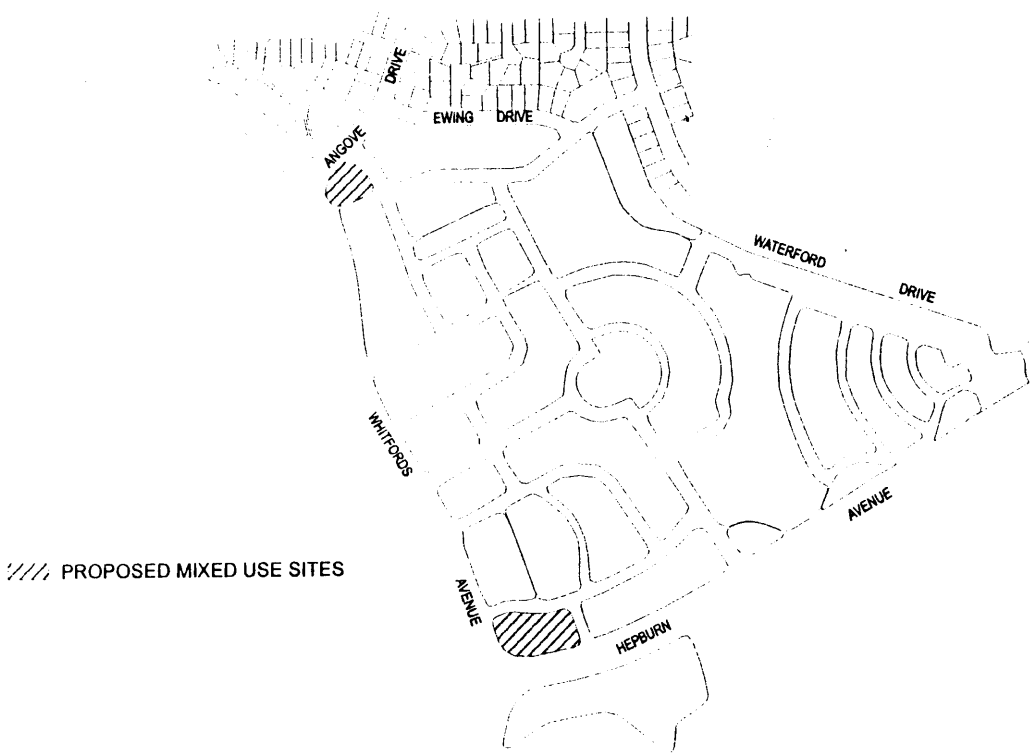


LOCATION PLAN



////// PROPOSED MIXED USE SITES

PROPOSED MODIFICATIONS - HILLARYS STRUCTURE PLAN – MIXED USE SITES

MODIFY PART 1 OF THE HILLARYS STRUCTURE PLAN AS FOLLOWS.

1. Modify section '1.0 – PRECINCTS' by deleting reference to "Unallocated Precinct, subject to further study" and replacing it with reference to "Mixed Use Precinct".
2. Modify Plan 1 – Structure Plan Map by deleting reference to the "Unallocated" precinct and by replacing it with reference to the "Mixed Use" precinct.
3. Modify Plan 2 – Zoning Map by introducing a new zone, the "Mixed Use" zone and by including the sites on the corner of Whitfords Avenue/Angove Drive and Hepburn Avenue/Whitfords Avenue within the "Mixed Use" zone.
4. Delete section "6.5 Unallocated Precinct" and replace it with the following:

"6.5 Mixed Use Precinct

6.5.1 Land Use

The Mixed Use precinct allows for residential, home occupation and limited retail and commercial uses. The uses permitted within this precinct are the same as those which apply to the relevant Zone (i.e. Mixed Use) in the Scheme unless otherwise specified below.

The following land uses are not permitted within the precinct:

Civic Building
Education Establishment
Hall
Kindergarten
Lunch Bar
Nursing Home
Place of Assembly
Place of Worship
Private Recreation
Reception Centre
Recreation Centre
Retirement Village

In addition to the land uses which are, or may be, permitted in the Mixed Use zone, the following land uses may be approved by Council after following the procedures laid down by subclause 6.6.2:

Shop

The floor area of the following land uses shall be included as part of the retail floor area for the site:

Art Gallery
Bakery
Convenience Store
Corner Store
Shop

The floor area of the following land uses shall be included as part of the office floor area for the site:

Bank
Consulting Rooms
Office

The retail net lettable area shall be limited to that shown in Schedule 1 below:

Schedule 1 – Retail

Location	Maximum Net Lettable Area
Cnr Whitfords Ave/Angove Dve	200m ²
Cnr Hepburn Ave/Whitfords Ave	350m ²

The office net lettable area shall be limited to that shown in Schedule 2 below.

Schedule 2 – Office

Location	Maximum Net Lettable Area
Cnr Whitfords Ave/Angove Dve	150m ²
Cnr Hepburn Ave/Whitfords Ave	800m ² (500m ² on ground floor & 300m ² on upper floor/s)

The restaurant net lettable area is additional to the retail floorspace and shall be limited to that shown in Schedule 3 below.

Schedule 3 – Restaurant

Location	Maximum Net Lettable Area
Cnr Whitfords Ave/Angove Dve	150m2
Cnr Hepburn Ave/Whitfords Ave	150m2

6.5.2 Objectives

General objectives intended for the Mixed Use Precinct:

- a) Encourage a diversity of land uses and a diversity of housing types;
- b) Emphasise the landmark significance of the site on the corner of Hepburn Ave/Whitfords Ave as an active focus for the community by means of associated commercial uses;
- c) Maintain a high level of pedestrian amenity; and,
- d) To encourage development which is human in scale and which provides an interesting and pedestrian friendly streetscape.

6.5.3 Criteria

Criteria to be satisfied in this precinct are:

- a) In terms of residential development, the R50 density coding provisions of the Residential Planning Codes shall apply, unless otherwise specified below.
- b) Minimum Setbacks shall be as follows:
Front – Nil
Side – Nil, except where 3m vehicle access is required
Rear – 6m.
- c) The Mixed Use site on the corner of Hepburn Ave and Whitfords Ave should be developed so as to form a landmark. On both Mixed Use sites building heights should be a minimum and maximum of 2 storeys and should develop a substantial urban façade to the street boundary. Where the City considers that a quality landmark is to be developed, it may allow building heights on the site on the corner of Hepburn Avenue and Whitfords

- Ave to be a maximum of 3 stories. Tower elements are not permitted.
- d) Utility areas such as bins and service area, material storage and services such as air conditioners, compressors and other machinery shall be concealed from streets and public areas by an enclosure in the style and material of the building. On sites that adjoin residential properties, such areas shall not abut the common boundary.
 - e) Carparking requirements for non-residential development shall be in accordance with Table 2 of the Scheme, predominantly located at the rear of lots and accessed from laneways where provided. They shall be designed to not dominate the street and provide good pedestrian movement towards buildings. Landscaping shall be in accordance with clause 4.1.2 of the Scheme.
 - f) Buildings shall be designed to have active frontages with no blank facades fronting the street or public open space. Public frontages should have continuous awnings and/or colonnades to give pedestrian protection.
 - g) Signage should be simple in format, integrated with buildings and appropriate to the scale and character of the street and adjacent buildings. Signage should comply with the City's Signs Local Laws and any Council policies. Free standing signage shall be limited to identifying the premises on the site and shall be constructed in materials that complement the building. No pylon signage shall be permitted.
 - h) Buildings and parking areas shall be well lit to encourage safe use after hours.
 - i) Commercial uses in public spaces such as alfresco dining and flower/fruits stalls may be permitted at the discretion of Council.
 - j) Notwithstanding the provisions of the Residential Planning Codes, the maximum plot ratio shall be 0.8.
 - k) All development shall possess a residential component.
 - l) Development shall consist of a number of individual facades however the resultant streetscape should be cohesive.
 - m) The character of each building should be compatible with neighbouring buildings and public spaces."

MODIFICATION TO HILLARYS STRUCTURE PLAN – MIXED USE SITES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 2 AUGUST 2001)

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	Mr E & Mrs C P Evans	33 Angove Drive HILLARYS 6025	(a) Area is already well serviced by commercial land uses. (b) Mixed Use development will harm area, not enhance it.	(a) The City does not believe that local residents are provided with adequate access to convenience goods/services. These type of goods/services should be available within easy walking distance (i.e. 400 metres). The nearest neighbourhood centre is located on Harman Road, Sorrento, at least 1 kilometre from the southern boundary of the Harbour Rise Estate. The proposed neighbourhood centre on the corner of Flinders Ave/Waterford Dve is located approximately 700 metres from the northern boundary of the Estate. (b) Noted. The City believes that the proposed Mixed Use sites will be of benefit to the area as they provide opportunities for convenience goods/services to be provided to local residents.
2	Mr G & Mrs L Del Borello	41 The Corniche HILLARYS WA 6025	(a) Has no objection to proposal. Sites are ideal for proposed land uses.	(a) Noted.
3	Mr A & Mrs R Rowley	10 Anacapri Road HILLARYS WA 6025	(a) Has no objection to proposal.	(a) Noted.
4	Mr T O'Halloran	37 Angove Drive HILLARYS WA 6025	(a) Objects to proposed Mixed Use site – corner of Angove Drive/Whitfords Avenue. (b) Concerned about vehicular traffic associated with proposed Mixed Use development. Advises that it is already difficult turning into Whitfords Avenue from Angove Drive and that the additional traffic associated with the proposed Mixed Use development will make the situation worse.	(a) Noted. (b) The City does not believe that the proposed Mixed Use sites will significantly increase the amount of vehicular traffic in the area. The permissible retail/office/restaurant floor areas have been restricted so as to allow for only very minor commercial activity, such as the provision of convenience goods/services. These facilities are unlikely to attract a significant amount of vehicular traffic from outside of the area. Being

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				<p>within easy walking distance of a number of dwellings, it is hoped that local residents will walk rather than drive to the sites. Local residents currently have no option but to drive to access convenience goods/services, thus contributing to the amount of vehicular traffic in the area. The traffic assessment of the proposed Mixed Use sites concluded that Angove Drive would be able to sufficiently handle the level of traffic associated with the proposed Mixed Use site on the corner of Whitfords Avenue/Angove Drive and advised that a high traffic generating land use scenario would be appropriate for the site. Land uses considered to be high traffic generators however have been prohibited from the sites to minimise any adverse impact on the surrounding residential area. The Whitfords Avenue/Angove Drive intersection will be monitored as the area is subdivided/developed. Access points to the developments will be determined at the time of development.</p> <p>(c) Concerned that proposed Mixed Use development will reduce the serenity of the neighbourhood.</p>
5	Ms I M Walker	30B Angove Drive HILLARYS WA 6025	<p>(a) Believes that the Hillarys area will be adequately serviced by commercial land uses once the shopping centre on the corner of Flinders Avenue/ Waterford Drive is developed.</p> <p>(b) Concerned about vehicular traffic associated with proposed Mixed Use development. Believes</p>	<p>(c) Noted. Due to the scale of the proposed Mixed Use developments, any adverse impact on the surrounding residential area will be minimal.</p> <p>(a) Refer to comments - (1)(a).</p> <p>(b) Refer to comments – (4)(b).</p>

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
			that this will cause traffic congestion on Angove Drive.	
6	Mr M James and Ms J A McKimmie	17 Crossland Place HILLARYS WA 6025	<p>(a) Concerned about vehicular traffic associated with proposed Mixed Use development. Intersection of Angove Drive/Whitfords Avenue is already busy – traffic associated with the proposed Mixed Use development will only exacerbate situation.</p> <p>(b) Concerned that property value will decrease as a result of the proposed Mixed Use site – corner Angove Drive/Whitfords Avenue. Balcony overlooks site.</p> <p>(c) Objects to proposed Mixed Use development – corner Angove Drive/Whitfords Avenue. Would prefer site to be developed for residential purposes.</p> <p>(d) Believes that it is excessive to designate sites for Mixed Use development so close to the Hillarys Marina.</p>	<p>(a) Refer to comments – (4)(b).</p> <p>(b) The subject sites are currently included in the Unallocated Precinct under the Hillarys Structure Plan. The Structure Plan states with respect to the Unallocated Precinct that the permitted land use and provisions in this precinct are to be the subject of further study. This has been the case since the adoption of the Structure Plan in June 1999. The surrounding property values should have taken into consideration the uncertainty of the land uses for the sites. The proposed provisions of the Structure Plan attempt to ensure that the development reflects urban design principles and is visually pleasing, so as not to detrimentally impact the surrounding area.</p> <p>(c) Noted.</p> <p>(d) The proposed Mixed Use sites should not be considered similar to the Hillarys Marina. The commercial floor area of the sites has been restricted so as to allow for only very minor</p>

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
				commercial activity, such as the provision of convenience goods/services.
7	Mr C Bradsmith	11 Leeward Chase HILLARYS WA 6025	(a) Supports proposal. Believes that Mixed Use development is greatly needed.	(a) Noted.
8	Mr A & Mrs E Oldershaw	2 Madeira Turn HILLARYS WA 6025	(a) Objects to proposal. (b) Purchased property on the basis that it was within a residential estate. Does not want any commercial land uses within estate. (c) Area is already well serviced by commercial land uses within existing centres.	(a) Noted. (b) Noted. The subject sites are currently included in the Unallocated Precinct under the Hillarys Structure Plan. The Structure Plan states with respect to the Unallocated Precinct that the permitted land use and provisions in this precinct are to be the subject of further study. This has been the case since the adoption of the Structure Plan in June 1999. Assumptions should not have been made that the sites would be designated for Residential purposes. (c) Refer to comments – (1)(a).
9	Mr R L & Mrs P A Rowland	11 Antigua Road HILLARYS WA 6025	(a) Objects to proposal. (b) Purchased property on the basis that it was within a residential estate. No indication was given at that time of alternative land uses. (c) There is no need for commercial land uses within estate. There is already land allocated for such purposes on the corner of Waterford Drive/Flinders Avenue. There are adequate commercial areas within easy walking/driving distance of estate. (d) Estates of a similar calibre (Seacrest/Northshore/Whitfords Beach Estate) have all been successful without Mixed Use sites	(a) Noted. (b) Refer to comments – (8)(b). (c) Refer to comments – (1)(a). (d) The Harbour Rise Estate may be successful from a marketing point of view without the proposed Mixed Use sites however the City does

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			<p>(apart from those already incorporated into the estate from inception).</p> <p>(e) Concerned about vehicular traffic associated with proposed Mixed Use development.</p> <p>(f) Concerned about restaurant land use – will create additional late night traffic causing disturbances to nearby residences.</p> <p>(g) Concerned about safety/security. Believes that proposed Mixed Use development will attract anti-social behaviour. Area is unlikely to be well policed.</p> <p>(h) Believe that proposed Mixed Use development will detrimentally affect their interests and those of the estate. Are totally against proposed Mixed Use development in any form.</p>	<p>not believe that it is desirable for it to lack accessibility to convenience goods/services.</p> <p>(e) Refer to comments – (4)(b).</p> <p>(f) A restaurant is likely to attract additional traffic in the area at night. This may cause some disturbances to nearby residences. It should be noted however that the proposed provisions of the Structure Plan restrict restaurant floor area to 150m² on each site, thus also restricting the number of patrons and associated traffic.</p> <p>(g) The proposed provisions of the Structure Plan require the development of the subject sites to possess a residential component. This residential component will provide the sites with passive surveillance, which will assist in deterring anti-social behaviour.</p> <p>(h) Noted. Refer to comments – (1)(b).</p>
10	Mr N & Mrs D Brooks	22 Mustique Crescent HILLARYS WA 6025	<p>(a) Objects to proposal.</p> <p>(b) Purchased property with no mention of these sites being changed – would like them to stay as planned.</p>	<p>(a) Noted.</p> <p>(b) Refer to comments – (8)(b).</p>
11	Mr S Kovacic	150 Waterford Drive HILLARYS WA 6025	(a) Objects to proposal.	(a) Noted.
12	Mr G J Thurston	9 Bagot Place HILLARYS WA 6025	(a) Supports proposed Mixed Use sites on the basis that it may result in local shops being	(a) Noted. The City agrees that local residents do not have adequate access to convenience

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			<p>provided. Currently have to go out of the suburb and across major roads to buy convenience goods (i.e. milk/bread).</p> <p>(b) Disappointed in long delay in the development of the shopping centre on Waterford/Flinders Avenue.</p> <p>(c) Disappointed in the way the proposal was presented for public comment. Structure Plan document is too technical. Information needs to be presented in a simpler format.</p>	<p>goods/services.</p> <p>(b) The timing of the development of the proposed neighbourhood centre on Flinders Ave/Waterford Dve rests with the landowner and is outside of the City's control.</p> <p>(c) Noted. The Structure Plan document needs to be technical to ensure that the City has adequate control of the development. It is acknowledged however that the proposal could have been advertised in a simpler format.</p>
13	Mr C Pearton	7 Akera Court and 30 Angove Street HILLARYS WA 6025	<p>(a) Would prefer that sites be developed for residential purposes or set aside as open space.</p> <p>(b) Does not believe that there is a need for more shopping centres or havens for youths to congregate.</p>	<p>(a) Noted. The designation of the sites as open space is not a viable option. The developer of the Harbour Rise Estate has already provided the required amount of public open space.</p> <p>(b) Refer to comments (1)(a) & (9)(g).</p>
14	Ms B Hatch	32 Angove Drive HILLARYS WA 6025	(a) Concerned that proposed Mixed Use development will result in increased traffic and noise in the area.	(a) Refer to comments – (4)(b). Proposed Mixed Use development may result in some additional noise in the area. This is expected to be minimal however due to the scale of the proposed development. As the developments are required to have a residential component, it is expected that any non-residential land uses will be carefully chosen by the developer to ensure that they have minimal impact on the residents.
15	Mr & Mrs T McFarlane	174 Waterford Drive HILLARYS WA 6025	<p>(a) Objects to proposal.</p> <p>(b) Concerned about vehicular traffic associated</p>	<p>(a) Noted.</p> <p>(b) The proposed Mixed Use sites are not</p>

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			<p>with proposed Mixed Use development. Believes that development will substantially increase traffic flow along Waterford Drive. Waterford Drive is already well-trafficked and the associated car fumes affect family's health.</p> <p>(c) Believe that proposed Mixed Use development will increase the number of youths hanging around the area at night and associated anti-social behaviour.</p>	<p>expected to significantly increase the volume of traffic along Waterford Drive. Refer to comments – (4)(b).</p> <p>(c) Refer to comments – (9)(g).</p>
16	Department for Planning & Infrastructure	N/A	<p>Have no objection to the proposed modifications subject to:</p> <p>(a) Subclause 6.5.1 being modified on page 14 where it states, <i>'following the procedures laid down by subclause 6.6.2'</i> to reflect the appropriate subclause.</p> <p>(b) The need to include subclause 6.5.3 <i>'k) All development shall possess a residential</i></p>	<p>(a) It is recommended that subclause 6.5.1 be modified where it states: <i>"In addition to the land uses which are, or may be, permitted in the Mixed Use zone, the following land uses may be approved by Council after following the procedures laid down by subclause 6.6.2:"</i> so that it reads as follows: <i>"In addition to the land uses which are, or may be permitted in the Mixed Use zone, the following land use may be approved by Council:</i> <i>Shop</i> <i>These land uses shall be treated as 'D' land uses in accordance with clause 6.6.2 of the City's District Planning Scheme No. 2."</i> (b) The intent of Mixed Use areas is to accommodate both residential and non-</p>

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			<i>component</i> ', should be further considered given the potential incompatibility of land uses where residential is proposed.	residential land uses. The non-residential land uses, which are, or may be, permissible on the sites are considered to be compatible with residential land uses. The City believes that it is necessary to require a residential component, as the sites are both located within a residential setting. The City does not believe that it would be appropriate for the sites to be developed purely for commercial purposes. The residential component of the developments will ensure that any proposals for non-residential land uses will be carefully chosen so as to have minimal impact on residents. The residential component will also provide passive surveillance of the sites, which will assist in deterring anti-social behaviour.
17	Mr G Brien	56 Ranford Way and Lot 120 (38) Azzuro Crescent HILLARYS WA 6025	(a) Have been inconvenienced by lack of places within suburb to buy convenience goods (i.e. milk, paper etc.) (b) Supports the development of a shopping centre at either of the proposed Mixed Use sites.	(a) Noted. Refer to comments – (12)(a). (b) The provisions of the Structure Plan allow for limited commercial development on the subject sites. The provisions do not allow for the development of shopping centre.
18	Mr S R & Mrs C J Douglas	43 Angove Drive HILLARYS WA 6025	(a) Objects to proposal. (b) Believes that sites should be developed for residential purposes only. (c) Lives opposite proposed Mixed Use site on Angove Drive and doesn't want outlook of shops, parking etc. (d) Area is already well serviced by commercial land uses within existing centres.	(a) Noted. (b) Noted. (c) Proposed provisions of the Structure Plan attempt to ensure that the developments reflect urban design principles and are visually pleasing. (d) Refer to comments – (1)(a).

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19	Mr R Rosich	17 Mustique Crescent HILLARYS WA 6025	(a) Supports development of a deli, chemist and/or medical centre within walking distance of Harbour Rise residences. (b) Does not support a large commercial development on sites - area is already well trafficked.	(a) Noted. (b) The provisions of the Structure Plan allow for only limited commercial development on the subject sites.
20	Mr P & Mrs E Warburton	3 Cornfield Place HILLARYS WA 6025	(a) Concerned about proposed Mixed Use development – corner Angove Drive/Whitfords Avenue. (b) Concerned about vehicular traffic associated with proposed Mixed Use development. (c) Concerned about detrimental visual impact of Mixed Use development.	(a) Noted. (b) Refer to comments – (4)(b). (c) Refer to comments – (18)(c).
21	Mr R E Bowers	16 Cornfield Place HILLARYS WA 6025	(a) Concerned about proposed Mixed Use development – corner Angove Drive/Whitfords Avenue. (b) Area is already well serviced by commercial land uses within walking distance. (c) Sites should be developed for residential purposes in accordance with surrounding development. (d) Commercial development would lower property values. Do not want to live adjacent to a shopping centre.	(a) Noted. (b) Refer to comments – (1)(a). (c) Noted. (d) Refer to comments – (6)(b).
22	Mr W A & Mrs G M Refeld	17 Cornfield Place HILLARYS WA 6025	(a) Objects to proposed Mixed Use site – corner of Angove Drive/Whitfords Avenue. (b) Concerned about potential nuisance resulting from Mixed Use development – e.g. smells, traffic and vandalism.	(a) Noted. (b) There may be some odour produced from non-residential land uses. The floor area of these land uses has been limited however to minimise any detrimental impact. As the developments are

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				required to have a residential component, it is expected that any non-residential land uses will be carefully chosen by the developer to ensure that they have minimal impact on the residents. Refer to comments – (4)(b). Refer to comments – (9)(g).
23	Mr R & Mrs K Lailey	4 Mott Court HILLARYS WA 6025	<p>(a) Objects to proposed Mixed Use site – corner Angove Drive/Whitfords Avenue.</p> <p>(b) Believes that commercial development would lead to more vandalism (e.g. litter, graffiti etc.) This is already a significant problem at the Hillarys Beach Park/car park.</p> <p>(c) Concerned about vehicular traffic associated with proposed Mixed Use development. Since the new roundabouts have been placed along Whitfords Avenue it has become increasingly difficult to pull out of Angove Drive and to turn right into Whitfords Avenue. Concerned that situation may worsen if site is developed for commercial purposes. Residents are already subject to anti-social driving behaviour along Whitfords Avenue and around the Hillarys Beach Park. Believes that proposed Mixed Use development will encourage this.</p> <p>(d) Believes that commercial buildings would be aesthetically displeasing.</p> <p>(e) Concerned about smells and garbage associated with proposed development.</p>	<p>(a) Noted.</p> <p>(b) Refer to comments – (9)(g).</p> <p>(c) Refer to comments – (4)(b). The recent upgrade of Whitfords Avenue, including the placement of the two new roundabouts, is not considered to have caused any detrimental impact on the intersection of Whitfords Avenue/Angove Drive. The roundabout at Whitfords Avenue/Tenerife Boulevard should assist in reducing vehicle speeds on Whitfords Avenue and therefore improve the operation of the Angove Drive/Whitfords Avenue intersection. The proposed Mixed Use sites are unlikely to contribute to the incidence of anti-social driving behaviour along Whitfords Avenue. As the area is further subdivided and developed and activity increases, the incidence of such behaviour is likely to decrease.</p> <p>(d) Refer to comments – (18)(c).</p>

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
			<p>particularly as the area is very windy.</p> <p>(f) Area is already well serviced by commercial land uses. Question need for commercial land uses within residential area.</p> <p>(g) Properties within area are not cheap – have paid a high price for the privilege of living in area. Do not want area ruined by Mixed Use development. Requests Council to reconsider proposal.</p>	<p>(e) Refer to comments – (22)(b). Rubbish will be required to be adequately disposed of.</p> <p>(f) Refer to comments – (1)(a).</p> <p>(g) Noted. Refer to comments (6)(b).</p>
24	Ms A Maners	14 Cornfield Place HILLARYS WA 6025	<p>(a) Concerned about proposed Mixed Use site – corner Angove Street/Whitfords Avenue.</p> <p>(b) Concerned about potential odour from Mixed Use development.</p> <p>(c) Concerned about vehicular traffic associated with proposed Mixed Use development. Concerned about potential traffic congestion at intersection of Angove Drive/Whitfords Avenue.</p> <p>(d) Believes that vandalism could escalate as a result of Mixed Use development.</p>	<p>(a) Noted.</p> <p>(b) Refer to comments – (22)(b).</p> <p>(c) Refer to comments – (4)(b).</p> <p>(d) Refer to comments – (9)(g).</p>
25	Ms K Neille & Mr P Reynolds	5 Cornfield Place HILLARYS WA 6025	<p>(a) Concerned about proposed Mixed Use site – corner Angove Drive/Whitfords Avenue.</p> <p>(b) Believes that there is no need for Mixed Use development at this location. Area is already well serviced by commercial land uses within existing centres.</p> <p>(c) Concerned about vehicular traffic associated with proposed Mixed Use development. Traffic is already heavy and increasing on both Whitfords</p>	<p>(a) Noted.</p> <p>(b) Refer to comments – (1)(a).</p> <p>(c) Refer to comments – (4)(b).</p>

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			<p>Avenue and Angove Drive and will continue to increase as Harbour Rise estate continues to develop. The Whitfords Avenue/Angove Drive intersection is a dangerous one and the addition of slow moving traffic can only make things worse.</p> <p>(d) Concerned about potential litter from Mixed Use development. Believes that litter will be blown through estate. Litter bins are unlikely to address issue.</p> <p>(e) Concerned that food waste associated with Mixed Use development will create offensive odours and will attract vermin. Believes that this is unavoidable and therefore unacceptable in a residential area.</p> <p>(f) Purchased property as it was within a residential area with a generous buffer to any commercial development. Wants it to remain so.</p> <p>(g) Believe that commercial development on the sites will have a negative impact on their lifestyle and property value.</p>	<p>(d) Refer to comments – (23)(e).</p> <p>(e) Any food wastes will be required to be adequately disposed of.</p> <p>(f) Refer to comments – (8)(b).</p> <p>(g) Noted. Refer to comments – (1)(b).</p>
26	Mr M & Mrs L Wharton	16 Crossland Place HILLARYS WA 6025	<p>(a) Concerned about proposed Mixed Use site – corner Angove Street/Whitfords Avenue.</p> <p>(b) Concerned about commercial businesses.</p> <p>(c) Question whether a petrol station could be developed on sites.</p>	<p>(a) Noted.</p> <p>(b) Noted. The commercial floor area on the sites has been restricted to minimise any detrimental impact.</p> <p>(c) Although a Service Station is proposed to be a prohibited land use on the sites, a Convenience Store, which is a discretionary land use, may, in accordance with its definition under the City's</p>

MODIFICATION TO HILLARYS STRUCTURE PLAN – MIXED USE SITES
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 2 AUGUST 2001)

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
			<p>(d) Does not believe that there is a need for a restaurant - there are plenty at the Hillarys Marina.</p> <p>(e) Questions whether a roundabout is proposed at the intersection of Angove Street/Whitfords Avenue. Also questions whether any road widening (i.e. double carriageway) is proposed.</p>	<p>District Planning Scheme No. 2, include the sale of petrol. It is believed that the intent of this was to allow for Convenience Stores to operate in conjunction with Service Stations however the intent is clearly not explicit in the Convenience Store definition. The City does not believe that a Service Station would be an appropriate land use for the sites. To avoid confusion it is recommended that the Structure Plan specify that the sale of petrol from the sites is prohibited.</p> <p>(d) Noted. It is acknowledged that there are numerous restaurants at the Hillarys Marina however the City believes that a small restaurant may be an appropriate land use for the site/s. The economic viability of such a land use would however be determined by the developer</p> <p>(e) The future treatment of the intersection is yet to be determined. The treatment of the intersection will be dependent upon future traffic volumes and the configuration of Whitfords Avenue.</p>
27	Mr S & Mrs C Smith	19 Cornfield Place HILLARYS WA 6025	<p>(a) Objects to proposed Mixed Use site – corner Angove Street/Whitfords Avenue.</p> <p>(b) Checked with Council prior to purchasing property to ensure that no commercial or sporting venues were proposed in area.</p> <p>(c) Concerned that odours from shops/restaurants will drift across residential area.</p> <p>(d) Concerned about vehicular traffic associated with proposed Mixed Use development. Advise</p>	<p>(a) Noted.</p> <p>(b) Refer to comments – (8)(b).</p> <p>(c) Refer to comments – (22)(b).</p> <p>(d) Refer to comments – (4)(b).</p>

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
			<p>that turning into Angove Drive from Whitfords Avenue is difficult and that increased traffic associated with the proposal would only worsen situation.</p> <p>(e) Concerned that Mixed Use sites will become 'hang out' areas attracting anti-social behaviour . Anti-social behaviour is already an issue at the Hillarys Marina.</p> <p>(f) Fears that the area surrounding the proposed Mixed Use development will become untidy over time. Believes this generally occurs with small shopping areas.</p> <p>(g) Area is already well serviced with commercial land uses within existing centres.</p> <p>(h) Questions whether City has advised the owners of the newly released lots adjacent to the sites of the proposal. Believes that they would object to proposal.</p> <p>(i) Believes that property value would decrease as a result of Mixed Use development.</p>	<p>(e) Refer to comments – (9)(g).</p> <p>(f) As the proposed sites are required to have some form of residential component it is likely that the sites will be well maintained. It would also be in the best interests of any commercial proprietors for the sites to be well maintained.</p> <p>(g) Refer to comments – (1)(a).</p> <p>(h) Lots surrounding the subject sites have yet to be formally created. The City does not possess details of prospective purchasers.</p> <p>(i) Refer to comments – (6)(b).</p>
28	Mr B & Mrs J Tucker	22 Cornfield Place HILLARYS WA 6025	<p>(a) Concerned about proposed Mixed Use site – corner Angove Street/Whitfords Avenue. Does not consider site to be suitable for commercial activity.</p> <p>(b) Intersection of Angove Drive/Whitfords Avenue already experiences traffic problems. Believes that the increased traffic from Mixed Use development will create a dangerous situation.</p>	<p>(a) Noted. Commercial development of the sites is proposed to be limited to minimise any adverse impact on the surrounding residential area.</p> <p>(b) Refer to comments – (4)(b).</p>
29	Mr P & Mrs M Figliomeni	20 Azzuro Crescent	(a) Believes that the proposal is satisfactory.	(a) Noted.

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
		HILLARYS WA 6025		
30	Ms L Delborello	41 The Corniche HILLARYS WA 6025	(a) Supports the development of a shopping centre on the sites. Believes that it is a necessity for the area.	(a) Noted. Refer to comments (12)(a) & (17)(b).
31	Mr M E Jones	3 Mustique Crescent HILLARYS WA 6025	(a) Bought property with full knowledge that the sites were proposed for Mixed Use development. (b) Believes that sites have been located to give people good accessibility to the wide range of uses proposed. (c) Supports the proposal.	(a) Noted. (b) Noted. (c) Noted.
32	Mr P & Mrs A Chemello	17 Eze Terrace & 11 Midi Terrace HILLARYS WA 6025	(a) Believes that Mixed Use development is necessary. Proposal will make it easier for residents to convenience shop. Residents currently have to undertake a lot of unnecessary travel to buy convenience goods.	(a) Noted. Refer to comments – (12)(a).
33	Hillarys Residents (17 signature petition)	19 Ewing Drive 9 Ewing Drive 5 Camm Place 3 Cohn Place 5 Cohn Place 6/11 Angove Drive 8/11 Angove Drive 25/11 Angove Drive 24/11 Angove Drive 20/11 Angove Drive X/11 Angove Drive 17/11 Angove Drive 3 Conica Crescent 174 Waterford Drive 169 Waterford Drive	(a) Object to proposal. (b) Concerned about vehicular traffic associated with proposed Mixed Use development. Traffic volume will increase. Roads abutting sites are already well trafficked. (c) Concerned that the proposed Mixed Use sites will become 'hang out' areas for youths, particularly at night. (d) Area is already well serviced by commercial land uses within existing centres.	(a) Noted. (b) Refer to comments – (4)(b). (c) Refer to comments – (9)(g). (d) Refer to comments – (1)(a).

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
34	Water Corporation PO Box 100 LEEDERVILLE WA 6902	N/A	(a) Has no objection to the proposal.	(a) Noted.