

Attachment 3 - Schedule of Submissions

Submission:	Support or Object:	Comments:	Response:
1	Object	We prefer no businesses in this area. Domestic use only. Parking is limited to visitors as it is.	Noted.
2	Object	I don't believe residential properties should be used for business purposes in an area where parking is limited. If every house in The Circus made similar applications the outcome would be unmanageable so I believe it is best not to set a precedent by allowing this application.	Noted. Comments regarding the proposed land use and car parking are contained within the report.
3	Object	An increase in parking which already has a shortage and I bought into a residential area which already has some commercial properties which were part of the original set up and I feel that if one is allowed others will pursue to do the same and in the end the residential peacefulness of the estate will be lost. Keep it residential is my view. We have paid a lot of money to live in the estate which was always deemed residential.	The proposed land use will allow for the additional use of home business at the residence. The predominant land use will remain residential. If other residential properties contemplate adding a home-based business to their property this will be assessed on its individual merit. Further comments regarding the land use and car parking are contained within the report.
4	Object	My objection to the approval is on the following grounds: <ul style="list-style-type: none"> • The proposed use is clearly commercial and therefore inappropriately termed "Home Business". It is not a sole trader and is a commercial business proposing to locate within a residential dwelling. • The dwelling is not a shop/house. It is a residential premises within a residential zone under the Burswood Precinct Special Use Area (Precinct Plan 2) (BPSUA-PP2) • The use is not listed under TPS1 and therefore not contemplated or approved under BPSUA-PP2. On this 	The proposed land use is considered to align with the definition of Home Business contained within the Town's Town Planning Scheme No. 1. Noted.

		<p>basis alone the application must be rejected. To suggest that approval of this use is discretionary is in our view incorrect and likely to be found 'ultra vires' if challenged.</p> <ul style="list-style-type: none"> • The proponent has advised that 3 staff will be employed at the premises, including the proponent. • In addition, the proponent has advised that up to two clients will attend the premises at any one time. <ul style="list-style-type: none"> • The proponent has advised that the receptionist will attend work via train. This cannot be guaranteed and it is reasonable to assume that both staff and the clients will attend by car. Being a total of 4 vehicles in addition to the proponents existing usage. • The parking plan shows capacity for 4 vehicles however the submitted plans show on street parking. • The Burswood Lakes Estate Structure plan advised 1250 DU's and street parking for the estate has been allocated on that basis. The Council parking officers and planning department are acutely aware that street parking shortages are a major issue on the estate. • Recent planning changes will only exacerbate that situation. Approvals are in place for a significant uplift in DU's on the Estate. Current approvals to Mirvac and EG Developments along with future site uplifts could see up to 2,500 Du's established with the Burswood Lakes Estate. We note that, notwithstanding their significant uplift in plot ratio and density, Towers 6 and Lot 22 are not currently proposing to increase street parking. <p>Given the above and in particular:</p> <ul style="list-style-type: none"> • The proposal is commercial within a residential zone, 	<p>The use is listed within the Town Planning Scheme No. 1. The land use is not a listed use within Precinct 2 – Burswood Precinct.</p> <p>Noted.</p> <p>A condition has been recommended which would restrict the home business to have a maximum of one client on the site at any one time.</p> <p>Further information regarding car parking is contained within the report.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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5	Object	<p>*Concern due to very limited parking available now for residents and visitors together with patrons of the approved Cafe and Restaurant.</p> <p>* Structural change to the existing townhouse externally and differing from the other townhouses.</p> <p>* Does not fit in with the existing home offices within the area (eg: employing staff)</p> <p>* Product sales on premises, creating more cliental and traffic.</p> <p>* Potential noise from machinery operating from the premises.</p> <p>* Concern about the hours of operating weekly and weekend.</p> <p>* Signage and advertising.</p>	<p>Comments regarding car parking are contained within the report.</p> <p>No changes are proposed to the existing townhouse.</p> <p>The proposal is for a Home Business and not a Home Office.</p> <p>The application does not propose product sales.</p> <p>The home business is required to comply with the Noise Regulations.</p> <p>No signage and advertising proposed.</p>
6	Object	<p>Strongly object to a business being run from this corner high density property. This is a residential estate and is a very high density living precinct. We have lived here for 11 years and have seen the issue of parking continue to be a bone of contention! Parking is at a premium with the small number of parking bays for home owners and bear in mind most home owners have two vehicles all of which add to the parking issue. Victoria Park Council has applied a 2 hour parking limit on all parking bays. I fear the number of clients & deliveries will only contribute to the ongoing Parkin situation.</p> <p>As a residential town house it will set a president and then more shop fronts will appear!</p> <p>1 - more cars in the area</p> <p>2 - more people from outside the area will be coming</p> <p>3 - apparently doctors will need to be onsite to administer treatment</p>	<p>Noted.</p> <p>Refer report for comments regarding car parking.</p> <p>Any future proposal of this nature will require a development application to be lodged and considered prior to the use commencing.</p>

		<p>4 - deliveries of products to the house</p> <p>5 - the business will have more than the stated clients</p> <p>6 - this is a up market area and should not be downgraded by allowing small business to operate from a home</p>	
7	Object	<p>As a close neighbour of the proposed development site I object to the development based on parking availability for residents, the residents occasional guests, delivery and trades persons working on private homes. There is a known high staff turnover in the beauty treatment business (referenced by numerous media reports widely available on electronic media) therefore stating a staff member will use public transport to work is not factually reliable or reality. The other issue is whilst two clients may be treated at time, there will be two others waiting for treatment and others possibly undergoing unsupervised treatment, thus the actual number of clients parking will not be 'only two'. Based on the plan provided, it is difficult to ascertain how four car bays will be available on site with the garage door being extended into the outdoor onsite parking bays (ie behind the existing garage door). The internal garage will be extended to just over 8.5 meters reducing the the our door spaces by approximately 2 meters each side, thus onsite parking will be only 2 cars with a possible third if encroachment onto the 'no parking' area at the rear of the residence.</p> <p>As council is aware strict parking guidelines are applicable to stadium event days - where will the clients park on those days?</p> <p>This area is a high priced residential area. Whilst accepting many people work from home in home offices especially in the times of COVID, this is not the case with this proposal. If this development were to go ahead it would set a precedent for further visiting client based business within this residential area.</p>	<p>Refer the report for further comments regarding car parking.</p> <p>A condition has been recommended which restricts the home business to have a maximum of one client on the site at any one time.</p> <p>The plans increasing the garage do not form part of this development application. Any change to the dwelling will require a development application to be lodged and considered prior to any works occurring on the site.</p> <p>Refer the report for further comments regarding car parking.</p>
8	General comments	<p>Parking in this estate is already at full capacity due to non-conformity. This proposed business will only contribute to this</p>	<p>Refer car parking comments within the report.</p>

		ongoing issue that has not been properly resolved by the Town of Victoria Park to date. As a resident of this Estate for the past 13 years, this proposed business will only add to the problems our community is already facing (i.e. parking, littering and security). These concerns have been constantly communicated to the Town of Victoria Park.	
9	General comments	<p>a) The application implied the use of 4 onsite parking bays which have to be accessed via a back lane, which then leaves no resident park. I don't see this as realistic parking for customers, thus impacting park spaces for residents and their visitors.</p> <p>b) The other concern is that there is already premises specifically designed as commercial on The Circus. I feel the approval of this application will allow future applications to intensify through the precinct.</p>	<p>Refer car parking comments within the report.</p> <p>Any future proposal of this nature will require a development application to be lodged and considered prior to the use commencing.</p>
10	Support	No impact.	Noted.
11	Support	My wish is to see more business enterprises in the BURSWOOD area and fully support this application.	Noted.