

ATTACHMENT 12

As requested, please find a summary of submissions received for the mixed-use development at HN 167 -169 Bank Street, East Victoria Park. The SDAU received 59 submissions between 15 February to 15 March 2024 with the following responses to the proposed development being:

- No Support – 25.42% (15)
- Support with changes – 28.81% (17)
- Support – 45.76% (27)

Do Not Support Development

The building height and scale, impact on the local road network, lack of parking, and privacy issues were the key issues raised by the community. The following are themes found in responses objecting to the development:

Height and Plot Ratio

- Over-height compared to surrounding development, should be no more than three (3) to five (5) storeys.
- High density is not appropriate in the Victoria Park area.
- Intensity will impact premium lifestyle and ambience in local area.

Design

- Poor design amenity provides for low-cost rental accommodation leading to impact on future housing resale.

Privacy

- Upper-level apartments overlook outdoor living areas of surrounding residential properties
- Privacy concerns for adjacent residential dwelling indoor habitable spaces e.g., openings to bedrooms.

Traffic and Parking

- Existing traffic congestion issues will be exacerbated through intensity of development to intersection near train station at Oat and Bank Street.
- Insufficient parking for number of bedrooms proposed.
- Limited parking bays in local area, Tafe students and people accessing the train station (during the day) park on streets near the site, proposed apartments will increase issue/congestion with lack of visitor parking.
- Industrial area often requires truck deliveries through this area therefore access to Industrial area is important to businesses.

Solar Access

- Scale of development overshadows neighbouring properties which will impact use of sustainable energy options such as solar panels on roofs areas.

Safety

- Development may cause damage to surrounding buildings.
- High tenancy and low owner occupancy create social and safety issues.
- Increase security is required due to high crime area.

Support Development with changes

A majority of submissions that supported the application subject to changes wanted the height of the development significantly reduced. Whilst the desire to redevelop the site was acknowledged in these submissions, it was on the basis that it should be aligned with the local character of the Oat Street precinct. The following are themes from these submissions:

Design, Built Form, and Scale

- Design should be more iconic to area, use of bricks to anchor to surrounding residential area, particularly at pedestrian level.
- Infill development supported however intensity may impact social cohesion with lack of social infrastructure, development should be more incremental.
- Proposed height out of scale with surrounding development.
- Scale of development reduced to align with 10 storey maximum, mid-rise scale similar to Vic Park Quarter.

Precinct Planning

- Not aligned with Town of Victoria Park's growth scenarios recently advertised as part of the Oat Street Station precinct planning.
- Concerns with influencing precinct planning and reducing the possibility of rezoning R40 areas within 400-500m of train station.

Transport and Parking

- Traffic management based on 6-year-old data
- Impossible to predict impact to intersection of Oats and Bank Street due to Metronet train station.
- Opportunity for more commercial tenancies visitor parking.
- Need for adequate parking to reduce pressure on surrounding streets.

Housing

- Provides housing supply however does not contribute to affordable housing options.
- Proportion of properties should be provided for affordable housing options.

Safety

- Implementation of street surveillance cameras due to crime hotspot.
- Concern with proximity to industrial area noxious pollution.

Amenities

- Upgrade to existing surrounding amenities required to support intensity of development.
- Provide on-street parking, pave verges with angled parking.
- Improve amenities for cycling and e-ride infrastructure.
- Resident bike storage should be secure and allow for larger bikes with easier access.

Sustainability

- More landscaping and trees.
- Provision for EV infrastructure, more options for charging.

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- Average of 7.5 star rating is low for apartment living due to lack of flexibility to retrofit to improve energy performance.
- Building should be designed for electric appliances only with maximum number of solar panels and a battery to balance load.

Support Development

There were a number of submissions in support of the redevelopment of the site that supported the design and were of the view that the site is appropriate for redevelopment. The following are some consistent themes for submissions in support of the development:

Design and Sustainability

- Good design, apartments more sustainable than urban sprawl.
- Apartments will bring more people and activation to the area which increases amenities, and business opportunities.
- Gentrification from old industrial area.
- Improves provisions for green spaces and EV capability.

Location

- Mixed use appropriate for location due to proximity to Victoria Park food precinct, the Central Business District and access to public transport.
- Close to amenities such as Childcare services and shops.

Transit orientation development

- High density around train stations which will contribute to activity at METRONET precincts and along rail corridor.
- Provide opportunity for investment.
- Suitable infill development with walking distance to train station.
- Large scale development supported with public transport and amenities.

Housing

- Helps to improve affordable housing needs.
- Improves housing requirements close to the City.
- Provides more opportunity for first homebuyers.

Please note that we may also consider late public submissions, therefore if any other matters arise I will let you know.

If you have any comments in relation to the above, please let me know.