

PS Ref: 7571
Town ref: 2021/89

1 March 2022

Town of Victoria Park
99 Shepperton Road
Victoria Park WA 6979

Attention: Robert Cruikshank, Manager Development Services

Dear Robert,

**LOTS 20 & 21 (176 & 178) SWANSEA STREET EAST, VICTORIA PARK
PROPOSED SCHEME AMENDMENT NO. 89 – REZONING TO COMMERCIAL (RAC-3)
ADDITIONAL JUSTIFICATION**

Planning Solutions acts on behalf of The Trustee for Swansea Markets Investment Trust, the proponents of the Swansea Street Markets redevelopment at Lots 20 & 21 (176 & 178) Swansea Street East, Victoria Park (**subject site**).

We seek the Town's support to **initiate** proposed *Scheme Amendment No. 89 (SA89)* at the Ordinary Council Meeting on 5 April 2022.

BACKGROUND

On 1 June 2021, Planning Solutions met with Robert Cruikshank to lodge a request to formally amend the Town of Victoria Park's (**Town**) *Local Planning Scheme No. 1 (LPS1)*, as it applies to the subject site. The amendment proposes to rezone the subject site from 'Industrial' to 'Commercial' to facilitate the retention and redevelopment of the Swansea Street Markets on the subject site.

On 21 June 2021, the Town responded in an email outlining the preliminary position of the Town's planning officers on several aspects of the proposed amendment, and stating that the Town was prepared to present the proposal to Council with a recommendation that it **not be** initiated.

On 7 December 2021, Planning Solutions' Ben Doyle met with the Town's Natalie Martin Goode, Robert Cruikshank, and David Doy to discuss the proposal. At this meeting, the Town's officers were receptive to receiving an additional and compelling justification in support of the proposal. Specifically, the Town sought further information relating to the following:

- How the development would integrate with the surrounding area, now and into the future.
- How the proposal will impact on local jobs and investment.
- What the likely future character of the area would be, including aspects of the area likely to change, and aspects which are not.
- Details regarding any discussions which occurred with the local community and any community contributions towards the vision for the site.
- Further details regarding the structural unsoundness of the building, including maintenance issues etc.

- Further details regarding any discussions with DPLH, Minister for Planning, and Ms Hannah Beazley MLA.

ADDITIONAL INFORMATION ON THE PROPOSED DEVELOPMENT

These considerations are addressed as follows:

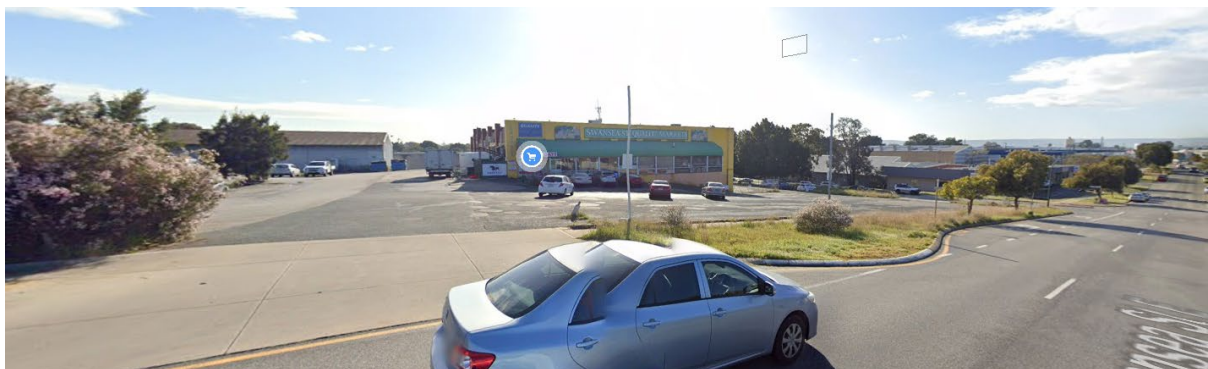
Integration of the development with the surrounding area, now and into the future, including improvements to the built form and amenity of the Swansea Street Markets site.

With respect, your attention is drawn to the report lodged with the Town on 2 June 2021, which addresses the matter of integration with the current and future area, with some of the key considerations summarised as follows:

- The existing Industrial (1) zoning already permits a 'shop' land use, demonstrating that retail activity is compatible with the industrial area west of the Railway line.
- The introduction of residential land uses onto the subject site will not result in any adjoining industrial zoned sites having an interface with residential land uses that did not already exist (ie, the adjoining industrial site already shares a northern boundary with residential housing).
- The industrial zoned properties within proximity of the subject do not contain existing logistics, warehousing or transportation-based activities that would potentially be impacted by retail and residential traffic associated with the redevelopment of the subject site.
- The subject site already shares a boundary with residential land to the north, and interfaces with residential properties to the south and west across Swansea Street. The proposed development will not be introducing a new commercial interface to these existing houses.
- The subject site is within walkable access to train and bus services providing future residents with a high level of public transport access appropriate to the proposed density of the development.
- The unique topography of the site, including the site level differences between the street and adjoining properties itself allows for additional height without negatively impacting on the streetscape. This is demonstrated by **Photo 13** and particularly **Figures 15 & 16** in the report, which shows that the proposed bulk and scale is consistent with the bulk and scale of the surrounding area.

In addition to internal structural issues that includes asbestos roofing, the existing built form is characterised by an old, freestanding building surrounded by carpark and asphalt which provides a poor interface to the surrounding locality, does not offer any environmental benefit, and represents a poor utilisation of the land within a strategically important area.

This is demonstrated in the pictures below.



Photograph 1 – View from Swansea Street looking east towards subject site



Photograph 2 – View from intersection of Swansea Street and Milford Road looking north towards subject site

The redevelopment of the subject site will deliver a significant improvement to the streetscape consistent with contemporary best practice for mixed developments including nil setbacks (where appropriate), active frontages ensuring activation and passive surveillance, basement or sleeved parking, and extensive landscaping and/or tree provision. Other community benefits such as public art, green infrastructure, or community uses may also be provided.

A concept visualisation of the ground floor interface of the proposed development is provided below:



Figure 1 – Concept mock-up of what the new Swansea Street markets proposal could look like from Milford Street

Whilst still in concept stage, the proposed redevelopment will be a significant improvement to the existing site condition. As previously noted, the development will be required to meet the objectives of the R-Codes and will be subject to design review, ensuring that the development is sustainable, liveable, and improves the built form outcomes.

The proposed amendment will deliver clear benefits to the economic development of the area.

In addition to any improvements to the amenity of the locality, the redevelopment will provide substantial economic benefit to the local and broader community.

We understand the overall investment in the redevelopment is estimated to represent \$3 million in site works, and \$55-60 million for construction—generating 1,200-1,300 jobs during construction. Ultimately, the proposed development maximises the yield of the land whilst retaining the existing commercial use and allow for an expansion and increase in the total retail floorspace—generating additional employment opportunities.

Importantly, the development will ensure that an independent and local grocer, butcher and delicatessen are retained and capable of competing against large, uniform national supermarket operators with no real connection to their local community. This is important, because in our experience, many mixed-use developments have

problems with finding tenants to occupy ground floor tenancies. This has become so common that the phenomena of empty ground floor tenancies was referred to by the ABC as “ghost shops” in a report from 2019¹.

Main street retail is also increasingly being replaced by professional services (lawyers, masseurs, gyms) which do not contribute to a vibrant street life. By retaining the market, it ensures that the commercial component of the development is occupied and will provide an active frontage where possible.

The proposed amendment will not be prejudicial to the future planning of the area, taking into consideration the impact of the development on the future character of the area (inclusive of aspects likely to change and aspects which are not)

We understand the Town’s concern is that detailed precinct structure planning should take place before the proposed development goes ahead.

Whilst we acknowledge the desire for wider precinct planning is an important consideration—it should not be determinative of the Town’s position. The key matter should be whether the proposed amendment would be prejudicial to the detailed planning of the precinct.

In the report lodged with the Town (dated 2 June 2021) we provided a detailed assessment against the precinct planning considerations outlined in the draft Strategy. With regard to this justification, we point out the following:

- If the development was located within the centre of the precinct, rezoning the site from industrial to commercial/residential would introduce a sensitive land use within an industrial area that would be prejudicial to any decisions regarding the future land use zoning of the area. However, the subject site is located on the periphery of the industrial area, adjacent to residential uses, and the proposal does not introduce any additional sensitive land uses to adjoining industrial properties, but rather continues an existing commercial use.
- If the development was located on a site that could conceivably form part of future POS (such as lots adjoining 21-23 Forward Street), then the proposal could be prejudicial to the identification and allocation of additional POS through the precinct planning process. However, as demonstrated in Table 4 of our report, there are no legitimate planning grounds on which to believe that the subject site could be reserved for POS.
- If the justification for the development of the subject site was dependent on the location of the Oats Street station, then the proposal would be prejudicial to it being located in one of the two locations currently under consideration. However, as demonstrated in Table 5 of our report, the subject site is located within the 400m walkable catchment of **both** of the locations under consideration.
- If the proposed scheme amendment was dependent upon service provision that requires detailed planning through the precinct planning process, then the proposed development might be prejudicial to this process. However, the subject site is already serviced and the scheme amendment process will include consultation with the relevant service providers who will provide their comments accordingly.
- If the subject site had been identified within the Oats Street precinct by only a limited number of earlier strategic planning documents—then the proposal could be prejudicial to the determination of the final precinct boundaries. However, as previously pointed out in our submission dated 2 June 2021, on review the various strategic planning documents are remarkably consistent in locating the subject site within the precinct boundaries and identifying it as a site that will form part of a transit oriented, mixed use, urban centre. This is illustrated in **Figure 1** below.

¹ <https://www.abc.net.au/news/2019-06-06/ghost-shops-haunting-new-developments/11184644>

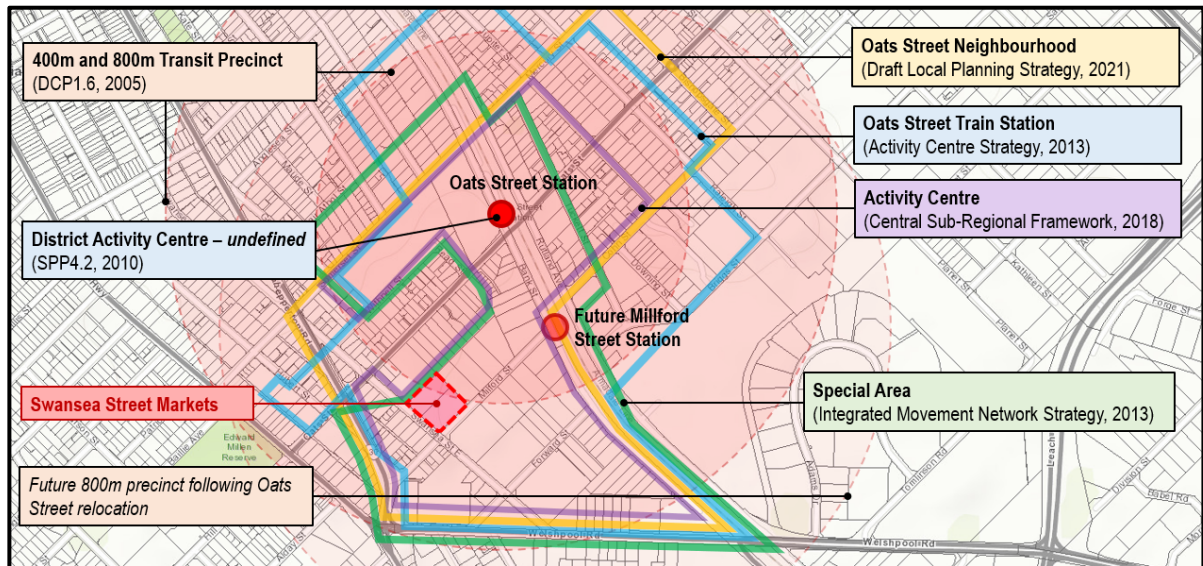


Figure 2 – Precinct boundaries under successive strategic planning documents

Further to the comments above—we note that there are significant differences between greenfield and greyfield structure planning. This is reflected in the adoption of two separate planning documents by the WAPC regarding the two matters—Liveable Neighbourhoods to guide planning for greenfield development, and the Precinct Planning Guidelines, to guide planning for infill development.

Precinct structure planning takes place within an existing built environment. The outcomes of the infill precinct planning process are significantly more constrained, and therefore—easier to identify at a higher-level—meaning at an earlier stage in the planning process. With this in mind, and noting the objectives and visions put forward by the adopted and draft strategic documents, we can determine with a higher level of certainty what the future precinct planning of this area will look like.

The scheme amendment process and development assessment processes will provide the opportunity to identify any issues which may arise in the progression of the proposed development. For this reason, and the reasons outlined previously, the proposed amendment will not be prejudicial to the future precinct planning of the area.

The proponent has undertaken preliminary community and stakeholder engagement that demonstrates a high level of interest and support for the proposal

Since the lodgement of the scheme amendment request, the proponent has undertaken community consultation activities to raise awareness of the proposal. These consultation activities included the following:

- Launch of a website (swanseastreetmarkets.com.au) as part of an overall community engagement campaign to receive comments and feedback in relation to the proposed scheme amendment. Refer **Figure 2** below.

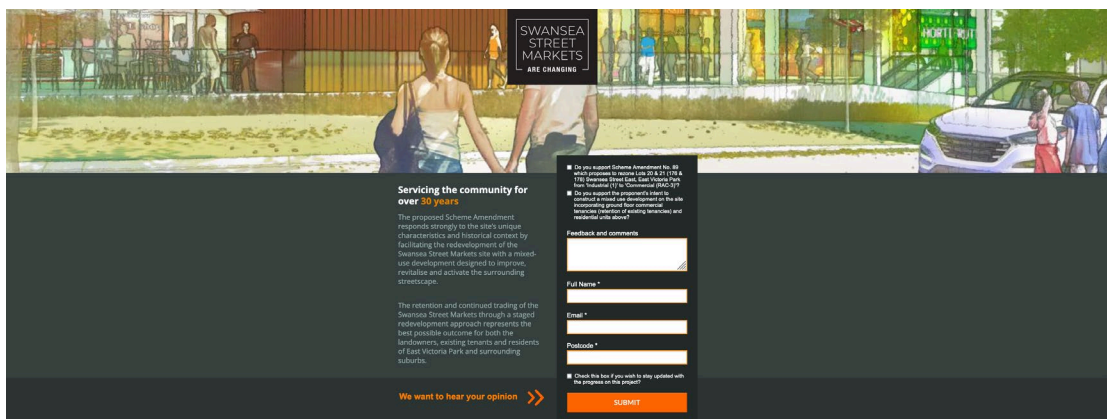


Figure 2 – Website screenshot of swanseastreetmarkets.com.au

- In addition, decals were placed on the windows of the market, fronting the carpark, as well as barrels at the market entry, inviting comments on the proposed amendment and redevelopment via electronic and written means. Refer photographs below:



Photographs 1-3 – Showing the decals and promotion of the survey

- The advertising period ran for four weeks, closing Monday 27 September 2021.
- In response to this, 206 responses were received (169 via the website, and 40 responses on paper). A schedule containing comments received in response to this survey is provided as **Attachment 1**.

The results of this survey have been provided by the proponent as follows:

- 84.12% in **support** of a proposed scheme amendment rezoning the subject site to Commercial (RAC-3).
- 87.12% in **support** of a development on the subject site with ground-floor commercial and residential apartments on the levels above.
- Further to this wider community engagement, the proponent and Planning Solutions attended meetings with Ms Hannah Beazley MLA on 16 July and 5 November 2021. Planning Solutions is not at liberty to details the outcomes of this meeting—however the MLA’s response did provide us with a level of confidence to proceed with this proposal.

We consider the above and attached demonstrates strong community support for the proposed amendment and provides the above information to give the Town confidence in the level of support for the proposal.

Further, the detailed comments provided in **Attachment 1** will be utilised by the proponent to inform the detailed design of the proposed development.

Further details about the deteriorating state of the building and the desire of the tenants to move to improved facilities.

Further to our comments about the timeframes above, there is a real urgency around this project. We are dealing with a building that has quite clearly reached the end of its economic lifespan and which contains tenants who are in need of larger and better facilities to allow their business to expand and continue operating into the future.

The proponent has advised the quoted cost to maintain this building is \$517,440 (refer **Attachment 2**)—and it would be simply economically unviable to spend this amount of money only to demolish the building within a few years. This estimate relates to the following items:

- Roof cover
- Roof purlins
- Gutters/down pipes
- Scaffolding/EWP
- Ceilings
- Floor cover
- Brick works
- Asphalt

To be clear: The Swansea Street Markets are both highly valued (as demonstrated by the comments from the community), and in a highly vulnerable state. If the Town does not support a scheme amendment—it is likely the landowner will lose the tenants, and the building—given the current state it is in and future dilapidation—will remain vacant until the site can be redeveloped—resulting in a loss to the neighbourhood.

Moreover, recent experience with supply chain disruption has revealed the fragility of major supermarkets, and the importance of grower-direct markets to provide essential fresh food to local areas.

FURTHER COMMENTS ON THE SCHEME AMENDMENT PROCESS

Further to the comments provided above, we provide the following arguments in favour of the Town supporting the initiation of the proposed amendment:

1. We seek the Town's support for the proposed amendment as it will significantly improve the prospects of obtaining the Minister's support and expediting timeframes.
2. *Local Planning Policy 37 – Community Consultation on Planning Proposals* does not apply in this case and does not require the Town to undertake a 21-day preliminary consultation period before initiation of the proposed scheme amendment.
3. The Town's timeframes for the progression of the Local Planning Strategy and Local Planning Scheme are potentially optimistic. In our experience, these processes typically take around 5 years—regardless of assurances received from the Department of Planning, Lands & Heritage. This timeframe would render the proposed development potentially unviable.
4. Design Review Panel input should be sought as part of the formal advertising process following the initiation of the scheme amendment.

This is outlined in further details as follows:

1 We seek the Town's support for the proposed development as it will significantly improve the prospects of obtaining the Minister's support and expedite timeframes.

As you know, we have put forward this scheme amendment to allow for the coordinated redevelopment of the existing Swansea Street Markets on the subject site. The details of this proposal have been outlined in the scheme amendment report we lodged with the Town on 2 June 2021 and will not be repeated here.

The Town's officers have previously advised that they consider it unlikely that the Town will support initiating the proposed amendment. Our engagement with the community and other stakeholders gives us reason to believe even under these circumstances, there are good prospects of the elected members will choose to initiate the amendment against the Town's recommendations.

We request that the Town reconsiders their position in light of the additional matters outlined in this submission. We consider the development we are putting forward to be overwhelmingly in line with the community desire to retain the Swansea Street Markets on this site. It is also consistent with the strategic objectives for this site as expressed in multiple planning proposals advanced by both the State and Local Government over the last ten years.

Noting the Town's initial view (as stated in Robert Cruickshank's email dated 21 June 2021) that the Town is "unable" to consider zoning, land uses and built form matters in the absence of a detailed precinct plan—we affirm that the planning system fully empowers the Town to consider exactly these matters through the scheme amendment process (and any subsequent development assessment process). Moreover, it has been our experience that whilst the decision to support the amendment lies with the Western Australian Planning Commission (**WAPC**) and ultimately the Minister—these decision-makers **place high regard on the recommendation of the local authority** when it is consistent with Government policy and the state planning framework, as is the case with this proposal.

In particular—the proposed development involves a significant development within the precinct of a station that forms part of the Government's ongoing investment in the metropolitan rail system. For this reason, and based on our prior experience with other projects, such investment in the station precinct is likely to be positively received by the Minister. **Particularly** in light of the 18-month shutdown of the Armadale line that has just been announced.

Accordingly, we seek your support for this amendment to ensure a development of this nature can take place within the economic timeframes of the current business cycle.

2 The proposed amendment does not require a 21-day preliminary consultation period before initiation of the proposed scheme amendment.

In our letter dated 2 June 2021 we outlined our reasons for requesting that Town not to undertake a 21-day preliminary consultation period before initiating the proposed scheme amendment. These reasons are summarised again, as follows:

- The proposed amendment is consistent with **all** state and local strategic planning documents applicable to this area since 2005 (refer **Figure 1** above).
- The Local Planning Policy should not be applied as a prescriptive instrument but instead, be used to guide the decision-making of the Town in deciding "*whether or not to initiate a scheme amendment*" when it is unsupported by the strategic planning framework.
- Our meeting with Robert Cruickshank on 1 June 2022 left us with the understanding that the Town's officers acknowledged that legitimate planning grounds to justify the proposed amendment do exist, and that this development has the potential to deliver a real community benefit.
- The appropriate time to seek community consultation is through the statutory process when submissions can be formally considered, given an appropriate level of weight and the proponents afforded the opportunity to respond.

To these points, we add the following additional comments:

- We have now provided further evidence that a strong level of community support for the proposal does exist and there is strong desire to see the Swansea Markets retained. This should give the Town confidence in proceeding with the initiation of the scheme amendment
- We are concerned that the Town's proposed engagement approach will result in confusion and consultation fatigue. Landowners who respond to the pre-initiation consultation letters may **not** respond to the actual consultation letter that will occur shortly afterwards as part of the formal statutory assessment process due to confusion with the process. This would be disadvantageous to the proponent since it would deny them the opportunity to provide a response to any concerns raised by the community.
- Further, we note that the Town's *Local Planning Policy 37 – Community Consultation on Planning Proposals (LPP37)* is under review, with the review specifically identifying issues with the "*manner and duration of preliminary consultation to be undertaken in relation to proposed amendments to the*

Town's local planning scheme". For this reason, the applicable provisions under the current policy should be given limited weight by the Town in making their decision.

Given the Town has complete discretion to recommend initiation of the amendment without preliminary community consultation, we request that it does so on the grounds there is a legitimate planning rationale on which the proposed amendment should be initiated.

3 Waiting for the Town to progress the detailed planning of the precinct is not viable given the likelihood that it will not be completed for another five to eight years.

The Town's officers have made clear much of the Town's hesitation to support a scheme amendment rests on the Town's anticipated timeframes for progressing the strategy and draft *Local Planning Scheme No. 2 (LPS2)*, and ultimately the precinct plans for the locality.

In our meeting on 7 December 2021, the Town's officers put forward a timeframe that would see the Local Planning Strategy, Local Planning Scheme, Local Planning Scheme Amendment for Oats Street and an Oats Street Precinct Structure Plan endorsed and in place by the end of 2025.

With the greatest respect—we consider this timeframe to be highly optimistic given that the Town has no real control over many aspects of the overall process. It is our view, supported by our experience progressing and monitoring a wide range of planning instruments and having reviewed the experiences of other local governments undergoing similar processes—the timeframes are likely to be closer to 5 to 8 years, and potentially even longer.

This is confirmed by a review of other local governments, whose experience can be summarised as follows:

- **City of Mandurah** – It has been 10 years since work commenced on the Local Planning Strategy and Local Planning Scheme and the final documents are still pending endorsement and gazettal.
- **City of Cannington** – It took the City 5 years between initiating the draft Local Planning Scheme (May 2016) and gazettal of Local Planning Scheme No. 42 (June 2020).
- **City of Gosnells** – The City commenced preparation of a draft Strategy and Scheme 5 years ago, and final endorsement and gazettal is still pending.
- **Town of Cambridge** – It took the Town 4 years from commencing preparation of a Strategy (March 2017) to having it endorsed by the WAPC (April 2021).
- **City of Nedlands** – The *Local Planning Scheme No. 3* was drafted in 2016, and gazetted on the order of the Minister April 2019, taking more than 3 years in spite of strong political pressure for the process to be expedited.

Again, these timeframes relate only to the adoption of a local planning strategy and/or scheme and not to detailed precinct structure planning. We note precinct structure plans are a relatively new planning instrument and there is a high level of uncertainty around what level of information the DPLH and WAPC will expect to be included in these documents. It's impossible to predict, at this time, how long these instruments will take to prepare.

Simply put—any realistic assessment of the timeframes would conclude that we are many years away from the Town completing the precinct structure plan for the subject site and it would simply be economically unviable for the landowner to wait for this to occur.

4 Design Review Panel input should be sought as part of the formal advertising process following the initiation of the scheme amendment.

We acknowledge and agree design review should form part of the amendment process. However, we consider it will be beneficial and appropriate for this to take place following initiation so design feedback can be considered alongside any community response to the proposal. Preparation of materials for design review requires a significant commitment of resources, and it is simply not reasonable to expect a proponent to commit to this expenditure when the Town's current position does not support the proposal regardless of the outcome of any design review. As such, undertaking design review as part of the post-initiation amendment process will allow the Town to form a view of the built form outcomes and have comfort that the development is appropriate.

Conclusion.

In light of the above, we consider we have addressed the matters and concerns raised by the Town and we therefore respectfully **request that you initiate the scheme amendment at the Ordinary Council meeting on 5 April 2022.**

Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the undersigned.

Yours faithfully



JOSHUA CARMODY
SENIOR PLANNER

Copied to: Anthony Vuleta, Chief Executive Officer
Natalie Goodman, Chief Community Planner
Elected Members of the Town of Victoria Park

220301 7571 Letter to Town - Additional Justification

**ATTACHMENT 1:
ALL COMMENTS RECEIVED FROM COMMUNITY CONSULTATION**

Note: Not, all submissions included comments.

'Support'

100% on board keeping the businesses and giving this site a much needed facelift. Such a part of our neighbourhood and would be lost without to!

A café and outside seating area with cover, thanks.

A revamp of the current site would be much needed however it would be a terrible shame if the markets were to close. There are many young people working there trying to support themselves through university that cannot afford to lose their jobs. If the markets could remain open whilst the redevelopment takes place.

A small playground would be very well received

An icon!

Anything that is aesthetically pleasing to look at, has adequate parking and is hygienic is fine by me.

Anything to keep Swansea street market open. Would be very handy for residents to have a market within close proximity.

As a dedicated customer for 25 years, I support as long as we still have the market as is and the prices don't shoot up to cover the cost of higher rent.

best fresh markets and continental small goods and butcher in Perth

Businesses like Swansea St market and deli are vital to the community. Support small business. Big corporations kill good communities.

BUT - there must be sufficient parking for both residential units and sufficient parking bays for the many people from wide areas who use the Fruit markets. Parking spaces which are not the minimal width as people are loading their boxes of purchases. If minimal spaces are used - there will be lots of "bingses" and scrapes on car so much so that the markets could lose some loyal buyers. A difficult issue I know but maybe some of the building needs a floor for parking for residential & commercial tenants.

Consideration should be provided to allow ample parking in the new development.

Definitely over due for a full redevelopment. I agree with the rezoning to commercial. Where are the existing tenants going during the redevelopment?

Details should be made available but with right design and assessment, it should be perfectly doable

Do it soon

Do you plan to have any restaurant facilities? Would you? Mei's Noodles on Milford Street is looking for a bigger, better venue. Feel free to contact me. Michael 0450281866

Don't take away the markets

Exactly what the town needs.

Fantastic development!

Free parking must be provided for everyone who use the markets. The surrounding areas do not have enough space for safe journeying around the facility. Traffic control measures need to be in place roundabouts and traffic islands.

Fully supportive of revitalisation of this area. It is time for the area to have a new version of a loved favourite.

Good to see the uncertainty gone

Great idea

Great to see this site rejuvenated. Looking forward to it.

Heritage values of this site should be retained

Hi. Need to keep market with low costs and fresh veggie with low costs.

Hi there. If it's not already been considered, I would strongly urge the new development to keep the original signage (both interior and external) and use it as features in the new markets. The signage is iconic in style, and a valuable community cultural artefact, and would make for fantastic features incorporated into contemporary design whilst simultaneously preserving community history in-place.

I currently have one of the panels from the interior original signage from above the fruit and veg section (ie the original hand painted signage sitting behind the newer photo panels) - If the new developers would like this to include with the other panels for this purpose, please don't hesitate to contact me on the email included here or on 0435395780.

Hoping for non paid easy parking and Delissimo stays

I am very happy to see that the plan is to work with the existing tenants and to keep the markets - indeed to hopefully improve the markets. Love the idea of having the whole block better utilised with mixed commercial and residential and especially the promise of improved streetscapes to replace the ugly carpark. Hoping for a high quality development

I don't support this. Leave it zoned industrial and don't touch Swansea Street Market. We don't need some brumbies bakery and IGA express.

I hope the redevelopment will focus on retaining a product range serving a diverse range of cultures.

I really hope Swansea St Markets and the butcher remain. I've been shopping there since I moved to WA 6 years ago and there's nothing better. Please stick around.

I really like this shop as it is - Fantastic food and service.

I would like to keep the specialist growers market with its continental small good and locally sources fresh produce retained. It offers unique products which I cannot get at woolworths or coles, it must stay here.

I would love to see a market with bulk foods and good pricing (better than Woolies/Coles) for fruit and veg. And international products. Basically an improvement of the current building but for the offerings to rain the same. The current building needs some work. Though I don't think it needs residents.

I would really value the markets to be able to be retained

I'm supportive of anything that retains the current tenants especially the bulk food and fresh fruit and veggies.

I'm very pleased to see Swansea Street Markets won't be closing down, it's part of Victoria Park, it belongs here, many people use it, the workers are friendly, and I'd hate to see it go.

I'm unsure what there options are but I like the markets just as they are, so if they need to be demilished please rebuild.

In full support, as a local business owner and patron of Delissimo I love this idea.

Is the market going to be the same floor space as current? Would not like it smaller.

Will it be disable friendly and with accessible toilets?

What other shops are likely to be included?

Will obviously need appropriate parking and for accessible Acrod parking.

Not sure what the Amendment change will mean but as long as the development doesn't reduce the amount and quality of products that is currently on offer by the Market any improvement will be appreciated.

It is good keeping the market and starting with high density development in this area would be great.

It looks a lot more attractive than the current building.

It needs a facelift

It would be a great way to retain the business and get new customers and gives certainty that the market will remain in the future. Also, it is in keeping with current development trend in the area.

My family has been shopping at Swansea St Markets on a weekly basis for at least 30 years and we would like to continue doing so.

I've grown up with the Swansea St markets. It has such a diverse clientele! I would be very disappointed indeed if all 3 businesses disappeared purely for housing.

Just make it look good and presentable spend a good amount of money on it.

Keep prices down

keep, Swansea markets and make the complex safe, Good Luck!!

Long time customers of the market please keep us to date with the development and the reopening

Love shopping at Swansea markets

Love the shop, new building with the same shops will be a great addition for the community.

Need to keep Swansea street markets . With Woolworths coming we need to support local businesses

New markets I like Bunbury markets (Also now doing new Vasse Markets, great opportunity for this area.

Please ensure more carparking for shoppers.

Please have free parking at the new site and street parking to remain free if parking is part of the development plans.

Please keep the existing tenancies as noted above, and please make spacious parking a priority.

Please keep the markets as this is the only markets we have in th area.

Please keep the same quality and service we're used to experiencing at Swansea markets! Best shop in vic park

Please make it pedestrian friendly!

Please please keep swansea st markets open and the butchers, its such an amazing shop and is relied on for such great quality fruit, veg, spices, dried foods etc. As a regular customer i fully support progress but keep swansea st markets at the VERY LEAST to the standard it is now or better. Please do NOT reduce the quality of goods provided or size. Keep current standards at the very least.

Retention of Swansea Street Markets is very important as it fills a need not met anywhere else in East Victoria Park.

Retention of the markets is of paramount importance

Retention of the markets is very important for local bussiness, Brightwater residents and the many migrants who shop there, small producers who need outlets for there good and locals who like to support local business.

Sounds great

Support both options.
Will all 3 vendors continue in new development?

Swansea markets is a vital part of our suburbs

Swansea St Markets has been an important part of the Vic Park community so if a similar business is going to be in the new development it has to be as good or better than what we all have loved about the Swansea St Markets - value for money, quality produce, friendly faces and variety. If any of that is lacking, the community will vote with their feet and go elsewhere.

Swansea St markets is a place where families have come for many years and it would be a shame to end it.

Swansea street market is the best place to buy produce in the area. I think most will agree it's looking a bit tired and such a large space could be utilised in a better way. I look forward to seeing this redevelopment come to fruition.

Swansea Street markets are a vital and integral part of the Victoria park community servicing the needs of locals and have been for a very long time.
I fully support the revitalisation providing it retains the market/butcher/deli/café as it will draw more business to the area while also providing residential and business opportunities.

The changes will give a better use of land.

The existing retailers should be retained because they are fantastic. The butcher is the best around and the grocer has great quality fresh produce and grocery items that canny be found in other stores. Fitting out the stores should be financially supported because these stores have many loyal customers who want to continue shopping there.

The main building is very old and has become an icon of East Victoria Park. I think it would be great to renovate the building to a trendy, modern industrial warehouse. From the outside, the building is very large, but the shops inside only take up a fraction of the building. The shops should extend to the whole top floor, with the bottom level kept for packing/offices etc. I like the plan of keeping the Markets trading through staged redevelopments. The carpark and gardens are also in need of repairs.

Think it's a great idea and overdue.
As long as the market vibe is protected I think it will be quite successful and Swansea will maintain its great name and reputation.

Think it's a great idea if existing tenancies are supported to stay.

Think this concept will work well if the deli butcher and vegetable market are included and other tenancy compliments the existing concept. The area is badly in need of an upgrade and this will enhance the area

Totally support any scheme that retains Swansea St Markets especially the deli section & turn it into a modern shopping experience & residential apartments close to the city & lots of amenities

Want to have the markets however best suits them to continue to trade and provide best produce locally ever.

We dont want to lose this place.

It would be nice to keep the old style market feeling while updating and modernising.

We have come here for the last 20 years and would love for the butcher, green groccerand deli to stay.

We highly value the groceries at Swansea St Markets and would very much like this market to continue providing such excellent quality while supporting WA and Aust producers.

We would love to see Swansea Street Markets retained. Three generations in our family have been buying goods from this store.

Will be great - please make it quick as we'll miss it!

Would be great if the parking area was upgraded

Would be keen for existing tenants be looked after and happy to be involved as a resident with local area consideration

Would like to see the markets stay in some form!

Love to shop there and their produce.

Would love to see bike parking with security camera overview at new site as currently none. With more people owning electric bikes this could encourage less use of cars. We use Swansea mkt for weekly fruit, veg and deli; and bulk dried foods. Current car park and trolleys are terrible. Please keep market style shop and don't replace with a chain store!

Yes if the market facilities are retained and adequate customer parking is available

yes its a great idea

Yes the site needs to be updated and will revitalise the area

Yes throughly support this have thought about this for a long time. Great idea.

Yes to both questions as 3 generations have been shopping at Swansea Street . A good compromise for this upgrade!

Yes yes yes

Yes. The sooner the better.

'Support, with reservations'

Myself and family have lived on swansea st for over 45 yrs , still do and the markets have been the feature of our street for as long as I can remember (far longer than 30 yrs) .. I am all for proposed upgrade of the markets but have concerns with making it mixed use, more so with apartments being ontop of in regards to parking . Swansea st and the markets have ALWAYS been busy , and this has grown immensely since lime apartments and Jonh hughs service centre . Again all for change but will there be enough resident aswell as VISITOR parking made available for the residential side of development that ISNT going to take away from the already busy market car park and street ?

Only as long as the market doesn't change its character, or lose its current employees.

Our family has shopped here since 1956 we used to live in oats Street my mum at 95 still comes when able I have been living in Toodyay for the past 35 years and never miss a visit on my trips to Perth why go to many shops individually when I can go to one with the limited time I have, as a youth I even worked here for a time, any place outside of Toodyay is cheaper to shop at but my and my families dedication is to DD'S.

PLEASE do not spoil its charm, friendliness of the staff or product quality of the produce and the good prices
You have a lot of dedicated customers who depend upon this community

Provided there is sufficient parking space

What makes Swansea Street Markets so unique is the market vibe - very low prices, being able to scoop dry goods, dried fruits and nuts, the huge range of international foods available there, and the fabulous deli and great butcher. This aspect should be retained as it's so different from a supermarket. There are loads of supermarkets in the area all selling the same things. We don't need another vanilla retail complex. A florist and fishmonger would be good additions.

Yes I understand the broad thinking that would have gone into this project. I am not sure residents housed above this building are going to appreciate the traffic if the owners intend giving the same service and access to the same products. Will this concept work for both? I have been visiting the market during the past 20 years.

I am not opposed to development of the site, but would hate to lose the resource that Swansea Street Markets currently is for my family and community. The Markets are one-of-a-kind in Perth, providing genuine bulk foods at reasonable prices (as opposed to other "wholefoods" stores that position themselves in an expensive "health food" market). The combination of bulk foods, greengrocer, butcher (again unique in the range it offers) and deli in one site makes for convenient and cost-effective shopping. I would be happy to see the site improved, but I would hate for the development to send the Markets "upmarket" (ie development costs and increased rent and the pressure to appear more "fancy" leading to a reduction in product range and increase in product price). Any development must allow Swansea Street Markets to continue offering their wide range of products at a reasonable price point.

I agree, so long as the current tenants rent don't skyrocket - make your profit from the residential units. Don't force out the actual people who have been servicing Vic Park for years and years!

I am very keen to see the tight-knit sense of community at Swansea retained through whatever development is undertaken. While I recognise the need to upgrade the infrastructure, I would be resistant to changes that would disrupt the no-fuss, inclusive and financially accessible nature of the markets. Interacting with the wonderful staff is a weekly highlight and I am loathe to lose those friendships. I am concerned that rezoning would increase rates and lease costs, which would then require those costs to be recouped through increasing prices or intensifying patronage. The existence of local grocers who know their customers personally and have the luxury of being able to take the time to chat is under threat in our fast-paced, profit and growth driven world. Please don't let our Swansea Markets fall victim to the same fate as so many others.

I support redevelopment - with limitations and restrictions. Primary focus needs to be the existing businesses. Newcomers must accept and assimilate, not the other way around.

I have been a customer of SSM and Delissimo since a child, more so when I lived in the area in the early 90s, and in the past 20yrs since relocating back to Perth (absence 7yrs). Whilst an upgrade is long overdue, I do NOT want the focus of development to be other commercial tenancies and residential units. The primary development needs to remain about SSM and CURRENT tenants with particular emphasis on substantial availability of, and exclusive parking bays for markets customers, separate from other tenants and residents. It must have easy access and egress to this parking and must continue to allow trading during current or even extended hours. It would not be right to limit trading to appease residents. This place has been here a very long time and incoming tenants (residential or otherwise) need to accept that before moving in. Much like development around Jandakot airport and subsequent noise complaints, respect must be given to a long-trading, popular and existing facility over the wishes of new tenants. We have so few unique places like this in Perth that we need to protect and keep them. Otherwise our product choices are limited to what is available in the big supermarket chains.

I would need to see planning before approving:

1. Density
- 2.No more than 3 storeys
3. Street connectivity
- 4.Good urban design
- 5.Plenty of trees

'Do not support'

We don't support any residential units on site just keep the tenancies with renovated the commercial tenancies with maybe more shops please and no cost for users.

ONLY THIS !!

Regards

Enel

I do not support the change proposed and I believe this will change the look and the feel of the area. Changing this to a shopping complex with a residential area above will change the area and the historical look of the area.

I don't support either option and would prefer the Swansea street market to stay the same

I Don't support the residential aspect of this. Keep the area commercial use only.

I like the Swansea Markets the way they are

I support that Swansea Street Markets remain completely unchanged and, therefore, support neither of the pre-selected choices above designed to manufacture the consent of people to allow greedy developers and council power interests to interfere with a unique and valuable long standing concern that is Swansea Street Markets. What has existed for decades should never be destroyed by what only a few, obviously, view as money in their own pockets at the expense of every single patron who has ever supported and gained a very lengthy benefit from having available to them, as is, over an extended period of time.

My major points presented are simply associated with the words I have used, "remain completely unchanged" and "as is". I hope even from the most greedy viewpoint my selected words may be understood, not that I would hold my breath hoping that pure ignorance could ever dissuade the formidable dollar sign of reflection that doing nothing is doing the right thing.

Just don't bodge it up in the face of commercial money-grabbing with the same level of incompetence you exercised on the Archer Street - Orrong Road development the community voted AGAINST, TWICE.

Please do not create a big complex of stores, bringing crowds of people and making parking difficult. I go to Swansea to have a relatively relaxed shopping experience - to get easy parking, and to buy all my quality, well priced fruit and veg for my \$, and scooping my own dry produce into my own jars to avoid packaging which the current tenant allows.

I'm afraid a fancy new complex will increase rents for the current tenants, driving their prices up OR will make them leave.

How about just a well needed refurb? Why does everything have to be all shiny and new all the time?!

Please keep Swansea st market as is!!! It is a unique place and there are very few places like this, especially in East Vic Park! Places like this are becoming fewer to come by.

Swansea St East is already saturated with many apartments built in a relatively small street. Parking is already a big issue for residents. Adding more residential/commercial/industrial units to this street will add to the pressure. Also public facilities are almost non-existent.

There is no place south of the river like the current Swansea St. It needs to be retained just as it is.

There is not enough parking to do both residential and commercial!

This is a horrible idea, the markets have so much character as it is, this is just another step in the process of ripping the soul out of society so we can all feel nice and empty as the world burns around us. This should not be considered at all, but obviously money is God in this life and everybody is so corrupt that they can't just be satisfied with what they have anymore.

Where is this scheme amendment advertised?

Loss of car-parking! I cannot carry 60 kilograms of groceries home on a bicycle!!

Threatening the food security of poor and aged people. Social cleansing of grocery needing people in favour of rich latte lazy people. Loss of Italian fresh produce and history makes me cry.

'Not enough information provided'

Further information is required for people to form an opinion on supporting or not supporting the proposal

You need to provide further information before I'll tick those boxes above. It's too vague.

I would like to hear what the current tenants would like in any redevelopment. While this is I expect not the norm, i.e. go ask them I believe they need input into rezoning.

My preference is a mixed development as long as current tenants return. They are integral to the Swansea Markets being such a popular, diverse place in creating this draw card for multiculturalism in this inner City local government.

Let's have a conversation about what the community & businesses want at the Swansea Market site.

Let's do it differently instead of just asking for feedback. Actively listen & have people ask customers what they like, don't like & what they want the future Swansea Markets to look like & what tenants they want.

Not just adopt the premise of just build & they who can afford to come will come!

Is there any info on the residential tenancies ??

It depends who the developer is and the exact footprint and use of the building.

Not enough information has been supplied here to make a decision. I can't find more information elsewhere. On this basis, I do not support any change. In particular, I do not support any change that would threaten the viability of the existing tenants who are valued parts of this community.

not enough information to know what the plan is

This provides insufficient information to make a determination of the project's value. I support the concept in principle but this gives no sense of how many storeys are proposed, what parking provisions will be made, how the current highly valued tenants will be supported to transition, how their rents will compare in a new facility and whether this will allow them to continue providing affordable community-oriented service, how residential use will be facilitated alongside commercial eg noise, traffic, children. These issues must all be addressed.

What will be the effect on rental charges??

Where are the plans

Where can I find more information about the proposal?

Where can I find the documents

Where can I get a copy

Would like more information as the entire appeal of Swansea mkt is the rural local sourced farm vibe and cheap but hearty bulk dry options. To have it become a new gen loose produce place wholely organic and priced through the roof would be an extreme shame. I'd like it I'd the current tenants weren't rent priced out of the tenancy to accommodate the total cost of the revamp. But I agree it is overdue a face lift. Would like to see John the busker continue out the front. He is so friendly to my kids each time.

**ATTACHMENT 2:
LETTER DATED 18 JUNE 2020 WITH ESTIMATED MAINTENANCE COSTS**

18 June 2020

Swansea Market
176-178 Swansea Street, East Victoria Park WA

To: Mr. Erwin Edlinger

Re: Maintenance works

Nicheliving Construction is pleased to submit this proposal for basic maintenance works as per the structure inspection by Prompt Engineering.

The total price for basic maintenance works \$517,440.00 ex GST.

1. Roof cover.
2. Roof purlins.
3. Gutters/down pipes.
4. Scaffolding/EWP.
5. Ceilings.
6. Floor cover.
7. Brick works.
8. Asphalt.

Nicheliving Construction delivers quality buildings in a timely, efficient manner. It also executes civil works and building works and coordinates the entire process, using the best quality materials, subcontractors and industry practices and standards.

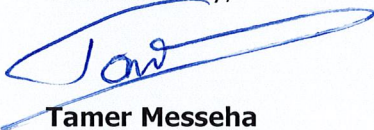
Nicheliving Construction is at the forefront of new building technologies that will further improve energy efficiency, construction timeframes and provide innovative solutions to clients.

Nicheliving Construction is a progressive company who delivers and is committed to the quality management system to ISO 9001, occupational health & safety management system to AS/NZS 4801:2001 and environmental management system to ISO 14001.

Please see our enclosed proposal.

Please do not hesitate to contact the undersigned to discuss the above further.

Yours sincerely,



Tamer Messeha
Operations Manager