














**Subject Site**  
 Note: Staff's recommendations is to omit those properties hatched on this Locality Plan so that they can be dealt with as part of separate Scheme Amendment (instead of being rezoned 'Residential Development' and requiring a structure plan). This is addressed in detail in the Report to Council.

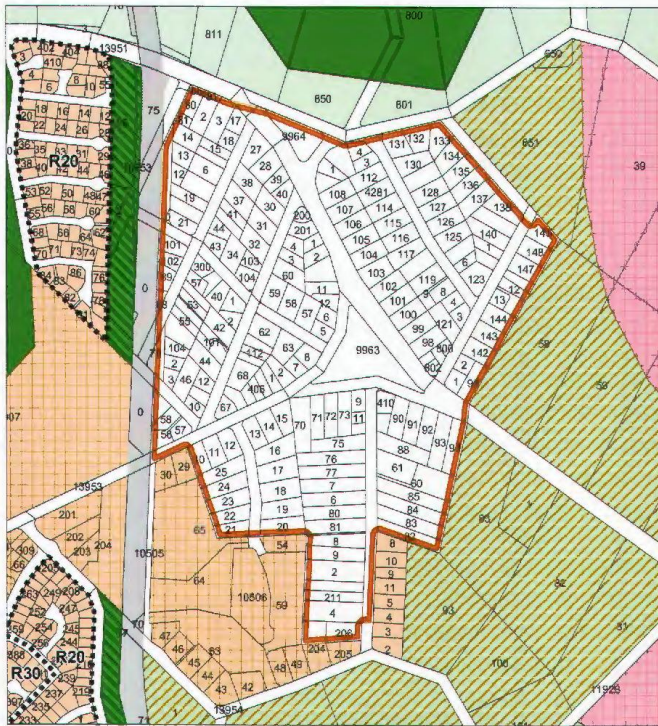
	<p><b>DISCLAIMER:</b> Information shown here on is a composite of information from various different data sources. Users are warned that the information is provided by the City of Swan in this format as a general resource on the understanding that it is not suitable as a basis for decision making without verification with the original source.</p>	
	<p><b>Locality Plan</b>                  UHS Scheme Amendment No.93                  (Hazelmere)</p>	
<p>Monday, 9 September 2013</p>		<p>1:8000</p>



**LOCAL PLANNING SCHEME No 17  
AMENDMENT No 93**





**LEGEND**

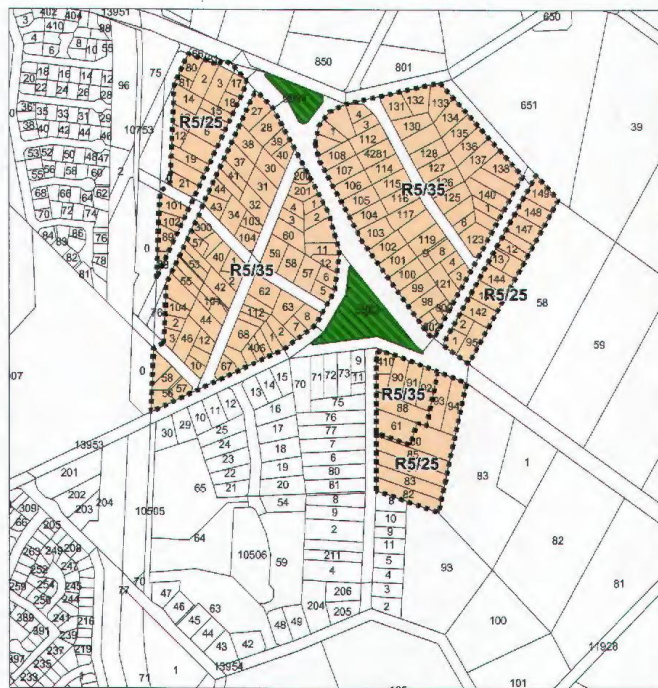
-  Regional Reserves - Parks and Recreation
-  Regional Reserve - Railways
-  Local Reserve - Local Roads
-  Local Reserve - Recreation
-  Rural Residential
-  Industrial Development
-  Residential Redevelopment
-  Residential Development
-  Residential
-  R Code & Boundary



**EXISTING ZONING**

**LEGEND**

-  Local Reserve - Recreation
-  Local Reserve - Local Roads
-  Residential
-  R Code & Boundary



**PROPOSED ZONING**



## SCHEDULE OF SUBMISSIONS

FOR AMENDMENT NO: LPS17-93

PROPOSAL: Hazelmere Village - Hazelmere Village

No.	Name/Address	Affected Property	Summary of Submission	Councillor's Recommendation	Commissioner's Recommendation
1.	B Donelan 7A Jaraba Avenue Gooseberry Hill WA 6076	139 Bushmead Road, Hazelmere WA 6055	No objection.	Noted.	
2.	P Cunneen 26A West Parade Hazelmere WA 6055	26A West Parade Hazelmere WA 6055	No objection.	Noted.	
3.	F and L Barnett 9 West Parade Hazelmere WA 6055	9 West Parade Hazelmere WA 6055	No objection.	Noted.	
4.	J Staer 12 Eric Street Hazelmere WA 6055	12 Eric Street Hazelmere WA 6055	No objection.	Noted.	
5.	G Worth 16 Robertson Street Hazelmere WA 6055	16 Robertson Street Hazelmere WA 6055	No objection.	Noted.	
6.	L Donelan 7A Jaraba Avenue Gooseberry Hill WA 6076	139 Bushmead Road, Hazelmere WA 6055	No objection.	Noted.	
7.	C Kelly PO Box 5020 Centrepoint LPO Midland WA 6056	128 Bushmead Road Hazelmere WA 6055	No objection.	Noted.	
8.	K Downie 155 Holbrook Road Glen Forrest WA 6071	8 Eric Street Hazelmere WA 6055	No objection.	Noted.	
9.	J, M, R and A Harwood 16 Stephen Street Guildford WA 6055	10 Robertson Street Hazelmere WA 6055	No objection.	Noted.	
10.	J Luci 2 Christina Street Hazelmere WA 6055	2 Christina Street Hazelmere WA 6055	No objection.	Noted.	

11.	A Gundry 12 Janeville Place South Guildford WA 6055	7 James Avenue Hazelmere WA 6055	No objection.	Noted.
12.	L Martin 15 James Avenue Hazelmere WA 6055	15 James Avenue Hazelmere WA 6055	No objection.	Noted.
13.	E Moffatt 7 Mary Street Hazelmere WA 6055	7 Mary Street Hazelmere WA 6055	No objection.	Noted.
14.	J and K Voight 33 Wynne Street Hazelmere WA 6055	31 and 33 Wynne Street Hazelmere WA 6055	No objection.	Noted.
15.	K and J Mans 16 Christina Street Hazelmere WA 6055	16 Christina Street Hazelmere WA 6055	No objection. Supportive comments.	Noted.
16.	D and M Wickens 5 Christina Street Hazelmere WA 6055	5 Christina Street Hazelmere WA 6055	No objection.	Noted.
17.	R and C Lewis 3 Mary Street Hazelmere WA 6055	3 Mary Street Hazelmere WA 6055	No objection. Request that rates not be raised.	Noted. Rates will not be affected.
18.	M Van Doorn PO Box 240 Guildford WA 6935	8 Robertson Street Hazelmere WA 6055	No objection.	Noted.
19.	S and J Collins 11 Anthea Street Hazelmere WA 6055	11 Anthea Street Hazelmere WA 6055	Objection. Properties requiring structure planning are being treated inequitably to the rest of Hazelmere. Request that these properties be given the same development conditions. Do not object to dual coding within Hazelmere.	Upheld. The introduction of a 'Residential' zone with dual density code over the 'Residential Redevelopment' and 'Residential Development' zoned land will achieve the same aims for proper and orderly planning as would Structure Planning.

					Modification to be made to the Scheme Amendment maps to exclude the 'Residential Redevelopment' zoned land from the Amendment, to be considered in a separate Amendment.	
20.	R Marshall 8a Wingate Avenue Hazelmere WA 6055	8a Wingate Avenue Hazelmere WA 6055		Objection. Increased density will have a negative impact on the existing amenity. Infrastructure, including drainage, will require upgrading. R20 would be a more appropriate density.	Dismissed. Issues regarding amenity and traffic were addressed during consideration of the Urban Housing Strategy. Drainage will be upgraded as necessary.	
21.	A Fedorow 22 Mary Street Hazelmere WA 6055	22 Mary Street Hazelmere WA 6055		Objection. Do not want property included in Structure Planning and does not want to redevelop.	Upheld. As per submission 19.	
22.	K Bearham 4 Wingate Avenue Hazelmere WA 6055	4 Wingate Avenue Hazelmere WA 6055		Objection. Traffic from the industrial area is already busy, new roads or road closures are needed.	Dismissed. The Urban Housing Strategy adopted the Liveable Neighbourhood planning principles which aim to reduce the use of cars. Traffic increase as a result of the amendment will be negligible, however the City constantly review traffic situations.	
23.	V Le 54 Cape LeGrande Avenue	21 West Parade Hazelmere WA 6055		Objection.		

24.	Aubin Grove WA 6164 R Jones 9 Kinkuna Way City Beach WA 6015	10 Stirling Crescent Hazelmere WA 6055	Objection. Property has a 54m wide frontage, request that more than one crossover be permitted.	Dismissed. Objection will be addressed in Council Policies associated with the Urban Housing Strategy and any proposal for more than one crossover will be assessed on its merits.
25.	L Hontscharenko 24 Mary Street Hazelmere WA 6055	24a Mary Street Hazelmere WA 6055	Objection. If the City wants to develop they should purchase land or look elsewhere rather than Hazelmere.	Dismissed. Irrelevant as no land acquisitions are proposed as part of this Amendment.
26.	T O'Shea 140 Bushmead Road Hazelmere WA 6055	140 Bushmead Road Hazelmere WA 6055	Objection. There are sufficient houses in the area. Additional houses will increase traffic and impact on amenity.	Dismissed. As per submission 22.
27.	C Tenardi 2 Mary Street Hazelmere WA 6055	2 Mary Street Hazelmere WA 6055	Objection. Do not have an R Code and therefore do not have options.	Upheld. As per submission 19.
28.	D Savill 35 West Parade Hazelmere WA 6055	35 West Parade Hazelmere WA 6055	Property is zoned 'Residential Development' which is inconsistent with the use of the land, request that the property be included with the other residential lots.	Upheld. As per submission 19.
29.	Water Corporation PO Box 100 Leederville WA 6902		Only concern is separation distances from Wastewater Pumping Stations (WWPS) from which potential for	Noted. WWPS located within the area affected by Amendment 95 are already

				odour nuisance to impact on residential uses exists. Increases in densities are also likely to require increased buffers to WWPS.	separated by sufficient buffer distances.	
30.	Department of Health PO Box 8172 Perth BC 6849			<p>1. All residential developments are to connect to scheme water and reticulated sewerage.</p> <p>2. Council should minimise potential negative impacts of increased density eg noise, odour, light, lifestyle activities. Health Impact Assessment and Public Health Assessment principles should be incorporated into assessments.</p>	<p>1. Noted. This is a standard requirement for residential development.</p> <p>2. Noted. Most of these impacts result from development other than residential.</p>	
31.	Swan River Trust PO Box 6829 East Perth WA 6892			<p>1. Will only support increased densities where sewer is available as on site effluent disposal can be a significant source of nutrients to rivers.</p> <p>2. Where residential zones have an impact on the Swan River and tributaries best practice water sensitive urban design should be incorporated.</p> <p>No objections.</p>	<p>1. Noted. Sewer is available to all lots included within this Amendment.</p>	
32.	Main Roads Western Australia PO Box 6202 East Perth			No objections.	Noted.	

33.	WA 6892 Western Power 363 Wellington Street Perth WA 6000		Amendment information has been noted in their database for consideration in next review of network capacity requirements.	Noted.	
34.	Perth Airport PO Box 6 CLOVERDALE WA 6985		<p>Objection. Properties are located within the 20-15 and 20-25 ANEF and affected by 100 to 199 events in excess of 65dBA per day. Increased density within the vicinity of the airport exposes more people to aircraft noise, and also limits the airport's ability to modify and plan for departure and approach paths.</p>	<p>Dismissed.</p> <p>20-15 ANEF: This is an established residential area that includes redevelopment without impediment from the 20-15 ANEF contour. Restriction on development and density under the 20 ANEF is not envisaged through SPP 5.1. The objection has no basis under the current statutory planning framework.</p> <p>20-25 ANEF: SPP 5.1 allows for densities higher than R20 where there is a strategic need for consolidated development, a higher code will facilitate redevelopment or infill and there is other public interest. It is considered that the amendment meets these criteria.</p>	