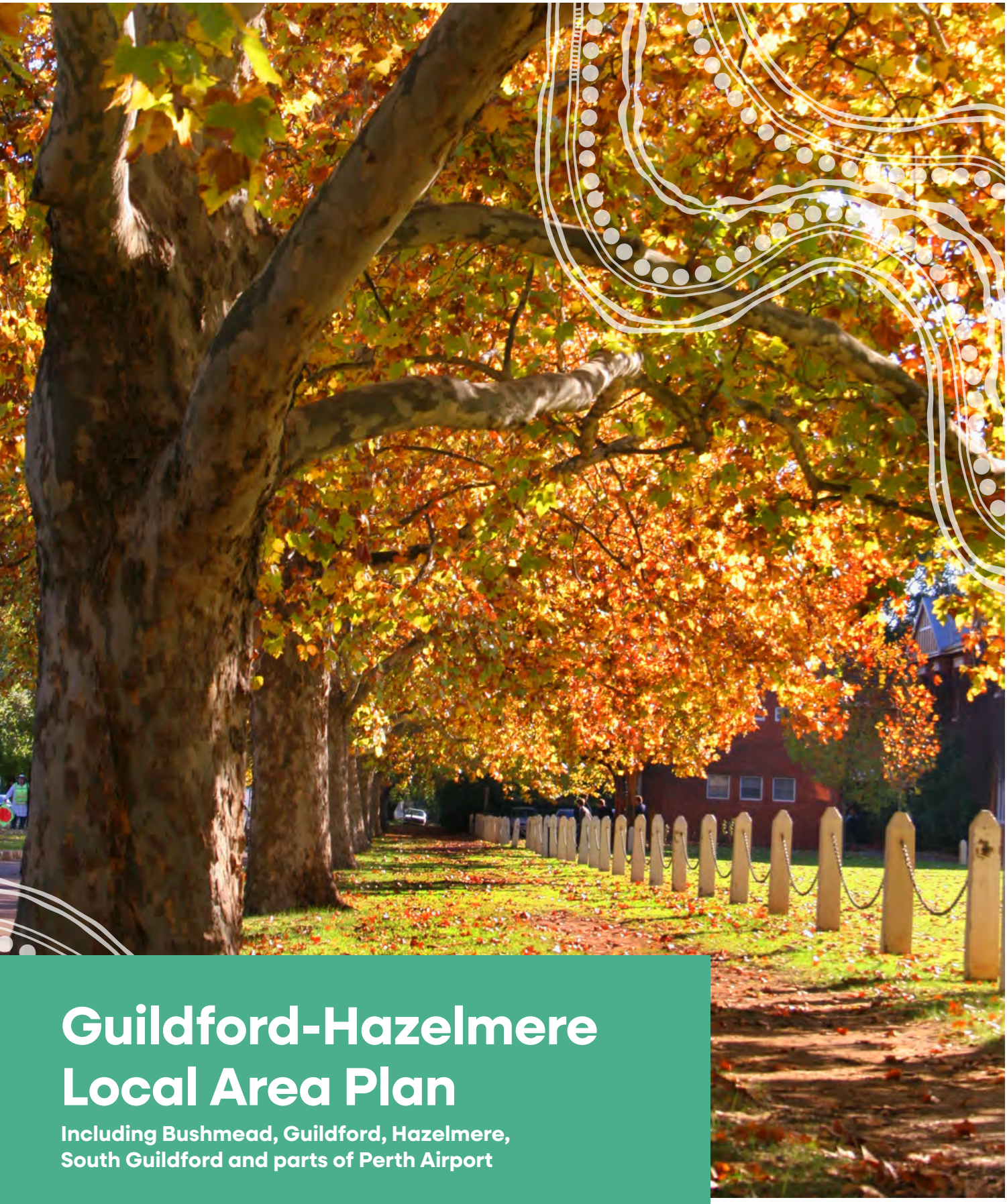
City of Swan



Guildford-Hazelmere Local Area Plan

Including Bushmead, Guildford, Hazelmere, South Guildford and parts of Perth Airport

November 2025

Acknowledgement of Country

Ngalak Maali Boodja Kaditj

Wadjuk Moort Noongar Boodjara

Baalap Kalyagool Noyyang

Boodja Kep Moort

Ngalak Kwabaduk Wirn

Kabarli Bworan Kora Kora

Yeyi Ngoongoolong

The City of Swan acknowledges the Traditional Custodians of this region, the Whadjuk people of the Noongar Nation and their continuing connection to the land, waters and community. We pay our respects to Elders past and present, and their descendants.

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A message from the Mayor

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 identifying their priorities for their local area. The City then uses these priorities to guide service delivery across the local area for the next five years. The Local Area Plan (LAP) 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 the Guildford-Hazelmere LAP.

Mayor Tanya Richardson
City of Swan

Introduction

Local area planning has been adopted by Council under its Integrated Planning Framework and provides a mechanism for local communities to address issues through a consultative process.

The process establishes community priorities for each local area. LAPs help consolidate the City's Strategic Community Plan vision of "One City, diverse people, cultures and places", while meeting the objectives and actions in the Local Planning Strategy.

These objectives and outcomes are then further developed to be prioritised specific to the relevant local area. This LAP provides a full review of the community priorities and, through community consultation, identifies the current priorities for the Guildford-Hazelmere local area.

Guildford-Hazelmere Local Area

The Guildford-Hazelmere local area is an area of heritage, natural values and opportunity. It includes significant sites belonging to the oldest living culture on earth and some of the best examples of post-colonial heritage in WA.

The area features the foreshore environments of the Swan and Helena rivers, parks and reserves rich in biodiversity, and streets and gardens lined with established trees contributing to the urban forest.

The area includes the established suburbs of Guildford and Hazelmere, the growing suburb of South Guildford, the younger suburb of Bushmead, and parts of Perth Airport. It is strategically located at the gateway to the Swan Valley, Helena Valley, the hills and beyond via West Swan Road, Great Eastern Highway Bypass and Roe Highway. The area is well-connected to Midland and Perth CBD by the Midland Railway Line or via Guildford Road and Great Eastern Highway.

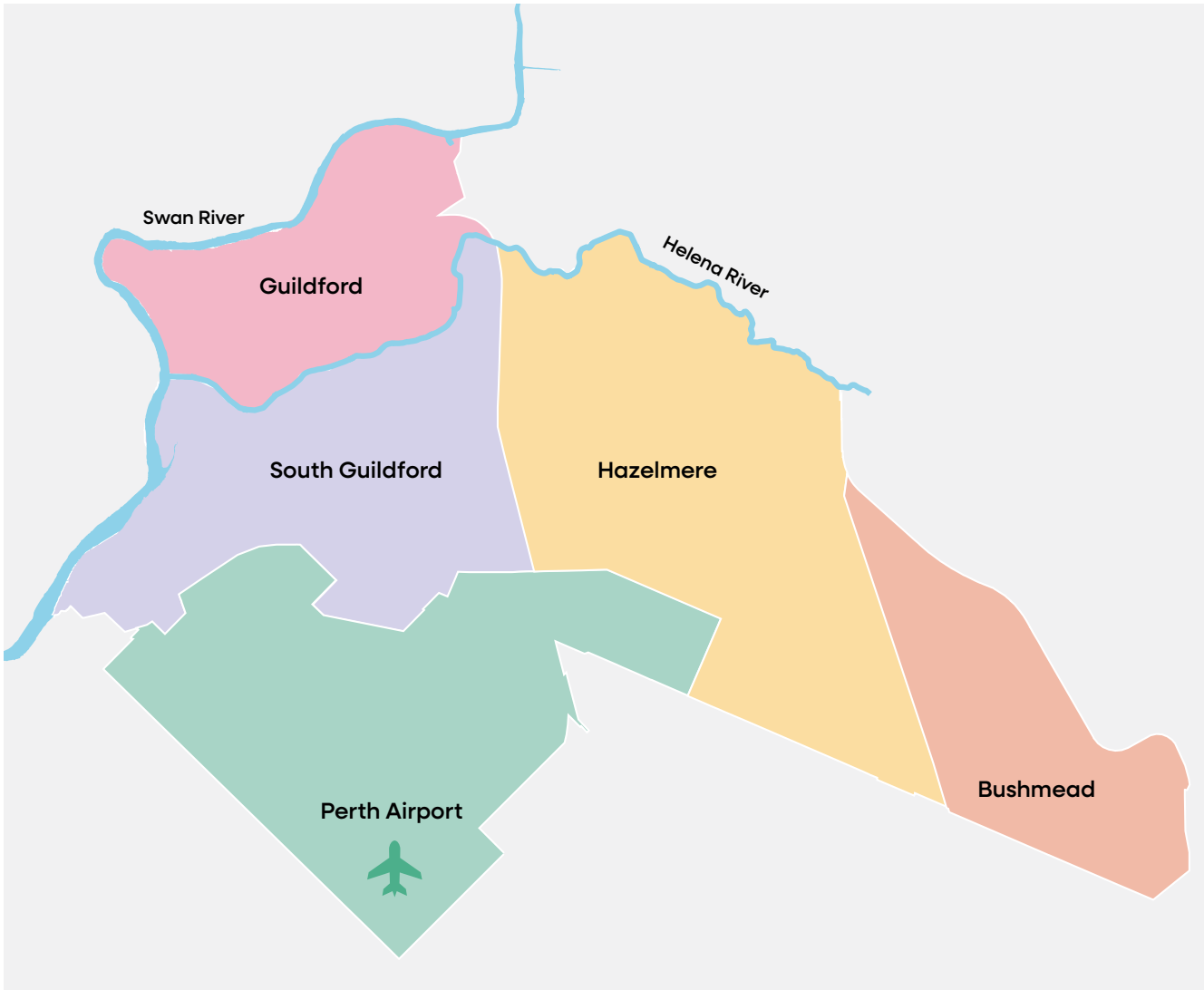


Figure 1: Suburb breakdown of the Guildford-Hazelmere Local Area

Establishment. Heritage. History.

+40,000 years

Noongar people inhabit and maintain a deep cultural connection to the area which continues to the present day.

1829

Guildford townsite first surveyed.

Hazelmere land granted to Governor Stirling.

1835

Helena River Bridge completed (now Johnson Street Bridge).

1852

Convict Depot established on Meadow Street.

1854

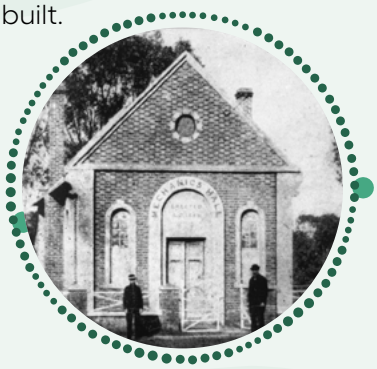
Barker's Bridge built by convicts was completed.

1860

St Matthew's Church built in Stirling Square.

1865

Mechanics Institute hall built.



1871

Guildford first declared a municipality.

1881

Guildford train station first opened.

First railway bridge built between Bassendean and Guildford.

1883

First road bridge built between Bassendean and Guildford.

1886

Portion of Woodbridge Estate south of the Helena River purchased by James Morrison. First time known as Bushmead.

1890s

A period of commercial expansion in Guildford with Post Office, Vaudeville Theatre, Guildford Hotel and Peerless Flour Mill established.

1896

Guildford Grammar School established by Charles Harper.

1897

Stirling Square Sugar Gum trees planted for Queen Victoria Jubilee.

1929

Hazelmere Estate was established with 149 residential blocks of land for sale.

1938

Guildford Town Hall officially opened.

1943

The first runway was built at the Perth Airport.

1950s

Allawah Grove in South Guildford (formerly owned by Department of Defence) was used to house migrants after World War II.

1958

Allawah Grove became a housing settlement for Aboriginal People until 1969 when it was dismantled.

1959

Hazelmere locality name and boundaries officially recognised.

1961

Merger of Swan Roads Board and Guildford Municipality to form Shire of Swan-Guildford.

1970

Merger of Shire of Swan Guildford with Town of Midland to form Shire of Swan.

1984

Guildford classified by the National Trust.

1989

Guildford placed on the permanent Register of the National Estate.

2004

The City's Swan Valley Visitor Centre (SVVC) was officially launched at the Guildford Courthouse.

2008

Guildford Hotel suffered significant damage caused by a fire.

2016

Guildford Hotel reopened after extensive restoration.

2017

Suburb of Bushmead officially opened.

2019

Guildford Historic Town placed on State Register of Heritage Places.

2022

The City's Guildford – Mandoon Heritage Area Local Planning Policy is adopted providing comprehensive guidance on development within Guildford.

Guildford-Hazelmere. At a glance.

The Guildford-Hazelmere local area is a place of high home ownership that is experiencing population growth as new housing developments in South Guildford and Bushmead progress.

A significant number of residents were born overseas and about a quarter of residents live alone. The average age of people in the local area didn't change between 2016 and 2021 but there were large increases in parents and homebuilders, the young workforce and seniors age groups.

Industries including transport, wholesale trade, and mining and manufacturing attract several thousand workers to the area each day. The largest employers for residents are in services such as health care and education. The most common occupations found across the local area are professionals, clerical/admin workers and trade workers.

Land Area

25.4km²

Guildford-Hazelmere

2.43% of City of Swan land area (1,042km²)

Population statistics 2021

Estimated resident population in 2023

8,577

4.9 per cent of the City's population of **171,588**.

People per square kilometre

337.7	164.7
Guildford-Hazelmere	City of Swan

6.1%	4.6%
Guildford-Hazelmere	City of Swan

Needs assistance with core activities

Aboriginal and Torres Strait Islander population

2.4%	3.5%
Guildford-Hazelmere	City of Swan

Median age

39yo	35yo
Guildford-Hazelmere	City of Swan

People born overseas

27%	34%
Guildford-Hazelmere	City of Swan

Source: https://profile.id.com.au/swan/about?WebID=160
All data from ABS Census, 2021 except where otherwise indicated.

Households 2021

Couples with children households

32% Guildford-Hazelmere

36% City of Swan

Lone person households

23% Guildford-Hazelmere

20% City of Swan

Dwelling type

Seperate house

Guildford-Hazelmere 88%
(City of swan 87%)

Medium or high density

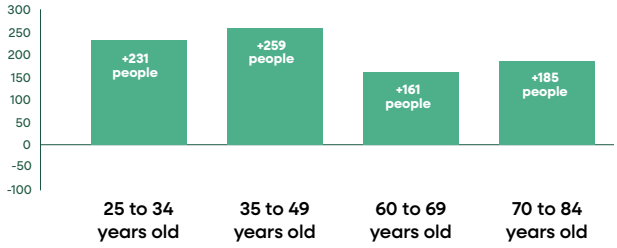
Guildford-Hazelmere 9%
(City of Swan 11%)

Household breakdown

- **Fully owned** (**29%** | City 21%)
- **Mortgage** (**50%** | City 52%)
- **Renting** (**15%** | City 18%)
- **Social housing** (**1.4%** | City 3%)

Age structure

Largest changes in age structures 2016-2021
(Number of people)



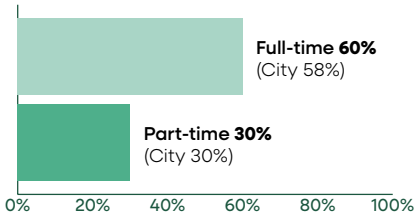
Source: https://profile.id.com.au/swan/about?WebID=160
All data from ABS Census, 2021 except where otherwise indicated.

Employment 2021

67%
(City 68%)

Labour force participation rate (persons aged 15+)

Employment type



16%
(City 12%)

Volunteering rate

3.5%
(City 5.4%)

Unemployment rate

9,381 **Local jobs**
(12% of local jobs in City)

Top five industries of employment for residents

12%
Healthcare and social assistance
(City 13%)

10%
Education and training
(City 7%)

8.5%
Construction
(City 7%)

8.2%
Mining
(City 9.1%)

7.4%
Retail and trade
(City 7.4%)

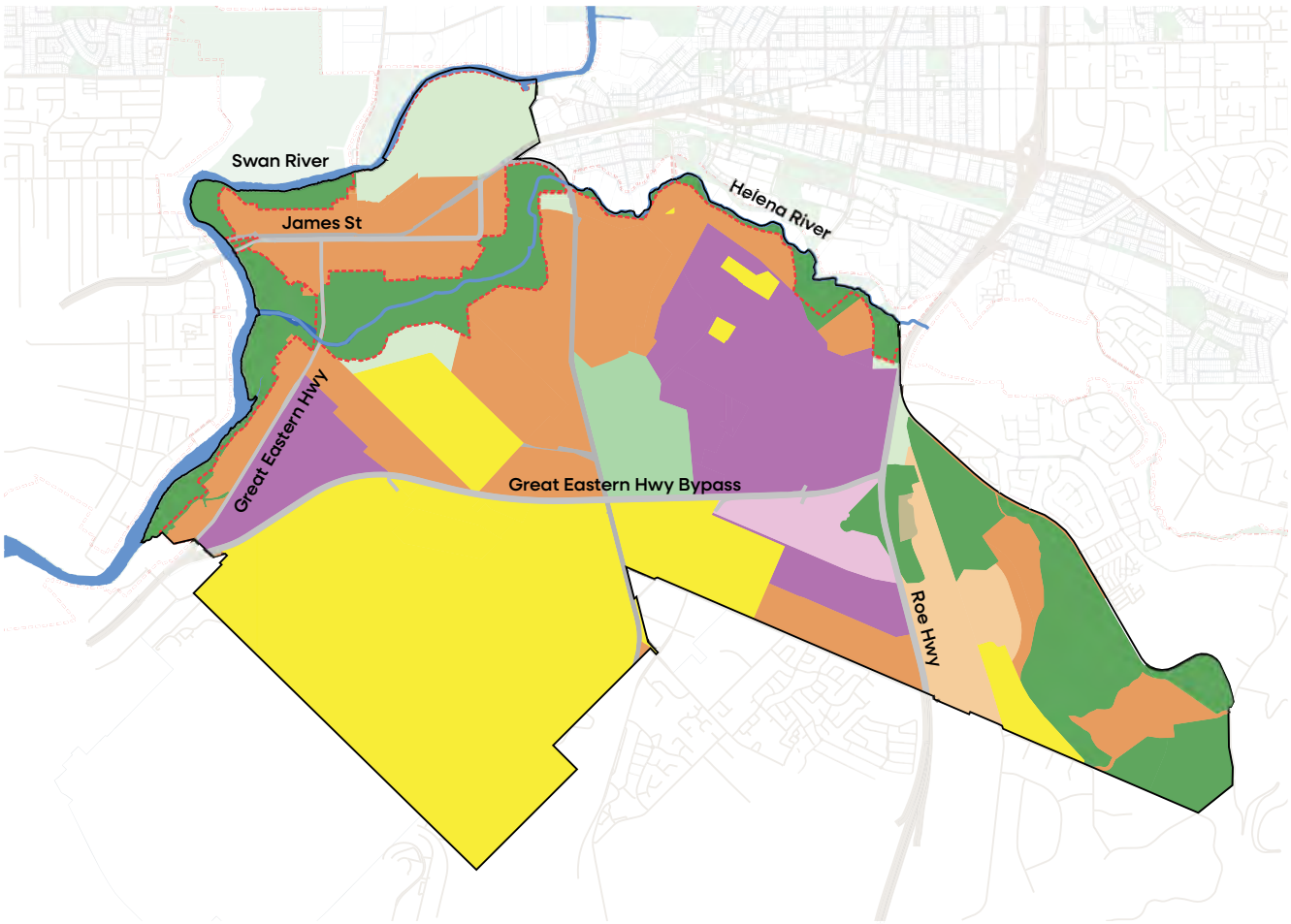
State influence. Land use. Frameworks.

The State Government plays an important strategic role in our local areas. Growth and development in the metropolitan region are guided by the Perth and Peel @ 3.5million land use planning and infrastructure frameworks. The North-East Sub-Regional Planning Framework (NESRPF) aims to accommodate Perth's growing population in the sub-region acknowledging the need to limit unsustainable urban sprawl and encourage significant infill development.

The NESRPF provides guidance for the preparation of amendments to the Metropolitan Region Scheme and local planning strategies and schemes. The City has authority over planning and development decisions in areas falling under its Local Planning Scheme (Scheme). The Scheme does not apply to the parts of Perth Airport that fall within the local government area. In these areas the Commonwealth government is the authority for planning decisions. Structure plans that detail future developments in a local area, such as Bushmead and Rosehill Waters, have also been prepared and carried out under the guidance of the NESRPF.

Along with the goal to meet future housing demand, the NESRPF also aims to strengthen employment centres, identify community and social infrastructure needs like schools and hospitals, support future regional transportation network, encourage an increase in green space connectivity and protect areas with regional conservation and environmental value.

The Swan and Helena rivers and foreshores are protected by the Swan Canning Development Control Area (DCA) and managed by the Swan River Trust. The Department of Biodiversity, Conservation and Attractions has planning and development authority over the DCA which includes the waterways and public land adjacent to the waterways of the Swan and Helena rivers, and privately owned land reserved as parks and recreation.



- Swan Canning development control area
- Industrial
- Industrial expansion
- Open space
- Public purposes
- Railway
- Rural
- Rural residential
- Urban
- Urban deferred
- Urban expansion
- Waterway

Figure 2: Guildford-Hazelmere State Government Planning Framework

Indigenous. Culture. Stories.

There are many layers of significant Aboriginal Cultural Heritage around the meeting point of the Derbarl Yerrigan (Swan River) and Mandoon Bilya (Helena River). The Mandoon Bilya floodplain in Hazelmere is home to the second-oldest known archaeological site in south west Western Australia, showing evidence of human occupation dating back 29,000 years. Including the rivers themselves, 35 Aboriginal Cultural Heritage sites registered under the *Aboriginal Heritage Act 1972* are located around the Guildford-Hazelmere local area.

Mandoon – Place Names Maali

The Place Names Maali project (www.landgate.wa.gov.au/location-data-and-services/place-names-and-addressing/aboriginal-place-naming/#placenamesmap) was delivered in collaboration with Landgate, Moodjar and the Maali miy (Voice of Swan Decoding Group) working together via a series of workshops to identify, decode and translate the Noongar place names throughout the City of Swan.

The name Mandoon is based on the Noongar words:

- Mandja - Trade and exchange
- ong - Belonging to

This name translates to "Belonging to trade and exchange."

Mandoon is the name for the Guildford area and the Helena River, and is an important meeting place for trade, exchange and ceremony. At Mandoon, the three waters also meet (Swan River/Helena River/Bennett Brook).

Soldier Swamp

Soldier Swamp, located on Kidman Avenue in South Guildford, served as a training ground for young Nyoongars learning how to hunt tortoises. During the dry season, the surface of the swamp would harden, while tortoises would burrow into the moist mud beneath. Experienced hunters could detect the subtle signs of this disturbance to find them. Before eating the tortoise, a ceremonial practice was carried out.

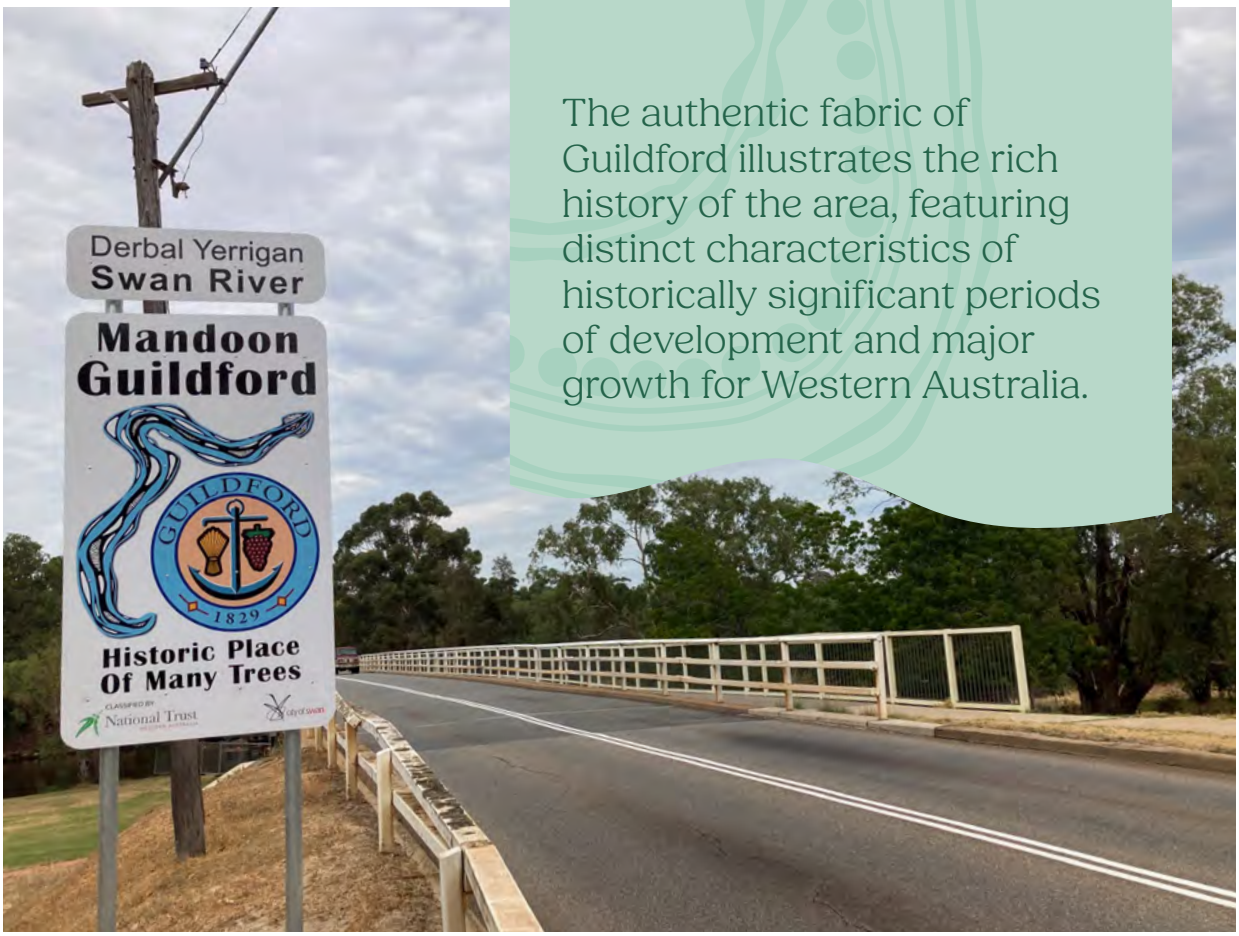
New Runway Project and Munday Swamp

There are several sites of Aboriginal Cultural Heritage registered for Munday Swamp, and therefore, approval for the new runway project was provided under the *Aboriginal Heritage Act 1972*. Heritage commitments from Perth Airport towards Munday Swamp include:

- Minimising impacts to Munday Swamp and maintaining access to Munday Swamp for traditional activities
- Engaging heritage monitoring during works
- The development of an Aboriginal business participation programme
- Conducting cultural ceremonies at key milestones of the project.

Karla Bidi – Perth Festival

Karla Bidi (meaning fire trail) was a sound, music and light installation commissioned by Perth Festival in 2025. The installations were an invitation and welcome to the festival and country connected by the Derbarl Yerrigan. Mandoon featured two Karla Bidi locations at Kings Meadow Reserve and Lilac Hill Park.



The authentic fabric of Guildford illustrates the rich history of the area, featuring distinct characteristics of historically significant periods of development and major growth for Western Australia.

Heritage. Growth. Sustainability.

The built environment in Guildford-Hazelmere reflects a unique blend of land uses with low density residential, heritage areas of State significance and strategic industrial areas well-connected to regional freight networks.

The authentic fabric of Guildford illustrates the rich history of the area, featuring distinct characteristics of historically significant periods of development and major growth for Western Australia. Development within this area is guided by the Guildford - Mandoon Heritage Area Local Planning Policy.

Upcoming residential developments within the area include Rosehill Waters and Bushmead. Rosehill Waters was the first private development to achieve the six elements of EnviroDevelopment which recognises projects that achieve exceptional sustainability outcomes. This precinct will supply an additional 633 dwellings, accommodating a further 1,800 people.

Bushmead is a sustainable urban development that aims to protect and enhance the existing natural values and character of the site, minimises environmental impacts, and has a connected and inclusive community. Bushmead is a demonstration of how residential development can be enhanced by the protection and retention of bushland and tree canopy. This precinct will contain seven local parks, have 980 dwellings and an expected population of 2,744.

The local area is supported by four State highway connections: Guildford Road, Great Eastern Highway, Great Eastern Highway Bypass and Roe Highway. Guildford is connected to the Swan Valley via Barkers Bridge and West Swan Road. The residential suburbs in the local area are serviced by several bus routes and two train stations on the Midland line.

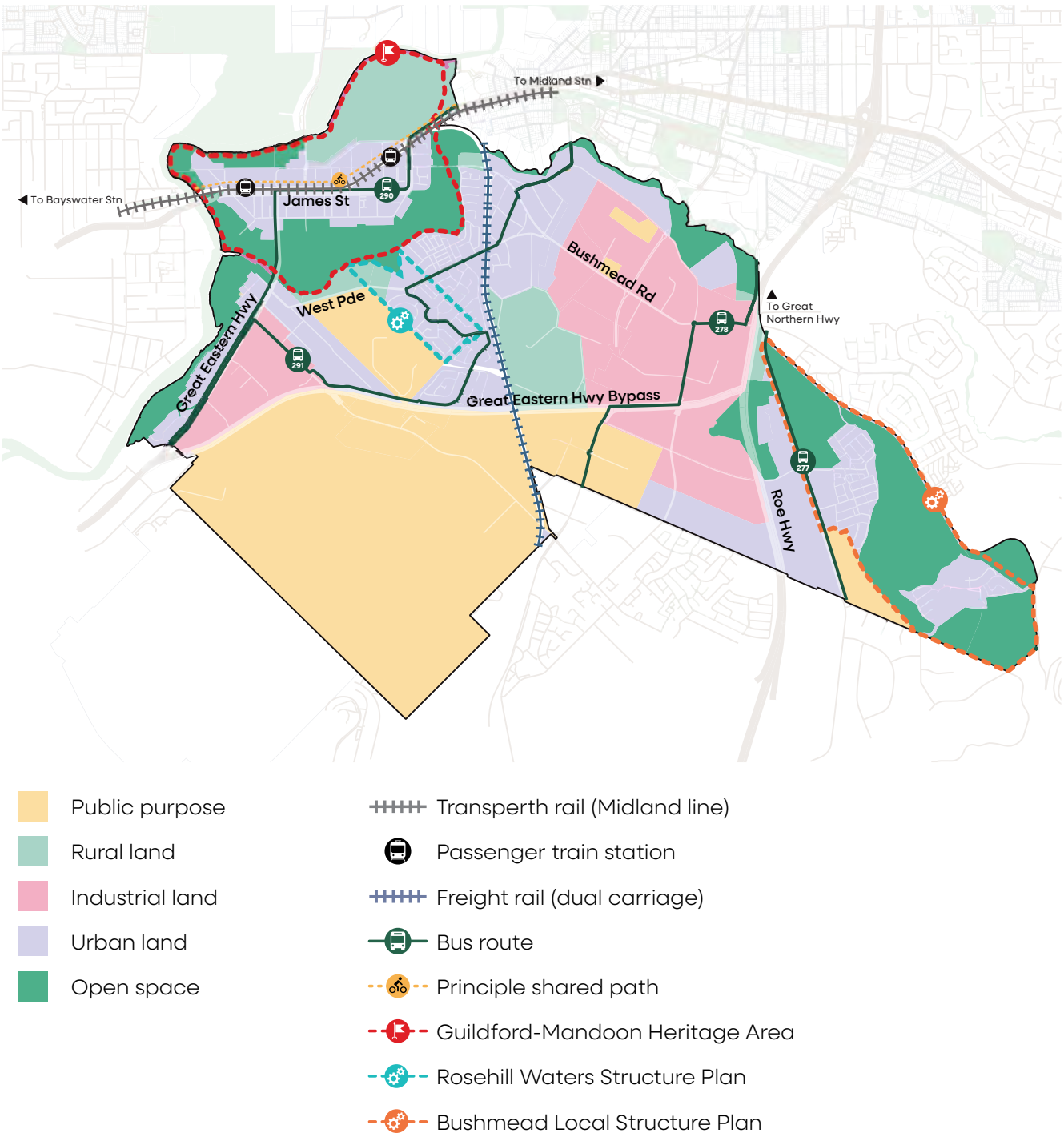


Figure 3: Built environment and transport connections

Community. Infrastructure. Planning.

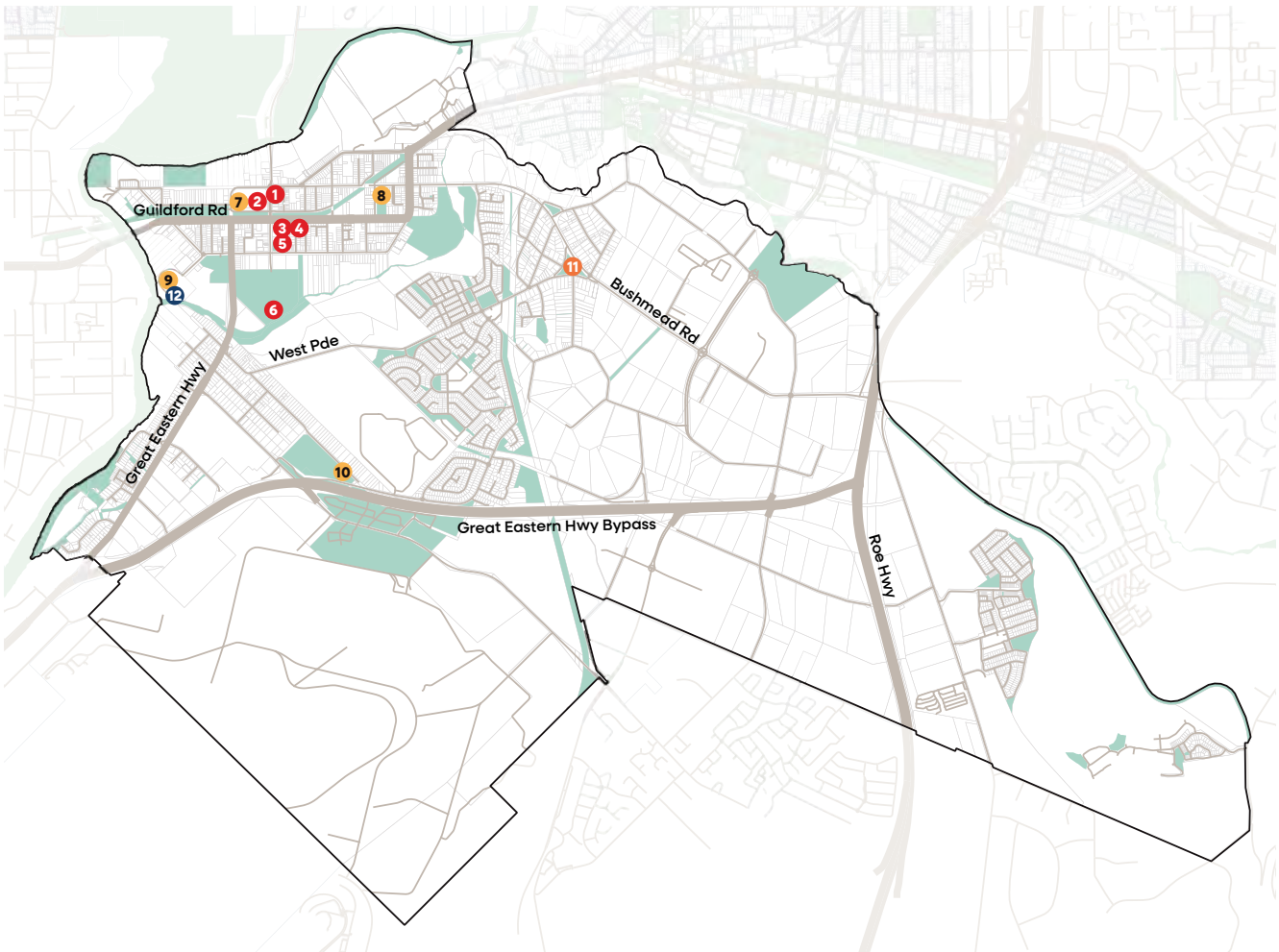
Community infrastructure includes buildings and spaces such as centres, parks, and sports facilities provided for, and used by, the community. The Community Infrastructure Plan is a guide for the planning and delivery of these places so they can meet the needs of your evolving communities.

Community infrastructure planning for the Guildford-Hazelmere area uses data and trends to guide future needs including taking into account changing population forecasts and expected increases in housing density.

The City completes assessments in your local area as part of the local area planning process to understand the needs, requirements, and gaps in the infrastructure provided. These assessments include:

- Looking at existing infrastructure in the area and seeing if it aligns with the City's Community Infrastructure Plan, Standards of Provision, and other key documents
- Analysing population forecasts, demographics, demands, trends, usage, and the condition of existing facilities
- Engaging with the community on the use of existing facilities and aspirations for these facilities.

After the review, the City will form infrastructure priorities that will be valid for a five to 10 year period.



Community facilities

1. Guildford Potters refurbishment
2. Stirling Square toilet refurbishment 29/30
3. Guildford Town Hall refurbishment 25/26
4. Garrick Theatre refurbishment 27/28
5. Guildford Library refurbishment 29/30
6. Kings Meadow Polo Ground new pavilion 25/26

Parks and public open space

7. Stirling Square renewal of park lighting 25/26
8. Fauntleroy Park playground replacement 26/27
9. Kings Meadow Oval playground replacement 27/28
10. Queens Rd Arbotoretum playground replacement 27/28

Art

11. Hazelmere Hall art mural 25/26

Natural areas

12. Kings Meadow foreshore managed Retreat Rd and car park realignment 26/27

Figure 4: Guildford-Hazelmere Community Infrastructure Plan

Conservation. Biodiversity. Rehabilitation.

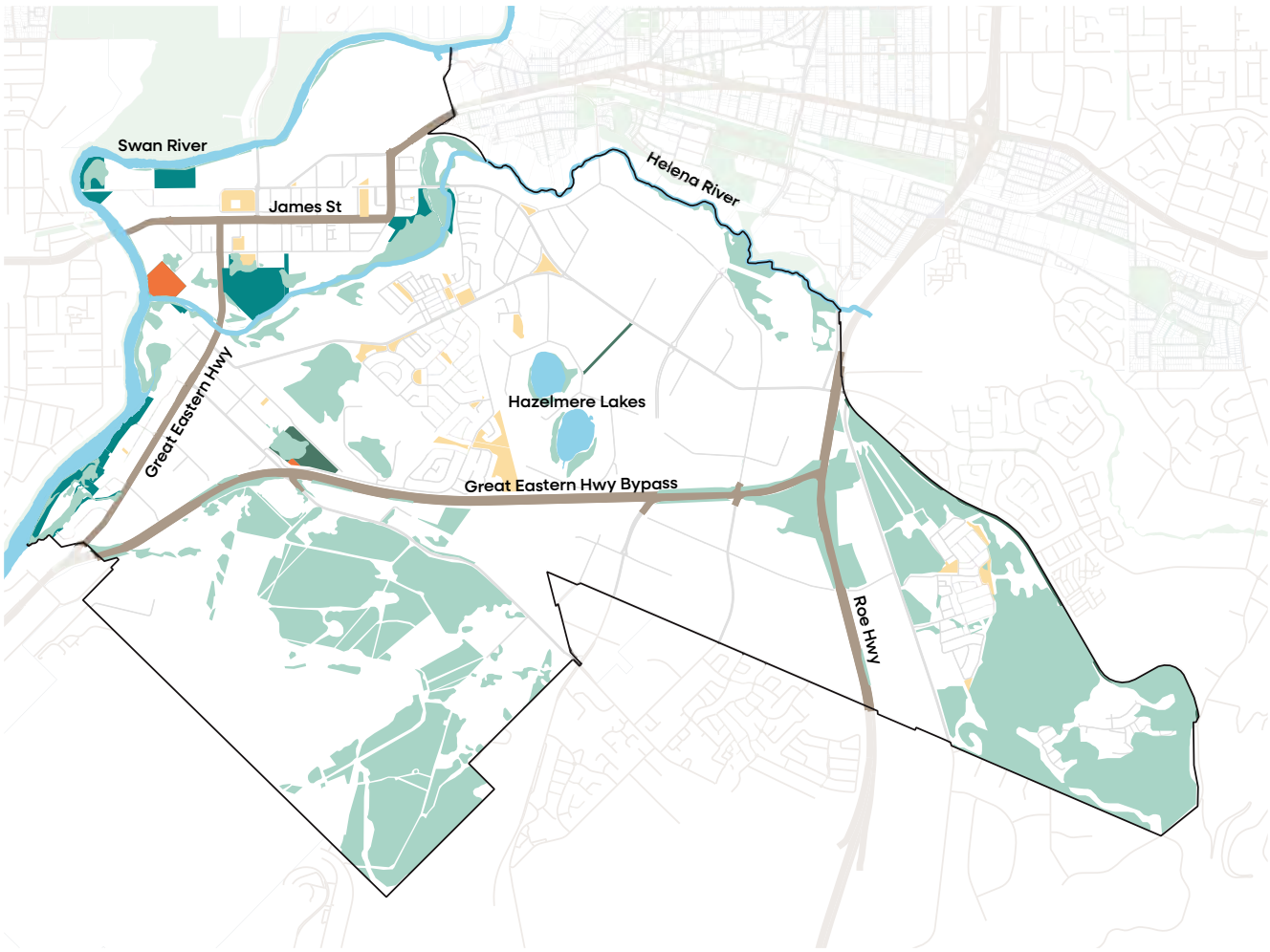
The Guildford-Hazelmere area is defined by a rich natural environment to which Noongar people share a profound cultural connection, particularly with the land and waterways. The cultural and ecological significance of these rivers, lakes, and surrounding bushland makes it necessary to protect, conserve, and improve these sites.

The Guildford-Hazelmere area is committed to preserving local biodiversity through the implementation of the Local Biodiversity Action Plan, maintaining local natural areas and Bush Forever sites. This action plan aims to prevent further degradation and protect the areas unique biodiversity for future generations. Within Bushmead, 41 hectares of degraded land was rehabilitated, and 209 native plant species were reintroduced with over 500,000 new trees planted since 2018.

Local natural areas (LNAs) are clusters of native species or ecological communities found outside of State conservation land. There are abundant LNAs in the Guildford-Hazelmere local area, some of which fall within Bush Forever sites.

These sites play a crucial role in protecting the remaining native flora and fauna and are jointly managed by the City and volunteer *Friends of* groups.

Despite ongoing conservation efforts, the Guildford-Hazelmere area faces several challenges to its environmental integrity. One major issue is the degradation of wetlands, particularly due to stormwater runoff around Hazelmere, which contaminates the Hazelmere lakes. Additionally, the area is highly susceptible to bushfires, with numerous bushfire-prone sites posing a significant risk to the local environment and communities.



Local natural area

City managed

- Passive
- Active
- Nature
- Foreshore

To find your 'Friends of' group in the area, visit the Community Directory at **www.swan.wa.gov.au/friendsgroups**

Figure 5: Parks, reserves and local natural areas

Community. Activity. Change.

The Guildford-Hazelmere community is vibrant, social and connected, and passionate about the history, character and amenity of the local area. The community enjoy an active lifestyle that takes place amongst the leafy streets and facilities of the established suburbs, and in the many parks and reserves of the developing suburbs.

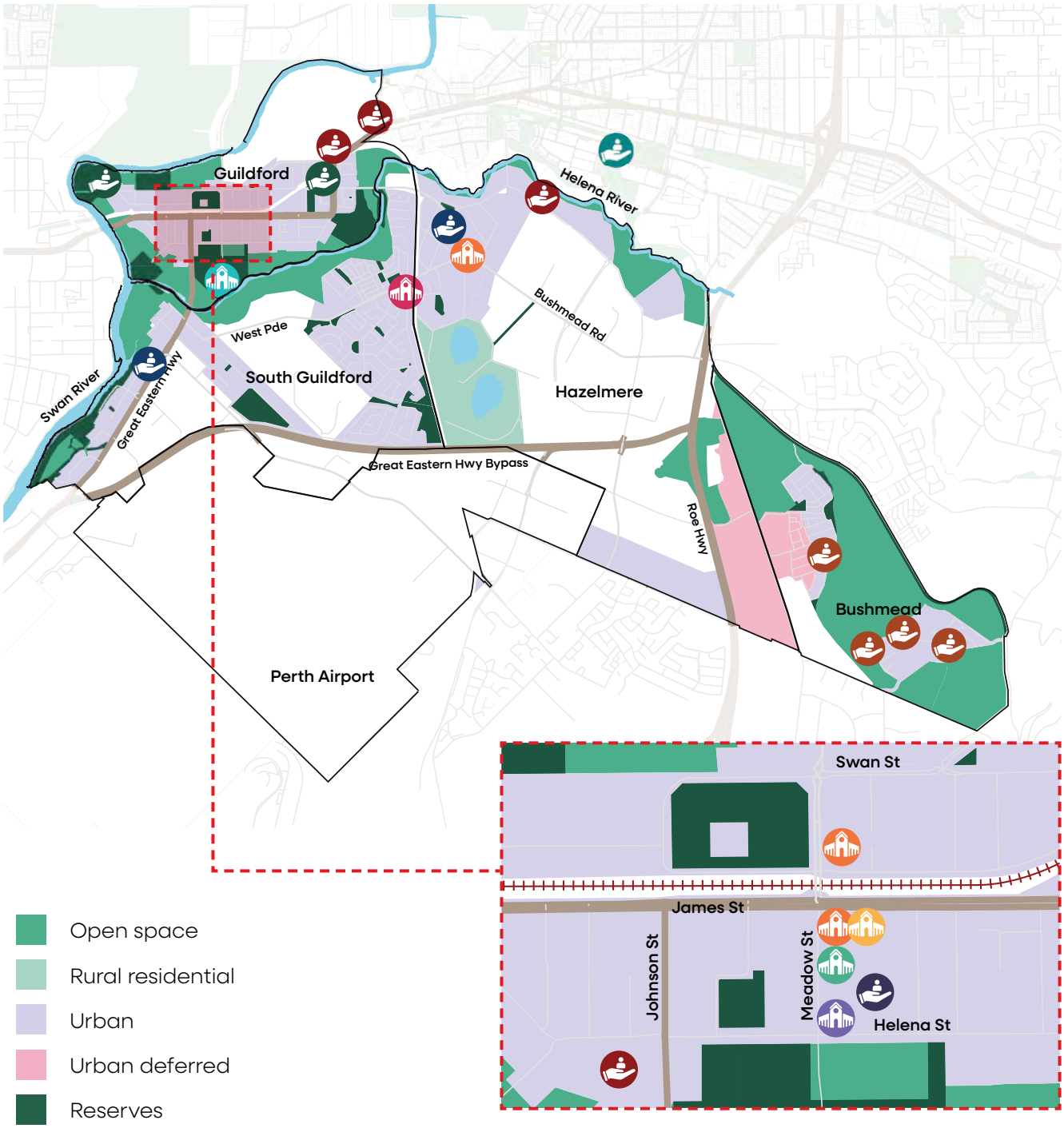
Between 2016 and 2021, the local area's population grew by 3.8 per cent per year, higher than the City average for the same period. The biggest changes in age groups were seen in parents and homebuilders (ages 35-49) and the young workforce (ages 25-34). Older age groups also outgrew younger groups, indicating a gradually ageing population. These trends are forecast to continue over the next five years with an 18 per cent increase by 2030 (City of Swan 11.6 per cent).

South Guildford and Bushmead populations will grow by around 4,500 people by 2030, increasing demand for services and facilities that support families and young people. There are two aged care facilities in Guildford and health services are accessible in the nearby Midland health campus.

There is an abundance of social groups in the local area that bring the community together in local venues such as the Guildford Mechanics Hall, Guildford Town Hall, and Hazelmere Hall.

These City facilities host a range of community groups and club activities, including:

- **Animal training and socialising**
- **Dance lessons and groups**
- **Drama and performing arts**
- **Education and tutoring**
- **Music lessons and groups**
- **Sports and social clubs**



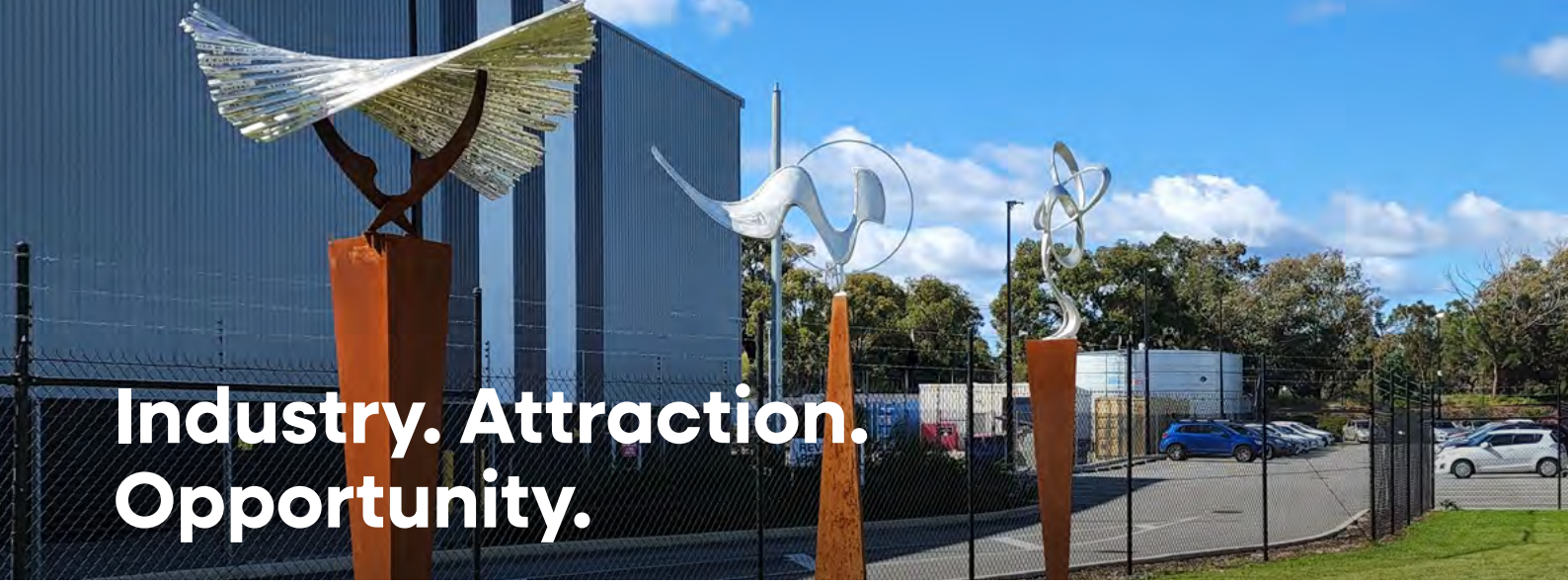
City facilities

- Community centres
- Equestrian centres
- Libraries
- Multiple use buildings
- Performing arts
- Public halls

Other services

- Aged care
- Child care centre
- Fire station
- Hospital
- School
- Parks under construction

Figure 6: Community facilities and services



Industry. Attraction. Opportunity.

The economy of Guildford-Hazelmere is sustained by its strategic position along key freight transport routes. Hazelmere and South Guildford strategic industrial areas are among the best-connected industrial centres in Perth and more than 9,300 people work in the area (ABS 2021) across a wide range of industries.

Industry specialisation
(relative to the City)

Transport, postal and warehousing

Wholesale trade

Mining

Rental, hiring and real estate

Number of active and GST registered businesses

840 (4.6% of City 18,199)

Largest sub category is **Construction (18%)**

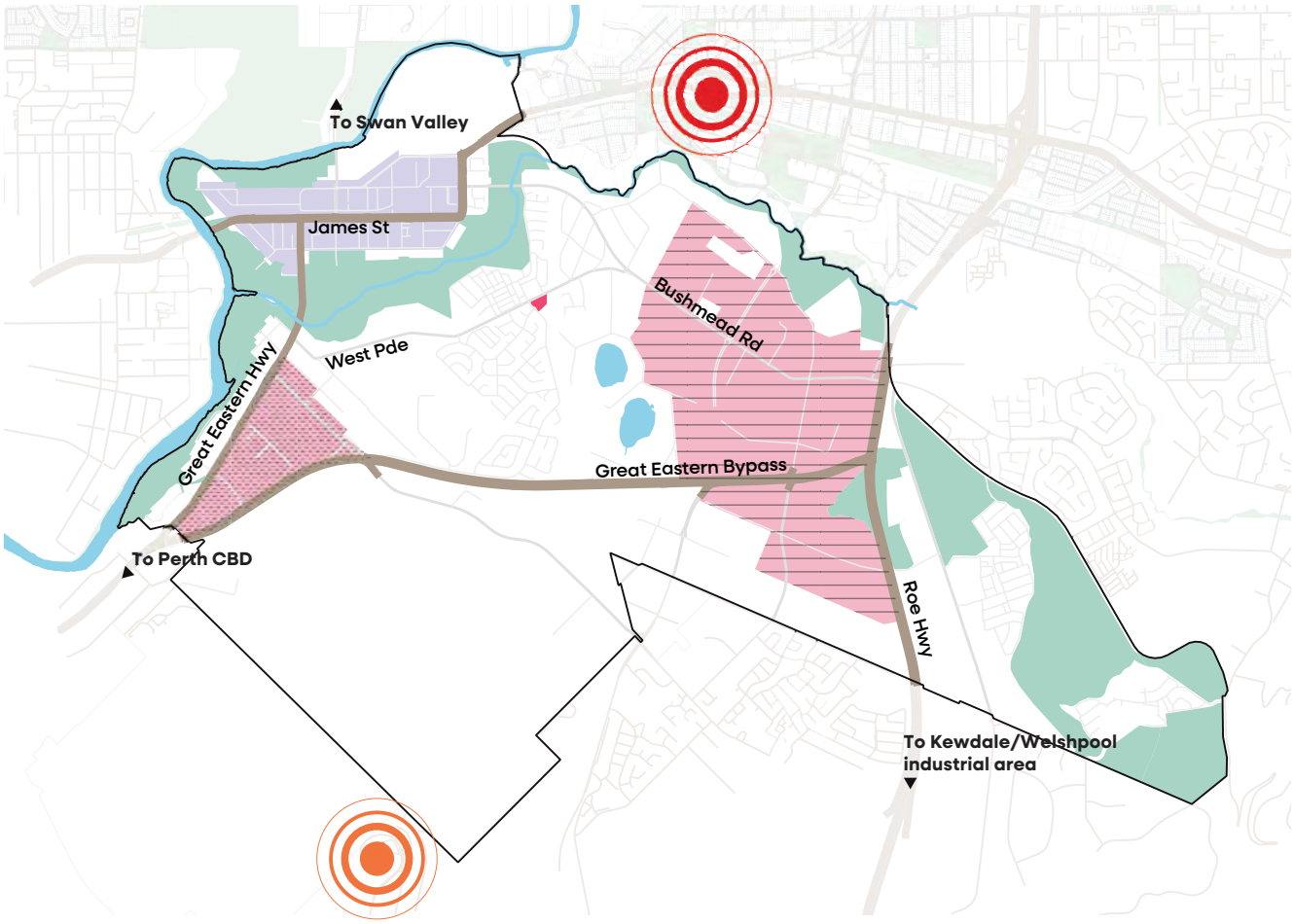
The issues limiting further growth and productivity in the Hazelmere Enterprise Area were acknowledged by the Industrial Lands Steering Committee – 10 year industrial land strategy (Development WA June 2021). These included key infrastructure requirements such as local road upgrades to improve connections to freight networks and the provision of sewer in Hazelmere. The City advocates to the State Government for infrastructure improvements and funding to facilitate sustainable economic development.

The City's Economic Development Strategy focuses on three economic objectives in the Strategic Community Plan to support the economic needs of Guildford-Hazelmere. The focus areas are:

1) Business support and development
2) Attracting investment
3) Tourism.

The Business Support and Enhancement Plan and the New Business Attractions Opportunity Plan outline the actions required to achieve focus areas one and two mentioned above. A Tourism Plan is currently under review with adoption expected for 2025. The City has plans to upgrade the wayfinding and heritage walk trail signage between 2025 and 2027.

As the gateway to the Swan Valley and a destination in its own right, Guildford historic town is a Western Australian tourism icon. The high quality heritage fabric of Guildford has been enhanced by modern restaurants, cafes and pubs, accommodation and retail. Stirling Square hosts a varied calendar of events supporting market vendors and small business owners all throughout the year.



Tourism centre – Guildford

Local centre – Waterhall

South Guildford industrial

Hazelmere idustrial

Activity centre – Midland

Strategic centre – Perth airport

Figure 7: Local industry and strategic economic linkages

Action. Process. Strategy.

LAPs sit within a framework of strategic and statutory instruments produced by the Western Australian Planning Commission at the regional level, and local strategic and statutory instruments produced by the City. LAPs are required to be consistent with the City's Strategic Community Plan and the City's Local Planning Framework of policies, strategies and structure plans.

Regional planning

Metropolitan Regional Scheme

Sets land use zoning for the Perth metropolitan region. Local planning schemes are required to be consistent with this document.

North-East Sub-regional Planning Framework

Determines the State Government's vision for the north-east sub-region and provides for the short-, medium- and long-term planning of land uses and infrastructure to guide the growth of the Perth and Peel region.

State planning policies

SPP2.8 Bushland Policy for the Perth Metropolitan Region

Aims to secure long-term protection of biodiversity and associated environmental values found in Bush Forever areas and local bushland by providing a policy and implementation framework.

Draft SPP2.9 Planning for Water and Guidelines

Intends to provide clarity around how water-related planning rules are carried out. Once formalised will replace several State planning policies relating to water planning and include specific measures for the Swan-Canning river system (replacing SPP2.10) and wastewater (replacing Government Sewage Policy).

SPP3.5 Historic heritage conservation

Aims to conserve places and areas of historic heritage significance and ensure that heritage significance is considered in planning decision-making and is not adversely affected by development.

SPP 4.1 Industrial interface

Aims to guide land use planning for industrial and sensitive land uses to ensure impacts and required separation of land uses are considered at all stages of the planning process.

SPP5.1 Land use planning in the vicinity of Perth Airport

Recognises the importance of the airport to the development of the State and addresses aircraft noise as one of the main issues to be considered in the planning of the nearby areas.

Residential Design Codes (R-Codes)

The R-Codes provides planning and design requirements for residential development across Western Australia. They aim to guide an appropriate standard of housing and encourage sustainable and diverse types of housing.
The R-Codes are administered by the City and are applied to specific development proposals.

City planning framework

Strategic Community Plan

Sets the City's vision, aspirations and objectives in a ten-year plan and guides all the work that the City undertakes. LAPs translate the objectives of the SCP at a local level.

Local Planning Strategy

Sets out a strategic development plan for the entire City. The Guildford-Hazelmere local area has a mix of land uses in a relatively compact area, including urban, rural and rural residential, industrial, and recreational open space. Land has been rezoned to support industrial development in Hazelmere and greenfield developments have been initiated in South Guildford and Bushmead addressing the need for housing diversity.

Local Planning Scheme

Sets out the way land is to be used and developed, classifies areas for land use and includes provisions to coordinate infrastructure and development within the local government area. The "Deemed Provisions" of the Planning and Development (Local Planning Schemes) Regulations (2015) automatically apply to all Local Planning Schemes in WA. Deemed Provisions particularly relevant to Guildford-Hazelmere include those related to heritage protection.

Hazelmere Enterprise Area Structure Plan

Provides a structural framework to guide industrial development in the local area. The structure plan aims to facilitate sustainable growth that increases employment opportunities in the local area while protecting sensitive wetlands, ground and surface water and surrounding residents.

Local Commercial and Activity Centre Strategy

Provides a vision for planning for activity centres as places with a mix of uses featuring high-quality design and vibrancy. Waterhall Shopping Centre in South Guildford and the suburb of Guildford are identified as Neighbourhood Centres for their role in providing retail and community facilities to the immediate local area. Guildford also provides tourism services, including small scale visitor accommodation.

Urban Housing Strategy

Includes an Infill Strategy and Greenfields Strategy to accommodate a potential doubling of the City's population by 2031 anticipating an additional 35,510 dwellings. Dwelling numbers are increasing in South Guildford and Bushmead, driven by greenfield development.

Guildford-Mandoon Heritage Area Local Planning Policy

Intends to manage change as it occurs throughout the Guildford Heritage Area designated under the City of Swan Local Planning Scheme. The Policy acknowledges the cultural heritage significance of Guildford Historic Town under the *Heritage Act 2018* and explains how this significance is to be conserved on both private and public land.

Future.

Take a look at some of the important projects taking place in and around the Guildford-Hazelmere local area.

1 Perth Airport

The next 10 years will be a transformative period for Perth Airport, with a multi-billion-dollar investment program set to consolidate its two airport terminals.

The planning and delivery of the once-in-a-generation program of works will bring all commercial flight services into the airport central precinct, with a new runway, new and expanded terminal facilities, two multi-storey car parks, road network improvements, and the airport's first hotel.

2 Great Eastern Highway Bypass Interchanges

Upgrades to the Great Eastern Highway bypass aim to provide alternative transport access and movement through the area and includes two major interchanges at Roe Highway and Abernethy Road. The major works also include landscaping and completion of the shared path network on Roe Highway.

3 Lloyd Street Bridge

Lloyd Street Bridge is proposed to create a connection from Midland to the Great Eastern Highway Bypass and alleviate the traffic pressure in Midland particularly around Clayton Street and Amherst Road. This major project is currently being managed by Main Roads WA (MRWA) on behalf of the City.

4 Safe Active Street: Helena and Market Streets

The Safe Active Street program is an active transport initiative run by the Department of Transport that creates a safer environment for pedestrians and cyclists of all ages and abilities. The program achieves this by modifying the existing road space with the intent of reducing vehicle speeds to 30 km/h. The City has conducted two stages of consultation to identify community preferences and has now commenced work on a detailed design.

5 Lot 912 Midland Road – Bushmead

Development WA proposes to develop the former Bushmead Rifle Range site into a diverse residential community. This residential development aims to celebrate the site's heritage and use design that is sensitive to the surrounding bushland. Council resolved to rezone Lot 912 to Special Use Zone No. 14 under Amendment No. 195 to the City's Local Planning Scheme No. 17 in July 2024. The proposed amendment has been advertised for public comment and subject to approval, a Local Structure Plan will be prepared and advertising for public comment is anticipated for 2025.

6 Guildford-Mandoon bicentennial year

As one of three towns established in 1829, the town and area of Guildford-Mandoon will be celebrated in 2029. As a town on the National Trust register and a place of State significance, Guildford-Mandoon bicentennial 2029 will be an important occasion for all Western Australians. A series of events will be curated to invite everyone to reflect on our ancient past, celebrate the present local community and look to our shared future in the City of Swan.

7 Mandoon Bilya Regional River Park (proposed)

As part of the BoorYul-Bah-Bilya program, the Bibbil Ngarma Aboriginal Association (BNAA) is working with the State Government to create a large regional river park along the Mandoon Bilya (Helena River) through Guildford, Woodbridge and Hazelmere. Community benefits of the proposed river park include improved biodiversity and urban green space, recreation and leisure opportunities, active transport options, and the creation of local jobs. The proposed river park will create a permanent legacy to commemorate the 2029 Bicentenary. For more information, visit: www.bibbul.org

	Perth Airport Major Developments
	Future Perth Airport North Development
	Main Roads WA Northern Access Project
	Lloyd Street Bridge
	Safe Active Street: Helena and Market Street
	Lot 912 – Bushmead Proposed Rezoning
	Mandoon Bilya Regional Riverpark (proposed)
	Stirling Crescent cul-de-sac
	1. Abernethy Road/Lloyd Street/GEH Bypass Interchange
	2. Roe Highway/GEH Bypass Interchange

Figure 8: Future developments in Guildford-Hazelmere

Community Engagement

The Guildford-Hazelmere community formed the priorities for this Local Area Plan through an engagement approach, both online and in-person. Community engagement ran from May 18 to June 15, 2025.

The engagement involved in-person pop-ups and drop-ins at local community events, places, and groups. Seven pop-ups were held at Guildford Medieval Fayre, Guildford Library, Kadina Trail Park Run (Bushmead), Bruce Elliot Reserve (Hazelmere) and Waterhall Shopping Centre (South Guildford). Two drop-in sessions were held with community groups, where the City heard from the Hazelmere Progress Association, the Friends of Archerfield Park (Bushmead) and the Maali Deadly Yorgas women's group.

Engagement process

Engagement plan formed in consultation with key City staff.

Part one

Community engagement

We asked the Guildford-Hazelmere community to share their priorities for their area over the next five years.

Results collated and priorities determined.

Part two

Reporting back

The chosen priorities are promoted to the community.

Priorities published as part of the Guildford-Hazelmere LAP to inform the City's future planning.

Community Priorities

Priority One

Address traffic congestion impacting accessibility and safety of neighbourhoods.

- Improve traffic flow throughout the area
- Advocate for progress on critical strategic transport infrastructure and improve communication of progress to the community.

Priority Two

Improve urban canopy, bushland and river reserve vegetation.

- Increase street tree planting in residential areas
- Preserve and advocate for enhancing bushland and the Swan and Helena River reserves.

Priority Three

Improve and promote community facilities

- Improve public open space to cater to all community members including safe evening access, play spaces and dog exercise
- Build the South Guildford BMX facility.

Priority Four

Improve pedestrian and cycling connectivity

- Improve shared path connections within and between suburbs.

Consultation outcomes

How we got here – community consultation results

The engagement period identified what was most important to the Guildford-Hazelmere community through a priority voting activity and analysis of open feedback provided both online and in-person.

976

Total responses

Over the whole consultation period

701
Individual participants

2,172
Residents and stakeholders contacted by direct email

332
In-person voting responses

1,980
Social media engagements

98
In-person comments

1,393
Swan Engage website visitors

7
Community pop-ups

191
Online comments

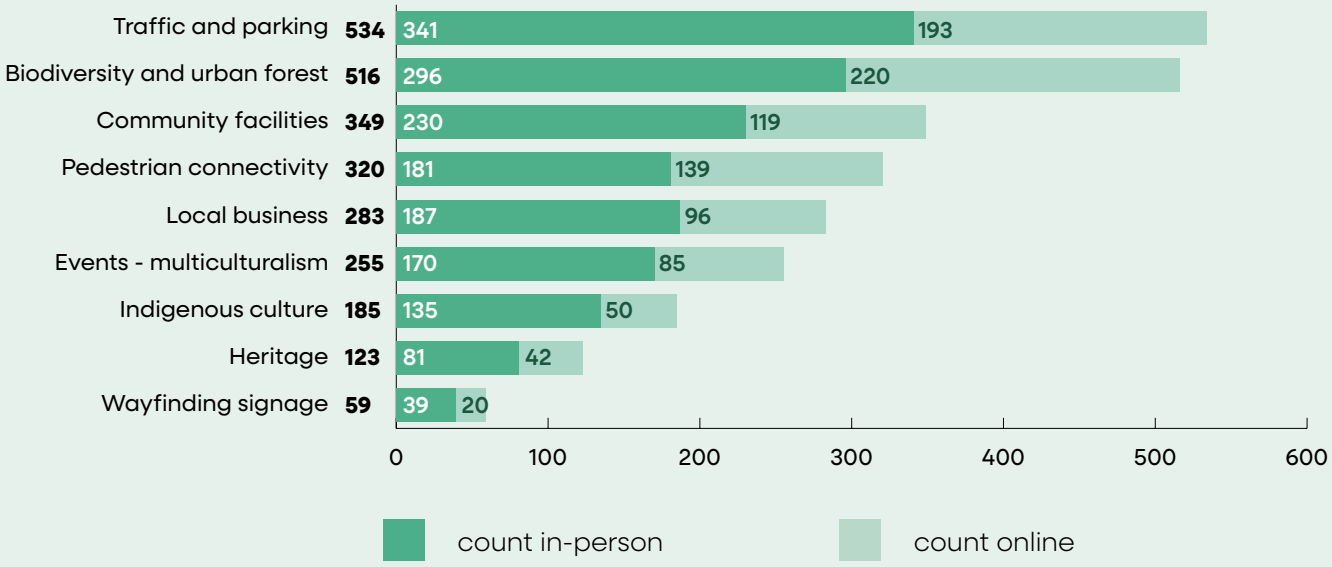
3
Stakeholder group drop-ins

355
Online voting responses

Priority voting

Participants were invited to vote for their top priorities by placing five tokens (votes) across nine different options. They could choose to spread their votes out or give multiple votes to the issues that mattered most to them. Over the four-week engagement period, the City received 687 voting responses – 332 from in-person activities and 355 submitted online.

Priority voting results



Comment results

Community members were invited to share their thoughts online or in person by leaving short comments. Over the four-week engagement period, the City received 289 submissions. Each comment was sorted into one or more of the nine key themes from the voting activity. Many comments mentioned more than one theme, so multiple tags were used. Additional tags were also created for comments that didn't fit within the original nine themes. This process identified a total of 486 different comment ideas.

36.6%

Traffic – parking

- General traffic impacts
- Specific location or project concerns e.g. Queens Road or Lloyd Street Bridge
- General infrastructure concerns
- Parking issues

15%

Biodiversity – urban forest

- Plant and protect trees
- Support biodiversity
- Preserve bushland/ river foreshore
- Climate and fire

14%

Remaining theme priorities

- Local business
- Support events
- Post-colonial heritage
- Indigenous culture and heritage
- Wayfinding

13.2%

Other priorities

- Public domain
- Development planning
- Industrial development

12.3%

Improve parks, community facilities and river accessibility

- Upgrade park lighting, dog features and play spaces
- Improve halls and buildings
- BMX park

8.9%

Pedestrian connectivity

- Improve connection between suburbs
- Bicycle network and safety

Annual updates

We are listening to our community and providing services in line with these priorities. We will provide an annual update on your priorities, which will be available on our website. An annual update will be provided every year until the LAP document goes through a full review in 2030. Go to our webpage to find out more about the Guildford-Hazelmere annual updates.

swanengage.swan.wa.gov.au/guildford-hazelmere-local-area-plan