible via safe pedestrian and bicycle routes in addition to road access	4.4.1
Encourage and provide for low-order medical facilities within North Stoneville (the "Stoneville Townsite Development") should residential development proceed, to cater for the needs of the increased population in both the North Stoneville and North Parkerville developments	4.4.1
Encourage and provide for appropriately located aged care facilities, in addition to independent aged persons' accommodation, to accommodate the Shire's aging population	4.4.1
Consider the possible need for a Community Resource Centre as part of the preparation of a new Precinct Plan for the town centre and in planning for a specific civic and community area within the town centre	4.4.1 4.5.3
Progressively review hall usage and condition over time to determine whether any rationalisation, renewal or upgrading may be required, taking into account any new community facilities which may be developed within the Shire	4.4.1
Ensure adequate accessibility to/from identified evacuation centres throughout the Shire	4.4.1
Explore the possible expansion of the Wooroloo Cemetery onto Reserve 14073 and adjacent land to cater for regional burial needs	4.4.1
Incorporate a provision in LPS 4 specifying that in determining an application for a Place of Worship, the Shire shall have regard for the following: o proximity to an activity centre; o accessibility by public transport, cycling and walking; o potential to meet outdoor noise criteria as specified in noise regulations that operate under the *Environmental Protection Act 1986*; o potential for the site area, plot ratio, bulk, scale, height and parking provision of the development to be in keeping with the amenity of the locality; o potential for the form, layout, appearance, colours and textures of any building and landscaping to mitigate against any potential visual impact; o potential for setbacks and separation distances from adjacent sensitive land uses to mitigate against amenity impacts and land use conflicts; o adequacy of the road capacity in the locality to accommodate traffic generated by the development; o adequacy of on-site parking for traffic generated by the development; o access capable of safely accommodating vehicle movements generated by the development; o potential to protect people from unreasonable levels of additional transport noise that may occur directly as a result of traffic movements generated by the development; o potential amenity impacts related to extended hours of operation; o potential impact of any uses incidental or ancillary to the Place of Worship use; and	4.4.1

o ability to comply with all relevant Acceptable Solutions of *Planning for Bush Fire Protection Guidelines* or any successor document	
Consult with the Department of Education and Training in any future review and revision of the structure plans for North Stoneville and North Parkerville to ensure appropriate designation and location of public primary and high school sites	4.4.2.1
Provide a site for a public high school in the proposed North Stoneville ("Stoneville Townsite") development, should residential development proceed	4.4.2.1
Carefully allocate land use potential in a new Precinct Plan for the Mundaring town centre to optimise the use of the limited additional effluent disposal capacity that would result from expansion of the Mundaring Wastewater Treatment Plant, with an emphasis on the commercial and community uses that will meet the longer term needs of the community and minimise the need for travel out of the Shire	4.5.3
Support rural residential subdivision, where it is supported by this Strategy and Local Planning Scheme No. 4 in areas remote from reticulated water supply, if a sustainable alternate water supply can be demonstrated in accordance with current State policy	4.6.1
Incorporate a provision in Local Planning Scheme No. 4 requiring that for lots without reticulated water supply, any dwelling must be provided with a sustainable supply of potable water, either an underground bore or a rainwater storage system and sufficient roof catchment, that meets appropriate standards for potable water	4.6.1
Incorporate a provision in Local Planning Scheme No. 4 requiring that where a proposed rural residential lot does not have connection to reticulated water, any dwelling must have an adequate supply of water for fire fighting purposes, in accordance with the *Planning for Bush Fire Protection Guidelines*	4.6.1
Encourage the widespread use of rainwater tanks, including on properties that also have connection to reticulated water supply, as a way of reducing pressure on the region's water supply system	4.6.1
Advocate the progress extension of reticulated sewerage to unsewered residential areas in Swan View, Greenmount, Helena Valley and Boya as part of the Infill Sewerage Program	4.6.2
Actively advocate the review of the Government Sewerage Policy: Metropolitan Region, with a view to allowing more flexibility and consideration of the effluent disposal capability of specific sites	4.6.2
Support the expansion of the Mundaring WWTP to a wastewater treatment capacity of 240 kL/day, in order to facilitate appropriate development within the Mundaring Town Centre, in accordance with this Local Planning Strategy	4.6.2
Require the referral of development applications within the Mundaring WWTP odour buffer to the Water Corporation for comment, and impose conditions of approval requiring odour management measures where appropriate	4.6.2
Any proposed wastewater treatment and disposal solution for the North Parkerville and North Stoneville townsite developments should be carefully considered by the Shire, with a view to avoiding or minimising adverse environmental or amenity impacts or expense to the Shire	4.6.2

Incorporate Australian Noise Exposure Forecast (ANEF) Contours for Perth Airport into Local Planning Scheme No. 4 as a Special Control Area and incorporate Special Control Area provisions based on State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport	4.6.7
Recognise the economic and social importance of aircraft operations at Perth Airport, but lobby for improved public consultation regarding changes to aircraft flight paths	4.6.7
Refer the following proposals, constituting controlled activities under relevant federal legislation and regulations, to Westralia Airports Corporation for approval by the Commonwealth Department of Infrastructure, Transport, Regional Development and Local Government: - structures exceeding the height limits shown on a Structures Height Control Contours plan prepared by Westralia Airports Corporation for any particular site within the Perth Airport Protected Airspace Boundary - proposals having the potential to cause artificial light, reflected sunlight, emissions of smoke, dust or other particulate matter, or emissions of steam or other gas to enter Perth Airport's protected airspace	4.6.7
Contact Westralia Airports Corporation for confirmation of whether approval is required where there is any doubt as to whether a proposal constitutes a controlled activity as set out in the above criteria, or where a structure exceeding the height limits will only be in place for less than three months	4.6.7
Advocate measures to eliminate broadband black spots and meet contemporary requirements for fast, reliable internet access across the whole Shire	4.6.7
Prepare a Local Planning Policy and, if necessary, Scheme provisions, to address the generation of energy by way of solar or wind power, with such policy generally supportive of such proposals except where there are overwhelming amenity, safety or environmental concerns with a particular proposal	4.6.7
Require further review of LSIP 259 for the urban cells once urban deferment is lifted, including reconsideration of wastewater treatment plant site if wastewater treatment for this development area is to take place outside of the LSIP area	5.2.9
Require further review of LSIP 265 once urban deferment is lifted, including reconsideration of wastewater treatment plant site (including buffer and woodlot) if wastewater treatment for this development area is to take place outside of the LSIP area	5.2.12

7.0 STRATEGIES – BY LOCALITY

In this section, strategies relating to specific localities have been compiled for each locality for ease of reference. However, this does not mean that all relevant strategies relating to a particular issue in a given locality can be found in this section, and Section 6.0 (Strategies – By Issue) should also be consulted, rather than relying on this section alone.

The relevant section(s) of the Local Planning Strategy: Background Document for each strategy are shown, for ease of cross-reference.

7.1 Midvale

Residential

Strategies	Section
Increase residential densities in the older area of Midvale, between Bushby Street and Beaconsfield Avenue to capitalise on access to the Midland Regional Centre, public transport, employment and other facilities, and to recognise opportunities for redevelopment	5.2.1
Incorporate a provision in Local Planning Scheme No. 4 setting 1500 m^2 as the threshold below which a lot with a code higher than R20 should not be subdivided or developed for grouped dwellings, unless all dwellings can be located so as to directly address a street or open space, to ensure an improved aesthetic quality of development and to ensure greater levels of visibility and surveillance	5.2.1

Light Industrial and Service Commercial

Strategies	Section
Expand the Light Industry zone between Elmsfield Road and Park Road, Midvale, but retain a strip of Local Reserve: Recreation along Park Road to ensure industrial vehicle access is via Elmsfield Road	4.5.5
Other than the change recommended in the above points, maintain existing extent of the Light Industry and Service Commercial zones in Local Planning Scheme No. 4	4.5.5
Investigate Great Eastern Highway access and traffic circulation issues in the Midvale light industrial/service commercial area in the context of anticipated changes to Great Eastern Highway resulting from the construction of a grade-separated intersection between Great Eastern Highway and Roe Highway	4.5.5 4.6.3.1

7.2 Swan View

Strategies	Section
Support any proposal for aged housing on specific sites identified in Figures 36 to 38 of the Local Planning Strategy: Background Document (including Gladstone Avenue, Swan View; and Morrison Road, Swan View), subject to adequately addressing all relevant technical issues	4.3.6
Include Reserve 28362 Sunset Hill Road (Nalya Park) in the Local Reserve: Conservation to reflect its ecological values	4.4.5
Consider developing precinct plans over time for Swan View (both Marlboro Road/Gladstone Avenue and Morrison Road) local centres and adjacent areas	4.5.4
Allow for additional non-retail commercial uses along Morrison Road between Fairfax Road and Talbot Road to develop a local activity corridor	4.5.4
Advocate the progress extension of reticulated sewerage to unsewered residential areas in Swan View as part of the Infill Sewerage Program	4.6.2
Pursue construction of an underpass beneath Morrison Road on the Railway Reserves Heritage Trail	4.6.5
Increase residential densities in areas of Swan View in close proximity to Local Centres and schools, where reticulated sewerage can be provided and which have good access to public transport, employment and other facilities, and with good opportunities for redevelopment, within the constraints relating to aircraft noise under State Planning Policy No. 5.1	5.2.2
Include existing grouped housing developments near the Marlboro Road/Gladstone Avenue shopping centre in the Residential zone in Local Planning Scheme No. 4 rather than the Local Centre zone, to reflect their current and anticipated longer term residential use	5.2.2
Incorporate a provision in Local Planning Scheme No. 4 setting 1500 m^2 as the threshold below which a lot with a code higher than R20 should not be subdivided or developed for grouped dwellings, unless all dwellings can be located so as to directly address a street or open space, to ensure an improved aesthetic quality of development and to ensure greater levels of visibility and surveillance	5.2.2
Remove redundant Special Purpose zoning over former service station site on Balfour Road	5.2.2
Maintain rural residential use in the northeast of Swan View, in the Pechey Road and Viveash Road area, to preserve the visual amenity adjacent to John Forrest National Park, protect Jane Brook and the native vegetation along Jane Brook and maintain a buffer to the existing poultry farm/hatchery on Pechey Road	5.2.2
Include a Special Use zone for a lifestyle village on land on Weld Road to reflect Amendment No. 79 to Town Planning Scheme No. 3	5.2.2
Maintain rural residential lot sizes in Swan View to reflect the constraints of Local Natural Areas, Jane Brook, a poultry farm/hatchery on Pechey Road and bushfire hazard from the adjacent John Forrest National Park	5.3

7.3 Greenmount

Strategies	Section
Refer to the Department of Mines and Petroleum any proposed development within any of the Geoheritage Sites in the Shire, in particular the Ridge Hill Sandstone Geoheritage Site in Helena Valley, that may have an impact on the geoheritage values of the site	4.1.1
Advocate the progress extension of reticulated sewerage to unsewered residential areas in Greenmount as part of the Infill Sewerage Program	4.6.2
Increase residential densities in suitable areas of Greenmount where reticulated sewerage can be provided and which have good proximity to public transport, within the constraints relating to aircraft noise under State Planning Policy No. 5.1	5.2.3
Subject to the extension of infill sewerage, investigate increasing residential density, perhaps to R20, between Innamincka, Wooloomooloo and Marloo Roads	5.2.3
Incorporate a provision in Local Planning Scheme No. 4 setting 1500 m^2 as the threshold below which a lot with a code higher than R20 should not be subdivided or developed for grouped dwellings, unless all dwellings can be located so as to directly address a street or open space, to ensure an improved aesthetic quality of development and to ensure greater levels of visibility and surveillance	5.2.3
Increase residential density of the street block bounded by Great Eastern Highway, Coongan Avenue and Scott Street and include it in a Special Design Area to encourage and require coordinated development and subdivision of this area, which has good access to public transport and good potential views, but which is constrained by existing lot layout and vehicular access issues	5.2.3

7.4 Helena Valley/Bellevue/Boya

Strategies	Section
Refer to the Department of Mines and Petroleum any proposed development within any of the Geoheritage Sites in the Shire, in particular the Ridge Hill Sandstone Geoheritage Site in Helena Valley, that may have an impact on the geoheritage values of the site	4.1.1
Incorporate the defined flood prone areas (the floodway and flood fringe) for the Helena River in a Special Control Area in Local Planning Scheme No. 4	4.1.2

Zone Lot 2 (2670) Helena Valley Road Rural Residential 2 in LPS 4, with a Special Design Area Special Control Area that contains appropriate provisions to ensure protection of the Bush Forever site by way of the use of 2 ha as an average rather than minimum lot size for the overall landholding, consistent with Clause 5.9.1.4 of the Scheme. These provisions should prevent subdivision of the Bush Forever site, and any development of the Bush Forever site other than appropriate incidental development associated with recreational or conservation use. The Special Design Area should be removed only when another appropriate mechanism has been put in place in the Scheme to protect the Bush Forever site	4.2.2.5 5.3
Require all development within a Bush Forever site to obtain planning approval under Local Planning Scheme No. 4	4.2.2.5
Maintain a very strong presumption against approving any development within a Bush Forever site that would involve removal of indigenous vegetation	4.2.2.5
Progressively review the level of service provision over time to accommodate changing needs of the community and demographic changes, notably the aging of the Shire's population and anticipated population growth in North Parkerville, North Stoneville and Helena Valley	4.4.1
In structure planning for the balance of future residential land in Helena Valley, south of the Helena River, investigate the possibility of securing a site for an oval and/or other recreational facilities to provide for the population of Helena Valley south of the river	4.4.4
If a site for an oval and/or other recreational facilities is not secured in Helena Valley, south of the Helena River, pursue consolidation of facilities at Boya Oval	4.4.4
Should residential development occur on any portion of the Bushmead Rifle Range in the adjacent City of Swan in the future, liaise with the City of Swan to explore the possibility of co-operation in providing for recreational needs of Helena Valley and Bushmead residents	4.4.4
Consider developing a precinct plan over time for the Helena Valley (Torquata Boulevard) local centre and adjacent areas	4.5.4
Investigate potential rezoning of land north and south of Helena Valley Road and within the ANEF 25 contour from Rural to Urban under the MRS, to accommodate service commercial and light industry uses suitable for a mixed business precinct that are consistent with State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport and to provide development which is of a high quality design to provide an attractive entrance to Helena Valley	4.5.5 5.3
Advocate the progress extension of reticulated sewerage to unsewered residential areas in Boya as part of the Infill Sewerage Program	4.6.2
In structure planning and subdivision of that land in Helena Valley being rezoned to Urban in MRS Amendment 1160/41, secure a potential road link into the former Bushmead Rifle Range land in the adjacent City of Swan, so that a connecting road can be constructed should residential or other substantial development proceed on a portion of the former Bushmead Rifle Range	4.6.3.3

Support development of pedestrian and cycle paths (separated from each other if and where possible) along the Helena River, linking Helena Valley to Midland	4.6.5
Formalise a pedestrian crossing of the Helena River linking residential areas in Helena Valley to the north and south of the river	4.6.5
Include land in Helena Valley already zoned Urban in the MRS but zoned Rural Landscape Living in Town Planning Scheme No. 3 in a Development zone in Local Planning Scheme No. 4, to allow for determination of residential densities and disposition of land uses through structure planning	5.2.4
Reflect Amendment No. 78 to Town Planning Scheme No. 3 in Local Planning Scheme No. 4	5.2.4
Reflect Amendments No. 80, 81, 82 and 86 to Town Planning Scheme No. 3 in LPS 4, with the exception that Special Use zones, rather than Additional Uses, apply to the existing and proposed Park Home Park	5.2.4
Incorporate land west of Allamanda Gate (formerly Lot 206 Helena Valley Road) in a Special Design Area Special Control Area to apply a base R20 code but allowing development or subdivision in accordance with the R30 code where shown in an approved structure plan, where at least 70% of the lot (or proposed lot) is outside of the ANEF 20 to 25 contours and where a high standard of dwelling design is achieved in accordance with any Detailed Area Plan or local planning policy relating to the area	5.2.4
In structure planning for residential development within the Development zone in Helena Valley, seek to achieve a net residential density of around 15 dwellings per hectare	5.2.4
Investigate the potential for closer subdivision, either residential or special residential (which would also require amendment of the MRS) or smaller-lot rural residential for land north and south of Helena Valley Road, between the two existing areas of MRS Urban zoned land, but having strong regard for landscape protection, floodplain management and protection of watercourses traversing the area	5.2.4 5.3
In the future, investigate Lot 27 Clayton Road for a potential change in land use, taking into account the heritage values, rural setting and environmental conditions of the site	5.2.4 5.3
Increase residential density of land on Noel Street and Frederic Street, Helena Valley and with access to reticulated sewerage	5.2.4
In the longer term, consider the possibility of increasing residential densities throughout the area of Helena Valley north of Clayton Road and Katharine Street, subject to the extension of infill sewerage and addressing environmental constraints	5.2.4
Incorporate a provision in Local Planning Scheme No. 4 setting 1500 m^2 as the threshold below which a lot with a code higher than R20 should not be subdivided or developed for grouped dwellings, unless all dwellings can be located so as to directly address a street or open space, to ensure an improved aesthetic quality of development and to ensure greater levels of visibility and surveillance	5.2.4

Investigate potential rezoning from Rural to Urban under the Metropolitan Region Scheme of that part of land south of Wilkins Street, east of Roe Highway and outside of the ANEF 25 – 30 contours to facilitate residential development, matters to be addressed in this investigation, and any subsequent development should rezoning proceed, to include: - heritage protection - wetland protection - noise impacts from Roe Highway and nearby industrial uses on-site investigation of potential acid sulphate soils - floodplain management - stormwater management	5.2.4
Consult with the City of Swan regarding rezoning and development of land south of Wilkins Street to ensure coordinated planning and development outcomes	5.2.4
Include land south of Wilkins Street, Bellevue in the Rural Small Holdings zone, with a Rural Small Holdings code of 40, to maintain the existing lot size, pending investigation of possible residential use of that portion outside of the ANEF 25-30 contours for residential use and rezoning	5.3
Ensure those parts of the two Bush Forever sites in Helena Valley that fall on privately owned land are protected from inappropriate subdivision and development that would disturb or adversely impact on their ecological values	5.3
In future planning for, and subdivision and development of, the balance portion of Lot 2 (2670) Helena Valley Road, seek to protect the two creeks and the vegetation outside of the Bush Forever site	5.3
Other than the area referred to in the above recommendations, generally maintain existing rural residential and rural small holdings lot sizes in Helena Valley to reflect the constraints of floodplain management, Local Natural Areas, bushfire hazard and landscape values	5.3

7.5 Darlington

Strategies	Section
Refer to the Department of Mines and Petroleum any proposed development within any of the Geoheritage Sites in the Shire, in particular the Ridge Hill Sandstone Geoheritage Site in Helena Valley, that may have an impact on the geoheritage values of the site	4.1.1
Incorporate the Priority Classifications for the Middle Helena Catchment, as identified in the Middle Helena Catchment Area Land Use and Water Management Strategy, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3

Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, but with agreed variations to that table specific to the Middle Helena Catchment, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3
Incorporate other Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, reflecting the finalised version of the Middle Helena Catchment Area Land Use and Water Management Strategy	4.2.3
Apply a Restricted Use over Lot 12 Pine Terrace Darlington to facilitate expansion of the adjacent aged housing facilities	4.3.6 5.2.5
Include Reserve 37654 Cairnhill Court (Cairnhill Park), Reserve 31839 Burton Road (Burton Park), Reserve 29544 Pittersen Road (Pittersen Park), Reserves 9516 and 10636 Burton Road and Great Eastern Highway, Reserve 33079 Coulston Road (Mandoon Park) and portion of Reserve 24143 Glen Road (Glen Park) in the Local Reserve: Conservation to reflect their ecological values	4.4.5
Review the existing Precinct Plan for Darlington	4.5.4
Extend Local Centre zone boundaries to cover existing/recent commercial uses and adjacent land in the Darlington village centre	4.5.4
Exclude Reserve 28530 Mayhew Road from the Residential zone and include it in the Local Reserve: Conservation under Local Planning Scheme No. 4 to reflect its ecological values and its status as an A Class Reserve, currently vested in the Shire for the purpose of Parklands	5.2.5 4.4.5
Investigate and consider support for MRS Urban zoning of Lots 89, 104 and 105 Dalry Road, Darlington, subject to demonstration that it will facilitate a road link between Bertram Street and Dalry Road, that such road is both practicable and feasible, and that it is supported by the owners of all land that would be traversed by the proposed road	5.2.5
Maintain the current extent of Residential zoning in Darlington, with the exception of the removal of Reserve 28530 from the Residential zone and potential additional MRS Urban zoning of Lots 89, 104 and 105 Dalry Road	5.2.5
Downcode Residential zoned land along Dreghorn Road from R5 to R2.5 to reflect the steep topography, rock outcrops and desirability of improved landscape protection	5.2.5
Support subdivision of rural residential land on Victor Road east of the (unconstructed) Hudman Road reserve down to 1 ha to capitalise on proximity to facilities in Darlington	5.3
Other than the area referred to in the above recommendation, generally maintain existing rural residential and rural small holdings lot sizes in Darlington to reflect the constraints of bushfire hazard, Local Natural Areas and the Middle Helena Catchment	5.3

7.6 Glen Forrest

Strategies	Section
Incorporate the Priority Classifications for the Middle Helena Catchment, as identified in the Middle Helena Catchment Area Land Use and Water Management Strategy, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, but with agreed variations to that table specific to the Middle Helena Catchment, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3
Incorporate other Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, reflecting the finalised version of the Middle Helena Catchment Area Land Use and Water Management Strategy	4.2.3
Support any proposal for aged housing on specific sites identified in Figures 36 to 38 of the Local Planning Strategy: Background Document (including Hardey and Strettle Roads, Glen Forrest), subject to adequately addressing all relevant technical issues	4.3.6
Include Reserve 36330 Manjiri Drive, Reserve 34885 Benowa Drive and Reserve 23330 Thomas Road and Taree Street in the Local Reserve: Conservation to reflect their ecological values	4.4.5
Review the existing Precinct Plan for Glen Forrest	4.5.4
Maintain the current extent of Residential zoning in Glen Forrest	5.2.6
Generally maintain existing rural residential and rural small holdings lot sizes in Glen Forrest to reflect the constraints of bushfire hazard, Local Natural Areas, the Middle Helena Catchment and landscape values, and to maintain a rural buffer between townsites	5.3

7.7 Mahogany Creek

Strategies	Section
Incorporate the Priority Classifications for the Middle Helena Catchment, as identified in the Middle Helena Catchment Area Land Use and Water Management Strategy, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, but with agreed variations to that table specific to the Middle Helena Catchment, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3

Incorporate other Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, reflecting the finalised version of the Middle Helena Catchment Area Land Use and Water Management Strategy	4.2.3
Include Lots 10 and 81 Homestead Road (Crown Land) and Reserve 41670 Hilltop Close in the Local Reserve: Conservation to reflect their ecological values	4.4.5
Continue the operation of Town Planning Scheme No. 6 for Mahogany Creek for the ongoing coordination it provides, but review this Scheme over time and decide whether it should be concluded	5.2 5.2.7
Maintain the current extent of Residential zoning in Mahogany Creek	5.2.7
Generally maintain existing rural residential and rural small holdings lot sizes or subdivision potential throughout Mahogany Creek	5.3

7.8 Hovea

Strategies	Section
Include Reserve 37790 Alexandra Road, Reserves 38224 and 47174 Callan Street and Glenroy Court, Reserve 10233 Clare Road and Reserve 32069 Dalby Road in the Local Reserve: Conservation to reflect their ecological values	4.4.5
Delineate, secure and then reserve in Local Planning Scheme No. 4 the road reserve for Beacon Road in Hovea, north of Wilson Road	4.6.3.3
Maintain current larger lot sizes north of Richardson Road, Hovea to reflect the constraints of bushfire hazard and Local Natural Areas and include in Rural Small Holdings zone	5.3
Generally maintain rural residential lot sizes throughout Hovea to reflect the constraints of bushfire hazard and Local Natural Areas	5.3
Pay particular attention to Hovea in preparing a bushfire access audit and strategy given its Extreme bushfire hazard, culs-de-sac, steep topography and proximity to John Forrest National Park	5.3
Only consider any upcoding of Rural Residential areas in Hovea (although noting upcoding is generally unlikely to be supported given Hovea's prevalence of Local Natural Areas, steep topography and the Extreme bush fire hazard that applies to nearly all of the locality) after completion of the bushfire access audit and strategy, and taking the recommendations of the bushfire strategy into account	5.3

7.9 Parkerville

Strategies	Section
Include Reserve 47206 Hidden Valley Road, Reserve 40416 Boyamyne Road, Reserve 11414 Byfield Road (Alice Hebb Park), Reserve 38800 Swift Turn and portion of Reserve 40921 Doddington Place, Reserves 13214 and 13766 Carawatha Road, Reserve 14837 Yennerdin Road, Lots 376 to 378 Yennerdin Road (Crown Land), Lot 408 Kintore Road (Crown Land), Reserve 45159 Clifton Road, Reserve 10941 Kintore Road and Reserve 46817 Gill Street in the Local Reserve: Conservation to reflect their ecological values	4.4.5
Review the existing Precinct Plan for Parkerville	4.5.4
Include the proposed diversion of Roland Road to connect to Brooking Road in the Important Local Road Reserve when the alignment of the road has been determined and secured	4.6.3.2
Delineate, secure and then reserve in Local Planning Scheme No. 4 the road reserve for Beacon Road in Parkerville, between Wilson Road and the planned realignment of Roland Road connecting to Brooking Road	4.6.3.3
Investigate and support MRS Urban zoning over land bounded by Roland Road, Kilburn Road, Brindle Road and Clutterbuck Creek to facilitate residential expansion on primarily cleared land, subject to adequate setback from and protection of Clutterbuck Creek	5.2.8
Maintain some rural residential or rural small holdings buffer between existing Parkerville residential area and the proposed North Parkerville ("Parkerville Townsite") and North Stoneville ("Stoneville Townsite") developments to continue development of the hills portion of the Shire in the form of discreet villages	5.2.8 5.3
Include land between Richardson and Beacon Roads, zoned Urban in the MRS, in the Development zone rather than the Residential zone to facilitate structure planning, including the identification of a road reserve for the realignment of Roland Road to connect to Brooking Road	5.2.8
Include lots in Riley Road and Carawatha Road no longer required for public purposes in the Residential Zone in Local Planning Scheme No. 4, rather than the Local Reserve: Public Purpose	5.2.8
Include those lots on Riley Road containing the former Parkerville School building, in the Local Reserve: Public Purpose in Local Planning Scheme No. 4, rather than the Residential zone	5.2.8
Increase the residential density of two primarily cleared lots on Richardson Road from R2.5 to R5	5.2.8
Generally maintain existing rural residential lot sizes or subdivision potential throughout Parkerville to reflect the constraints of bushfire hazard and Local Natural Areas	5.3

Proposed North Parkerville development

Strategies	Section
If and when Public Open Space is created in the proposed Parkerville and Stoneville Townsite Developments, retain as much Local Natural Area as possible and actively manage for conservation	4.2.2.2
Include substantial parcels of Local Natural Areas within the Public Open Space created in the proposed Parkerville and Stoneville Townsite Developments in a Local Reserve for Conservation under the Shire's Local Planning Scheme No. 4	4.2.2.2
In any review of LSIP 259, seek to maximise the retention of Local Natural Areas and to achieve retention of at least as much Local Natural Area in Public Open Space as proposed in the structure plan initially adopted by Council	4.2.2.2 5.2.9
Progressively review the level of service provision over time to accommodate changing needs of the community and demographic changes, notably the aging of the Shire's population and anticipated population growth in North Parkerville, North Stoneville and Helena Valley	4.4.1
Consult with the Department of Education and Training in any future review and revision of the structure plans for North Stoneville and North Parkerville to ensure appropriate designation and location of public primary and high school sites	4.4.2.1
In any review or revision of the current structure plans for the proposed North Parkerville and North Stoneville townsites, determine and demonstrate provision for the active recreation needs generated by the developments	4.4.4
Any proposed wastewater treatment and disposal solution for the North Parkerville and North Stoneville townsite developments should be carefully considered by the Shire, with a view to avoiding or minimising adverse environmental or amenity impacts or expense to the Shire	4.6.2
Include any portion of the proposed Hills Spine Road falling within the Shire of Mundaring in the Important Local Road Reserve when the precise alignment of the road has been determined	4.6.3.2
Maintain some rural residential or rural small holdings buffer between existing Parkerville residential area and the proposed North Parkerville ("Parkerville Townsite") and North Stoneville ("Stoneville Townsite") developments to continue development of the hills portion of the Shire in the form of discreet villages	5.2.8 5.3
Progress the Roland Road realignment to connect to Brooking Road (including determination of final alignment and necessary land transactions) as a high priority	5.2.9
Pursue the creation of a road reserve to allow construction of the Hills Spine Road link to Toodyay Road as a high priority	5.2.9
Require further review of LSIP 259 for the urban cells once urban deferment is lifted, including reconsideration of wastewater treatment plant site if wastewater treatment for this development area is to take place outside of the LSIP area	5.2.9

Review existing work on external road network upgrading requirements based on review of LSIP 259 and determine cost sharing contributions, developer and Shire responsibilities, and timing of required actions for external road upgrading	5.2.9
Identify and progress any other land transactions required to enable required external road upgrading	5.2.9
Include appropriate consultation and negotiation with the City of Swan in the review of LSIP 259 and external road network construction and upgrading requirements	5.2.9
Negotiate with Public Transport Authority and, if needed, actively lobby for provision of public transport to the townsite once urban development proceeds	5.2.9 4.6.4
Upon Urban zoning in the MRS, progress renaming of North Parkerville area to a separate locality distinct from Parkerville	5.2.9
Include those areas within the Special Purpose zone for the proposed North Parkerville ("Parkerville Townsite") development under Town Planning Scheme No. 3 that have been subdivided for rural residential use within the Rural Residential zone in Local Planning Scheme No. 4	5.3

7.10 Mundaring

Strategies	Section
Incorporate the Priority Classifications for the Mundaring Weir Catchment, as identified in the Department of Water's Mundaring Weir Catchment Area Drinking Water Source Protection Plan, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Mundaring Weir Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3
Include the Helena River Salinity Situation Statement among matters to be taken into account in determining applications for planning approval within the Mundaring Weir Catchment	4.2.3
Incorporate the Priority Classifications for the Middle Helena Catchment, as identified in the Middle Helena Catchment Area Land Use and Water Management Strategy, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, but with agreed variations to that table specific to the Middle Helena Catchment, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3

Incorporate other Special Control Area provisions into Local Planning Scheme No. 4, relating to the Middle Helena Catchment, reflecting the finalised version of the Middle Helena Catchment Area Land Use and Water Management Strategy	4.2.3
Consider the possible need for a Community Resource Centre as part of the preparation of a new Precinct Plan for the town centre and in planning for a specific civic and community area within the town centre	4.4.1 4.5.3
Should the need for another recreation centre within the Shire become apparent, give consideration to a location in fairly close proximity to transport routes and the commercial and community facilities in the Mundaring Town Centre, or to a site on Reserve 7045, adjacent to Mundaring Oval	4.4.4
Include Reserve 25507 Summit Road (Summit Park), Reserves 12422, 20990, 22848 and 445000 Jarrah Road and Darkan Street (Black Cockatoo Reserve), portion of Reserve 36411 Thornbury Close (Bugle Gully Park), Reserve 9146 Stevens Street, Reserve 37362 Gill and Hartung Streets, Reserve 42346 Stoneville Road, Reserve 41217 Jacoby Street, Reserve 31697 Kambalda Road (Yilgarn Park), Reserve 32073 Barlee Street (Barlee Park), Reserve 45975 Humphry Road, Reserve 46785 Patton Road, Reserve 40208 Coolgardie Street, Reserve 32795 Elizabeth Avenue and Reserve 25879 Forrest Avenue in the Local Reserve: Conservation to reflect their ecological values	4.4.5
Support and promote development of a cohesive, integrated Mundaring town centre	4.5.3
Enhance the role of the Mundaring town centre in providing for as many needs of residents as possible, to increase local economic and employment self-sufficiency, minimise travel demand to reduce greenhouse emissions and reduce possible impacts of peak oil	4.5.3
Include all land zoned District Shopping and District Business under Town Planning Scheme No. 3, along with the adjacent street blocks zoned Residential but with Additional Uses allowing commercial uses, in a single Town Centre zone bounded by Gill, Hartung, Chipper, Fenton and Jacoby Streets and Mindyah Court	4.5.3
Prepare a new Precinct Plan for the Mundaring town centre, as a high priority	4.5.3
Prepare the new Mundaring town centre Precinct Plan in conjunction with or in the context of a review of the Shire's Local Commercial Strategy	4.5.3
Carefully allocate land use potential in a new Precinct Plan for the Mundaring town centre to optimise the use of the limited additional effluent disposal capacity that would result from expansion of the Mundaring Wastewater Treatment Plant, with an emphasis on the commercial and community uses that will meet the longer term needs of the community and minimise the need for travel out of the Shire	4.5.3
Encourage and require a high quality of urban design in the new Precinct Plan for the town centre so that the town centre develops as an attractive, inviting and safe area for residents and visitors	4.5.3

Incorporate a provision in Local Planning Scheme No. 4 requiring that subdivision, development and use of land shall be in accordance with the controls set out in an approved Precinct Plan, which shall operate as if they were provisions of the Scheme	4.5.3
Actively advocate improved public transport between Mundaring and Midland (in terms of frequency and directness) to encourage and facilitate a change of transport mode for trips to Midland currently made by private car	4.5.3 4.6.4
Investigate the location and provision of adequate parking for such a 'park and ride' hub as part of a new Precinct Plan for the town centre	4.5.3 4.6.4
Investigate traffic control options or other measures on Great Eastern Highway to improve pedestrian safety and connectivity within the Mundaring town centre	4.5.3 4.6.3.1 4.6.5
Emphasise and better accommodate safe, convenient pedestrian and cyclist movement in the town centre, and ensure provision of bicycle parking facilities in appropriate locations	4.5.3
Consider a possible requirement, either as a specific Scheme requirement or a local planning policy, for development within the town centre to provide or contribute to public art throughout the town centre	4.5.3
Include land on Wandeara Crescent between Great Eastern Highway and the Railway Heritage Trail, other than the fire and emergency services co-location centre, in the Service Commercial zone rather than the Special Purpose zone, and also include the portion of those lots fronting Darkan Street in a Restricted Use zone to limit use to residential use and prohibit vehicular access to Darkan Street from the service commercial uses on those lots	4.5.5
Other than the changes recommended in the above points, maintain existing extent of the Light Industry and Service Commercial zones in Local Planning Scheme No. 4	4.5.5
Support the expansion of the Mundaring WWTP to a wastewater treatment capacity of 240 kL/day, in order to facilitate appropriate development within the Mundaring Town Centre, in accordance with this Local Planning Strategy	4.6.2
Require the referral of development applications within the Mundaring WWTP odour buffer to the Water Corporation for comment, and impose conditions of approval requiring odour management measures where appropriate	4.6.2
Include land zoned Residential in Town Planning Scheme No. 3, bounded by Gill Street, Hartung Street, Mann Street and Great Eastern Highway and bounded by Stoneville Road, Hartung Street, Chipper Street and Great Eastern Highway, in the Town Centre zone in Local Planning Scheme No. 4	5.2.10
Maintain the current extent of Residential zoning in Mundaring, with the exception of the removal of those areas being included in the Town Centre zone	5.2.10

Increase residential density of some land in Mundaring from R2.5 to R5, east of Coppin Road and west of Gill Street (except for Lots 39 to 41 and Lot 48 Baggins End, Lots 42 to 44 Coppin Road, Lots 31 to 36 Hobbit Glade and Lot 47 Thomas Road), and between Leslie Street, Stevens Street and Stoneville Road, as the land is primarily cleared and suitable for closer development and to better utilise existing and future services and facilities	5.2.10
Reflect Amendment No. 48 to Town Planning Scheme No. 3 in Local Planning Scheme No. 4, but noting that adequate measures will be required to address bushfire hazard and, if possible, provide vehicular access between Thomas Road and Gill Street	5.3
Support Rural Residential 1 zoning over Lots Pt 1 (1650), 2 (1590), 3 (1580) and 100 (1750) Stoneville Road, Mundaring, subject to demonstration that a possible subdivision layout over the cited lots could provide an appropriate access arrangement and comply with the requirements of the *Planning for Bushfire Protection Guidelines (2010)*	5.3
Generally maintain existing rural residential and rural small holdings lot sizes or subdivision potential throughout Mundaring to reflect the constraints of bushfire hazard, Local Natural Areas, and water catchments	5.3

7.11 Stoneville

Strategies	Section
Include Reserve 47442 Stoneville Road, Lot 54 Stoneville Road (Crown Land), that portion of Reserve 37837 Cameron Road within Stoneville, Reserve 38365 Parkland Road, Reserve 31264 Gilfellon Street (Gilfellon Park), Reserve 46517 Kensitt Road, Reserve 46834 Traylen Road, Reserve 33352 Sunninghill Road (Sunninghill Park), and portion of Reserve 32910 Riley Road (Stoneville Park) in the Local Reserve: Conservation to reflect their ecological values	4.4.5
Consider developing a precinct plan over time for the Stoneville local centre and adjacent areas	4.5.4
Upcode the Residential zoned land east of Stoneville Road between Conradi Place and Carson Street from R2.5 to R5	5.2.11
Investigate and support MRS Urban zoning over Lots 86 and 1871 Richardson Road (corner Ayres Road) to facilitate residential expansion on partly cleared land and capitalise on proximity to the Stoneville Local Centre, subject to adequate on-site effluent disposal capacity and retention of Local Natural Areas in POS as far as practicable	5.2.11
Investigate potential incremental expansion of Residential zoning in Stoneville (which would include amendment to the MRS) to the northeast in the vicinity of Stoneville Road, Carson Street and Mulumba Place, on primarily cleared land that is suitable environmentally for residential development	5.2.11

Maintain rural residential zoning over steep, well vegetated land sloping down towards Jane Brook to preserve landscape values, minimise erosion and to reflect the constraints of bushfire hazard and Local Natural Areas	5.2.11
Maintain some rural residential buffer between existing Stoneville residential area and the proposed Stoneville Townsite Development (North Stoneville) to continue development of the hills portion of the Shire in the form of discreet villages	5.2.11
Generally maintain existing rural residential lot sizes or subdivision potential throughout Stoneville to reflect the constraints of bushfire hazard, Local Natural Areas and existing subdivision patterns	5.3
Maintain some rural residential buffer between the existing Stoneville residential area and the proposed Stoneville Townsite Development (North Stoneville) to continue development of the hills portion of the Shire in the form of discreet villages	5.3
Include Reserve 25199 Woodlands Road, Stoneville in the Special Use zone and allow Residential Building, Educational Establishment, Office and uses incidental to these, to reflect existing and recent use of the site	5.3

Proposed North Stoneville development

Strategies	**Section**
If and when Public Open Space is created in the proposed Parkerville and Stoneville Townsite Developments, retain as much Local Natural Area as possible and actively manage for conservation	4.2.2.2
Substantial parcels of Local Natural Areas within the Public Open Space created in the proposed Parkerville and Stoneville Townsite Developments to be included in a Local Reserve for Conservation under the Shire's Local Planning Scheme No. 4	4.2.2.2
In any review of LSIP 265, seek to maximise the retention of Local Natural Areas and to achieve retention of at least as much Local Natural Area in Public Open Space as proposed in the structure plan initially adopted by Council	4.2.2.2 5.2.12
Progressively review the level of service provision over time to accommodate changing needs of the community and demographic changes, notably the aging of the Shire's population and anticipated population growth in North Parkerville, North Stoneville and Helena Valley	4.4.1
Encourage and provide for low-order medical facilities within North Stoneville (the "Stoneville Townsite Development") should residential development proceed, to cater for the needs of the increased population in both the North Stoneville and North Parkerville developments	4.4.1
Consult with the Department of Education and Training in any future review and revision of the structure plans for North Stoneville and North Parkerville to ensure appropriate designation and location of public primary and high school sites	4.4.2.1
Provide a site for a public high school in the proposed North Stoneville ("Stoneville Townsite") development, should residential development proceed	4.4.2.1

In any review or revision of the current structure plans for the proposed North Parkerville and North Stoneville townsites, determine and demonstrate provision for the active recreation needs generated by the developments	4.4.4
Explore the possibility of sharing of an oval, and other recreational facilities, between the community and the proposed public high school in North Stoneville	4.4.4
Any proposed wastewater treatment and disposal solution for the North Parkerville and North Stoneville townsite developments should be carefully considered by the Shire, with a view to avoiding or minimising adverse environmental or amenity impacts or expense to the Shire	4.6.2
Include any portion of the proposed Hills Spine Road falling within the Shire of Mundaring in the Important Local Road Reserve when the precise alignment of the road has been determined	4.6.3.2
Maintain some rural residential buffer between existing Stoneville residential area and the proposed Stoneville Townsite Development (North Stoneville) to continue development of the hills portion of the Shire in the form of discreet villages	5.2.11
Progress the Roland Road realignment to connect to Brooking Road (including determination of final alignment and necessary land transactions) as a high priority	5.2.12
Pursue the creation of a road reserve to allow construction of the Hills Spine Road link to Toodyay Road as a high priority	5.2.12
Require further review of LSIP 265 once urban deferment is lifted, including reconsideration of wastewater treatment plant site (including buffer and woodlot) if wastewater treatment for this development area is to take place outside of the LSIP area	5.2.12
Review existing work on external road network upgrading requirements based on review of LSIP 265 and determine cost sharing contributions, developer and Shire responsibilities, and timing of required actions for external road upgrading	5.2.12
Identify and progress any other land transactions required to enable required external road upgrading	5.2.12
Include appropriate consultation and negotiation with the City of Swan in the review of LSIP 265 and external road network construction and upgrading requirements	5.2.12
Negotiate with the Public Transport Authority and, if needed, actively lobby for timely provision of public transport to the townsite once urban development proceeds	5.2.12 4.6.4
Upon lifting of urban deferment, progress renaming of the North Stoneville area to a separate locality distinct from Stoneville	5.2.12
Maintain some rural residential buffer between the existing Stoneville residential area and the proposed Stoneville Townsite Development (North Stoneville) to continue development of the hills portion of the Shire in the form of discreet villages	5.3
Include those areas within the Special Purpose zone for the proposed North Stoneville (“Stoneville Townsite”) development under Town Planning Scheme No. 3 that have been subdivided for rural residential use within the Rural Residential zone in Local Planning Scheme No. 4	5.3

7.12 Sawyers Valley

This section also includes the localities of Gorrie and Malmalling, which are comprised of land vested in, owned or managed by government agencies.

Strategies	Section
Incorporate the Priority Classifications for the Mundaring Weir Catchment, as identified in the Department of Water's Mundaring Weir Catchment Area Drinking Water Source Protection Plan, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Mundaring Weir Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3
Include the Helena River Salinity Situation Statement among matters to be taken into account in determining applications for planning approval within the Mundaring Weir Catchment	4.2.3
Include Reserve 6237 Forrest Street (Throssell Park), Reserve 38311 Mitton Place, Reserves 11073 and 38980 Cromwell and Sawyers Roads, Reserve 19709 Sawyers Road and adjacent Crown Land, Reserve 36895 Malabar Road, and Reserve 33551 Houston Street in the Local Reserve: Conservation to reflect their ecological values	4.4.5
Consider rezoning Lots 14595 to 14597 Sexton Street from Reserve for Conservation to Residential R5 to better utilise existing and future services and facilities in the townsite subject to: confirmation that the ecological values of the site are not consistent with its reservation for conservation purposes; evidence that the rezoning and development of the land will be consistent with the amenity of the locality; and notification of the South West Aboriginal Land and Sea Council regarding a possible change in use	4.4.5 5.2.13
Consider developing a precinct plan over time for the Sawyers Valley local centre and adjacent areas	4.5.4
Extend the Local Centre zone in Sawyers Valley to cover all land north of and abutting Great Eastern Highway between Sawyers Road and Old Sawyers Road land	4.5.4
As a high priority, investigate a potential new Light Industry zone on primarily cleared land including and behind the former Stone House service station, to capitalise on accessibility to Great Eastern Highway and to provide additional light industrial land in view of the Mundaring light industrial area being developed to near capacity	4.5.5
If investigations demonstrate suitability of land including and behind the former Stone House service station for a new Light Industry zone, amend Local Planning Scheme No. 4 accordingly (and, if required, pursue concurrent or prior amendment to the MRS)	4.5.5

Encourage the Commission to remove now obsolete road widening requirements along Great Eastern Highway between Sawyers Valley townsite and The Lakes from the MRS Primary Regional Roads Reserve by way of an MRS amendment as soon as practicable	4.6.3.1
Increase residential density of primarily cleared land on Throssell and Martell Streets from R2.5 to R5, to better utilise existing and future services and facilities in the townsite	5.2.13
Investigate and support MRS Urban zoning over primarily cleared or farmed land between Pearce Street and Cole Road to facilitate residential expansion (R5 and R2.5), subject to adequate setback from Extreme bushfire hazard area, retention of Local Natural Areas in Public Open Space and adequate on-site effluent disposal capacity	5.2.13
Remove land north of and abutting Great Eastern Highway between Sawyers Road and Old Sawyers Road from the Residential zone and included it in the Local Centre zone in Local Planning Scheme No. 4	5.2.13
Allow for increased rural residential subdivision potential in limited identified areas in Sawyers Valley which are primarily cleared and have adequate effluent disposal capacity, on Throssell and Sexton Streets, to facilitate further rural residential development in close proximity to the services and facilities in Sawyers Valley and Mundaring	5.3
Support Rural Residential 1 zoning may be supported over in the street block bounded by Lacey, Forrest, Stevens, Eagle and Walker Streets and Lemney Road, subject to demonstration that a possible subdivision layout over the cited lots could provide appropriate access arrangements, avoid the creation of battleaxe lots or long, narrow lots and comply with the requirements of the *Planning for Bushfire Protection Guidelines (2010)*	5.3
Support rezoning from Rural Residential 4 from Rural Residential 2 of land south of Houston Street, between Lion Street and Bambrook Street, in both Sawyers Valley and Mount Helena, subject to demonstration of adequate on-site effluent disposal capacity, appropriate watercourse protection, and a mechanism for ensuring no adverse impact on new residences from the operations of vineyards (which may require removal of the vineyards prior to any subdivision)	5.3
Other than the areas referred to in the above recommendations, maintain existing rural residential and rural small holdings lot sizes and subdivision potential in Sawyers Valley to reflect the constraints of bushfire hazard and Local Natural Areas	5.3

7.13 Mount Helena

Strategies	Section
Include Reserve 45867 Glyn Place, Reserve 10924 Riley Road, Reserves 29733 and 47402 Dibble Street, Reserve 33279 Cook Street, Reserve 29861 Walker Street, Lot 69 to 74 Austin Close and Lot 100 Grahame Street (Crown Land), Reserves 34103 and 34965 Johnston Street, and Reserve 38310 Houston Street in the Local Reserve: Conservation to reflect their ecological values	4.4.5

Review the existing Precinct Plan for Mount Helena	4.5.4
Support MRS amendment to include in the Urban zone lots on the western side of Bunning Road, Mount Helena, from Cook Street to opposite Alfred Street, and Lot 132 Cook Street, to facilitate residential expansion (at R5 density) on primarily cleared land, subject to demonstration of on-site effluent disposal capacity (with respect to Lot 132, this will require a geotechnical report carried out in late winter), adequate watercourse protection, and appropriate integrated subdivision design across the site to retain Local Natural Areas in Public Open Space as far as practicable	5.2.14
Investigate potential for residential expansion on land southeast of the Mount Helena local centre, being the area bounded by Johnston Street, Hummerston Street, Lion Street and Elliott Road, but excluding land which is primarily uncleared or unsuitable for effluent disposal	5.2.14
Support residential development, at R5 and/or R2.5 density, over primarily cleared parts of the area referred to in the above recommendation that are suitable for effluent disposal, and the rezoning of such land from Rural to Urban in the MRS, subject to: - on-site investigation demonstrating adequate effluent disposal - adequate protection of, and setback from, Charlotte Creek - adequate stormwater management - appropriate integrated subdivision design across the area to retain Local Natural Areas in Public Open Space (POS) as far as practicable	5.2.14
Maintain existing rural residential lot sizes in the interim pending the investigation and rezoning referred to in the above points, so as not to further fragment the land and hinder coordinated residential subdivision	5.2.14
Reflect Amendments No. 45, 55 and 57 to Town Planning Scheme No. 3 in Local Planning Scheme No. 4	5.3
Allow for increased rural residential subdivision potential in limited identified areas of Mount Helena which are primarily cleared and have adequate effluent disposal capacity, on Bunning Road, Merebein Road, William Road and Neptune Street, and the land bounded by Lion Street, Bernard Street and Elliott Road, to facilitate further rural residential development in close proximity to the services and facilities in Mount Helena	5.3
Change the zoning of Lot 28 (745) Alison Street from Rural Residential 4 to Rural Residential 2, require construction of Whitlam Street, Mount Helena as a condition of subdivision of Lot 28, and require provision of a subdivisional road from Whitlam Street to Bunning Road as a condition of other subdivision within the street block	5.3
Consider supporting Rural Residential 1 zoning of the land bounded by Hummerston, Lion and Bernard Streets and Brazier Road, if and when the adjacent area to the west of Lion Street is zoned Urban in the MRS and on the basis of Rural Residential 1 zoning applying to the whole street block rather than just individual lots	5.3

Support rezoning from Rural Residential 4 from Rural Residential 2 of land south of Houston Street, between Lion Street and Bambrook Street, in both Sawyers Valley and Mount Helena, subject to demonstration of adequate on-site effluent disposal capacity, appropriate watercourse protection, and a mechanism for ensuring no adverse impact on new residences from the operations of vineyards (which may require removal of the vineyards prior to any subdivision)	5.3
Include land north of Cameron Road and west of Bunning Road in Mount Helena in the Rural Small Holdings zone, with a minimum allowed lot size of 10 ha	5.3
Provide for continuation of the Hills Spine Route east to Bunning Road in the structure planning and subdivision of land north of Cameron Road and west of Bunning Road, Mount Helena, referred to in the above point	5.3
Subject to detailed environmental investigation and structure planning, consider possibility of a portion of the land north of Cameron Road and west of Bunning Road, Mount Helena being zoned Rural Residential and allowing lot sizes smaller than 10 ha, where land is environmentally capable of sustaining smaller lots, subject to vegetation protection and, where appropriate, rehabilitation	5.3
Investigate the potential of land on Alison Street and Grigg Road, Mount Helena, north of the existing large dam, and across to Neptune Street, for rural residential subdivision and development, subject to adequate watercourse protection, to facilitate further rural residential development in close proximity to the services and facilities in Mount Helena on primarily cleared land with adequate effluent disposal capacity	5.3
Pursue amendment to Local Planning Scheme No. 4 to rezone any land identified as suitable for rural residential subdivision in the investigations referred to in the above point, subject to demonstration of sufficient demand for further rural residential subdivision in the locality	5.3
Consider supporting Rural Residential zoning over Lots 1940 (1395) and 2350 (1695) Neptune Street subject to demonstration that compliance with the vehicular access requirements of the *Planning for Bush Fire Protection Guidelines (2010)*, including (but not necessarily limited to) construction of the unmade portion of the Neptune Street road reserve and possible upgrading of Whitlam Street is practicable and feasible; identification of a mechanism for ensuring that the road construction will be at the proponent's cost (this may require a legal agreement); demonstration that subdivision of the lots can occur in such a way as to comply with all requirements of the *Planning for Bush Fire Protection Guidelines*, including setbacks from areas of Extreme bush fire hazard, while avoiding or minimising removal of Local Natural Areas on the lots; demonstration of adequate on-site effluent disposal capacity; and adequate watercourse protection	5.3
Review and possibly increase rural residential subdivision potential on Bunning Road and Kingston Road, Mount Helena on land currently constrained by the buffer to the existing poultry farm on Bunning Road, in the event of the closure of that poultry farm, subject to demonstration of sufficient demand for further rural residential subdivision in the locality	5.3

Zone Lot 56 (2840) Bunning Road Rural Residential 4 to provide an incentive for the closure of the poultry farm on the lot, and require closure of the poultry farm and removal of associated structures as a prerequisite to subdivision of the lot, and consider incorporating a Special Control Area into the Scheme to enforce these requirements	5.3
Other than the areas referred to in the above recommendations, maintain existing lot rural residential and rural small holdings sizes and subdivision potential in Mount Helena to reflect the constraints of bushfire hazard, Local Natural Areas and subdivision patterns, and to retain some rural land in the locality which is large enough to be used productively	5.3
Investigate options for a road link between Mount Helena and the rural residential area northwest of Chidlow (Rosedale/Keenan Road area) for bushfire emergency access and pursue the selected option	5.3

7.14 Chidlow

Strategies	Section
Incorporate the Priority Classifications for the Mundaring Weir Catchment, as identified in the Department of Water's Mundaring Weir Catchment Area Drinking Water Source Protection Plan, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Mundaring Weir Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3
Include the Helena River Salinity Situation Statement among matters to be taken into account in determining applications for planning approval within the Mundaring Weir Catchment	4.2.3
Include Reserve 4967 Frith Street, Reserve 43197 Lilydale Road, Reserve 38367 Rosedale Road, Reserves 40179 and 43909 Rosedale Road, Reserves 35665 and 35718 Warrigal Way, portion of Reserve 38528 Anvil Way, Reserve 40690 and 46376 Lilydale Road, Reserve 37142 Liberton Road, Reserve 34765 Stone Street, Reserve 4041 Rosedale Road (Clifton Park), Reserve 36333 Reservoir Street, portion of Reserve 40820 Northcote Street, Reserve 30619 Willcox Street, Reserve 10804 Ash Road and Reserve 36512 Tear Street in the Local Reserve: Conservation to reflect their ecological values	4.4.5
Review the existing Precinct Plan for Chidlow	4.5.4
Encourage the Commission to remove now obsolete road widening requirements along Great Eastern Highway between Sawyers Valley townsite and The Lakes from the MRS Primary Regional Roads Reserve by way of an MRS amendment as soon as practicable	4.6.3.1
Maintain the current extent of Residential zoning in Chidlow	5.2.15

Increase residential density of some land between Northcote Street and Ash Road from R2.5 to R5, where primarily cleared and suitable for closer development, to better utilise existing and future services and facilities	5.2.15
Include land on the eastern side of Old Northam Road between Willcox and Herbert Streets in the Local Centre zone rather than the Residential zone in Local Planning Scheme No. 4	5.2.15
Allow for increased rural residential subdivision potential, down to a minimum lot size of 2 ha, on land east of Chidlow which is primarily cleared and has adequate effluent disposal capacity, between Tear Street and Thornwick Crescent, and on Ash Road, to facilitate further rural residential development in close proximity to the services and facilities in Chidlow	5.3
Allow for increased rural residential subdivision potential in limited identified areas north of Chidlow, on Tarrup Street and Kerun Road, which are primarily cleared and have adequate effluent disposal capacity, to facilitate coordinated rural residential development in relatively close proximity to the facilities and services in Chidlow	5.3
Allow for limited additional rural residential and rural small holdings subdivision potential to northeast of Chidlow along Old Northam Road, reflecting the constraints of bushfire hazard and Local Natural Areas and allowing for ongoing agricultural production where appropriate	5.3
Change Lot 3 (6130) Old Northam Road, Chidlow from Rural Small Holdings 20 to Rural Residential 8 and incorporate the lot in a Special Design Area Special Control Area to apply specific controls relating to emergency access, and consider the rural land to the north of Old Northam Road on the basis of a precinct approach	5.3
Support rezoning of Lots 5, 6, 7, 8 Douglas Road and Lots 1502, Pt 1502 and 1503 Thomas Street, to the south of Lake Leschenaultia to provide for closer subdivision and development, subject to adequate watercourse protection, demonstration of adequate on-site effluent disposal capability, maximising the retention/protection of Local Natural Areas and consideration of identified Regional Ecological Linkages, compliance with the requirements of the *Planning for Bush Fire Protection Guidelines*, and appropriate access and egress arrangements	5.3
Investigate potential Rural Residential zoning of an area of land between Old Northam Road and Tear Street, zoned Rural Small Holdings 20, subject to watercourse protection and revegetation within Public Open Space, demonstration of adequate on-site effluent disposal capability, and retention/protection of Local Natural Areas	5.3
Other than the changes referred to in these recommendations, maintain existing lot rural residential and rural small holdings sizes and subdivision potential in Chidlow to reflect the constraints of bushfire hazard and Local Natural Areas	5.3
In structure planning and subdivision, ensure a road link between Laguna Vista and Lilydale Road, Chidlow, to provide for alternative escape routes in the case of bushfire	5.3

Investigate options for a road link between Mount Helena and the rural residential area northwest of Chidlow (Rosedale/Keenan Road area) for bushfire emergency access and pursue the selected option	5.3
Investigate and potentially support rezoning of Loc 7769 Jason Street to provide for limited Rural Small Holdings subdivision, concentrated in the northern portion of the property, subject to providing, in conjunction with adjacent properties, road connections between Jason Street, Liberton Road and Forge Drive/Anvil Way, and identifying appropriate arrangement of lot boundaries, sizes and, possibly, zones, across the subject land in a way which complies with the requirements of the *Planning for Bush Fire Protection Guidelines (2010)*, adequately protects the watercourse on the property and maximises retention/protection of Local Natural Areas	5.3

7.15 The Lakes/Beechina

Strategies	Section
Incorporate the Priority Classifications for the Mundaring Weir Catchment, as identified in the Department of Water's Mundaring Weir Catchment Area Drinking Water Source Protection Plan, into Local Planning Scheme No. 4 as a Special Control Area	4.2.3
Incorporate Special Control Area provisions into Local Planning Scheme No. 4, relating to the Mundaring Weir Catchment, giving effect under the Scheme to the Land Use Compatibility Table in the Department of Water's Water Quality Protection Note *Land Use Compatibility in Public Drinking Water Areas*, and allowing applications for planning approval to be referred to the Department of Water for comment	4.2.3
Include the Helena River Salinity Situation Statement among matters to be taken into account in determining applications for planning approval within the Mundaring Weir Catchment	4.2.3
Do not support further subdivision within the General Agriculture zone	4.5.6
Maintain existing lot sizes in the vicinity of gravel extraction at The Lakes and adjacent Priority Resource Locations, Key Extraction Areas and Extraction Areas in abutting local governments	4.5.6
Encourage the Commission to remove now obsolete road widening requirements along Great Eastern Highway between Sawyers Valley townsite and The Lakes from the MRS Primary Regional Roads Reserve by way of an MRS amendment as soon as practicable	4.6.3.1
Generally maintain existing rural residential and rural small holdings lot sizes and subdivision potential in The Lakes and Beechina to reflect the constraints of bushfire hazard, Local Natural Areas and existing subdivision patterns, to provide for continued rural uses and in recognition of potential impacts from mineral/resource extraction in The Lakes and nearby in the adjacent Shire of Northam	5.3

7.16 Wooroloo

Strategies	Section
Explore the possible expansion of the Wooroloo Cemetery onto Reserve 14073 and adjacent land to cater for regional burial needs	4.4.1
Include Reserve 15216 Jason Street, Reserve 4198 (portion on Green Street), Reserve 4198 (portion on Mayo Road), Reserve 37156 Mayo Road, Reserve 22294 Wedge Street and portion of Reserve 35956 Allen Street and Wedge Street in the Local Reserve: Conservation to reflect their ecological values	4.4.5
Consider developing a precinct plan over time for the Wooroloo local centre and adjacent areas	4.5.4
Reduce the size of the Wooroloo Local Centre zone to reflect lower anticipated future population size than previous projections	4.5.4
Include land on Government Road, east of White Gum Gully, in the Wooroloo Local Centre zone to reflect existing and historic land uses	4.5.4
Do not support further subdivision within the General Agriculture zone	4.5.6
Prepare a limited rural strategy for the General Agriculture zone (and larger adjacent Rural Small Holdings lots) in Bailup and Wooroloo to determine desirable agricultural and other rural uses and the lot sizes that will best facilitate those uses, but maintaining a very strong presumption against rural residential subdivision, except immediately adjacent to the Wooroloo townsite, due to isolation from services and employment	4.5.6
Maintain existing lot sizes in Wooroloo on land within the 500 m buffers of the Linley Valley Abattoir and associated wastewater ponds, located nearby in the Shire of Northam	4.5.6
Avoid locating any new dwellings or other sensitive land uses within the 500 m buffers of the Linley Valley Abattoir and associated wastewater ponds, and refer any applications for development or land use within or near this buffer to the Shire of Northam for comment	4.5.6
Lobby for construction of the Perth – Adelaide Highway at the earliest feasible opportunity	4.6.3.1
Maintain the current extent of Residential zoning in Wooroloo	5.2.16
In the long term, consider expansion of residential zoning in Wooroloo only if consistent with metropolitan planning directions and if sufficient employment, services, facilities and public transport can realistically be provided	5.2.16
Remove land on Bailup Road from the Local Centre zone and include it in the Residential zone under Local Planning Scheme No. 4, to reflect the lower anticipated future population size for Wooroloo than previous projections and the inclusion of land on Government Road in the Local Centre zone	5.2.16
Allow for increased rural residential subdivision potential in limited identified areas of Wooroloo which are primarily cleared and have adequate effluent disposal capacity, allowing a minimum lot size of 2 ha, on Needham Road and Bailup Road, to facilitate rural residential development in close proximity to Wooroloo	5.3

Include land north and northeast of Wooroloo, south of the proposed Perth – Adelaide Highway, and south of Wooroloo in the Rural Small Holdings zone to facilitate limited subdivision for rural small holdings use in relatively close proximity to Wooroloo	5.3
Reflect Amendment No. 49 to Town Planning Scheme No. 3 by inclusion of Lot 3 Liberton Road, Wooroloo in the Rural Small Holdings zone, allowing a minimum lot size of 10 ha	5.3
Investigate and potentially support rezoning of Loc 7769 Jason Street to provide for limited Rural Small Holdings subdivision, concentrated in the northern portion of the property, subject to providing, in conjunction with adjacent properties, road connections between Jason Street, Liberton Road and Forge Drive/Anvil Way, and identifying appropriate arrangement of lot boundaries, sizes and, possibly, zones, across the subject land in a way which complies with the requirements of the *Planning for Bush Fire Protection Guidelines (2010)*, adequately protects the watercourse on the property and maximises retention/protection of Local Natural Areas	5.3
Other than the changes referred to in these recommendations, maintain existing lot rural residential and rural small holdings sizes and subdivision potential in Wooroloo to reflect the constraints of bushfire hazard and Local Natural Areas and the desirability of retaining lot sizes conducive to productive agricultural use	5.3

7.17 Bailup

Strategies	Section
Include portion of Reserve 35956 Allen Street and Burma Road in the Local Reserve: Conservation to reflect its ecological values	4.4.5
Do not support further subdivision within the General Agriculture zone	4.5.6
Prepare a limited rural strategy for the General Agriculture zone (and larger adjacent Rural Small Holdings lots) in Bailup and Wooroloo to determine desirable agricultural and other rural uses and the lot sizes that will best facilitate those uses, but maintaining a very strong presumption against rural residential subdivision, except immediately adjacent to the Wooroloo townsite, due to isolation from services and employment	4.5.6
Maintain existing rural lot sizes in Bailup pending completion of the limited rural strategy referred to in the above point by including land in the General Agriculture zone, within which further subdivision will not be supported	4.5.6
Avoid locating any new dwellings or other sensitive land uses within 500 m of the identified clay resource on Reserve 35956, Burma Road, Bailup	4.5.6 5.3
Include Lot 8 Burma Road, Bailup in the Rural Small Holdings zone, with a minimum lot size of 40 ha, based partly on Amendment No. 42 to Town Planning Scheme No. 3, but also reflecting the constraints of bushfire hazard and Local Natural Areas and the desirability of not setting a perceived precedent for further closer subdivision in the locality ahead of a limited rural strategy	5.3

Other than the change referred to in the above recommendation, maintain existing rural lot sizes in Bailup pending preparation of a limited rural strategy by including land in a General Agriculture zone, within which further subdivision will not be supported	5.3

ADVERTISING

The Shire of Mundaring Local Planning Strategy certified for advertising on 14 September 2010.

Signed for and on behalf of the Western Australian Planning Commission.

_____
an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)

Date _____

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ADOPTED

The Shire of Mundaring hereby adopts the Local Planning Strategy, at the meeting of the Council held on the 31st day of July 2012.

_____
SHIRE PRESIDENT

_____
CHIEF EXECUTIVE OFFICER

_____

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on

_____
an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005

Date _____