

Schedule of Community Submissions

Application for Development Approval at Nos. 318, 320, 322A & 322B, East Victoria Park – Ref: 5.2023.244.1

Proposal: Car Park

Summary

In total, 18 submissions were received during the consultation period; 9 objecting to the proposal, 6 in support and 3 comments only.

No.	Support / Object / Did Not State	Submission received
1	Object	<p>I believe a 46 bay car park does not fit into our residential streetscape. It'll become an eyesore for our beautiful suburb, which then impacts views for residents on Gerard st and those in the Cul de Sac of swansea street, as well as it'll be the view from my back patio.</p> <p>This place of worship also stays up to late hours of the night, so having them all coming and going will have lights shining into peoples house on both sides of shepperton road.</p> <p>Also allows it to become a congregation area for undesirable people (not associated with the place of worship). Which we get enough of already and nothing is being done about that. In the past 4 months I've had to ring the police twice with people loitering in the swansea street park and coming onto my property and trying to access my side gate/jump my fence.</p>
2	Object	<p>The car park will do little to help the traffic on residential streets where there are often children playing in the street. Currently, there is a car park next to the tafe that is of low utilisation on the weekends and served by roads that are more appropriate for higher volumes of traffic. I struggle to see how building more car parks helps to align with the town's goals given all the work on building cycling infrastructure in the area or with community expectations.</p> <p>Additionally, I don't believe a car park or expanding the commercial use / rezoning of the land is appropriate as this is a residential, not a commercial or industrial area. If the council is to proceed with allowing this, a detailed review of parking and traffic management in the area needs to be undertaken as this is a significant change to area and sets a precedent for allowing car parks to be built in the area. As of this considerations around traffic calming measures and no through roads need to be made.</p>

		Access to the car park should also be from Shepperton Road. I also have concerns around the 4-year timeline to build a car park; something doesn't seem right there.
3	Object	<p>Constructing a 46-bay car park at the proposed location would not alleviate the current parking, driving/access challenges faced by residents in the surrounding streets when activities are occurring at the place of worship.</p> <p>On a Sunday morning, I could hear singing/chanting coming from a semipermanent marquee erected in front of the houses slated for replacement with the carpark. Church officials were seen entering and exiting one of the houses.</p> <p>During the workweek, I have noticed that the houses are also utilised by the place of worship.</p> <p>My understanding is that the church owns several other houses in Gerard Street.</p> <p>Given that the houses currently used for religious activities will be demolished, for the proposed car park, the church may need to relocate some of its activities. Will this result in some of the other houses owned by the church being repurposed and used by the place of worship?</p>
4	Object	<p>I have had difficulty on numerous occasions of getting my car out of my driveway and then out of my street on Sunday mornings and sometimes during the evening during certain times of the year due to being parked out by attendees of the church. This proposal is not the solution.</p> <p>There is already a car park on Somerset St at the Tafe that the members of the church could use on a Sunday morning. As well as ample street parking on surrounding streets that could help to spread out the parking during peak times of the church.</p> <p>I'll have lived in my street for over 30 years and this parking issue has only become a recent issue. Perhaps the church has outgrown its current location. Either way 46 car park bays is not going to be a long term solution to the difficulties I face when trying to get in and out of my street when church services are occurring.</p>
5	Comments only	<p>I wish to be consulted in regards to this development.</p> <p>There has been a number of development within the area recently, and traffic/ congestion has been building within the area, especially on Shepperton Rd and Albany Hwy.</p> <p>I am concerned that these developments will make the area very congested for local traffic and also unsafe. With the Edward Millen Park project already expected to increase congestion, another big development around the corner will not</p>

		benefit the local community.
6	Support	<p>Support, but can consideration please be given to the following:</p> <ul style="list-style-type: none"> - Proper demolition and removal of rubble of 320 and 322 from approved providers in a timely fashion (i.e. over 1 month, not over the 48 months requested for the whole project) - Native tree planting on the Shepperton Rd verge of 320 and 322 (ground covers and tree canopy) - Revegetation of the verge to the north of 318 so no more cars park there and it becomes more aesthetically pleasing for local residents; (ground covers and tree canopy) - Revegetation of the verge on Gerard St side of all properties (ground covers) - Scooter racks in addition to the bike racks, there's children at the daycare there that could benefit from this; and others may choose this form of transport just by seeing the racks - Far more tree canopy planting than the 12 proposed - Time constraints for the lighting in the carpark, and for the current external lights - they are on all night and can be seen from our lounge and bedroom windows - Education around not leaving children in the car to play with radios, horns and car alarms
7	Support	No comments
8	Object	No comments
9	Comments only	In light of the supplied information, I would register my opinion as unopposed. It will be an improvement on the current Sunday chaos in this area.
10	Object	<p>I would like to bring to your attention the above building application within a residential area and the significant level of concern the application has caused local residents.</p> <p>For your information, I have lived in the immediate vicinity of this church for 60 years with my family's history residing in the area for nearly a century, so I have seen the area change over many decades.</p> <p>I have discussed the application with a number of residents who have contributed to listing the following concerns:</p> <p>1. Loss of aesthetic appeal</p> <ul style="list-style-type: none"> • Explanation: Even though the application states 14 Trees will be retained/planted car parks distract from the aesthetic appeal of the neighbourhood. This is a <u>residential area, not a commercial area</u>. <p>2. Increased Traffic Congestion</p> <ul style="list-style-type: none"> • Explanation: The church's' patronage has grown significantly over recent times which has seen the facility utilised

		<p>most weeknights and on the weekend. The busiest day is every Sunday between 1030am and 1pm. Currently, patron’s park their vehicles on both sides of the street and significantly impair normal traffic flow. Residents constantly experience greater difficulty in accessing their homes coupled with higher risks of accidents especially to pedestrian traffic</p> <p>The proposed car park will cater for 46 vehicles. A recent count of the number of vehicles attending the church and parked in surrounding streets, (Gerard, Anglesea, Blair Athol and Maude) on Sunday morning (10/11/24) identified approximately 140 vehicles. Given the rate at which patronage appears to be growing, this carpark will have no impact of addressing the current traffic issues/congestion. (Please note an alternative is discussed later in this document).</p> <p>Having recently retired after 30 years of policing in WA Police Force, I would also suggest access by emergency vehicles (Fire & Emergency Services) would still be severely restricted during busy times.</p> <p>3. Speeding vehicles</p> <ul style="list-style-type: none"> • Explanation: Residents in Gerard and surrounding streets often witness vehicles speeding at the conclusion of church events. Parents with young families have and continue to voice concerns to each other but are fearful of contacting authorities due to fear of possible retribution. Please note, I personally, as have other residents, attempted to discuss/mediate parking/speeding and traffic issues with church attendees only to be verbally abused and intimidated, to the point of physical altercation. A carpark catering for an additional 46 vehicles will further exasperate these issues. <p>4. Noise Pollution</p> <ul style="list-style-type: none"> • Explanation: The presence of a carpark coupled with additional vehicles will contribute to further noise pollution from engines and people coming and going at all hours. This will disrupt the peace of the neighbourhood, making it less pleasant for residents, particularly those living nearby. <p>5. Decreased Property Values</p> <ul style="list-style-type: none"> • Explanation: The construction of the carpark may lead to a decrease in property values in the surrounding area. Potential buyers often prefer homes in quieter, more aesthetically pleasing neighbourhoods. The presence of a car park will deter interest and reduce demand for housing, affecting overall property prices. <p>6. Safety Concerns</p> <ul style="list-style-type: none"> • Explanation: The carpark will create safety concerns, particularly for pedestrians and children. Increased vehicle traffic often leads to more accidents, and poorly lit or designed car parks can become hotspots for crime, including theft and vandalism. <p>7. Disruption During Construction</p> <ul style="list-style-type: none"> • Explanation: The construction phase of the carpark will be disruptive for residents. This will include noise, dust,
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		<p>and limited access to homes or local amenities. The inconvenience can lead to frustration and a decrease in quality of life during the construction period. You have to remember residents are currently dealing with the challenges associated with the building of the elevated rail line which still has another 12-18 months before completion.</p> <p>8. Impact on Community Character</p> <ul style="list-style-type: none"> • Explanation: The carpark will alter the character of a residential area, making it feel more commercial and less like a community. This shift will reduce the sense of community identity and social cohesion, as residents will feel less connected to an area dominated by vehicle storage rather than residential amenities. <p>9. Environmental Concerns</p> <ul style="list-style-type: none"> • Explanation: The carpark may also contribute to environmental issues, such as increased surface runoff, which can lead to flooding and water quality problems in nearby bodies of water. The heat generated by large asphalt surfaces can also contribute to the urban heat island effect, raising local temperatures. <p>10. Limited Accessibility for Non-Motorized Users</p> <ul style="list-style-type: none"> • Explanation: A focus on more car parking may prioritize vehicles over pedestrians and cyclists, leading to reduced accessibility for those who reside in the immediate area who rely on walking or cycling as sustainable transportation options. <p>11. Community Resistance</p> <ul style="list-style-type: none"> • Explanation: Many residents may oppose the construction of this carpark due to the concerns mentioned above. If approved the development may lead to community conflict, petitions, and opposition groups, creating divisions among residents and potentially leading to prolonged disputes. <p>Please note: Residents have contacted the Town of Victoria Park and Council rangers over previous incidents in an attempt to rectify parking issues however, with little effect.</p> <p>Additional information: The buildings that have been nominated to be removed are currently being utilised, by the church, to host events, serve as food outlets, and a variety of other social activities. Residents have voiced additional concern in relation to these matters. Where will these activities now take place? Will the church be requesting additional development opportunities if the carpark is approved to continue on with such activities?</p> <p>Viable, cost effective alternative:</p> <ol style="list-style-type: none"> 1. Somerset street has approximately 62 street marked, parking bays (this does not impact/include the swimming pool carpark). The carpark next to the TAFE building has 52 marked bays which totals approximately 104 bays. These parking facilities are free on weekdays after 6pm and free all-day Saturday and Sunday.
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		The TAFE carparking facility (located approx. 300 metres from the church) is totally underutilised on the weekend in particular Sunday, which is the busiest day at the church. Utilising these parking facilities would provide church patrons with a cost-effective alternative, with no time delays for building whilst going some way to ensuring the concerns of the residents in the immediate area are addressed.
11	Support	My first comment is that already the street is not kept neat. The weeds in the yards and verges of the multiple locations they occupy are unattractive and contribute to poor street appeal, and seeds from weeds are a hazard to dogs. Secondly, the carpark is a good idea as the church is popular, so having the cars off the road and verge will increase safety.
12	Object	Gerard Street is small and narrow, this encourages more traffic and people to the street. There is a lot of children wandering the street as well as Adults, an accident waiting to happen.
13	Object	My objection to the proposal relates to the time frame. It is way past time the shire sorted out this problem. Over many years, I have contacted the shire with related parking problems. Why do we need to wait another 4 years for the problem to be acted on? I would also point out that 46 bays will make little difference to the problem. They currently park both sides of the surrounding streets making access extremely difficult. Also in Gerard Street they congregate on the roadway between those parked cars and often dare us to try to drive down Gerard St.
14	Object	I have objected to the development application specified above due to the great impact it will have on property values and privacy issues it present to the adjoining residences not only security issues it will present.
15	Support	In the 6 years I have lived in this house the cars in the street when there are church activities on have increased exponentially so it is good to see that there is a plan for parking, 46 car bays will not be sufficient to park all the cars though. I notice that the proposal is 48 months, I hope the town will continue to manage the cars parking in the street in the interim as 4 years is a long time for a parking solution.
16	Support	As long as the plans remain unchanged and there is no thoroughfare between Gerard St and Shepparton Rd we fully support this plan to get cars off the street.
17	Support	Currently on Sunday mornings our street is fully parked on both sides of the road, making it difficult for through traffic and even difficult for my own access to my property. Car parking at the centre I hope will reduce the Sunday congestion on the surrounding streets
18	Comments only	I do not agree or support this development, we do not need more people and vehicles contesting the roadway into the city. Like always, money talks and thoughts from your local community doesn't matter.