

# Shire of Mundaring

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**Office of the Chief Executive**  
**CS RRA 17**  
July 18 2006

Mr Mike Davies  
Chairperson  
Stoneville Progress Association  
PO Box 33 Stoneville Post Office  
STONEVILLE WA 6081

Dear Mike

Further to the minutes of your meeting held on the 29<sup>th</sup> May 2006, and our recent discussions, I now provide a response to those questions asked at that meeting which were left unanswered.

*Q 14 small units have been developed in Craig St Mundaring since the developments were approved. The Council says it is concerned with providing retirement accommodation. Why were these units not rezoned for retirement?*

A. Council adopted a precinct plan for the Business District Zone and the Civic and Cultural Precinct in 1997. The plan recommended that provision be made in the Residential Precinct 3 zone for group housing sites, but not to the exclusion of single residences or the future extension of compatible business development in those areas i.e.: an element of "Mixed Use" in this area need not be discouraged. Residential density should be set at approximately R40 or possibly more, but in any case, development proposals must be looked at on their individual merits.

It should be noted that 'Group Housing' should not be limited to accommodation for 'Aged' persons but should aim at accommodation for all aged groups. As such Council did not alter the zoning because the precinct plan supported 'grouped housing' for all age groups with in this area.

*Q. In 2001 a proposal to extend the Stoneville Post Office complex on Richardson Road was sort (sic). This was rejected by residents. It has now been re-initiated in 2006. Why have only 6 people been notified when this is very much a community issue?*

*We put in a submission and received notification from the Shire on receipt, why is it that the other 5 submissions received no response?*

- A. With regard the proposed extension of shops on Richardson Road Post Office lot - the land is zoned Local Centre 2 under the provisions of Town Planning Scheme 3 (TPS 3) and Urban under the Metropolitan Regional Scheme. A shop is an 'AA' use under TPS 3. An 'AA' use means that the use is not permitted unless special permission is granted by Council. This approval was granted by Council at its meeting dated 28/3/2006. The proposed use within this zone does not require a public comment period and indeed the proposal is supported by the Metropolitan Centres Policy and the Shire of Mundaring Local Commercial Strategy.

In regard to comment relating to a previous application for the site, an application was presented to Council in 2001. Council requested further details from the applicant. As the information was not received the proposal was not determined at that time.

With reference to the proposed specialty shop on Stoneville Road, the proposal was advertised in accordance with the provisions of TPS 3. It should be noted neither of these applications were for a rezoning of land, just a compatible use on existing land zoned for Local Centre activities. An extensive public comment period occurred when the land zoning was changed from a previous land zoning.

Our records show that all submissions received by the Shire in relation to the proposed specialty shop were acknowledged and considered during the approval process.

- Q. *Nick Miller, A new road is being constructed on the Chambers Land Parkerville site, and traffic on Boyamyne Road will soon become a real issue.*

*Allan Coffey – Boyamyne Road Parkerville is narrow and dangerous at present, what will it be like with all the extra proposed traffic?*

- A. The current subdivision occurring on the old Chambers land has approval to accommodate no more than 37 lots.

The Shire, in responding to the subdivision application, advised that a sole connection to Hidden Valley Road would be adequate to accommodate the traffic generated from the additional 37 lots. However, the WAPC in their approval required additional road connections to Boyamyne Road and Beacon Road. Additional connections are good for spreading traffic and in case of fire or emergency provides more than one route of escape.

The distribution of additional traffic generated by 37 lots over the three road connections will not create difficulties in terms of volumes and road pavement widths or geometry for Hidden Valley Road or Boyamyne Road. Beacon Road however is a narrow gravel road with poor geometry at some points. Beacon Road is therefore the road to be monitored by the Shire and may require some interim upgrading utilising contributions made by current and past developers in the locality.

It is noted that the Shire is speaking with Main Roads WA to have the locality speed zoned so that the default speed limit of 110 km/hr does not apply. The speed zoning would then give guidance to motorists of an appropriate speed for the semi rural environment of that locality.

*Q. Maria Northcote stated she lived on Brooking Road Parkerville and would like to know whether their land will be resumed.*

*I have received no information or consultation from the Shire. Please tell me why we are not being kept informed."*

*A. No resumption of existing land along Brooking Road will be required. Should full development ever occur the road pavement will require some minor widening and improvement to gravel shoulders (i.e. will remain a two lane road) to ensure the road is safe.*

*Q. Cr Beaton was asked -*

- 1. When were you on the Environmental Advisory Committee?*
- 2. When were you on Council?*
- 3. How did you vote with regard to these proposals?*

*A. 1. 1995 to 1997 and 1999 to 2001  
2. 1995 to 1997 and 1999 to present  
3. The Adoption of TPS 3 was prior to Cr Beaton becoming a Councillor. The LSIP for Parkerville was approved by Council in June 1997 and Stoneville was approved by Council in February 1998. Cr Beaton was not on Council during these periods.*

*Q. What credibility does the Shire have when you clearly haven't represented the community interests.*

*Who will take issue with the roads?  
What is the impact of traffic on the Stoneville Road?*

- A. The Shire will ultimately take full responsibility for the roads. Before that occurs we will pursue any required upgrades to the road network caused by additional traffic from any development within the Shire. In the case of the two proposed townsites a traffic study was undertaken which predicted traffic movements and advised which roads would require upgrading. The cost of these works were determined and proportioned to the developers on a per lot created basis. As the traffic generated warrants work, the developers and the Shire (with the contributions received) will undertake these works.

This road upgrade proposal and costs are continually reviewed as the developments proceed. Modifications are sometimes required to accommodate more detailed subdivisional plans and staging locality of these developments.

- Q. *Peter Wignall – Stated that this part of the hills is only represented by 3 councillors and the other councillors seem to vote them down. We should start lobbying all councillors.*

- A. In the Shire of Mundaring Councillors are elected on a ward basis. The proposed Parkerville development falls within the Central Ward and the proposed Stoneville development falls within the East Ward, so in simple terms "this part of the hills" is represented by 6 councillors.

However, on election, councillors are charged with the responsibility of representing the Shire as a whole and with making decisions that are beneficial to and representative of the Shire as a whole.

I believe this now answers all those questions raised at the meeting which were left unanswered. Please contact me on 9290 6601 should you require further clarification.

Yours sincerely,



**Jonathan Throssell**  
**CHIEF EXECUTIVE OFFICER**