



Shire of Mundaring Foothills Growth Strategy

Close to town, near to nature



Updates

Update No.	Purpose	Approved by	Date
1	Endorsement of Shire of Mundaring Foothills Growth Strategy by Council	Council	July 2017

Contents

3. Glossary

4. Sections

7. Strategy Summary

8. Vision

9. Strategy Area

10. Strategy Area Map

12. Context

13. Context Map

14. Background

14. Helena Valley

18. Local Planning Strategy

19. Bellevue

20. Draft North-East Sub-Regional Planning Framework

21. Transport @ 3.5 Million

21. Current Situation

22. Investigations

24. Precincts

26. Workshops

28. Main Changes

29. What You Said & What We Did

30. Helena Valley Estate Ratepayers' Association Meeting

31. The Challenge

33. Shire of Mundaring Foothills Growth Strategy

34. Shire of Mundaring Foothills Growth Strategy- Precincts Strategies

78. Implementation Milestones

83. Technical Appendices

83. References

Glossary

Term/Expression	Definition
Draft Strategy	Draft Helena Valley Urban Expansion Strategy
Greenfield	Rezoning rural land to urban to facilitate residential/commercial development
High Density Residential Development	>R60
Low Density Residential Development	<R30
Medium Density Residential Development	R30-R60
Strategy	Shire of Mundaring Foothills Growth Strategy
Urban infill	Increasing the residential densities of existing Residential zoned lots

Acronym	Definition
ANEF	Australian Noise Exposure Forecast
DCP	Development Contribution Plan
DPaW	Department of Parks and Wildlife
LNA	Local Natural Area
LPS4	Shire of Mundaring's Local Planning Scheme No. 4
MRS	Metropolitan Region Scheme
POS	Public Open Space
WAPC	Western Australian Planning Commission

Sections

This **Strategy** contains the following sections:

Section	Purpose
Strategy Summary	Summarises what the Strategy intends to do, its status and implementation.
Vision	Explains driving ambition behind the Strategy .
Strategy Area	Description of the location to which the Strategy relates.
Strategy Area Map	Depiction of the Strategy area.
Context	Description of development occurring outside of the Strategy area.
Context Map	Depiction of development occurring outside of the Strategy area.
Background	Description of the technical planning history of the Strategy generally and Helena Valley specifically. Explores the related issues of development, amenity, bushfire risk and the environment and summarises the changes incorporated into the Strategy as a result of consultation.
What You Said & What We Did	Statistics on the feedback received during public consultation, including a series of tables summarising each submission and how the comments have been incorporated into the Strategy .
Shire of Mundaring Foothills Growth Strategy	A spatial plan summarising the precinct Strategies.

Section	Purpose
Shire of Mundaring Foothills Growth Strategy – Precinct Plans	The core component of the Strategy . A series of 11 maps identifying an individual precinct and the planning strategies related to it.
Implementation Milestones	A table explaining various tasks which need to be completed before development can occur.
Technical Appendices	Studies/reports which provide the technical basis for the Strategy .
References	Other documentation relevant to the Strategy .

Strategy Summary

Directions 2031, Draft Perth and Peel @ 3.5 Million and the Draft North-East Sub-Regional Planning Framework make provision for increasing residential densities in proximity to activity centres, public transport nodes and places of employment. Strategically, Bellevue and Helena Valley are ideally located to accommodate sustainable residential infill due to their proximity to Midland. The Draft North-East Sub-Regional Planning Framework also sets out the urban infill dwelling targets for Mundaring:

Local government	Dwelling target	Estimated population
Swan	25,687	56,511
Kalamunda	11,452	25,194
Mundaring	2,765	6,083
Total	39,904	87,788

The purpose of this **Strategy** is to achieve the dwelling infill targets set by the state planning framework and coordinate growth by balancing land capability and planning requirements with the interests, aspirations and requirements of various stakeholders.

The **Strategy** will inform the Shire when considering rezoning under the MRS and local planning scheme, structure plans, subdivision, development applications and operational works.

Actions are required to be undertaken prior to urban expansion occurring which have been set out in the section 'Implementation Milestones.' Once these have been completed, the Shire may then seriously consider rezoning, subdivision and development of properties within the **Strategy** area.

Vision

A strong, unifying vision for future growth is important to articulate the driving ambition of the **Strategy**.

One of the common themes that surfaced during the community engagement process was a strong desire to retain the natural environment and rural 'feel'. There was also a desire to optimise the location's proximity to Midland/Perth city. Most importantly, the community expects that when development does occur, it will not be a generic Perth suburb but one that 'fits into' and responds to the unique characteristics of the area - both in terms of design and impacts.

The following vision statement encapsulates these community aspirations:

“Close to
town,
near to
nature”

Strategy Area

The **Strategy** area comprises approximately 300 hectares of land in Helena Valley and Bellevue bound by Katharine Street and Clayton Road to the north, the Shire of Kalamunda's municipal boundaries to the east, City of Swan's municipal boundaries to the south, Roe Highway to the west and excludes the majority of land already zoned Urban under the **MRS** - with the exception of the land around the Scott Street shops and the existing Park Home Park at 2340 (Lot 104) Helena Valley Road.

A map of the **Strategy** area is provided on page 10.

Predominant land uses include:

- rural lifestyle lots;
- vacant land;
- orchards;
- Park Home Parks; and
- residential properties

Large portions of the study area have been cleared as a result of historical farming. The key remaining environmental feature is the Helena River and associated floodplain/riparian area which bisects the study area into northern and southern halves.

There is a significant amount of **LNA** on the rural properties around Ridge Hill Road and two recognised Bush Forever sites – Helena River (Site No. 215) and Adelaide Crescent Bushland

(Site No. 216). Beelu National Park, Greenmount National Park and reserve are located to the east and serve environmental, geo-heritage and recreational functions.

Bushfire hazard levels are moderate around the Helena River and east of Scott Street, extreme where the land rises to form the Darling Ranges and low over the cleared lots backing onto the Helena River.

Major transport routes and corresponding Main Roads hierarchy include:

- Roe Highway (Primary Distributor);
- Helena Valley Road (Local Distributor);
- Scott Street/Ridge Hill Road (Regional Distributor); and
- Clayton Road (Distributor B).

Flight paths from Perth Airport's domestic terminal cover properties around the western end of Helena Valley Road and Bellevue. Restrictions are associated with the types of development which can occur within the **ANEF**.

Current and future residents in the location will benefit from the area's close proximity to Midland Strategic Metropolitan Centre / Hazelmere located approximately 1.5 kilometres to the west which offers a wide variety of educational and medical facilities, retail, entertainment and commercial outlets, public transport services, housing options and factories.



Strategy Area Map

Foothills Structure Plan Study Area



12/07/2017
Scale 1:20000



Context

The **Strategy** area sits within a rapidly changing urban context (refer to Context Map on page 13).

Residential development at the former Bushmead Rifle Range (City of Swan's Structure Plan SP17-039) will create approximately 522 residential lots when completed with primary access via Ridge Hill Road and Midland Road, ranging from **Low to Medium Density Residential Development**.

The City of Swan's Urban Housing Strategy (and associated Scheme Amendment 92) essentially doubles the subdivision potential of properties in Bellevue and Koongamia.

To the north-west, the Metropolitan Redevelopment Authority intends to progressively implement the Midland Master Plan through the statutory planning framework and similarly, the City of Swan with its Midland Activity Centre Masterplan. Provision is made in these documents for high density, mixed use development and the repositioning of Midland Station and its extension to Bellevue.

Closer to the study area, the **WAPC** resolved to approve Structure Plan 71 for the creation of approximately 60 residential lots and is yet to determine Amendment No. 6 to Local Planning Scheme No. 4 and Structure Plan 74 which, if approved, could result in the creation of approximately 350 residential lots. A section of Bellevue has been identified in the **LPS** for investigation into urban infill in the longer term.

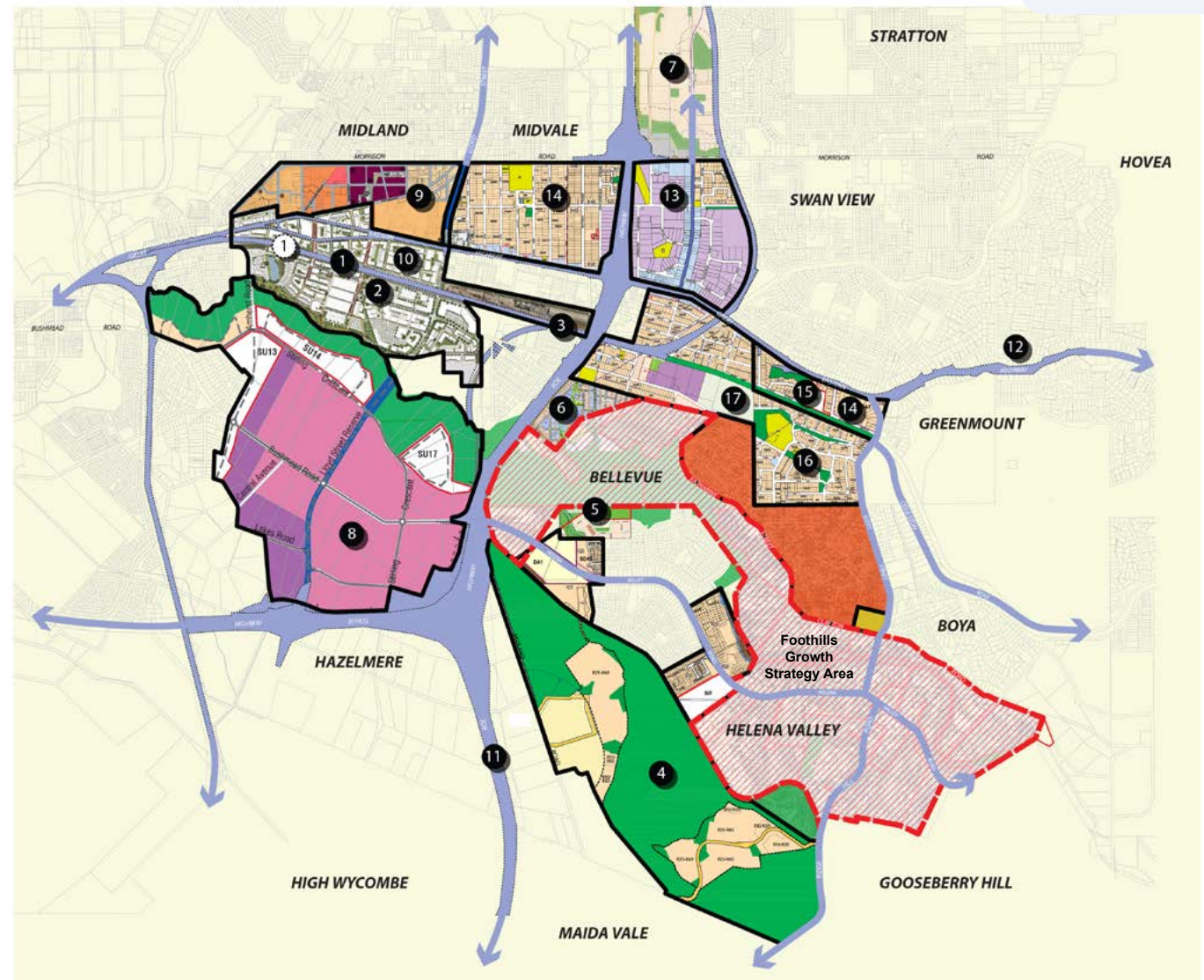
This **Strategy** intends to influence growth pressures experienced by both Helena Valley and Bellevue in a way which is coordinated, representative of the community and sustainable.

Conext Plan



Scale 1:7500

- Foothills Growth Strategy Area
- Major transport corridors
- Future residential infill investigation
- Boya Hub development
- Existing Parks and Recreation Reserve
- 1 Midland Train Station relocation (moving from 1)
- 2 St John of God Midland Public and Private Hospitals
- 3 Future Bellevue Train Station (indicative)
- 4 Structure Plan SP17-039 - Medium density residential (City of Swan)
- 5 Structure Plan 71 - Medium density residential
- 6 Structure Plan 74 - Medium density residential
- 7 Structure Plan SP17-042 - Medium / high density residential (City of Swan)
- 8 Hazelmere Enterprise Area District Structure Plan (City of Swan)
- 9 Midland Activity Centre Structure Plan (City of Swan)
 - Up to 12 Storeys
 - Up to 10 Storeys
 - Up to 6 Storeys
 - Up to 4 Storeys
- 10 Midland Master Plan - High density residential (Metropolitan Redevelopment Authority)
- 11 Roe Highway to be upgraded to a freeway standard
- 12 Great Eastern Highway to be upgraded to High Priority Public Transport Corridor
- 13 Midvale industrial area
- 14 Medium density residential
- 15 Regis Cypress Gardens Hospital upgrade
- 16 Urban Housing Strategy - Medium density residential (City of Swan)
- 17 147 unit development (City of Swan)



Scale 1 : 7500 @ A3

Background

Helena Valley

There is archaeological record of Aboriginal habitation around the Helena River some 29,000 years before the present (reference: Department of Aboriginal Affairs).

European exploration and settlement of Helena Valley commenced circa 1829 with commercial brickmaking and subdivision flourishing around the 1920s.

In 1963, based on the earlier Stephenson-Hepburn Plan (1955) for the Metropolitan Region, the **WAPC** released the first gazetted version of the **MRS** which identified the **Strategy** area as a Rural zone (refer to Figure 1).

In the 1970s, the **WAPC's** Corridor Plan was released which did not identify urban growth within the **Strategy** area.

When Council adopted Town Planning Scheme No. 1 in 1973, residential/educational zones of Helena Valley were confined to two cells – what is now the area bound by:

- Ridge Hill Road, Maguire Road and Helena Valley Road; and
- Helena Valley Road, the Crescent and Scott Street.

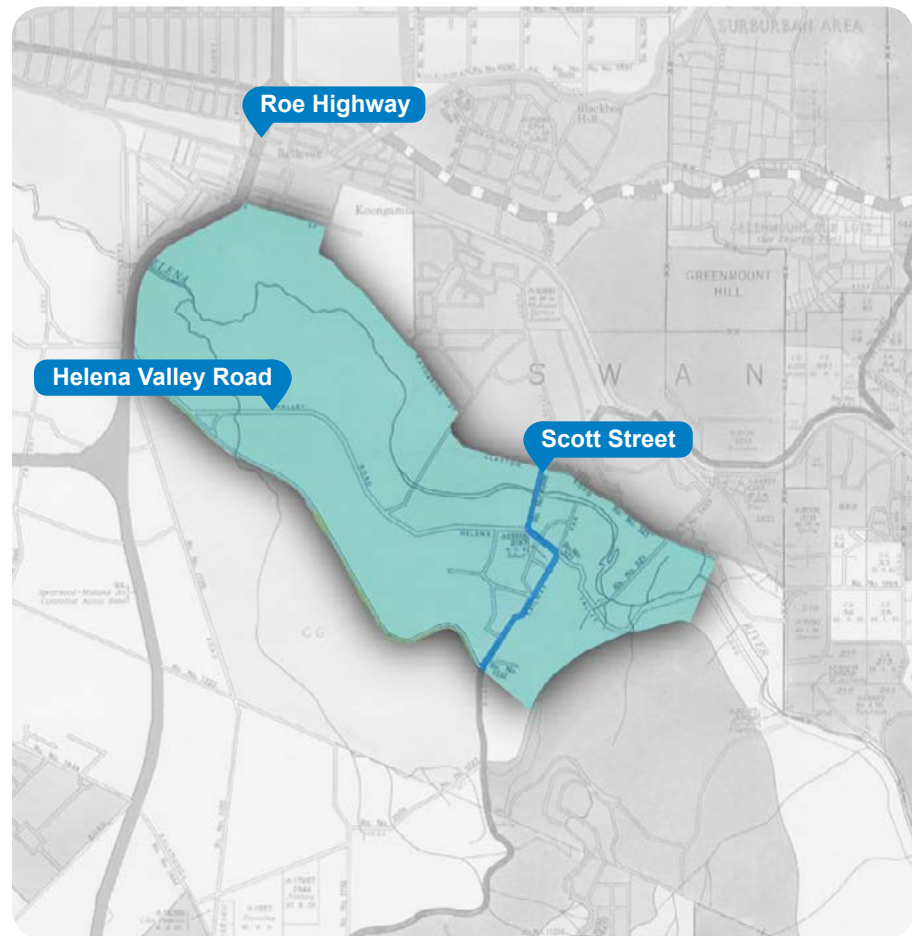


Figure 1 – 1963 **MRS**
(Approximate **Strategy** area shaded blue)

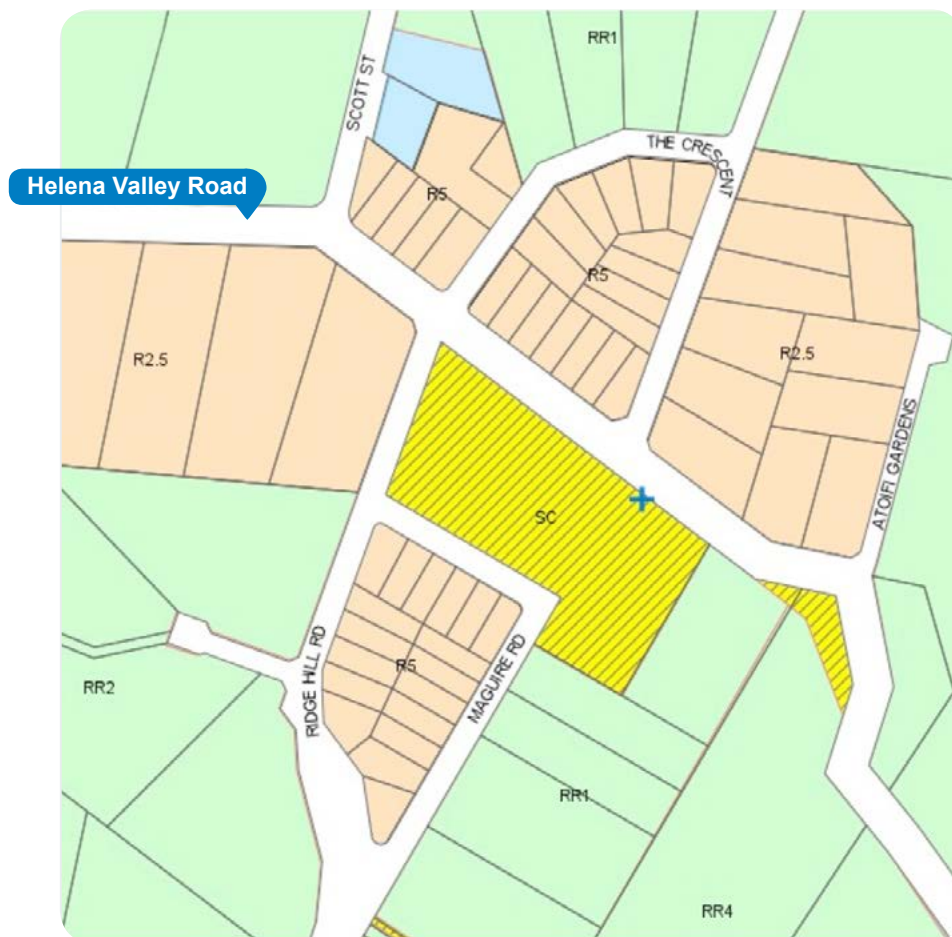


Figure 2 – location of Ridge Hill Road, Maguire Road, The Crescent, Scott Street and Helena Valley Road.

In 1978, the **WAPC** (then Metropolitan Region Planning Authority) prepared a regional study titled 'Perth's Eastern Corridor' which was the basis of the Helena Valley / Boya Structure Plan prepared in 1982.

This study subsequently informed the 1984 "MRPA (**WAPC**) Policy 7: Eastern Corridor" and set out a Preferred Strategy for growth in the Eastern Corridor.

After the release of the Eastern Corridor Major Roads Study in 1988, a review of the Corridor Plan and **MRS** was undertaken which incorporated strategies for urban expansion, locations of employment and activity centres, a metropolitan park system and a strategy for rural non-urban areas.

The only part of the Shire designated "proposed Future Urban" was a small section of Helena Valley now forming the residential areas around Lakeside Drive and Riverdale Road/ Torquata Boulevard (orange section in Figure 3).

The **WAPC's** Foothills Structure Plan (1992) made provision for future urban growth in Helena Valley between the existing Urban zones under the **MRS** and "Landscape Protection" areas – refer to Figure 3.

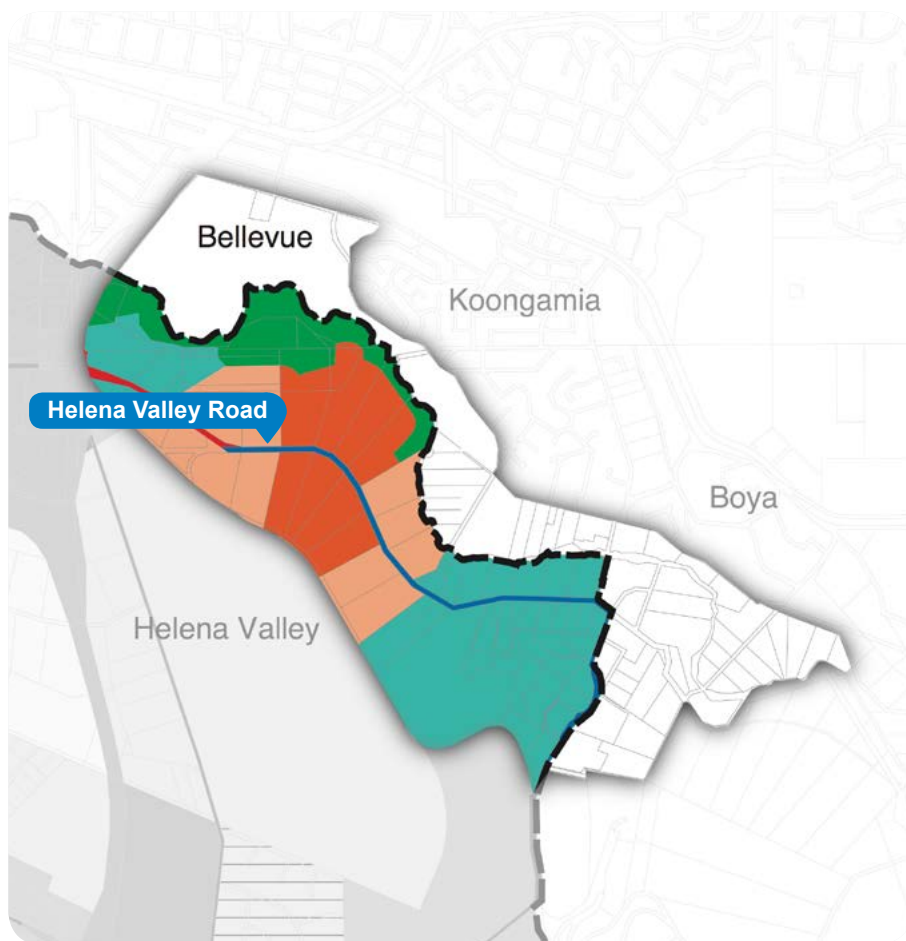


Figure 3 – 1992 Foothills Structure Plan (Urban zone coloured orange, Future Urban location coloured beige, Landscape Protection location coloured blue and approximate **Strategy** area outlined above).

This was followed by the 1994 North-East Corridor Structure Plan which did not identify any Future Urban locations with the majority being identified for “Escarpment Landscape Protection” – as per Figure 4.

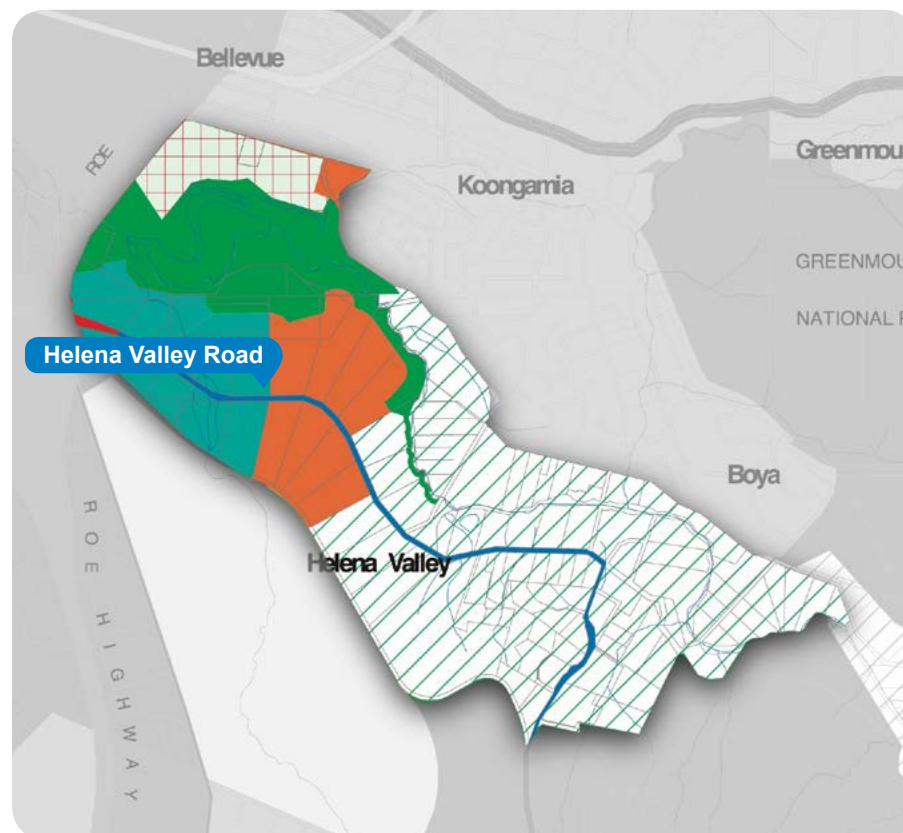


Figure 4 – 1994 North-East Corridor Structure Plan. Approximate Strategy area outlined above.

In 1994, the Shire's Town Planning Scheme No. 3 was gazetted which showed zones conforming to the 1994 North-East Corridor Structure Plan. Since gazettal, the **MRS** has progressively been amended to align more to the 1992 Foothills Structure Plan, as shown in Figure 5.

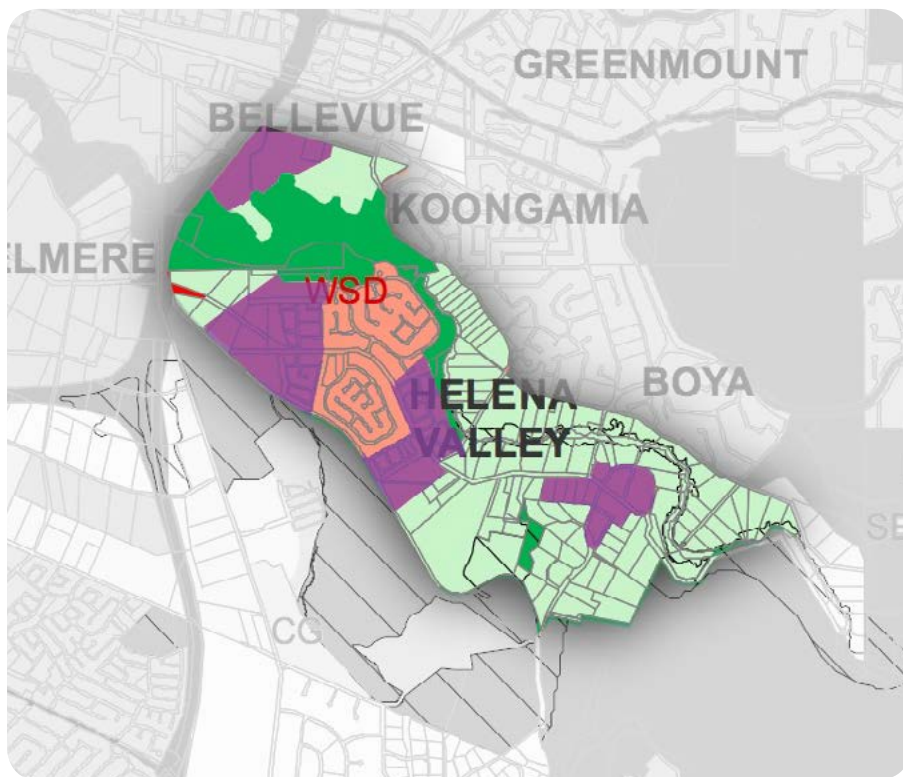


Figure 5 – Current **MRS**. Approximate **Strategy** area outlined in colour. **MRS** Urban zones expanded subsequent to 1994 North-East Corridor Structure Plan shown in purple.

The MRS amendments shown darkened in **Figure 4** are:

MRS Amendment Number	Title	Gazettal date
924/33A	(No title)	8 December 1993
1044/33	Addition to Urban Zoning in Helena Valley	4 March 2004
1053/33A	Eastern Districts Omnibus No. 6	8 June 2004
1160/41	Helena Valley Precinct	17 November 2009
1228/41	Bellevue Urban Precinct	15 May 2015

Historical development in Helena Valley has been incremental and guided by a series of state and local strategies which identify the unique landscape and environment as a defining feature. The **Strategy** maintains the central importance of the environment and links a comprehensive plan of urban growth to the protection and improvement of the natural environment.

Local Planning Strategy

In 2013, the **WAPC** adopted the Shire's Local Planning Strategy. The Local Planning Strategy was prepared to provide the rationale for **LPS4** (gazetted in 2014) which replaces Town Planning Scheme No. 3.

The purpose of the Local Planning Strategy is 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. (p.1)

In specific reference to Helena Valley, the Local Planning Strategy states:

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. (p. 421)

And

Land between the area rezoned to Urban in MRS Amendment 1160/41 and the smaller residential area to the east, around the intersection of Helena Valley and Ridge Hills Roads, is identified in the Foothills Structure Plan as Landscape Protection, effectively a rural buffer which may include rural residential subdivision and use... However, it is now appropriate to review this position, in light of the now recognised need to promote a more compact form of urban development at the metropolitan level. Parts of this landscape buffer may be able to accommodate more development (residential or rural residential), while still retaining some buffer to protect landscape and environmental values.

The **Strategy** has been prepared pursuant to this objective.

Bellevue

There is a strategy within the Local Planning Strategy related specifically to urban infill in Bellevue:

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

This area has been excluded from the **Strategy** for the following reasons:

1. It is identified as a longer term strategy by the Local Planning Strategy; and
2. Urban infill is a far more complex and detailed than greenfield development, primarily due to:
 - Increasing the capacity of existing utilities;
 - Sequencing of development where there are multiple landowners; and
 - The preparation of a plan which equitably distributes costs and development potential.

An area of Bellevue/Helena Valley not identified in the Local Planning Strategy (Precinct 11) has been included in the **Strategy** area. Development in this location was formerly

constrained by the **ANEF** which has since contracted, enabling development to be considered (see Figure 6).



Figure 6 – Precinct 11 highlighted

Draft North-East Sub-Regional Planning Framework

In 2015, the **WAPC** released the Draft North-East Sub-Regional Planning Framework for public comment.

The purpose of the Draft North-East Sub-Regional Planning Framework is to:

...be used by local governments to inform local planning strategies and schemes governing land uses and by the State Government and service providers to assist in the timely and efficient provision of infrastructure and services.

The main challenge being addressed by the Draft North-East Sub-Regional Planning Frameworks is put in the following terms:

The frameworks build upon the principles of Directions 2031 and Beyond: Metropolitan Planning Beyond the Horizon and are key instruments for achieving a more consolidated urban form that will reduce dependence on new urban greenfield developments to accommodate the anticipated population growth by increasing residential density and urban infill development targets.

The frameworks have been prepared utilising economic modelling based on the overall urban growth scenario for a city of 3.5 million. The frameworks will be finalised as sub-regional structure plans...

For background, the Stephenson-Hepburn Plan 1955 and the Corridor Plan were precursors to Directions 2031 with effectively the same intent of providing a strategic growth plan for Perth.

The “consolidated urban form” is based on a general benchmark of all new residential developments achieving a density of Residential R30 (average of 300m² per lot).

Importantly, the plan forming the basis of the Draft North-East Sub-Regional Planning Framework does not identify the **Strategy** area for urban expansion/investigation i.e. it is inconsistent with the Local Planning Strategy.

The Shire made a submission to the **WAPC** to amend the Draft North-East Sub-Regional Planning Framework to include the **Strategy** study area for urban expansion/investigation, consistent with the Local Planning Strategy.

The Draft North-East Sub-Regional Planning Frameworks have not, at the time of writing, been finalised by the **WAPC** as structure plans.

Therefore, the Shire has taken a precautionary approach in preparing this **Strategy** by recognising that there are dual risks associated with over-planning for growth where growth is not a certainty and being under-prepared for growth should it be allowed.

The **Strategy** is considered a prudent, precautionary step forward within the uncertainties of the broader planning context.

Transport @ 3.5 Million

Transport @ 3.5 Million is the State Government's long-term plan for transport infrastructure prepared by an inter-government Steering Committee comprising senior executives from:

- Department of Transport;
- **WAPC**;
- Department of Planning;
- Main Roads WA;
- Public Transport Authority; and
- Department of Premier and Cabinet.

Of relevance to the **Strategy** area is a plan to extend the Midland passenger rail line to Bellevue when Perth's population reaches 2.7 million and upgrading the Roe Highway to a freeway standard.

Both of these changes have implications for land use, design and density in the **Strategy** area. Higher residential densities with a mixture of commercial and retail development are encouraged around train stations. Since the **Strategy** area is located approximately 500 metres to the south-east of the future Bellevue train station, this area has been identified as one where higher density development should be considered.

Current situation

This history of piecemeal rezoning and subsequent subdivision/development has created issues in the locality, including: disconnected urban cells, inconsistent decision-making regarding urban design and environmental protection, traffic congestion and lack of community engagement.

However, there are also elements in the locality which are highly desirable: proximity to Perth and Midland, availability of services and infrastructure, natural bushland and trees, and the bucolic scenery and lifestyle.

The **Strategy** directly addresses negative legacy issues and builds upon positive aspects to ensure that growth is consistent, co-ordinated, representative of the public's common interests and is commensurate with local identity.

The Shire's current view with regards to development is consistent with that set out in the Town Planning Scheme No. 3 Scheme Report:

The foothills component in the Shire is in a strategic location and provides a central focus to both the coastal plain and the hills. In view of this, the interface between development in these two areas should be complementary and sensitive to the local environment.

Investigations

Planning for district-level growth is highly complex as there are many interrelated questions and factors to consider, for example:

Should development be allowed?

If land is capable of being developed, at what residential density should this be? What will be the resulting pressure put on road networks, public facilities, utilities and shops if growth occurs?

What technical studies are needed to test assumptions, demonstrate impacts and justify suitable management methods?

Will residential densities be suitable to extend basic utilities from current locations and what is the relationship between density and environmental sustainability in the long-term?

What environmental protection measures exist and when and how are these best implemented?

*How can the diverse views of the community (specific and general) be balanced with each other, with technical land development requirements and then meaningfully used to inform and refine the **Strategy**?*

*What changes are proposed to local/metropolitan planning and other government requirements, when will these occur, how are they likely to affect the **Strategy** and how can these be incorporated?*

Below is a timeline of investigations undertaken to inform the **Strategy**. The Implementation Milestones of the **Strategy** recommend that some of these studies be updated and others prepared prior to rezoning/development.

Year	Study
2012	Preliminary issues scoping
2013	Land Use Study commissioned – refer to Appendix 3
2014	Studies deferred as part of local government reform
2015	Traffic and Land Use Study commissioned – refer to Appendix 4 Landowner workshops held for each Precinct
2016	Council resolves to adopt Draft Strategy – refer to Appendix 5
2016/2017	Draft Strategy advertised for public comment
2017	Foreshore Vision Plan prepared - refer to Appendix 2

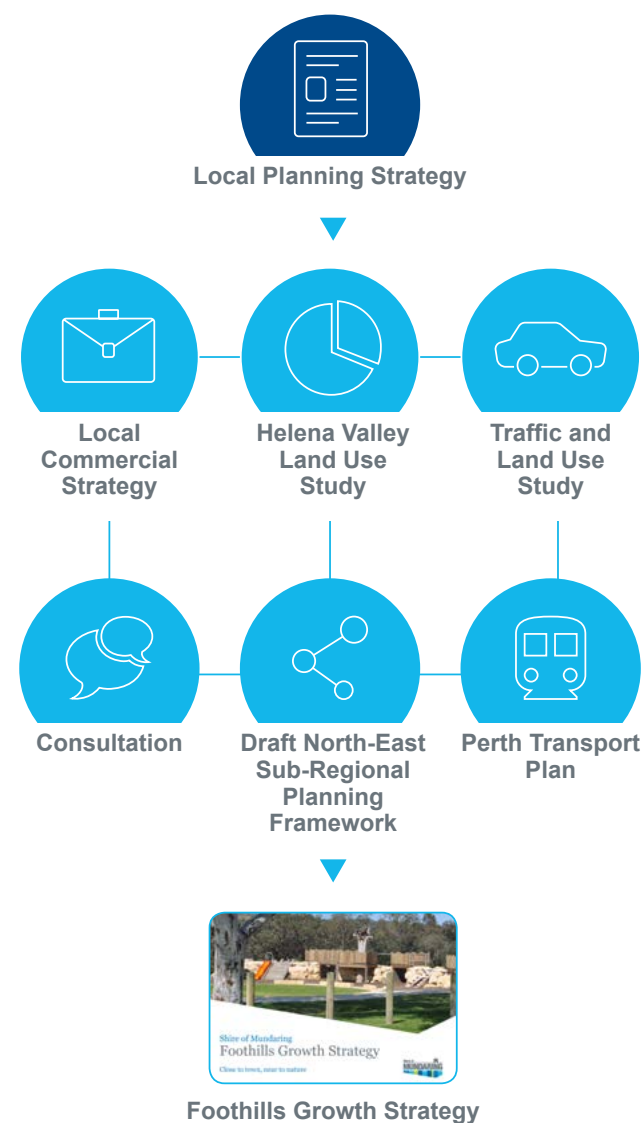


Figure 7 – Summary of work used to inform the **Strategy**

Precincts

The **Strategy** area has been divided into 11 separate precinct areas, each with their own set of strategies.

The precinct areas were selected based on common factors affecting the properties. A brief description of each precinct and the common factors is provided in the table below:

Precinct	Factors
1	A significant proportion of the properties are affected by the floodplain of the Helena River
2	The properties have frontage to Samson Street and Samson Place. The rear of the properties are affected by the floodplain of the Helena River and some are used for agricultural/rural pursuits. Lots tend to be long and narrow which require coordination should development occur.
3	Properties have frontage to Clayton Road and back steeply onto the Helena River. Lots tend to be long and narrow which require coordination as development occurs. Clayton Farm is incorporated into the precinct to ensure that heritage places are recognised, protected and improved as development occurs.
4	Properties have frontage to Helena Valley Road and back onto the Helena River. There is a desire to ensure that the form of development in this location is to a high standard and appropriately interfaces with Helena Valley Road.
5	Location identified as an appropriate and logical expansion of an existing Park Home Park.

6	A single, large property for which the Local Planning Strategy makes specific provision. The site contains two watercourses, a Bush Forever site and cleared land in the south-west of the lot with close proximity and opportunity to integrate with residential development on Lot 911 Midland Road, Hazelmere.
7	A grouping of properties of diverse sizes and configurations, without significant vegetation cover, which front Helena Valley Road and abut Bush Forever sites. A Western Power easement also transects the properties. Scope exists for a coordinated design response to these factors.
8	Rural properties, a large proportion of which are covered by Protection category Local Natural Area, associated 'Extreme' Bushfire Hazard level on moderate to steeply sloping topography.
9	A precinct with an existing residential/commercial 'core' with fringing rural properties largely cleared of vegetation and abutting the Helena River. Being at the junction of Helena Valley Road, Scott Street and Clayton Road (all Important Local Roads) and containing existing residential properties/civic/educational uses lends the location to more detailed precinct planning with the possibility of creating a village.
10	A collection of rural zoned properties abutting the Helena River, some being used for orchards. A large proportion of properties in the western section of the precinct are covered by floodplain with Protection category Local Natural Area affecting the eastern section of the precinct.
	A rural zoned area of the Shire formerly entirely covered by the 25-30 ANEF . The Local Planning Strategy makes specific provision for this location:
11	<i>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</i>
	Interface with Helena Valley Road and the Parks and Recreation Reserve around the Helena River and integration with planned residential development are common factors.

Each precinct strategy includes:

- A map of the precinct in relation to the wider Bellevue/ Helena Valley area;
- A list of known factors affecting the land. Investigations undertaken at more detailed levels of planning are likely to uncover factors not listed;
- A description of the **MRS** and **LPS4** zones and approximate area of the precinct;
- The strategies related to the precinct include matters such as: design objectives, study requirements and protection of certain environmental features, land uses and heritage elements. These have been drawn from and intend to reinforce and reflect planning objectives and stakeholder aspirations, a summary of which is provided in Appendix 1.

Workshops

In August and September 2015, workshops were held with landowners within the **Strategy** area. The purpose of these focus group sessions was to more deeply understand the aspirations of different property owners within the **Strategy** area and, what they liked about Helena Valley and what could be improved.

Feedback from the workshops was important for a number of reasons. It allowed the Shire to understand what aspects of amenity are important to people living in Helena Valley, what appetite there is for landowners to develop their properties and where gaps exist in terms of shops, facilities, services, urban design, infrastructure networks, environmental assets and its management.



Common interests included the protection of significant environmental features, management of traffic, protection of rural lifestyle and ensuring that urban design and development is of a high quality and fits within the current setting. There were different development intentions with some landowners keen to develop their properties and others passionate that no further development should occur.

Matters raised helped define the scope of the **Strategy** and, in some cases, were directly implemented as precinct strategies. As with most planning strategies, landowner aspirations were reconciled with planning requirements in the **Draft Strategy** before it was publicly advertised.

Information and invitations to comment on the **Draft Strategy** was also made available in the Shire's kiosk at the Darlington Arts Festival.



Main Changes

The following changes have been incorporated into the **Strategy** following public consultation:

1. Compilation of the **Strategy** into a stand-alone document.
2. Inclusion of a vision statement: “Close to town, near to nature.”
3. Inclusion of Implementation Milestones to identify steps involved prior to considering **MRS**/local planning scheme amendment requests.
4. Replacement of specific R-Codes in strategies with density ‘bands’ to provide for greater flexibility and responsiveness in design – expressed in the following terms:
 - **Low Density Residential Development**
 - **Medium Density Residential Development**
 - **High Density Residential Development**
5. Minor reconfiguration of some of the Precincts shown in the **Draft Strategy**
6. Inclusion of a Helena Valley Foreshore Vision Plan (refer to Appendix 2) to better illustrate the possibilities for public open space, including the recognition for ongoing development of this concept with the community.
7. The expectation that a Helena River Reserve Development and Management Strategy be prepared for the collaborative management of the Helena River foreshore reserve.
8. Requirement to discuss water management at different planning stages.
9. Traffic and Land Use Plan to be reviewed and Infrastructure Plan to be prepared.
10. Development contributions position paper to be prepared.
11. Additional strategies have been included to better protect and enhance the landscape and vegetation characteristics along Helena Valley Road

What You Said & What We Did

69

submissions were made on the **Draft Strategy**.

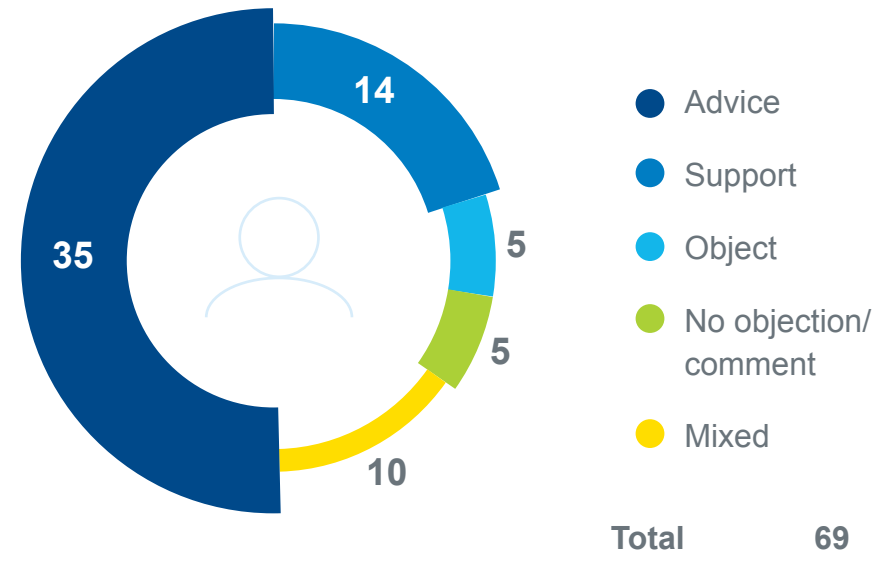
Appendix 1 demonstrates how feedback received during the advertising period has meaningfully shaped the contents of the **Strategy**. In this way the public and Council may be assured that future decision-making, in accordance with the **Strategy**, will represent a cross-section of views. The feedback also brings a level of community ownership to the **Strategy**, its implementation and outcomes.

In most instances, recommendations were able to be accommodated. There were some recommendations which could not be supported as they would serve to undermine the wider public interest and/or the tenet of 'orderly and proper planning'.

35

submissions contained advice which indicates community engagement and participation was successful.

Of the **5** submissions which objected to the **Strategy**, **4** resulted in refinements being made to the **Strategy**, the other objection was responded to with advice.



Helena Valley Estate Ratepayers' Association meeting

Shire officers met with Councillors and residents at the Helena Valley Estate Ratepayers' Association meeting on 6 February 2017.

Opposition was expressed regarding:

- Lack of recreation spaces;
- Lack of schools; and
- Loss of amenity and vegetation brought about by road upgrades, a growing population and residential development.

Officers conveyed that it was the explicit intention of the **Draft Strategy** and the final **Strategy** to deliver a vision for the locality which includes:

- Public parkland around the Helena River for environmental protection and passive recreation (e.g. walking and cycling);
- Active recreation space (e.g. for organised sports such as football and cricket) in proximity to 500 (Lot 799) Katharine Street, Bellevue;
- Appropriately located and designed residential development at a density suitable to accommodate a growing population;

- A requirement for a school/s depending on advice from the Department of Education;
- A high quality of urban design which incorporates tree protection, verge trees amongst medium/high density development;
- Land which is not proposed for further rezoning/minimal subdivision potential to preserve existing amenity and respond to environmental factors; and
- Infrastructure upgrades and the provision of facilities eg shops, district recreation grounds

It was also expressed that the impacts of a growing population (e.g. more traffic) would be felt whether or not urban development occurred in Helena Valley as a result of development outside of the district e.g. Koongamia, Hazelmere, Midland and parts of Bellevue. Additionally, that the **Strategy** is intended as a proactive step required to respond to this change in a coordinated, representative and sustainable way.

The sentiment at the conclusion of the meeting differed somewhat from that at the beginning. In particular, the general view was that:

- Population growth is inevitable and should be managed;
- The **Draft Strategy/Strategy** is a useful management tool;

-
- There is a strong desire to keep Helena Valley ‘green’ ie trees retained and plenty of street trees in new subdivisions;
 - There is a strong desire to avoid the mistakes of the past e.g. small lots in disconnected urban cells with no trees retained/planted;
 - There is uncertainty about what constitutes ‘high’, ‘medium’ and ‘low’ density development;
 - There is recognition that density development is not necessarily opposed if it is done well eg Park Home Park on southern side of Helena Valley Road; and
 - There are potential benefits if development does occur eg recreation spaces, environmental protection, emergency accesses, footpaths, cycle paths and so on.

There was still an amount of unease about the idea of urban growth in Helena Valley and the impacts it may have, but also recognition that the **Strategy’s** intention is a positive one – to harness and direct growth rather than to avoid it and be subject to the effects of externally-generated growth pressures.

The challenge

Development, amenity (local identity), bushfire risk and the environment are interrelated issues, with often opposing objectives, which intersect in Helena Valley/Bellevue.

Historically, development involved wholesale destruction of the natural environment and with it, biodiversity and a sense of place. Modern planning practise, however, recognises that development can and should enhance the environment and deliver forms of development which are visually interesting and suit the environment in which it sits.

It is this latter perspective that the **Strategy** embraces.

The **Strategy** recognises that development adjoining the Helena River could deliver ongoing protection and management of the foreshore in perpetuity which is important for environmental, social and economic health.

The **Strategy** also recognises that Perth’s population is growing and this growth needs to be managed proactively rather than reacted to on an ad hoc basis. The **Strategy** recommends appropriate zoning and precinct planning to deliver urban forms – both residential and commercial - which are unique and interesting rather than generic.

The **Strategy** recognises the environment and its natural processes are to be respected. Bushfire risk is a well-known factor of the Australian environment.

By directing growth to areas that are less bushfire prone and making provision for the further study of this factor in planning and development, it simultaneously protects the environment, mitigates bushfire risk (ie bushfire prone areas contain dense vegetation and generally high biodiversity) and aims to improve current bushfire safety levels.

The **Strategy** aims to deliver a framework which results in environmentally responsive development, high quality urban design, appropriate spaces for conservation and recreation and ongoing management of traffic, development sequencing and public places.

The Foreshore Vision Plan in Appendix 2 demonstrates how urban expansion could lead to the creation of reserve around the Helena River and be developed to simultaneously cater for recreational needs and deliver environmental benefits.

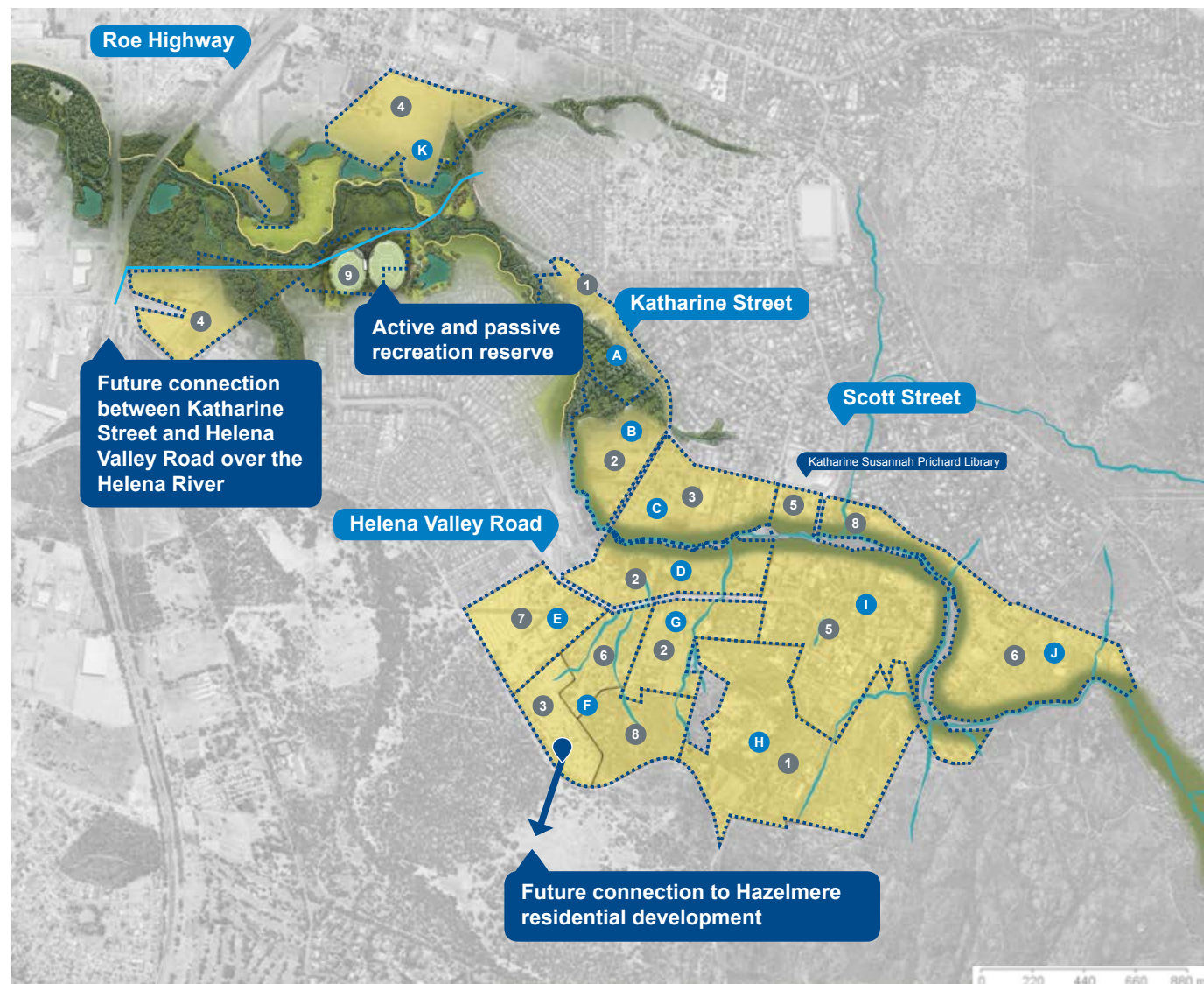
Also acknowledged is that the effects of growth will be felt whether or not urban expansion occurs as a result of development outside of the district. It is therefore imperative that this growth is proactively managed.

Shire of Mundaring Foothills Growth Strategy

Strategy Summary

- 1 Retain rural lifestyle lots
- 2 Low to Medium Density Residential Development
- 3 Medium Density Residential Development
- 4 Medium Density Residential Development and commercial mix
- 5 Medium to High Residential Density and commercial mix detailed precinct plan required
- 6 Limited rural subdivision
- 7 Park Home Park extension
- 8 New regional reservation
- 9 District recreation grounds

- A Precinct 1
- B Precinct 2
- C Precinct 3
- D Precinct 4
- E Precinct 5
- F Precinct 6
- G Precinct 7
- H Precinct 8
- I Precinct 9
- J Precinct 10
- K Precinct 11



Shire of Mundaring Foothills Growth Strategy - Precinct Strategies

Precinct 1

Precinct 1 - Location

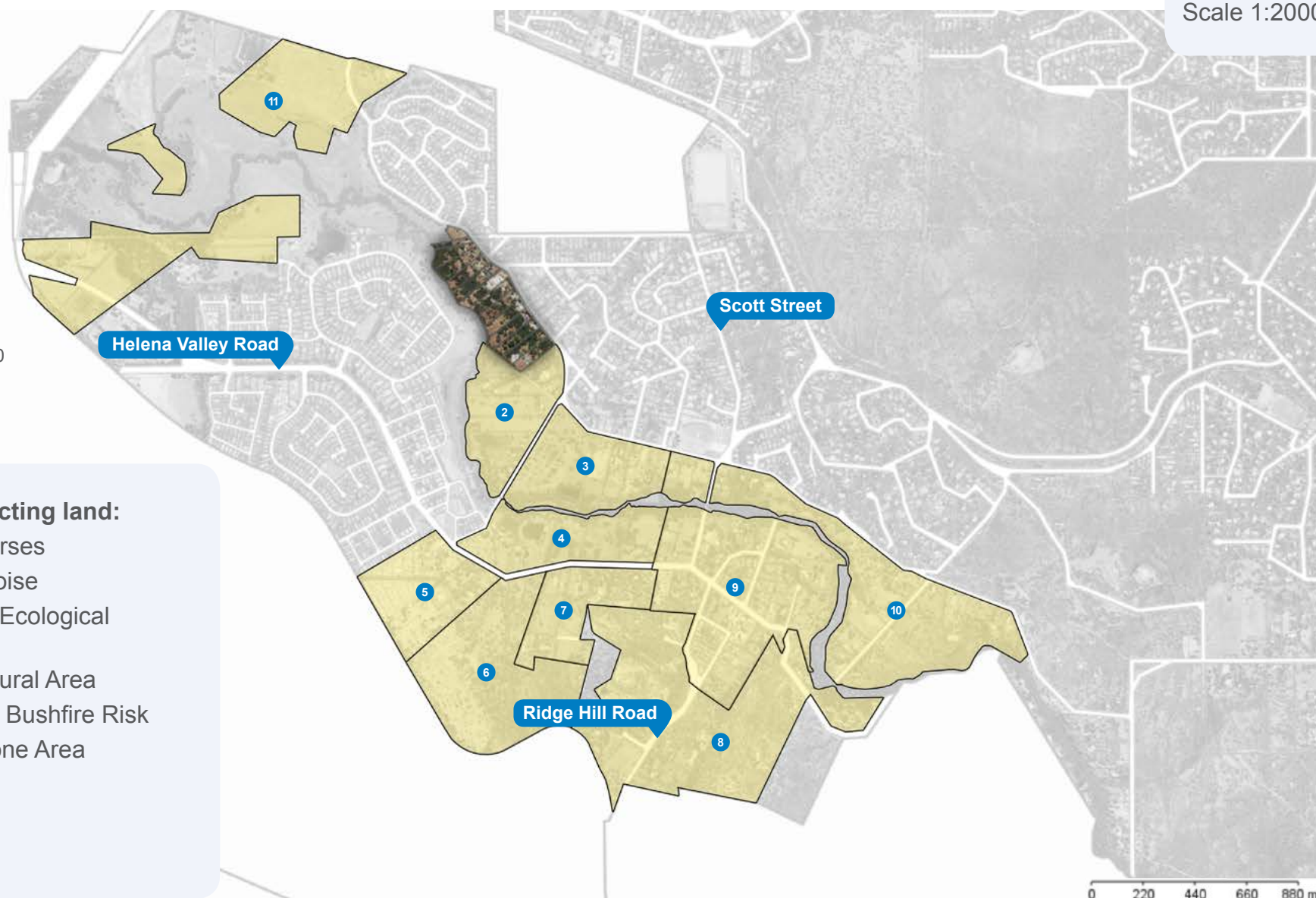


12/07/2017
Scale 1:20000

- 2 Precinct 2
- 3 Precinct 3
- 4 Precinct 4
- 5 Precinct 5
- 6 Precinct 6
- 7 Precinct 7
- 8 Precinct 8
- 9 Precinct 9
- 10 Precinct 10
- 11 Precinct 11

Factors affecting land:

- Watercourses
- Aircraft noise
- Regional Ecological Linkage
- Local Natural Area
- Moderate Bushfire Risk
- Flood Prone Area
- Heritage



Precinct 1 – Strategies

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 2

Approximate area: 14 hectares

Strategy:

To protect rural amenity, the environment and in response to the presence of Flood Prone Area, retain Rural zone under the **MRS** and do not support rezoning for closer subdivision under **LPS4**.

Precinct 1 – Strategies



12/07/2017
Scale 1:4000





Precinct 2

Precinct 2 - Location

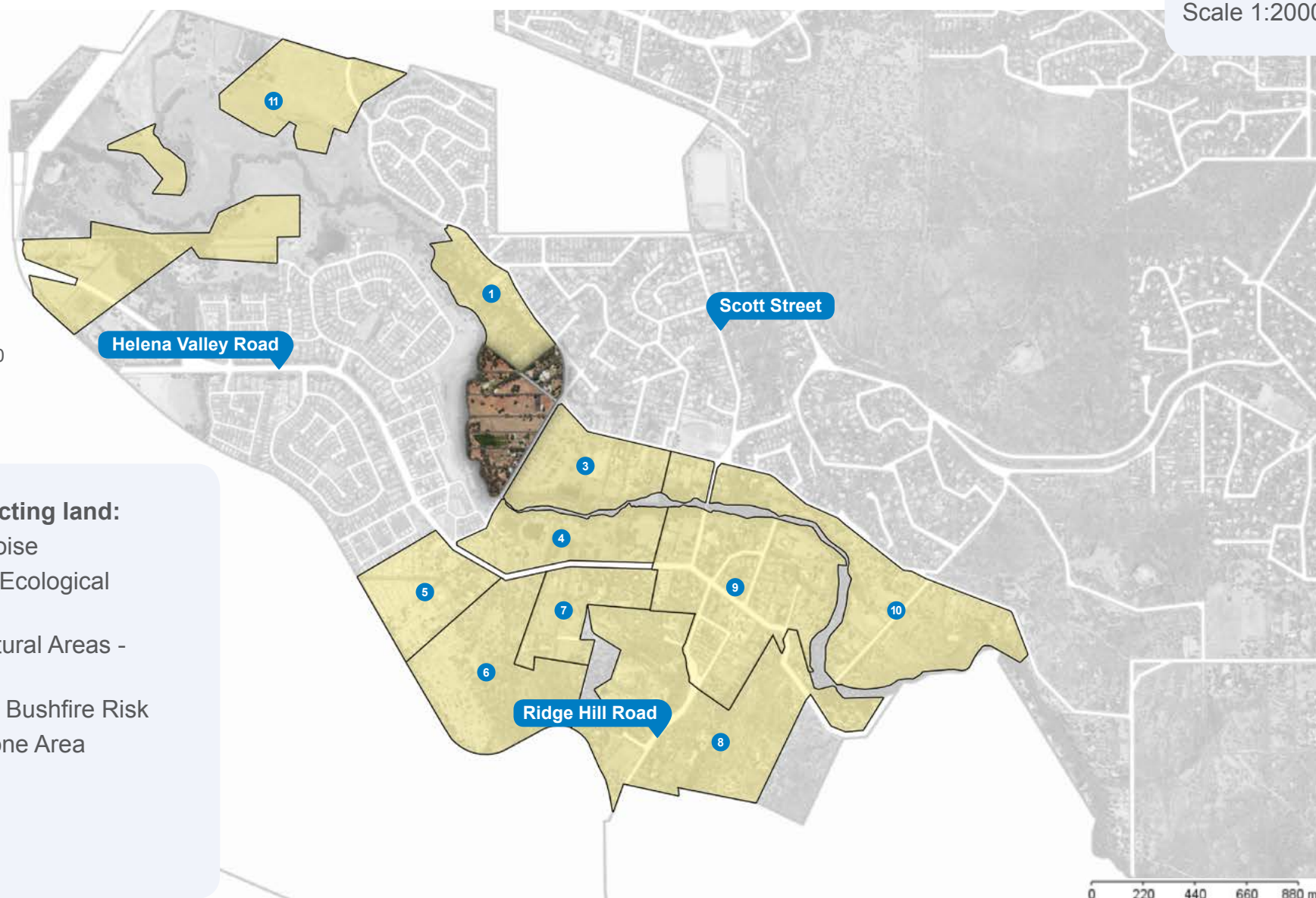


12/07/2017
Scale 1:20000

- 1 Precinct 1
- 3 Precinct 3
- 4 Precinct 4
- 5 Precinct 5
- 6 Precinct 6
- 7 Precinct 7
- 8 Precinct 8
- 9 Precinct 9
- 10 Precinct 10
- 11 Precinct 11

Factors affecting land:

- Aircraft noise
- Regional Ecological Linkage
- Other Natural Areas - Protected
- Moderate Bushfire Risk
- Flood Prone Area
- Heritage



Precinct 2 – Strategies

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 2

Approximate area: 17 hectares

Strategy:

Investigate rezoning to Urban under the **MRS** and **Low to Medium Density Residential Development** under **LPS4** subject to the following – demonstration:

- of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;
- that bushfire risk can be suitably addressed;
- that heritage features can be suitably protected; and
- that existing agricultural land uses will not be detrimentally affected by subdivision/development.

Subdivision design and development should:

- Result in the ceding of land along the Helena River as reserve;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Retain existing trees and incorporate verge trees;
- Consider on-street parking;
- Limit alteration to the natural topography;
- In relation to residences, front Samson Street and Samson

Place;

- Protect existing agricultural land uses from detrimental impacts;
- Provide passive surveillance onto streets and reserves;
- Consider augmenting **POS** with foreshore reserve;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Comply with an adopted Helena River Reserve Development and Management Strategy;
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

- A. These strategies apply in addition to standard planning requirements.
- B. Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.

Precinct 2 – Strategies



12/07/2017
Scale 1:4000





Precinct 3

Precinct 3 - Location

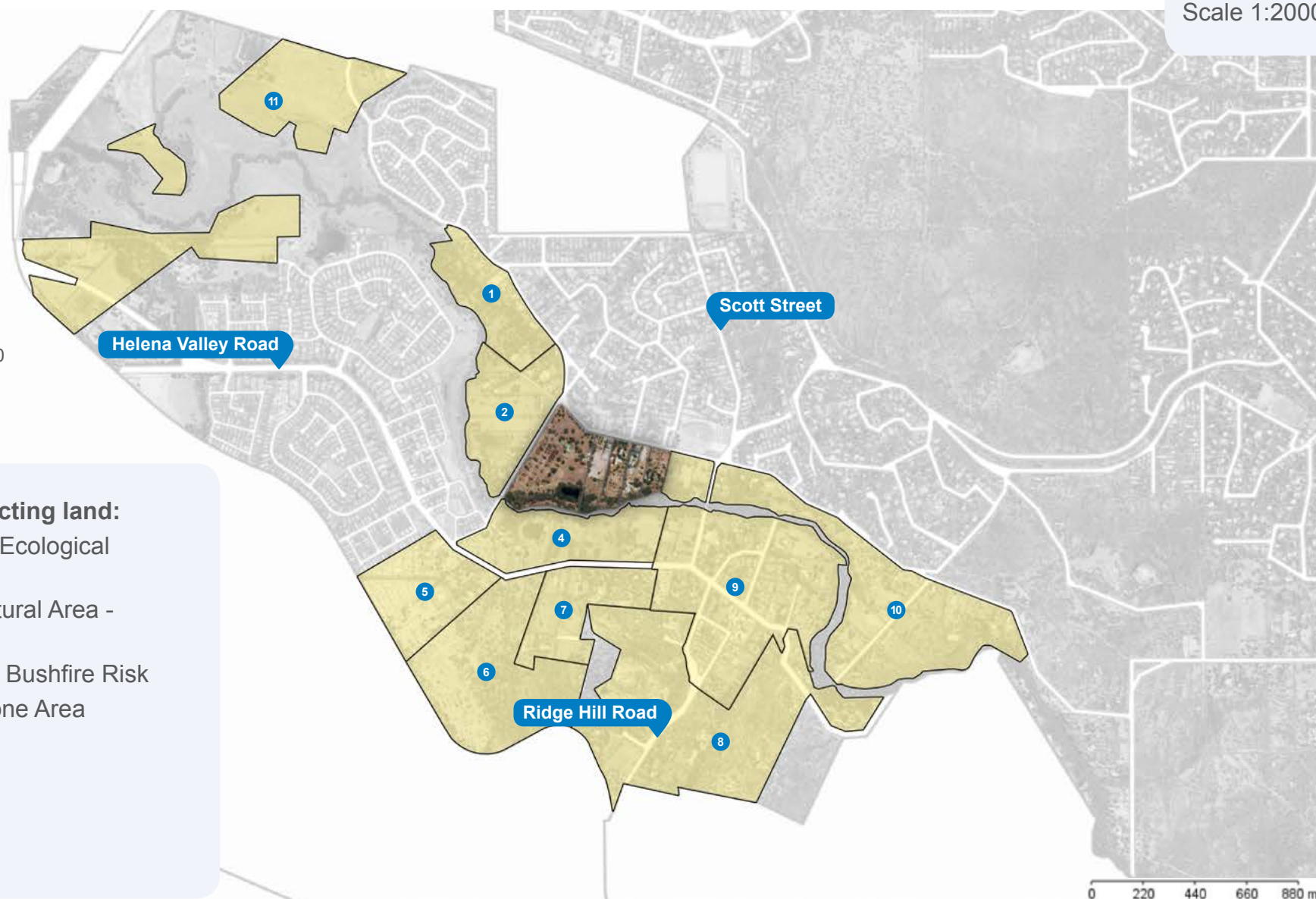


12/07/2017
Scale 1:20000

- 1 Precinct 1
- 2 Precinct 2
- 4 Precinct 4
- 5 Precinct 5
- 6 Precinct 6
- 7 Precinct 7
- 8 Precinct 8
- 9 Precinct 9
- 10 Precinct 10
- 11 Precinct 11

Factors affecting land:

- Regional Ecological Linkage
- Other Natural Area - Protected
- Moderate Bushfire Risk
- Flood Prone Area
- Heritage



Precinct 3 – Strategies

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 2
Rural Smallholdings 10

Approximate area: 19.5 hectares

Strategy:

Investigate rezoning to Urban under the **MRS** and **Medium Density Residential Development** under **LPS4** subject to the following – demonstration:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;
- That bushfire risk can be suitably addressed; and
- That heritage features can be suitably protected.

Subdivision design and development should:

- Result in the ceding of land along the Helena River as reserve;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Ensure that Clayton Farm (heritage place) is suitably protected;
- Consider on-street parking;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;

- In relation to residences, front Samson Street and Clayton Road;
- Provide passive surveillance onto streets and reserves;
- Consider augmenting **POS** with foreshore reserve;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Comply with an adopted Helena River Reserve Development and Management Strategy; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

- A. These strategies apply in addition to standard planning requirements.
- B. Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.

Precinct 3 – Strategies



12/07/2017
Scale 1:4000





Precinct 4

Precinct 4 - Location

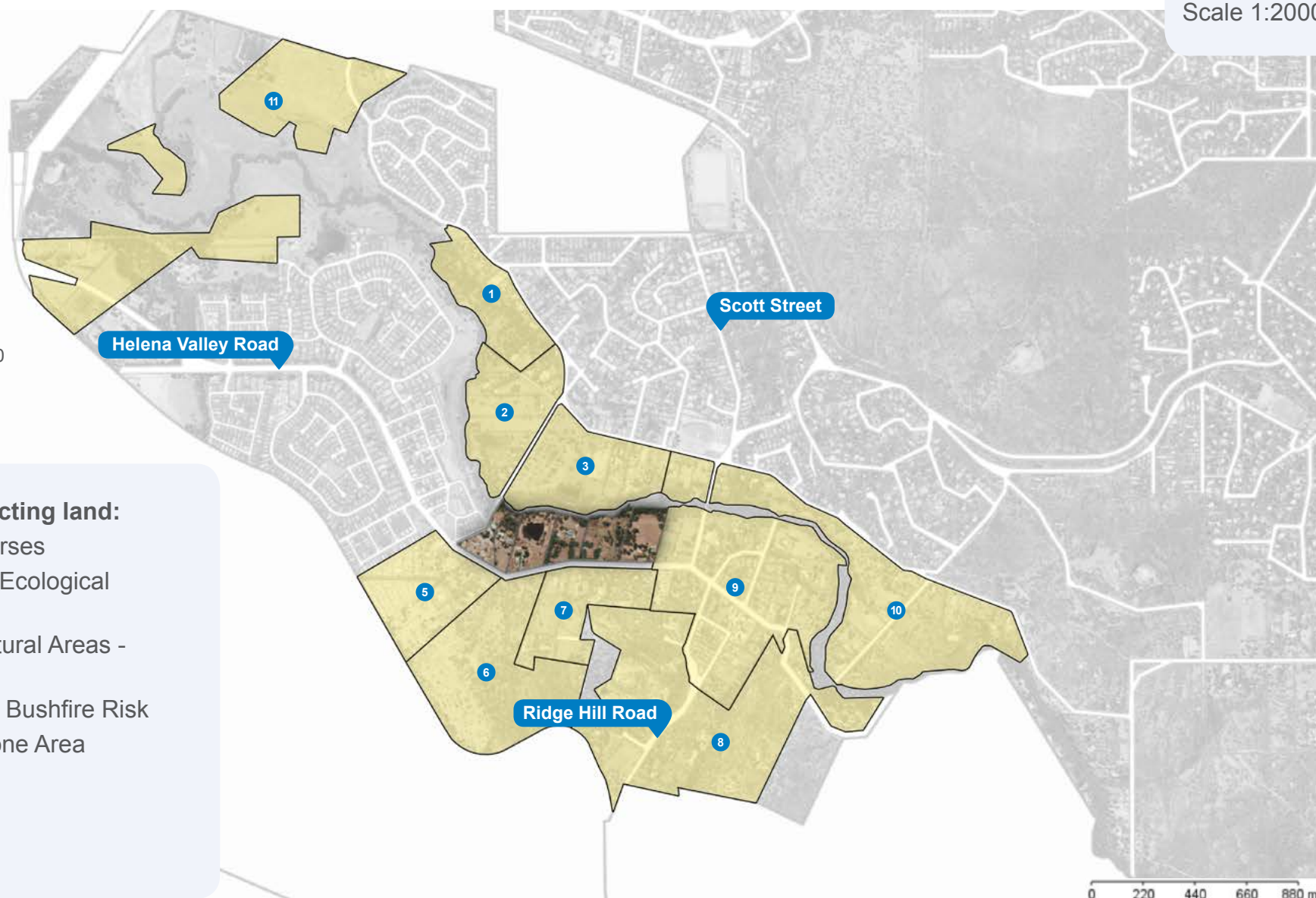


12/07/2017
Scale 1:20000

- 1 Precinct 1
- 2 Precinct 2
- 3 Precinct 3
- 5 Precinct 5
- 6 Precinct 6
- 7 Precinct 7
- 8 Precinct 8
- 9 Precinct 9
- 10 Precinct 10
- 11 Precinct 11

Factors affecting land:

- Watercourses
- Regional Ecological Linkage
- Other Natural Areas - Protected
- Moderate Bushfire Risk
- Flood Prone Area
- Heritage



Precinct 4 – Strategies

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 4

Approximate area: 17.5 hectares

Strategy:

Investigate rezoning to Urban under the **MRS** and **Low to Medium Density Residential Development** under **LPS4** subject to the following – demonstration:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;
- That bushfire risk can be suitably addressed; and
- That heritage features can be suitably protected.

Subdivision design and development should:

- Result in the ceding of land along the Helena River as reserve;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Consider on-street parking;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;
- Ensure appropriate interface with Helena Valley Road;
- In relation to residences, front Samson Street and Helena

Valley Road but restrict direct access from Helena Valley Road;

- Consider augmenting **POS** with foreshore reserve;
- Provide passive surveillance onto streets and reserves;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Comply with an adopted Helena River Reserve Development and Management Strategy;
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

- A. These strategies apply in addition to standard planning requirements.
- B. Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.

Precinct 4 – Strategies



12/07/2017
Scale 1:4000





Precinct 5

Precinct 5 - Location

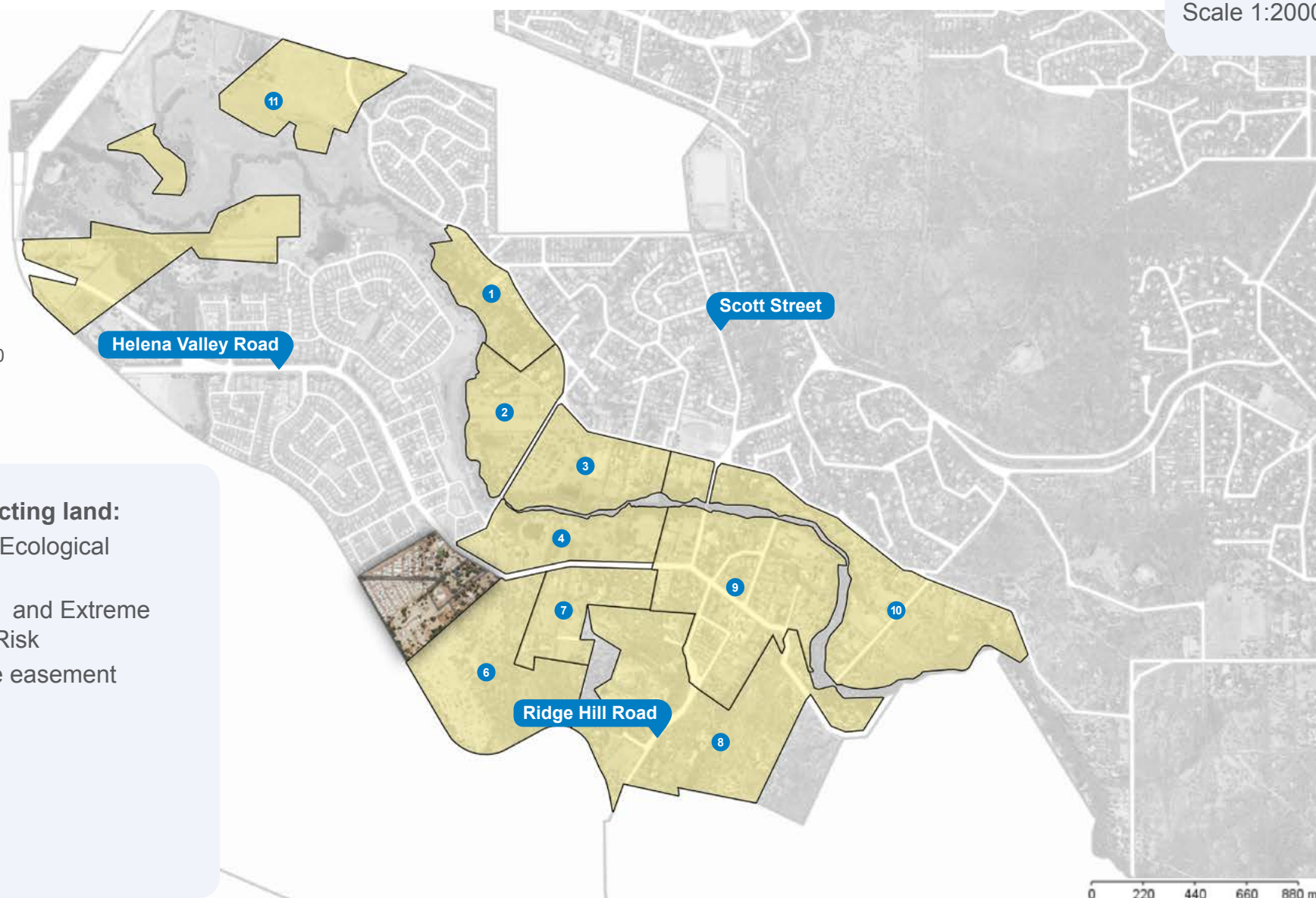


12/07/2017
Scale 1:20000

- 1 Precinct 1
- 2 Precinct 2
- 3 Precinct 3
- 4 Precinct 4
- 6 Precinct 6
- 7 Precinct 7
- 8 Precinct 8
- 9 Precinct 9
- 10 Precinct 10
- 11 Precinct 11

Factors affecting land:

- Regional Ecological Linkage
- Moderate and Extreme Bushfire Risk
- Powerline easement



Precinct 5 – Strategies

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 1
Special Use (Park Home Park)

Approximate area: 16.5 hectares

Strategy:

To accommodate the ageing population, investigate rezoning to Urban under the **MRS** and **Medium Density Residential Development**/Special Use (Park Home Park) under **LPS4** subject to the following – demonstration:

- That bushfire risk can be suitably addressed.

Subdivision design and development should:

- Integrate with existing/proposed development;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;
- Ensure appropriate interface with Helena Valley Road;
- In relation to residences, front Helena Valley Road but limit direct access from Helena Valley Road;
- Provide passive surveillance onto streets and reserves;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

- A. These strategies apply in addition to standard planning requirements.
- B. Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.

Precinct 5 – Strategies



12/07/2017
Scale 1:4000





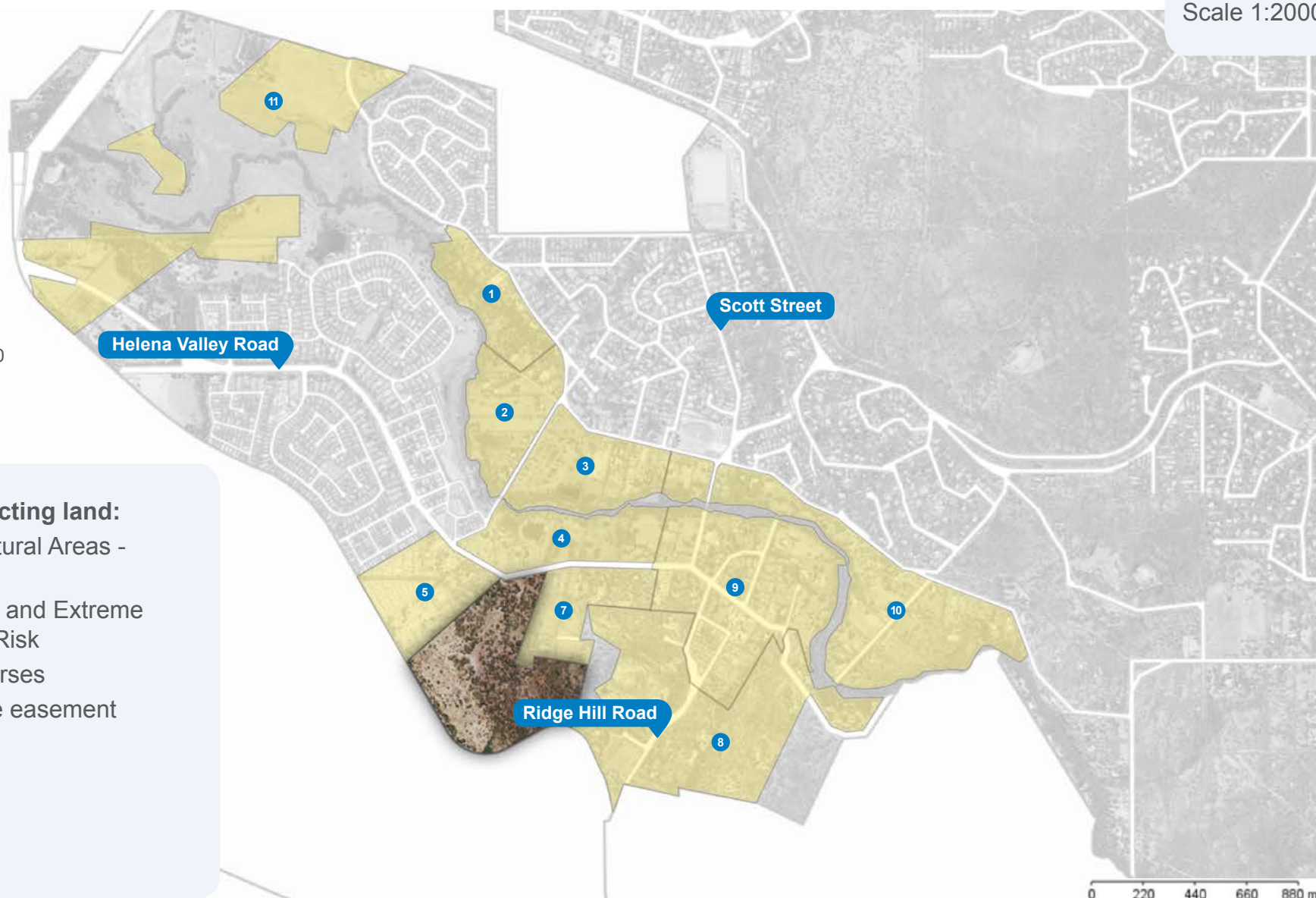
Precinct 6

Precinct 6 - Location



12/07/2017
Scale 1:20000

- 1 Precinct 1
- 2 Precinct 2
- 3 Precinct 3
- 4 Precinct 4
- 5 Precinct 5
- 7 Precinct 7
- 8 Precinct 8
- 9 Precinct 9
- 10 Precinct 10
- 11 Precinct 11



Factors affecting land:

- Other Natural Areas - Protected
- Moderate and Extreme Bushfire Risk
- Watercourses
- Powerline easement

Precinct 6 – Strategies

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 2

Approximate area: 33.5 hectares

Strategy:

Investigate rezoning that portion in the Moderate Bushfire Risk area to Urban under the **MRS** and **Medium Density Residential Development** under **LPS4** subject to the following – demonstration:

- That bushfire risk can be suitably addressed;
- Commitment being made to cede land identified as ‘Other Natural Areas – Protected’ as Parks and Recreation Reserve, subject to detailed environmental investigation;
- That a future road connection could be made between Helena Valley Road to Midland Road via a southward connection through development on Lot 911 Midland Road, Hazelmere.

Subdivision design and development should:

- Integrate with existing/proposed development;
- Consider on-street parking;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;

- In relation to residences, front Helena Valley Road but limit direct access from Helena Valley Road;
- Provide passive surveillance onto streets and reserves;
- Consider augmenting **POS** with Bush Forever site;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

- A. These strategies apply in addition to standard planning requirements.
- B. Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.

Precinct 6 – Strategies



12/07/2017
Scale 1:4000





Precinct 7

Precinct 7 - Location

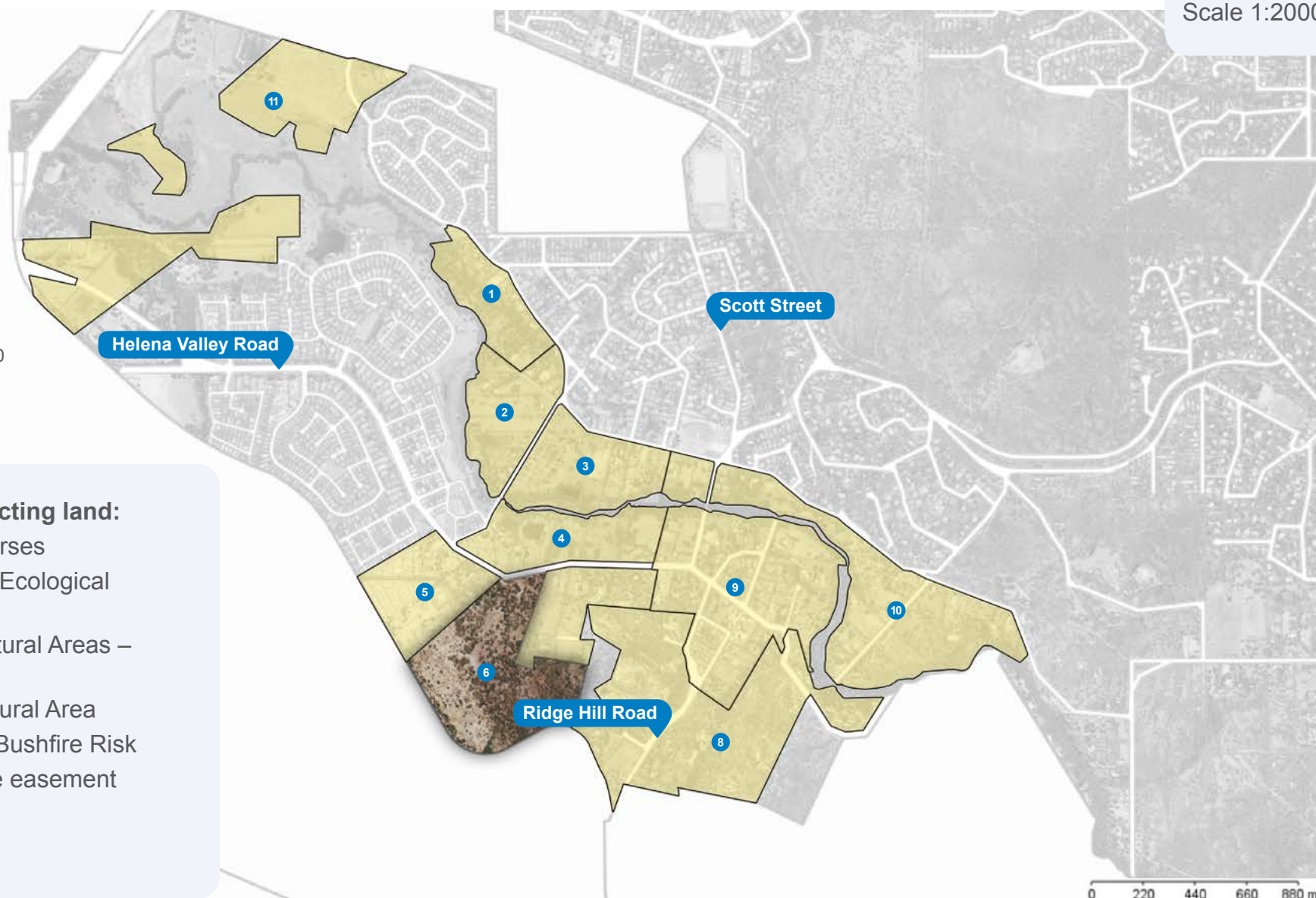


12/07/2017
Scale 1:20000

- 1 Precinct 1
- 2 Precinct 2
- 3 Precinct 3
- 4 Precinct 4
- 5 Precinct 5
- 6 Precinct 6
- 8 Precinct 8
- 9 Precinct 9
- 10 Precinct 10
- 11 Precinct 11

Factors affecting land:

- Watercourses
- Regional Ecological Linkage
- Other Natural Areas – Protected
- Local Natural Area
- Extreme Bushfire Risk
- Powerline easement



Precinct 7 – Strategies

Metropolitan Region Scheme zone: Rural
Urban

Local Planning Scheme No. 4 zone: Rural Residential 2
Residential R2.5

Approximate area: 14.5 hectares

Strategy:

Investigate rezoning to Urban under the **MRS** those properties currently zoned Rural and **Low to Medium Density**

Residential Development under **LPS4** subject to the following – demonstration:

- That bushfire risk can be suitably addressed;
- Commitment being made to cede land identified as ‘Other Natural Areas – Protected’ as Parks and Recreation Reserve;

Subdivision design and development should:

- Be subject to a comprehensive structure plan;
- Integrate with existing/proposed development by transitioning from lower residential densities in the west, gradually increasing to the east;
- Consider on-street parking;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;

- In relation to residences, front Helena Valley Road but limit direct access from Helena Valley Road;
- Ensure appropriate interface with Helena Valley Road;
- Consider augmenting Public Open Space with Parks and Recreation Reserve;
- Provide passive surveillance onto streets and reserves;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

- A. These strategies apply in addition to standard planning requirements.
- B. Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.

Precinct 7 – Strategies



12/07/2017
Scale 1:4000





Precinct 8

Precinct 8 - Location

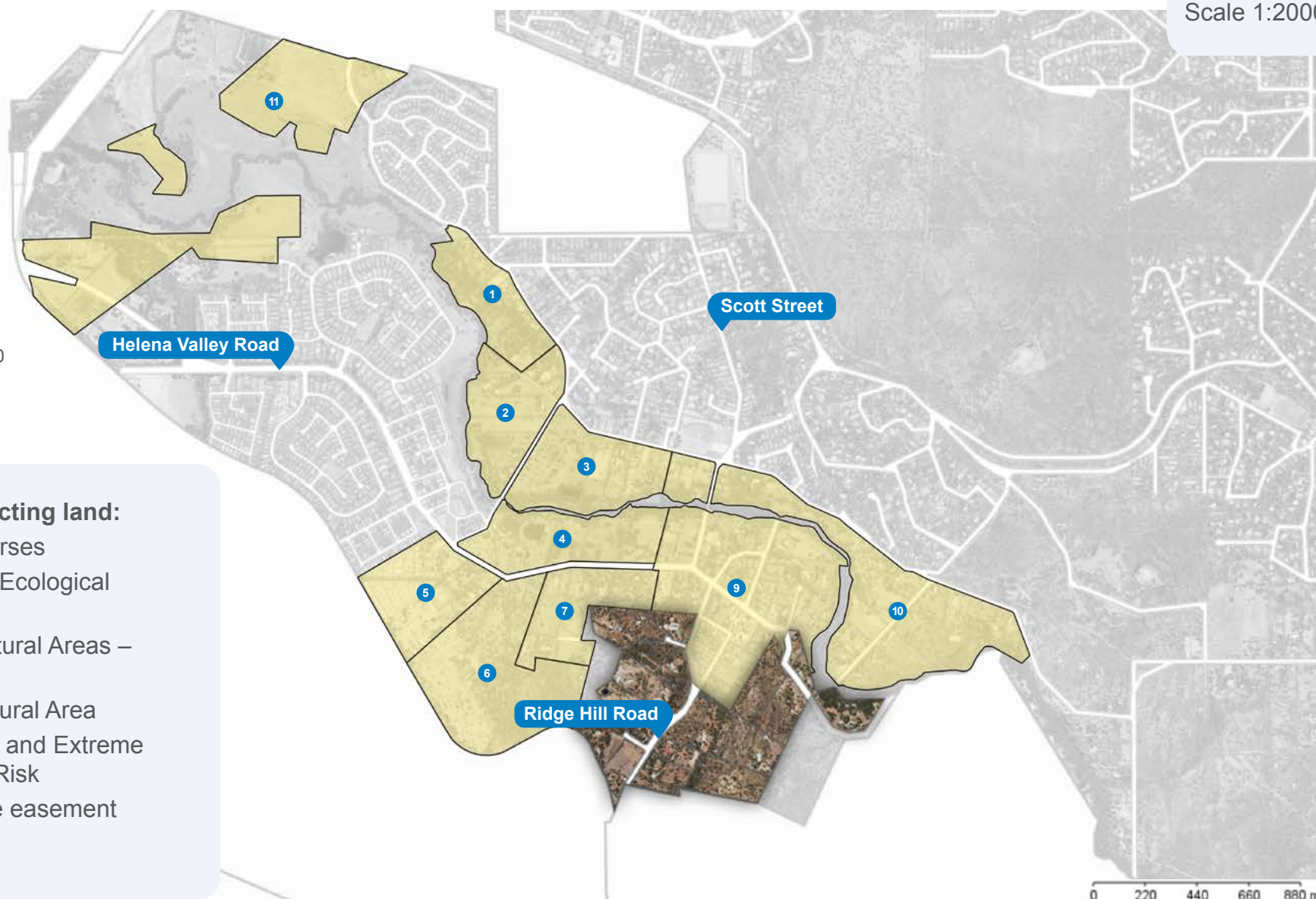


12/07/2017
Scale 1:20000

- 1 Precinct 1
- 2 Precinct 2
- 3 Precinct 3
- 4 Precinct 4
- 5 Precinct 5
- 6 Precinct 6
- 7 Precinct 7
- 9 Precinct 9
- 10 Precinct 10
- 11 Precinct 11

Factors affecting land:

- Watercourses
- Regional Ecological Linkage
- Other Natural Areas – Protected
- Local Natural Area
- Moderate and Extreme Bushfire Risk
- Powerline easement



Precinct 8 – Strategies

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 4

Approximate area: 56.5 hectares

Strategy:

To protect rural amenity and the environment, retain Rural zone under the **MRS** and do not support rezoning for closer subdivision under **LPS4**.

Precinct 8 – Strategies



12/07/2017
Scale 1:4500





Precinct 9

Precinct 9 - Location

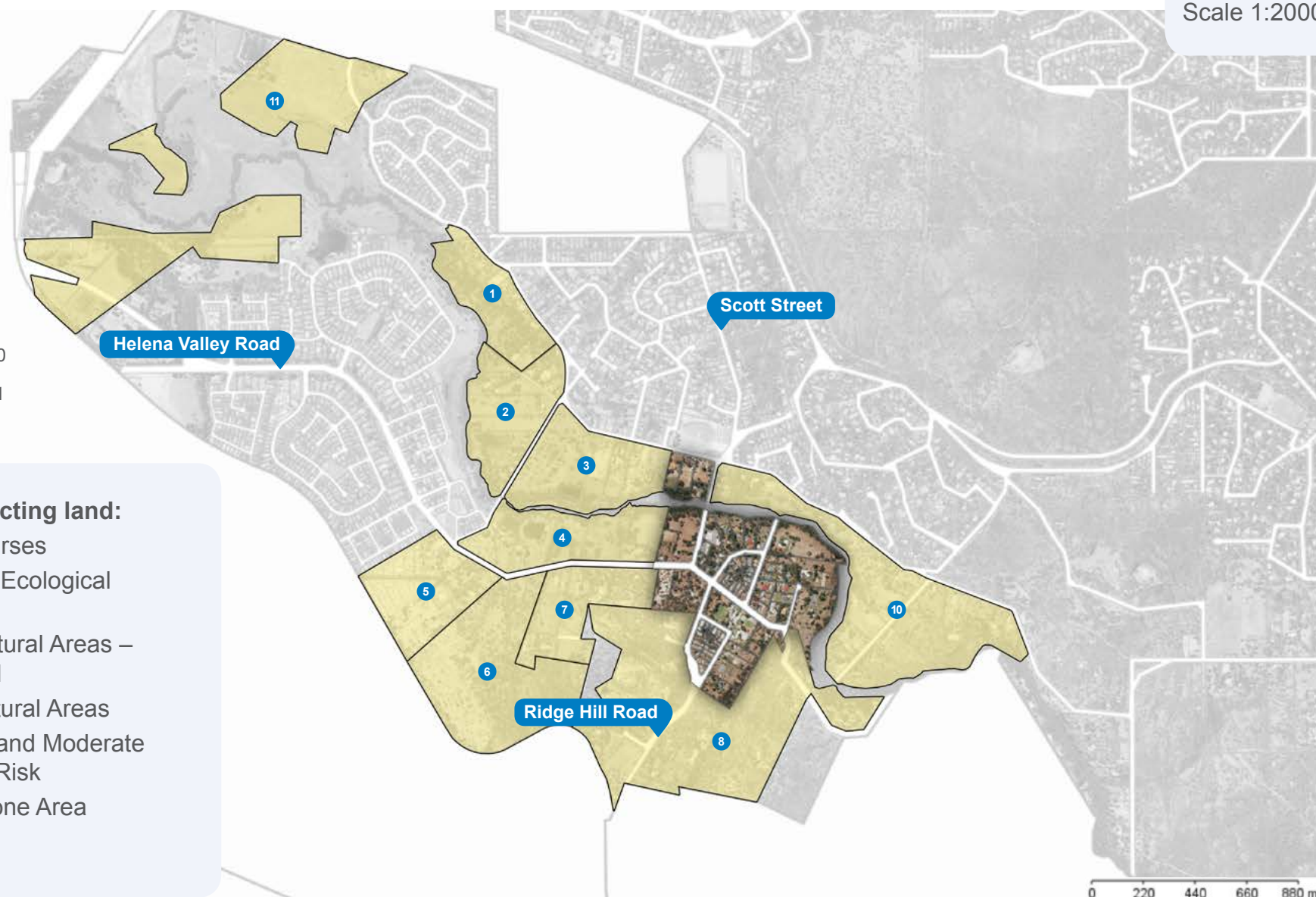


12/07/2017
Scale 1:20000

- 1 Precinct 1
- 2 Precinct 2
- 3 Precinct 3
- 4 Precinct 4
- 5 Precinct 5
- 6 Precinct 6
- 7 Precinct 7
- 8 Precinct 8
- 10 Precinct 10
- 11 Precinct 11

Factors affecting land:

- Watercourses
- Regional Ecological Linkage
- Other Natural Areas – Protected
- Local Natural Areas
- Extreme and Moderate Bushfire Risk
- Flood Prone Area
- Heritage



Precinct 9 – Strategies

Metropolitan Region Scheme zone: Rural
Urban

Local Planning Scheme No. 4 zone: Rural Residential 1, Rural Residential 2, Rural Residential 4, Residential R5, Residential R2.5, Local Centre, Public Purposes (School)

Approximate area: 37 hectares

Strategy:

Investigate rezoning to Urban under the **MRS** those properties currently zoned Rural subject to the following:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve; and
- Demonstration that bushfire risk can be suitably addressed.

The rationale for this strategy is to contain higher density development around civic/commercial areas at a low-point in the valley to retain views of the hills, create walkable catchments, respond to demand for commercial land in response to the growing population, offset lower densities elsewhere in the Strategy area and to build on the existing village atmosphere around the Scott Street shops.

Rezoning to Development under **LPS4** should only occur subsequent to:

- Comprehensive precinct planning (including a 'safe' assessment); and

- Demonstration that bushfire risk can be suitably addressed.

Subdivision design and development should:

- Result in the ceding of land along the Helena River as reserve;
- Make provision for **Medium to High Density Residential Development** and commercial mix informed by a local commercial strategy;
- Make provision for expansion of educational facilities;
- Be subject to comprehensive precinct planning;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Consider on-street parking;
- Retain existing trees and incorporate verge trees;
- Limit alteration to the natural topography;
- Ensure appropriate interface with Helena Valley Road;
- Consider augmenting **POS** with foreshore reserve;
- Provide passive surveillance onto streets and reserves;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Comply with an adopted Helena River Reserve Development and Management Strategy; and
- Demonstrate that installation of utilities does not prejudice future development.

Precinct 9 – Strategies



12/07/2017
Scale 1:5000



Important Notes:

- A. These strategies apply in addition to standard planning requirements.
- B. Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.



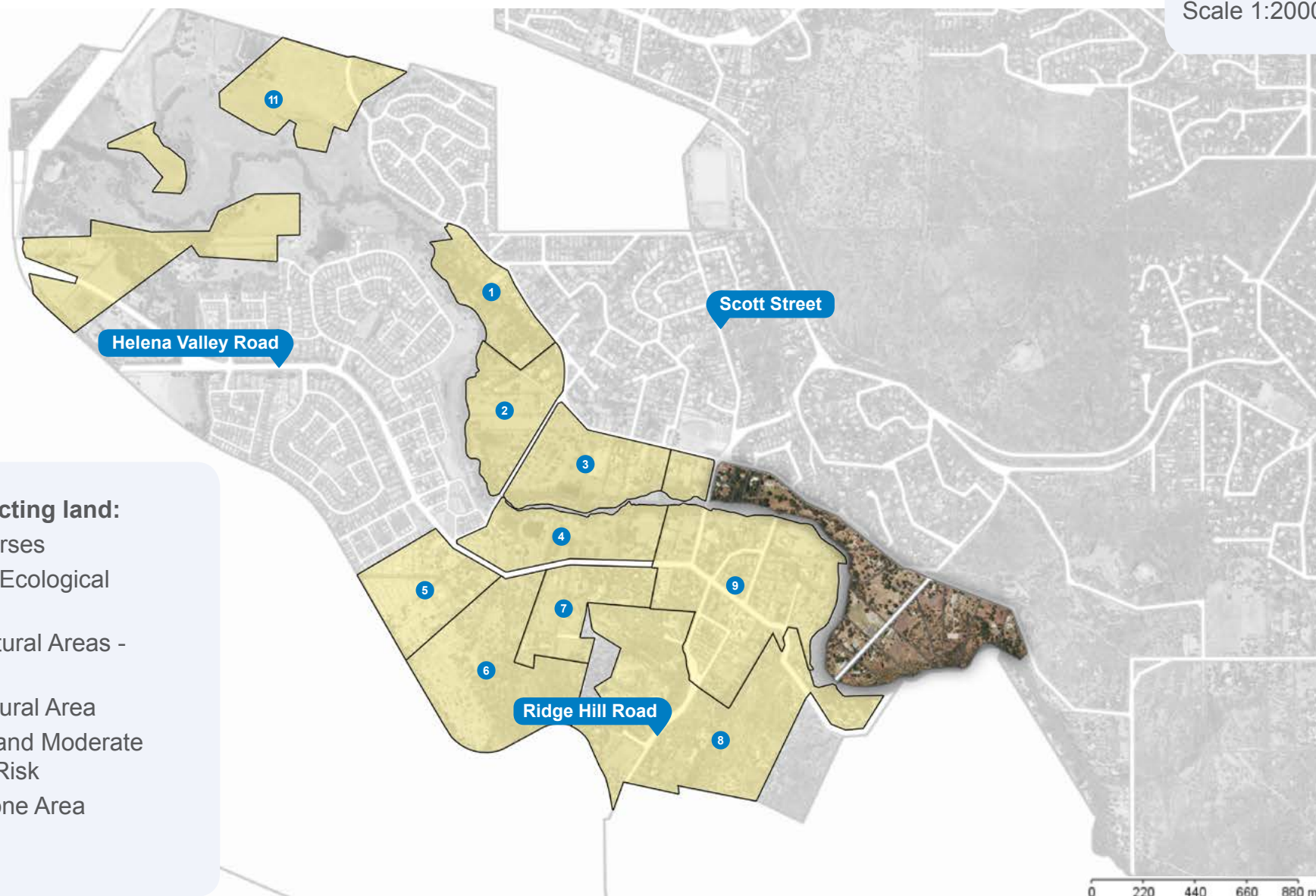
Precinct 10

Precinct 10 - Location



12/07/2017
Scale 1:20000

- 1 Precinct 1
- 2 Precinct 2
- 3 Precinct 3
- 4 Precinct 4
- 5 Precinct 5
- 6 Precinct 6
- 7 Precinct 7
- 8 Precinct 8
- 9 Precinct 9
- 11 Precinct 11



Factors affecting land:

- Watercourses
- Regional Ecological Linkage
- Other Natural Areas - Protected
- Local Natural Area
- Extreme and Moderate Bushfire Risk
- Flood Prone Area
- Heritage

Precinct 10 – Strategies

Metropolitan Region Scheme zone: Rural

Local Planning Scheme No. 4 zone: Rural Residential 1
Rural Residential 2

Approximate area: 37 hectares

Strategy:

To protect rural amenity, the environment and in response to the extent of Flood Prone Area, retain Rural zone under the **MRS**.

Investigate rezoning to Rural Residential 1 under **LPS4**, subject to the following – demonstration:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;
- That bushfire risk can be suitably addressed

Investigate rezoning 1710 (Lot 96) Helena Valley Road to either an Additional Use or Special Use for reuse of the former CSIRO building and possibly the curtilage for an accommodation purpose.

Subdivision design and development should:

- Result in the ceding of land along the Helena River as foreshore reserve;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Retain existing trees and incorporate verge trees;

- Protect existing agricultural land uses from detrimental impacts;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Comply with an adopted Helena River Reserve Development and Management Strategy; and
- Demonstrate that installation of utilities does not prejudice future development.

Important Notes:

- A. These strategies apply in addition to standard planning requirements.
- B. Implementation Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.

Precinct 10 – Strategies



12/07/2017
Scale 1:5000





Precinct 11

Precinct 11 - Location

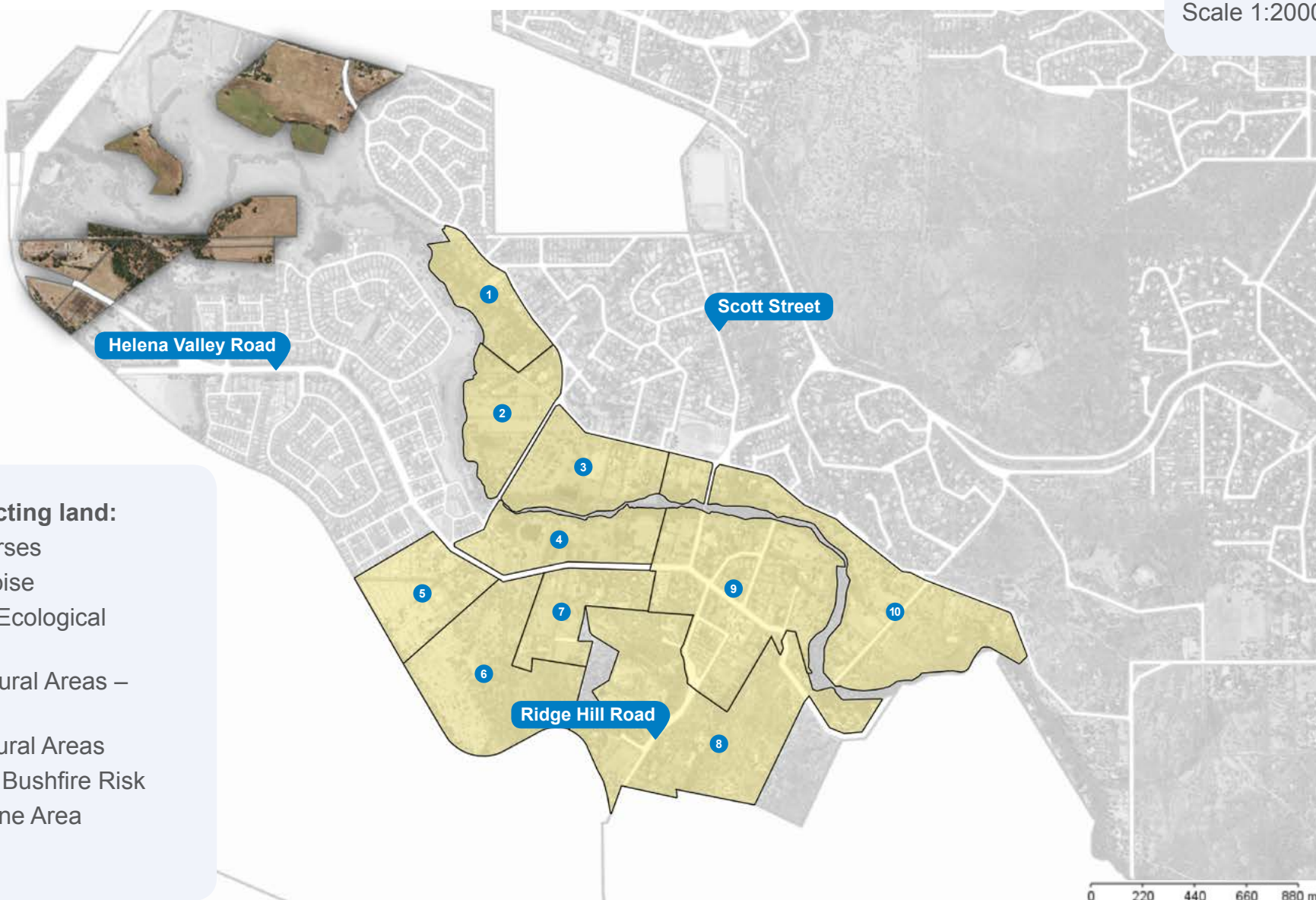


12/07/2017
Scale 1:20000

- 1 Precinct 1
- 2 Precinct 2
- 3 Precinct 3
- 4 Precinct 4
- 5 Precinct 5
- 6 Precinct 6
- 7 Precinct 7
- 8 Precinct 8
- 9 Precinct 9
- 10 Precinct 10

Factors affecting land:

- Watercourses
- Aircraft noise
- Regional Ecological Linkage
- Other Natural Areas – Protected
- Local Natural Areas
- Moderate Bushfire Risk
- Flood Prone Area
- Heritage



Precinct 11 – Strategies

Metropolitan Region Scheme zone: Rural
Parks and Recreation

Local Planning Scheme No. 4 zone: Rural Residential 1
Rural Residential 4
Rural Smallholdings 40

Approximate area: 48.5 hectares

Strategy:

Investigate rezoning to Urban under the **MRS** those properties currently zoned Rural, and to Development under **LPS4** subject to the following – demonstration that:

- Of the extent of the flood prone area through appropriate environmental investigation and a commitment being made to cede this land as Parks and Recreation Reserve;
- Bushfire risk can be suitably addressed; and
- Heritage features can be suitably protected

Investigate rezoning 1710 (Lot 96) Helena Valley Road to either an Additional Use or Special Use for reuse of the former CSIRO building and possibly the curtilage for an accommodation purpose.

Subdivision design and development should:

- Result in the ceding of land along the Helena River as foreshore reserve;
- Make provision for **Medium Density Residential**

Development and commercial mix informed by a local commercial strategy and State Planning Policy 5.1;

- Possibly make provision for expansion of educational facilities;
- Integrate with existing/proposed development and maintain view corridors/facilitate access to the Helena River;
- Ensure appropriate interface with Helena Valley Road;
- In relation to residences and commercial properties, front Helena Valley Road but limit direct access from Helena Valley Road;
- Retain existing trees and incorporate verge trees;
- Consider on-street parking;
- Limit alteration to the natural topography;
- Provide passive surveillance onto streets and reserves;
- Consider augmenting **POS** with foreshore reserve;
- Comply with an adopted development contribution position;
- Comply with an adopted Infrastructure Plan;
- Establish a road connection between Helena Valley Road and Katharine Street;
- Establish district recreation grounds;
- Comply with an adopted Helena River Reserve Development and Management Strategy; and
- Demonstrate that installation of utilities does not prejudice future development.

Precinct 11 – Strategies



12/07/2017
Scale 1:10000



Important Notes:

- A. These strategies apply in addition to standard planning requirements.
- B. Implementation
Milestones identifies a list of actions the Shire requires to be undertaken before an amendment to the Metropolitan Region Scheme can be considered.

Implementation Milestones

The **Strategy** is intended to guide decision-making for **MRS** and Local Planning Scheme Amendments, structure plans, subdivision and development.

Before these can be seriously considered, it is necessary for work to be completed to ensure that development, when it does occur, is coordinated and sustainable.

Implementation Milestones identifies these tasks. A summary explanation of each is provided below.

Decision made on North-East Sub-Regional Structure Plan

The **WAPC** is required to determine whether Helena Valley/Bellevue will be identified for Urban Infill/Investigation in the North-East Sub-Regional Structure Plan (or otherwise permit infill/investigation) prior to **MRS** amendments being seriously considered.

Local Commercial Strategy

The Shire's current Local Commercial Strategy (1992) is being updated and will provide guidance on the desirable spatial requirements and commercial mix in the Shire generally and Helena Valley/Bellevue specifically. Its recommendations are to be incorporated into the **Strategy**.

Traffic and Land Use Study

The Strategy was informed by a Traffic and Land Use Study which examined likely population growth and associated demands for infrastructure improvements. Some of the assumptions underpinning this study have changed. Therefore, this study is to be updated and the findings incorporated into the **Strategy**.

Recreation Plan

A plan identified for preparation in the 2018/19 financial year to examine recreation needs and maintenance requirements in the Shire.

Helena River Reserve Development and Management Strategy

The Helena River and its foreshore is the centrepiece of growth in the **Strategy** area. However, the ceding of land for Parks and Recreation Reserve will under-deliver on recreational and environmental benefits unless there is a plan in place for its coordinated development and ongoing management.

The Helena River Reserve Development and Management Strategy is to provide clarity around the development standards eg trail linkages, weed removal, foreshore management etc to be met as subdivision occurs and how responsibility for environmental and fire risk management will be shared.

Infrastructure Plan

A number of submissions highlighted a need for a coordinated infrastructure plan in the study area to integrate water management and discuss and examine environmental offsets road upgrades, new roads, recreational facilities, cycle and footpaths, bus stops, emergency accesses and so on.

The comprehensive infrastructure plan is to be prepared and then used to inform the Development Contribution Position Paper after appropriate consultation.

Development Contribution Position Paper

Urban growth requires transport and other infrastructure improvements (refer to Infrastructure Plan) to be provided in-line with demand.

Normally this is achieved by developers supplying the infrastructure necessary to support individual developments. However, when growth is proposed at a larger scale eg district level, it is inequitable for a single developer to provide infrastructure from which the wider public will benefit. At the same time, it is important that large-scale growth avoids piecemeal development and provides for the needs of the district.

As recognised by the **WAPC's** Draft State Planning Policy 3.6 – Development Contributions for Infrastructure:

The capacity of a local government to provide the additional infrastructure and facilities necessary to accommodate future growth and change is limited by the available financial resources. As a result, local government is increasingly seeking to apply development contributions for the construction of infrastructure and facilities beyond the standard requirements such as community centres, recreation centres, sporting facilities, libraries, child care centres and other such facilities.

Under the current policy, this is normally applied through a **DCP**. The draft policy considers implementation of **DCPs** via Deemed Provisions under the Planning and Development (Local Planning Schemes) Regulations 2015. At the time of writing, it is not clear on whether this will be the preferred method of implementation.

There are also options outside of a **DCP** for applying development contributions eg voluntary agreements which can include, but are not limited to, legal agreements and Specialised Area Rates.

The Development Contribution Position Paper is to explore the Shire's various options and relative merits of delivering this infrastructure eg via a Development Contribution Plan, Specified Area Rate and so on.

Subsequently, the preferred method is to be implemented.

Amendment to LPS4 to reflect SPP 5.1

The **ANEF** contours in **LPS4** and the latest version of SPP 5.1 are inconsistent. An amendment to **LPS4** is needed to reconcile these. The **WAPC** has advised that this is likely to be a basic amendment.

Stage	Task	Agencies to be involved	Date Completed	Cost (indicative)
1	Decision made on North-East Sub- Regional Structure Plan	WAPC	To be announced	To be announced
2	Local Commercial Strategy	Shire of Mundaring	June/July 2017	\$50,000
3	Traffic and Land Use Study	Main Roads City of Swan Shire of Mundaring	June/July 2017	\$70,000
4	Recreation plan	Shire of Mundaring	Shire of Mundaring	\$40,000

5	Helena River Reserve Development and Management Strategy	Department of Aboriginal Affairs WAPC DPaW (Swan River Trust) Department of Water Shire of Mundaring Community groups	TBA	\$50,000
6	Infrastructure Plan	Department of Transport Main Roads Department of Water City of Swan Shire of Mundaring Developer	TBA	N/A
7	Development Contribution Position Paper & Implementation	WAPC City of Swan Shire of Mundaring	TBA	\$60,000
8	Amendment to LPS4 to reflect State Planning Policy 5.1 (likely basic amendment)	WAPC Shire of Mundaring Proponent	TBA	Nil

The Shire has made commitments to work in collaboration with other agencies to investigate the requirements for additional public education facilities and investigate recreational uses for land adjoining the **Strategy** area.

These commitments are intended to inform but not preclude serious consideration of the stages following the Implementation Milestones.

No.	Commitments	Agencies to be involved
1	Recreation plans for Parks and Recreation Reserve in Hazelmere (Bushmead) to be discussed.	WAPC Department of Parks and Wildlife Environmental Protection Authority City of Swan Shire of Mundaring
2	Provide updated population forecasts to Department of Education to assist with school planning	WAPC Department of Education Shire of Mundaring

Technical Appendices

Appendix	Contains
1	Summary of submissions
2	Foreshore Vision Plan
3	Helena Valley Land Use Study
4	Traffic and Land Use Study
5	Council Report – 9 August 2016
6	Council Report – July 2017

References

Government Sewerage Policy - Perth Metropolitan Region.

‘Evidence supporting the creation of environments that encourage healthy active living’

‘Guidance for the Assessment of Environmental Factors No. 3 - Separation Distances between Industrial and Sensitive Land Uses’

Guidelines for the Separation of Agricultural and Residential Land Use