

Miller's Crossing

Proposed Development Options
Communication and Engagement Report
June 2018



Community consultation

It was very important that the Town undertook a thorough communication and engagement process for the project. It was important the community was engaged in a transparent and genuine way. The purpose of the engagement was to allow the community to have a voice and ownership of a potential direct investment in public open space which will have a significant financial impact on the Town of Victoria Park.

In developing the community engagement plan for the project, the Town outlined the following objectives:

- Provide information (create awareness and understanding)
- Seek feedback/comments (obtain views, perspectives, opinions and concerns)
- Generate ideas
- Support involvement (create awareness and interest)

This report provides the results of the Town of Victoria Park's community engagement for the Miller's Crossing development options, which was conducted 28 May 2018 to 21 June 2018.

Community consultation tactics

The Town organised an array of tools and methods to engage the community in the project.

1. Emails to engaged and registered participants
2. On-site signage
3. Sponsored social media posts
4. Media release
5. Posters and flyers at local businesses and Town of Victoria Park buildings
6. Town of Victoria Park website
7. Your Thoughts online consultation hub
8. Your Thoughts online submission form
9. Hard copy submission form at Town of Victoria Park buildings
10. Southern Gazette advertising
11. Life in the Park Winter edition printed newsletter
12. Life in the Park eNewsletter
13. Your Thoughts eNewsletter
14. Adjacent residents flyer drop
15. Pop-up onsite information session



Examples of communication tactics

Town of Victoria Park
May 28 at 3:00pm · 🌐

The parkland known as Miller's Crossing is proposed to be rezoned and sold by the landowner (Department of Planning). The Town of Victoria Park is exploring five options for the land, and we want to know what our community's thoughts are. We are seeking public submissions on the options from now until 5pm 21 June. Visit <http://vicpark.info/millers> to view the history, information and make a submission.

Town of Victoria Park
June 8 at 2:54pm · 🌐

Due to stormy weather, the pop-up information session at Miller's Crossing that was scheduled to take place this Sunday, has been cancelled. We will be looking in to options for other pop-up engagement over the next week. Keep an eye on our Facebook page to stay in the loop. You can still share your thoughts at <https://yourthoughts.victoriapark.wa.gov.au/millerscrossing>

Town of Victoria Park shared an event.
June 14 at 3:00pm · 🌐

After having to cancel last week's planned pop-up, we're taking advantage of the good weather this Saturday and will be down at Miller's Crossing from 10:30am. Come down to find out more about what is happening and share your views.

SAT, JUN 16
Miller's Crossing pop-up information session
Interested

Paul and Brian were interested

Like Comment

TOWN OF VICTORIA PARK
Miller's Crossing

Miller's Crossing is valued community parkland located in Carlisle. The land is being considered for rezoning and sale by the landowner (Department of Planning).

The Town is considering five options for retaining some or all of the land as public open space. Public submissions close 5pm on 21 June 2018.

OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Do nothing. Council does not acquire the land.	Acquire all lots and retain as Public Open Space.	Acquire only some lots for Public Open Space.	Acquire all lots and develop into 13 housing lots for sale.	Acquire all lots and develop some into housing, keeping some as Public Open Space.

Join us at our pop-up information session:
Sunday 10 June 10.30am – 12.30pm • Miller's Crossing

Your Thoughts | victoriapark.wa.gov.au | 9311 8111
yourthoughts.victoriapark.wa.gov.au



Miller's Crossing Development Option Proposal

The parkland known as Miller's Crossing is proposed to be rezoned and sold by the landowner (Department of Planning). The Town of Victoria Park is exploring five options for the land, and we want to know what our community's thoughts are.

We are seeking public submissions on the options from now until 21 June. Visit [Your Thoughts](#) to view the history, information and make a submission.



Examples of engagement method

Miller's Crossing land zoning proposal



There are four parcels of land in Carlisle/East Victoria Park known as 'Miller's Crossing'. These parcels of land are owned by the Department of Planning. In 2012, the Town asked the WA Planning Commission (WAPC) to zone the land as 'Parks and Recreation Reserve'. In 2017 the WAPC instructed the Town to modify this proposal and zone three of the lots as 'Residential R30'.

In 2017, Council reaffirmed its position to the Minister for Planning, Lands and Heritage by providing a summary and detailed report. The reaffirmed recommendation for Miller's Crossing is to remain zoned as 'Parks and Recreation' and not be changed to 'Residential'.

The WAPC responded to the Town's recommendation and advised that there is the potential for the subject land to be acquired by the Town, either through purchase, land swap or other arrangements that the Town wishes to propose.

At it's Ordinary Council Meeting on 8 May 2018, Council resolved to:

1. Undertake a minimum of 21 days of public advertising regarding all five development options.

Option 2 - Acquire all lots for public open space.	Land acquisition cost between \$2.7 million to \$2.9 million, continuation of annual maintenance expense (already budgeted).
Option 3 - Acquire only some lots for public open space.	One to two of the lots are acquired from the WAPC rather than all three and retained as public open space. Land acquisition cost between \$0.8 million to \$1.6 million, continuation of some annual maintenance expense (already budgeted) and future annual rate revenue (dependent on configuration of lots acquired).
Option 4 - Acquire all lots and develop into 13 housing lots for sale.	All three lots are acquired from the WAPC with independent valuations and developed for 13 housing lots. Land acquisition cost between \$2.7 million to \$2.9 million, estimated initial profit of \$0.5 million, estimated future annual rate revenue in the order of \$21,000.
Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	The Town would acquire all lots and maintain a linkage to green space albeit a reduced area. This would help lower the cost burden whilst allowing the maintenance of a greater linkage to green space than that which would otherwise result from not acquiring the lots. Land acquisition cost between \$2.7 million to \$2.9 million, estimated initial profit of \$0.3 million, estimated future annual rate revenue (dependent on final design configuration).

What is happening now?

The Town is seeking community recommendations for the preferred five development options listed in the document library. **Submissions must be received by 5pm, Thursday 21 June 2018.**

How can you be involved, find out more or provide feedback?

- Attend the pop-up information session Saturday 16 June 10.30-12.30 onsite at Miller's Crossing
- Read the [five development options](#) in the document library.

Community pop-up event

POP-UP EVENT

Sunday 16 June 10.30am-12.30pm

Pop down and find out more information on the development options.

Millers Crossing, Miller Street Carlisle (Raleigh Street)

Document library

- [Millers Crossing Site Plan \(1.05 MB\) \(pdf\)](#)
- [Submission form \(479 KB\) \(pdf\)](#)
- [Millers Crossing Development Options \(898 KB\) \(pdf\)](#)
- [OCM Minutes 8 May 2018 \(4.83 MB\) \(pdf\)](#)

[more..](#)

Key dates

Ordinary Council Meeting
08 May 2018

Formal public comment period
28 May → 21 June 2018

Community Development Committee
21 June 2018

Ordinary Council Meeting
10 July 2018

Who's listening

FAQ

[What is Amendment 56?](#)

[Where is this land?](#)

[Is John Bissett Park included in the four parcels of land?](#)

[Who will make the final decision?](#)

[more..](#)



[more..](#)

Life cycle

Public comment period

This consultation is open for contributions.

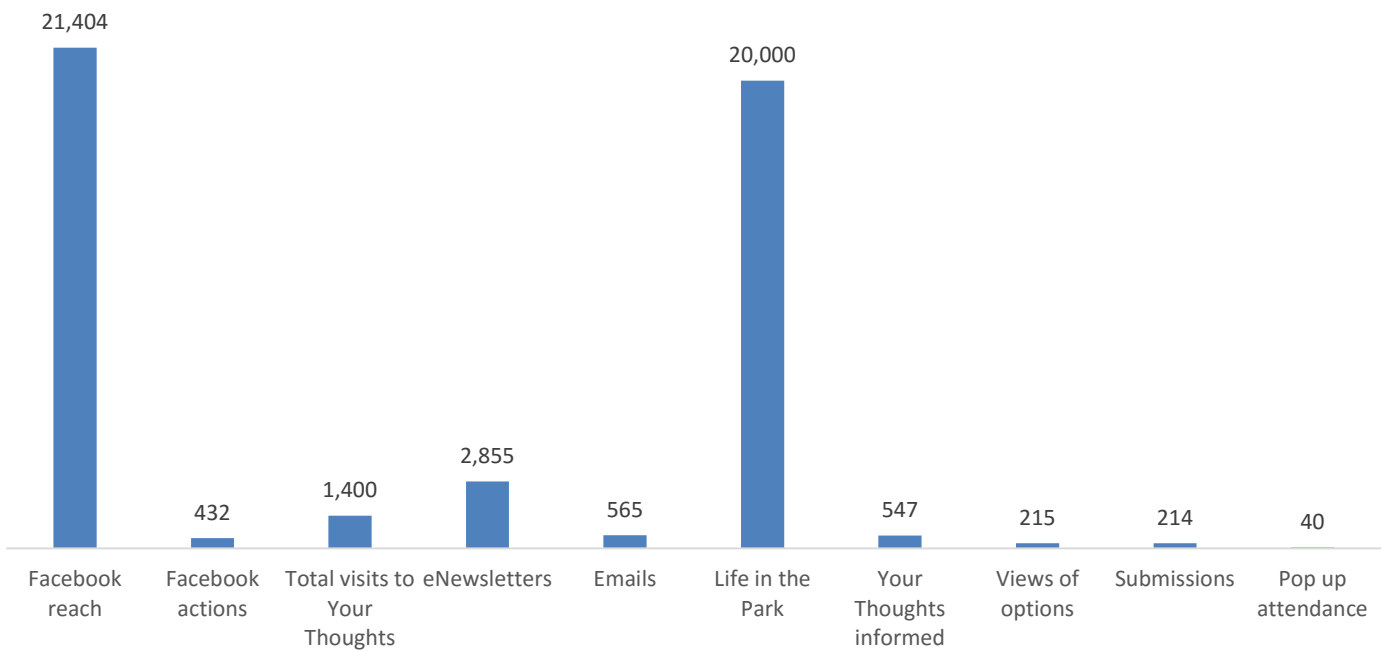
Communication and engagement snapshot

Over the duration of the engagement, the Your Thoughts page was visited 1,400 times with a max visitors per day of 367.

199 online submissions were received, 15 hard copy submission and an approximate total of 40 attended the pop up event

INFORM

ENGAGE



Engagement summary

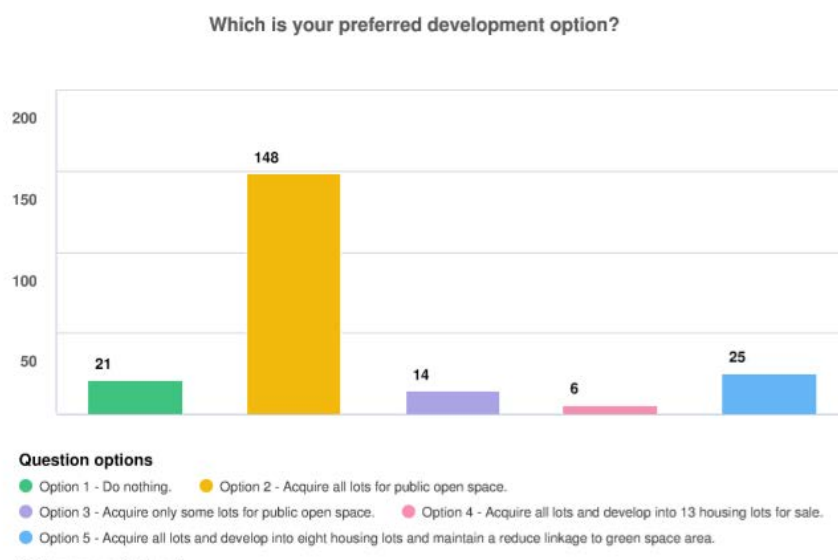
The community were presented with five development options that were identified by the Town of Victoria Park Council and Officers along with the financial implications for each option.

The five development options presented were:

Option 1 - Do nothing.
Option 2 - Acquire all lots for public open space.
Option 3 - Acquire only some lots for public open space.
Option 4 - Acquire all lots and develop into 13 housing lots for sale.
Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.

Key findings

- Total of 214 submissions were received from the community.
- Preferred development option is Option 2 – Acquire all lots for public open space (148 submissions)
- Second preferred development option is Option 5 – Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area (25 submissions)
- 177 of submissions were from property owner-occupier within the Town
- 5.3% of submissions received did not view the proposed development options prior to completing a submission form.
- Crowd funding was mentioned in one submission.



Themes

- Carlisle/Lathlain short of public open space
- Perfect location for increasing housing density
- Utilise the funds on Lathlain and Tom Wright
- Increase of public open space
- Green corridor and space
- Cost to rate payers
- Bird haven (cockatoos)
- Maintain open space
- Lot 1002 remained as parkland
- Increase of tree canopy

Community Statements

- I am 11 years old. Lot 1003 is used by myself and my brother nearly every day. It is away from a road, in a nice quiet corner and we feel safe and can play football without worrying about little kids and dogs running around everywhere. If we lost this park we would be really sad.
- Option 3 is a balance between development and Open spaces - both of which are needed. However the greater development of smaller residential dwellings, the greater the need for open green spaces. This is essential for public health but also for the Vic Park areas to remain a desirable and attractive Town in which to live.
- Additional "Green Space" opportunities within the township are rare. While a high cost for the required additional land purchase ...long term gain of the additional green space is likely to be worth the cost.
- I would support the acquisition of all lots for public open space if the cost would not directly cause an increase in rates. I feel a compromise should be pursued with the state government to secure all lots at a much lower price if other land in the town can be utilised to create high density living along train lines as an offset.
- In order to reduce the urban sprawl and increase council revenue I believe this is a good option. Land close to the city is very scarce and infill housing creates parking problems on streets.
- Carlisle already has limited green public space compared to other suburbs, losing it will be a great lost to the community. Green spaces encourage positive activities, a healthy suburb needs green spaces.
- I believe Lot 1002 is popular with the youth and offers good recreational spaces. Keeping that lot would be beneficial for the community.

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- The lots marked for development provide a valuable green space or corridor in an ever increasing density of Vic Park. They are a pleasure to see and walk on and as the newly planted trees grow they will provide much needed habitat for the birds, plus help with our diminishing tree canopy.

Appendix A – Your Thoughts Engagement Report



Visitors Summary



Highlights

TOTAL VISITS	1.4 k	MAX VISITORS PER DAY	367
NEW REGISTRATIONS	19	ENGAGED VISITORS	197
		INFORMED VISITORS	551
		AWARE VISITORS	1.3 k

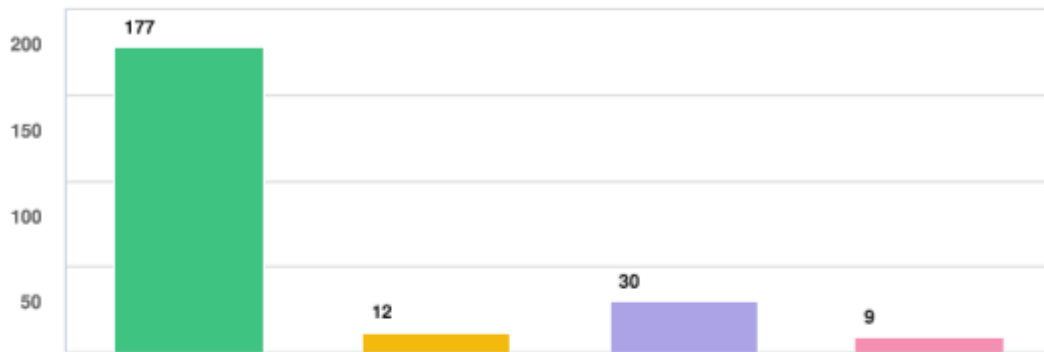
Aware Participants		Engaged Participants			
1,273		197			
Aware Actions Performed		Engaged Actions Performed			
Participants		Registered	Unverified	Anonymous	
Visited a Project or Tool Page	1,273				
Informed Participants		Contributed on Forums			
551		0			
Informed Actions Performed		Participated in Surveys			
Participants		98			
Viewed a video	0	Contributed to Newsfeeds			
Viewed a photo	74	0			
Downloaded a document	229	Participated in Quick Polls			
Visited the Key Dates page	14	0			
Visited an FAQ list Page	76	Posted on Guestbooks			
Visited Instagram Page	0	0			
Visited Multiple Project Pages	336	Contributed to Stories			
Contributed to a tool (engaged)	197	0			
		Asked Questions			
		2			
		Placed Pins on Places			
		0			
		Contributed to Ideas			
		0			

ENGAGEMENT TOOL: SURVEY TOOL

Development option submission form

VISITORS	319	CONTRIBUTORS	196	CONTRIBUTIONS	214
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What is your interest in this matter? (select all that apply)

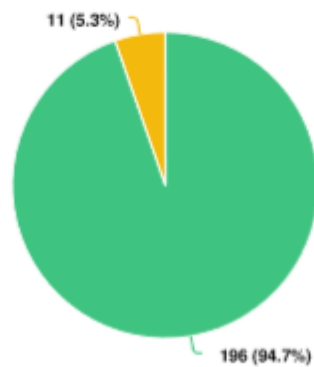


Question options

- Property owner-occupier within the Town
- Property owner within the Town (different residential address)
- Local resident (non-property owner)
- Other

(214 responses, 0 skipped)

Have you reviewed the five development options in the document library?

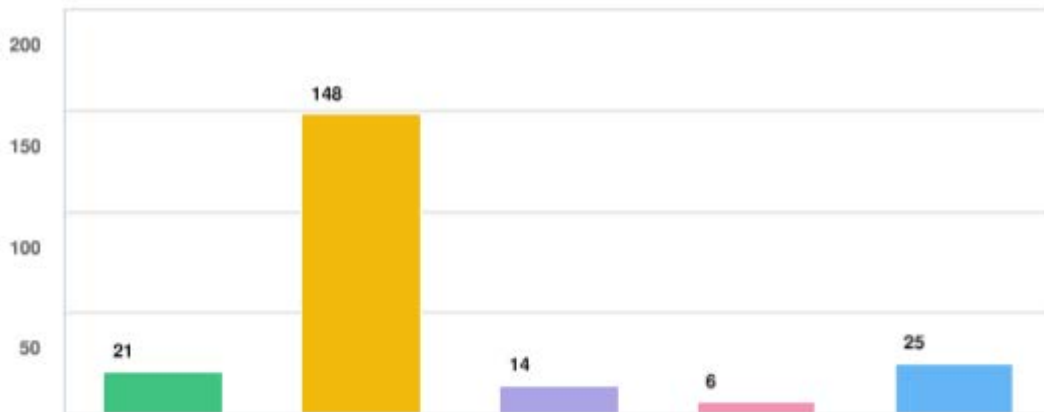


Question options

- Yes
- No

Optional question (207 responses, 7 skipped)

Which is your preferred development option?

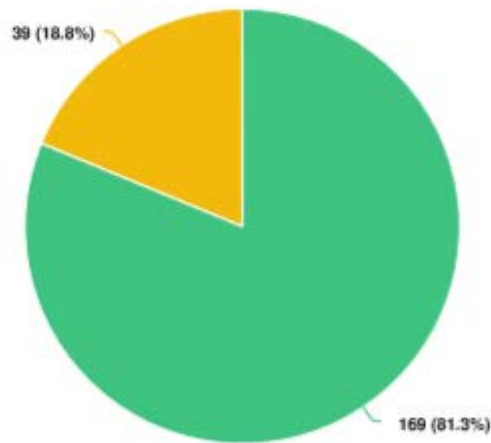


Question options

- Option 1 - Do nothing.
- Option 2 - Acquire all lots for public open space.
- Option 3 - Acquire only some lots for public open space.
- Option 4 - Acquire all lots and develop into 13 housing lots for sale.
- Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.

(214 responses, 0 skipped)

Would you like to be kept informed of the progress of the project?



Question options

- Yes
- No

Optional question (208 responses, 6 skipped)

Appendix B – Community Submission Report

Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Kids & dogs use lot 1003 daily, wildlife is constantly heard from area , 1003 is more protected than lots 1004 &. 1005 so are used more by the general public
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	The Town should only consider acquiring Lot 1002 only, if any at all. Lot 1002 forms part of a wider parkland along Beatty Avenue that used reasonably well. The others lots are random fragments of land, poorly located on a busy road that are of almost no use as public open space. I cannot understand the reason for acquiring these other lots given the investment the Town is making in the adjacent Lathlain Park precinct. Ensuring sufficient open space is available to Town's growing number of residents is supported, but such decisions should not be made in the absence of a strategy that identifies both (a) direct, evidence-based need (the amount and type of spaces needed); and, (b) how this needed space can be provided in the most cost effective way.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	While living quite a distance (within the town), from this site, I wish to as much open space retained by the council as possible. I am quite happy to have my rates increased temporarily to aid in the purchase of this space. Once it is sold and developed we will never get it back.
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	There are already enough high density residential developments in the vicinity. Leave the existing Millers Crossing open spaces green - they are a significant contribution to the aesthetic of the area.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	If you look at the historical footage of this area this area has been decimated of green space. The area needs more open parks and reserves or at the very least create a skate park which has decent size in order to entertain and keep active the youth in the area. Victoria Park is the one of the few councils that does not have a decent skate park and is well behind competitive councils.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	We need more green spaces not less. Especially given the housing development next to Miller's Crossing has no green space at all
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	I am concerned at the loss of green space and canopy cover throughout the metro area. This small area of parkland provides an aesthetically pleasing entrance to Carlisle and Lathlain as well as a much loved recreational space for locals. There are a number of established trees which provide shade and habitat to birds and I would be very sorry to see them cut down.
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	I think lot 1002 should be acquired and the park retained, the other lots can be developed

<p>Property owner-occupier within the Town</p>	<p>Option 3 - Acquire only some lots for public open space.</p>	<p>As an owner and resident of a property (8 Raleigh St) that borders onto the area I would like to thank the Council for providing me with the opportunity to have a voice and put forward my ideas which I have outlined below. I have in the past put in submissions about this parcel of land; in 2007, 2012 and 2016. Lot 1004 is more often used as by pedestrians rather parkland due to its proximity to busy Roberts Road. It does provide a nice walkable link and maintain a green corridor. However, it also has created a 'dark corner' – at Lot 1004 and adjacent to and my residence and rear of 47 Bishopsgate St. This has contributed to anti-social behaviour and actual break ins to my property: most recently in 2016, and three occasions previously. Dark Corner at Lot 1004 and local residences I propose that I purchase a portion of Lot 1004 and amalgamate with my property – 8/8a Raleigh St (Lot 501). This would then enable development of my property; for a family home or two units. The area purchased would be a driveway/triangle portion of Lot 1004, approximately 400m². The remainder of Lot 1004 could be retained as public space. This would result in a win/win for all stakeholders. Suggested area to amalgamate Significant Benefits to Residents and Town of Victoria Park are: 1. Maintenance of the Green Corridor from John Bissett Park to Bowling club redevelopment. 2. Reduce the awkward and antisocial dark corner described above. 3. Significantly defray costs of Council purchasing and retaining the other Lots for public space. 4. Increase in Rate revenue with an additional dwelling/s. 5. Keeping trees and birdlife in the area; in particular the beautiful Jacaranda tree on Lot 1004. 6. Maintain public access and a walkable link through Lots 1004 and 1005. 7. Meeting a portion of infill R30 target by WAPC; whilst retaining percentage of open space for residents. I would give undertakings as to street frontage, semi permeable fencing and landscaping to ensure improving the area. I am a long-term owner in Carlisle; I enjoy living here; and sincerely appreciate the progress made in Carlisle over the last 15 years by the Town of Victoria Park. I have made similar submissions since Millers Crossing was constructed. I would like to encourage Lot 1003 be retained as park space; it is a nice large rectangle area used for recreation by many people. If you could please consider my proposal as that of a local resident; not of a commercial developer.</p>
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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	ToVP and local members for this ward have made prior commitments to green space. This block of land is an important green space link between the proposed Tom Wright reserve development and across to the train line.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	POS should be preserved when possible. If all lots are not acquired for POS then a portion at least should be.
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	The area would not be aesthetically good as the roadway is the major access into and out of the local area. Lathlain and the surrounds have already list access to public space with the oval development. Use the area to create inviting play spaces. The worksite look of the area needs to be balanced back towards nature.

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Property owner-occupier within the Town	Option 1 - Do nothing.	I believe with the proposed upgrade to the large lot opposite the Demons football grounds and the upgraded Lathlain precinct there will not be the need for this park land. Any parkland purchased will result in an increase in rates further than already proposed and continuing maintenance of the green space and I am not prepared to pay extra when I do not use this space. The majority of Victoria Park rate payers would not use this space. I use often the John Bissett Reserve only.
Local resident (non-property owner)	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Considering the redevelopment of the Perth Football Club and the mass destruction of the mature trees there, I believe we should preserve as much green public open space as possible.
Property owner-occupier within the Town, Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 1 - Do nothing.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	More open green spaces helps combat all the development around Lathlain & Oval
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	There is limited opportunities for open space and with increased medium density housing in the area the need for more open space is growing. There is also the need to increase tree cover to improve urban environments and go a small way in offsetting greenhouse gas emissions.

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Property owner within the Town (different residential address)	Option 2 - Acquire all lots for public open space.	My daughter lives in my property and she loves the open space. Also there is already a crime problem in the area increasing housing density will more than likely make it worse.
Property owner within the Town (different residential address)	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	Will the previous public submissions be considered? WHY are we now being asked to consider multiple housing lots in an area that was/is and should remain public space? (as per the last public submission). I do NOT recall the proposal to buy these and then sell them as housing lots!!!
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	While I had initially questioned the need to maintain the green space, noting the proposed development of the old bowling club site adjacent, on reflection I have realised that this connection of green space is actually critical in linking the public park areas and will enhance the look and feel, and value, of both spaces.

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Local resident (non-property owner)	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	Carlisle is crying out for public open space! I really wish something would be done with this area, it needs activating!
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Option 2 is the best place to start. If the land can be developed later into usable public open space at a later date, even better. But to change it to housing lots would be a bad move. The % of green space is an ever more important in suburbs in terms of value in the suburb, but also for environmental and community concerns. The area is already utilised by families for bike riding, dog walking, recreational activities. Spaces that size could be easily used even further and aim at having more people being more active and involved in their local community. From active play areas, to bike pump tracks, to community gardens. Any option is better than taking away valued green space.

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Prefer Option 2, opportunity for Tom Wright park to be developed into a bowling/croquet/tennis etc. facility. The Victoria Park bowling club become high density housing (13 residents). Some of the planned development (dog park) for Tom Wright could be moved to Lots 1003-1005. If option 2 is not financially viable, then option 5
Property owner-occupier within the Town, Property owner within the Town (different residential address)	Option 2 - Acquire all lots for public open space.	I love the public spaces in the Town of Victoria Park, and would love to see this one in particular grow.
Property owner-occupier within the Town, Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	I feel the general Vic Park atmosphere is one of openness and interactive living and that rezoning/building on this open park land would be detrimental to the community. Miller's crossing is a prime location for dog walkers, families and an incoming influx of footy fanatics to gather and forge greater community cohesion!

<p>Property owner-occupier within the Town</p>	<p>Option 4 - Acquire all lots and develop into 13 housing lots for sale.</p>	<p>This land is so close to two train stations that it seems a waste to have it sitting as under-utilised public open space (POS). Given the size and shape of each section, it's unlikely to ever be well used as POS. There is also a lot of POS nearby, for instance Tom Wright Park.</p> <p>If possible, through this development, I'd like to see the Town following through on its commitment to renovate Tom Wright Park and to provide fairly unrestricted access to the second oval and running track at the redeveloped Lathlain oval. This will help to balance out the lost POS from developing these lots.</p> <p>It would also be good if pedestrian/cycling access can be improved at all as part of this project. Currently as cyclists approach the roundabout at the intersection of Bishopsgate Street and Millar Street, the cycling lane disappears, forcing cyclists to either merge with traffic or ride on the footpath. Given how busy the roundabout is and how fast/impatient motorists are at that intersection, if there is any scope to widen the roundabout to continue the dedicated cycling lanes through the roundabout on this important route it would surely improve cyclist safety and make motorists more aware of the cyclists.</p>
<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>Miller's crossing is a simple park with no amenities i.e. toilet block or playground to maintain but it is valuable public open space in the Lathlain/Carlisle area with nicely maintained lawns that my 8 year old and 4 year old use on a daily basis.</p> <p>My daughter learned to ride her bicycle on the foot path and grass areas of this park and we regularly take a picnic basket and a ball or two and enjoy the park for what is is.</p> <p>My son is starting to learn to ride too. We live on Forster Avenue and Millers crossing is only a short distance away. Even closer to us is Forster Avenue reserve but my wife who has lived in this area for the past 4 years didn't even know that park existed until we talked about it just today! The park is cold, dark, smells and is not very inviting for young families at all. This could be a good parcel of land to offload to the Department of Planning although I am sure the handful of homes that surround this reserve and enjoy its privacy would not be so keen to give it up so easy.</p>

Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Preferred development option one due to limited public open space currently within the Town and the detrimental effect of increased traffic usage if the area was developed. Miller Street and Roberts Road already have extremely high traffic volumes.
Property owner-occupier within the Town	Option 4 - Acquire all lots and develop into 13 housing lots for sale.	in general the order of my preference is: Option 4 Option 1 Option 5 Option 3 Option 2 I would like the town to make a profit off the land, if not possible, then break even, if not possible then minimise the cost to the town (and subsequently rate payers)
Property owner-occupier within the Town	Option 1 - Do nothing.	If there is no plan on where the funding for acquiring (some or all of) the lots will come from, at this stage I would reject any proposal to purchase land. This is based on my concern that buying the land will lead to an increase in rates.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	I strongly support the acquisition of all the lots and leaving them as POS. These lots have been open space decades and with the increasing infill in the area there is a need to maintain the remaining open space in the area for the increasing population. The redevelopment of Lathlain oval is going to further increase not only traffic but number of people visiting the area.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner within the Town (different residential address)	Option 2 - Acquire all lots for public open space.	This is a well located, highly usable public space. The continued use of the land for public recreation (active and non-active) is critical for the future of the local community. I applaud the Town for continuing to engage with the community in this respect, to ensure a course of action that best represents the views of the community is pursued.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	

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Other	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	There are many well established and new native trees which attract many types of birds. I use the park regularly exercising my little dog. I often see people/children playing kick and meditating or relaxing under the trees. The green spaces at the end of my street attracted me to the area when I moved here 12 years ago. I would be very sad to see them go. The street already has a lot of traffic with almost every lot having triplexes on it. I would hate to see even more traffic on the road.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	My biggest concern is the reduced tree canopy that is occurring in the Town of Victoria Park compared to the Council for Subiaco which is a lot stricter for the tree canopy and shows on satellite mapping. Also the valid points you put in writing on pages 19, 24 and 41 of your, "Strategic Community Plan 2017 - 2032" that Anthony Vuleta proudly presented at a community meeting at Aqualife Centre.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	

<p>Property owner-occupier within the Town</p>	<p>Option 1 - Do nothing.</p>	<p>Option one is preferred as it doesn't incur costs to ratepayers. An acquisition of \$2.9m is a direct impost to each ratepayer of approximately \$170. The area also has the following parks/reserves in close proximity: 100m to Jon Bissett Park 150m to Tom Wright Park 200m to Sunbury Reserve 220m to Forester Ave Reserve 470m to Rayment Reserve 700m to Duncan Reserve 750m to Kate St Reserve</p> <p>In the area there are approximately 400 lots that are within 500m of Miller's Crossing or another park. Therefore should Millers crossing be developed, alternate parks are already within 500m in another direction. The 400 lots that may use this park over another represent an acquisition cost of \$7,250. It is therefore unjust for all ratepayers to fund the acquisition where usage is non-essential and other alternatives already exist. Local government should not be acquiring lots for the purpose of on-selling to developers. It is not core business and outside the roles of local government. The preference is for State Government to sell lots to a developer for higher density residential along this arterial road.</p>
<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>This park and nature strip is well used by local ratepayers and provides a welcome buffer for traffic fumes from Miller Street. It is also is a haven for birds that lost their natural habitat due to the dwindling Town of Victoria Park tree canopy which has already fallen to 17%, not including almost 100 mature trees recently removed for the Lathlain Park Precinct redevelopment to extend the Lathlain Park football ground. I am strongly against any re-zoning and building proposal for this land.</p>

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	There is so little land which is open spaced without it being used for sporting activities. It's really nice to have these open areas in between the increasing number of unit developments. Please keep the land the way it is now as open space, for people to walk and sit on the grass and enjoy a bit of greenery which isn't allocated for people to play sport.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Local resident (non-property owner)	Option 1 - Do nothing.	It's a parkland. Keep it as a parkland... Please keep the green and space for the community.
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	Miller's Crossing provides invaluable open space for the residents living in a relatively high density zone of East Victoria Park. The open space is constantly utilised by dog walkers, young families, as well as people playing basketball and badminton. The mature trees in the park provide welcome relief from the urban density of the area. The retention of this public open space will contribute to the amenity of the area for many years to come. We have enough urban space in this section of the Town - just need to go up!!

<p>Local resident (non-property owner), Other</p>	<p>Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.</p>	<p>My preferred option is number 5 -- acquire all lots to develop some and maintain the rest as public open and green space. I believe there is a great opportunity for the Town to make a statement about how it would like Vic Park to develop, given that we are required by the State government to accommodate thousands of more people in the next decade or so, but also that we need to keep an adequate proportion of public open space to guarantee liveability. In addition to that, the Town has adopted a target to increase tree canopy cover by 20% to 2020, so again there is a need to retain and add trees to the current stock. With the added element of climate change and the need to build better homes that require less air conditioning in summer and heating in winter (and that have a smaller environmental footprint in general), Miller's Crossing is the perfect opportunity to showcase the type of development that Vic Park needs going forward: one that is designed and built sustainably taking into account climate conditions, affordable, and integrated with public and green space. The Town could invite developers to bid on a project like that, raising the bar and demonstrating what's possible and needed for future developments in Vic Park. It would show leadership from the Town, a willingness to address competing and complex elements that our suburb faces, as well as the capacity to turn a costly situation into a win not only for the Town itself but for the community. Miller's Crossing would be better utilised, while retaining open and green spaces, and the Town could even gain financially if developers compete and try to outbid each other to win the right to build a dense, sustainable and liveable suburb that is absolutely essential currently.</p>
<p>Property owner-occupier within the Town, Property owner within the Town (different residential address), Local resident (non-property owner)</p>	<p>Option 2 - Acquire all lots for public open space.</p>	
<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>Please refer to my previous submission regarding the TPS Amendment which still applies. Thank you for providing the opportunity to comment.</p>

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<p>Property owner within the Town (different residential address), Local resident (non-property owner)</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>The loss of green space and trees in the town</p>
<p>Local resident (non-property owner)</p>	<p>Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.</p>	<p>I believe Lot 1002 is popular with the youth and offers good recreational spaces. Keeping that lot would be beneficial for the community.</p>

<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>One only needs to look at the google aerial view around the proposed open space in Carlisle to see the lack of green space and in particular continuity of green space. Residents are sandwiched between the traffic noise from Orrong Rd and Shepparton Rd and the Railway line as well the major dissecting roads i.e. Millar Rd and Archer Street. Even reducing the green space in anyway might technically forfill the criteria of "continuity" on paper but in reality it would not be aesthetically pleasing leaving the walker/driver lamenting a lost opportunity which will come back to haunt the Town of Victoria Park in future years to come. I live In the shadow of Miller's Crossing a very busy thru road that connects two even busier roads namely-Shepparton and Orrong Roads. This lovely green space that flanks Millers Crossing as well as being a noise traffic absorber is aesthetically pleasing to the eye and enhances the joy of living in the neighbourhood. The noise pollution is in turn only added to by the train line running under the bridge and if this wasn't enough then the neighbourhood has to endure the added noise from the planes landing at the domestic terminal when an easterly wind is blowing. So these green spaces are just not there as future revenue streams for a cash strapped govt but are there to add value to the quality of life of the local residents. The Eagles AFL Club are just about to move into Lathlain Oval which runs parallel to Roberts Rd then up over Millar's Crossing. This means that even more traffic will be using this area. If the reserve area is rezoned to residential and houses built then you will effectively be turning Roberts Rd into another Shepperton/Orrong Rd with an endless stream of noise - an ugly road that has nothing to offer. Once trees just planted grow to maturity the reserve will add value to the drive. I do a lot of landscaping around Millar's Crossing under the bridge and along the railway line and get a lot of people stopping to say thank you for my work and that they purposely set their daily walk to take in any green spaces that enable them to move away from houses and traffic.</p> <p>I see a lot of people stop just to sit a while and enjoy the open space. So please save our open space. Look at higher densities but please do not take or reduce our open spaces.</p>
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Property owner within the Town (different residential address)	Option 1 - Do nothing.	I support Option 1 however if it is open to the WAPC to sell the land itself and there is therefore a risk of the land being sold to private developer, then I support Option 2 (Town to purchase the lots itself).
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	Whichever option is chosen, my prime concern is to retain as many mature native trees as possible for bird habitat.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Once the land is gone it's gone. Carlisle has a very low percentage of open space and this needs to be retained. It doesn't need to be developed except for further canopy. Should Council choose to buy the land with reserves then my concern is they are unlikely to be overt about what they sell to top up those reserves. History has shown that the council is not open and honest in telling residents about the big picture but deals with issues in isolation.
Property owner-occupier within the Town	Option 1 - Do nothing.	The community oval No 2, the redevelopment of the old bowls club site and Zone 2 of the Lathlain Precinct Redevelopment will provide all new public open space facilities which will need additional maintenance expenditure, so the cost of maintaining the three Millers Crossing land packages could be redirected to these new public open spaces.

<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>Regardless of impositions by the State Gov on increasing the available housing by 2050, we, as breathers of air need all the public open space we can get. There is a stunted pecan nut tree on one of the sites (crowded by some other trees that have grown too close). It provided a little bit of food for the Red tail Cocky's. Some Pecans growing in the space would be desirable. The area provides one of the few wild life (smaller birds) corridors across the railway line. If it must be turned into housing the change (no please inserted here) the archaic planning laws and insist on rooftop gardens. The are as it currently is, is a very pleasant one. I have often stopped there on the way home when cycling from work or the Shops or the Men's Shed and enjoyed relaxing on the park benches. The same when walking the dog. The paperbarks and corimbias are great and I feel sure that my bees visit the area more than I do. I would like to see the area retained as parkland.</p>
<p>Local resident (non-property owner)</p>	<p>Option 3 - Acquire only some lots for public open space.</p>	<p>POS for the LOT 1003 and sell develop 1004 and 1005</p>

<p>Other</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>I am writing this submission on behalf of the (non -Town staff) component of the Urban Forest strategy Working group in favour of option (2) to purchase the entirety of the Miller’s crossing land plots for POS. The reasons for this are:</p> <p>1) It could become part of a high quality green corridor/linear park(depending on Metronet design) which would have huge positive impacts on the community health and well-being and allow the Town to improve the odds of achieving urban tree canopy targets. 2) Tree canopy should not occur in all of one area of the Town to achieve the desired ecosystem services, tree plantings need to occur in and around the most problematic areas (pocket and linear parks are the best way to mitigate urban heat islands). Areas such as those with higher temperatures (densely built areas) should be broken up by vegetation, ideally trees should be the predominant form of that vegetation as they provide the greatest ecosystem services. If most of the POS in Carlisle is removed then it will create a significant urban heat island. 3) There is a lack of public open space in Carlisle particularly (5.58% POS % of gross, this includes Miller's crossing and the former Carlisle/Lathlain bowling club) and a projected increase in population across the Town of between 75,000 and (perhaps a typo) 110,000 by 2050. within the Town. With a Town draft proposing an activity centre around the Oats street precinct and the subsequent mass removal of trees, Miller’s crossing takes on even greater importance in providing a space for tree canopy. 4) The design of Metronet, which will likely include trenching (cut and cover approach) close to Miller’s crossing and could be better accommodated if this land is retained as public open space. It could even become part of a Green oriented development (G.O.D) which have been discussed recently within urban planning and design circles to rectify many of the issues with are occurring in Eastern states due to Transit Oriented developments (T.O.D's), The Town would also have greater leverage with the State government in design outcomes should the Town retain control of this land. 5) Purchasing this land, which should be acquired with a discount due to the 12 years of maintenance and associated costs is a once in a generation opportunity. To purchase a large amount land at a relatively low cost for the purposes of POS in Carlisle in the future will never be this financially attainable again. It's not just the cost of the land but the established tree canopy and park infrastructure costs that need to be accounted for (which will need to be replaced somewhere else in the Town at substantial cost).</p>
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<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>As a nearby resident, I often walk around or over this area around Millers Crossing. I appreciate the open space here, especially as there is limited open space in the town of Vic Park. I see people with dogs and / or children in the area, playing or just sitting and enjoying the green space and trees. Please acquire this area for us, the residents! Thankyou.</p>
<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>Green space is vital, and we have very little as it is. We need to protect what we have and plant it out further. I'm supportive of retaining this open space and increasing our tree canopy cover within it, and across the town. It has the option, paired with extra local native street trees, to act as a wildlife corridor. Our local area was devoid of native birds when we moved in (2004) and is now increasing in biodiversity. Let's not lose that. My mother used to live on Lot 1003 (off Rutland Ave) and even she agrees it's nicer as open space!</p>
<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>We have lost so many trees with the Lathlain oval development- need to preserve some green spaces, trees and habitat for our birds. And please, don't fill it more jacarandas!!</p>
<p>Property owner-occupier within the Town</p>	<p>Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.</p>	
<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	
<p>Property owner-occupier within the Town</p>	<p>Option 1 - Do nothing.</p>	<p>The council should not be spending any ratepayer's money on this project. The current owner (WAPC) should develop or not, as WAPC determines.</p>

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	I believe the Town of Victoria Park (I love that we are still a town, so much more friendly than a city) should keep as much open land as possible. With so much more medium and high density development in the Town, with the resultant increase in population, more not less public open space should be preserved. Also with large block subdivisions there are less trees on private property for wildlife and visual enjoyment it is incumbent for Council to protect what it can.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Traffic on Roberts Rd, retention of trees
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	We like open space
Property owner-occupier within the Town	Option 4 - Acquire all lots and develop into 13 housing lots for sale.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Carlisle already has limited green public space compared to other suburbs, losing it will be a great lost to the community. Green spaces encourage positive activities, a healthy suburb needs green spaces.

<p>Other</p>	<p>Option 4 - Acquire all lots and develop into 13 housing lots for sale.</p>	<p>The two parks in Carlisle. I am in favour of the Town purchasing these parks from the State Government. The main reason being that the Town will retain control as what happens to them. If left to the State Government we could easily end up with a development that is not in keeping with the general ideas of the Town. After spending \$2.8million on the land I feel that it needs to be developed. This is a lot of money to just pay out and receive nothing in return. There is John Bissett Reserve, Rayment Park and the yet to be completed Lathlain Development that includes the Carlisle Lathlain Bowling Club site. All will be open green space. Once purchased there are options. All the perimeter trees must be retained and a walkway left next to Roberts Road. This is to allow dog walkers, joggers and pedestrians to continue to use these parks as a though fare. 1) Offer it to the Xavier Hockey for their artificial turf. I think there is enough space for their requirement. It is also closer to their club rooms at Fletcher Park than other option. 2) The smaller of the two parks near the railway line lends itself to setting up an outdoor picture theatre. The draw backs being it has the noise of the trains, the traffic on Miller's crossing and any emergency vehicles that need to head that way. Would people want to pay to see movies when there were free screenings. The larger park could be developed along the lines of a sustainable community.3) The whole area become a R30/40 sustainable development with all the trees retained and a path way left next to Roberts Road as a though fare. The third options is the one I favour, but the other two have merit. The Town's option number 4 is the option that I agree with.</p>
<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>Visibility at the roundabout on Miller Street, would be greatly reduced.</p>
<p>Property owner-occupier within the Town</p>	<p>Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.</p>	<p>Keeping some public open space in the area will provide a connection between John Bissett Reserve and the park areas to the North-East. There's likely enough space for a suitable development sympathetic to the area. The footpath connection between Miller St and the railway reserve should be kept open, as it provides access for off-main-road pedestrian/cycle commuters.</p>
<p>Property owner-occupier within the Town</p>	<p>Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.</p>	<p>I do not believe this parcel of land would significantly add value to the POS in the town. I do believe that a green link should be maintained and that and revenue should be set aside for the acquisition of more appropriate and desirable POS or pos related projects.</p>

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	I would support the acquisition of all lots for public open space if the cost would not directly cause an increase in rates. I feel a compromise should be pursued with the state government to secure all lots at a much lower price if other land in the town can be utilised to create high density living along train lines as an offset.
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	This area is along one of our new main entrance roads to the town. Also across the road from our main sporting facility, why would we want to make something of this space? It's on the train line so it support high density living. I would truing this are into a usable nature zone, orchard and housing development could benefit the community and council in many ways.
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	In my view, this option provides the best compromise between providing additional residential lots and maintaining a green corridor. The green corridor is a useful linking space that loses value if it becomes too narrow and forced towards the road. This option allows some width to be maintained.
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	

Local resident (non-property owner)	Option 1 - Do nothing.	It seems odd that a gov department wants to remove public park land to build housing blocks. Who is in your ear to make this move? Who stands to benefit? It makes sense from an investor perspective, but coming from the town is very odd. I think the development of this land is NOT a good option moving forward and it makes me wonder about the vision of the council. I think it all smells fishy and I wonder who is benefitting from this decision and who will be the loser. I suspect the residents will lose a piece of open space for people to enjoy. If you go ahead with decision you will lose confidence with the community especially considering issues previously of wasting money on the Perth Fashion festival. Listen to the people you represent. It seems like you're planning to spend in the millions for rate revenue of 21k a year. That doesn't sound like a good idea at all. Do nothing and keep paying the already budgeted maintenance cost.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	I think it's vital to keep these as public green space and will actively support council candidates who work towards purchase as green spaces.
Property owner-occupier within the Town	Option 1 - Do nothing.	It's an ideal location for R100 housing. R30 isn't a great outcome but I'm certainly not happy for town funds to be used to acquire what is essentially a grass verge to appease whinging baby boomers.
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	I would like to see POS remain along with tree planting and become part of the urban forest strategy and help achieve the target of 20% canopy
Property owner within the Town (different residential address)	Option 2 - Acquire all lots for public open space.	Thank you for your efforts to retain the lots for POS. It is required in this area as there are not many options for residents to experience green space. The type of development around this area require access to POS for public and mental health. It will also assist with urban greening and tree canopy to reduce urban heat load, which is extremely important for our community. Thank you.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	This green space is important to the streetscape. It would be disappointing to lose this to more residential accommodation in an already congested area.
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	Lot 1003 appears to be the lot that feels the most like a true park as the step side overpass acts as a barrier to the road and make the greenspace more usable. This should be the priority to retain.
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	TOVP is already lacking in public open space which, as housing density increases, will become even more important. The Town can always encourage smart higher density development on existing residential lots and rezone them if required to meet the needs of a growing population, but once you convert green space into residential lots, you will never be able to get this back. Therefore every green space is precious and must be protected.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	My second preference would be option 3. Suggest purchase and development of land for option 5 be funded through an advance from the future fund. that an agreement be established to be ensure when the current lease with the education department for the land at Cnr planet & Roberts rd. expires, that the land be disposed of to reimburse the future fund. I would not support the raising of a loan to purchase the miller / Roberts land.

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Additional "Green Space" opportunities within the township are rare. While a high cost for the required additional land purchase ...long term gain of the additional green space is likely to be worth the cost.
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	Please don't develop on this land - I love Victoria Park for the greenery and would hate for Vic Park to become another samesville! It's why we live here and not north/anywhere else
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	As much public open space should be preserved as is available and in this case particularly since the majority of the mature trees and vegetation have been destroyed in the nearby Perth Football Club redevelopment.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	There is so little public space in the Town - this area has many wild birds and the trees and birds need to be preserved.
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	The area needs to parks and open areas!
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	I think it is so important to keep all the existing large trees regardless of whichever option is chosen. Trees take so long to grow!
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	With increasing high density living and less and less open space I find it detrimental to keep this open space for generations to come in an already busy no through road

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Ever since the 60's home owners/residence around end of Raleigh and Bishopsgate were told their homes were required to widen Bishopsgate Street. Not that long as the homes and old BP on Rutland were demolished, cul-de-sacs created. Importantly a green space was created. This area is part of the cockatoo hwy, provides food and rest space for endangered black cockatoos, photo on Millers Crossing FB page shows this. Our Town has lost too much green space and canopy. We need more not less. Buy the space please. Housing will be too lose to road and amenity lost. I hate urban infill for its negative impact on our environment. Recent research shows we are heating up due to lack of tree canopy and urban infill amongst other things. Your acknowledgment of black cockatoos in the area is demonstrated by signs and water sources bring installed nearby in Rayment Park.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	

<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>I support option two for the Town of Victoria Park to purchase all lots to be retained for the purpose of Public Open Space (POS). The reasons I support option two are as follows:1. Carlisle is severely lack in Public Open Space with only 5.58% POS. This is particularly poignant as newer subdivisions are recommended to have 10% POS as outlined in the West Australian Planning Commission's (WAPC) Liveable Neighbourhoods - Element 5 Public Open Space (p. 99). https://www.planning.wa.gov.au/dop_pub_pdf/LiveableNeighbourhoods_2015.pdf In residential areas 10 per cent of the gross subdivisible area must be provided free of cost by the subdivider and vested in the Crown under the provisions of Section 152 of the Planning and Development Act 2005 for POS and foreshore management purposes. This 10 per cent POS contribution applies to all urban areas across the State including all regional areas. The provision is a long-standing requirement originating from the 1955 Stephenson-Hepburn Plan. As stated by the Town in your outlined options it states: Millers Crossing is included in the calculation of Carlisle Public Open Space as Local being 5,595sqm this appears to potentially include the existing footpath area, when this is removed the resulting Public Open Space percentage of Gross being 5.58% that is lost due to Millers Crossing would bring Carlisle down to 5.32% the difference being 0.26%.A further reduction of POS would affect the amenity for residents and the Town's ability to provide the requirement of 10% POS in fact there is a need for the Town to consider purchasing more land. Also, given that the Town is required to provide more urban housing infill to meets its density targets precious POS will be in high demand as our population is expected to increase from 39,000 to 110,000 by 2050. 2. The Town is in a unique position to be able to purchase these lots which are centrally located within the Town, and they could form part of a nature and alternative transport Green Corridor. This would fulfil the WAPC's Liveable Neighbourhoods design principle 8 (p.90) which states: Coordinate the design and delivery of an integrated network of public open space that provides communities with access to nature, sport and recreation. Especially, as the current State Government is considering sinking the Armidale Train Line which would create further housing infill opportunities as well as linking John Bissett Reserve and Millers Crossing and creating a series of truly integrated linear parks and providing alternative transport corridor for cyclists and pedestrians. 3. The Town's Land Optimisation Policy should also include the strategic purchasing of land in order to create other benefits for residents and ratepayers. There is the possibility of increasing housing density zonings within the pocket of Carlisle close to Millers Crossing and the train line and having direct or</p>
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		walkable POS would attract further investors for development and increased surrounding property prices and increased future council rates other than the limited options presented in one, three, four and five. 4. By council acquiring the lots the Town maintains biodiversity, which would be used for further planting of trees to meet the Town's future urban tree canopy targets as well as a creating a wildlife corridor for the cockatoos that use Millers Crossing for food and as a migratory path. I urge elected members and the Town of Victoria Park to be bold and visionary in their decision to purchase and acquire all lots for POS in order to create a legacy for future residents and ratepayers and to truly create liveable neighbourhoods.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	The lots marked for development provide a valuable green space or corridor in an ever increasing density of Vic Park. They are a pleasure to see and walk on and as the newly planted trees grow they will provide much needed habitat for the birds, plus help with our diminishing tree canopy.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Open space is disappearing at an alarming rate so any green space that can be saved for future generations should be preserved at any cost.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	THE LOCATION IS USED A LOT BY YOUNG KIDS AND WE NEED TO KEEP PUBLIC OPEN SPACE FOR KIDS RECREATIONAL NEEDS. Maintaining green space will keep temperatures down in the suburbs. We don't have enough open space in the town
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Option 5 would be my preference provided money raised was used for green development of the old bowling club land on Bishopsgate
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	At a council meeting there appeared to be a general consensus there is insufficient open green space in Carlisle and Lathlain. It seems therefore that option two, keeping this area as a green open space, is the best and healthiest option for local people. People need green areas to live and breathe, especially in this era of increasing global warming.

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Property owner within the Town (different residential address), Local resident (non-property owner)	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	I support the vicpark community owning open space land, instead of the planning commission. I support a mix of housing and reserve.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Other	Option 2 - Acquire all lots for public open space.	There is a lack of open space, parkland and tree cover in Carlisle and Vic Park, contributing to urban heat. It should be priority to retain the trees and open space that currently exist, not develop out with more houses.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	More green space please. Plant over storeys of cockatoo food style trees (marris) & understory of chairs, bbq, etc. for humans.
Local resident (non-property owner)	Option 3 - Acquire only some lots for public open space.	I believe the green space is critical now that the population of Vic Park precinct is moving quickly to dense with the introduction of 1/4 acre blocks becoming multi-housed. Yes these green spaces are expensive to maintain however that is greatly offset with the increased number of rates due to increased housing! I propose that the half of the park from Raleigh to Rutland St be preserved due to the flora further highlighted by the lovely embankment plants.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 1 - Do nothing.	We have a green space at no cost to the Town. The Town should not be in property development or speculative ventures of this nature and I wonder if it is legal to do so?

Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	I think it is extremely important the land be kept as public open space. This is especially in consideration of the loss of green space, trees, natural habitat for the oval development which took place close-by. Overall the TOVP is losing more and more natural environment and trees due to high density and new developments and the street scape is very much the poorer for it.
Property owner-occupier within the Town	Option 1 - Do nothing.	My parents enjoy sitting in that park and they were the people who requested the park benches and plants to be planted in there. Keep life's simple little pleasures be.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	It's great that WAPC is at least giving the Town the option to purchase instead of just ignoring the Town's recommendation and developing the lots. 1) We look at the Google map and see very little green open space in Carlisle/Lathlain. The Town should take this opportunity to maintain the precious asset for the local community and wildlife. 2) Its a bad policy to reduce public open space to increase infill development. The Town should look at the existing residential zones to achieve its infill target. People living in smaller units and apartments will need public open space. 3) Once the Town has acquired the lots, you can always rezone them in the future if that becomes the necessary or desirable option. The Town should hold on to the lots until you and the local community could see how the Lathlain/West Coast development turns out and the property market condition gets clearer. 4) In the end, it's the question of how the Town and the community value an asset such as this green corridor. For local residents, it is very valuable as it is. However, if the Town needs to find more value, perhaps you can find ways to use it. Raleigh Street is very beautiful in the jacaranda season and I see some jacaranda seedlings have been planted in the reserve. How about a jacaranda festival like Applecross has been doing?
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Clearly open space for the Public is the best option. The development options only benefit the Council with extra rate income.

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Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	Option 3 is a balance between development and Open spaces - both of which are needed. However the greater development of smaller residential dwellings, the greater the need for open green spaces. This is essential for public health but also for the Vic Park areas to remain a desirable and attractive Town in which to live.
Property owner-occupier within the Town, Other	Option 2 - Acquire all lots for public open space.	Lack of space for walking dogs and park activity
Property owner-occupier within the Town	Option 1 - Do nothing.	When the Lathlain Oval is completed and open the Shire Council will need that land for parking.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 1 - Do nothing.	Before you allow more residences to be built on the open grounds - address the problems of street parking. Do you really want to turn this suburb into a broke and concrete jungle?
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	I think it's important to maintain open spaces in Carlisle, this is particularly important with increase in population density as a result to sub-divisions.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	The land is on an already busy road and we have little open space in this area. Traffic is often banked back from Shepperton road to Bishopsgate round about. Not good to add more people to that. Very dangerous for them to access their driveways
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	I am 9 years old. Lot 1003 is used by myself and my brother nearly every day. It is away from a road, in a nice quiet corner and we feel safe and can play football without worrying about little kids and dogs running around everywhere. If we lost this park we would be really sad.
Property owner-occupier within the Town	Option 1 - Do nothing.	
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	If any of the lots are to be developed then I would not want any driveways/crossovers to enter onto Miller Street. The lot that is closest to the railway in my opinion is the best lot to be kept as open space as it is the largest and most rectangular in shape, set back from the roadway and safe for children. I'd prefer to keep all lots but appreciate the financial burden of doing so.
Property owner-occupier within the Town	Option 1 - Do nothing.	To be honest I'm a bit sick of hearing about Lathlain! It's great what you have done to the precinct but it is time to recognize that there are other suburbs in the Town. To contemplate spending any more money in this area is irresponsible when other areas could do with some improvement. East Vic Park has roads with weeds growing through them!

<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>1) My opinion all vacant lots must be purchased by our council, so any future proposal is not interfered with such as the debacle with the IGA site. 2) As density levels increase exponentially to accommodate growing population, future Public Open Space will be rare and valued by constituents, flora and fauna. 3) Current real estate cycle indicates an advantageous time to purchase land as a capital appreciating asset. Minimal value has been added or grown in the past ten years. 4) TOVP exceeding the last decade have made several promises regarding the old Carlisle/Lathlain Lawn Bowls site, yet it is still an embarrassing eye sore and used as a parking lot, motocross track, drone training or drug injection area and as such cannot be regarded as safe legal public open space. 5) I will be open to Millers Crossing future development, when the council in due course regain trust by realization of transforming the old Carlisle/Lathlain Lawn Bowl site into the proposed gardens and public open space as promised. Currently I do not trust that the council will hold their word to this. 6) Millers Crossing trees and flora currently provide safe haven for Black Cockatoos, Magpies, and various birds. 7) Millers Crossing is Public Open Space that exists Now! 8) Millers Crossing must be owned by Us.</p>
<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>With the current concerns of climate change and animal and bird extinction. I would like to see this area planted heavily with suitable trees for the Black Cockatoos. We already have many Forest Red Tail living within the Town of Victoria Park. If we create an expanse of foraging and roosting habitat they can use this area comfortably and be at less risk of being hit by cars etc. The Carnaby's Cockatoos are also declining in numbers we have a responsibility to protect these iconic birds by providing safe habitat for them.</p>
<p>Property owner-occupier within the Town</p>	<p>Option 4 - Acquire all lots and develop into 13 housing lots for sale.</p>	<p>This is a perfect location for moderate-density housing, due to proximity to public transport and alternative green space, namely John Bisset Reserve and post-development Tom Wright Park/former bowls club site; each literally ONE block either side of the land parcel. Subdivided land value would be high due to culs-de-sac, ensuring quality development.</p>

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Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	Public space is being turned into housing and commercial land at too great a rate already. Please do whatever you can to slow this.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Local resident (non-property owner), Other	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	Include commercial option i.e.: Cafe
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Other	Option 2 - Acquire all lots for public open space.	We need more green space to walk, play and exercise. There is too much housing and development taking over these beautiful places.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	The Vic Park, Carlisle, Lathlain, East Victoria Park area is already a high density living area. There is not only a need to maintain green spaces and recreational areas in existence, but a need to increase the green spaces and recreational areas for the increasing number of inhabitants in these areas.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	I am resubmitting this form as in the previous form it did not validate my choice of "YES" in response to the question "Have you reviewed the five development options in the document library".

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Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	Well maintained parkland by TOVP but acquisition and limited housing may be suitable pending noise factor adjacent to Miller Street. I can hear train and vehicle noise from my property in Sunbury Park.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Other	Option 2 - Acquire all lots for public open space.	Miller's crossing already has a number of medium sized trees and potential for additional larger canopy trees - given the recent finding by CSIRO that the town of Victoria Park has relatively low canopy cover and high heat island effect, and that ongoing infill is likely to make this worse, this land has greater value as open space than as housing lots in a future warmer world. If in future the land needs to be developed it can be (so is a potential financial resource) - once developed it is very difficult to find the money to make it open space again. Moving the footpath away from the busy Roberts road to wind through trees would provide a delightful linear parkway connecting Lathlain precinct and Albany Highway for walkers and cyclists.
Property owner-occupier within the Town, Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	With the loss of the "green" canopy all over Perth, and the long term non development of the eyesore of the Carlisle bowling site, the development of the Lathlain precinct, which has resulted in two football ovals, I most strongly wish to retain whatever green space and trees we have left in Carlisle.
Property owner-occupier within the Town, Property owner within the Town (different residential address)	Option 2 - Acquire all lots for public open space.	

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	we are slowly losing our parklands and once they're gone they're gone, I think more condensed housing will not bring the same community value as the open parkland does already, I have already attempted to send something through but wasn't sure if it was successful so am sending this one
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Acquire all lots for open space. If needs be they, if the community so wishes be sold off at a later date. It's nice to have a visual feeling of openness in an increasingly crowded suburb.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	A community vegetable garden area would be nice.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	Due to the recently announced significant cost in purchasing ALL of the green space, I am selecting the option to partially purchase the land for open space. Option 5 would be my second choice, however, I am not sure to what extend the reduction of green space would result, if 8 houses were built.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	We use these lots as backyards are too small for active play for children.
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	I am 11 years old. Lot 1003 is used by myself and my brother nearly every day. It is away from a road, in a nice quiet corner and we feel safe and can play football without worrying about little kids and dogs running around everywhere. If we lost this park we would be really sad.
Property owner-occupier within the Town, Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	Option 3 - viable option should the lots chosen be the larger lands

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Property owner-occupier within the Town	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 1 - Do nothing.	At a time when the Council is proposing, yet again, one of the biggest Rate rises, they should spend more time on keeping within budget that planning for more expenditure. We cannot afford it.
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	This option would maintain the green space desired and although would reduce the funds available for other projects it would also generate a long term increase in the rate-able income. It also reduced to nil the risk the council would be unable to sell the houses in the current reduced property market.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner within the Town (different residential address)	Option 5 - Acquire all lots and develop into eight housing lots and maintain a reduce linkage to green space area.	In order to reduce the urban sprawl and increase council revenue I believe this is a good option. Land close to the city is very scarce and infill housing creates parking problems on streets.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	
Local resident (non-property owner)	Option 2 - Acquire all lots for public open space.	

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	This park provides a great green space linking the new development at Lathlain oval to the parks on the western side of the railway line. I support the current move toward higher density living and meeting infill targets, but I do believe that this (small) parkland provides invaluable open and recreational space in an area already largely residential, and should be protected.
Property owner-occupier within the Town	Option 1 - Do nothing.	Vic park does not need any more housing. Need more parks.
Property owner-occupier within the Town	Option 3 - Acquire only some lots for public open space.	I would like to request that some money be spent on enhancing some of the sumps located in Carlisle. I live in Apollo Way and we have TWO ugly sumps in my street within the space of only 50m of each-other.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	

<p>Property owner-occupier within the Town</p>	<p>Option 2 - Acquire all lots for public open space.</p>	<p>Thank you for the opportunity to comment on the proposals for the future of Miller’s Crossing. We believe that the highest priority should be given to the preservation of these 3 lots as public open space. It is essential that, as urban density increases, existing green spaces should be retained for present and future generations. The Town of Victoria Park should be actively supporting the principles and goals of the Green Space Alliance to increase public open space by 20 per cent by 2020, in the same way that the City of Belmont and the WA Local Government Association are doing.</p> <p>In its “Living Liveable” report in 2015 the Centre for the Built Environment and Health at UWA confirmed the strong linkages between the availability of public open space and the extent of community health and wellbeing. Residents with access to parks and well-connected footpaths were 2.5 times more likely to walk for more than an hour each week. More green space – in terms of both the number and area of parks – was also associated with better mental health. We received a flyer in our letterbox about the proposed information session at Miller’s Crossing on 10 June but it was accompanied by a large amount of junk mail and it was only by accident that we noticed it before dumping the junk mail in the bin. We believe that every resident in the vicinity should have received a formal letter from the Town informing them of the session and the options for the future of the land. As a result we believe that a large number of local residents are unaware of the issue, including those who do not read your website or Facebook page on a regular basis, or who do not receive (like us) any home-delivered community newspaper. Local residents we met at Miller’s Crossing who were exercising their children and dogs were unaware of the issue and were concerned that any options other than retention of the land as public open space were under consideration.</p> <p>Any lack of response from local residents should therefore not be interpreted as disinterest. The Town has an over-riding responsibility to preserve the land as public open space not only for the benefit of existing users but also for future residents. The three lots have the potential for much greater and varied community use, including a possible future community garden, given the scarcity of such facilities across the district. We appreciate that the preservation of the land represents an additional cost to the Town, however in the long term such costs can surely be more than offset by future urban infill and redevelopment of land that is not existing public open space.</p>
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Property owner-occupier within the Town	Option 1 - Do nothing.	The location is not ideal for parkland as it is next to a main road plus there is plenty of parkland just down the road that has already cost the ratepayers a fortune. The asking price for this land is inflated at this time due to its development potential. The Town can invest in better and cheaper land elsewhere
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	Local residents mostly live in small units with limited garden space. The open space provides place to exercise pets and themselves. The junction at Archer St and Raleigh Street is somewhat hazardous, and more houses in the cul-de-sac would bring more traffic and increase the problem.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	It was a deep disappointment that so many established trees were removed for the Eagles redevelopment and that no compromises were reached with the community's environmental values and community amenity were seriously damaged. The council then promised to offset this by protecting and fostering tree planting and next the council appeared ready to cut down more established trees and add further threat to endangered black cockatoo's at Kent Street. It is time for the council to come good on its promise and give something back to its local community and environment.
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	If the purchase cost is prohibitive for the Town, the option of crowd funding could be considered in order to maintain Millers Crossing as POS. Many Town residents would be happy to donate and to be consulted on the future use of the land. For example, as a bushland/green corridor for birds and wildlife.
Property owner-occupier within the Town	Option 1 - Do nothing.	Its public land, why should residents have to pay for land we already own.
Property owner-occupier within the Town	Option 1 - Do nothing.	

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Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	
Property owner-occupier within the Town	Option 2 - Acquire all lots for public open space.	I feel we have limited green spaces in both Carlisle and Lathlain and losing any is a loss for the community. I would prefer we keep all of it, or if this is not possible at least maintain some green space. The section on the corner of Bishopsgate St is also accessible via car (I've noticed there is an access gate at the end of Raleigh St) - has the Town thought about having food trucks in this area in the future, when we have a redeveloped bowling/Tom Wright park opposite Lathlain oval? It could be a useful space if there are events on at the oval.

<p>Property owner-occupier within the Town</p>	<p>Option 4 - Acquire all lots and develop into 13 housing lots for sale.</p>	<p>Option 1 – NO - Underutilized space in desirable location to live. - Neither WAPC nor council will improve it under current ownership. Option 2 - NO- Shape, size and blank side fencing limit scope to enhance the space and attract high community usage. The lot adjacent to the railway is constrained due to level difference. It's not well suited to POS, as it has poor passive surveillance and, being so tucked away, offers little by way of visual amenity.- Money better spend improving better located existing open spaces that are valued more by the community - i.e. tired and underutilized Albany Highway parks! - Existing spaces very close by to the south and north that should meet community needs?? Other community feedback to confirm this, together with Public Open Space Strategy in terms of local area meeting minimum requirements. Option 3 - MAYBE with covenants - Provided local community use the space /would if it was improved, and the POS strategy confirms a lack of supply in this location. - If so, Lots 1004 and 1005 should be dedicated as POS, not lot 1003 for the above reasons. These lots also have more trees and have greater potential to have active edges in the future. That is, when single houses are developed in due course. Side fencing can be removed and replaced with housing overlooking the park and open fence treatments. Option 4 - YES but with covenants - additional housing adjacent to established residential area, close to open space, public transport, employment and the city - money from the sale MUST be spent on enhancements to Beatty Av park And abutting lot 1002, being the closest local park. Enhancements determined through community consultation - good quality trees MUST be retained as part of any redevelopment - MUST be well designed. At a minimum: housing should overlook the park; have permeable interfacing fencing; garages and parking concealed from POS view; and direct access for each dwelling onto the park encouraged (gate). Option 5 - NO- I assume they are referring to a green link to the park to the south. This seems like a nice gesture on a plan but in reality the link doesn't exist, given its severed by the railway line and overpass. That is, it's neither a link for people nor wildlife. - hence, this option achieves neither good POS, ecological, nor housing outcomes</p>
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