

SCHEDULE OF SUBMISSIONS

Scheme Amendment No. 86

Submitter's Comments	Position	Officer's Response
<p><i>Would like to see more detail on the plans to relocate the essential community facilities</i></p>	<p>Support</p>	<p>The Town would like to and aims to continue working with these services to retain the uses within the Town of Victoria Park. 'Community Purpose' is however a discretionary land use within the 'Residential' zone in which case the existing uses could continue to operate even if the land is rezoned to Residential.</p> <p>In the event that the land was rezoned and the services on site did relocate, under the current Town Planning Scheme, there are a number of land zones where a 'Community Purpose' use is a permitted or discretionary use and therefore does not rely on land which is reserved for under the Scheme for Public Purposes.</p>
<p><i>A Child Health Nurse centre is an important local facility. It is unfortunate that by changing the zoning to residential, that there will be a possibility of another ugly apartment building. If there was a plan to make that particular area more child-friendly that included a child health nurse centre, similar to the redevelopment in Lathlain. It could make the transition from EVP into VP a little nicer and also in-campus the town's planning of keeping greenery!</i></p>	<p>Support</p>	<p>Refer comments above.</p> <p>Following any rezoning, a business case will be prepared and presented to Council providing various options for the future of the land. The proposed scheme amendment does not propose any development of the site which would be subject to future applications.</p>
<p><i>No submitter's comments</i></p>	<p>Support</p>	<p>Refer comments above.</p>

<p><i>Since 1958, the Liddell General Dental Clinic (GDC) located on 6 Temple Street and operated by Dental Health Services has provided State funded public general and emergency dental care to patients who possess a current Health Care Card or Pension Concession Card.</i></p> <p><i>As of 31 December 2019, there were approximately 20,000 residents in the postcodes (6100, 6101, 6102, 6107, 6161) contained within the Town of Victoria Park who are eligible for public dental care at the Liddell GDC. There are also approximately 13,000 residents in surrounding postcodes who are also eligible for public dental care at the Liddell GDC. In 2018/2019 the Liddell GDC provided general and emergency dental care to 7,292 patients through 9,666 patient visits.</i></p> <p><i>Dental Health Services are concerned that closure of the Liddell GDC may have a negative impact on the dental health of the large number of eligible residents within the Town of Victoria Park.</i></p>	<p>I do not wish to state a position, however I have some comments or concerns I wish to raise.</p>	<p>The Town’s property development manager has commenced discussions with the Dental Clinic who have agreed to a relocation to their service. The rezoning of the land would serve to progress this process and the Dental Clinic could then seek funding to facilitate a relocation.</p> <p>However, the aims to continue working with these services to retain the uses within the Town of Victoria Park. ‘Community Purpose’ is however a discretionary land use within the ‘Residential’ zone in which case the existing uses could continue to operate even if the land is rezoned to Residential until a suitable arrangement is made.</p>
<p><i>It is noted that the amendment report identifies the land as sub-optimal in terms of use, and that it is positioned within a largely Residential R60 zoned area. However, I raise the following points:</i></p> <ul style="list-style-type: none"> <i>• The subject land accommodates community facilities that provide an important sub-regional use, particularly the dental clinic.</i> <i>• These community services are best located within the Town of Victoria Park in an area that is easily accessible to public transport – important given the demographic that these</i> 	<p>Oppose</p>	<p>Refer comments above regarding the child health clinic and dental clinic.</p>

<p><i>community facilities serve. The current location offers those benefits, being very close to Albany Highway and its networked bus stops. The site is also within a 10 to 15 minute walk of the Victoria Park train station.</i></p> <ul style="list-style-type: none"> • <i>Rezoning the land to a purely Residential use would limit the potential for a mixed use outcome on the site, particularly given its location adjacent to the Albany Highway activity corridor.</i> • <i>A better outcome would be to:</i> <ul style="list-style-type: none"> ○ <i>Provide a pathway for retention of the on-site community facilities in concert with the re-zoning</i> ○ <i>Provide certainty to the local community that an alternative site in an appropriate location has been secured prior to decommissioning (and ideally completion of the rezoning process)</i> ○ <i>Enable mixed use outcomes on the site by extending the adjacent Commercial Zoning</i> ○ <i>Provide development control certainty to adjacent residential land owners and residents by applying a Local Development Plan that establishes the appropriate interface controls</i> 		<p>The rezoning of the land would facilitate redevelopment of the site for residential purposes at a density of R60 as well as being able to accommodate a number of other land uses which are either 'P' permitted or 'AA' discretionary within the Residential Zone.</p> <p>The Town would like to and aims to continue working with these services to retain the uses within the Town of Victoria Park however, the age of the buildings are close to the end of their economic life and will become a further asset liability. 'Community Purpose' is however a discretionary land use within the 'Residential' zone in which case the existing uses could continue to operate even if the land is rezoned to Residential.</p> <p>There is no immediate requirement to relocate these service, so they will not be moving until an alternative has been found. There is no decommissioning planned.</p> <p>The provisions of TPS1 Precinct Plan P11 – 'East Victoria Park and State Planning Policy 7.3 Residential Design Codes have been deemed adequate with regards to development control. There are no site specific circumstances that would result in the need for a Local Development Plan to be required.</p>
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<p><i>Applying a more sophisticated town planning approach, such as the above, would be a far more appropriate and locally relevant outcome supporting the district role that Victoria Park plays within the metropolitan context. A blanket residential zone would be a significant lost opportunity.</i></p>		<p>The subject land sits within the Albany Highway Secondary Centre, which the Town's draft Local Planning Strategy (draft LPS) identifies as a strategic investigation area recommended to be the subject of comprehensive Activity Centre and/or Precinct Planning as per State Planning Policy 4.2 Activity Centres (SPP 4.2) and Draft State Planning Policy 7.2 - Precinct Design (Draft SPP 7.2).</p> <p>If further strategic investigations and planning identifies the subject site as capable of accommodating a different type or scale of development then what is currently proposed a further scheme amendment could be progressed at this time if necessary.</p>
<p>We are the direct neighbour of 4-6 Temple street and the proposed rezone to residential R60. We are open to the rezoning to residential however, some of our concerns are:</p>	<p>Did not state a position</p>	<p>Following any rezoning, a business case will be prepared and presented to Council providing various options for the future of the land. The proposed scheme amendment does not propose</p>

<p>- R60 is 3 stories and we feel that is too high as we would lose privacy and feel very encroached on.</p> <p>- Our garden is along the side of our house that neighbours 6 Temple, and we would be concerned that windows would overlook our garden. Would we get a say in what was proposed/designed to minimise this</p> <p>- Parking so close to the Albany Highway is already getting difficult, could we ensure sufficient parking is provided to the residents should the rezoning go ahead?</p> <p>- Finally, would there be the possibility to purchase a little of the land if it is rezoned so that we can widen our garden?</p>		<p>any development of the site which would be subject to future applications. Any development application would be subject to assessment and would consider how any proposal interfaces with existing and surrounding development.</p>
<p>I live within 50 metres of the site and am a lifelong Victoria Park resident.</p> <p>I support the re invigoration of this site as does not appear to be well kept and I assume will soon need significant maintenance if it is to continue to operate as a child health and dentistry centre. I do however have some major concerns with the Towns proposed approach to rezoning this site. My concerns are as follows:</p> <ul style="list-style-type: none"> • The proposal is for a rezoning that will allow three storeys in height whilst the majority of the street is one to two storeys. I understand that development will need to transition from the Albany Highway frontage to the residential area, however i have concerns that should any variations to height 		<p>Following any rezoning, a business case will be prepared and presented to Council providing various options for the future of the land. The proposed scheme amendment does not propose any development of the site which would be subject to future applications. Any development application would be subject to assessment and would consider how any proposal interfaces with existing and surrounding development.</p>

<p>be permitted or poor design be proposed that three or more storeys would not fit the rhythm of the street and would impose on the character dwellings.</p> <ul style="list-style-type: none"> • I do not agree with spot re-zonings. Planning for the future of the area should be holistically considered and take into account the overall intentions of a place. A spot rezoning such as this only looks at that parcel of land in isolation and is pre-emptive given the Towns current planning framework. Should the Council allow itself to undertake spot rezonings, it will be setting precedent for developers who could expect to be able to do the same. This approach to planning undermines documents such as Town Planning Schemes and Local Planning Strategies. • The uses on site provide important community infrastructure. Although the Town has not put forward the actual proposal for the site, it could be assumed that there was a development outcome in mind. The child health centre and dentist clinic provide important community infrastructure and are well placed in close proximity to public transport. The Town must consider the importance of these services to 		<p>The subject land sits within the Albany Highway Secondary Centre, which the Town’s draft Local Planning Strategy (draft LPS) identifies as a strategic investigation area recommended to be the subject of comprehensive Activity Centre and/or Precinct Planning as per State Planning Policy 4.2 Activity Centres (SPP 4.2) and Draft State Planning Policy 7.2 - Precinct Design (Draft SPP 7.2). The proposed rezoning of the land will not compromise these processes being undertaken.</p> <p>If further strategic investigations and planning identifies the subject site as capable of accommodating a different type or scale of development then what is currently proposed a further scheme amendment could be progressed at this time if necessary.</p> <p>The Town would like to and aims to continue working with these services to retain the uses within the Town of Victoria Park. ‘Community Purpose’ is however a discretionary land use within the ‘Residential’ zone in which case the existing uses could continue to operate even if the land is rezoned to Residential.</p> <p>In the event that the land was rezoned and the services on site did relocate, under the current Town Planning Scheme, there are a number of land</p>
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<p>its local community and the manner in which it can be provided if it is relocated. A document such as a Social Infrastructure Plan would help the Town make this decision and it would be pre-emptive to do so without one in place.</p>		<p>zones where a 'Community Purpose' use is a permitted or discretionary use and therefore does not rely on land which is reserved for under the Scheme for Public Purposes.</p>
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