

# City of Swan

## Guildford Hazelmere Local Area Plan

Including Guildford, Hazelmere,  
and South Guildford

April 2015



one city diverse places





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FROM TOP: Padbury Stores, Guildford.  
Bakers Bridge, 1937.  
Hazelmere was developed as a hobby farm area.

# Mayor's Message

The City of Swan comprises a **large land area** with **diverse communities**. Planning for such a diverse area requires **creative solutions**.

Local Area Plans provide the opportunity to recognise the **unique character** and needs of these **diverse communities**.

Local Area Planning involves local community members working together with the City to identify the specific issues affecting their community and, to produce a plan that provides solutions to meet the **specific needs of their local area** and to support its unique character. This Local Area Plan is therefore an important document for the City to **plan for infrastructure and services** and **manage change** at a local level.

The City appreciates the tremendous support and contribution made by community members and other stakeholders in developing this Local Area Plan.



Mayor Charlie Zannino.

# 1.0 Introduction

The City's Place Management approach to service delivery recognises that the City is made up of **many communities** (Places) which may have very **different needs and aspirations**. Documents such as the City's Strategic Community Plan and Local Planning Strategy guide the City's business planning by identifying future land use, strategies and actions at the district level but do not necessarily identify the **particular needs and aspirations of individual communities**.

## 1.1 What is Local Area Planning?

Local area planning (formerly place planning) has been adopted by Council under its Integrated Planning Framework (Figure 1) and provides a mechanism for local communities to address local issues through a consultative process. The process establishes a vision and objectives for each Place and identifies strategies and actions to achieve the vision and objectives that, together with strategies and actions identified in the Strategic Community Plan and the Local Planning Strategy, informs the City's business planning process.

City of Swan Integrated Planning Framework Model

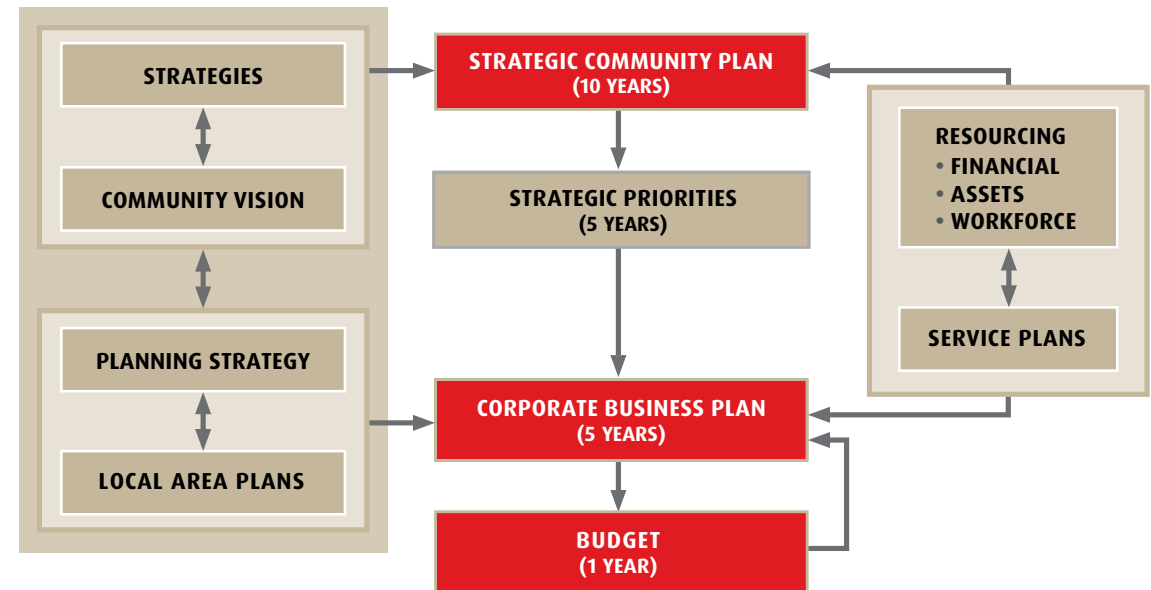


Figure 1. Integrated Planning Framework Model

## 1.2 The Local Area Plan Model

The local area planning model (Figure 2) indicates how local area planning integrates with the Strategic Community Plan (SCP) and the Local Planning Strategy (LPS) in order to inform corporate business planning to achieve place based planning and service delivery. Each “ring” of the model informs the next ring in a two way process. The results of annual monitoring of the service delivery will in turn provide input into the other “rings”, thereby closing the loop.

### 1.2.1 Strategic Community Plan

At the centre of the model is the Strategic Community Plan (SCP), which is a document mandated by the Department for Local Government at the core of business planning by local governments under the Integrated Planning Framework. The SCP sets out a vision, aspirations and objectives for the City over the next ten years and includes five key result areas, being; Economic Environment, Natural Environment, Built Environment, Social Environment and Governance.

Each result area has a number of outcomes with objectives, strategies and measures for each. The themes for each local area plan are therefore aligned to the key result areas under the SCP in order to ensure direct alignment between the two (refer to Figure 2).

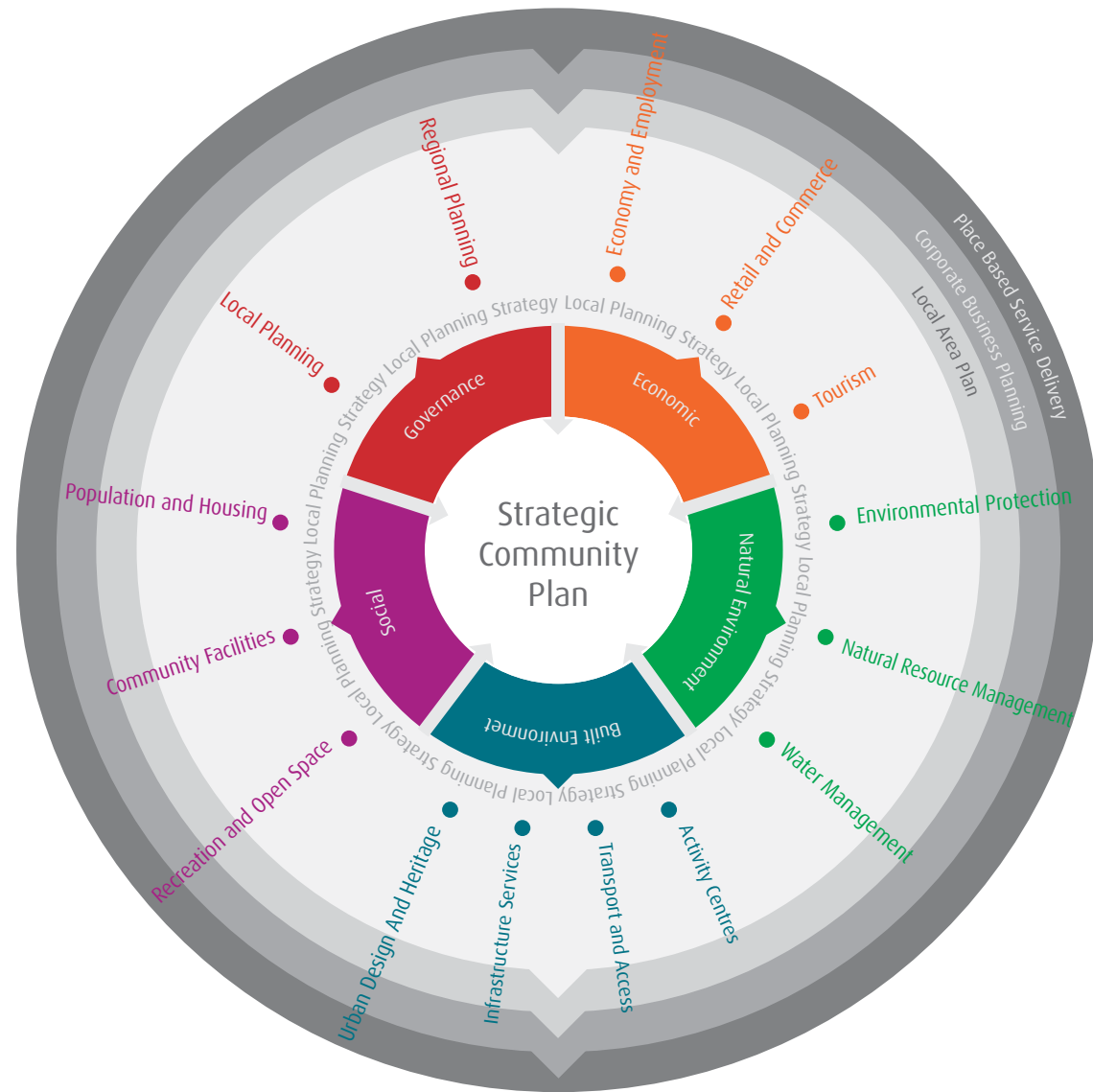


Figure 2. Local area planning model



## 1.2.2 Local Planning Strategy

The Local Planning Strategy (LPS) is a land use planning tool prescribed under the *Planning and Development Act 2005*. The LPS examines key land use planning issues and defines strategies and actions to respond to those issues at the district level. These issues flow into each other and cross the key result areas under the SCP. The LPS does not consider differences between Places, in particular differing community priorities. Strategies and actions under the LPS will therefore be carried forward to the local area plans under relevant result area themes but further refined and prioritised relevant to the Place area as a result of the local area plan community workshops.

## 1.2.3 Local Area Plans

The local area plans consolidate the outcomes and objectives from the SCP and the strategies and actions from the LPS and further develop these specific to the relevant Place area and prioritise them. This will be guided by a vision and objectives for the Place area, established from a community workshop(s) to be conducted for each Place area. Development of the local area plan shall also draw upon information obtained from Place area workshops conducted as part of the Strategic Community Plan. Outcomes of the local area plans, importantly, also provide feedback to the Local Planning Strategy and the Strategic Community Plan. Dependent upon the point within the cycle of review of the SCP and the LPS, LAPs therefore also inform the SCP and LPS.

## 1.2.4 Place Based Service Delivery

The outcome of the model is Place based delivery of services in accordance with adopted strategies and actions detailed in the local area plans and integrated through the Corporate Business Plan. It is the responsibility of the relevant appointed Place Leader to liaise with business unit managers on the delivery of those services and to report on issues in this regard to the Executive and through the quarterly reporting process.

## 1.3 Guiding Principles

### 1.3.1 Sustainability

Create communities that are economically, socially and environmentally sustainable by:

- Supporting opportunities for business and local employment;
- Promoting alternative transport modes;
- Respecting the natural environment; and
- Building active and connected communities.

### 1.3.2 Access and equity

Create communities where services and facilities are accessible to people with disabilities and provide opportunities that meet the needs of all sectors of the local community.

### 1.3.3 Safety

Create communities where people feel safe to live, work and recreate.

### 1.3.4 Identity

Maintain and enhance the unique identity of each Place created by its natural and built form landscape character.

### 1.3.5 Participation

Local area plans are developed in co-operation with local communities.

### 1.3.6 Prioritisation

Local strategies and actions are prioritised by the local community.

### 1.3.7 Integration

The strategies and actions of local area plans are integrated with the strategies and actions of other strategies of the City and the City's business planning processes.

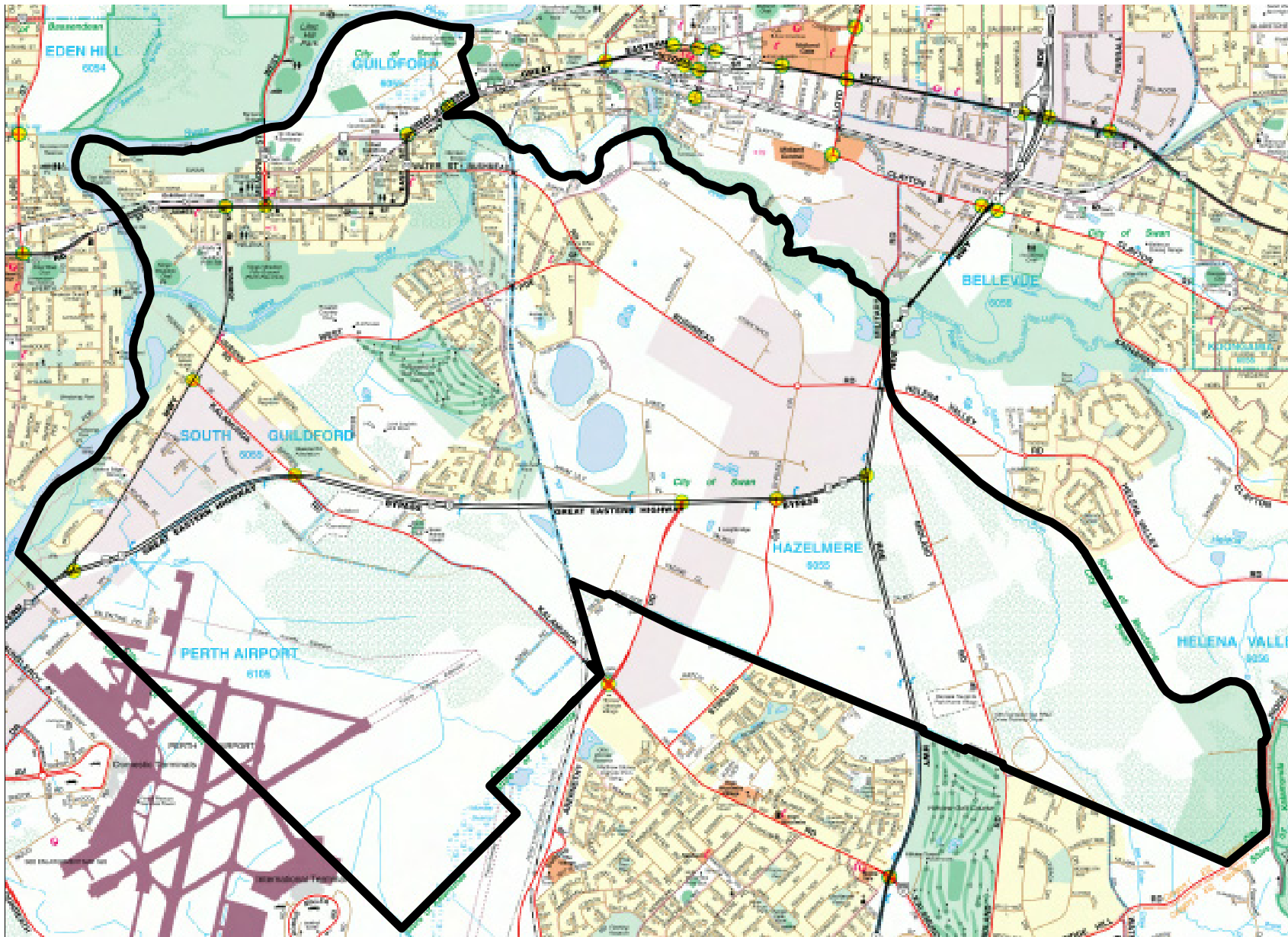
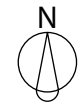
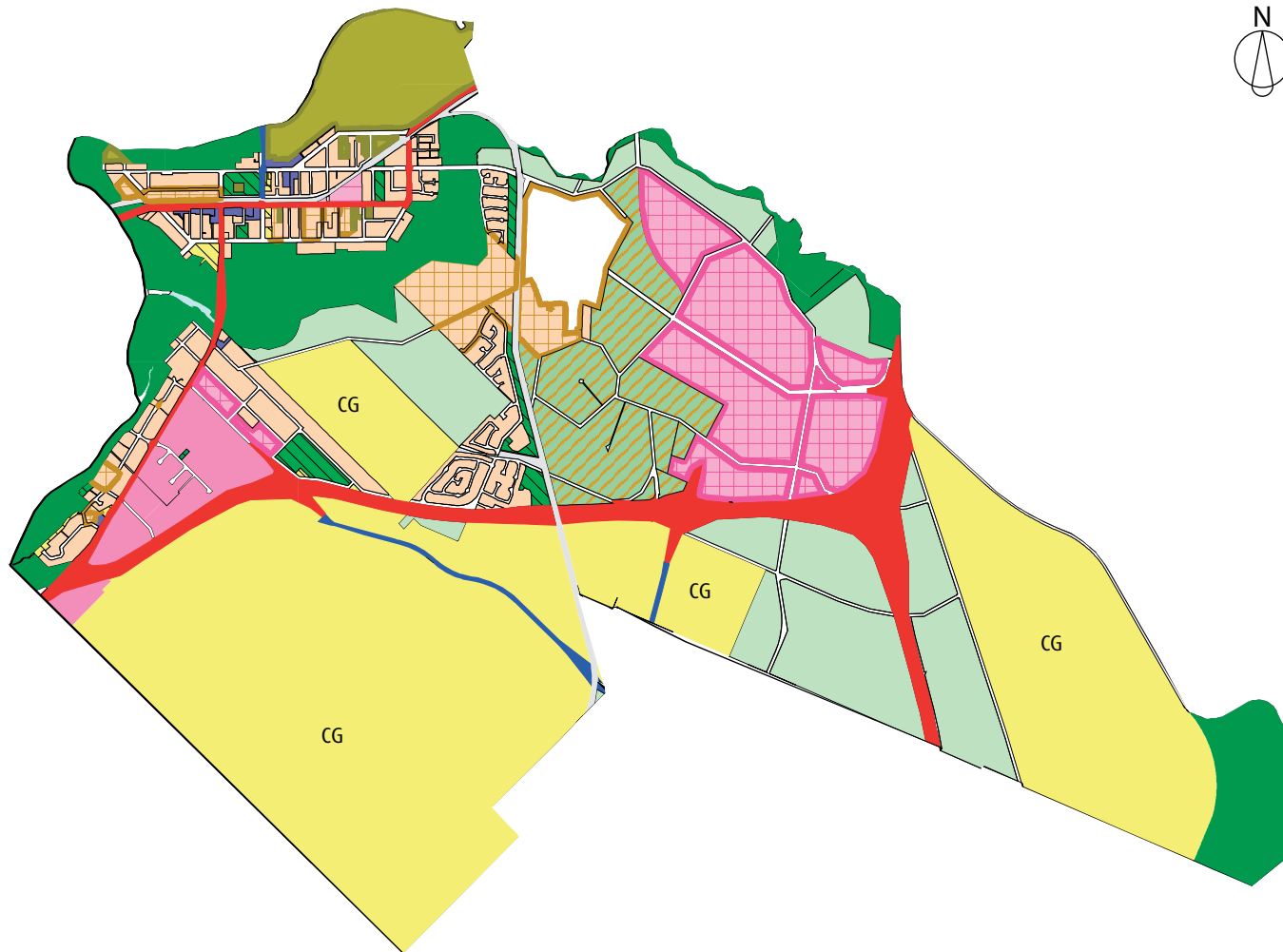


Figure 3.  
Guildford Hazelmere  
local area street map



### LEGEND

#### METROPOLITAN REGION SCHEME RESERVES

- PARKS AND RECREATION
- RESTRICTED PUBLIC ACCESS
- RAILWAYS
- PORT INSTALLATIONS
- STATE FORESTS
- WATER CATCHMENTS
- CIVIC AND CULTURAL
- WATERWAYS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSES - DENOTED AS FOLLOWS:
- H HOSPITAL
- HS HIGH SCHOOL
- TS TECHNICAL SCHOOL
- CP CAR PARK
- U UNIVERSITY
- CG COMMONWEALTH GOVERNMENT
- SEC STATE ENERGY COMMISSION
- SU SPECIAL USES
- WSD WATER AUTHORITY OF WA
- P PRISON

#### LOCAL SCHEME RESERVES

- LOCAL ROAD
- PUBLIC PURPOSES
- PUBLIC PURPOSES DENOTED AS FOLLOWS:
- CB CEMETERES BOARD
- CC CIVIC & CULTURAL
- CP CARPARK
- FESA FIRE & EMERGENCY SERVICES
- HS HIGH SCHOOL
- P PRISON
- PPS PRE-PRIMARY SCHOOL
- PS PRIMARY SCHOOL
- TA TELSTRA
- WC WATER CORPORATION
- WPP WESTERN POWER
- PUBLIC UTILITIES
- RECREATION

#### ZONES

- RESIDENTIAL
- RESIDENTIAL DEVELOPMENT
- RESIDENTIAL REDEVELOPMENT
- CITY CENTRE - BUSINESS
- CITY CENTRE - COMMERCIAL DEFERRED
- CITY CENTRE - MIXED USE
- CITY CENTRE - RESIDENTIAL
- CITY CENTRE - SHOPPING
- CITY CENTRE - SHOWROOM
- SPECIAL USE
- PRIVATE CLUBS & INSTITUTIONS
- GENERAL COMMERCIAL
- GENERAL INDUSTRIAL
- HIGHWAY SERVICE
- INDUSTRIAL DEVELOPMENT
- LIGHT INDUSTRIAL
- GENERAL RURAL
- LANDSCAPE
- RESOURCE
- RURAL LIVING
- RURAL RESIDENTIAL
- SPECIAL RURAL
- SWAN VALLEY RURAL

#### OTHER

- R CODES
- AI ADDITIONAL USES
- RI RESTRICTED USES
- SCHEME BOUNDARY
- LOCAL GOVERNMENT BOUNDARY
- MUNICIPAL BOUNDARY
- STRATEGIC REGIONAL CENTRE BOUNDARY
- SRS SPECIAL RURAL AREA (SEE SCHEME TEXT)
- SUZ SPECIAL USE AREA (SEE SCHEME TEXT)
- DCA DEVELOPMENT CONTRIBUTION AREA BOUNDARY (SEE SCHEME TEXT)
- FLOOD PRONE AREA
- AIRCRAFT NOISE EXPOSURE
- NO ZONE

Figure 4. City of Swan Local Planning Scheme No. 17 Zoning Plan

# Part I – Guildford Hazelmere local area

## 2.0 Context

### 2.1 Guildford Hazelmere Local Area Plan

Guildford Hazelmere local area is located 12 kilometres north-east of Perth and comprises the localities of:

- Guildford;
- South Guildford (including Rosehill);
- Hazelmere; and
- part of Perth Airport.

The area is bounded by the Swan River, the suburb of Woodbridge, the Great Eastern Highway, the railway line and the Helena River in the north, Military Road, the Rifle Range, the Shire of Mundaring and Ridge Hill Road in the east, the Rifle Range, Sadler Drive, Adelaide Street, the railway line, the Shire of Kalamunda and the City of Belmont in the south, and the Swan River and the Town of Bassendean in the west.

The Perth Airport land is currently located within the Guildford Hazelmere local area boundaries but is intended to become part of Belmont/Kalamunda as part of the proposed Local Government amalgamations (Metropolitan Local Government Districts Enquiry [www.dlg.wa.gov.au](http://www.dlg.wa.gov.au)). Currently, the majority of Perth Airport, including the terminals, is located in the City of Belmont outside of the City of Swan's jurisdiction.

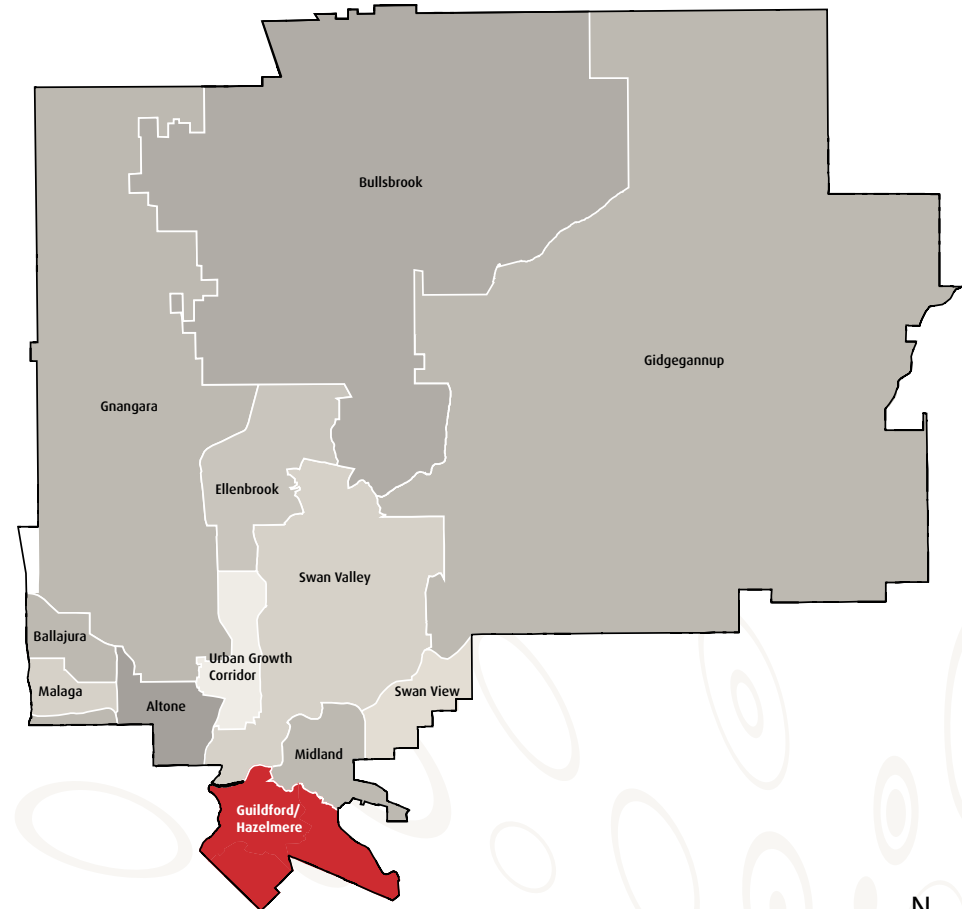


Figure 5. City of Swan local areas

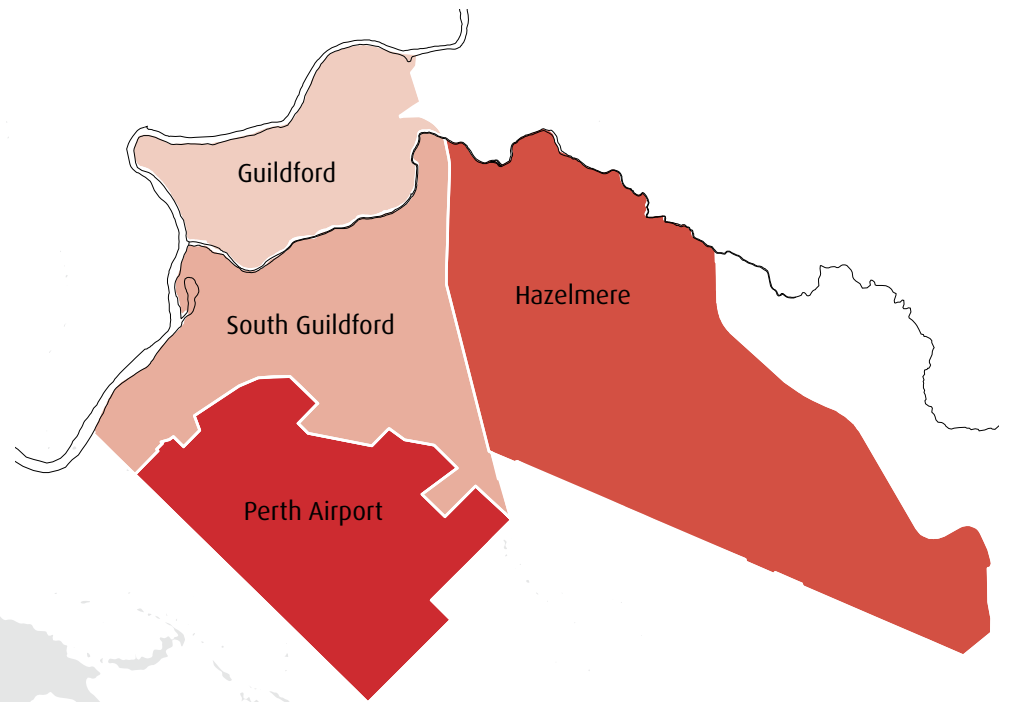


Figure 6. Guildford Hazelmere local area suburb breakdown

## 2.2 Spatial Distribution

A figure ground involves the visual assignment of edges and boundaries between an object and non object, in this case being private space or building as an object. By examining the figure grounds of the Guildford Hazelmere local area we begin to understand its urban landscape. We see where life or built form is densest and what land is accessible.

By examining the urban landscape of the area we begin to understand its fabric.



Figure 7. Guildford Hazelmere local area buildings figure ground

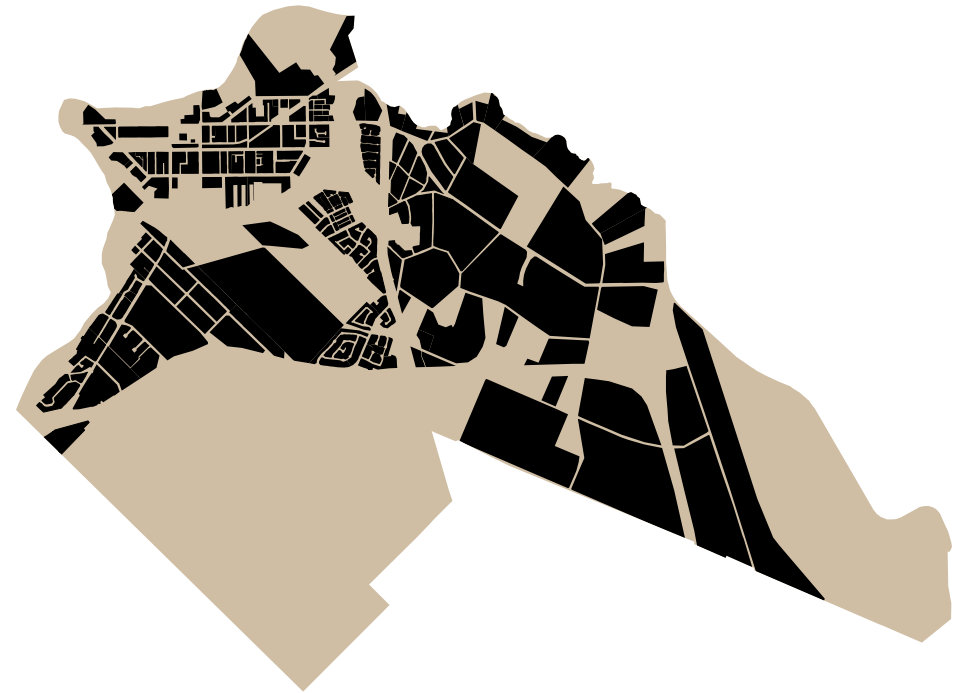


Figure 8. Guildford Hazelmere local area private space figure ground

## 2.3 History

The history of a place is important in defining its character and what makes it unique. How a place is now and how we may want it to be in the future is shaped by its physical location and history of development. Understanding the past is therefore important for shaping the future.

The Nyoongar people have inhabited the region for more than 40,000 years. Their stories tell of the giant serpent creature, the Wagyl, which travelled from the hills in the east to the ocean in the west, creating the Swan River on the way. The Beeloo tribe inhabited the area at the time of the founding of the Swan River Colony in 1829.



FROM TOP: Hazelmere was developed as a hobby farm area.  
Guildford Town Hall, 1939.  
Men of the 38th Battalion, A.I.F, Guildford.

### 2.3.1 Guildford (1830-1880)

The European history of the Guildford Hazelmere local area begins in the early 1800's, making it one of the earliest areas of settlement in the Perth metropolitan area. The Guildford town site was first surveyed in 1829 and was chosen for its ideal location on the promontory between the Swan and Helena Rivers. Due to its location, the town site was able to serve as a river port and market centre for the surrounding agricultural districts.

In 1849, Western Australia declared itself a penal settlement as a solution to the recently depressed economy and labour shortage. Introduction of convict transport brought with it skilled government personnel and a captive labour force. The population of Guildford grew steadily and commercial activity flourished. Perth based general stores opened branches in Guildford, a steamboat service between Perth and Guildford commenced, and bridges were built to improve connectivity.

The town of Guildford was declared a municipality in 1871 and significantly, railways were introduced in 1880. However, the railway did little to increase Guildford's significance as a townsite. The railway route effectively divided the town in two and led to the eventual decline of Guildford as a commercial centre. Guildford was no longer the transfer point as river transport had been replaced with rail (Bourke, 1987).

### 2.3.2 Hazelmere

Whilst Guildford underwent rapid change, Hazelmere as we know it had yet to develop. The land forming Hazelmere had been granted to Governor Stirling in 1829 as part of Woodbridge estates. Over the years, the Estate passed into other hands and eventually in 1886; the portion south of Helena River was purchased by James Morrison. At this time the land was designated on plans as Bushmead, the first official known recording of this name.

In 1921, James Morrison subdivided his part of the original Woodbridge estate into small fifteen-acre rural lots and offered them for sale. Ten years later, further subdivision occurred, creating 'Hazelmere Estate' so named after a Hazlemere, a small town near Guildford in England. In the 'Great Centenary Land Sale' of 1929, 149 residential blocks of the estate were offered for sale and in a sense; this was the birth of Hazelmere.

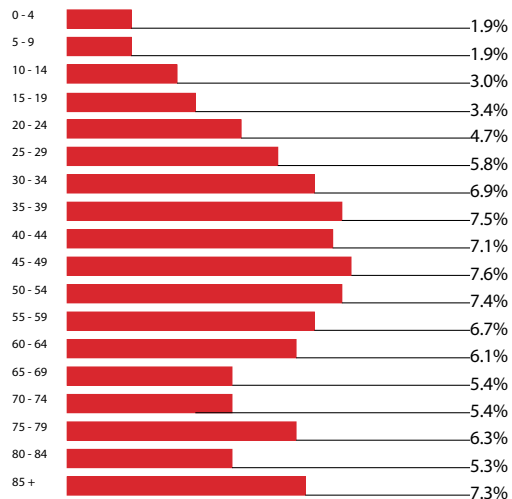
Hazelmere Estate had been created as a residential island in a sea of larger lots called Bushmead. Living in a rural setting, but being able to work in town was the lifestyle promised by Hazelmere. The rural land had been intended for the city farmer, but instead of the anticipated horticulturalists and orchardists, the land was snapped up by stock firms and wholesale butchers resulting in the potential farm land being used as grazing land. With the Midland abattoirs (established in 1916) and sale yards only a few hundred metres away, Bushmead was the ideal location. Within months of this sale Western Australia plunged into the economic depression of the 1930s, followed by 6 years of war. This meant that the residential estate, launched with such flourish, did not actually start developing until 20 years later in the 1950s (Bourke, 1987).



ABOVE: Mechanics Institute, Guildford.

## 2.4 Socio Economic Profile

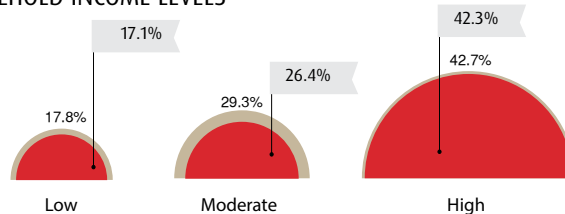
### AGE COMPOSITION



5,509  
usual resident population

2.16 persons per hectare

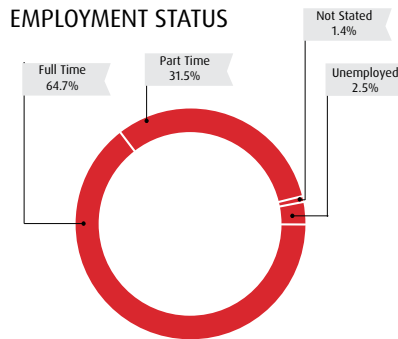
### HOUSEHOLD INCOME LEVELS



7 in every 10 people drive to work

2,812  
persons comprise Guildford Hazelmere place labour force

### EMPLOYMENT STATUS



The top 4 industries of employment are:  
 Construction (10.1%)  
 Health Care (9.8%)  
 Retail Trade (9.1%)  
 Education and Training (8.7%)

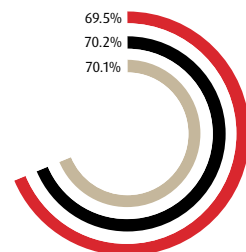


8.6 in every 10 people speak english only

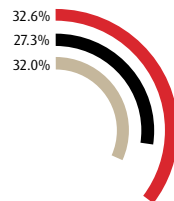


2.43 persons per dwelling on average

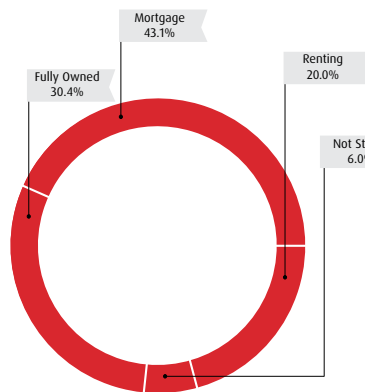
### BROADBAND CONNECTION



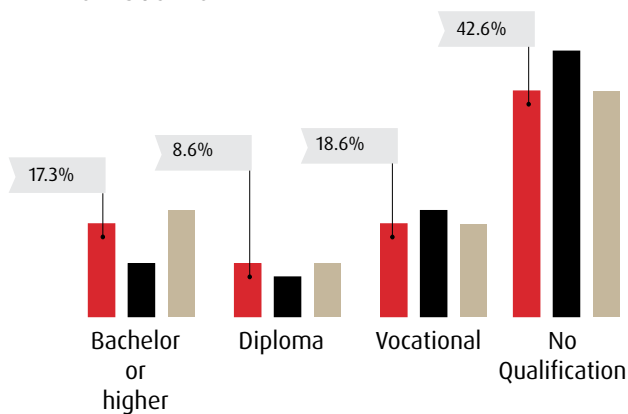
### ONE CAR HOUSEHOLDS



### HOME OWNERSHIP



### LEVEL OF EDUCATION



█ Guildford/Hazelmere █ City of Swan █ Greater Perth

Figure 9. Guildford Hazelmere Local Area Plan socio economic statistics (ABS 2011)



# 3.0 Governance

Governance is the framework of **laws, policies, strategies, resources and processes** that enable decision-making.

Local area plans sit within a framework of strategic and statutory instruments and documents produced by the Western Australian Planning Commission at the regional level and local strategic and statutory instruments produced by the City. Regional planning provides the broad framework within which planning at the local level is required to be consistent. Similarly, the local area plan is required to be consistent with the City's local planning framework of policies, strategies and structure plans. The principal documents that directly influence the direction of the Guildford Hazelmere Local Area Plan are:

## 3.1 Regional Planning

### 3.1.1 Directions 2031 and Beyond

"Directions 2031 and Beyond" (Directions 2031) is the state's blueprint for managing the growth of the Perth metropolitan region, looking at the planning and delivery of housing, infrastructure and services necessary to accommodate anticipated population growth. The Outer Metropolitan Perth and Peel Sub Regional Strategy was prepared pursuant to Directions 2031 to provide guidance at the local level.

### 3.1.2 Metropolitan Region Scheme

The Metropolitan Region Scheme (MRS) is the state government's broad brush land use zoning of land for the Perth metropolitan region and with which zoning under local planning schemes is required to be consistent.

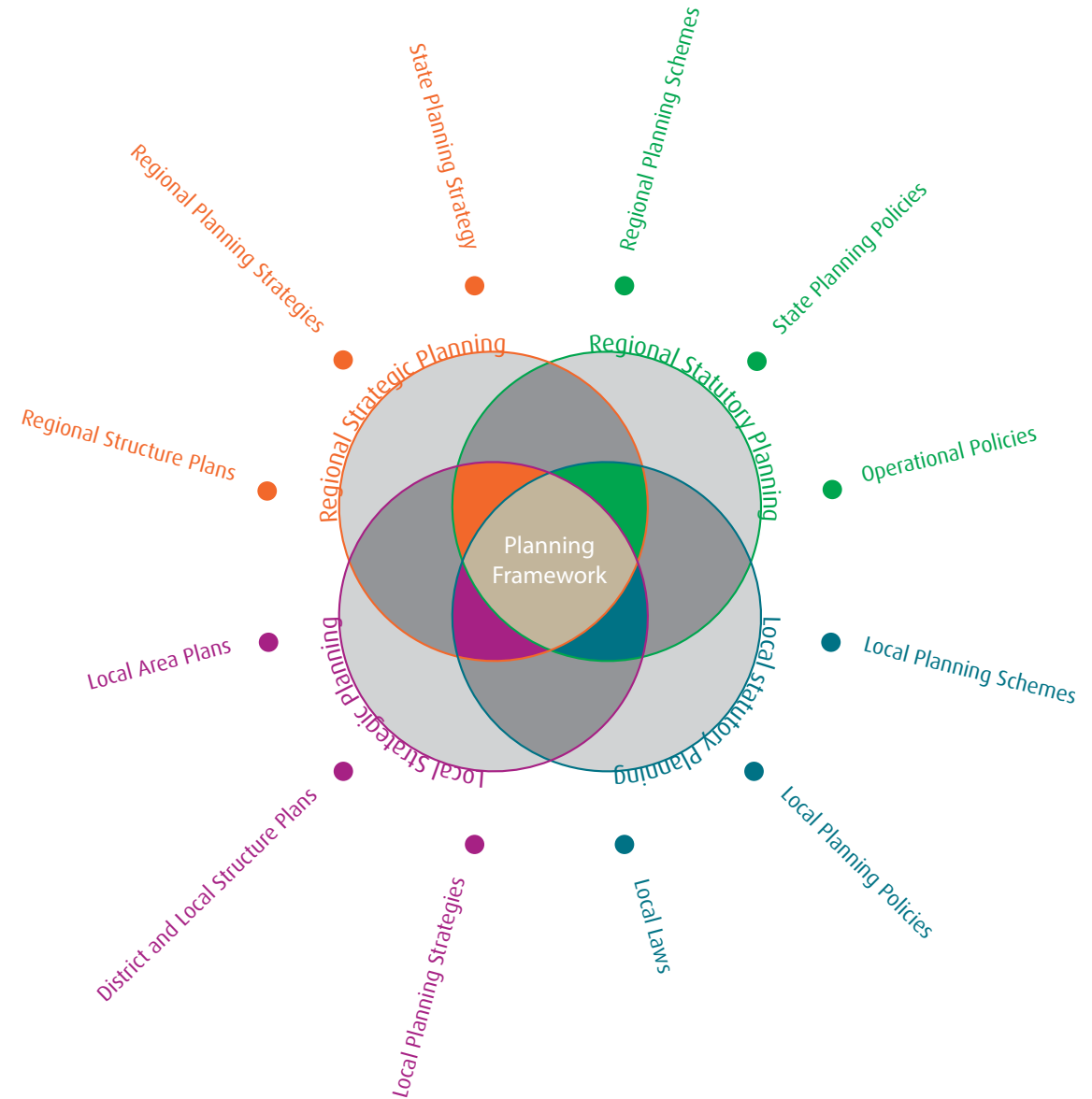


Figure 10. The Planning Framework

## 3.2 Local Planning

### 3.2.1 Draft City of Swan Local Planning Strategy 2013

The Draft Local Planning Strategy 2013 is a strategic plan for the entire City of Swan district that is prescribed under the *Planning and Development Act 2005* and provides the strategic direction for the City that informs the Local Planning Scheme, through which it is implemented.

### 3.2.2 Urban Housing Strategy 2012

The City's Urban Housing Strategy (UHS) was prepared in response to the State Government's 'Directions 2031 & Beyond' (Directions 2031) report, to address the future housing needs anticipated through rapid population growth within the City of Swan. The document includes two key strategies relating to 'Greenfields' and 'Infill' housing respectively, with both relevant to the Guildford Hazelmere local area within South Guildford, Rosehill and Hazelmere. The UHS respected the heritage significance of the Guildford Town Centre, and as such there are no implications for this precinct.

### 3.2.3 Guildford/Hazelmere Place Plan 2007

The Guildford/Hazelmere Place Plan is a community development plan that has now been superseded by Local Area Planning. The previous plan encompassed a smaller study area than this study, excluding Hazelmere with the exception of land zoned 'residential'. The actions and strategies recommended at this time have been reviewed as part of this process.

### 3.2.4 Hazelmere Enterprise Area Structure Plan 2009

The Hazelmere Enterprise Area Structure Plan (HEASP) was prepared to provide a strategic framework and the statutory basis to ensure landowner certainty and a development contributions mechanism. Divided into three precincts—central, southern and eastern for the purposes of the structure plan, the subject land is located immediately north-east of the Perth Airport land, to the south of Midland Town Centre. While there is residential zoned land within the study area, there are no recommendations made to alter this through the HEA 2009.

### 3.2.5 City of Swan Local Planning Scheme No. 17

The City of Swan Local Planning Scheme No. 17 (LPS 17) sets the land use zones, the uses permitted within those zones and the requirements for development of land. Many of the strategies and actions identified in the Local Area Plan will be implemented through Amendments to LPS 17.

## 3.3 Decision Making

The process of decision making for local area plans sits within the local area planning model described in the introduction, which ultimately leads to Place-based service delivery. The decision making process in the development of the local area plan also includes community engagement processes. Community workshops were held in the development of the Strategic Community Plan 2012–2022 (SCP 2012–2022) and the Guildford/Hazelmere Place Plan 2007 (GPP 2007). The Guildford local area plan also includes community engagement through request for submissions, a community workshop and online engagement.

### Key issues

- The Guildford Hazelmere local area consists of diverse localities with very different priorities and influences with regards to planning for the future.
- The Hazelmere Enterprise Area Structure Plan 2009 provides comprehensive planning for land within the three identified precincts within Hazelmere.
- The Perth Airport land located in the south of the place area is not subject to governance at the local level, and the City's control is limited to a consultative body. It is also noted that proposed boundary realignments between local governments through Local Government Amalgamations identify this land to become part of City of Belmont post 2015 (Metropolitan Local Government Districts Enquiry).

**Table 1. Actions and strategies relating to the governance framework applicable to the Guildford Hazelmere Local Area Plan**

<b>Guildford/Hazelmere Place Plan 2007</b>	
	<ul style="list-style-type: none"> <li>• Prepare a City policy and/or development provisions for LPS 17 to guide land use mix and design of mixed use developments.</li> <li>• Develop Guildford Specific Streetscape Guidelines, specifically for areas of Guildford of high heritage significance.</li> </ul>
<b>City of Swan Strategic Community Plan 2012–2022</b>	
	<ul style="list-style-type: none"> <li>• Accelerate the development of future industrial areas.</li> <li>• Develop successful and collaborative partnerships.</li> <li>• Promote, advocate and market the City's profile.</li> <li>• Advocate for infrastructure and access to services.</li> </ul>

## 4.0 Social

### 4.1 Population and Housing

'Place' is more than a location, it is not just a geographical space identified by a set of co-ordinates (Hague et al 2005). Place is in fact geographical space identified by meanings, sentiment, and stories; an interpretation and narrative of space (Hague *et al* 2005). Places are 'places' because they have identity. Key to forming that identity is the people that live in a place. The Guildford Hazelmere Local Area Plan seeks to strengthen its place based approach to urban planning by building on the uniqueness and diversity of its population. By recognising the individuality of the community the City will be best able to plan for the future.

#### 4.1.1 Population

The current Guildford Hazelmere local area population is 5,509 persons, being significantly smaller than other Place areas such as Midland. It is expected that by 2036, Guildford Hazelmere local area will accommodate a population of 9,454 persons (forecast i.d, 2013) representing an average annual growth rate of 1.98%. At present, the age profile of Guildford Hazelmere local area is represented by a lower proportion of people in the younger age groups (0 to 17 years) and a higher proportion of people in the older age groups (60+ years). Overall, 22.4% of the population was aged between 0 and 17, and 20.8% were aged 60 years and over, compared with 23.3% and 17.8% respectively for Greater Perth (ABS Census, 2011).

Of note, the area recorded 6.8% of the population requiring assistance with core activities in comparison to 3.6% for the Greater Perth area. This could largely be attributed to the presence of a number of aged care facilities in the Guildford Hazelmere local area.

A stable migration profile is expected across the 2011-2026 period with key gains being expected in the following areas:

- Gain of young families (0-9 and 25-39 years);
- Some gain of young adults (18-24 years), many of whom would be leaving the family home;
- Small loss of mature families (10-16 and 40-49 years);
- Gain of 'empty-nester' and early retiree age groups (50-69 years); and
- Loss of the frail aged (80 years +).

A strong and stable growth profile can be attributed to a range of factors but is largely accredited to:

- The declining amount of developable land in the neighbouring municipalities of Stirling, Bayswater and Bassendean;
- Significant demand from within the City itself: many of its areas were developed in the 1970s and 1980s, and children who have grown up in these areas are now forming their own households;
- The historic town character of Guildford and the semi-rural environment of Hazelmere; and
- Significant redevelopment activity, notably in Midland (principally in the historic Railway Workshops precinct) and in the utilisation of remnant vacant land in Guildford and Swan View.

Analysis of the country of birth of the population in Guildford Hazelmere local area in 2011 compared to the City of Swan and Greater Perth shows that there was a smaller proportion of people born overseas. Overall, 26.4% of the population was born overseas, and 9.9% were from a non-English speaking background, compared with 34.4% and 16.7% for Greater Perth and 29.9% and 15.2% for the City of Swan respectively. Between 2006 and 2011, the number of people born overseas increased by 155 persons or 11.9%, and the number of people from a non-English speaking background increased by 94 persons or 20.9%. This indicated that whilst Guildford Hazelmere local area is less culturally diverse than other Place areas in the City of Swan, the cultural diversity is in fact increasing.

Overall, 97.5% of the Guildford Hazelmere local area labour force was employed (61.5% of the population aged 15+), and 2.5% unemployed (1.6% of the population aged 15+), compared with 95.2% and 4.8% respectively for Greater Perth.

The Social Economic Indexes for Areas (SEIFA) Index of Disadvantage measures the relative level of socio economic disadvantage based on a range of Census characteristics such as income, educational attainment, employment and occupations. A higher score on the index means a lower level of disadvantage and likewise a lower score on the index means a higher level of disadvantage.

BELOW: James Street, Guildford.



The SEIFA index number for the City of Swan is 1,010.6, whilst Greater Perth attains an index of 1,033.4. Guildford/Hazelmere Place has a SEIFA index of 1,033.4, indicating that they are not at any greater disadvantage than the average Perth resident.

## 4.1.2 Housing

The 2011 Census data indicated that there were 2,184 dwellings in the Guildford Hazelmere local area with an expected increase of 870 dwellings by 2036. Whilst the number of dwellings is expected to increase, the average household size is expected to decrease to 2.4 persons from 2.5 in 2011.

In 2011, the dominant household type in the area was couple families with dependents, which accounted for 31.4% of all households. It is predicted that by 2021 there will be an increase in lone person households from 24.8% in 2011 to 26.6% of all households in 2021. In contrast, couple families with dependents are forecast to decrease, to comprise 28.3% of all households in 2021, compared to 31.4% in 2011.

Specifically, looking at the Guildford Hazelmere local area, currently there is a lower population of larger households within a greater proportion of lone person households. Overall, there were 24.7% lone (1-2 beds) person households, and 23.2% of larger households (4+ beds), compared with 23.6% and 26.0% respectively for Greater Perth. This aligns with the findings that the number of bedrooms in dwellings in Guildford Hazelmere place in 2011 compared to Greater Perth and the City of Swan is higher and there a lower proportion of dwellings with 4 or more bedrooms.

Analysis of the housing tenure of the population of Guildford Hazelmere local area in 2011 compared to Greater Perth shows that there was a larger proportion of households who owned their dwelling; a larger proportion purchasing their dwelling; and a smaller proportion who were renters. Overall, 30.4% of the population owned their dwelling; 43.1% were purchasing, and 20.0% were renting, compared with 28.1%, 38.0% and 26.7% respectively for Greater Perth.

## Urban Housing Strategy 2012

The City of Swan has prepared an Urban Housing Strategy to address future housing needs resulting from rapid population growth and to ensure the long term sustainable future of residential development within the City. The Strategy has been developed in response to the State Government’s “Directions 2031 and Beyond” (Directions 2031) report which outlines a potential doubling of the City’s population by 2031 and anticipates an additional 35,510 dwellings across the City of Swan. The Strategy comprises of an Infill Strategy and a Greenfields Strategy. Infill sites are selected based upon proximity to activity centres, transport nodes and consideration of the age of existing housing stock. The greenfields strategy focuses on making available the release of identified greenfield areas through the appropriate strategic and statutory planning processes.

Specifically, Guildford Hazelmere local area is expected to yield an additional 755 dwellings as part of the Urban Housing Strategy. Table 2 examines the impact of the infill strategy on development potential in Guildford Hazelmere place by showing the number of lots by which development can be increased.

**Table 2. Impact of Urban Housing Strategy Infill Development Strategy on Development Potential in Guildford Hazelmere Local Area Plan**

Housing	Guildford	South Guildford	Hazelmere	TOTAL
Existing number of lots	825	1,210	271	2,306
Number of lots with infill potential	2	321	271	594
Additional projected dwellings by 2031 per suburb	4	374	377	755

Given the heritage significance of the Guildford town centre, minimal changes to density were proposed through the Urban Housing Strategy. Resident feedback required as part of the Urban Housing Strategy is to be further explored as part of the Guildford Hazelmere Local Area Plan. The emerging themes to be explored include:

- Support for dual use coding to encourage revitalisation of the area;
- Objections to increased development indicating fear of increased crime levels, traffic congestion and a loss of a feeling of space; and
- Encouragement of further provisions being made for affordable housing options.
- Impact on cultural heritage values.

It is noted that several sites within South Guildford that were identified in the Urban Housing Strategy have been left out of initial Local Planning Scheme Amendments for various reasons. These sites include those beneath the 30-25 ANEF contour, and those within the Flood Prone Special Control Area. Urban Housing Strategy infill sites have been identified in Figure 11, along with potential development areas currently subject to MRS or LPS Scheme Amendment processes.



FROM TOP: Waterhall, South Guildford. Johnson Street cottage, Guildford.

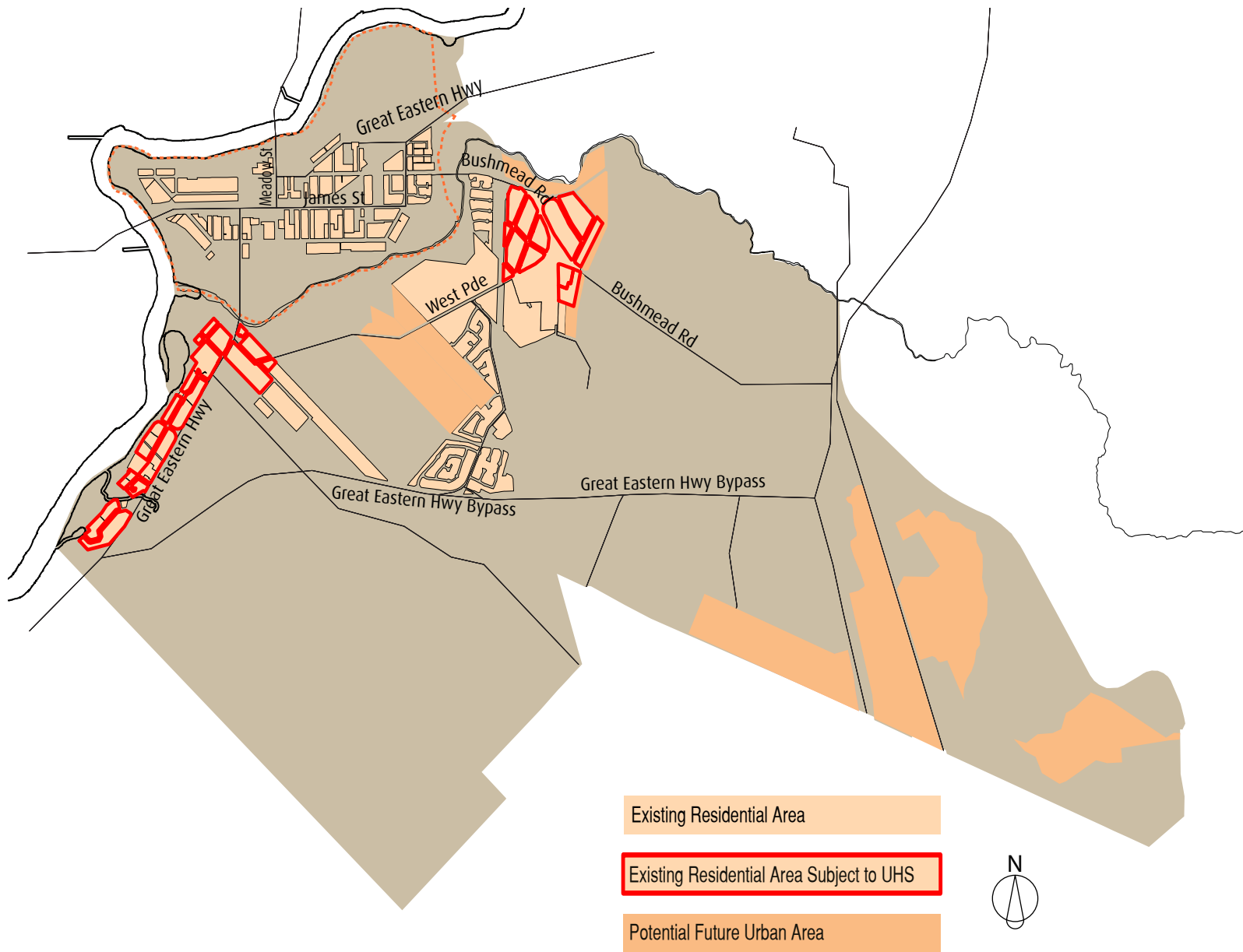


Figure 11. Existing and Potential Residential Development Plan for Guildford Hazelmere Local Area

## Key Issues

- Providing for a shift in population to allow for the gain of young families and empty nesters.
- To support and enable a culturally diverse population.
- To ensure that the population targets from the Urban Housing Strategy are met.

Table 3. Actions and strategies relating to the social framework applicable to Guildford Hazelmere Local Area Plan

### City of Swan Strategic Community Plan 2012–2022

- G1.2 – Promote the City of Swan as a place to live, work and visit.

### Guildford/Hazelmere Place Plan 2007

#### D 20.1 – Residential infill South Guildford

- Encourage further residential development, allowing infill development on larger properties, in keeping with the character of the area, to increase the population base.
- Investigate potential and feasibility for infill development and review density coding if necessary.

BELOW: Typical housing stock in Guildford.  
BELOW LEFT: Waterhall, South Guildford.



## 4.2 Community Facilities

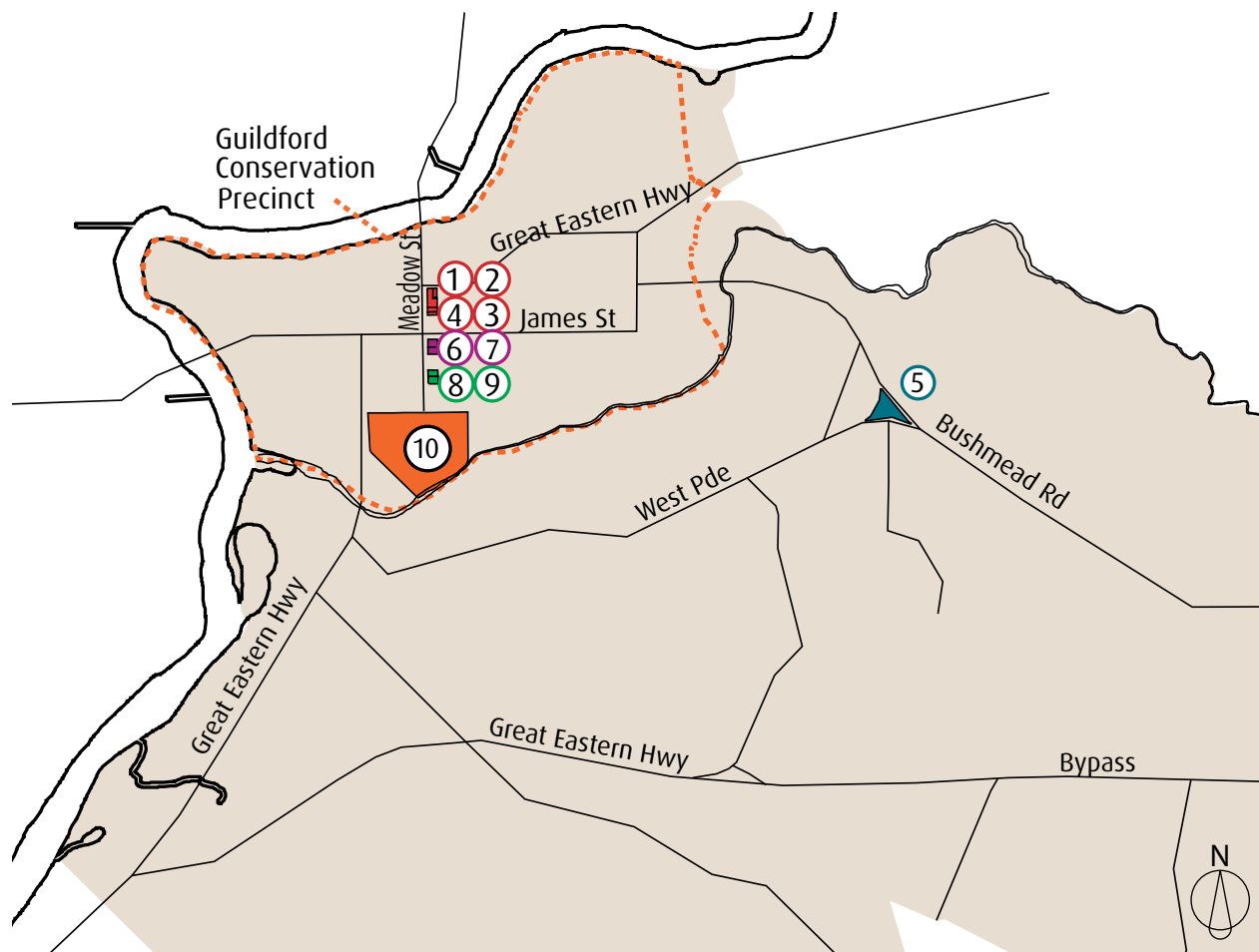
Community facilities provide spaces to host activities, programs and services which enable residents to participate in the life of their places and build strong communities.

The personal and community benefits from increased participation in recreation, leisure and community activities are significant, and include, improved health and wellbeing, community strengthening and development of core values around teamwork, friendship, respect, fair play and commitment. Renewed interest in community as a public policy objective and the rise of spatial or area-based policy initiatives has called attention to the role community facilities and public spaces play in strengthening communities (Allen Consulting Group, 2003).

The City of Swan has a responsibility to facilitate opportunities for residents to participate in a diverse range of sporting, recreation, community and cultural activities through equitable and accessible provision of appropriate facilities and open space, as well as through support for community infrastructure (i.e. club and community groups) that deliver suitable programs and services for residents of all ages, skill levels, cultures and abilities.

Guildford Hazelmere local area has a small range of community facilities with high levels of use. However, many of the facilities are aged and may require restoration or retrofitting to ensure they are kept up to date with the changing needs of residents. Of those facilities present, many are dedicated to communicating and preserving the history of the area, serving tourism functions (i.e. museums) rather than addressing the community facilities needs of the local population.

With the expected population growth in this local area, community infrastructure will be required to accommodate the emerging needs of community groups. To this effect it is important to plan ahead and identify emerging trends and community needs specific to this local area and its community.



- 1. Guildford Gaol and Courthouse
- 2. Judy Hamersley House/Old Police Station
- 3. Guildford Potters House
- 4. Guildford Mechanics Institute
- 5. Hazelmere Hall

- 6. Guildford Hall and Library
- 7. Garrick Theatre
- 8. Guildford CHC/Pre-school
- 9. Guildford Fire Station
- 10. Perth Polo Club

Figure 12. Community Facilities Plan

Current trends in population growth indicate that the Guildford Hazelmere local area population will be characterised by the following:

- Gain of young families (0-9 and 25-39 years);
- Gain of 'empty-nester' and early retiree age groups (50-69 years); and
- Loss of the frail aged (80 years +).

The 'gains' in population mix are likely to increase demand for community facilities that support diverse and active uses.

A large proportion of the community facilities used by residents of Guildford Hazelmere local area are located in adjoining localities such as Midland or Bassendean. With a small population and limited potential for population growth an extensive increase in community facilities is unlikely. As a result, good access to facilities in abutting areas is integral to the success of community facility provision in this local area.

The localities surrounding Guildford Hazelmere local area have a number modern community facilities that offer a high level of service suitable to today's population.

The local area would significantly benefit from a formalised relationship of co-shared access to these facilities. However, this could result in facilities in the local area being reassessed and rationalised. Where an existing facility in a surrounding location is able to offer a more comprehensible and adaptable service, a similar service may not be viable within the Guildford Hazelmere Local Area.

## Key Issues

- Ensuring age and functionality of community facilities does not affect its ability to service the needs of user groups, particularly those expected in the future.
- Limited potential for providing new community facilities.
- Access to surrounding areas community facilities to compensate for services not addressed within Guildford Hazelmere local area.
- Potential for redistribution of community facilities within and external to the local area as a result of local government amalgamations.

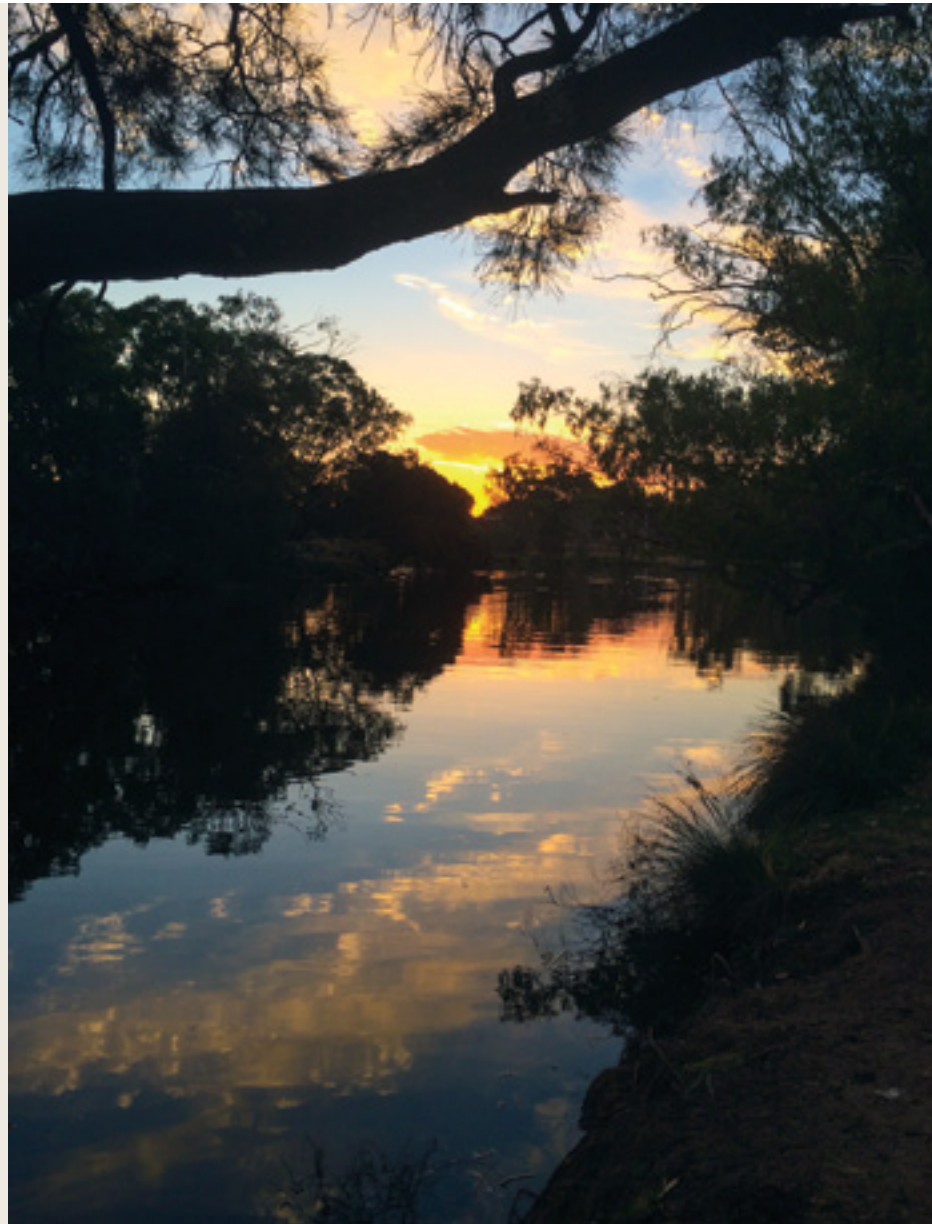
**Table 4. Actions and strategies relating to community facilities applicable to Guildford Hazelmere Local Area Plan**

Guildford/Hazelmere Place Plan 2007	
	<p><b>SC 6.1 Use of existing community facilities</b></p> <ul style="list-style-type: none"> <li>• Monitor usage of current facilities throughout the Place to ascertain usage versus community perception of need.</li> <li>• Review current facilities in the Place area to ensure appropriate use and access.</li> <li>• Inform community about availability of facilities within the place area and at close distance.</li> </ul> <p><b>SC 6.2 Additional community facilities</b></p> <ul style="list-style-type: none"> <li>• Explore the possibility of a shared community house/facility for Rosehill and Hazelmere to share.</li> <li>• The constraints and unique social need of this area indicates that a community building will be required. It is to be located on a site agreed in the West Parade subdivision when available and upon budget provision by the City.</li> <li>• Retain the existing Hazelmere Hall for its current uses.</li> </ul> <p><b>SC 6.4 Regional facilities</b></p> <ul style="list-style-type: none"> <li>• Liaise with the Town of Bassendean to explore opportunities for shared facilities and to reduce duplication of facility provision in close proximity.</li> </ul>
City of Swan's Draft Public Open Space and Community Facilities Strategy	
	<ul style="list-style-type: none"> <li>• 1.4 - Work with TransPerth to improve public transport access to district and regional public open space and community facilities.</li> <li>• 1.6 - Review provision of toilets and seating to improve accessibility and utilisation of assets.</li> <li>• 2.1 - Prioritise investment in public open space and community facilities that are flexible and serve multiple functions.</li> <li>• 4.2 - Develop an infrastructure delivery plan for new growth areas to ensure early provision of public open space and community facilities.</li> <li>• 6.1 - Incorporate water sensitive urban design and environmentally sustainable building design into all new facility development.</li> </ul>



“Since the dawn of their time humans have been dependent on the natural forces of the earth. As a society advanced, people tried to separate themselves from the natural burdens and hazards of life common to all other living beings. Yet, like it or not, humans remain part of that natural environment, dependent on natural systems for the necessities of life—clean air and water, food and health—as well as connected to their evolutionary heritage.”

**John Randolph**



### 4.3 Recreation and Open Space

Quality public open spaces are a vital part of a place’s urban fabric and quality of life. They assist in defining a community’s identity and provide social, environmental and economic benefits to residents, workers and visitors.

Open space within the local area provides opportunities for recreational and leisure activities. Opportunities range from participating in or watching team and individual sports, to walking and cycling, to family and group gatherings and events. Open space also contributes to environmental performance through improved air and water quality, biodiversity, reduced heat build up in cities, and promoting strong environmental awareness (City of Swan, 2013).

The City of Swan “Draft Public Open Space and Community Facilities Strategy” (POSCFS) sets out a public open space hierarchy (see Table 5). Guildford Hazelmere local area is characterised by a large proportion of regional open space, associated with the Swan and Helena river systems. Much of this regionally classified open space is dedicated to foreshore reserve presenting a unique character and access to natural bushland. The district open space consists only of the Kings Meadow Polo Ground, providing for a niche pool of Perth residents as one of the few Polo grounds in Western Australia. The remaining public open space (POS) consists of active and passive pocket parks.

Whilst there is sufficient open space in the local area as an englobo percentage of the local area, it’s distribution is somewhat inequitable. The City of Swan Play Space Strategy identifies that each urban residence should have access to a play space within 500 metres. Furthermore, each facility within a precinct should offer varying recreation opportunities and cater for differing ages. It is important that each space is accessible to the local community and the site itself needs to be safe and have good casual surveillance. Currently, not all residences of Guildford Hazelmere local area have this level of access. In particular, areas not within close proximity to the river system are provided with significantly less open space. In addition, there is limited opportunity to retrofit existing residential areas with sufficient POS.

The Draft POSCFS prepared for the City of Swan identifies a number of key emerging trends in the provision of public open space and community facilities. While there is little opportunity to provide new public open space areas aside from the addition of infrastructure within foreshore reserves, the future upgrade of public open space and associated infrastructure should take into account these trends in development, such as:

- A contemporary approach to design;
- Respond to the public’s increasing awareness of environmental values;
- Adapt to the changed environment;
- Allow for shifting trends in sporting participation; and
- Be influenced by a range of cultural, social and built environment factors.

Guildford local area is characterised by the Swan River system and its tributaries, a fact not celebrated by the existing recreation and open space. In particular, Fishmarket Reserve and Kings Meadow Oval are relatively unknown spaces outside of the local population, offer unlimited river access and natural bushland. Formal infrastructure has been limited to date and the opportunity exists to provide a greater level of access, infrastructure to suit a variety of visitors—both local and regional and maximise the potential of these open spaces.

**Table 5. Guildford Hazelmere Local Area Plan Open Space Hierarchy**

Hierarchy	Function	Indicative Catchment	Size
Local	Small parklands that service the recreational needs of the immediate surrounding area. They provide basic embellishment commensurate with short stays with higher levels of embellishment expected on larger spaces.	>400m	0.3-1ha
Neighbourhood	Serves as the recreational and social focus of a community where residents are attracted by the variety of features and facilities, and opportunities to socialise. This form of open space should be designed for longer stays.	Up to 2kms	1-5 ha Sport >3.2ha
District	Principally provides for organised formal sport and recreation for multiple surrounding neighbourhoods. These are high amenity destinations suitable for regular sporting events or festivals. They provide a significant visual break in the urban environment.	Up to 5kms	5-20 ha Sport >15ha
Regional	The largest provision of open space in the community, they are the focal points for organised sport, recreation, conservation and environmental features. They serve not only residents of the City of Swan but the wider region.	Majority of users will drive.  Serves the region.	Size dependent on function.  Sport >20ha

## Key Issues

- Public open space should be contemporary and allow influence from cultural, social and built environment factors by increasing opportunities for co-location with other activities such as retail and tourism.
- Ensuring the environmental and economic sustainability of maintaining existing POS areas.
- There are limited opportunities for the City of Swan to acquire additional public open space within Guildford Place however; there is opportunity to upgrade existing public open space areas and associated infrastructure.
- Ensuring equitable access to public open space areas.

Table 6. Actions and strategies relating to recreation and open space applicable to Guildford Hazelmere Local Area Plan

<b>City of Swan Strategic Community Plan 2012-2022</b>	
	<p><b>B1 Outcome – Community places to live, recreate and work</b></p> <ul style="list-style-type: none"> <li>B1.2 Build a sense of place through open spaces</li> <li>B1.2.1 Create and align Place Land Use Plans</li> </ul>
<b>Guildford/Hazelmere Place Plan</b>	
	<p><b>SC 8.1 – Improve amenity of public space</b></p> <ul style="list-style-type: none"> <li>Explore opportunities to rationalise recreational facilities by co-locating toilets, barbeques and tables where possible.</li> <li>Build toilets in Fishmarket Reserve.</li> <li>Prepare a Policy for Council on the placement of public toilets throughout the City, including urban areas like Guildford Hazelmere and rural areas.</li> <li>Make playground areas accessible all the time and address the insurance constraint.</li> </ul> <p><b>SC 8.5 River access</b></p> <ul style="list-style-type: none"> <li>Explore opportunities for increased public access of the river and seeking local community opinion. Link with economic environment section re: ‘tourism opportunities’.</li> </ul> <p><b>SC 8.6 Walkways/Cycle paths along River</b></p> <ul style="list-style-type: none"> <li>Create walkways and cycle paths along the river (including Guildford Grammar), connecting major points of interest such as Fishmarket Reserve, Lilac Hill and Success Hill Park, and extending walkways along Helena Street and Market Street. Link with Tourism under economic environment.</li> </ul> <p><b>SC 8.7 Open space network</b></p> <ul style="list-style-type: none"> <li>Plan for a network of open space for residential and industrial areas in Hazelmere.</li> </ul>
<b>City of Swan’s Draft Public Open Space and Community Facilities Strategy</b>	
	<ul style="list-style-type: none"> <li>1.4 Work with TransPerth to improve public transport access to district and regional public open space and community facilities</li> <li>2.1 Prioritise investment in public open space and community facilities that are flexible and serve multiple functions.</li> <li>3.1 Plan for and implement a network of walking and cycling tracks. This plan will prioritise walking and cycling tracks along the Swan River and linking major centres, sporting and tourist facilities.</li> <li>4.2 Develop an infrastructure delivery plan for new growth areas to ensure early provision of public open space and community facilities.</li> <li>6.1 Incorporate water sensitive urban design and environmentally sustainable building design into all new facility development.</li> <li>6.4 Increase activities in and around the Swan River, while ensuring environmental amenity is maintained.</li> <li>6.6 Incorporate local Place identities into facilities and services planning.</li> <li>6.5 Promote greater use of local flora in public open spaces to develop the City’s ecological identity.</li> </ul>

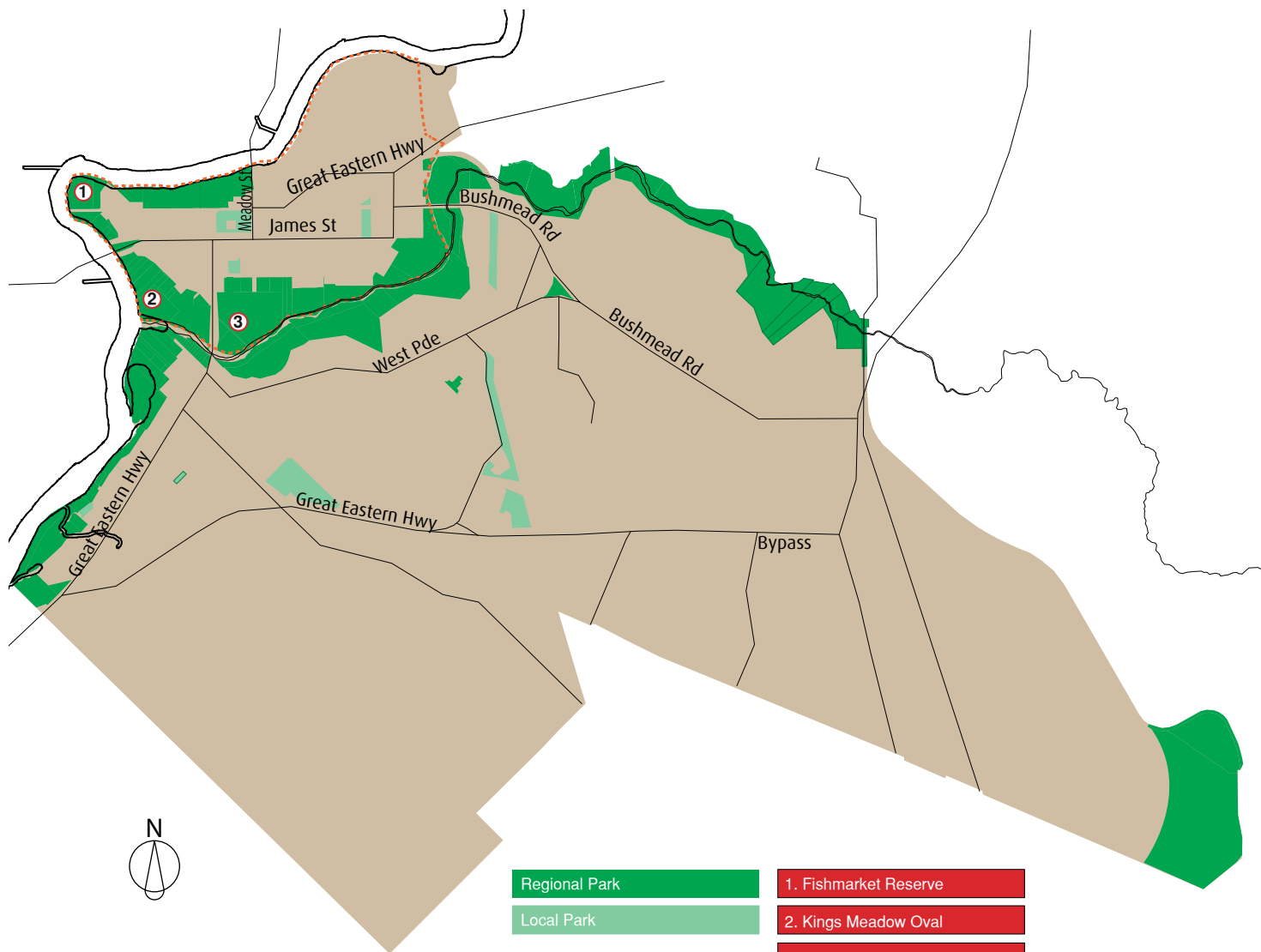


Figure 13. Parks and Recreation Plan



FROM TOP: Perth Polo Club, Guildford.  
Bruce Elliot Reserve, Hazelmere.  
Kings Meadow Oval, Guildford.

## 5.0 Economic

Economic development is concerned with **increasing** the level of **income and the capital wealth** of an area and **distributing that wealth** to the community through local expenditure and jobs.

In March 2008, the City of Swan undertook a review of its economic development and tourism activities and developed the City of Swan Economic Vision & Strategy. The purpose of this Economic strategy was to provide a framework to guide the City's business-focused activities towards building a vibrant, diverse and sustainable local economy (SGS, 2009).

The following key principles guide the role and scope of the City's involvement in economic development facilitation:

- To ensure that its actions in encouraging economic development do not compromise or place at risk lifestyle attributes and community assets (including but not limited to historic and natural assets) for which it has stewardship.
- To support innovation, research and development initiatives.
- To encourage the retention of local expenditure by leading by example having undertaken cost and quality assessments.
- To focus its resources and energies on activities where there are likely to be positive measurable outcomes and long term strategic economic benefits.
- To work to support and promote the development of both its existing driver industries and its fledgling strategic industry sectors.
- To work together with other regional stakeholders in the pursuit of economic prosperity and the development of regional employment opportunities.
- To consider participation in economic development initiatives that have defined outcomes, that will benefit the City of Swan and its communities and that have the support and commitment of involvement of the private sector, other governments or agencies while avoiding a duplication of services and activities.

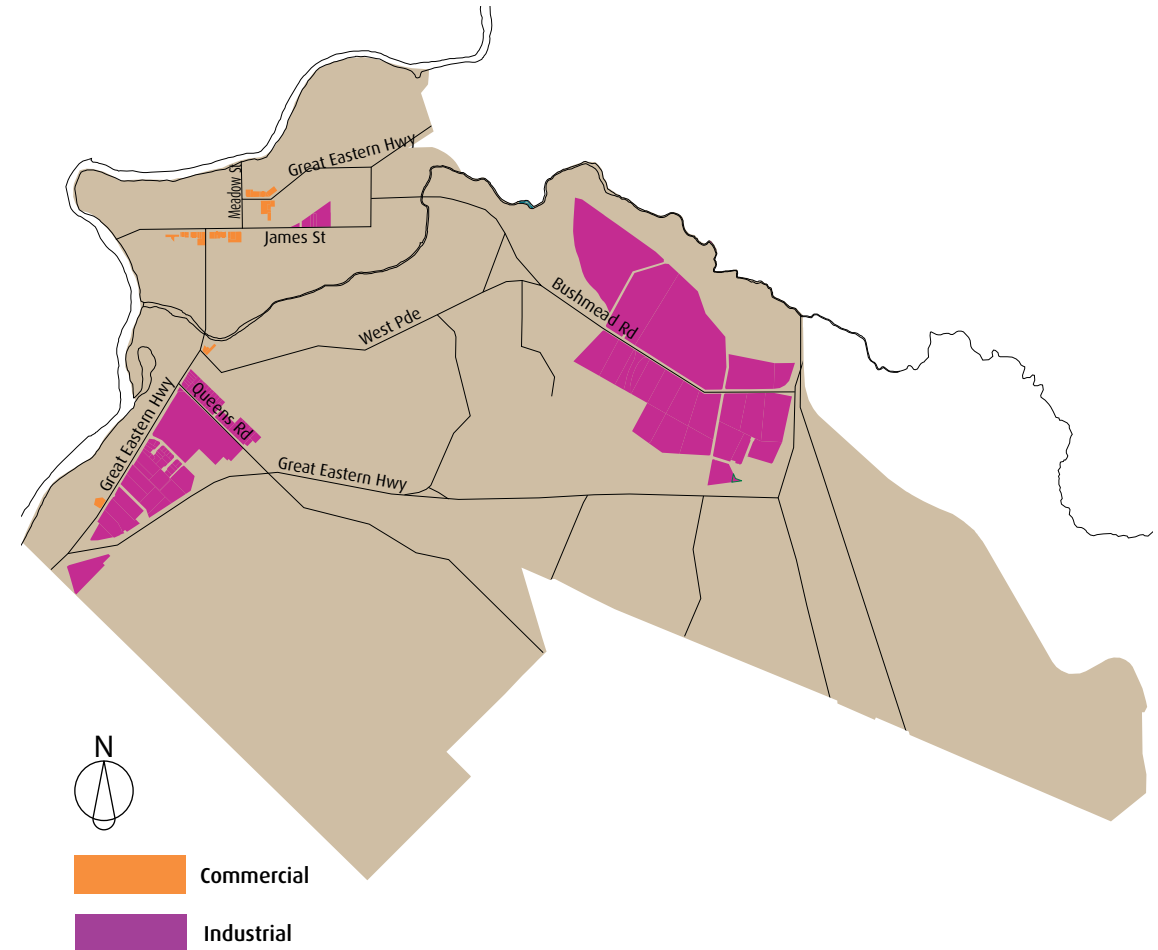


Figure 14. Commercial and Industrial Land Use Plan

## 5.1 Economy and Employment

‘Employment self sufficiency’ can be defined as a measure for the quantity of jobs available in a given area as a proportion of that area’s labour force. The Western Australian Planning Commission’s (WAPC) Directions 2031 and Beyond sets a target of 75% employment self sufficiency for the north-east sub-region of the Perth Metropolitan region for 2031, which is easily met by the City of Swan with a resident labour force of approximately 63,821 workers and 53,350 total jobs. Essentially, with jobs exceeding the labour force, this equates to an employment self sufficiency of 110%.

Despite a very high level of employment provision within the City of Swan in proportion to the resident labour force, it is interesting to note that only 34.9% of residents are actually employed within the City itself. Aside from within City of Swan, residents primarily worked in Wanneroo (10.1%), Stirling (9.9%) or Joondalup (7.4%) with Mundaring, Kalamunda and Bayswater also in the top 10 Local Government Areas. Looking specifically at the Guildford Hazelmere local area, the percentage of residents who stay within the City of Swan for work is even lower than the average across the entire City at a rate of 29.3%, and the remainder working in other Local Government areas. Amongst residents in this place area, Swan is still the most prevalent place of work, followed by Perth (13.6%), Belmont (6.9%) and Canning (5.1%), which are easily accessible from the place area via major road networks such as Great Eastern Highway and the train line traversing Guildford (profile i.d, 2013).

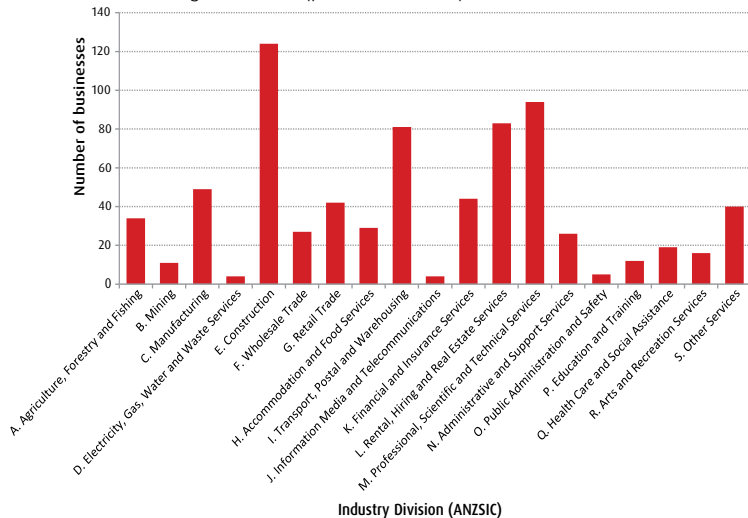


Figure 15. Business in the Guildford Hazelmere local area

With regard to resident occupations, there are a greater number of professionals and clerical/administration workers residing in the Guildford Hazelmere local area than in comparison to the City of Swan or the Greater Perth area. This provides an explanation aside from just access and proximity for the number of residents travelling into the Perth CBD for work, and indicates that Swan could likely retain a higher number of local workers by attracting additional investment in administrative and professional industries to key Centres, such as Midland. In part, this may be achieved through the construction of the Midland Health Campus, which will see a significant increase in professional roles associated with the Health Care industry. With regard to ‘office’ uses, there is significant competition from nearby Federal Airport Land for the location of new major office and administrative developments, given the streamlined approvals process outside of the Local Government sphere.

Within the Guildford Hazelmere local area overall, the predominant industry categories (determined through active ABN and GST status) are ‘construction’, ‘professional scientific and technical services’, and ‘rental, hiring and real estate services’ (as shown in Table 15)—although it’s important to note that these categories are extremely broadly defined and include varied uses. It is likely that the dominance of construction industries relates to the number of trades employing workers on a sub-contractor basis, who then register ABN’s to their home addresses. Similarly, many of the businesses falling under the other two categories are non-employing (over 67% of businesses registered within Hazelmere and South Guildford), which indicates a high level of home businesses or single trader professional services such as accounting, or other single consultancies operating from the area. Also significant industries in the local area—‘transport, postal and warehousing’ and ‘manufacturing’ are uses more synonymous with South Guildford and Hazelmere’s present land use form.

South Guildford and Hazelmere specifically, are important areas for existing and future industrial, commercial and agricultural industries and house many ‘high employing’ businesses. Within South Guildford and Hazelmere alone, there are currently 23 businesses that employ between 20 and 199 employees predominantly in manufacturing and wholesale trade, with the remainder split between hospitality, transport/warehousing and admin (ABS, 2013). Most notably in South Guildford in particular is Westrac CAT—which has been operating from the area for over 50 years. Industries within the South Guildford and Hazelmere industrial and commercial pockets are of huge importance to the local economy, with approximately 12.8% of businesses having an annual turnover in excess of \$2 million dollars—compared with only 8.57% over the wider City of Swan. Similarly, there are a higher percentage of businesses concentrated in South Guildford and Hazelmere that are turning over between \$100k and \$2 million than within the City as a whole and it is anticipated that this will increase further as the potential of Hazelmere is realised.

### Hazelmere Enterprise Area

Hazelmere is strategically linked to the Perth CBD and Perth Airport via Great Eastern Highway and Roe Highway, and is located directly south of the Midland CBD with its associated infrastructure and rail line. Currently, approximately 18% of the land within Hazelmere is zoned for industrial purposes, however the Hazelmere Enterprise Area Structure Plan has been completed to provide the strategic direction necessary to guide additional industrial development (retaining pockets of general rural and providing for possible residential development through careful consideration of land uses, buffers and environmental considerations). Hazelmere has the potential to develop into a key strategic business area and contribute significantly to the provision of well connected and serviced industrial land in proximity to major transport links, and is expected to emerge as a specialist inter-regional transport hub.

## 5.2 Tourism

### 5.2.1 Guildford

The Swan Valley is the most well known tourist destination within the City of Swan, with food and entertainment attractions increasingly choosing to locate here given the drawcard of traditional vineyard and wine making industries to lure visitors to the Valley. Guildford is known as the 'gateway' to the Swan Valley, with the Swan Valley Visitors Centre receiving 62,904 visitors through its doors in 2012; an average of 172 visitors a day. Whilst many of these visitors are drawn to Guildford for the nearby Swan Valley experiences, Guildford has much to offer as a tourist destination and has the opportunity to benefit from the success of the Swan Valley.

The Department of Planning recently released the Swan Valley Discussion paper (2014) which makes a number of recommendations about the future which could also impact Guildford. The City will participate in any processes initiated by the Minister for Planning.

Many of the original buildings and landmarks remain including the central church square, Guildford Gaol, Courthouse and Post Office, with many more buildings of heritage significance in both the townsite and nearby vicinity listed on local, state and national registers. There are a number of heritage trails in and around Guildford as an attraction to tourists that interpret the history of Guildford and the significance of many of its buildings; however more could be done to enhance heritage tourism in Guildford.

The City is currently preparing the Guildford Heritage Precinct Masterplan, which considers the conservation, uses and activation of City owned or vested properties along Meadow Street opposite Stirling Square, down to the river. This project also considers various scenarios involving the relocation of the Swan Valley Visitors Centre out of Guildford townsite, and alternate potential uses for the existing building.

### 5.2.2 South Guildford

South Guildford has developed both residential and industrial pockets, given its strategic location close to the airport and major arterial road networks, and is not well known as a tourist destination. However, South Guildford was the location of the first vineyard in the Swan Valley some 180 years ago—which makes the Swan Valley the oldest of the wine regions in Western Australia. The viticulture industry emerged here through the foresight of botanist Thomas Waters, who recognised the potential for the regions climate to produce wines of international quality, and he planted root stock from South Africa at Olive Farm—which is known today as the 'Water's Edge Winery' (City of Swan, 2014). This winery today receives a significant number of tourists by river, with the capability to moor large ferries on the banks of the Swan River and hence capitalise on boat cruises departing Barrack Street Jetty in the Perth City.



### 5.2.3 Hazelmere

There is an existing caravan park located on Midland Road to the east of Roe Highway which primarily caters for long term residents and passing caravanning tourers as opposed to tourists seeking Hazelmere as a destination. Hazelmere has limited capacity to develop additional tourism uses given existing and future intentions for the zoning of the land.

FROM LEFT: Swan Valley Visitor's Centre in Guildford.  
Swan River cruise.



## Summary

The Guildford Hazelmere local area is extremely valuable to the overall City of Swan economy as well as the wider Greater Perth region, with unique opportunities for heritage tourism, further opportunities for the development of a niche retail experience in Guildford, and high employing and high turnover industries in South Guildford and Hazelmere. The majority of workers residing in the place area leave the City of Swan for work (71%), however this is likely due to the key occupations of residents being related to professional, administrative and clerical jobs, which are available in higher concentration in centres such as the Perth CBD—indicating a ‘gap’ that could be filled with the attraction of industries of this nature. South Guildford and Hazelmere are integral to the provision of strategically located industrial land and have the potential to develop further, creating additional jobs and wealth for the local economy.

## Key Issues

- Within the Guildford Hazelmere local area, the predominate occupations are of a professional/clerical nature, and many residents currently travel to the Perth CBD for work.
- Over 67% of businesses registered within the Guildford Hazelmere Local Area are non-employing—indicating home businesses or sole contractors.
- South Guildford and Hazelmere are integral to the provision of strategically located industrial land and have the potential to develop further, creating additional jobs.
- There is opportunity to further promote Guildford as a tourist destination in its own right.
- The existing Swan Valley Visitors Centre may be relocated out of the Guildford townsite which would significantly reduce foot traffic through the area, although would make available the current building for new uses.

**Table 7. Actions and strategies relating to the economic environment applicable to Guildford Hazelmere Local Area Plan**

### City of Swan Local Planning Strategy

- Undertake a study into the demand and supply of industrial land in the City of Swan.
- Advocate for improvements to local public transport services across the City.
- Deliver and leverage strategic projects for economic development.

### Hazelmere Enterprise Area Structure Plan

- Implement and adopt the recommendations of the Hazelmere Enterprise Area Structure Plan (HEASP) including Scheme Amendments.
- Make available the City of Swan Economic Profile (2014) and City of Swan Investment Prospectus (2014) to potential investors in the precinct.



LEFT: Swan Valley Visitor Centre.



## 6.0 Natural Environment

### 6.1 Natural Resource Management and Environmental Protection

#### 6.1.1 Environment

Guildford local area is dominated by the Swan and Helena rivers and their associated waterways, views of the rivers at all bridge crossings, and entrances to Guildford town. It is also these rivers that form a natural divide between Guildford and its surrounding suburbs. This is limiting the potential for integration with adjacent suburbs and their communities. Within this spatial disconnection between suburbs lies a unique and diverse natural environment, which makes this place highly appreciated by its community (Guildford/Hazelmere Place Plan 2008).

It was this unique environment that was recorded in Captain James Stirling's account of his journey through the Swan Valley in 1827, as:

*"Richness of the Soil, the bright foliage of the Shrubs, the majesty of the surrounding Trees, the abrupt and red-coloured banks of the River occasionally seen, and the view of the blue summits of the Mountains..."* (City of Swan's Local Biodiversity Strategy, 2009).

During these early days of exploration, the environment surrounding the Swan and Helena rivers, were characterised with rich and abundant bushland, with river crossings to the west and north of Guildford over the Swan River and the Helena River to the south.

Significant and sensitive environmental elements are important to protect and enhance for future generations to enjoy. Within a local government such as the City of Swan, environmental protection is a complex and time consuming process, in achieving a suitable balance between development and environmental protection. The City is however committed to achieving a sustainable future for its communities through stakeholder involvement in achieving its objectives detailed in the City of Swan's Sustainable Environmental Strategy (SES).



RIGHT: At the bend in Swan River at Fishmarket Reserve (photo c. 1900s).

## 6.1.2 Human Settlement

### Guildford

Guildford town was established in 1829 as a market town and inland port, designed to serve the rapidly expanding agricultural regions in its hinterland. Much of Guildford has been under cultivation and urbanisation since the establishment of the original colony and little natural bush remains except within the floodplains along the Swan and Helena Rivers, and within bush forever areas.

With the establishment of agriculture, the early allocation of lots along the full length of the Swan River was in the form of a 'lint-development', which were long linear allotments facing the Swan River (Bourke, 1987).

A 100-year floodway covers a large part of Guildford Place, due to the locality of this suburb in proximity of two major river systems, and impacts significantly on the appropriateness of land uses and development permitted within this river floodplain (Figure 16).

### Hazelmere

Hazelmere has a long history of intensive agriculture, landfill and cattle yard use which left Hazelmere with cleared and fragmented semi-rural sized lots. Most of the land is waterlogged, poorly serviced, and contains some contaminated sites (City of Swan: Hazelmere Enterprise Area Structure Plan). Refer to Figure 16.

In the early years of establishment, agricultural land in Hazelmere (Bushmead) was intended for the city farmer. The land was advertised for planting orchards and vineyards, and fertile river frontages suitable for irrigation, root crops, and intense agricultural practices, given its proximity to the city. This vision never eventuated as Bushmead was ideally located in proximity of the Midland Abattoirs and sale yards and stock firms bought up land and turned it into grazing land and holding paddocks to support the local industry in Midland.



**Early allocation of land along the Swan River showing a lint development.**

Source: Bourke, 1987.

Despite Hazelmere's long history of agricultural practices, the community's vision for Hazelmere is for regional ecological assets to be:

"... enhanced by connecting the Helena River and Hazelmere Lakes with a network of landscaping, stormwater management and infrastructure corridors to ultimately improve the water quality through an integrated swale system; improving a quality environment for workers and surrounding residents" (City of Swan: Hazelmere Enterprise Structure Plan, Environmental Assessment, 2008).

In recent years, all aspects of Hazelmere local area were investigated in preparation of the Hazelmere Enterprise Area Structure Plan (HEASP). An environmental assessment was subsequently undertaken to identify significant environmental impacts, which underpins any future development within the Hazelmere Enterprise Area and its surrounds. The key environmental and cultural sensitivities which influence this environment are closely associated with the Hazelmere Lakes, Helena River and Bushmead areas. These sensitive ecologies require careful consideration and management through ongoing structure planning (HEASP, adopted by Council on 29 September 2011 and Endorsed by WAPC on 18 October 2011).

The key focus areas identified in the SES where the City has effective management control over environmental performance are:

- Water efficiency;
- Waste;
- Biodiversity;
- Carbon intensity; and
- Corporate and community adaptation.

The following sections briefly address key issues and actions relating to environmental aspects which may influence the place communities of the Guildford Hazelmere local area.

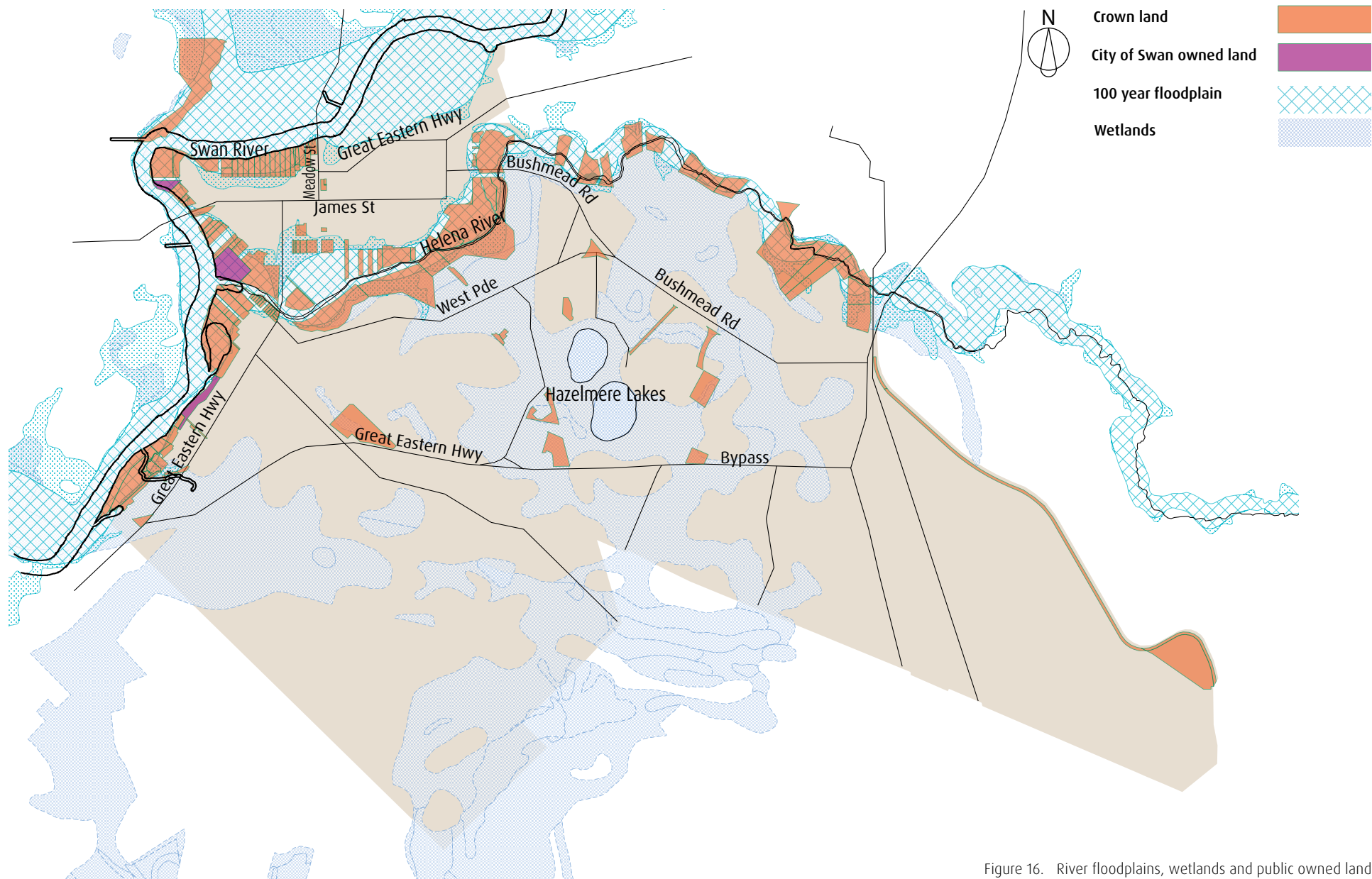


Figure 16. River floodplains, wetlands and public owned land

### 6.1.3 Biodiversity

Biodiversity retention is critical to maintaining a healthy environment (on land, water and air) such as drinkable water, clean air and fertile soils. Loss of biodiversity impacts ecologies which poses a great risk to the natural balance of communities and as such human, animal and plant life. Within Guildford, erosion due to loss of vegetation, is found along the river banks and directly impact the Swan and Helena river systems and their tributaries. This has resulted in major impacts to existing ecosystems and habitats along the City's river system.

The Local Biodiversity Strategy (2009) identifies regional corridors as existing or potential links of remnant vegetation, or other environmental features such as waterways, which are designed to connect areas of local and regional biodiversity significance within the City's boundaries. These regional corridors often start in other local government areas, such as the Swan River in Guildford area entering the City from the Town of Bassendean to the west. Local corridors are important as they are further extensions of remnant vegetation, or environmental features which connect to regional corridors.

The only remaining signs of native bushland are found along the river foreshores, South Guildford and along the eastern boundary of Hazelmere (Figure 18). The Guildford Hazelmere Local Area Plan has a significant number of Bush Forever sites located along the eastern parts of Hazelmere, along the river foreshore areas and within the ecological corridor from the airport site as shown on Figure 18. A large number of these properties along the Helena River are in Western Australian Planning Commission (WAPC) ownership, including land south of the Helena River foreshore area and along the Swan River. Efforts by the City to manage foreshore areas are mostly undertaken on City owned land, but activities also includes biodiversity retention activities on WAPC land.

The Swan, Guildford and Southern River vegetation complexes are found within significant regional corridors along the Swan and Helena rivers. These significant vegetation complexes are currently protected at a regional level and urban growth and management is controlled by the WAPC under the State Planning Policy 2.8 – Bushland Policy for the Perth Metropolitan Region. Within Guildford and Hazelmere, the regional corridors incorporate the area the around the Swan and Helena rivers, to the north and south of Guildford and to the north and east of Hazelmere as shown on Figure 18. The City is in the process of reviewing its Local Biodiversity Strategy which will include new actions and strategies relating to connectivity through regional linkages and also local wildlife corridors.

The City has undertaken significant projects in retaining biodiversity within the Guildford Hazelmere Local Area Plan as listed.

- **Eastern Hills Catchment Management Program (EHCMP)**

The City of Swan, in partnership with the Shires of Kalamunda and Mundaring, the Eastern Metropolitan Regional Council (EMRC), Perth Regional NRM and the Swan River Trust, supports the EHCMP. The EHCMP supports the protection and enhancement of the quality of their natural environment through conservation and water quality activities on public and private property.

- **Swan River Trust**

The City works in partnership with the Swan River Trust, focusing on restoration work on the banks of the Swan River and at Blackadder Creek, which includes replanting of native plants.

Within the Guildford and Hazelmere areas significant biodiversity retention projects include:

- Land owned by the WAPC along the rivers cutting through South Guildford (Figure 16); and
- The airport regional corridor is a significant link for birds to come through from the Bush Forever areas along the airport site.

The City has undertaken several significant projects in retaining biodiversity within the City at large, but also includes areas within the Guildford Hazelmere Local Area Plan, as shown below:

- Develop and adopt Biodiversity Action Plans (management plans) for all natural areas under City management—ongoing condition assessment of all bushland reserves will be carried out on a five year cycle.
- Develop a restoration and management plan for priority biodiversity corridors—the plans will only be for City managed land initially.
- Develop foreshore management plans for all areas under management in the Swan and tributary river systems.
- Identify and re-vegetate land under City management for the purpose of naturally treating the quality of storm water discharge into the river system—a number of sites have been identified in Midland, Hazelmere, Guildford and South Guildford for the construction of wetlands to improve the water quality prior to discharge.
- The development of a foreshore management plan for areas under management in the Swan and tributary rivers systems to ensure environments can sustain increased water levels.

## 6.1.4 Water

The Gngara Mound, Swan-Helena catchment and its tributaries contribute to the City's joint responsibility with other agencies in managing water quality. Many activities of adjacent communities potentially threaten water quality within the City of Swan's boundary, such as pollution impacts from drainage systems, and excessive fertiliser use. Water efficiency directly relates to water availability within the City's boundaries, and the City's dependence on licenced groundwater abstraction for irrigation of its public open spaces. Water plays an important role in serving the City's public areas and providing high quality active playing fields, local parks, streetscaping and aquatic facilities. Over time this groundwater allocation must inevitably decline, which remains a risk to the City in servicing future public open spaces.

Key projects relating to the Water Management affecting the City includes

- Develop and adopt a Local Planning Policy for groundwater use to guide the land development process which is applicable to any future site(s) that will be vested in City management.
- The City's draft Water Action Plan contains goals to improve the City's water management, and a list of water actions to enable the City to achieve these goals.

## 6.1.5 Waste

Since 2008, the City has increased its collection of general waste from 35,000 tonnes to 38,966 tonnes in 2012/2013, and from 9,500 tonnes recycled materials, from residents and businesses through its kerb site waste, and recycling to its current 9,968 tonnes. Waste is taken to the Red Hill Waste Management Facility that is operated by the Eastern Metropolitan Regional Council (EMRC) on behalf of its six member councils.

Recyclables are transported to the Wangara Materials Recovery Facility, Hazelmere Timber Recycling Centre and private construction and demolition recycling companies

(SES, 2013). Every year more than of 15,000 tonnes of timber from commercial and industrial wood waste are recycled at Hazelmere Timber Recycling Centre. Wood products are shredded and screened into wood chip and wood fines and used for animal bedding, compost, mulch, and feedstock for bio-filters (EMRC).

The City currently has no transfer stations or sorting facilities within its boundary. With the expected increase in its population and commercial and industrial activities, especially within expected growth areas, the City is continually reviewing the requirements and options for new infrastructure to provide the community and local businesses with possibilities for recycling and to minimise waste (SES, 2013).

## 6.1.6 Air

Air pollution is a major environmental risk to human health, but the role of local government is to respond to, and manage, minor issues such as assisting the Department of Environmental Regulation (DER) in monitoring pollution management performance of industry. In Guildford and Hazelmere local area, the potential for air pollution can occur as a result of the following:

- noxious industrial land uses affecting properties in proximity of industrial areas in Hazelmere and South Guildford; and
- from transport modes such as the freight rail and from traffic associated with major road networks such as the Great Eastern Highway Bypass, and busy local roads such as James Street.

Specifically, the communities of Guildford and Hazelmere identified air quality issues specific to these place areas as part of the preparation of the Guildford/Hazelmere Place Plan 2007.

These issues are shown below.

- The brickworks to the south of the Guildford Hazelmere local area (now operated by BGC) has the potential to further impact on air quality.
- Sandblasting activity in South Guildford and rendering plants in Hazelmere.
- Emissions from traffic throughout the place.
- Proximity of Perth Airport.
- The location at the base of the Darling Scarp results in emissions being trapped when adverse climatic conditions prevail.



FROM TOP: Hazelmere Recycling Centre. Hazardous waste collection days.

## 6.1.7 Noise

Noise pollution issues are more likely to increase as housing densities increase, especially in areas included in the infill strategy, as a result of people living in closer proximity to their neighbours. Other aspects of pollution are also associated with flight path noise affecting a large part of the Guildford and Hazelmere local area communities. Noise within the Guildford Hazelmere local area is associated with aircraft, road and rail activities.

The City has experienced significant issues relating to land use conflicts between noise emitting industries and infrastructure (including Perth Airport and the freight rail) and nearby noise-sensitive uses such as private residences, schools and hospital in Hazelmere (City of Swan: Environmental Report—Env Australia for Hazelmere Enterprise Area, 3 December 2008). The nature of industries and infrastructure located in Hazelmere typically emit noise, dust and odours, and therefore appropriate buffer zones need to be applied in accordance with state and local policies for sensitive uses.

With respect to aircraft noise, guidance is provided by SPP 5.1 Land Use Planning in the Vicinity of Perth Airport (Draft). Figure 17 shows the Australian Noise Exposure Forecast (ANEF) contours applicable to the subject area for the Perth Airport operations, as per the Master Plan 2004.

The relevant standards for each contour category are as follows:

- Below 20 - no restriction on zoning or development (however some noise nuisance may still occur in accordance with AS 2021);
- Between 20 and 25 - zoning and development should consider level of noise exposure forecast and some building types are discretionary under Local Planning Schemes with associated conditions; and
- Above 25 - same provisions as for the 20 to 25 contour, plus there is the presumption against zoning that may permit unacceptable building type.

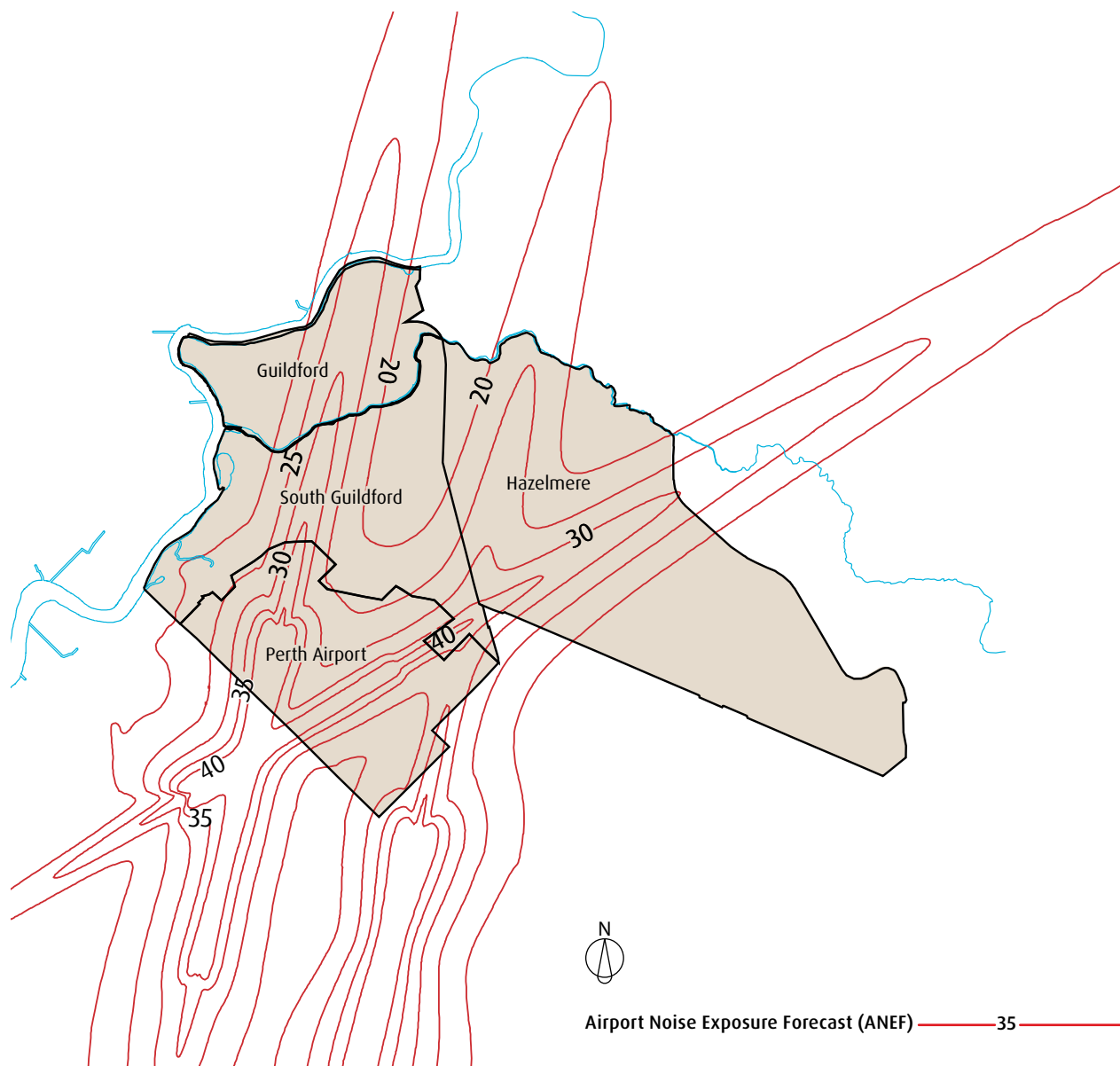


Figure 17. Perth Airport Australian Noise Exposure Forecast, 2004

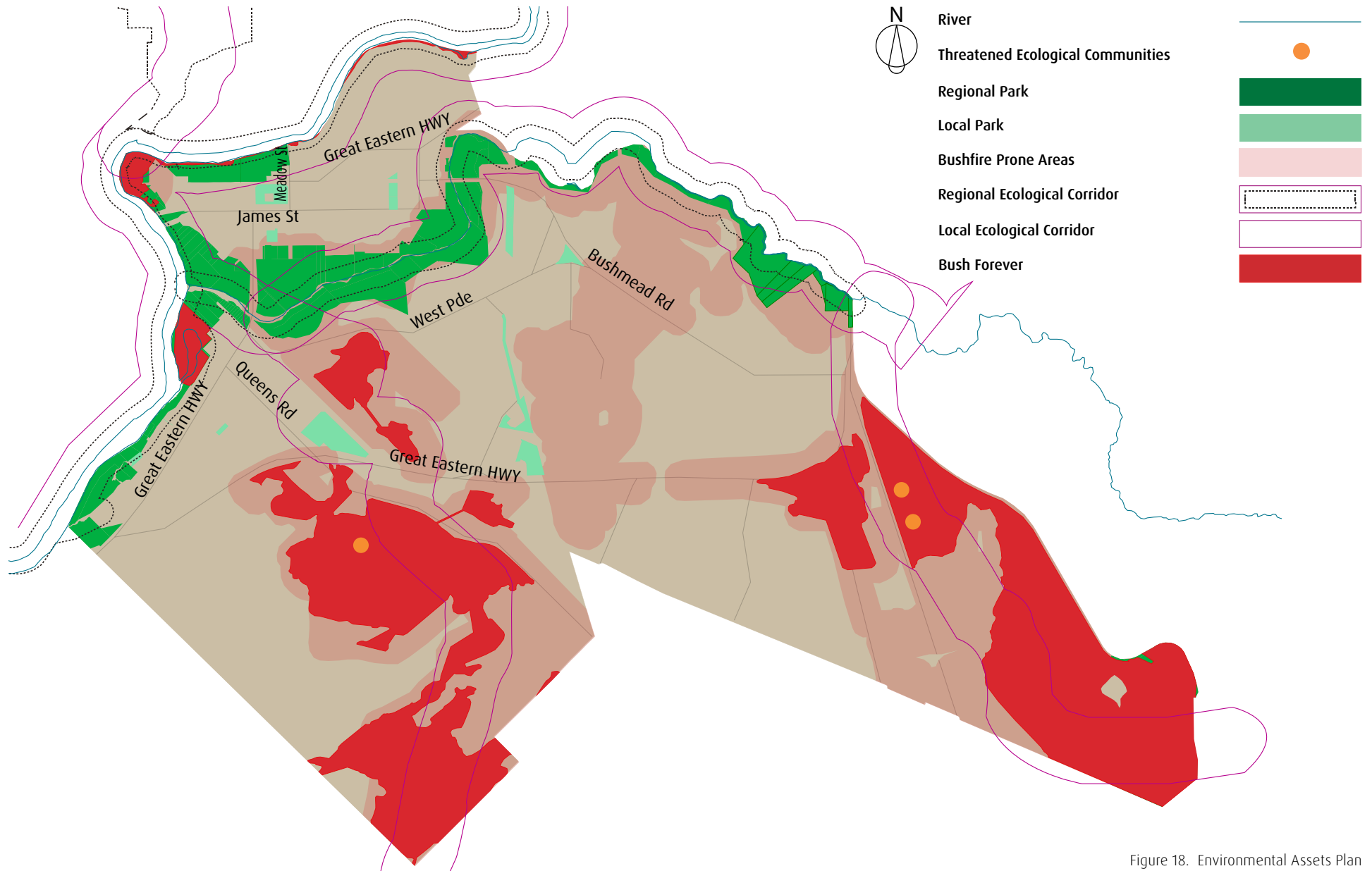


Figure 18. Environmental Assets Plan

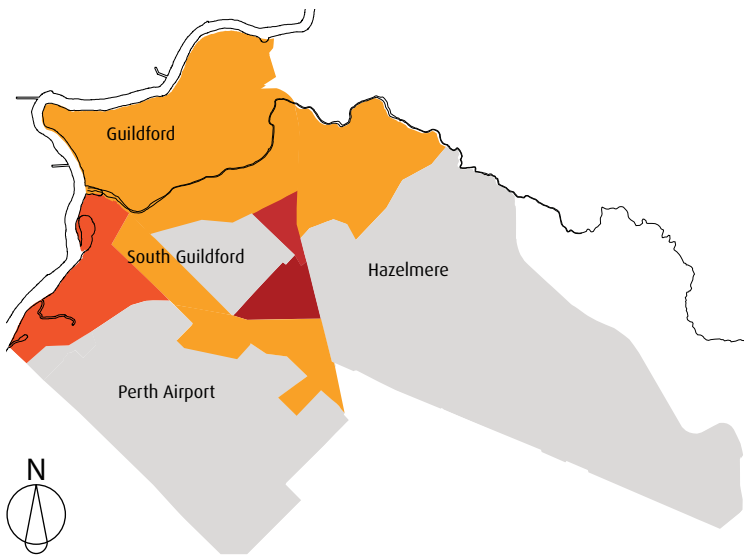


Figure 19. Vampire Index (Source: Dodson, J & Sipe, N 2008)

### 6.1.8 Carbon Dependence

Households in outer metropolitan areas of Australian cities are typically more car-dependent, on average, than inner-city households. The numerical index vulnerability assessment that is generally used to determine the mortgage, petroleum, and inflation risks and expenditure (VAMPIRE), measures the extent to which households are exposed to possible impacts of increases in fuel prices and mortgage interest rates. According to the Perth VAMPIRE Index, Guildford Hazelmere Local Area Plan has several places with high and very high oil and mortgage vulnerability scores, as indicated in the Figure 19. The western part of South Guildford, along the Swan River, has a high vulnerability score, with a small area in the eastern part of South Guildford with a very high vulnerability score. Places with a high to very high oil and mortgage vulnerability score, are found in middle and outer suburbs within most Australian cities. This means that communities in outer suburbs such as Guildford and parts of South Guildford with a moderated to high vulnerability have a larger number of families which are more exposed to risks associated with high car dependence, rising interest rates on mortgages with a lower financial capacity than households living in inner City Perth. This impacts the planning by government for these vulnerable communities to diversify housing options, availability of public transport and employment opportunities in outer suburbs. These scores are based on 2006 ABS data used in a research paper published by Griffith University in August 2008.

### 6.1.9 Climate Change adaption

Climate change is associated with change in sea level, increase in temperature, a gradual reduction in rainfall, higher occurrence of extreme weather events such as storms and cyclones, increase in temperature, biodiversity impacts associated with higher temperature, declining rainfall and higher demand for energy as the population increases.

Areas within the Guildford Hazelmere Local Area Plan which are more prone to these climatic conditions are located within flood prone areas along the Swan and Helena rivers. These areas should be identified and appropriate land use controls investigated that will safeguard these properties against climate change.



FROM LEFT: Full bike rack—reduce the use of car dependency. Solar panels.



## 6.2 Water Management

### 6.2.1 River system and reserves

The Swan-Helena Catchment is critically important to the City of Swan as well as the Gnangara aquifer, as these systems contribute to the City's drinking water supply and the Swan River remaining an iconic feature of Perth's identity as a "river city", in positioning itself as a tourist destination.

The Helena River originates in the Darling Scarp in the south east, before it traverses the coastal plain and discharges into the upper Swan River estuary at Guildford. The catchment area above the Lower Helena Pumpback Reservoir is an important water supply catchment for Perth and the Goldfields region. The quality of water is therefore controlled with land use practices and development in the catchment.

The City has a number of stormwater outlets that discharge directly into the Swan River and its tributaries. A number of these sites have been identified in Hazelmere, Guildford and South Guildford where the wetlands could be developed to improve the water quality prior to discharge. A list of potential wetland sites in Guildford and South Guildford are currently being investigated and priorities developed.

### 6.2.2 Wetland areas

Wetlands conservation in Western Australia is managed through the Wetlands Conservation Policy for Western Australia (Government of Western Australia, 1997) in which wetland values are recognised and commits the state government to maintaining and managing state resources for the benefit of the people of Western Australia.

Hazelmere has several mapped geomorphic wetlands but mostly Multiple Use Wetlands (MUWs), which require surveying and conservation of areas deemed worthy of retention. Resource Enhancement Wetlands (REW) and Conservation Category Wetlands (CCW) are afforded buffer zones which can limit the area's development potential. REWs and CCWs with a higher ecological value are mostly located within Regional and Local Corridors along the Swan and Helena Rivers.

The Hazelmere Lakes are REWs protected under the Environmental Protection (Swan Coastal Plain Lakes) Policy (EPP) 1992. A wetland buffer is applicable to these wetland areas that is managed to protect the wetland's ecosystem health.

Activities such as historic grazing are still permitted within protected wetland areas in HEA and surrounding areas, with no protection against disturbance to wetland ecologies or buffers on private land. Protection of these wetland ecologies is ongoing and requires more detailed investigation and surveying to establish the condition of these areas for ongoing management.

### 6.2.3 River floodplains

In recent years, more attention has been given to managing floodplain development as an alternative to the mitigation of flood damage. In the early years of Guildford, the occurrence of flood events in Perth has significantly impacted the communities in and around Guildford Hazelmere local area. During the floods of 1862, the Helena Bridge at Guildford was flooded which resulted in the rebuilding of the Helena Bridge (Bourke, 1987).

Most of Guildford and north Hazelmere areas are located within a floodplain area (Figure 16), due to the proximity of the Swan and Helena rivers. Most of the foreshore areas along the Swan and Helena rivers are located within regional reserves and managed through state legislation.

Sensitive environments such as river foreshore and floodplains are protection by mitigating the encroachment of new developments onto these areas. This is done to protect human life and property from flood damage and surcharge in flood levels.

The Swan-Canning River System State Planning Policy No. 2.10 policy guides Local Government in managing land uses and developments for areas along the river system. Figure 16 shows the river foreshore areas affecting Guildford Hazelmere local area.



FROM TOP: Black swans on the Swan River.  
Swan River bank.  
Recreation on the Swan River.

## Key issues

- Biodiversity issues relates to depletion of natural vegetation and fauna, erosion along riverbanks.
- Water management the Swan and Helena river catchment and its tributaries.
- Impact of airport noise, rail/major roads, and industries on sensitive land uses.
- Climate adaptation and planning around the flood prone areas along the Swan and Helena rivers.
- The community of the Guildford Hazelmere local area has identified a few critical issues relevant to the area as shown below:
  - Ownership of floodplains are shared with Department of Planning, City of Swan and private land owners. This complicates the implementation and enforcement of a co-ordinated management plan (see Figure 16).
  - The Hazelmere lakes are privately owned but has a statutory level of protection and limits the development of a co-ordinated management plan.

**Table 8. Actions and strategies relating to natural resource management and environmental protection applicable to Guildford Hazelmere Local Area Plan**

### City of Swan Sustainability Environment Strategy

- Develop Foreshore Management Plans for land under management identifying future capital improvement and maintenance works along the Swan River and tributaries.
- Biodiversity Action Plans for all natural areas under city management.
- Develop a restoration and management plan for priority biodiversity corridors.
- Landscaping Local Planning Policy to require native tree planting in public spaces for residential subdivisions and industrial developments.

### City of Swan Local Planning Strategy

- Review of the Biodiversity Strategy and implement measures to preserve remnant vegetation, encourage re-vegetation of cleared area, reduce soil degradation, water and protect Declared Rare Fauna and Flora.
- Vegetation mapping along the Blackadder Creek to ensure that remnant vegetation are captured in the Biodiversity Strategy (LPS).
- Apply Urban Water Sensitive Designs for Public Open Space and other public areas in accordance with the Better Urban Water Management (2008) and Liveable Neighbourhoods.
- Investigate feasibility of alternative water supply measures such as storm water harvesting and grey water/ recycling in new subdivisions and infill developments for residential and business.
- Implement Swan Regional Riverside Park Master Plan to restore wetland to freshwater system and remediate surrounds.
- Investigate and apply suitable assessment tools and performance measures to the structure planning and subdivision approval processes to encourage minimum standards of:
  - Solar orientation;
  - Walkability and pedestrian infrastructure provisions;
  - Cycle infrastructure provision;
  - Access to public transport;
  - Natural shading;
  - Energy self-sufficiency in new settlements; and
  - Housing density.
- Control the location and design of noise-sensitive development in areas affected by significant levels of aircraft noise in accordance with SPP 5.1 Land Use Planning in the Vicinity of Perth Airport.
- Adopt an agreed climate change scenario prediction and implement appropriate land use planning actions within the planning framework to ensure communities and infrastructure are resilient to the predicted climate change in regard to:
  - Forecast river level rise—flood mapping, infrastructure planning.
  - Resilience to storm surge and flood events. Lot level resilience to bushfire—firebreaks, housing standards.
  - Appropriate wetland/water body buffer zones as a method of mitigating increased disease vectoring.

**Strategic Community Plan 2012-2022**

The Strategic Community Plan 2012-2022 sets the strategic direction for the City to mitigate its carbon footprint, reducing waste and greenhouse gas production through the following strategies:

- N1.1.1 Effectively manage resource consumption, including water, energy and non-renewable resources.
- N1.1.2 Reduce waste through reduction, re-use and recycling of waste products.
- N1.1.3 Preserve and protect air quality.

The strategic direction for the City to adapt to the effects of climate change are as follows:

- N1.2.2 Implement Policy changes through planning, building, land management and infrastructure.



FROM TOP: *Conostylis*.  
*Xanthorrhoea preissi*.  
*Waitzia suaveoleans*.



Figure 20. Aerial map of Guildford Hazelmere Local Area Plan

# 7.0 Built Environment

## 7.1 Aboriginal Heritage

The Swan and Helena Rivers and their tributaries within the Guildford Hazelmere Local Area are significant to the Nyoongar culture as meeting places, camping sites, provision of water, and storytelling. Within the Guildford Hazelmere local area there are many sites which are identified for their importance to history, culture and sense of place for Nyoongar people and these are illustrated in Figure 21.

Key sites of significance include:

- Swan River—mythological place;
- Success Hill—ceremonial, mythological, repository for objects, man-made structure fish trap, quarry, artefacts/scatter;
- Helena River—mythological, ceremonial, repository;
- Blackadder Creek—mythological place;
- Bridge Camps—camping site;
- Bennett Brook: Camp Area—ceremonial, mythological, skeletal material/burial, man-made structure, fish trap, artefacts/scatter;
- Munday Swamp—ceremonial, mythological, artefacts/scatter;
- Bennett Brook: Eden Hill—meeting place, camp, water source;
- Bennett Brook: in toto—mythological;
- Stirling Square—artefacts/scatter;
- Guildford Gaol and Court Room Precinct—mythological, artefacts/scatter, historical.

Approval is required under the *Aboriginal Heritage Act 1972* for any development on land where sites of significance have been identified. This may require consultation with relevant Aboriginal people, a heritage survey, a full inventory of heritage values, or other requirements from Department of Aboriginal Heritage.

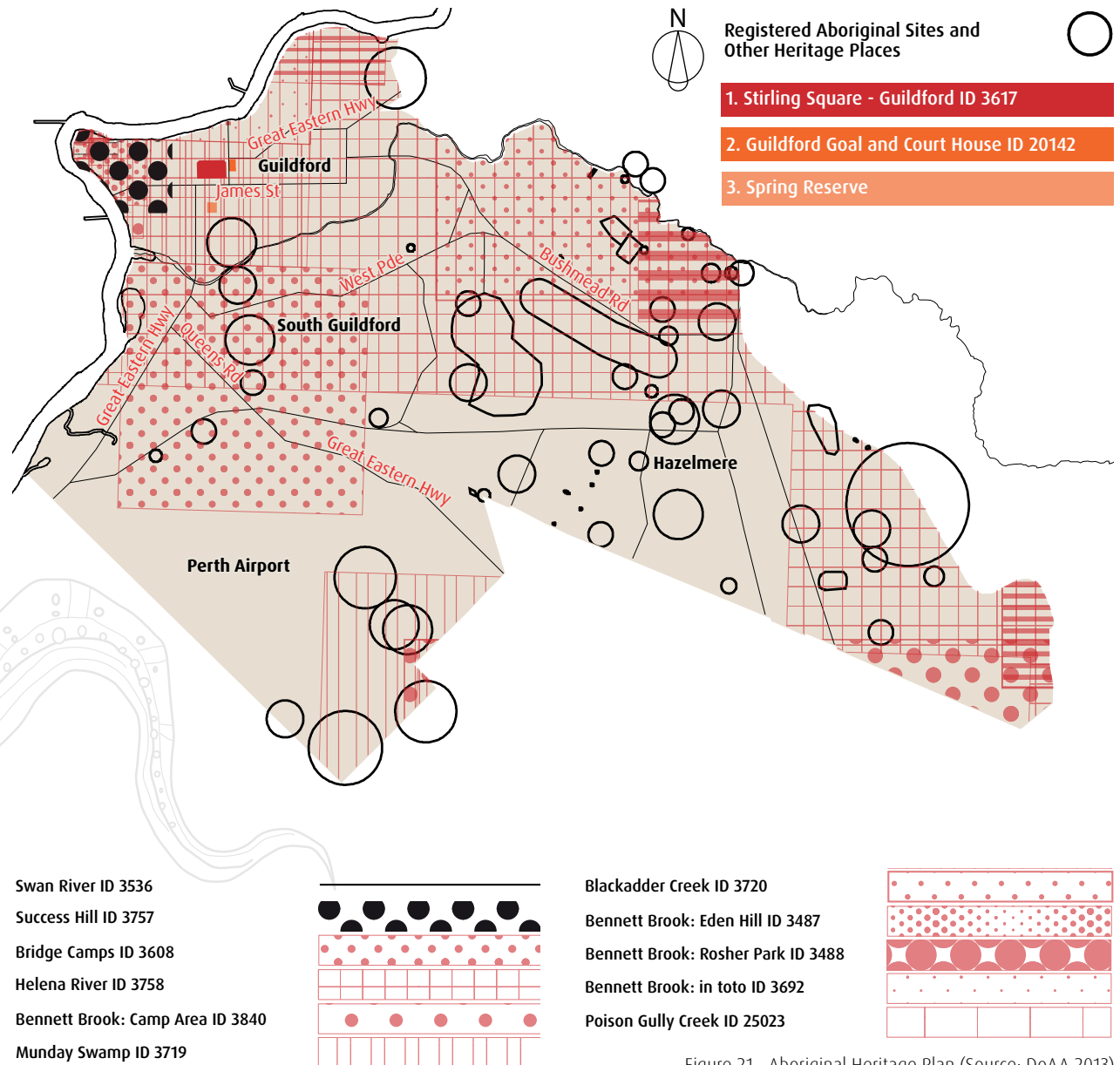


Figure 21. Aboriginal Heritage Plan (Source: DoAA 2013)

## 7.2 European Heritage

With regards to European heritage, some of the state's most significant heritage buildings are found within Guildford, and the town itself is listed by the National Trust as a 'Historic Town'. This is due in part to the largely unchanged town layout from settlement in 1829; preserved as a unique example of a 'market town' and 'inland port' (Guildford Place Plan, 2007).

Considering the richness of Guildford's history, there are many properties of high significance, however the below list denotes some of the civic buildings integral to the development of the townsite:

- Guildford Gaol;
- Guildford Mechanics Institute;
- Guildford Post Office;
- Guildford Primary School;
- Guildford Municipal Chambers;
- Guildford Town Hall and Library and Garrick Theatre;
- Fire Station;
- Spring Reserve;
- Stirling Square and St Matthews Church.

South Guildford too is important to Western Australian history, as the location of the first vineyard in the State at Water's Edge Winery, which resulted in the commencement of wine making in the Swan Valley. Aside from private residential properties, the Guildford Cemetery and Waters Edge Winery (Olive Farm Cellars and Homestead) are the worth noting with respect to their role in the settlement of the local area.

Of importance to the cultural significance and aesthetic appeal of residential Hazelmere, is the Hazelmere Lakes. These consist of a southern and northern lake which are remainders of a larger wetland system that would have existed in the area prior to clearing and land development. Residential lots were developed around these features.

### 7.2.1 Planning for Heritage

The City of Swan is required to prepare and regularly review a Local Government Inventory under the provisions of the *Heritage of Western Australia Act 1990*. The purpose of the document is to identify local heritage assets and provide base information needed for local heritage planning, decision making and strategic direction (Heritage Council, 2014).

The City's Local Government Inventory of places of local significance currently includes 476 places, of which the majority are located within Guildford and Woodbridge. From the Local Government Inventory, the City has endorsed a 'Heritage List' pursuant to the provisions of the Local Planning Scheme No. 17, which incorporates properties with high conservation value and significance (categories 1 and 2 from the Local Government Inventory).

The Heritage Council—with assistance from the State Heritage Office—undertakes assessment of heritage places of significance to determine whether they require listing under the *Heritage of Western Australia Act 1990*.

Within Guildford there are currently 28 properties which are listed on the State Register, and one—the Guildford Cemetery—which is listed within South Guildford. There are others within the City's Local Government Inventory which are at various stages of assessment by the Heritage Council.

### 7.2.2 Heritage Strategic Plan

The City of Swan's Heritage Strategic Plan (HSP) establishes a framework for the identification, protection, management and promotion of the district's historical tangible and intangible cultural heritage assets. These are the assets which are recorded in the aforementioned registers and lists, and this plan coordinates the City's approach towards their management into the future. The document provides an 'Action Plan', which is broken into the key themes of 'knowing', 'supporting', 'protecting' and 'promoting' which should be embodied in every aspect of the City's dealings with heritage.

BELOW: Stirling Square, Guildford.



**Guildford Heritage Buildings: Category 1**  
**Guildford Heritage Buildings: Category 2**  
**Guildford Conservation Precinct**



- 1. Chapel of St Mary and St George
- 2. Guildford Cemetery
- 3. Stirling Square and St Matthews Church
- 4. Garden Hill and St Charles Seminary
- 5. Padbury Stores
- 6. Guildford Court House and Goal
- 7. Rose and Crown
- 8. Guildford Mechanics Institute
- 9. Guildford Post Office

- 10. Guildford Primary School
- 11. Guildford Town Hall and Municipal Chambers
- 12. Garrick Theatre
- 13. Lieutenant Du Cane's House
- 14. Fire Station
- 15. Westley Church
- 16. Kings House and Shop
- 17. Spring Reserve – Johnson's Complex and Kings House
- 18. Whiteman's House
- 19. Guildford Hotel
- 20–24 Private Residences

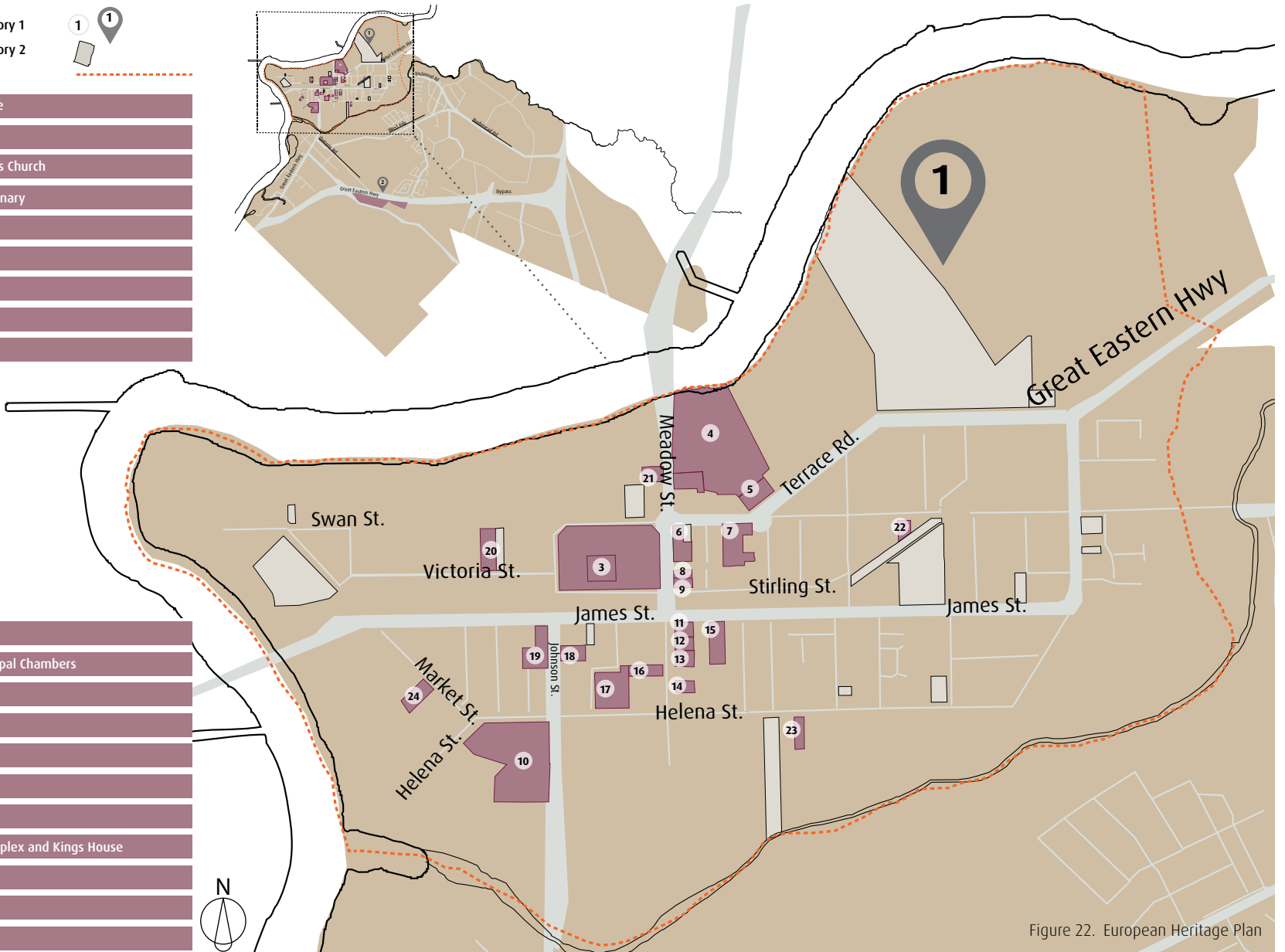


Figure 22. European Heritage Plan



Chapel of St Mary and St George.



Padbury Stores.



Mechanics Institute.



Garrick Theatre.



Kings House and Shop.



Guildford Cemetery.



Guildford Gaol.



Guildford Post Office.



Lieutenant Du Cane's House.



Spring Reserve and Johnson's Complex.



St Matthews Church.



Guildford Court House.



Guildford Primary School.



Guildford Fire Station.



Whiteman's House.



St Charles Seminary.



Rose and Crown Hotel.



Municipal Chambers and Town Hall.



Westley Church.



Guildford Hotel.



## 7.3 Built Form

The built form of a place defines its ‘feel’ and character, and although usually a reflection on its history of development, should be carefully managed through urban design to ensure a ‘sense of place’ for its residents is not lost into the future.

Within the Guildford Hazelmere Local Area, the built form is reminiscent of the historical development of each of the localities. Although newer infill development and housing stock have emerged recently with the increase in land values, especially in Guildford and South Guildford, the area has retained its unique heritage and lifestyle character.

### Guildford

While Hazelmere and South Guildford have undergone many changes over time with further subdivision and the creation of new roads and cul-de-sac’s, Guildford has remained largely reminiscent of its original town plan from 1829 and consequently contains some of the City’s oldest built heritage (Draft Local Planning Strategy, 2013). With the proximity of Guildford to the Perth CBD, its unique character and lack of vacant land—Guildford has seen many high quality renovations, conservation works and refurbishments to bring older housing stock up to modern standards, as well as some new primarily single dwellings of a high architectural standard.

BELOW LEFT: Old Padbury Stores in Guildford.

BELOW RIGHT: James Street in Guildford.



### Hazelmere

Historically, Hazelmere was a prime area for stocking paddocks and other land uses associated with its proximity to the Midland (Junction) Abattoir, and has had a rural feel with respect to the built form. This is expected to change dramatically as the Hazelmere Enterprise Area further develops, and industrial uses of a higher intensity located in the vicinity.

The residential suburb of Hazelmere is characterised by a small pocket of low density (single dwelling) development on larger lots adjacent the Helena River foreshore, and a suburb of primarily single dwelling development on traditionally larger blocks. To the south of the suburban Hazelmere, the precinct is characterised by rural residential landholdings surrounding the Hazelmere Lakes—two large privately owned water bodies.

Residential Hazelmere has recently seen a change in strategic intent with the City of Swan Urban Housing Strategy, which will influence changes to the Local Planning Scheme No. 17 to provide for increased subdivision potential and infill development. With a high level of support for these changes in density from the local community, it is anticipated that many will take up these development opportunities and the built form of the suburb will change dramatically over time with smaller blocks, and additional grouped dwelling developments.



### South Guildford

South Guildford is primarily characterised by a mix of residential and industrial development, with the pattern of residential development generally reflective of the constraints imposed on development by the impact of aircraft noise contours, given the proximity of the suburb to Perth Airport and State Government Policy.

The residential pockets of South Guildford comprise of a mix of both newer contemporary homes and older character homes, largely focused around the Swan River foreshores for amenity. More recent residential housing has occurred through Rosehill (a suburb of South Guildford) with smaller lot sizes, which has required different design emphasis and resulted in a more modern feel. Further growth of this area may occur should the reevaluation of the Rosehill Golf Course be pursued in the future.

“...Urban design and heritage matters contribute to the quality of life and cultural identity of communities in creating a sense of place. Urban design is aimed at the creation of useful, attractive, safe, environmentally sustainable, economically successful and socially equitable places. Good urban design pursues local identity and sense of place, cultural responsiveness and purposeful environmental innovation. It achieves a high level of quality, comfort, safety, equity, beauty and cohesion in the overall, physical outcome of all the development, planning, engineering, architectural and landscape design decisions that contribute to urban change.”

(Planning Institute of Australia, 2005).

### 7.3.1 Sense of Place/Community

A sense of place reflects a shared human engagement with the “soul” of the place. It occurs when the users of a place or locality feel a deep-rooted attachment or belonging to that place. It is an outcome of good urban design as well as other factors including culture, events, activities etc (Urban Design, Place Focus).

The focal points for gatherings and interactions between community members are integral to fostering a sense of place and belonging for individuals residing in a locality. Facilities such as community halls, churches and schools provide opportunities for interactions, as well as open spaces and well-designed streetscapes. Similarly, access to services that suit the social make-up of a community is integral to a sense of attachment or wellbeing for its residents. The City of Swan is committed to building a sense of place for communities through open spaces and providing infrastructure and services that meet the needs of individual communities through place based management of services (SCP, 2012).

Within the Guildford Hazelmere local area, natural features and/or built infrastructure separate the communities of Guildford, South Guildford (including Rosehill) and Hazelmere from one another, which create barriers to the development of a strong sense of place through community. Through the public consultation period associated with the Guildford Place Plan (2007), comments were received from residents surrounding ‘community’ and ‘sense of place’.

Residents in Guildford felt that there had historically been a strong sense of community; however this was beginning to change with many new residents coming into the area for locational reasons only—such as proximity to the Guildford Grammar high school—rather than for a shared sense of the history and character of the place. Within South Guildford, residents were of the view that the lack of community facilities available—particularly in Rosehill—made it difficult for a sense of community to develop, and residents in both South Guildford and Hazelmere felt ‘disconnected’ from Guildford and its infrastructure and programmes.

### 7.3.2 Landscape Character

The Guildford Hazelmere Local Area does not have a single unifying character given the diversity of localities within it. It instead has many characters created by major landscape features and the history of the built form. Understanding this character allows more informed decisions about new development that respects the heritage, sense of place and community that people feel for the place where they live.

**Guildford** has a unique character focused around the river foreshores of the Swan and Helena Rivers, which were a focal point for the development of the town from 1829 as a market town and inland port. The Guildford townsite has remained largely unchanged from its original town plan, and the town is noted for its architectural diversity, and many significant civic, commercial and residential buildings remain from development in the 1840s through to 1920s and 30s. Stirling Square and St Matthews Church are the central focal point of the community, and many old trees—both in the square and on residential streets contribute to the residential character of the place.

**South Guildford** river frontages dominate the landscape of the older residential precinct within South Guildford, with the Swan River a major feature of the place creating a unique amenity for residents. Overall the area is defined by a mix of character homes with more contemporary housing in fairly low densities, although the more recent development within Rosehill contributed smaller lots and increased population to the vicinity. Palmer Barracks (Commonwealth Australian Defence Force land) also occupies a significant parcel of land within South Guildford, which is viewed primarily as vegetation from street frontages, with built form central to the site, adding a visual ‘break’ from the built up areas of the precinct.

**Hazelmere** has diversity of landscape character . There is primarily cleared land historically used for stocking paddocks associated with the meat industry/abattoirs in Midland, as well as residential precincts aimed at ‘country lifestyle living’, centred around two large privately owned lakes known as ‘Hazelmere Lakes’. In contrast, industrial land is located in close proximity to the east of this rural/residential precinct, which overall is known as the Hazelmere Enterprise Area, and when fully developed will significantly contribute to available industrial land within Perth.



Typical housing stock in Guildford Hazelmere Local Area Plan.  
FROM TOP: 32 Johnson Street.  
Hazelmere Lakes.

### 7.3.3 Redevelopment

The Guildford Hazelmere local area has potential for both new residential development and further expansion within the Hazelmere Enterprise Area, which could have significant impacts on the existing character and amenity of the local area.

With its prominent location the Guildford Hotel requires redevelopment. The City will continue discussions with all stakeholders working towards a solution for the site.

#### Residential Development

The City's Urban Housing Strategy provides for increased densities and infill development in parts of Hazelmere and South Guildford, although Guildford townsite has been excluded from any modifications given its heritage significance.

The state government has previously earmarked Guildford townsite for a Transit Orientated Development (TOD), which would incorporate redevelopment of parts of the existing train station and Perth Transit Authority (PTA) land. The City will remain involved and informed of any future plans in this regard.

With respect to individual redevelopment sites, a future rezoning and structure plan for the Rosehill Golf Course is proposed. A Metropolitan Region Scheme (MRS) amendment is currently being progressed by the WAPC.

#### Industrial Development

Within Hazelmere, there is scope for further industrial development to occur in line with the Hazelmere Enterprise Area Structure Plan.

#### Key Issues

- Acknowledging the significance of Aboriginal and European history in shaping the future built environment is vital.
- Further guidance and encouragement is required to ensure appropriate built form outcomes in Guildford and South Guildford.
- Redevelopment opportunities within the local area need careful consideration with regards to impact on landscape character.
- City of Swan's Heritage Strategic Plan should be implemented as a priority.
- Redevelopment of the Guildford Hotel.

BELOW: Typical housing stock in the Waterhall Estate, Hazelmere area.



**Table 9. Actions and strategies relating to built environment applicable to Guildford Hazelmere Local Area Plan**

**City of Swan Local Planning Strategy**

- The creation of attractive precincts and streetscapes, a legible network of roads, pedestrian friendly environments, and cycle routes.
- The identification of major points of interest and promoting them through appropriate urban design and suitable land uses to support activities that create a sense of place.
- Identify a legible road and pedestrian network between the City centre and the Swan and Helena Rivers suitable for all modes of transport.
- Identify a legible road and pedestrian network between the City centre and the Swan and Helena Rivers suitable for all modes of transport.
- Investigate development of a planning policy to set out additional built form requirements for new development proposals to protect existing heritage character and amenity.
- Enhancement of public places through the provision of public art, attractive streetscapes and improvements to community safety through the use of Crime Prevention through Environmental Design principles.
- Investigate the use of incentives including but not limited to heritage awards, grants and rate concessions to assist landowners with the preservation of heritage buildings.

**Heritage Strategic Plan**

- Adopt and implement the draft Heritage Strategic Plan to provide opportunities to better manage the heritage values of the City.

**Guildford/Hazelmere Place Plan**

- Develop TOD including heritage recommendations.
- Develop specific design guidelines for development in Guildford.

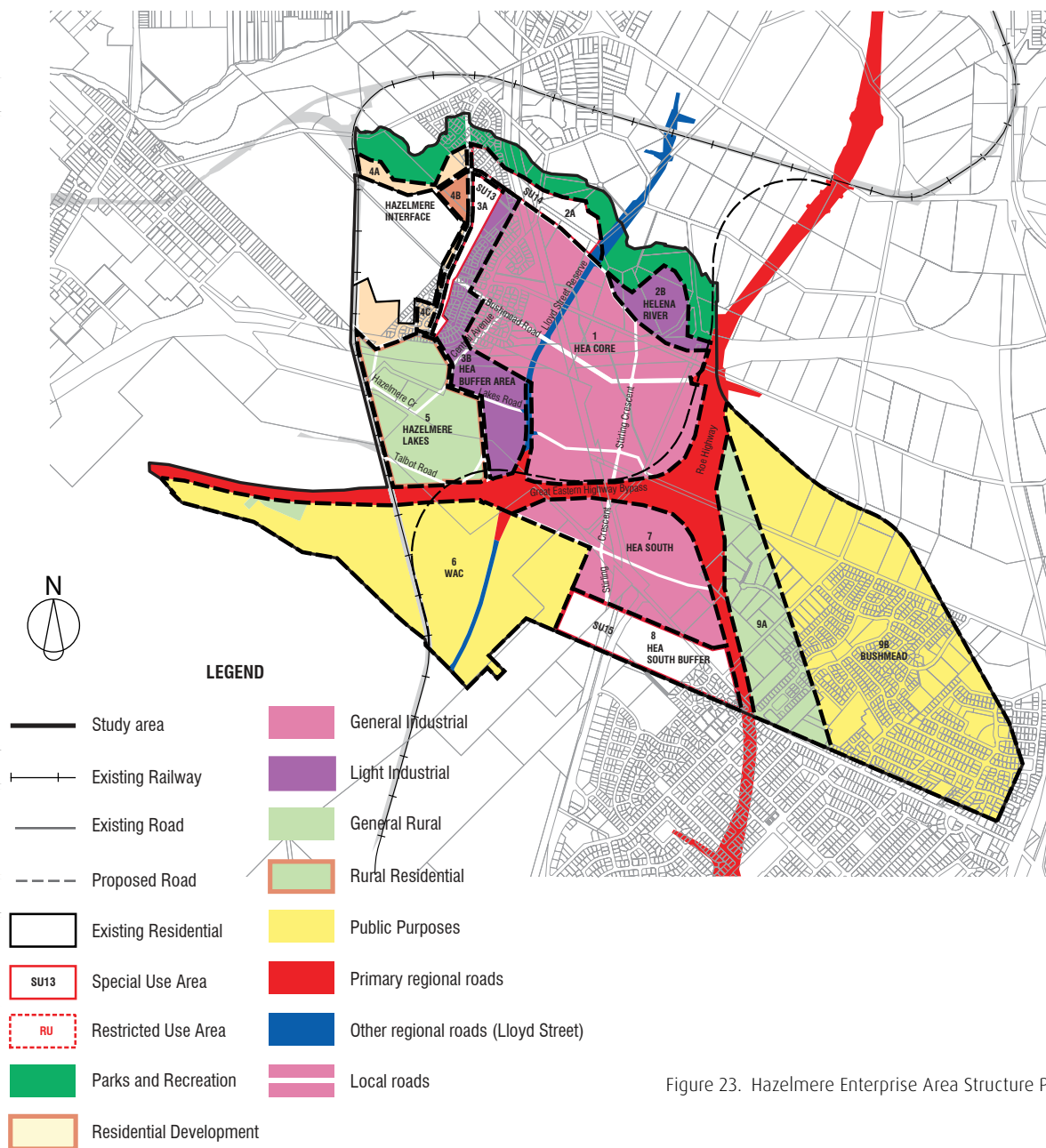


Figure 23. Hazelmere Enterprise Area Structure Plan

## 7.4 Infrastructure Services

### 7.4.1 Essential Infrastructure

The lack of availability of essential infrastructure such as water, power and reticulated sewerage could be a major constraint to any future urban development. Legislative changes allows third party providers (other than a State Government entity) to provide essential services (Draft LPS, 2013). This means that acceptable standards of service delivery should be developed that are satisfactory to what the State Government requires. The applies specifically to areas included in the Infill Strategy as utility companies should consider anticipated additional development in their future services planning for South Guildford and Hazelmere.

### 7.4.2 Wastewater

The Water Corporation of WA (Watercorp) has the full responsibility for sewerage provision and the City has little influence in servicing of any networks within the Guildford Hazelmere area. The City's role is to facilitate the timing of infrastructure provision between landowners, developers and Watercorp. Proper assessments of capacity requirements, compared with the existing capacity of the networks, should be undertaken before any discussion can take place with service providers.

### 7.4.3 Water infrastructure

The City is responsible for providing storm water drainage infrastructure to ensure the removal of the damaging effects of storm water from rain events of a specified design severity. Drainage infrastructure protects residents' property from damage, and surrounding services from damage or deterioration, which allows infrastructure such as roads, footpaths, car parks and even sporting facilities being subject to water inundation, to function as originally intended. The City is committed to favouring the renewal of existing assets over the construction of new assets.

Relevant to the Guildford Hazelmere Place are:

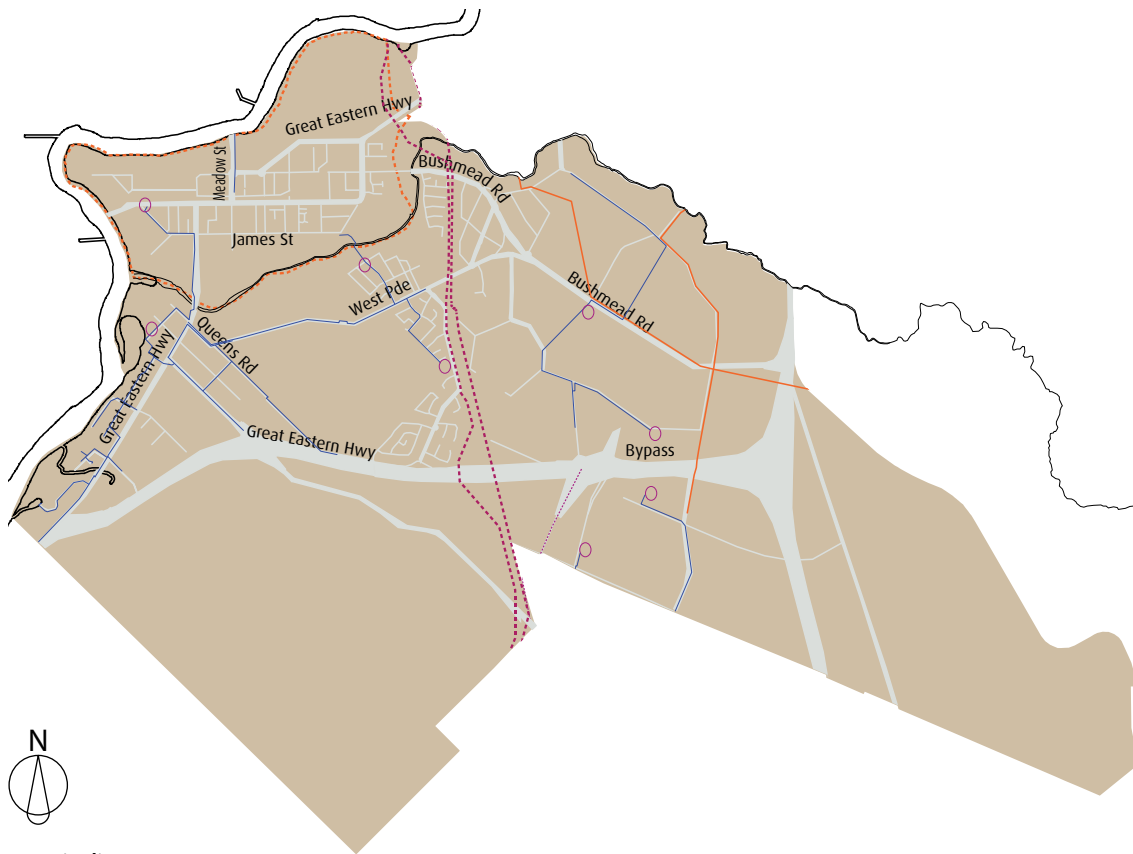
- Scheduled upgrades between 2013 and 2017 are planned for Guildford/Hazelmere/South Guildford and Hazelmere industrial area.

Provision of potable water is one of the fundamental infrastructure requirements to progress any development. The City is not a water provider and only facilitates the structure planning process and agreements between landowners and the Watercorp.

Environmentally sustainable design principles are being promoted by the City for more efficient use of water within new and existing community buildings owned by the City of Swan (Midland Community Infrastructure Plan, 2012). Improvements to the reticulation and water usage will be required on all grounds to meet Department of Water requirements.



RIGHT: City of Swan waste management staff.



Gas Pipeline Easement



Water Corporation Pressure Mains



Water Corporation Pump Station



Western Power High Voltage Power Lines



Guildford Conservation Area



Figure 24. Infrastructure Plan

FROM LEFT: Guildford station.  
Hazelmere.  
James Street, Guildford.



## Key Issues

- Sewerage—lack of sewerage infrastructure is still a constraint to future urban development in areas where infrastructure capacity is limited.
- The City has little influence in the location and servicing of sewer networks. Timing in the provision of infrastructure is mostly between Watercorp, the landowners, and developers.
- Proper assessments of capacity requirements, compared with the existing capacity of the networks, should be undertaken before any discussion can take place with service providers.

Table 10. Actions and strategies relating to infrastructure services applicable to Guildford Hazelmere Local Area Plan

### Draft City of Swan Local Planning Strategy

- Preserve and protect air quality.
- Monitor and improve efficiency in the use (direct and indirect) of natural resources such as ground and potable water and non-renewable energy sources and materials.
- Support and implement the development of sustainable alternatives for the supply of water and energy.

## 7.5 Transport and Access

The Guildford Hazelmere local area is serviced by a number of key regional roads, primarily providing transport links to the Perth City and Swan Valley. Freight and passenger rail exists within the area, as well as public transport opportunities by bus, and opportunities for pedestrians and cyclists—although limited.

Key gateway roads into the Guildford Hazelmere local area include West Swan Road (connecting with Reid Highway in the north), Great Eastern Highway from the Midland Strategic Metropolitan Centre in the east, Roe Highway to Hazelmere and Great Eastern Highway in the south.

Transport planning in the City of Swan is undertaken by three State Government agencies, the Department of Planning, Department of Transport and Main Roads WA, with the City providing input when required. In recent times, the City has actively lobbied with Federal and State Governments for upgrading of key road and rail infrastructure strategically important to the Swan local government area.

Priorities for future development within the City are highlighted in a draft Strategic Transport Assessment by Cardno. These priorities are listed below:

### 7.5.1 Road freight

The existing Main Roads WA freight networks for Restricted Access Vehicles are following the major highways within the City with the Perth Darwin National Highway (PDNH), expected to commence construction in 2016 for completion in 2019. Primary access to the industrial areas of Hazelmere and Malaga and the regional road network is critical. Access to Hazelmere will be provided at the Lloyd Street extension and the Great Eastern Highway Bypass (GEHB).

Guildford Hazelmere local area has three primary regional road reserves which are under the responsibility of the MRWA, which are: Roe Highway, Great Eastern Highway Bypass, and the Great Eastern Highway.

### 7.5.2 Rail freight

The rail freight corridor runs through the suburb of Woodbridge and along the southern boundary of Midland. Rail freight is expected to increase significantly over the next decade. The relocation of the freight line has previously been considered given complaints primarily raised by the Woodbridge community about the noise and vibration associated with the rail line. The Hazelmere Enterprise Area Structure Plan references a preferred realignment option, which state government is currently reviewing.

### 7.5.3 Cycling and Pedestrian Routes

The Principal Shared Path (PSP) along the Midland train line is to be extended to Midland through Guildford by 2021, this was identified in the WA Bicycle Network Plan 2012–2013. (Refer to targets for cycling mode share—5%.)

Pedestrian activity primarily occurs within the activity centres, and educational institutions, transport nodes and recreational facilities. It is recommended that a review of the existing pedestrian network is undertaken to ensure that adequate pedestrian footpaths and pedestrian crossing facilities are provided near these areas to further improve the connectivity and safety of the footpaths (Cardno, 2013).

### 7.5.4 Public Transport

Public Transport plays a significant role in the future transport system within the City of Swan.

Guildford is the only locality within the Guildford Hazelmere Local Area with access to a train station, and there are limited public transport services to South Guildford and Hazelmere (mostly via routes from Midland to High Wycombe or Kalamunda stopping on either Kalamunda Road, James St, Great Eastern Highway or Waterhall Road.

Consultation occurring through the Guildford Place Plan (2007) process indicated that the pedestrian access to the Guildford Train Station urgently required improvement, given the difficulty for wheelchair and pram access due to the gradient of the footbridge accessing the platform.

### 7.5.5 Hazelmere Specified Area Rate (SAR)

The Hazelmere Industrial Area SAR has been effective since the October 2010/11 financial year, when affected ratepayers commenced paying an additional fee on top of their normal rates. The City then contributes \$3 for every \$1 raised towards required infrastructure within the area. The money collected is stored in a reserve account which is then used towards these upgrades that are essential to the capacity of Hazelmere to accommodate further industrial development.

The City has an overall programme of required works, and a schedule for completion as monies are raised. To date, two key projects have been completed, namely the Stirling Crescent upgrade completed in the 2011/12 financial year, and the Bushmead Road upgrade in the the 2012/13 financial year.

At the present time, there are a total of 17 key road constructions or upgrades outstanding, with a total cost of more than \$41 million dollars.

BELOW: Guildford Train Station.



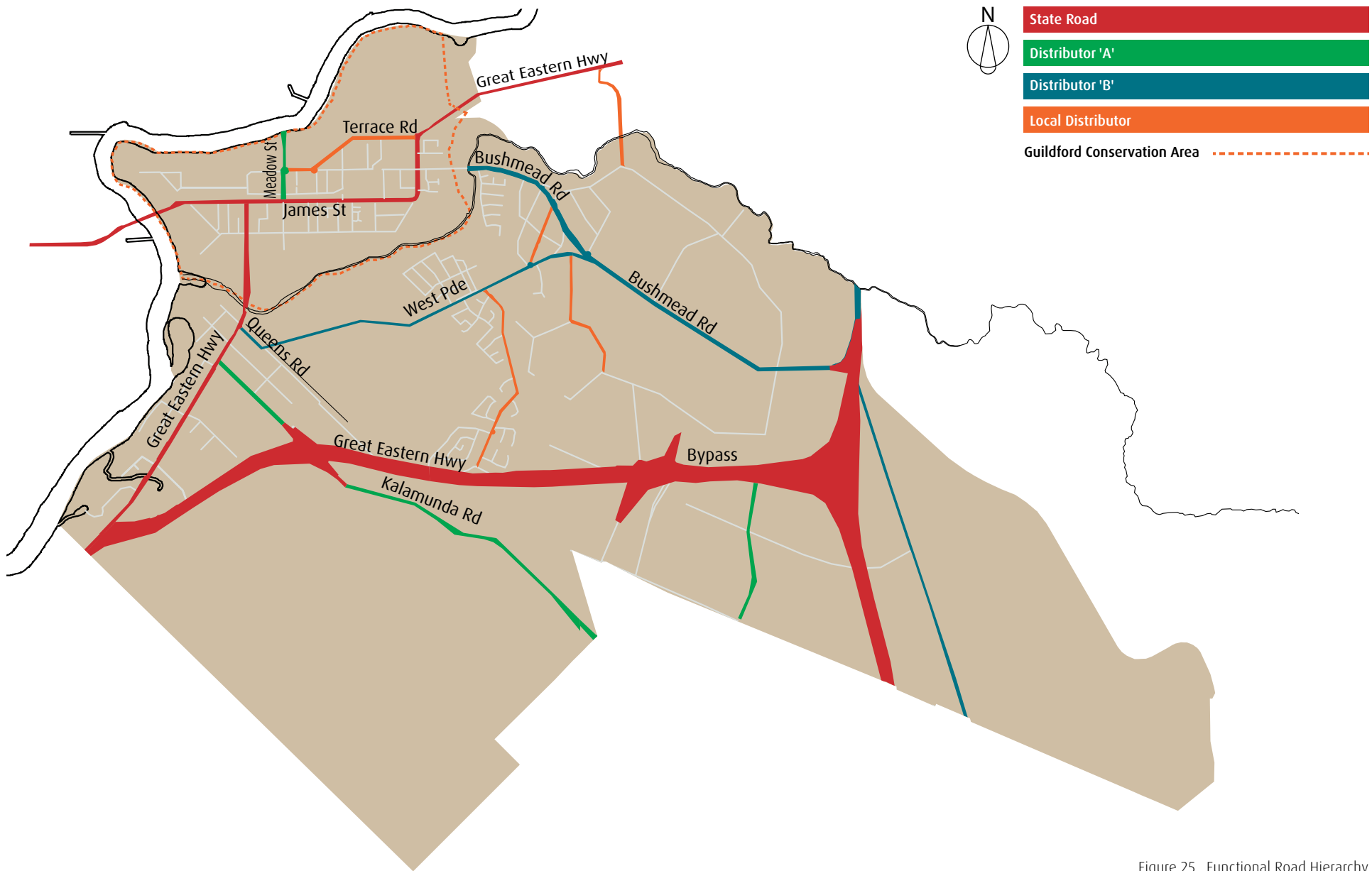


Figure 25. Functional Road Hierarchy



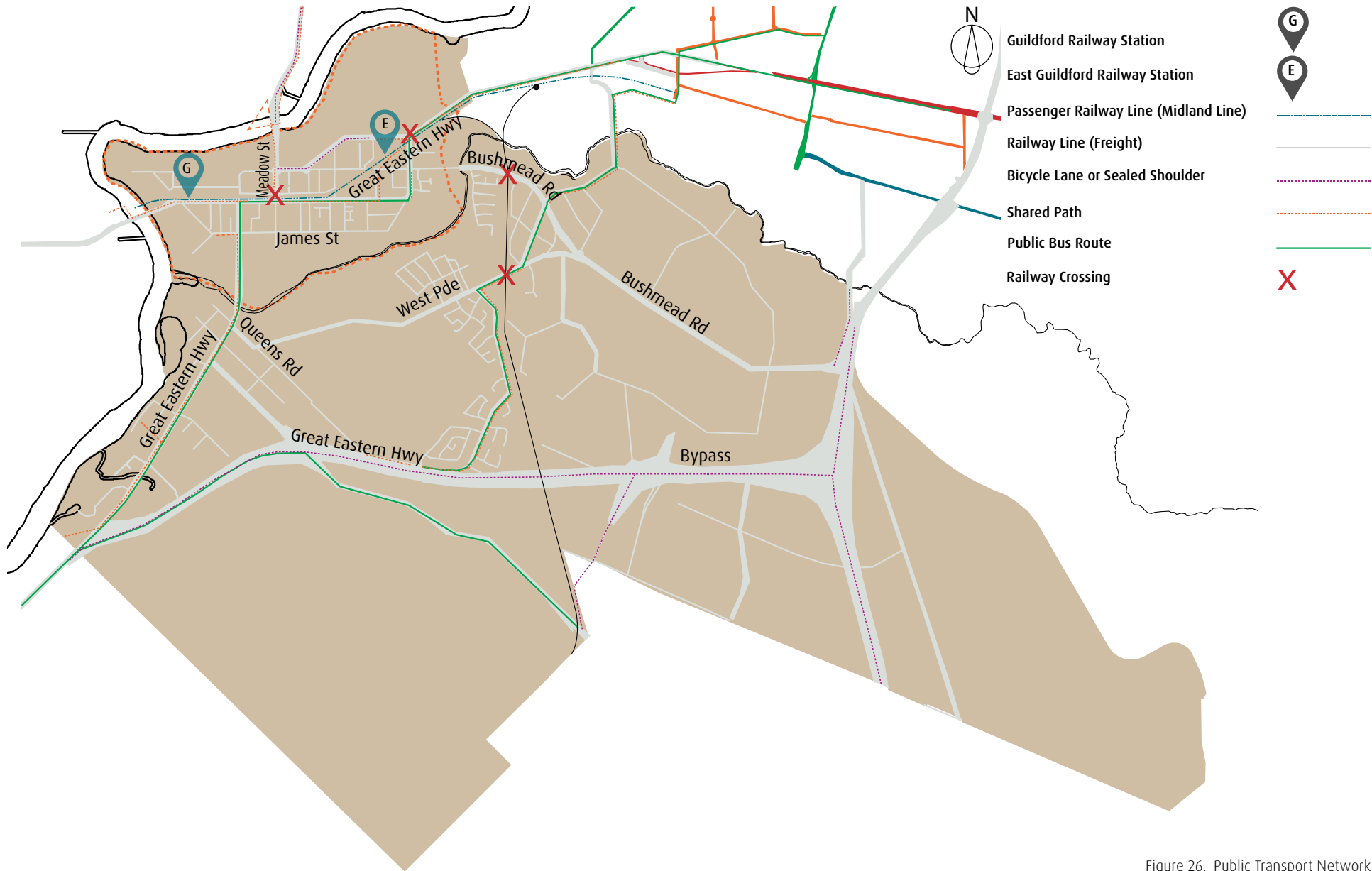


Figure 26. Public Transport Network

## Key issues

- The State Government's blueprint for public transport Public Transport for Perth 2031, is mainly focused on the central core of the Perth Metropolitan Region, neglecting to focus on other areas of employment in the City (such as Hazelmere and Malaga). Without priority for transport from outlying residential areas, such as Ellenbrook to the key centre (Midland Strategic Metropolitan Centre) and industrial centres, there is reduced capacity for self sufficiency of employment within the City of Swan.
- Reducing car dependency in the City is a challenging task given the size and fragmented nature of the City's urban areas. The City supports public transport through its Urban Housing Strategy which recommends increasing residential densities near activity centres, community facilities and high frequency public transport routes. However, continual improvements and enhancements to the public transport system are required to encourage greater use of public transport.
- Commuter cyclists, recreational cyclists and pedestrians have different requirements and these need to be planned for. The Swan Cycle Connect Strategy identifies where cycling infrastructure is needed and where gaps in cycle routes require completion. Upgrades to existing walking infrastructure such as footpaths and walking trails and developing an integrated network of footpaths in new urban growth areas are also necessary to encourage residents to choose walking or cycling rather than driving as a mode of transport.
- Guildford currently experiences issues related to traffic congestion and parking which are detrimental to the ability of the place to increase its potential for niche retail development. This is in part due to the proximity of the Guildford Train Station and the informal 'park and ride' behaviour that is occurring on side streets due to a lack of policy regarding parking provision and enforcement for the area.

**Table 11. Actions and strategies relating to Transport and Access applicable to Guildford Hazelmere Local Area Plan**

### Draft City of Swan Transport Strategy (2013)

#### Hazelmere

- Undertake Local Area Traffic Management planning exercise for the precinct surrounding the HEA, particularly focused on restricting HV access to the HEA via West Parade, Lloyd St north of Clayton St and Kalamunda Road.
- Investigate Abernethy Road/Adelaide Street connection to improve internal legibility within the HEASP.
- Investigate connectivity between Roe Highway and Hazelmere to provide a legitimate alternative link.
- Undertake traffic modelling to inform triggers and timing for the duplication of Midland Road.
- Support a bridge connection between the northern and southern portions of the HEASP over the Great Eastern Highway Bypass.

#### Guildford

- Improve pedestrian crossing facilities at Meadow Street/Terrace Road.
- Support signalised pedestrian crossing at Guildford Train Station.
- Development of a parking strategy for Guildford, as part of the Swan Parking Policy (to be developed).
- Maintain the existing road constraints as a method of restraining undesirable traffic demand.
- Improve alternative routes including Lloyd Street and GEH Bypass.



FROM TOP: Pedestrian path at Bakers Bridge, Guildford. The passenger train line and parking at Guildford Station. James Street, Guildford.

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## 8.0 Community Workshop

### 8.1 Background

The workshop events were promoted through a series of advertisements in the Midland / Kalamunda Reporter and the Echo newspapers from 11 March to 22 March 2014. Posters were placed at City public venues within the Guildford Hazelmere local area, which included the City's Administration building, Midland Library, and Swan Park Leisure Centre. Email invitations were sent to stakeholder groups in the Guildford Hazelmere local area and written invitations to stakeholder groups in Guildford. The workshops were held on 24 March 2014 at the Hazelmere Hall and on 31 March 2014, at the Guildford Mechanic's Institute from 6:00pm to 8:00pm. The respective workshops were attended by 29 community members of Hazelmere and 15 in Guildford.

### 8.2 Purpose

The purpose of the community workshop was to obtain feedback from the community on the following three questions:

1. What do you like about what is happening or being planned for the Guildford Hazelmere local area to address the issues?
2. What are your concerns about what is happening or being planned for in Guildford Hazelmere local area to address the issues?
3. What are your suggestions about what the City should be doing in the Guildford Hazelmere local area to address the issues?



## 8.3 Conduct

### 8.3.1 Community Workshop

Upon registration, participants were given sets of three different coloured adhesive dots, being a different colour for each of the three questions they would be asked during the workshop.

The Place Manager for Midland gave a presentation at the workshop in Hazelmere and the City of Swan's Strategic Planning Manager presented at the Guildford workshop, on current City initiatives within the Guildford Hazelmere local area.

The Community Development Co-ordinator for Midland Place then facilitated a session where attendees were asked the following:

1. What did they like about what was happening or planned in the Guildford Hazelmere local area?
2. What were their concerns?

Responses to each of the two questions were recorded on butcher's paper and voted on by using the adhesive dots. At each workshop the attendees had an open discussion and presented their suggestions about what the City should be doing to address issues in the Guildford Hazelmere local area. Priorities were then voted on by using the third set of dots. These activities gave an indication of the priorities for the Guildford Hazelmere local area as identified by those present at the respective workshops. An opportunity was also afforded to the community to prioritise their likes, concerns and suggestions through an online survey derived from the issues raised during the workshops.

### 8.3.2 On-line Survey

The on-line survey incorporated the top five issues from the community workshop and was accessible on the City's website for 3 weeks.

### 8.3.3 Community Consultation Results

Table 12 indicates the likes, concerns and suggestions raised by community members during the consultation process.

### 8.3.4 Conclusion

Responses from the community during the community engagement process were considered in the final formulation of Guildford Hazelmere Local Area Plan and its strategies and actions.

Responses were aligned to the key result areas of natural environment, built environment, economic environment, social and governance in the Strategic Community Plan (SCP).

### 8.3.5 Key Priorities

#### Hazelmere

- Impact on recreational amenity, community identity and other outcomes of any future rezoning of Rosehill Golf Course, and lack of community engagement
- Prematurely rezoning golf course before new infill dual coded (Housing Strategy) areas have been finalised
- Volume of traffic (both heavy vehicle traffic and short cutting) through residential areas
- Future design of public open space needs to protect natural and cultural areas, the north-south ecological corridor, networks of streams and drains, and interface with existing developed areas to see and enjoy
- Improvements needed to local public transport services and pedestrian and cycle access and safety into and out of area
- Careful management of pollution from the industrial area (light/noise/air pollution) and stricter planning control action for breaches
- Maintenance standards following handover of private developer landscaped areas back to the City of Swan
- Lack of engagement, and approvals process for Pyrolysis plant at the Hazelmere Timber Recycling Centre

#### Guildford

- Guildford Hotel deterioration, delays and future plans and community anger and concern over the City's perceived "inaction"
- The lack of high level strategic vision for Guildford that reflects its status as a "Historical Town" and the need for it to be celebrated and reinforced by the City
- Traffic congestion caused by heavy vehicle traffic and through traffic, creating unsafe conditions in Guildford town centre area
- Impacts of the potential removal of the Swan Valley Visitors Centre out of Guildford and its relocation to the Caversham floodplain
- Lack of support from the City with regards to Aircraft Noise
- Parking issues within the town site and train stations (Guildford and East Guildford). The new parking area at Guildford train station as proposed by PTA will have a significant impact on Victoria Road
- Recent public realm improvements insufficient, with a need for more open space and streetscape improvements, maintenance and management guidelines
- The management, protection and restoration of river foreshores and the network of ecological areas

## Community Consultation Results and Related Actions

Table 12 show the likes, concerns and suggestions raised by community members during the consultation process.

<b>Table 12. Community consultation results and related actions</b>			
<b>Key Result Area</b>	<b>Public Comments received</b>	<b>Comments</b>	<b>Related Action</b>
<b>Hazelmere and South Guildford Community Workshop</b>			
<b>LIKES: in order of priority by theme</b>			
<b>BUILT ENVIRONMENT</b>	1. Cycle path network linking Swan River foreshore to Guildford.	Connecting Guildford town to the Swan River foreshore will enable Guildford residents to connect to parts of the Swan River foreshore as a 'major activity' (City's Cycle Connect Strategy).	85
	2. Hazelmere Traffic Study undertaken to guide improvements to traffic environs in coming years.	Further local area traffic management planning for the precincts surrounding the Hazelmere Enterprise area (City of Swan's Transport Strategy).	75
	3. Road improvements including the Bushmead Road upgrade last financial year.	Further upgrades to Bushmead Road will involve road widening and improvements to Bushmead Road and Central Avenue in Hazelmere.	76
	4. Implementation of the Urban Housing Strategy with dual coding (replacing previous requirements for structure plans).	The ongoing implementation of the infill strategy by the City of Swan and support for dual use coding will encourage revitalisation of the area. Implementation of the infill strategy and associated Scheme Amendments will be done as far as possible under the City of Swan's Local Planning Scheme No. 17, in areas outside the approved Airport Australian Noise Exposure Forecast (ANEF).	58, 61
	5. Diversity of places and therefore lifestyles within the community means a stronger community.	The City recognises its diverse community in the Strategic Community Plan (SCP), which sets out a vision, aspirations and objectives for development of its local areas. The Local Area Plan strategies and actions reflect these community aspirations and objectives and thereby strengthening the sense of place that is so unique to the communities within Guildford Hazelmere local area.	2,3, 58
	6. Good choice of landscaping in Hazelmere industrial area with regard to roads, verges and drainage.	Redevelopment opportunities within the local area need careful consideration with regards to impact on landscape character.	71, 72
	7. Implementation of the Hazelmere Enterprise Area Structure Plan, including progressing scheme amendments.	HEA Scheme amendments will be progressed under the City of Swan's (CoS) Local Planning Scheme No. 17 (LPS No17) once the MRS amendments have been initiated.	28, 65

Key Result Area	Public Comments received	Comments	Related Action
<b>LIKES: in order of priority by theme (continue)</b>			
NATURAL ENVIRONMENT	8. Outstanding natural and cultural heritage that's worth protecting: lakes and rivers, creek and drain network, important north-south ecological corridor (bush forever) and areas south to rifle range.	The City's Draft Local Biodiversity Strategy (LBS) is in the process of being finalising. The strategies & actions in this report will address issues relating to protection of its remnant vegetation. Areas of significance are identified in this Local Area Plan under Section 6 of the report.	51, 52, 53, 54, 55
	9. Potential for creeks and drains as linkages (lineal natural features).	The City's Draft LBS is in the process of being finalised. The strategies and actions in this report will also focus on potential ecological linkages. Corridors and areas of significance are identified in Guildford Hazelmere local area in Section 6 of the report.	51, 52, 54, 55
	10. Amazing Birdlife and Wildlife including bandicoots.	Ecological linkages are there to strengthen vegetation corridors for the protection of remnant vegetation but also to welcome birdlife and wildlife to an area. Impacts to vegetation negatively impacts ecologies and affect the fauna numbers in an area.	51, 54
ECONOMIC ENVIRONMENT	11. Festivals and Cultural Activities such as Midlandia.	The City provides ongoing support for cultural festivals and events in Guildford and Midland area, including festivals such as Midlandia, through continued improvement to venues all over the city.	39
SOCIAL ENVIRONMENT	12. Support and funding by the City for future Helena River footbridge raised path improvements by Department of Planning.	Any funding for the further development of the foreshore area around the Helena River footbridge will be part of a partnership agreement between Department of Planning and the City of Swan.	20.2
	13. Support for diverse communities within the City to build a small community feel and sense of identity and belonging.	The City of Swan will continue to support its diverse, intergenerational community throughout the lifespan of its services and facilities to promote community wellbeing. The City will do this through its Local Area Planning approach to the delivery of services.	2, 19, 24
	14. Negotiating inclusion of a community room in the planned South Guildford shopping centre.	The City's Draft Midland Community Infrastructure Plan (CIP) proposes the future expansion of small community facilities specifically related to Hazelmere Hall and the status/rationale for a shared community house at Rosehill.	18, 73
<b>CONCERNS: in order of priority by theme</b>			
SOCIAL ENVIRONMENT	15. Impacts on recreational amenity, community identity and other outcomes if Rosehill Golf Course is rezoned and the lack of consultation around Rosehill development.	The landowners of Rosehill golf course development proposes to rezone the area and develop a structure plan that will guide the redevelopment of this site for residential purposes. The City will provide input in this process once the land owner submits a formal application for assessment to the CoS. The City is in ongoing discussions with the landowners and the MRS application is first being dealt with by the WAPC.	2, 16, 55

Key Result Area	Public Comments received	Comments	Related Action
<b>Hazelmere and South Guildford Community Workshop</b>			
<b>CONCERNS: in order of priority by theme</b>			
SOCIAL ENVIRONMENT	16. Access to and management of river foreshore reserves, and opportunities for better use of reserves for passive recreation.	The majority of land along the Helena River foreshore is in Western Australian Planning Commissions (WAPC) ownership and the City has no control over the foreshore area. There is little opportunity to provide public open space along the foreshore reserves. The two main foreshore reserves currently being investigated include the Fishmarket Reserve and Kings Meadow Oval.	50, 66, 67
	17. Community nurse: lack of support; not sufficient service.	Health Department of WA is the key provider of health services in the City.	No action
	18. Health and mental health issues with ongoing development.	Ongoing support for mental and health issues within the City has traditionally been provided through DoH and agencies such as Perth Central & East Metro Medicare Local (PCEMML) and DoH's North East Metro Mental Health Unit. The City provides more direct supports for organisations such as Headspace which caters predominantly for young people.	23
BUILT ENVIRONMENT	19. Future design of public open space needs to protect natural and cultural areas, the north-south ecological corridor, networks of streams and drains, and interface with existing developed areas to see and enjoy.	Refer to comments in comment 10 for protection of areas along ecological corridors	54, 55, 66
	20. Community infrastructure and open space improvements and provisions, particularly with proposed redevelopment and population increases.	The CoS recently investigated the need for community facilities and public open space in Midland Place Management area, including the communities of Guildford Hazelmere local area. Recommendations are made for overall improvement and future planning for new facilities and public open space. Although recommendations are in a draft form, the findings are incorporated in this LAP.	66, 67
	21. Lack of footpaths in Rosehill (new part).	No formal structure plan has been submitted to the City for comments. This will be assessed once a complete application is formally lodged to the City. Structure plans submitted to the City are assessed in accordance with the design elements in Liveable Neighbourhoods requiring a high level of internal and external connectivity for local vehicle, pedestrian and cycle movement (LN – R8).	86.1, 86.2
	22. Prematurely rezoning golf course before new infill dual coded (Housing Strategy) areas have been finalised.	WAPC have advertised an amendment to the Metropolitan Region Scheme.	16, 58, 61
	23. Volume of traffic (both heavy vehicle & short cutting) through residential areas.	The City's Transport Strategy recommends that Local Area Traffic Management planning in Hazelmere should address issues of restricting heavy vehicles from the precinct surrounding the Hazelmere Enterprise Area with a particular focus on access to the HEA via West Parade, Lloyd Street north of Clayton Street and Kalamunda Road.	75, 76



Key Result Area	Public Comments received	Comments	Related Action
<b>Hazelmere and South Guildford Community Workshop</b>			
<b>CONCERNS: in order of priority by theme (continue)</b>			
BUILT ENVIRONMENT	24. Improvements needed to local public transport services and pedestrian and cycle access and safety into and out of area.	The City's Transport Strategy recommends a new pedestrian and cycle network for the local area. These recommendations are reflected in the City's CycleConnect Plan.	83, 84, 85, 86.1, 86.2
	25. Maintenance standards following handover of private developer landscaped areas back to the City of Swan.	The standard of services within new developed areas are undertaken in accordance with the City's Landscaping Guidelines.	77
	26. Road upgrades and infrastructure to support well planned development in Hazelmere Industrial Area.	The HEA structure plans propose significant improvements to the road network surrounding the HEA. Refer to Section 7 of this report.	28, 62
	27. Can't subdivide block in Hazelmere – Structure Plan.	Scheme Amendment 93 is currently at the WAPC for assessment to rezone areas along Bushmead road, West Parade and Stirling Crescent in Hazelmere and South Guildford. These areas are part of the City's infill strategy. Areas outside the Urban Housing Strategy will be dealt with on a case by case basis.	No further action
	28. Encroachment of industrial area on residential.	The HEA structure plan recognises that industrial expansion progressed ahead of the structure planning. Development took place within locations zoned Industrial under the MRS and Federal Government control. Therefore the HEA structure plan gives structure and order to possibly eliminate land use conflict and environmental and traffic issues.	16, 28, 65
	29. Concern that commercial centre might not happen.	The City has no control over the progress of private commercial developments. However, the Draft Local Planning Strategy (LPS) recognise that there are a range of local centres and large neighbourhood centres being planned as part of Greenfields developments. This will be supported if any future commercial development in the area meets residents' needs.	7, 9, 10, 30
NATURAL ENVIRONMENT	30. Careful management of pollution from the industrial area (light/noise/air pollution) and stricter planning control action for breaches.	Industries are identified in the LAP to have a potential future impact on the air quality of the Hazelmere and South Guildford communities. EPA monitors pollution emissions and compliance. Complaints to the City are referred back to the customer complaint hotlines for the companies' which may be the source of the pollution.	44, 45
	31. Aircraft Noise from Perth Airport and improved enforcement of noise attenuation for new developments within ANEF contours.	Aircraft noise from Perth Airport will increase over time. Refer to Figure 11 in this report showing infill areas around Bushmead Road and along Great Eastern HWY. These areas are also subjected to noise emitting industries and from freight rail and controlled through local, state and federal legislation.	20.1, 59

Key Result Area	Public Comments received	Comments	Related Action
<b>Hazelmere and South Guildford Community Workshop</b>			
<b>CONCERNS: in order of priority by theme (continue)</b>			
NATURAL ENVIRONMENT	32. Appropriate management of the historical drainage function of Hazelmere Lakes	The HEA Structure Plan recommends that, prior to rezoning Rural Residential lots surrounding the Hazelmere lakes, a detailed environmental and hydrological investigation, in the form of a wetland management plan, should be undertaken to determine the potential impacts of any proposed development. Drainage upgrades are done in accordance with a drainage plan for the broader Hazelmere area.	52
	33. Care of Kulungar Park has been overlooked. Pond has been fenced off.	The Kulungar Park is a local park adjoining the Rosehill golf course, and classified as a passive reserve. The pond referred to is a drainage pond and by law has to be fenced in. The potential exists for the integration of Kulungar Park with the Rosehill development to provide a park that will recognise existing and future community needs. Upgrade of the Kulungar Park playground equipment will be done in the foreseeable future.	17, 18, 66.2, 67
	34. Lack of engagement, and approvals process for Pyrolysis plant at the Hazelmere Timber Recycling Centre.	In 2014, EPA released a Public Environmental Review document for public comments and on 15 May 2014, held its community information session in Midland Town Hall. Any further concerns regarding EPAs procedures for consultation should be raised directly with the EPA or EMRC.	1
GOVERNANCE	35. Uncaring attitude and incorrect information provided when contacting the City.	The City recently embarked on the Better Organisation Better Service Strategy (BOBS) to address issues relating to internal and external customer service delivery.	1, 14
	36. Lack of feedback from the City after previous engagement processes.	The Guildford Hazelmere Local Area Planning process included community engagement where community members were invited to participate in community workshops to prioritise its concerns and suggestions. The community engagement process will be completed by advertising the Draft Local Area Plan for further comments. Community members who participated in the initial consultation process will be notified that the LAP is available for any further comments.	1, 6, 14
	37. City supported amendment for MRS rezoning of Rosehill Golf Course without consultation. Not interested in making another comment in line with community view.	The MRS process is controlled by the Department of Planning who referred the application to the City for comment only. The Local Planning Scheme Amendment process will trigger public consultation processes by the City.	1, 2, 16

Key Result Area	Public Comments received	Comments	Related Action
<b>Hazelmere and South Guildford Community Workshop</b>			
<b>SUGGESTIONS: in order of priority by theme</b>			
NATURAL ENVIRONMENT	38. Investigate the short and long term impacts and remedies of development of golf course land and ecological corridor, now rather than later, and the City make comment during Rosehill golf course consultation period on behalf of community views against rezoning.	Assessment of the structure plan will be done once it's available and submitted for assessment. During this process all investigations supporting the development will be assessed against relevant federal, state and local government regulations.	16, 55
	39. Protect and enhance natural/cultural heritage, the north-south state ecological corridor, and public open space network of streams/wetlands and drains.	The protection of ecological corridors is done through the City's Draft Local Biodiversity Strategy. These factors will also be assessed at the local structure planning stage.	53, 54, 81
	40. Create greenspace links with the rest of the community.	The City's Draft Local Biodiversity Strategy is in the process of being finalised. Also note that these linkages will be addressed in the local structure planning stage.	54, 55
SOCIAL ENVIRONMENT	41. Investigate the social impact of future population growth and consider increasing community infrastructure, new primary school, and social support services.	The Midland Community Infrastructure Plan provides a series of recommendations derived from a wide stakeholder engagement process. Issues within this area specifically relate to current facilities being underutilized and a need for day care facilities, and youth services which will be addressed in the implementation plan.	18, 19
	42. Understand the importance of ongoing impact to Community (golf course), and support an increase of community activity/school's and children's involvement.	Rosehill golf course is privately owned and the development undertaken by a private developer. All future planning will investigate existing services in the community and how new developments in an area will impact the existing community.	17, 18
	43. Involve our local indigenous community in decision making.	Plans are underway to reinstate the South-West Indigenous Reference Group to support the local Indigenous community of the area.	22
BUILT ENVIRONMENT	44. The preference is for the golf course site not to be Developed for residential purposes however, in the case the land is developed natural and recreational open space, fitness areas and playgrounds should be prioritised – especially for houses backing onto the existing golf course.	The Draft Midland Community Infrastructure Plan provides recommendations to cater for open space and recreation facilities of a growing community. Natural open areas have been highly rated in this plan and therefore incorporated in the final planning process.	17, 18, 55

Key Result Area	Public Comments received	Comments	Related Action
<b>Hazelmere and South Guildford Community Workshop</b>			
<b>SUGGESTIONS: in order of priority by theme (continue)</b>			
BUILT ENVIRONMENT	45. City prepare a strategic plan for parks	The City's Draft Public Open Space and Community Facilities Strategy and the Draft Midland Community Infrastructure Plan address community needs relating to facilities and parks provision within the Guildford Hazelmere Local Area Plan. Refer to section 4.3 of this report.	17, 66
	46. Plan a bigger, better buffer between residential and Industrial land, not using private land	State Planning Policy 4.1 State Industrial Buffer (Draft) states that strategic industrial areas should have a core area in which intensive industry is located. This core is surrounded by a buffer area to ensure that there is minimum impact on adjacent areas. The policy also suggests that the surrounding land uses are suitable for light industrial activities. Buffer distances are furthermore assessed on a case-by-case basis.	16, 28, 45, 65
	47. Facilitate the release of dual coded land in Hazelmere before allowing further greenfields large subdivision areas (e.g. golf course).	The impacts of the infill strategy will occur over a longer period than what greenfields development occurs. Both infill and greenfields developments are therefore necessary to accommodate growth in this area.	58, 61
	48. Lots 29+30, West Parade, Hazelmere; address discrimination of subdivision potential	This area is part of the Anthea Street Structure Plan which was recently adopted by Council and proposes a housing density equal to the infill area north of the site. The structure plan proposes a split density code of R5/R20 for lots within the current gazetted Perth Airport ANEF 20-25 noise contour and a split density code of R5/35 for the lots currently unaffected by aircraft noise.	No action
GOVERNANCE	49. City to improve its processes for customer access to information, and response to enquiries	Refer to comment 35 regarding the City's Better Organisation Better Service Strategy (BOBS).	14
	50. Undertake quality assurance measures within City projects (for example new footpath works were considered substandard), and implement a strategic approach to the path network	Provision of Footpaths and Shared Use Paths in Road reserves are undertaken in accordance with Liveable Neighbourhoods design guidelines, for new subdivisions. The City's Footpaths policy guideline suggests that a footpath condition survey be conducted every three years but there are also paths identified by requests from the general public and City officers. Quality assurance measures after construction are to be re-considered.	17, 86.1, 86.2
	51. City should respond to maintenance issues quicker	The City has recently commenced with its BOBs Programme to ensure that customer queries are better dealt with.	14

Key Result Area	Public Comments received	Comments	Related Action
<b>Guildford Community Workshop</b>			
<b>LIKES: in order of priority by theme</b>			
SOCIAL ENVIRONMENT	52. High quality library that is well used and appreciated by the community	Noted.	18
	53. The City's ongoing support and partnering for a range of Guildford heritage projects (e.g. Heritage Festival, Gunners Day, Hobbs Gates, Memorial Gate & Centenary of Anzac Heritage Roses)	Ongoing support for festivals in the area is encouraged.	25, 39
	54. High appreciation and use of public open space	The recent upgrade of Stirling Square and planned upgrades for Fauntleroy Park, Fishmarket Reserve and Kings Meadow Oval contributed to this.	17, 18, 66.1, 66.2
	55. There are currently a lot of active community groups in the area.	Place managers should ensure that community groups are registered and consulted with on key issues in their local areas	24
	56. Community facilities being actively used.	Facilities in Guildford Place are well used by an active community.	18
	57. Child health clinic highly important.	Department of Health (DoH) is the provider of health services.	23
BUILT ENVIRONMENT	58. Ongoing community facility and public realm maintenance and infrastructure improvements, including upcoming upgrades at Fauntleroy Park	The Midland Community Infrastructure Plan identified several key projects for the improvement of parks and facilities (Fishmarket Reserve and Kings Meadow Oval).	17, 18, 66.1, 66.2
	59. Work being done to alleviate heavy vehicle traffic and through traffic congestion with City support and advocacy for the Lloyd St extension through to Abernethy, and Lord St Extension	Key recommendations in the Transport Strategy involves the improvement of alternative routes including Lloyd St extensions, and Lord Street extension to Benara Road.	76
	60. Completion of a Heritage Strategic Plan	The Heritage Strategic Plan adopted by Council proposes a number of actions to better protect heritage assets across the City.	79, 80, 82
	61. Completion of a Local Traffic Management Study	Local Traffic Management in Guildford area directly relates to minimising traffic along Great Eastern Highway and West Parade.	75

Key Result Area	Public Comments received	Comments	Related Action
<b>Guildford Community Workshop</b>			
<b>LIKES: in order of priority by theme (continue)</b>			
BUILT ENVIRONMENT	62. Ongoing road infrastructure improvements, including current James Street works, upcoming Swan Street/ Meadow Street intersection and Swan median landscaping	Ongoing road infrastructure improvements are planned for the Guildford Hazelmere local area, as per the City's asset management plan.	76
	63. Finalised planning design for the Principal Shared Path (PSP) with Main Roads WA	The PSP will run along Midland train line and be extended to Midland through Guildford by 2021.	85
NATURAL ENVIRONMENT	64. Review of Local Biodiversity Strategy.	Refer to comments 9 and 10 of this table for details about the Draft Local Biodiversity Strategy.	51, 52, 54, 55
	65. Sustainable education programs (Living Smart, Cycle Safe Workshop).	The City is committed to ongoing sustainability workshops throughout all local areas within the City.	48
<b>CONCERNS: in order of priority by theme</b>			
BUILT ENVIRONMENT	66. Guildford Hotel deterioration, delays, and future plans, and community anger and concern over the City's inaction.	Restoration of the site is now moving forward with the owners having secured a tenant.	81, 82
	67. The lack of a high level strategic vision for Guildford that reflects its status as a "Historic Town" and the need for it to be celebrated and reinforced by the City.	Part of developing the Guildford Hazelmere Local Area Plan is to set a vision for the future of this area. This LAP recognises the uniqueness of Guildford's heritage which is reflected in the strategies and actions section. Review of the Heritage Precinct to be undertaken in the next financial year.	38.2, 74, 79, 80
	68. Traffic congestion caused by heavy vehicle traffic and through traffic, creating unsafe conditions for right hand turns, and rat-running through residential areas including school zones.	Local Traffic Management in Guildford area directly relates to minimising traffic along Great Eastern Highway and West Parade. Future road upgrades to Lloyd and Lord Streets will also contribute to a long term solution.	76
	69. Parking issues within the town site and train stations (Guildford and East Guildford). The new parking area at Guildford train station as proposed by Public Transport Authority will have a significant impact on Victoria Road.	A parking strategy will be developed for Guildford.	36
	70. Accessibility of Guildford Train Stations for pedestrians.	Improved pedestrian crossing facilities at Meadow Street/Terrace Road are recommended in the City's Draft Transport Strategy and a signalised pedestrian crossing at the Guildford Station.	86.2

Key Result Area	Public Comments received	Comments	Related Action
<b>Guildford Community Workshop</b>			
<b>CONCERNS: in order of priority by theme (continue)</b>			
BUILT ENVIRONMENT	71. Potential redevelopment of the Rosehill golf course (implications for Guildford).	The site is the subject of an amendment to the Metropolitan Region Scheme from Rural to Urban zone and if progressed will be further assessed through the local structure plan process.	55
ECONOMIC ENVIRONMENT	72. Impacts of the potential removal of the Swan Valley Visitors Centre out of Guildford and its relocation to the Caversham floodplain.	The City has engaged a consultant in preparing the Guildford Heritage Precinct Master Plan that will enhance conservation, uses and activation of the City owned properties adjoining this site. The City will engage with the public as part of this process.	38.2, 40, 74
GOVERNANCE	73. Lack of support from the City with regard to Aircraft Noise, demonstrated by no City of Swan representation on the Airport Noise Consultative Committee.	Aircraft noise from Perth Airport will increase over time, especially with an increase in housing densities in areas included in the infill strategy. Refer to Figure 11 for areas of potential future residential intensification, and Figure 17 for Perth Airport ANEF contours. The City is represented at the Airport Noise Consultative Committee.	20.1. 59
	74. Poor and late consultation and communication from City of Swan, for example in planning decisions, and development or document proposals.	Refer to the City of Swan's Better Organisation Better Service Strategy (BOBS) under comment 35.	1, 4, 16
SOCIAL ENVIRONMENT	75. Recent public realm improvements insufficient, with a need for more open space and streetscape improvements, maintenance and management guidelines	Recent improvements in Guildford included Stirling Square. Future upgrades are planned for Fautleroy Park, Fishmarket Reserve and Kings Meadow Oval.	66.1, 66.2, 68, 69, 80
NATURAL ENVIRONMENT	76. The management, protection and restoration of river foreshores and the network of ecological areas.	Foreshore management plans are being developed by the City and the review of the City's Local Biodiversity Strategy promoting the protection and restoration of ecological corridors.	50, 52, 54
	77. No flood plan in place for Guildford.	Investigate the development of a complete flood plan for all foreshore areas.	50

Key Result Area	Public Comments received	Comments	Related Action
<b>Guildford Community Workshop</b>			
<b>SUGGESTIONS: in order of priority by theme (continue)</b>			
ECONOMIC ENVIRONMENT	78. Undertake a consultative meeting with regard to the proposed relocation of the tourist office/shop, prior to any further works (i.e. immediately).	Ongoing community engagement will be undertaken to involve the public in this process.	40
BUILT ENVIRONMENT	79. Dedicated safe cycling routes throughout the Guildford Road network, including a connection of the West Swan Cycleway to Bassendean (possibly along the water way and Swan Street).	Plans are underway to extend the Principal Shared Path along Midland train line through to Guildford by 2021.	85, 86.1
	80. Install underground power cables in place of existing overhead lines.	The State offers this service to install power lines underground, by means of a shared cost structure: 25% by State Government, Western Power (25%) and Local Councils (50%). The potential for installation of underground power should be further investigated.	63
	81. Set a maximum size on trucks and reduce the speed limit to 40km/h in Guildford.	Local Traffic Management in Guildford area directly relates to minimising traffic along Great Eastern Highway and West Parade.	75, 76
	82. Existing significant trees and planting study needs to be completed and implemented for the Guildford precinct.	The Guildford Tree Study is currently being undertaken.	68, 80
	83. City of Swan to develop a comprehensive parking strategy for Guildford, including a cash-in-lieu fund for car parking in Guildford.	Guildford Parking Strategy will address this issue.	36
	84. The Heritage Strategic Plan must incorporate the Swan Valley and Guildford, starting from the Helena River.	The Swan Valley has its own marketing website and managed by the City's Tourism section. The City's proposed Tourism Strategy will look at partnerships and linkages between significant tourism destinations such as Guildford, rivers and the Swan Valley.	38.1, 38.2
	85. Alterations to the traffic light sequence at the James Street/Meadow Street intersection: Making Meadow Street exit only on the south side of James Street (restricting through traffic to Helena Street), and including in the lights sequence a green light for west bound traffic on James street to turn right into Meadow Street.	A review of local traffic management in Guildford should investigate this proposal further.	75



Key Result Area	Public Comments received	Comments	Related Action
<b>Guildford Community Workshop</b>			
<b>SUGGESTIONS: in order of priority by theme (continue)</b>			
BUILT ENVIRONMENT	86. Make alterations to Helena Street, possibly making Helena Street a dead end street near Johnson Street, and installation of at least two roundabouts along Helena Street (one at Meadow Street and one further east).	As per comment 85, above.	75
	87. Install more, and improve existing, designated pedestrian crossings, particularly at train stations, Attfield Street, and traffic lights needs complete pedestrian phases and signals.	As per comment 85, above.	86.2
	88. Traffic control measures at Woodbridge Hotel along East and Water Streets.	The City is aware of the Water Street residents' concerns and a Local Area Traffic Management study recommends that traffic calming be implemented to reduce illegal heavy vehicles movements. Further treatments will be included in the five year plan.	75, 76
	89. Crosswalk from Guildford train station across to the shops on James St.	The Transport Strategy refers to recommendations on signalised pedestrian crossing.	86.2
NATURAL ENVIRONMENT	90. Need to prioritise a Swan Riverbank erosion prevention plan, works to implement such a plan, and the City should be applying for funds to undertake work.	The development of Foreshore Management Plans for land under City management will address erosion prevention. Refer to Table 8 of this report.	50
	91. Need to have a Flood Plan developed and community education for Guildford.	A large part of Guildford is within the 1:100 year flood level and protected by Regional Recreation Reserves under the Metropolitan Region Scheme. The City is in the process of reviewing its current Floodplain Management and Development Policy that will guide any future development in these flood prone areas. This process will be advertised by Council for public input.	50

### 9.0 Local Area Plan

#### 9.1 A Vision for the Future

Guildford Hazlemere is an area which is rich in history, has a solid employment sector through industrial and commercial activities, and is surrounded by attractive and healthy natural features of parks and waterways, and as a result is under considerable development pressure. This pressure has the potential to impact elements of the area that are most prized, such as the natural environment and the character of heritage areas. Therefore, management of these development pressures, and community needs and desires, is required and is what is being sought through this Local Area Planning exercise.

The City has taken the initiative to prepare the Heritage Strategic Plan to provide more direction in the conservation of the City's heritage assets. Changes to Local Planning Scheme 17 have also been implemented to enable higher density developments, and steps have been taken to ensure access to the natural assets of the area are retained, promoted and utilised. The City has also taken steps to reduce impact of the Hazlemere Industrial Area on surrounding residents.

#### 9.2 Objectives

Objectives for the Local Area Planning (LAP) area have been divided to focus on Hazlemere/South Guildford, and Guildford itself. It is considered that addressing these areas separately will enable a clearer focus on what is important in each of these areas, such as managing development pressures and industrial uses in Hazlemere, and managing Heritage issues in Guildford.

##### 9.2.1 Hazlemere/South Guildford

**Governance** – To improve customer service and feedback, enabling a greater sense of accessibility to City of Swan services and staff, and to improve levels of community engagement in decision making.

**Social** – To ensure sufficient services are provided to serve the existing and new communities populating the area, such as schools, health care, and public open spaces.

**Economic** – To ensure the ongoing viability of industrial and employment activity in Hazlemere, and support the establishment of small business enterprises to serve the expanding community.

**Natural Environment** – To enhance environmental assets in the face of urban intensification, and protect the natural environment from potential harm of industrial land uses and development and construction.

**Built Environment** – To ensure new development is aesthetically appropriate, to ensure transport links are created to serve new development and integrated with existing infrastructure, and to ensure ongoing maintenance once works are completed.

##### 9.2.2 Guildford

**Governance** – To pursue a higher level of engagement with the community and direct input to community enabling processes focussed on the big issues that matter to the community.

**Social** – To ensure the ongoing provision of quality services and social infrastructure and enable the community to easily access such public services.

**Economic** – To ensure the ongoing economic health of the town centre, embracing Guildford's heritage, encouraging appropriate further development, and out of centre small business where appropriate.

**Natural Environment** – To safeguard and enhance the health of river foreshores and important ecological areas, and encourage community use and ownership of these areas.

**Built Environment** – To preserve and enhance Guildford's heritage character, develop an attractive and usable public realm, and ensure a functional, multifaceted transport environment.

## 9.3 Strategies and Actions

Following the strategies of the Strategic Community Plan, a number of actions have been developed to achieve the vision for Guildford Hazlemere Local Area Plan. A number of these actions have already been identified in strategies and plans from various City of Swan business units, and have been collated here and combined with actions developed through community consultation, to form this section of the LAP that addresses the community's priorities for the area.

The actions identified in the following tables are aligned to the City's Business Planning process, and will be reviewed annually as part of the City's budget review, and its corporate business planning processes.

The following key priorities were identified by the community during the community consultation process:

### 1. Protection of Environmental Assets

Residents at both workshops highlighted their appreciation of the natural assets in the area, including streams and creeks, ecological corridors, river banks and foreshores. Concerns were raised that without a certain level of protection these assets could be degraded, with follow on impacts for biodiversity, and water quality. The community has asserted, and the City has supported, that in the event of development, ecological corridors are to be protected, and general enhancement of existing natural assets and the river foreshore should be undertaken.

### 2. Traffic Flows

The community demonstrated strong views with regard to traffic flows at major intersections and through residential streets. Concerns raised were the use of residential streets by commuter and heavy traffic, and the speeds at which they are being used. The congestion caused by outside users of these residential streets is considered by the community to be unnecessary, and caused by congestion at major roads, and traffic friendly conditions in residential areas. The City is in the process of adopting a Transport Strategy, and is seeking to undertake Local Traffic Management Studies to address these issues.

### 3. Community Engagement

Several specific areas of concern were raised by the community with regard to community engagement. The general view is that there is a lack of understanding or willingness to listen to the community when it comes to some issues such as development or aircraft noise. There are also concerns over the maintenance of assets installed by developers, post-handover to City ownership. The City endeavours to fully engage with communities with regard to matters of policy and development.

### 4. Protection of Heritage Assets

Although the general protection of heritage areas in the Guildford Hazlemere area has been ongoing, there are instances where significant heritage features have been allowed to deteriorate, such as the Guildford Hotel. The community is concerned about the state of this building in particular, and the overall protection of heritage characteristics of the area from potential future instances of this nature. The community also would like to see heritage and tourism tied more closely, incorporating the history of the wider Swan area in viticulture, to maximise economic benefits to the area. The City's Strategic Heritage Plan, and the development of a Heritage Precinct Master Plan would look to address these issues.

### 5. Managing Impacts of Increased Population

The forthcoming changes within the Guildford Hazlemere Local Area will result in an increased population and corresponding increased demand for social services and infrastructure. Any greenfields development in the area will further increase this pressure. The community workshops and surveys highlighted an awareness of the implications of this increased population and the need for City of Swan delivered services to keep up with forecast demand.



## Theme: Governance

### Objective

Hazlemere/South Guildford: To improve customer service and feedback, enabling a greater sense of accessibility to City of Swan services and staff, and to improve levels of community engagement in decision making.

Guildford: To pursue a higher level of engagement with the community and direct input to community enabling processes focussed on the big issues that matter to the community.

Table 13. GOVERNANCE: Guildford Hazlemere Local Area Plan actions and strategies

Key Result Area	Strategic Community Plan (SCP) Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (as at Aug. 2014)		
GOVERNANCE A Sustainable and Capable Council	G1.1	Provide accountable and transparent leadership					
	G1.1.1	Continue to develop policy framework that guides decision making.	1.	<b>Review the City of Swan's existing Consultation and Engagement Policy</b> Reflect changes in the City's policy framework and internal changes to the City's organisational structure, especially in regards to community engagement at place (i.e. Local Area Planning community engagement).	Marketing and Public Relations (MPR)	Medium	To commence
			2.	<b>Ensure that a sense of place &amp; culture and belonging is created through inclusive community interaction and participation</b> Local Area Plans will have its own unique Community Engagement Strategy reflecting the existing community and its needs.	Strategic Planning MPR	High	Ongoing Implementation
			3.	Align the LAP process and actions to fit within the SCP objectives and strategies.	Strategic Planning	High	Ongoing Implementation
	G1.1.2	Integrate planning, resources and reporting.	4.	<b>Develop a resources plan as part of the Local Area Planning process</b> Ensure that actions are filtered through to all Business Units within the City as part of the corporate budget process.	Strategic Planning	High	Ongoing Implementation
	G1.1.3	Manage future local government reforms.	5.	<b>Promote and participate in ongoing discussions with other local government areas, including Shire of Mundaring</b> Ensure that integration of planning and other services are successfully managed through the reform process.	All Business Units	High	Ongoing Implementation
			6.	Ensure the consultation process cycle is completed by advertising the draft LAP for public viewing and comment.	Strategic Planning	High	To commence
	G1.2	Promote the City of Swan as a place to live, work and visit					
	G1.2.1	Develop successful and collaborative partnerships.	7.	Implement the City's Economic Strategy and develop an investment attraction policy and accompanying prospectus material, including an investor's guide.	Commercial and Economic Development (CED)	High	Completed

## Theme: Governance continued

Key Result Area	Strategic Community Plan Strategies	Local Area Planning Actions	Responsibility	Priority	Current Status (as at Aug. 2014)	
GOVERNANCE A Sustainable and Capable Council		8. The City is to provide feedback from the public participation workshops, ensuring that the consultation process cycle is completed by advertising the draft Local Area Plan for viewing and comment.	Strategic Planning	High	Ongoing Implementation	
	G1.2.2 Advocate for infrastructure and access to services.	9. <b>Implement the City's planning strategies:</b> Planning for an ageing population, develop and implement an Ageing Strategy.	Strategic Planning Lifespan Services	High	In progress	
	G1.2.3 Promote, advocate and market the City's profile.	10. <b>Implement the Economic Development Marketing Plan strategies</b> Promote, advocate and market Guildford.	CED MPR	High	Ongoing Implementation	
	G2.1 Improve capability and capacity					
	G2.1.1 Strengthen Place based delivery model	11. <b>Develop a Resources Forecasting Plan for Guildford Hazelmere Local Area Plan</b> Allocate resources to all Local Area Plan actions, which will be in line with place based delivery of projects.	Strategic Planning	High	Ongoing Implementation	
	G2.1.2 Improve organisational systems	12. <b>Address Guildford Hazelmere Local Area Plan actions through the City's business planning process</b> Implementation of the Resources Forecasting Plan (linked to Action 11).	Implementation by all Business Units	High	Ongoing Implementation	
	G2.1.3 Strengthen customer service	13. <b>Ensure that a sense of place ownership is created through inclusive community interaction and participation.</b> See Action 2.	Strategic Planning MPR	High	Ongoing Implementation	
		14. Adhere to the requirements of the Customer Service Charter.	All Business Units	High	Ongoing Implementation	
		15. <b>Promote the online lodgement of development applications on the City of Swan's website</b> To reduce time and cost constraints to the lodgement and processing of development applications.	Statutory Planning	Medium	To commence	
		16. Continue to adhere to statutory requirements for consultation and decision making, in accordance with Local Planning Scheme No. 17.	Strategic Planning Statutory Planning	High	Ongoing Implementation	
	G2.1.4 Use resources efficiently and effectively	Refer to Local Area Plan Action 11.	All Business Units	High	Ongoing Implementation	

## Theme: Social

### Objective

Hazelmere/South Guildford: To ensure sufficient services are provided to serve the existing and new communities populating the area, such as schools, health care, and public open spaces.

Guildford: To ensure the ongoing provision of quality services and social infrastructure and enable the community to easily access such public services.

Table 14. SOCIAL: Guildford Hazelmere Local Area Plan actions and strategies

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)
SOCIAL Connected, Safe, Inclusive	S1.1 Determine service requirements and delivery options in the areas of aged, youth, families and children				
	S1.1.1 Develop acceptable service levels and service delivery models	17. <b>Implement the Draft Midland Community Infrastructure Plan, and City of Swan's Public Open Space &amp; Community Facilities Strategy.</b> Increase the number of participants in sport and recreation activities through improvement to existing services within the Guildford Hazelmere local area.	Asset Management Strategic Planning Statutory Planning	High	In progress
		18. <b>Implement the City of Swan's Draft Midland Community Infrastructure Plan.</b> Work towards the expansion of community facilities and open space areas, with new development and increased population pressures accounted for, maintaining existing high standards.	Asset Management Strategic Planning Statutory Planning	High	Ongoing Implementation
	S1.1.2 Seek alternative service providers to facilitate appropriate service access such as other agencies, non government organisations and community groups	19. All inclusive community accepting of people from diverse cultures and backgrounds to be part of the planning process - Planning for an ageing population and associated service delivery. - Ongoing support for community projects that will promote inclusion of people from diverse cultural and backgrounds. - Implementation of the Arts and Culture Strategy. Continued support for youth activities in Guildford and Hazelmere.	Lifespan Services Strategic Planning MPR	High	Ongoing Implementation
		20. <b>Actively engage with community groups assist in participation in non-City decision making processes.</b>			
		20.1 Engage with the Aircraft Noise Consultative Committee to advocate for residents with regard to airport noise.	Planning and Development Directorate	High	Ongoing Implementation
		20.2 Support for future Helena River footbridge improvements by DoP.	Asset Management	High	Ongoing Implementation

## Theme: Social continued

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)	
SOCIAL Connected, Safe, Inclusive		21. Liaise with the "neighbouring councils" to explore opportunities for shared facilities and to reduce duplication of facility provision in close proximity.	Asset Management	Medium	Ongoing Implementation	
	S1.1.3 Strengthen advocacy role on behalf of our community	22. <b>Reinstate the South-West Indigenous Reference Group</b> Undertake a holistic mapping of Indigenous reference groups and organisations through the broader Swan region, and the work they do.	MPR Lifespan Services	Medium	To commence	
		23. Ongoing support for mental health and local health services, to assist the services provided by Department of Health.	Lifespan Services	High	Ongoing Implementation	
	<b>S2.1 Strengthen Place based access and delivery of services</b>					
	S2.1.1 Strengthen place based management of services	24. Maintain a database of registered relevant place stakeholders to enable consultation and advocacy.	Place Managers Community Development	High	To commence	
	S2.1.2 Create a sense of place and culture and belonging through inclusive community interaction and participation	Refer to strategies under G1.1.1 in this report.				
	S2.1.3 Advocate and continue to strengthen relationships with our diverse cultural community	Refer to strategies under S1.1.2 and S1.1.3 in this report.				
		25. Support and assist in the promotion of cultural festivals and events, through provision of venues, funding and organisational assistance.	MPR Lifespan Services Finance	Medium	Ongoing Implementation	

## Theme: Social continued

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)
SOCIAL Connected, Safe, Inclusive	<b>S2.2 Build a strong sense of community health and safety</b>				
	S.2.2.1 Facilitate improvement of community safety	<b>26. Implementation of the City of Swan's Community Safety Plan</b>			
		26.1 Direct service delivery at place, through local leisure centres, libraries, youth, family, aged care and community development teams - ongoing support for the City's Youth programs targeting at-risk partnership with support agencies.	Community Safety Lifespan Services	Medium	Ongoing Implementation
	26.2 Improve street lighting around the city and at known problem areas, including local parks and open spaces and community buildings and facilities.	Community Safety Asset Management Strategic Planning	Medium	Ongoing Implementation	



## Theme: Economic

### Objective

Hazelmere/South Guildford: To ensure the ongoing viability of industrial and employment activity in Hazelmere, and support the establishment of small business enterprises to serve the expanding community.

Guildford: To ensure the ongoing economic health of the town centre, embracing Guildford's heritage, encouraging appropriate further development, and out of centre small business where appropriate.

**Table 15. ECONOMIC: Guildford Hazelmere Local Area Plan actions and strategies**

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at April 2014)	
ECONOMIC Thriving, Sustainable Business Capacity and Growth	<b>E1.1 Attract business and investment opportunities</b>					
	E1.1.1 Identify extent and type of industry growth and address our economic vulnerability.	<b>27. Maintain the City's economic profiling tool, through Economy. id. statistical information for Guildford Hazelmere local area</b>				
		27.1 Identify key economic indicators that will best inform the City's understanding of its local economic situation - in a regional context.	CED Strategic Planning	High	Ongoing Implementation	
		27.2 Prepare the City of Swan's economic indicators report that will support business units in promotional material and providing advice to business and industry.	CED Strategic Planning	High	Ongoing Implementation	
	E1.1.2 Provide prioritised industrial and commerce areas through land use planning	<b>28. Implement the recommendations of the Hazelmere Enterprise Area Structure Plan</b> Process scheme amendments to LPS No.17 to reflect the implementation of the land use precincts of the HEA Structure Plan.	Statutory Planning	High	In progress	
	E1.1.3 Accelerate the development of future industrial areas.	<b>29. Support the implementation of the City's Economic Strategic Plan</b> Determine industrial demand by type for areas identified for future industrial development.	CED Strategic Planning	High	In progress	
	E1.1.4 Target and attract identified industries to capitalise on the power economy of Western Australia.	<b>30. Establish and promote the City of Swan's Investment Attraction Policy and accompanying prospectus material</b>				
		30.1 Prepare an investment attraction policy and create an investor's guide.	CED	High	Completed	
		30.2 Make available the CoS Economic Profile (2014) and the CoS Investors Prospectus (2014) to potential investors.	CED	High	Ongoing Implementation	

## Theme: Economic continued

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)
ECONOMIC Thriving, Sustainable Business Capacity and Growth	E1.1.5 Strengthen Midland as the economic centre ensuring our community needs are met.	31. <b>Implement actions to promote local jobs for local people and the provision of training</b> Address emerging skills needs that will cater for the diversifying face of Midland business (i.e. the Health Campus and prospective university).	CED MPR Lifespan Services	Medium	Ongoing Implementation
	<b>E2.1 Actively support and develop local and new business</b>				
	E2.1.1 Lobby for the technological infrastructure necessary to support commercial and business growth.	32. <b>Facilitate development of the City's broadband telecommunications infrastructure</b> Ongoing advocacy to all levels of government and infrastructure service providers in relation to broadband issues.	CED	Medium	Ongoing Implementation
	E2.1.1 Lobby for the technological infrastructure necessary to support commercial and business growth.	33. <b>Identify partners in government, non-government and the private sector with an investment interest in the City of Swan</b> Foster ongoing partnerships with business and community (i.e. prospective education investors).	CED	High	Ongoing Implementation
		34. <b>Review planning provisions to better facilitate business attraction, investment and employment growth in the City of Swan</b> Review local planning scheme provisions relating to Guildford and Hazelmere to encourage additional mixed use development being mindful of heritage significance.	Strategic Planning Statutory Planning	High	To commence
		35. <b>Implementation of the City's Economic Strategy</b> Provide the highest quality tertiary education services and facilities with world class education and training to local and international markets.	CED	High	Ongoing Implementation
	E2.1.3 Review and align land use and infrastructure plans.	36. <b>Develop a Guildford Parking Strategy</b> Investigate the requirements and triggers for policy changes and infrastructure provision.	CED	High	In progress

## Theme: Economic continued

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)
ECONOMIC Thriving, Sustainable Business Capacity and Growth	<b>E3.1 Strengthen the capacity and integration of the tourism industry</b>				
	E3.1.1 Develop partnerships to actively support visitor growth.	37. <b>Implementation of the City of Swan's Heritage Strategic Plan</b>			
		37.1 Aboriginal and natural heritage stakeholders to share knowledge and coordinate promotion activities.	CED MPR	High	Ongoing Implementation
		37.2 City to continue to support the Swan Guildford Historical Society.	Strategic Planning MPR Finance CED	High	Ongoing Implementation
	E3.1.2 Support our heritage tourism hubs for future generations.	38. <b>Review the Tourism Implementation Plan 2008-2010 (Adding Value Through Tourism)</b>			
		38.1 Incorporate the Western Australia Planning Commission Planning Bulletin 83/2009 - Planning for Tourism recommendations for planning, including identification of strategic tourism sites.	CED Strategic Planning	Medium	In progress
		38.2 Implement the Heritage Precinct Master Plan.	CED Strategic Planning Asset Management	High	To commence
		39. Ongoing support of Festivals in the area, encompassing youth, heritage, and traditional events.	CED MPR Finance	High	Ongoing Implementation
		40. The relocation of the Swan Valley Visitor Centre to consider the implications on Guildford.	Project Management Customer, Library and Visitor Services (CLVS) Asset Management	High	In progress
		41. Explore options for opening up public access to the Swan River and link with Guildford to expand tourism opportunities.	MPR Strategic Planning Asset Management CED	High	Ongoing Implementation

## Theme: Natural Environment

### Objective

Hazlemere/South Guildford: To enhance environmental assets in the face of urban intensification, and protect the natural environment from potential harm of industrial land uses and development and construction.

Guildford: To safeguard and enhance the health of river foreshores and important ecological areas, and encourage community use and ownership of these areas.

**Table 16. NATURAL ENVIRONMENT: Guildford Hazlemere Local Area Plan actions and strategies**

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)
NATURAL ENVIRONMENT Environmentally Sustainable Leadership and Stewardship	<b>N1.1 Mitigate City's carbon footprint, reducing waste and greenhouse gas production</b>				
	N1.1.1 Effectively manage resource consumption, including water, energy and non-renewable resources	42. <b>Implement the City's Sustainable Environment Strategy</b> Undertake ongoing community awareness (including community green workshops).	Strategic Planning	High	Ongoing Implementation
	N1.1.2 Reduce waste through reduction, re-use and recycling of waste products	43. <b>Implement the City's Sustainable Environment Strategy</b> Engage and educate residents and the business community on the benefits of waste minimisation and recycling to the community.	Fleet and Waste Services Strategic Planning	High	Ongoing Implementation
	N1.1.3 Preserve and protect air quality	44. <b>Ongoing promotion of the relocation of the freight rail line</b> Lobby state government.	Strategic Planning MPR	Medium	Ongoing Implementation
		45. Review EPA monitoring requirements for emissions coming from businesses in the Hazlemere Enterprise Area.	Health and Building Services (HBS)	Medium	To commence
	<b>N1.2 Adapt to the effects of climate change</b>				
N1.2.1 Minimise the impact of extreme weather conditions through emergency management planning	46. <b>Develop Fire Response Plans for City land in bushfire prone areas</b> Guildford Hazlemere local area has extreme bushfire areas along densely vegetated areas. Develop a Fire Response Plan for affected areas with an Extreme bushfire hazard classification.	Asset Management Community Safety	High	To commence	

## Theme: Natural Environment continued

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)
NATURAL ENVIRONMENT Environmentally Sustainable Leadership and Stewardship	N1.2.2 Implement Policy changes through planning, building, land management and infrastructure	47. Ensure that place communities and infrastructure are resilient to the predicted impacts of climate change (i) Forecast river level rise and plan accordingly (ii) Support resilience to storm surge and flood events (iii) Lot level resilience to bushfire – firebreaks, housing standards. (iv) Appropriate wetland/water body buffer zones as a method of mitigating increased disease vectoring arising from climate change.	Strategic Planning Asset Management	High	To commence
		48. <b>Ongoing discussions with place communities</b> Discuss issues relating to climate projections, community implications and adaptation strategies in Guildford Hazelmere local area.	Strategic Planning Asset Management	High	To commence
		49. Investigate and adopt a suitable assessment tool that will reflect key sustainability principles to be applied through planning and buildings processes.	Strategic Planning Asset Management	Low	In progress
	<b>N2.1 Preserve and protect local ecology and biodiversity of natural ecosystems</b>				
	N2.1.1 Conserve open spaces, natural vegetation and bushland	50. Develop Foreshore Management Plans for all natural areas under City management for Swan and tributary river systems (i) Undertake condition assessment of river banks (ii) Highlight priority areas for remediation (iii) Developing action plans including appropriate bank stabilisation and revegetation work (including local native species). (iv) Assess flood risk identification and assessment of foreshore areas. (v) Develop flood risk management plans for at risk areas.	Asset Management	Medium	To commence

## Theme: Natural Environment continued

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)	
NATURAL ENVIRONMENT Environmentally Sustainable Leadership and Stewardship		51. Adopt the draft Local Biodiversity Strategy.	Strategic Planning	High	To commence	
		52. Prior to any urban development proposal of Precinct 5 of the Hazelmere Enterprise Area, the city will require the preparation of a Wetland Management Plan for the Hazelmere Lakes.	Statutory Planning	High	Ongoing Implementation	
		53. <b>Implementation of the Sustainable Environment Strategy</b> Develop Action Management Plans for all natural areas under City management.	Asset Management	Medium	Ongoing Implementation	
		54. <b>Implement actions of the Local Biodiversity Strategy</b> Preserve remnant vegetation, encourage re-vegetation of cleared areas, reduce soil degradation, enhance water quality, and protect Declared Rare Fauna and Flora.	Strategic Planning Statutory Planning Asset Management	High	Ongoing Implementation	
		55. In the event of any application for development of the Rosehill Golf Course site, the City will require an investigation into open space and greenlinks conservation, impacts on existing flora and fauna, and potential linkages and health of natural features in the surrounding area.	Statutory Planning Asset Management	High	To commence	
	<b>N2.2 Reduce adverse impacts on biodiversity</b>					
	N2.2.1 Protect waterways through appropriate land management practices	56. Apply Water Sensitive Urban Design principles to public open space and any future development of public areas	Strategic Planning Asset Management Project Management	High	Ongoing Implementation	
		57. <b>Investigate the application of alternative irrigation water supply measures</b> Investigate aspects such as storm water harvesting and grey/water recycling in future infill developments in Guildford Hazelmere local area (i.e. Urban Housing Strategy).	Strategic Planning Asset Management	Medium	To commence	
	N2.2.2 Implement 'best practice' in Management of ground and surface water	Refer to Action 56.	Strategic Planning Asset Management Project Management	High	Ongoing Implementation	

## Theme: Built Environment

### Objective

Hazlemere/South Guildford: To ensure new development is aesthetically appropriate, to ensure transport links are created to serve new development and integrated with existing infrastructure, and to ensure ongoing maintenance once works are completed.

Guildford: To preserve and enhance Guildford's heritage character, develop an attractive and usable public realm, and ensure a functional, multifaceted transport environment.

Table 17. BUILT ENVIRONMENT: Guildford Hazlemere Local Area Plan actions and strategies

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)
BUILT ENVIRONMENT Diverse, Connected, Sustainable Places	<b>B1.1 Facilitate and integrate housing options, local services, employment and recreational spaces</b>				
	B1.1.1 Facilitate diverse, inclusive, housing options	58. <b>Implementation of the Urban Housing Strategy</b> Undertake amendments to LPS No.17 as required.	Statutory Planning	High	In progress
		59. Investigate feasibility of using statutory requirements to ensure new housing within Perth Airport ANEF contours meets required decibel levels.	Statutory Planning Strategic Planning	Medium	To commence
		60. Investigate and apply suitable assessment tools and performance measures to the structure planning and subdivision approval processes to encourage minimum standards of: - solar orientation; - walkability and pedestrian infrastructure provisions; - cycle infrastructure provision; - access to public transport; - natural shading; - energy self-sufficiency in new settlements; - housing density.	Statutory Planning Strategic Planning	High	To commence
	B1.1.2 Align land use and infrastructure planning	61. <b>Implement the Urban Housing Strategy</b> Seek approval from WAPC on all relevant Scheme Amendments pertaining to Guildford Hazlemere local area.	Statutory Planning	High	In progress
		62. Continue focussed infrastructure upgrades with the Hazlemere Specified Area Rate.	Project Management Asset Management	High	Ongoing Implementation
63. Investigate the potential cost and funding mechanisms of undergrounding power cables in the Guildford Hazlemere local area.		Asset Management	Medium	To commence	

## Theme: Built Environment continued

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)	
BUILT ENVIRONMENT Diverse, Connected, Sustainable Places	B1.1.3 Provide commercial and industrial land aligned to economic need and growth	64. <b>Implement the City of Swan's Economic Strategy</b> Refer to Strategy E1.1.3 and action 29.	CED	Medium	In progress	
		65. Process Hazelmere Enterprise Area Structure Plan scheme amendments.	Statutory Planning	High	In progress	
	B1.1.4 Provide appropriate open space to recreate and connect	66. <b>Implement the strategies and actions of the draft Public Open Space and Community Facilities Strategy and the Biodiversity Strategy</b>				
		66.1 Ensure that public open space is created and maintained to protect and enhance natural assets.	Asset Management Statutory Planning	High	Ongoing Implementation	
		66.2 Ensure that facilities within public open space are delivered and maintained to acceptable standards.	Asset Management Statutory Planning	High	Ongoing Implementation	
		67. <b>Implement the Draft Midland Community Infrastructure Plan</b> Upon adoption of the Midland Community Infrastructure Plan recommendations with regard to open space are to be implemented.	Asset Management	Medium	To commence	
		68. Complete the City of Swan Guildford Tree Study.	Strategic Planning Asset Management	Medium	In progress	
		69. Enhancement of public spaces by providing public art, attractive streetscapes and improvements to community safety by using Crime Prevention Through Environmental Design principles.	Strategic Planning Statutory Planning Asset Management MPR Project Management	High	Ongoing Implementation	



## Theme: Built Environment continued

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)	
BUILT ENVIRONMENT Diverse, Connected, Sustainable Places	<b>B1.2 Build a sense of place through open spaces</b>					
	B1.2.1 Create and align Place Land Use Plans	70.	<b>Develop and implement actions contained in the Guildford Hazelmere Local Area Plan</b> Align local area planning actions with land use plans, such as the Urban Housing Strategy, where local issues are identified and actions formulated to address specific issues. Adopt the Guildford Hazelmere Local Area Plan strategies and actions.	Strategic Planning	High	In progress
		71.	<b>Use Statutory Tools to Create Attractive Places</b> Use conditions attached to planning permissions to require landscaping that compliments approved design.	Statutory Planning	High	Ongoing Implementation
		72.	Add to the Landscaping Design Guidelines to require native tree planting in public spaces for residential subdivisions and industrial developments.	Strategic Planning Statutory Planning Asset Management	High	In progress
		73.	Support the development of local and neighbourhood centres in greenfield developments to meet the needs of existing and planned communities.	Strategic Planning Statutory Planning	High	Ongoing Implementation
	<b>B2.1 Manage current and future assets and infrastructure</b>					
	B2.1.1 Continue to improve asset management practices	74.	<b>Asset management improvement</b> Ongoing maintenance of city owned facilities, including the City of Swan Youth Building (Midland Youth Hub).	Asset Management	High	Ongoing Implementation
		75.	Undertake Traffic Management Study for the Guildford Hazelmere local area.	Asset Management Strategic Planning	High	To commence
		76.	<b>Implement the recommendations of the City's draft Transport Strategy</b> Undertake recommended road and intersection improvements from the draft Transport Strategy.	Asset Management	High	Ongoing Implementation
		77.	Ensure assets handed over by developers to CoS ownership are maintained to acceptable standards.	Asset Management	High	Ongoing Implementation
		78.	Ongoing maintenance of the public realm	Asset Management	High	Ongoing

## Theme: Built Environment continued

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)
BUILT ENVIRONMENT Diverse, Connected, Sustainable Places	B2.1.2 Maintain and protect heritage	<b>79. Implementation of the Heritage Strategic Plan</b>			
		79.1 Provide opportunities within the City to better manage the heritage values, including Guildford Hazelmere local area.	Strategic Planning Statutory Planning Asset Management CLVS	High	Ongoing Implementation
		79.2 Provide opportunities to increase knowledge of heritage management amongst Elected Members and Staff.	Strategic Planning	High	To commence
		80. Develop an updated Guildford Townscape and Conservation Strategy.	Strategic Planning Asset Management	High	To commence 2015/2016
		81. Ensure all statutory timelines for approvals and works are complied with, with regard to the Guildford Hotel.	Statutory Planning	High	To commence
		82. Investigate the use of incentives including but not limited to heritage awards, grants and rate concessions to assist land owners with the preservation of heritage buildings.	Strategic Planning	High	To commence

## Theme: Built Environment continued

Key Result Area	Strategic Community Plan Strategies	Local Area Plan Actions	Responsibility	Priority	Current Status (as at Aug. 2014)	
BUILT ENVIRONMENT Diverse, Connected, Sustainable Places	<b>B3.1 Advocate and provide alternative transport</b>					
	B3.1.1 Lobby and advocate for public transport	83.	<b>Implement the recommendations of the City's draft Transport Strategy</b> Lobby for recommended public transport improvements from the draft City of Swan Transport Strategy.	Strategic Planning MPR	High	Ongoing Implementation
		84.	Continue to lobby public transport providers for better connections within Guildford and Hazelmere, and to Midland.	Strategic Planning Asset Management	High	Ongoing Implementation
	B3.1.2 Provide bicycle and pedestrian connections	85.	<b>Implementation of the actions of the CoS Cycle Connect Strategy 2012</b> Advocate for the completion of the Principal Shared Path route on James and Bridge Streets.	Strategic Planning	High	In progress
		86.	<b>Implement the recommendations of the City's draft Transport Strategy</b>			
		86.1	Undertake recommended cycling improvements from the draft Transport Strategy.	Asset Management	High	Ongoing Implementation
		86.2	Undertake recommended pedestrian crossing improvements from the draft Transport Strategy and Guildford Taffic Management Plan.	Asset Management	High	Ongoing Implementation



FROM TOP: Bakers Bridge  
Swan River  
Kings Meadow Oval

[www.swan.wa.gov.au](http://www.swan.wa.gov.au)



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