

VICTORIA PARK INFORMATION EVENING

9 JULY 2008

SUMMARY OF QUESTIONS

1. Farmers fresh produce markets are becoming increasingly popular. Will such a market be a feature of the Town Centre?

The introduction of a market-style retail facility into the Town Centre is under investigation. It is considered that such a facility would enhance vibrancy and variety within the Town Centre.

2. What land uses will be proposed within the Town Centre?

The potential land uses for the Town Centre are currently being investigated. These include a range of commercial, residential, civic, cultural and community land uses.

3. What is the timeframe for completion of the Town Centre Structure Plan for the Town Centre?

It is anticipated that the Town Centre Structure Plan will be released for public comment towards the end of 2008.

4. What will happen to Sussex Street and will the plans result in reinstating unrestricted access at the intersection of Berwick Street and Sussex Street?

The role of Sussex Street is being investigated for its potential to be reinstated as a pedestrian oriented street. It is not anticipated for Sussex Street and Berwick Street intersection to be reinstated.

5. Who is funding the project?

The project is a joint venture between the Town of Victoria Park and Hawaiian.

6. Has public transport access been considered?

Public Transport has been considered for access to the site. However, car parking and vehicular access will still be an important consideration within the design of the Town Centre.

7. Is it likely that an art-house cinema will be established within the Town Centre?

The inclusion of a cinema will be investigated. A cinema would be included if it is commercially viable. The Town of Victoria Park does not intend to provide a Council funded cinema.

8. How does Council propose to deal with uses along Albany Highway such as caryards? Why does Council not rezone the car yards to encourage more vibrant land uses?

The existing zoning of car yards along Albany Highway already permits alternative quality main street type land uses. However, due to existing land values redevelopment of these land parcels have not been viable to land owners. It is anticipated that the creation of the Town Centre would improve land values within the locality and enhance the viability of redeveloping these land parcels. Council will not be considering rezoning to exclude car yard uses as a part of the Town Centre project.

9. Will Council land remain in Council ownership?

A land swap between the Town and Hawaiian would be considered to enable the integrated development to occur within the Town Centre. Land Swaps may also be considered to fund the development of community and cultural facilities.

10. Will the existing civic and community based land uses, such as the library and childcare facilities, be included within the Town Centre?

Existing facilities such as the library and childcare facilities are considered by the Town of Victoria Park to be of significant importance. Development of the Town Centre may result in the relocation of these land uses. However, based on the results of the community consultation workshop held on 30 April 2008, Council and the project design team recognise the importance of these facilities to the community and will provide the opportunity for these services to be reaccommodated into the Town Centre.

11. Can a Structure Plan address matters such as management of mixed uses to reduce land use conflict relating to service traffic before and after hours?

The Structure Plan would be supported by Detailed Area Plans (DAP) to address the layout and management of land uses such as mixed-use development within the Town Centre.

12. Is high-rise development considered to be appropriate within the Town Centre similar to Burswood Lakes?

Heights of between 2 and 6 storeys, similar to those around Claisebrook Cove in East Perth, are under consideration for the Town Centre. Building heights similar to the Burwood Lakes development is not considered to be appropriate within the Town Centre.

13. Is a reduction in open space provisions appropriate when increasing residential density? The usability of open space is the primary consideration for the open space within the Town Centre.

14. What input has community into the plan?

Further to previous consultation undertaken as a part of earlier master planning of the site, a community workshop was undertaken on 30 April 2008. During this workshop, participants were engaged in an interactive visioning process. This process reaffirmed many of the values held by community members that are contained within the Victoria Park Town Centre Draft Masterplan, whilst identifying additional opportunities for the Town Centre that may not have been considered as a part of previous consultation activities.

The outcomes of this workshop are published on the town's website.

15. What preliminary studies have been undertaken to date such as traffic studies?

The road layouts that will be contained within concept plans will be reviewed by a qualified traffic management consultant to ensure that adverse impacts on amenity are minimised.

16. What is the process beyond the concept planning stage?

Concept plans will be advertised to the community and stakeholders for comment and submitted to Council for endorsement in light of comments received. The plan will then undergo consideration of Council prior to the preparation of the Structure Plan and rezoning of the site will commence once the concept has been endorsed by Council. The plan would be lodged with the Western Australian Planning Commission (WAPC). Once the Structure Plan

is endorsed by the WAPC, and rezoning of the site has gained approval of the WAPC, development of the Town Centre may commence.

17. What sort of spaces will be provided for children and youth?

The Town Centre will provide space and recreational opportunities inclusive of all community members. Public spaces will cater for a variety of users and activities.

18. What studies have been undertaken into social needs of the community?

Extensive community consultation has been undertaken as a part of previous studies and master planning of the site. The Victoria Park Town Centre Draft Masterplan contains a number of community-based land uses that were determined in conjunction with the consultation process. Recent consultation undertaken with community and stakeholder groups has reaffirmed many of the visions contained within the masterplan.

19. Will there be an open mall between Mint Street and Kent Street that is closed to traffic?

The street layout within the Town Centre is still undergoing investigation. The project team is considering the inclusion of an open-air mall provided it is viable in the long term. Long-term commercial sustainability is an important factor in the success of these spaces. Activation of a pedestrian mall between Mint Street and Kent Street would be difficult to achieve due to excess length. The optimal length of a pedestrian mall is approximately 100 metres.

20. Will the Council be resuming any land parcels within the study area? Does the black line indicating the study area boundary mean that this land will be resumed to progress the plans?

Council has no intention of forcing acquisition of privately owned land within the Study Area. However, a land swap between Council and Hawaiian may be considered to ensure an integrated approach to the development of land within the Town Centre.

21. Will the existing Park Centre become two storeys?

Creating a two-storey shopping centre is not under the consideration of the project team.

22. Will there be an increase in the number of taverns?

There are no plans to introduce additional taverns to the area. However, some restaurants may apply for a small bar licence which is expected to enhance the sense of vibrancy within the Town Centre.

23. What does Hawaiian want to do?

Hawaiian would like to see the planning mechanisms for its land holding developed such that it is able to expand or redevelop the centre at some stage in the future. As the Park Centre is an already excellent performing asset, any short term changes are likely be relatively small in scale. By assisting the Town of Victoria Park to develop a structure plan, it will encourage the activation of the Town Centre precinct.