

Schedule of Submissions – Edward Millen Development Application (DA 5.2023.438.1)

Submission Type	Number
Objections	9
Support	29
No position stated or neither support or object	10
<b>Total</b>	<b>48</b>

No.	CM9 Record #	Description of Affected Property	Submission Position	Submission Comments	Applicant's Comments
1.	D23/76993	Jarrah Road, East Victoria Park	Neither support or object	Neither support or object I think in context of the environment too many medium and high value trees are being proposed as removal. This is unacceptable the time frame for trees to get back to this level of growth is generations of residents. Council needs to assure residents that disabled access to all areas will be available as the drawings (artistic impressions show a lot of elevated areas from ground level). There is no doubt that this area needs to be retained and utilised again. But it should not be to the detriment of disabled people and the high and medium value trees. Find a way to retain these trees while developing this heritage area the trees are part of this areas heritage as well. The displacement of animal life by removing these trees	<b>Tree Removal</b> The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through the assessment of the application to retain additional trees. Of the 41 existing trees, 16 trees of varying size and quality are proposed to be removed, with 25 trees retained. The majority of these species are non-native. Generally, trees have needed to be removed to accommodate key infrastructure such as parking areas, fire tanks and the childcare building. The trees outside the lease area will not be impacted by the development

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				benefits no one. Retain these trees at all costs they have more than monetary value.	A total of 116 trees are proposed to be planted on site as part of the development. This includes 18 large trees, 56 medium trees and 42 small trees, with the transplant or retention of 25 existing trees. Additionally, 35% of the site area dedicated to deep soil planting and grassed areas. The vast majority of new trees are native to the South-West of Western Australia such as <i>Eucalyptus rudis</i> (commonly known as flooded gum) and <i>Eucalyptus victrix</i> , commonly known as the western coolabah or ghost gum) providing a greater ecological and biodiversity value to the site. Specific information on the species that are being retained, removed are provided on pages 9 and 10 of the Landscape Masterplan. Specific and detailed information on the species being planted is provided on Page 43 of the Landscape Masterplan.
2.	D23/76997	Hill View Terrace, St James	Support	I wonder if there will be demand for another childcare given there are two new ones within about 500m of this development? I reckon it could be better purposed as therapy offices, e.g OT and physio, to service school aged children in the area (particularly Carson St students, next door, which is an education support primary school). Or an inclusive, accessible out of school hours care that could also welcome the Carson students. there is a lot of demand for out of school hours care in the local area. Especially inclusive and accessible. Here is your chance to make a real difference and	Support for the proposal is noted.

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				provide an innovative, much needed, inclusive service for the community.	
3.	D23-77011	Buzza Street, St James	Support	Great development to re-vitalize the area of East Vic Park and St James.	Support for the proposal is noted.
4.	D23-77013	Victoria Street, St James	Support	Support the proposal.	Support for the proposal is noted.
5.	D23-77049	Devenish Street, East Victoria Park	Support	Support the proposal.	Support for the proposal is noted.
6.	D23-77055	Mars Street, Carlisle	Support	I lived on Hill view Terrace for most of my life and bringing this park and this building to life at last is the most wonderful development!! This proposal is well thought out, with excellent consideration of the needs of this local community! I cannot wait to see it in action! Thank you!	Support for the proposal is noted.
7.	D23/77056	Leonard Street, Victoria Park	Neither support or object	I support parts of the proposal and object to parts. Support: cafes, gelato, art spaces, bar / restaurant Object: child care centre, removal / relocation of trees. Suggest: after school care / youth centre space rather than child care. It would be a very inconvenient location to drop kids off and pick them up from childcare, and there are 2 new childcares within a few hundred metres of that location (one on Berwick st, and one on Albany Hwy). Also suggest review plans so that trees can be incorporated into design. The community feels strongly about this. Also suggest: revamping the playground in the park, a nature	<b>Tree Removal</b>  The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through the assessment of the application to retain additional trees. Of the existing trees, 16 trees of varying size and quality are proposed to be removed, with 23 trees retained. The majority of these species are non-native. Generally, trees have needed to be removed to accommodate key infrastructure such as parking areas, fire tanks and the childcare building. The trees outside the lease area will not be impacted by the development

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				playground with a big pirate ship would like the one in Applecross would be an amazing attraction to the area.	<p>A total of 116 trees are proposed to be planted on site as part of the development. This includes 18 large trees, 56 medium trees and 42 small trees, with the transplant or retention of 23 existing trees. Additionally, 35% of the site area dedicated to deep soil planting and grassed areas. The vast majority of new trees are native to the South-West of Western Australia such as <i>Eucalyptus rudis</i> (commonly known as flooded gum) and <i>Eucalyptus victrix</i>, commonly known as the western coolabah or ghost gum) providing a greater ecological and biodiversity value to the site. Specific information on the species that are being retained, removed are provided on pages 9 and 10 of the Landscape Masterplan. Specific and detailed information on the species being planted is provided on Page 43 of the Landscape Masterplan.</p> <p>The Town of Victoria Park is responsible for the upgrades to the Park outside of the lease area.</p>
8.	D23/77057	Washington Street, Victoria Park	Support	Support the proposal.	Support for the proposal is noted.
9.	D23/77063	Balmoral Street, East Victoria Park	Support	I support the proposal with the exception of the removal of 25 trees of medium or high value. In my opinion, the landscaping design should retain as many established trees as possible. The Landscape Masterplan does not appear to do so and no justification has been given to removing established	<p><b>Tree Removal</b></p> <p>The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through the assessment of the application to retain additional trees. Of the existing trees, 16 trees of varying size and</p>

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				<p>trees. While the varieties are not evident from the documents, established trees should be given priority when designing the development given the Town's Tree Canopy Policy. The development should be modified to retain the existing established tree canopy.</p>	<p>quality are proposed to be removed, with 23 trees retained. The majority of these species are non-native. Generally, trees have needed to be removed to accommodate key infrastructure such as parking areas, fire tanks and the childcare building. The trees outside the lease area will not be impacted by the development</p> <p>A total of 116 trees are proposed to be planted on site as part of the development. This includes 18 large trees, 56 medium trees and 42 small trees, with the transplant or retention of 23 existing trees. Additionally, 35% of the site area dedicated to deep soil planting and grassed areas. The vast majority of new trees are native to the South-West of Western Australia such as <i>Eucalyptus rudis</i> (commonly known as flooded gum) and <i>Eucalyptus victrix</i>, commonly known as the western coolabah or ghost gum) providing a greater ecological and biodiversity value to the site. Specific information on the species that are being retained, removed are provided on pages 9 and 10 of the Landscape Masterplan. Specific and detailed information on the species being planted is provided on Page 43 of the Landscape Masterplan.</p>
10.	D23/77066	Westminster Street, East Victoria Park	Object	<p>I object to the removal of the mature high and medium value trees which will impact our significantly diminishing mature tree canopy.</p>	<p><b>Tree Removal</b></p> <p>The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through the assessment of the application to retain additional trees. Of the existing trees, 16 trees of varying size and</p>

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11.	D23/77068	Marchamley Place, Carlisle	Object	I object to the removal of existing trees that provide significant shade, natural green spaces, and habitat for wildlife as part of the proposal. I use this park and the playground with my children on a weekly basis and while I	<p><b>Tree Removal</b></p> <p>The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through</p>

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				<p>think the plans to restore the existing buildings are positive, the loss of the trees is unacceptable and can be avoided.</p>	<p>the assessment of the application to retain additional trees. Of the existing trees, 16 trees of varying size and quality are proposed to be removed, with 25 trees retained. The majority of these species are non-native. Generally, trees have needed to be removed to accommodate key infrastructure such as parking areas, fire tanks and the childcare building. The trees outside the lease area will not be impacted by the development</p> <p>A total of 116 trees are proposed to be planted on site as part of the development. This includes 18 large trees, 56 medium trees and 42 small trees, with the transplant or retention of 23 existing trees. Additionally, 35% of the site area dedicated to deep soil planting and grassed areas. The vast majority of new trees are native to the South-West of Western Australia such as <i>Eucalyptus rudis</i> (commonly known as flooded gum) and <i>Eucalyptus victrix</i>, commonly known as the western coolabah or ghost gum) providing a greater ecological and biodiversity value to the site. Specific information on the species that are being retained, removed are provided on pages 9 and 10 of the Landscape Masterplan. Specific and detailed information on the species being planted is provided on Page 43 of the Landscape Masterplan.</p>

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12.	D23/77069	Collins Street, Kensington	Neither support or object	<p>I would love to see the old buildings used for an Art School. Similar to the Fremantle Arts Centre. There is nothing like that in this area and it is much needed. I feel sad for the children for a super early-late drop off centre for young children right next to a microbrewery. It sounds more commercial than community and sends the wrong messages about children's education, parental responsibility and parental behaviour. More focus on an arts centre/adult art school would make a much more useful space for such a beautiful building and grounds, and create a nicer community for 'whole of life' activities. Thankyou.</p>	<p>The development proposes to include artist spaces within retained outbuildings on the site. Furthermore, the community events space could be hired for artist events.</p>
13.	D23/77070	Balmoral Street, East Victoria Park	Support	<p>I am all for development of this area, however cannot support the removal of so many trees. I do not believe the town needs another licenced venue, and would prefer the space to be established as a open space for all to enjoy.</p> <p>As a supposedly modern and progressive council, I cannot believe a petting zoo has been included in the plans with the permanent housing of goats and chickens in this area. Such an outdated notion! Goats are a roaming herd animal and should not be used for entertainment purposes.</p>	<p>Support for the proposal is noted.</p> <p>The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through the assessment of the application to retain additional trees. Of the existing tress, 16 are proposed to be removed and 23 trees retained. The majority of these species are non-native and include 7 Queensland Box trees, two non-native pine species, and other non-native eucalypt and gum species. Generally, trees have needed to be removed to accommodate parking areas, fire tanks and the childcare building. It is noted that in these parking areas, the existing, non-native trees are proposed to be replaced with trees native to the South-West of Western Australia such as <i>Eucalyptus rudis</i> (commonly known as flooded gum) and <i>Eucalyptus</i></p>



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					<p><i>victrix</i>, commonly known as the western coolabah or ghost gum) providing a greater ecological value to the site. Specific information on the species that are being retained, removed are provided on pages 9 and 10 of the Landscape Masterplan. Specific and detailed information on the species being planted is provided on Page 43 of the Landscape Masterplan.</p> <p>The licensed venue is one component of the overall development. The majority of the reserve will remain as a park and is being upgraded by the Town of Victoria Park. It should also be noted that the site is not reserved for public open space.</p>
14.	D23/77071	Queen Street, Bentley	Support	Support the proposal	Support for the proposal is noted.
15.	D23/77244	Langler Street, East Victoria Park	Support	<p>After reviewing the plan, my husband and I can't support it enough.</p> <p>It appears to be well thought out bringing us both needed additional community facilities and a fun entertainment precinct. It will inject life and a community environment to our area. Also increase our property values. We can't wait!</p>	Support for the proposal is noted.
16.	D23/77258	Hurlingham Road, South Perth	Support	<p>It brings to life that corner of the land.</p> <p>The proposal extends the life of an old building and the surroundings.</p> <p>I'd like to see the proposed location of the public toilets. I hope they have easy access from playground and picnic /</p>	Support for the proposal is noted.

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				<p>eating areas.</p> <p>Staff parking for all the people working in the facilities needs priority!!</p> <p>Maybe the parking area need reviewing. Not everyone catches a bus to work.</p>	
17.	D23/77305	Galaxy Way, Carlisle	Object	<p>I object to the inclusion of a petting zoo: "animal pens and shelter". Humans should not treat other sentient animals as property. Animals should have the right not to be treated as property.</p>	<p>Objection of the petting zoo is noted.</p> <p>The petting zoo is a concept at planning stage and the keeping of animals is subject to future approval under the Town's Health Local Laws. The structure has been designed to the requirements of the Town's Local Law to maintain the safety and comfort of any animals housed in the enclosure.</p>
18.	D23/77321	Mackie Street, Victoria Park	Support	<p>I would love to see the area developed into a pub and market area. It would be great to see it landscaped into a more native garden-style.</p>	<p>Support for the proposal is noted. It is noted that the vast majority of new trees are native to the South-West of Western Australia.</p>
19.	D23/77364	Walpole Street, St James	Object	<p>Leave the big trees alone.</p>	<p>The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through the assessment of the application to retain additional trees. Of the existing trees, 16 are proposed to be removed. The majority of these species are non-native and include 7 Queensland Box trees, two non-native pine species, and other non-native eucalypt and gum species. Generally, trees have needed to be removed to accommodate parking areas, fire tanks and the childcare building. It is noted that in these parking areas, the</p>

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					<p>existing, non-native trees are proposed to be replaced with trees native to the South-West of Western Australia such as <i>Eucalyptus rudis</i> (commonly known as flooded gum) and <i>Eucalyptus victrix</i>, commonly known as the western coolabah or ghost gum) providing a greater ecological value to the site. Specific information on the species that are being retained, removed are provided on pages 9 and 10 of the Landscape Masterplan. Specific and detailed information on the species being planted is provided on Page 43 of the Landscape Masterplan.</p>
20.	D23/77369	Goddard Street, Lathlain	No position stated	<p>Thank you for the opportunity to comment on the proposed development at the Edward Millen Site.</p> <p>I am sure that you are already aware that there will be strong support for the proposed repurposing of the buildings to provide a range of worthwhile community assets.</p> <p>You will also be already aware that there will be a strong reaction against the proposed removal of a significant number of established trees as part of this development. What will be of most interest to the community will be your reaction to the objections raised on this matter.</p> <p>It is in our recent memory that a large number of trees were removed from the site where the West Coast Eagles complex now stands. This was a significant loss to the Carnaby Cockatoo habitat. <b>In this case also the community were asked to 'comment', but the comments (protests) by a significant</b></p>	<p>Noted.</p> <p>The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through the assessment of the application to retain additional trees. Of the existing trees, 16 trees of varying size and quality are proposed to be removed, with 23 trees retained. The majority of these species are non-native. Generally, trees have needed to be removed to accommodate key infrastructure such as parking areas, fire tanks and the childcare building. The trees outside the lease area will not be impacted by the development</p> <p>A total of 116 trees are proposed to be planted on site as part of the development. This includes 18 large trees, 56 medium trees and 42 small trees, with the transplant or retention of 23 existing trees. Additionally, 35% of the site area dedicated to deep soil planting and grassed</p>

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				<p><b>number of locals were ignored. The felling of the trees was clearly a 'fait accompli', irrespective of the call for public 'comment'. Perhaps instead of asking for comment, the TofVP should have simply stated that they were providing information about what was going to happen.</b></p> <p>The ideas for the building developments on the site seem wonderful to me, but everytime I see yet more old and established trees being earmarked for destruction, I am led to wonder if the planners could have put more due diligence into preserving these trees.</p> <p>I note on various responses on the FaceBook page that many people feel somewhat outraged by the double standard that seems to apply where local residents have severe restrictions placed on their right to remove trees on their own properties, while the Town Council seems to be quite at ease with allowing the destruction of large and significant trees when it suits their purpose. Surely you should consider this in your deliberations.</p> <p>The planting of any number of new replacement trees is not adequate compensation for the loss of large and significant trees which provide shade, habitat and the beauty that only established trees can offer.</p> <p>I wish to make a personal plea that the council reconsider the plan to determine whether the development can be built</p>	<p>areas. The vast majority of new trees are native to the South-West of Western Australia such as <i>Eucalyptus rudis</i> (commonly known as flooded gum) and <i>Eucalyptus victrix</i>, commonly known as the western coolabah or ghost gum) providing a greater ecological and biodiversity value to the site. Specific information on the species that are being retained, removed are provided on pages 9 and 10 of the Landscape Masterplan. Specific and detailed information on the species being planted is provided on Page 43 of the Landscape Masterplan.</p>

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				around the established trees rather than having the trees removed for the convenience of the building construction.	
21.	D23/77370	Goddard Street, Lathlain	Object	The trees do not need to be cut down they should be retained and built around.	<p><b>Tree Removal</b></p> <p>The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through the assessment of the application to retain additional trees. Of the existing trees, 16 trees of varying size and quality are proposed to be removed, with 23 trees retained. The majority of these species are non-native. Generally, trees have needed to be removed to accommodate key infrastructure such as parking areas, fire tanks and the childcare building. The trees outside the lease area will not be impacted by the development</p> <p>A total of 116 trees are proposed to be planted on site as part of the development. This includes 18 large trees, 56 medium trees and 42 small trees, with the transplant or retention of 23 existing trees. Additionally, 35% of the site area dedicated to deep soil planting and grassed areas. The vast majority of new trees are native to the South-West of Western Australia such as <i>Eucalyptus rudis</i> (commonly known as flooded gum) and <i>Eucalyptus victrix</i>, commonly known as the western coolabah or ghost gum) providing a greater ecological and biodiversity value to the site. Specific information on the species that are being retained, removed are provided on pages 9 and 10 of the Landscape Masterplan. Specific</p>

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22.	D23/77371	Alvah Street, St James	Support	Support the proposal.	Support for the proposal is noted.
23.	D23/77372	Bencubbin Road, Kellerberrin	Support	Support the proposal.	Support for the proposal is noted.
24.	D23/77374	Alvah Street, St James	Neither support or object	<p>Point on the proposal for development:</p> <ul style="list-style-type: none"> <li>* The lighting plan was no lux levels showing light spillage to inform consideration for light spillage to surrounds.</li> <li>* The Bin storage area is right next to the department of housing accommodation (vulnerable people). Having worked in hospitality- bottle bins and end of service waste handling is very noisy and would cause considerable noise disturbance for surrounding residents, and attract rodents etc.</li> <li>* The traffic data is old and predates the addition of the Aldi on the corner of Hillview Tce. and Albany Highway . I believe this is a deliberate omission to lessen the calculated impact and further study should be carried out with new data. Especially with crossovers for traffic and the proximity to a blind summit at Hillview Berwick Street intersection of Hillview.</li> <li>* Animal pens.. really? In an urban environment the potential</li> </ul>	<p>Specific details of lighting will be reviewed and approved by the Town through the building permit application.</p> <p>The bin storage area was contained within a storeroom, mitigating any potential noise disturbances. Regular collection (between the hours of 10am and 2pm) and venue management will mitigate any potential odour or pests.</p> <p>The TIA uses the latest available traffic data from between 2020 and 2023 depending on the specific location. The Aldi on the corner of Hillview Tce and Albany Highway began operation in 2018, thus the traffic data takes into account the traffic from the Aldi.</p> <p>The petting zoo is a concept at planning stage and the keeping of animals is subject to future approval under the Town's Health Local Laws. The structure has been designed to the requirements of the Town's Local Law to</p>

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				<p>for noise, smell and rodents would outweigh any feelgood factor that this plan brings to the proposal.</p> <p>I know there was conjecture previously about the cost implication for the council.</p>	<p>maintain the safety and comfort of any animals housed in the enclosure.</p>
25.	D23/77379	Getting Street, Lathlain	Object	<p>I object to the animal petting enclosure. Petting zoos exploit animals for entertainment, the animals are rarely treated well. They are manhandled by young children who do not understand how they may injure or hurt the animals. The animals are often discarded once they are older and no longer cute and cuddly. It is not a good idea.</p> <p>Also, please retain as many mature trees as possible. Plans should be modified to accommodate mature trees that have taken many years to grow. Please protect our trees.</p>	<p><b>Petting Zoo</b></p> <p>The petting zoo is a concept at planning stage and the keeping of animals is subject to future approval under the Town's Health Local Laws. The structure has been designed to the requirements of the Town's Local Law to maintain the safety and comfort of any animals housed in the enclosure.</p> <p><b>Tree Removal</b></p> <p>The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through the assessment of the application to retain additional trees. Of the existing trees, 16 trees of varying size and quality are proposed to be removed, with 23 trees retained. The majority of these species are non-native. Generally, trees have needed to be removed to accommodate key infrastructure such as parking areas, fire tanks and the childcare building. The trees outside the lease area will not be impacted by the development</p> <p>A total of 116 trees are proposed to be planted on site as part of the development. This includes 18 large trees, 56</p>

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26.	D23/77381	Alvah Street, St James	Support	Love it!  Please make it happen - the area needs something like this. Wildlife and Greenery is a must!	Support for the proposal is noted.
27.	D23/77425	Maida Vale Road, Maida Vale	Object	I object to the inclusion of a petting zoo. It's almost 2024 and animals shouldn't be used for our entertainment - particularly for kids. I've witnessed multiple petting zoos not properly monitor children and their behaviour around the animals. It's often very loud and causes the animals stress. It's simply not needed.	The petting zoo is a concept at planning stage and the keeping of animals is subject to future approval under the Town's Health Local Laws. The structure has been designed to the requirements of the Town's Local Law to maintain the safety and comfort of any animals housed in the enclosure.



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28.	D23/77436	Balmoral Street, East Victoria Park	Support	<p>Ideas -</p> <p>Art studios for workshops like Heathcote and Freo Arts Centre</p> <p>After School Care - maybe linked with the arts. There is no on site OSH at Millen PS and we have to hire a nanny. Kensington PCYC OSH is full.</p> <p>Event space for concerts like Fremantle Arts Centre.</p>	<p>Support for the proposal is noted.</p> <p>The development proposes to include artist spaces within retained outbuildings on the site. The proposal also includes a community events space which could be hired for community events.</p>
29.	D23/77440	McMillan Street, Victoria Park	Support	I would attend the retail and entertainment venues. The traffic and resultant parking may impact my own transit around the suburb.	Support for the proposal is noted. The Traffic Impact Assessment modelling shows the surrounding traffic network has the capacity to accommodate the traffic generated by this proposal. Parking analysis demonstrates there is sufficient capacity to meet the parking demand across the site, and local road network.
30.	D23/77606	Boundary Road, St James	Neither support or object	Just want to note for this redevelopment hopefully that there will still be a place for dogs to roam about as quite a few people bring their dogs to this area and they really enjoy it so would be a shame for that to all be taken away.	The proposed development is only within a portion of the Edward Millen Reserve. The balance of the Reserve is currently being upgraded by the Town of Victoria Park.
31.	D23/77735	Unknown	Position not stated	<p>I feel that overall the development could be a wonderful thing for our community and one that will help to carry the town of Victoria Park in the right direction. However, I do have some concerns in relation to the proposal as it stands.</p> <ul style="list-style-type: none"> <li>• <b>Proposed Tree Removal</b> - Despite the recent addendum (8/12/2023) I feel that the town must insist that more is done to protect the trees that are currently ear marked for removal. I appreciate that it is not always possible to</li> </ul>	<p><b>Tree Removal</b></p> <p>The design has aimed to retain as many trees as possible, and the proponent has worked with the Town through the assessment of the application to retain additional trees. Of the existing tress, 16 trees of varying size and quality are proposed to be removed. The majority of these species are non-native. Generally, trees have needed to be removed to accommodate key</p>

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				<p>keep every tree and that we have to be realistic and balance progress with change (change, is often confused as progress). I feel proud of the Council's Local Planning Policy 39 that outlines the requirements for the provision of planting and retention of trees on private land and the associated street verge with the development of land in the Town of Victoria Park. At the current time I don't feel that the suggested removal of 17 'high' and 5 'medium' value trees is consistent with the Town's Urban Forest Strategy and Strategic Community Plan (Strategic Outcome EN7 – Increased vegetation and tree canopy). Which as we know, is intended to increase tree density and canopy cover to benefit residents and the Town's urban ecosystems. No amount of "new trees" will make up for the long term loss of these established trees.</p> <ul style="list-style-type: none"> <li>• <b>Child Care Centre</b> - I am concerned that this site is not the place for a child care centre. Furthermore any business building of the size suggested that occupies this site (along with the associated vehicle parking requirements) only serves to add a completely different commercial focus to the site. As it stands a child care centre seems to grate against the overall development and intended use of the other spaces. Young children in a childcare centre should not be in the same proximity of people drinking, dining and socialising within or next to the same development. Furthermore, the buildings and car park for the child care centre adds to the required tree removal as per point number 1. The proposed child care centre also brings with it additional morning and afternoon traffic to the streets local to the development.</li> </ul>	<p>infrastructure such as parking areas, fire tanks and the childcare building. No changes to trees outside the lease area is proposed.</p> <p>A total of 116 trees are proposed to be planted on site as part of the development. This includes 18 large trees, 56 medium trees and 42 small trees, with the transplant or retention of 23 existing trees. Additionally, 35% of the site area dedicated to deep soil planting and grassed areas. The vast majority of new trees are native to the South-West of Western Australia such as <i>Eucalyptus rudis</i> (commonly known as flooded gum) and <i>Eucalyptus victrix</i>, commonly known as the western coolabah or ghost gum) providing a greater ecological value to the site. Specific information on the species that are being retained, removed are provided on pages 9 and 10 of the Landscape Masterplan. Specific and detailed information on the species being planted is provided on Page 43 of the Landscape Masterplan.</p> <p><b>Childcare Centre</b></p> <p>The childcare centre helps with the activation of the precinct during the daylight hours of weekdays. The traffic modelling in the TIA demonstrates there is parking capacity within the site during the operating hours of the childcare centre, and there is capacity</p>

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				As stated, I feel that the proposal does carry merit, but I feel that some adjustment is required in order to ensure an appropriate outcome for everyone, including the Town's trees and local ecosystem	within the existing road network to accommodate traffic generated by the proposal.
32.	D23/77736	Withnell Street, East Victoria Park	Support	<p>I support the proposal in general. However, I am wondering why there is a plan for animal pens in what is not a rural location. I assume for a petting zoo - but I fail to see the attraction or need for this in this location. seems a little tokenistic to have a petting zoo outside of a rural / farm setting and concerned for animals being exploited and harassed as a novelty item to attract visitors.</p> <p>Also seems a shame that high value trees are not able to be maintained. As a regular visitor to the park I am not sure why it is not possible to keep trees that are assessed as high value it would be good to know the location of these trees and the reasons why the development can't happen around them. It would be a particular shame if they were to be removed for a carpark. I have no issue with removal of trees assessed by arborists as dangerous or not having much of a future, or of removal of exotic species - but it would be a shame to see local species, and even the introduced <i>E. citriadora</i>, removed without very good reason</p>	<p>Support for the proposal is noted.</p> <p><b>Petting Zoo</b></p> <p>The petting zoo is a concept at planning stage and the keeping of animals is subject to future approval under the Town's Health Local Laws. The structure has been designed to the requirements of the Town's Local Law to maintain the safety and comfort of any animals housed in the enclosure.</p> <p><b>Tree Retention</b></p> <p>The design has aimed to retain as many trees as possible. Of the existing tress, 16 trees of varying size and quality are proposed to be removed. The majority of these species are non-native.</p> <p>A total of 116 trees are proposed to be planted on site as part of the development. The vast majority of new trees are native to the South-West of Western Australia such as <i>Eucalyptus rudis</i> (commonly known as flooded gum) and <i>Eucalyptus victrix</i>, commonly known as the western coolabah or ghost gum) providing a greater ecological value to the site.</p>

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					Specific information on the species that are being retained, removed are provided on pages 9 and 10 of the Landscape Masterplan. Specific and detailed information on the species being planted is provided on Page 43 of the Landscape Masterplan
33.	D23/78583	Hill View Terrace, St James	Support	My broader family and I, are very much looking forward to the 'higher' usage of the under-utilized but high potential Edward Millen development proposal. Our only concern would be the traffic management implications at the intersection of Hill View/Oats and Albany Hwy which would be much better served by turning arrows with the likely increase in traffic this proposal is likely to bring.	Support for the proposal is noted.  The traffic modelling in the TIA demonstrates there is capacity within the existing road network to accommodate traffic generated by the proposal.
34.	D23/78767	Jarrah Road, East Victoria Park	Neither support or object	I still believe that the removal of trees on the Baille Avenue side of this proposal shows that the developer and council show no value in trees.  Stating that high or medium value trees be removed shows they hold no value.  Valuable things aren't destroyed they are retained no matter the cost or inconvenience.  To remove trees then to only replace them with smaller trees is unacceptable. I think most people understand the need to be careful with trees close to buildings for a development. But these trees on the Baille Avenue side are not even close the buildings.  The carpark can be designed with retaining these 7 high or medium value trees in mind instead of destroying valuable	Refer to response to submission 1

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				<p>vegetation.</p> <p>This should be readdressed again with another submission from the developer.</p> <p>The trees are too valuable to be removed even stated by your own audit of the site. Please don't allow these valuable trees to be removed.</p>	
35.	D23/78769	Swansea Street, East Victoria Park	Support	<p>As long as the tree canopy is maintained or improved and provision is made to ensure good traffic flow and parking, this will be an asset to the area.</p>	<p>Support for the proposal is noted.</p> <p>The design has aimed to retain as many trees as possible. Of the existing trees, 16 trees of varying size and quality are proposed to be removed. The majority of these species are non-native.</p> <p>A total of 116 trees are proposed to be planted on site as part of the development. The vast majority of new trees are native to the South-West of Western Australia.</p>
36.	D23/78770	Dane Street, East Victoria Park	Support	<p>This will positively impact EVP, adding vibrancy and employment opportunities, and revitalising an under used area of the town. I will personally be positively impacted by having another attractive entertainment/ dining area to visit.</p>	<p>Support for the proposal is noted.</p>
37.	D23/78771	Washington Street, Victoria Park	Support	<p>I go there every weekend with my daughter who loves the park. It will be an amazing area even more so when complete. Very for this project</p>	<p>Support for the proposal is noted.</p>
38.	D23/78772	Carnarvon Street, East Victoria Park	Support	<p>Support</p>	<p>Support for the proposal is noted.</p>

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39.	D23/78773	Albany Highway, East Victoria Park	Support	Support	Support for the proposal is noted.
40.	D23/79569	Hill View Terrace, East Victoria Park	Support	<p>Would just like to comment about the Redevelopment over the road. I live at xx Hill View Tce, and have been advised about a car park that may be getting constructed over the road from my house to accommodate a pub that may be going ahead.</p> <p>The biggest problem is noise coming from the car park late at night people leaving at 12am .</p> <p>I am all for the redevelopment. A cafe and a big upgrade for the park is definitely needed.</p> <p>Any chance I could speak to someone about the redevelopment? Can someone email me some plans on what is going to go ahead</p>	<p>Support for the proposal is noted.</p> <p>The Acoustic report demonstrates that that the venue will operate within the noise limits prescribed in the <i>Environmental Protection (Noise) Regulations 1997</i> at all times.</p>
41.	D23/79667	Camberwell Street, East Victoria Park	Support	We are very excited to see such a ambitious project go ahead at the Millen house precinct We have been in the area 30+ years and hoped something could be developed to make use of this magnificent building	Support for the proposal is noted.
42.	D23/79721	Swan Village	Support	Only think we what make sure that is added is a lift so people can access to both floors. Give you example they have put lift into Old Fremantle Goal and that is a heritage building ie have look there what they have done to that	<p>Support for the proposal is noted.</p> <p>The first floor of the Rotunda Building is not publicly accessible, and will act as an office for the managers of the precinct. Fire and building requirements to make the first floor accessible to the public would result in the need to significantly change the internals of the building which would impact its heritage fabric. On balance, the decision was made to keep as much of this building as original as possible.</p>

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43.	D24/750	Baillie Avenue, East Victoria Park	Object	<p>I am a resident in East Victoria Park. I refer to the Development Application submitted by Blackoak Capital Ventures (<b>Blackoak</b>) dated 6 December 2023, and as amended on 14 December 2023 (together, <b>Development Application</b>). The references contained herein refer to references in the amended document of 14 December 2023.</p> <p>I am writing to express my objections to certain proposals contained in the Development Application. My concerns specifically relate to:</p> <ol style="list-style-type: none"> <li>1. the inclusion of animal pens and by extension, animals (Section 5.4, pp. 36 – 37); and</li> <li>2. the timing and acoustic impacts of the waste management collection for the childcare centre (Section 6.6, pg. 42 and Appendices 8 and 11).</li> </ol> <p><b>Stables and Farm Animals in a Residential Area</b></p> <p>The Development Application includes a permanent structure for the containment of animals. The Development Application states that there will be approximately 12 chickens and up to 4- 6 large animals contained in the pen. Blackoak justifies this inclusion by stating it provides the opportunity for “greater appreciation for food production... and learning about food production” to the children of the childcare centre. The proposal to include the pen and animals is concerning on several levels.</p> <p>Firstly, the Development Application provides no information nor comfort that 18 animals will be kept in ethically, environmentally, and morally safe conditions that meet the welfare standards for those animals. It is no life for a sentient animal to be kept in a grassless pen next door to a busy, noisy late-night venue, childcare centre, carpark and activated</p>	<p><b>Petting Zoo</b></p> <p>The petting zoo is a concept at planning stage and the keeping of animals is subject to future approval under the Town’s Health Local Laws. The structure has been designed to the requirements of the Town’s Local Law to maintain the safety and comfort of any animals housed in the enclosure.</p> <p><b>Waste Collection and Noise</b></p> <p>The Waste Management Plan and Acoustic Assessment that support the application have been updated in response to matters raised in this submission and matters raised by the Town of Victoria Park.</p> <p>Waste collection times have been specified to occur between 10am and 2pm. Acoustic modelling demonstrates that waste removal operations in these times complies with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>

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				<p>public space. To that point, the proper care and maintenance of animals necessitate specialised skills, to which no comfort has been provided in the Development Application. Specifically, sheep and goats are grazing animals, there is no space for them to roam nor graze in the proposed pen. This issue alone is enough for the council to reject this element of the development. It is not pertinent to making this space commercial, activated or enjoyable and therefore there are no grounds to support this proposal.</p> <p>Secondly, and further supporting the rejection of this idea, the proposal that the animals will be used for food has been poorly constructed. Particularly given that any eggs from the chickens will not be able to be used in the dining venues given the strict requirements on eggs being properly registered and approved for human consumption. Also, having children (under the age of 5) assist with rearing the larger animals only for them to then be turned into food at the venues is at best optimistic and at worst, downright ridiculous. Further to this point, isn't it too early to make decisions about what a potential future brewery, childcare centre, bakery or café owner is willing to do and/or accommodate in respect of rearing animals? Who is ultimately responsible for the animals? The head brewer? The apprentice baker? Maybe the jovial barista can have a go? Ah, no, I know who will take ownership, the children! A few moments of thought about this and it is not hard to see how this is a logistical/ethical nightmare: the 18 poor animals are expected to be on call from 7am doing their diligent work as a "petting zoo" for a plethora of children throughout the day and then also face the care from a possible future tenant to produce eggs, milk and meat(?) in a</p>	



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				<p>couple of pens at the side of brewery/childcare centre/museum/café. A wild, unfair expectation for a few unsuspecting animals in 2026. This must be stopped and prevented by the Council.</p> <p>Thirdly, onto the impacts for the people that live near the proposed pens, attend the childcare centre or patron the brewery wanting to enjoy their delightful chicken parmi in the garden. There has been no consideration to the noise of the animals. There is a deafening silence in the acoustic report in respect to the noises the 18 animals will be making in their pens 24/7. Why has this not been considered? Not only is the noise a concern, so is the smell. Anyone who has been within 50m of an animal pen knows the stench sheep, goats and chickens produce, why-o-why does Blackoak think that diners want to eat their lovely meals with the wafts of manure and feed drifting across the garden? The health and ethics also need to be considered here.</p> <p>It is impossible to justify the commercial or social benefit of the permanent animal pens. It is a dilemma for a tenant (refer above about who is taking responsibility), unpleasant for patrons and residents and diabolically unethical, unfair and unkind to keep these animals in a pen without grass or possibility of space to roam next to a childcare/brewery that is going to be "activated" with buzzing music, unpredictable children and merry patronage at all hours of the day. Rejecting this element of the Development Application provides the Council with an opportunity to demonstrate their moral and ethical grounds as it pertains to animals and their management within the Town of Victoria Park.</p>	

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				<p><b>Waste Management of the Childcare Centre</b></p> <p>The Development Application states that the waste management plan for the childcare centre proposes collection of waste from 4 large bins for general waste and 2 large bins for recycling, to be each collected 4 times per week.</p> <p>I refer to Appendix 11, section 2.6.2, which provides the proposed collection point for the childcare centre via Baillie Avenue. The section states “the private waste collector’s truck is able to manoeuvre into the Site in a forward gear, reverse into the proposed waste collection area and exit in a forward gear”. This will occur outside of the normal hours of operation of the childcare centre. Notably, the normal hours of operation of the childcare centre are proposed to be 7am to 7pm, Monday to Friday. The waste management plan acknowledges this is to reduce any potential impact on staff and visitors. However, it fails to acknowledge that it will have a significant impact on the neighbouring residents.</p> <p>There has been no acoustic reporting on the collection of the waste 8 times per week, with a 10.1m truck having to sweep into the public car park and reverse into the collection point. Waste trucks are equipped with a loud beeper when put into reverse and this noise will occur 8 times per week outside the normal hours of operation being 7pm to 7am. What time is the waste proposed to be collected? If it is before 7am (which is <i>highly</i> likely), 8 times a week, that is unacceptable noting there is not machinery noise allowed before then. There has also been no accounting in the noise report for the trucks and the dumping of waste.</p> <p>I reiterate that Baillie Ave is a quiet residential street, and currently there are two residential bin collections during the middle of a weekday. Proper consideration and a thorough</p>	

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				<p>acoustic report needs to be conducted and released for this waste management plan before any Development Approval is granted by the Council. A better solution for this waste management plan would be to allow the trucks to come only during operating hours for the childcare centre. There is no reason why this would not be viable. Baillie Avenue is already becoming a busy thoroughfare for Blackoak's commercial gain, surely the least we could expect is a little snooze between 12am (when the brewery is expected to stop pumping out the tunes) and 6:30am (when the lovely childcare workers start arriving for their big day of caring for children and petting chickens)?!</p> <p><b>Next Steps</b></p> <p>I consider that whilst overall this development will be a great addition to the neighbourhood, there will be a significant and impactful increase in noise and disturbance to residents. My first concern about the welfare of the animals – I think sense will prevail in this instance. There is no way a Council as good as ours will allow such a nonsensical addition to the development. My animal pen concern extends to the noise and smell disturbance. My second concern is not about the welfare of the garbage collector, but about the quiet enjoyment of my property during the last few hours I will have without the Edward Millen Development being “activated”. Please don't let the activation start any earlier with the “beep, beep, beep” of a garbage truck 8 times a week.</p> <p>I am concerned generally about the apparent lack of foresight demonstrated through the inclusion of unnecessary additions in Blackoak's plans. I am hopeful that with some more careful thought, the Council will be able to correct Blackoak's errors and reject elements of the Development Application.</p>	

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				Thank you for your attention to these matters. I trust that you will carefully consider these objections and take the necessary actions to address them in an appropriate and responsible manner.	
44.	D24/1034	Hill View Terrace, East Victoria Park	Support	We are in support of the proposal and the developments to the overall precinct as the current site is underutilised. As we are directly opposite 15 Hill View Terrace also support measures to be put in place to ensure that safety of pedestrians accessing venues/crossing the road as there are currently no designated crossings near the northern end of Hill View Terrace.	Support for the proposal is noted.
45.	D24/1399	Creaton Street, East Victoria Park	Neither support or object	I was thinking the Edward Millen Home renovation could be converted to council offices and still keep its Historical significance....plus  Plenty of parking...No leasing fees for ratepayers...More activity at this end of Town.	Noted.
46.	D24/1929	Mackie Street, Victoria Park	Support	Support the proposal	Support for the proposal is noted.
47.	D24/3510	Carson Street Primary School	Object	The subject site abuts Carson Street School which is the State's only primary education support school, educating children with unique needs that are currently not integrated into mainstream schooling. Extensive therapy and educational services are delivered at the subject school to students who have a broad range of medical conditions that are handled sensitively by specialist nursing staff.  <u>Land use compatibility</u> Schools, particularly education support facilities, are deemed sensitive land uses. In accordance with the Western Australian	<b>Land Use</b>  The proposed redevelopment is intended to be a family-oriented precinct, with activation and attractions that create a destination for local residents throughout the week and at different times of the day including café, bakery, restaurant and microbrewery.  The Development Application follows extensive engagement by the Town of Victoria Park, which

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				<p>Planning Commission's Operational Policy 2.4 - Planning for School Sites (OP 2.4), it is imperative to ensure that school sites are located amongst or adjacent to compatible land uses to support education, health, and wellbeing outcomes of students. Whilst the proposed Child Care and other Community uses are deemed to be acceptable, liquor licence establishments such as microbrewery, bistro, and bar are not considered compatible next to the school site. Such establishments, by their operational nature, will pose safety and health risks to the school community and compromise the neighbouring residential amenity by way of increased traffic, noise and odour (from the on-site production of alcohol). Given that the operating hours of the liquor licence establishments conflict with the school, there is a high likelihood that the students will be exposed to the undesirable impacts of the establishments such as anti-social behaviour and violence from patrons and would not create a conducive environment for students commuting to/from school due to the perceived threat to safety.</p> <p>The Town of Victoria Park's Town Planning Scheme (Scheme) No. 1 East Victoria Park Precinct P12 (Precinct 12) stipulates that the Edward Millan site is reserved for Public Purposes to include Civic Use and Community Purposes only. These uses are formally defined under the Scheme as follows:</p> <ul style="list-style-type: none"> <li>• <i>'Civic Use - means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes'</i></li> <li>• <i>'Community purposes - means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.'</i></li> </ul>	<p>acknowledged the need to include commercial activity to make the precinct economically viable. Prior to the granting of the lease, the Business Case and Lease Agreement (including potential land uses) have been advertised by the Town of Victoria Park. 68% of the 37 public submissions to Council regarding the lease agreement were in support of the proposal. Furthermore, the Town's Lease Agreement with Blackoak Capital (signed in August 2023) was approved by both the Town of Victoria Park, and the Western Australian Planning Commission (WAPC).</p> <p>The Lease Agreement specifies a range of land uses that are permitted within the lease area. These were advertised by Council, and approved by the Town and WAPC. This includes "Entertainment and Recreation" meaning: <i>any premises or land uses which provide public entertainment or opportunities for social interaction by members of the public. This includes, but is not limited to: tavern, small bar, function centre, restaurant, café, cinema, hotel, bed and breakfast, small scale retail, public and community events, kiosk, markets, temporary installations, or similar.</i></p> <p>Clause 14(b) of the Town's Planning Scheme provides the power for Reserves to be used in accordance with the Lease Agreement.</p>

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				<p>The operation of licensed establishment does not fit within the above definitions and therefore does not align with the intended land use of the subject site. The intent of Precinct 12 is mainly to reinforce and protect the residential character and amenity of the area with community uses being preferred to complement the residential precinct. It is also worth noting that, with the exception of a small liquor store, other liquor licence establishments such as tavern and large liquor store are prohibited uses within the Local Centre zone of Precinct 12. As such, given the proximity to the school site and residential areas, the proposed microbrewery, bistro, and bar would adversely impact on the orderly and proper planning of the locality.</p> <p>Furthermore, the Environmental Protection Authority's Separation Distances between Industrial and Sensitive Land Uses 2005 stipulates that any industry which is involved with the manufacturing of alcoholic beverages such as brewery, distillery or winery, a 200 metre – 500 metre separation distance is required between such industry and sensitive land uses such as schools. However, the proposed microbrewery does not comply with this requirement. Accordingly, the school site could be impacted by the emission of brewing boil odour.</p> <p><u>Traffic, Parking and Access</u></p> <p>It is noted that the proposed development will be served by two separate parking areas to be accessed off Hill View Terrace and Baillie Avenue. Of concern, the Baillie Avenue parking area is located next to the school's carpark and pick-up and drop-off area.</p> <p>During peak school periods, Carson Street School can experience as many as seven school buses utilising Baillie</p>	<p><b>Separation Distances</b></p> <p>The EPA's Separation Distances between Industrial and Sensitive Land Uses provides guidance on separation distances between sensitive land uses and 'prescribed premises' which are listed in Schedule 1 of <i>The Environmental Protection Regulations 1987</i>. Under the Regulations, 'alcoholic beverage manufacturing' is defined as a premises producing 350 kL or more per year. The proposed microbrewery is anticipated to produce less than half of that amount per year. Given the small scale of the microbrewery, the EPA's Separation Distances between Industrial and Sensitive Land Uses does not apply in this scenario.</p> <p>Furthermore, the proponent will commit to the installation of a vapour condenser on the brewery kettle. This equipment condenses steam rising off the kettle and converts it back into water, this water then discharges as trade waste. This will substantially reduce any odour emitted from the brewing process.</p> <p><b>Traffic and Access</b></p> <ul style="list-style-type: none"> <li>• Parking surveys undertaken to inform the Transport Impact Assessment (TIA) that accompanies the proposal found that there was a peak parking demand of 25 vehicles (at school pick-up time on a weekday) within Baillie Avenue and Albany Highway. This leaves a parking capacity of at least</li> </ul>

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				<p>Avenue/Carson Street carpark at any given time. This is further exacerbated by parents dropping off or picking up their children at the same time where it can take up to 20 minutes for the children to alight from the buses since many are wheelchair bound. Traffic is likely to increase as Department's data shows that the school has experienced increased enrolments and will continue to do so as demand for education support services in the South Metropolitan Region increases. This will translate to more buses, teaching and staff and parent parking.</p> <p>In addition, it is also noted that the proposal development is relying on reciprocal car parking arrangement amongst the other uses on the subject site and this include the on-street parking along Albany Highway and Baillie Avenue to offset the proposed on-site car parking shortfall. Given that the operating hours of the proposed businesses would conflict with those of the school, the Department is concerned that there may not be adequate car bays to facilitate the drop-off and pick-up of students and the potential for vehicular conflicts and safety hazards, particularly on Baillie Avenue/Carson Street.</p> <p>The Traffic Impact Statement provided in the Development Application has not addressed how access for the Baillie Avenue carpark will be policed. If not properly managed, it is likely that prospective patrons will access the school's carpark for overflow parking as it is not fenced or gated. As such, there is likely to be conflicting traffic movement impacting on school operations and the surrounding neighbourhood. This presents a risk for the school and the Department and may compromise insurance arrangements around public liability, personal injury and private property damage.</p>	<p>65 spaces for use during the peak parking periods of the proposed development.</p> <ul style="list-style-type: none"> <li>• There is a total parking capacity of 183 bays available to the precinct. 83 bays within the two carparks proposed in the lease area, 37 bays within the Town's carpark, and an additional 65 bays within Baillie Avenue and Albany Highway (determined through parking survey).</li> <li>• Parking analysis contained in the TIA shows that with different peak times for different parts of the development, there is a 21 bay surplus on a Weekday peak time, when Carson Street School is operating. This would mitigate any potential for patrons to park within the School's carpark, which is clearly not attached to the Edward Millen lease area.</li> </ul> <p><b>Amenity</b></p> <ul style="list-style-type: none"> <li>• Acoustic modelling in support of the application concludes that noise received at the neighbouring residences (including Carson Street School) from the patron noise throughout the premises would comply with the requirements of the Environmental Protections (Noise) Regulations 1997.</li> <li>• Traffic modelling demonstrates that the road network has the capacity to accommodate the traffic generated by the proposed development.</li> </ul>

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				<p>In summary, the Department would like to reiterate that student safety is a priority and that schools are deemed sensitive land uses. The Department has significant concerns that undue harm may be caused to the school children from the liquor licensing establishments and the potential increase in traffic and reliance, in part, on the on-street carparking along Baillie Avenue to compensate the on-site car parking shortfall. The operation of liquor licensing establishments is best suited along the nearby commercial strip of Albany Highway as envisioned in the Scheme's Albany Highway Precinct P11 with ample car parking opportunities. Such establishments would complement the hospitality venues that are already or will be present in the area to serve the local and wider population.</p> <p>In view of the above, the Department strongly objects to proposed microbrewery, bistro, and bar on the subject site and the reliance, in part, on the on-street carparking along Baillie Avenue to compensate the on-site car parking shortfall on the following grounds:</p> <p>1. Non-compliance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, particularly with:</p> <ul style="list-style-type: none"> <li>• clause 67(2)(n)(iii) in that the granting of the application would have potential impact on the amenity and undue social impact on the locality.</li> </ul>	<p><b>Liquor Licence</b></p> <ul style="list-style-type: none"> <li>• The application for a Liquor Licence is separate to this application.</li> <li>• The application is for a 'Restricted Tavern' License which specifies that no takeaway alcohol is proposed as part of the development.</li> <li>• The proposed commercial uses add to the amenity of the area, providing a destination for residents and families in the area. This is reflected in the public submissions received, with over 60% of submissions supporting the proposal overall.</li> <li>• The licensed venues will not cause undue harm or ill-health to people, due to the use of liquor. The venue is intended to be a family friendly venue.</li> <li>• Generally, the hospitality venues will not operate at the same time as the School, and will be busiest outside of school operating hours, particularly on weekends. This will further mitigate any perceived conflict between the redevelopment of Edward Millen Precinct and Carson Street School.</li> </ul>



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				<p>2. Non-compliance with the Western Australian Planning Commission's Operational Policy 2.4 – Planning for School Sites, particularly with:</p> <ul style="list-style-type: none"> <li>• section 3.6.2 in that the proposed licenced venue is not considered to be a compatible land use to operate within close proximity to school sites and that it would adversely impact on the safety and wellbeing of students.</li> </ul> <p>3. Non-compliance with the <i>Liquor Control Act 1988</i>, particularly with:</p> <ul style="list-style-type: none"> <li>• clause 74(1)(a) in that the granting of the application will not be in the public interest</li> <li>• cl. 74(1)(b) in that the granting of the application would cause undue harm or ill-health to people, or any group of people, due to the use of liquor</li> <li>• cl.74(1)(g)(i) in that the granting of the application would cause undue offence, annoyance, disturbance or inconvenience to persons who reside or work in the vicinity, or to persons in or travelling to or from an existing or proposed place of public worship, hospital or school, would be likely to occur</li> <li>• cl.74(1)(g)(ii) in that the granting of the application would impact on the amenity, quiet or good order of the locality in which the premises or proposed premises are, or are to be, situated would in some other manner be lessened.</li> </ul> <p>4. Non-compliance with the Environmental Protection Authority's Separation Distances between Industrial and Sensitive Land Uses 2005, particularly with:</p> <ul style="list-style-type: none"> <li>• the separation distance of 200 metre – 500 metre between the proposed microbrewery and the school site has not been achieved.</li> </ul>	

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				The Department looks forward to the Town of Victoria Park's consideration of the above matters.	
48.		Alday Street, St James	Neither support or object	<p>Parking: the number of spaces allowed for is excessive and will encourage unnecessary vehicle movements. The sealed area required will detract from the area aesthetically as well as create further urban heating.</p> <p>Bar opening time: the license should be until 10pm rather than midnight as this is a residential area rather than being part of the restaurant strip. The site has no history of use as a licensed premises so this is a significant change of use.</p>	<p>The parking analysis in the TIA demonstrates there is an appropriate amount of parking for the proposed development.</p> <p>The application for a Liquor Licence is separate to this application. The acoustic report demonstrates that the venue will operate within the noise limits prescribed in the <i>Environmental Protection (Noise) Regulations 1997</i> at all times.</p>