

	Observations/Issue	Submitter	Administration Response	Recommended Modification
1.	<b>General Comments relating to Volume 1 and Volume 2</b>			
1.1.	The Town Centre Place Plans Volume Series is fantastic! Well presented, well written and hopefully important. It sets a new benchmark for Local Governments in WA!	Submitter 1	Response noted.	No modification required.
1.2.	Submitter 1 explained that the 'big' missing piece of the puzzle is what happens on private land. Ideally, the City of Vincent would be preparing Activity Centres Plans for each of its District Centres and Leederville as priority actions. They are a bit of work, but not overly difficult. They really tie together the scheme, R-Codes and policies into one place-based statutory plan. They should probably be recommended as actions in the place plans.	Submitter 1	Administration agrees with this comment although which planning mechanism is used for each specific town centre is yet to be determined (but will be as part of Item CBP 6.7 – <i>Investigate a planning framework for each of the City's Town Centres</i>	Recommended modification to Activity Section and Implementation Framework in Volume 2 North Perth Town Centre Place Plan to include:  <i>Item 1.8 - Prepare an <b>Activity Centre Structure Plan</b> for the North Perth Town Centre area.</i>  During the preparation of the place specific Volumes of the Town Centre Place Plans the timing and form of each Town Centre Planning Framework will be identified and documented. This work is already identified in Item 6.7 of the CBP – <i>Investigate a planning framework for each of the City's Town Centres.</i>
1.3.	Submitter noted that it might be worth thinking about how individuals, town teams or businesses could contribute to improving public spaces.  <i>Maybe the plan could have a short section encouraging innovative ideas to improve the place and encourage town teams and businesses/residents to take some responsibility and get involved.</i>	Submitter 1	Administration believes the logical place for this information is in the respective Town Team Action Plan's. However, Administration also agrees that the promotion of the Town Team Action Plans and opportunities for the business and residential communities to get	No modification required  The City will include an improved landing page on the City of Vincent website for the town centres and Town Teams including links to the Town Team Action Plans and information relating to how the community can get involved in these groups

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			involved could be better documented and promoted.	and contribute to making a difference.
1.4.	I support the proposal.	Submitter 2	Response noted.	No modification required.
1.5.	Submitter noted that the documents are very well laid out and easy to follow and that it is clear what the City has in mind for the future.	Submitted 3	Response noted.	No modification required.
1.6.	Submitter stated that the Town Centre Place Plans Volume Series is an excellent and practical initiative by Council to formalise and co-ordinate the strategic planning and community development opportunities for the town centres.	Submitter 4	Response noted.	No modification required.
<b>2.</b>	<b>Volume 1: Vincent Town Centre Place Plans: Introduction</b>			
2.1.	Submitter noted that the document is attractive, concise and legible in that it explains the strategic direction, processes and typical projects common to all town centres and that the introduction clearly states the roles and relationship between the City and Town Teams (with their Action Plans) and the intent to meet mid-way on ideas for Main Street events, improvements and activation.	Submitter 4	Response noted.	No modification required.
2.2.	Submitter noted that the section titled 'Place Management Approach', clearly outlines the Place Manager's role in implementing the Place Plan. The relationship with the City's Mt Hawthorn Place Manger, is critical and has been excellent to date.	Submitter 4	Response noted.	No modification required.
2.3.	Submitter noted that the Town Team Action Plans are acknowledged as a source for the broader Place Plan and it is therefore very important to ensure grass root ideas are incorporated in the town team Action Plan for consideration for	Submitter 4	Response noted.	No modification required.

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	inclusion into the City's Place Plans. The other areas of focus on best practice (including work with University architecture and planning departments) and town centre data collection are important.			
2.4.	Submitter suggests the development of a portfolio of Town Team case studies (since the Town Teams have been going for some time now).	Submitter 4	Administration agrees that the development a Town Team case studies or project sheet documents is a good idea. However, this would best be developed in partnership with the Town Teams and Town Team Movement and linked to the improved Town Team landing page on the City's website as identified in Item 1.3 above.	No modification required.
2.5.	Submitter suggests a bi-annual update newsletter on the five Town Team organisations and their initiatives to promote collegiality and learning between Town Teams.	Submitter 4	Place Management will capture town team initiatives in their annual 'State of the Town Centre's' report which will be included in the City's Annual Report. This will be distributed to all Town Teams.	No modification required.
2.6.	Submitter believes it is important that placemaking and town team information is given greater and more direct exposure in the City of Vincent's upcoming website update. The current route is considered tortuous.  <a href="https://www.vincent.wa.gov.au/community/business-and-community-groups/town-centre-groups/mt-hawthorn-hub.aspx">https://www.vincent.wa.gov.au/community/business-and-community-groups/town-centre-groups/mt-hawthorn-hub.aspx</a>	Submitter 4	Administration agrees that the City's website should be updated in accordance with Item 1.3 above.	No modification required.  Refer item 1.3 above.
2.7.	Submitter suggests the minor review be amended from an annual review to a review every two years.	Submitter 4	Administration believes a minor annual review is necessary in order to capture updates to the City's Corporate Business Plan.	No modification required.

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2.8.	The submitter believes that Town Teams need to start measuring the performance of projects based on the list of data collection and analysis identified in the measuring performance table.	Submitter 4	Response noted.	No modification required.
2.9.	The Town Centre Place Plans should acknowledge that projects require a clear vision and support, and they take time, commitment and co-operation between people.	Submitter 4	Administration acknowledges that this information should be included on an improved landing page on the City's website for the town centres and Town Teams (Refer Item 1.3 above). However, it is not necessary to include this information in the Place Plans themselves.	No modification required. Refer item 1.3 above.
<b>3.</b>	<b>Volume 1: Vincent Town Centre Place Plans – Item 1.2: Online Hire Platform</b>			
3.1.	In addition to hiring public space in town centres the Submitter believes it would be good for private businesses to be able to list their spaces for events/weddings on the City's online platform.	Submitter 5	Noted.  The City will review the performance of the new online hire platform and then investigate the potential to extend this service to businesses through the development of the Business Engagement Program.	No modification required.
<b>4.</b>	<b>Volume 1: Vincent Town Centre Place Plans – Item 1.3: Streamline the City's Event Approvals Processes</b>			
4.1.	Submitter does not support the City's intent to streamline the approvals processes to make it easier for town teams and the community to run events in the town centre public places.  Submitter notes that existing processes are in place to protect the community from any negative effects, such as noise or alcohol consumption. The submitter also notes that many of the concerning "events" are just commercial activities on public land and does not agree with the handing over of public open space (like parks and piazzas) to private companies to make	Submitter 6	Noted. However, this view does not align with Councils 2017/18 priorities:  <i><u>Thriving &amp; Creative Town Centres:</u></i> <i>Our town centres are vibrant and thriving, each with their own unique character and identity. We want to make sure it stays that way by promoting high quality development outcomes and supporting our town</i>	No modification required.

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	profit. The submitter particularly disagrees with the use of public open space to sell alcohol.		<p><i>centres and the creativity and culture they offer.</i></p> <p>Additionally, Item 1.3 of Vincent Town Centre Place Plans relates to simplifying approvals processes and not to encouraging the sale of alcohol in public spaces.</p>	
<b>5.</b>	<b>Volume 1 : Vincent Town Centre Place Plans – Item 1.7: Marketing &amp; Branding</b>			
5.1.	Submitter believes that the Town Centre Marketing Plans are a priority.	Submitter 4	Response noted.	No modification required as Item V1.5 Prepare and implement Town Centre Marketing & Branding Plans are scheduled to be prepared from 2018/19 through to 2020/21.
<b>6.</b>	<b>Volume 1: Vincent Town Centre Place Plans – Item 1.9: Amend the Trading in Public Places Local Law 2008 &amp; Local Government Property Local Law 2008</b>			
6.1.	Submitter does not agree that the Trading in Public Places Local Law or Local Government Property Local Law need to be amended to activate the public realm and create vibrancy. Concerned that this will mean businesses will start broadcasting loud music into the streets and undermine the comfort of the existing environment. Submitter also notes that laws and regulations were created to protect the community from businesses intruding unnecessarily into the public realm and that the community, through the Council and its laws, need to have a say in what happens in public open space.	Submitter 6	<p>Noted. However, this view does not align with Council 2017/18 priorities:</p> <p><u><i>Thriving &amp; Creative Town Centres:</i></u>  <i>Our town centres are vibrant and thriving, each with their own unique character and identity. We want to make sure it stays that way by promoting high quality development outcomes and supporting our town centres and the creativity and culture they offer.</i></p> <p>The <i>Environmental Protection (Noise) Regulations 1997</i> will still apply to all and any noise generated from extra activities within town</p>	No modification required as Item 1.9 aligns with Council 2016/17 priorities.

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			centre footpaths and formalised public spaces.	
<b>7.</b>	<b>Volume 1 Vincent Town Centre Place Plans - Item 1.10: Business Engagement Program</b>			
7.1.	Submitter believes that the Business Engagement Program is a priority. Consider liaising with landlords about their buildings, rent, tenants and retention of independent businesses in the Main Street due to changing retail environments and community expectations.	Submitter 4	Noted. Administration agrees that this is a core component of the business engagement program and ongoing role of the City's Place Management program.	No modification recommended.
<b>8.</b>	<b>Volume 1 Vincent Town Centre Place Plans - Item 1.11: Live Music Venue Protection</b>			
8.1.	Submitter was very supportive of Item 1.11 – Live Music Venue Protection. Submitter noted that new residents should be aware of the area they are moving into and not attempt to impose restrictions afterwards. Submitter also noted that it was refreshing to hear a local council is supporting live music.	Submitted 3	Noted.	No modification required.
8.2.	Submitter believes that Live Music Venues do not need protection. Submitter is concerned that existing Live Music Venues have altered their practices allowing previously contained noise to emanate into the surrounding environment and impact on residents. Submitter expressed particular concern for the welfare of residents who live within or adjacent to town centres. Submitter also noted that noise carrying into homes and apartments is stressful and unpleasant.	Submitter 6	Live Music Venues must comply with Noise Attenuation requirements which are assessed under the <i>Environmental Protection (Noise) Regulations 1997</i> .  It is however the opinion of Administration that Live Music Venues are important to town centres both culturally and economically and it is therefore important to consider how increasing nearby residential development can be managed to ensure Live Music Venues are not threatened. This consideration should extend to the City advocating for an investigation into the	No modification required.

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			<i>Environmental Protection (Noise) Regulations 1997</i> to see how they might better support Live Music Venues and by extension the local music industry.	
<b>9.</b>	<b>Volume 1: Vincent Town Centre Place Plans – Item 1.12: City of Vincent Owned Land</b>			
9.1.	Submitter believes there is great potential for City of Vincent owned land. The City should consider competitions for affordable housing through a local university. Vincent owned land should also be highlighted on the City’s online intramaps system whereby small, odd shaped and seemingly unusable land offered for sale to the public. Doing this would enable creative architecture and outcomes.	Submitter 5	Noted.  This advice will be considered at the time of implementing Item 1.12 Prepare a Strategy for City of Vincent Owned Land within the town centres.	No modification required.
<b>10.</b>	<b>Volume 1: Vincent Town Centre Place Plans – Item 2.2: Advocate to State Transport Authorities for Transport Infrastructure Improvements including east-west connections</b>			
10.1.	Submitter would like to put forward an east-west CAT bus connection or similar. Submitter would also like to put forward east-west bicycle lanes.	Submitter 5	Response noted.	No modification required.
<b>11.</b>	<b>Volume 1: Vincent Town Centre Place Plans – Item 3.1: Advocate for High Quality Ground Floor Design to the development industry and business community</b>			
11.1.	Submitter suggested that more stringent policies for ground floor development for development in town centres. Developers buying properties in town centre have an obligation build high quality buildings.	Submitter 5	Response noted.	No modification required.
<b>12.</b>	<b>Volume 1: Vincent Town Centre Place Plans: General Comments about Movement section</b>			
12.1.	Submitter agrees on all transport items listed and improving non-car travel in particular.	Submitter 4	Response noted.	No modification required.

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<b>13.</b>	<b>Volume 1: Vincent Town Centre Place Plans: General Comments about Movement section</b>			
13.1.	<p>Submitter stated that the focus on ground floor quality detailing and design for activity is very important, however the section on <i>Character</i> requires expansion. Character is also about the landscape and atmosphere, identifying the sense of place. Patterns, typology and built form language in the area are important factors that assist with village like human scale, amenity and strengthening of local themes so a place has identity instead of looking like everywhere else.</p> <p>For example, Leederville has great accessibility with the rail station, concentrated eateries, cinema, large employment workplaces and a wide variety of independent businesses, mix of things to do at different price points, hard edged landscape with full-height openable glazing– it’s buzzy during the day and night, business/worker dominated, intimate scale. Young and old mix together. Spaces for youth, kids, adults. Mt Hawthorn character is different, and its characteristics are evolving.</p>	Submitter 4	<p>Response noted. Administration agrees that a landscaping and materials palette could be included as a one page spread in the Character section of all place specific volumes of the Town Centre Place Plans. The inclusion of this information will be tested during the development of Volume 3: Mount Hawthorn Town Centre Place Plan and this further investigation will determine whether or not it should be included in the annual minor review of Volume 2: North Perth Town Centre Place Plan.</p> <p>Place specific details for buildings will be captured in future place specific planning frameworks for each of the Town Centres (see Item 1.2 above) or future amendments to the City’s Built Form Policy.</p>	No modification required.
<b>14.</b>	<b>Volume 2: North Perth Town Centre Place Plan - Introduction</b>			
14.1.	<p>The Submitter thought Volume 2 had a good introduction on North Perth with a summary of the Town Centre evolution, historical snapshots and demographic/economic characteristics (community street life/localness is important).</p> <p>Use of the aerial is clear to show the boundary plan and lot/built form</p>	Submitter 4	Response noted.	No modification required.



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	The repeat of introduction and key processes from Volume 01 is good.			
<b>15.</b>	<b>Volume 2: North Perth Town Centre Place Plan – Item 1.1 North Perth Common (Town Square)</b>			
15.1.	Submitter states that there is a precedence set for an exploration of support for a town centre space in Mt Hawthorn. Include the possible Town Centre Anvil Lane meeting place idea as part of Item 1.1 – Town Centre Public Space Activation Schedules	Submitter 4	Noted. This will be explored during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
<b>16.</b>	<b>Volume 2: North Perth Town Centre Place Plan – Item 1.2 Woodville Reserve Master Plan</b>			
16.1.	Submitter explains that the Woodville Reserve Master Plan will seek broader, multi-functional community use. The master planning will better integrate uses within the reserve and within the town centre.  Precedence for Axford Park, Mt Hawthorn which is a similar study to be advanced and included in the Mt Hawthorn Place Plan.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
<b>17.</b>	<b>Volume 2: North Perth Town Centre Place Plan – Item 1.3: Planning Framework</b>			
17.1.	Submitter notes the synergy identified between North Plaza Shopping Centre and possible activities in the new North Perth Common.  Submitter states that for Mt Hawthorn – it will be mostly a morning and mid-afternoon culture. There is the possibility of extending hours to capture the afterschool market. Some new evening uses (Move Gym, Spritz, Gelataria, Axford Park summer market is successful) are enlivening the Town Centre.  Mapping is good to show 'hot spots', location and mix of land uses etc. to help in marketing etc.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
<b>18.</b>	<b>Volume 2: North Perth Town Centre Place Plan – Item 1.5: Lighting Improvements</b>			

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18.1.	Submitter agrees that there are some poorly lit areas and the same applies for Mt Hawthorn - such as at Anvil Lane.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
<b>19.</b>	<b>Volume 2: North Perth Town Centre Place Plan – Item 1.6: North Perth Plaza</b>			
19.1.	Submitter states that in Mt Hawthorn, the taxi rank site (currently for lease) on Oxford St is a similar opportunity for advocacy for a future design/uses.  Submitter asks if there are better uses for the Council owned Coogee St Car Park frontage on the Main Street (next to the Chemist).	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
<b>20.</b>	<b>Volume 2: North Perth Town Centre Place Plan – Item 2.1: Angove/Fitzgerald Street Intersection</b>			
20.1.	The submitter states that in Mt Hawthorn, similar improvements are sought at Scarborough Beach Road/Oxford Street intersection (Oxford North Steetscape upgrade) and crosswalk artwork.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
<b>21.</b>	<b>Volume 2: North Perth Town Centre Place Plan - Item 2.3: Plan and Implement Upgrades to Fitzgerald Street</b>			
21.1.	Submitter commented that it was interesting that the City was looking to remove bollards while they are being installed in other locations to stop attacks via vehicle. Submitter thought that North Perth would not be a target for such a malicious attack, but observed that pedestrian safety should still be balanced with aesthetics. Submitter did not disagree with the intent of the Place Plans but wanted to provide the above observation.	Submitted 3	The need for and design of bollards or other safety measures will be considered during the planning of the upgrade to Fitzgerald Street as outlined in item 2.3 of Volume 2: North Perth Town Centre Place Plan.	No modification required.

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21.2.	Submitter noted that the site analysis of the street has identified amenity problems for pedestrians – noise, traffic movement narrow footpaths, buses, ability to cross, streetscape clutter  Submitter notes that in Mt Hawthorn, Scarborough Beach Road and Oxford Street require a similar audit.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
<b>22.</b>	<b>Volume 2: North Perth Town Centre Place Plan - Item 2.4: North Perth Bus Stop Upgrade &amp; Naming</b>			
22.1.	Submitter notes that the bus stop opposite the Paddington Hotel (a seat next to a bin with no shelter) would benefit from similar improvements.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
<b>23.</b>	<b>Volume 2: North Perth Town Centre Place Plan - Item 3.1: North Perth Plaza Site Improvements</b>			
23.1.	Submitter notes that the North Perth Plaza is appropriately selected as a critical town centre site for improvement.  Submitter notes that in Mt Hawthorn - activities and upgrades in the parks, car parks and Anvil Lane possible upgrade should continue.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
<b>24.</b>	<b>Volume 2: North Perth Town Centre Place Plan - Item 3.2 North Perth Town Hall &amp; Item 3.3 View St Landscape Link</b>			
24.1.	Submitter notes that in Mt Hawthorn there is a strong green landscape theme. Trees and planter boxes need maintenance.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
<b>25.</b>	<b>General Comment not relating to Volume 1 and Volume 2</b>			
25.1.	Submitter notes that the Mezz shopping centre and Main St independent retailer synergy is important.	Submitter 4	Noted. Improvement to the Mezz shopfronts has been specifically targeted by Place Management over the last 3 years with significant improvements seen as a result.	No modification required.

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			Further action improvements will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	
25.2.	Submitter explained that Mt Hawthorn appears to need a larger worker population base to access and support businesses and uses that better support day / evening use. For example, nearby Osborne Park is a huge employment/worker base – option may be to market and encourage workers to visit Mt Hawthorn eateries, salons, gyms etc.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
25.3.	Submitter identifies an issue of large land holdings for lease on Main Streets that seek long term tenants (such as the taxi rank site on Oxford St). These vacant sites can stagnate town centre redevelopment. Submitter is not sure what can be done here other than advocacy for redevelopment by the Council/short term uses?	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
25.4.	Submitter notes that in Mt Hawthorn there are large radii street corners with no trees/shelter at intersections. This does not help pedestrians waiting or movement.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan. However, sight lines for pedestrians, cyclists and drivers is a key consideration when determining potential locations for tree planting.	No modification required.
25.5.	Submitter identifies the Flinders Street/Scarborough Beach Road intersection as possibly including a diagonal crossing. Large area of grey bitumen is foreboding, and the feeling is of being watched by car drivers. This intersection could perhaps benefit from a patterned surface similar to that at some intersections on Beaufort St?	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
25.6.	Submitter identifies that town centre pedestrian shelter is very important. Main Streets are competing with air conditioned, enclosed shopping centres and therefore shelter is important via permanent well-designed canopies and tree cover.	Submitter 4	Noted. This was and is a key consideration when developing the	No modification required.

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			Town Centre Place Plan Volume Series.	
25.7.	Submitter identified that for safety and security – good lighting design is required.	Submitter 4	Noted. This was and is a key consideration when developing the Town Centre Place Plan Volume Series.	No modification required.
25.8.	Ensure the City's Arts Strategy includes a longer-term crosswalk project in Mt Hawthorn.	Submitter 4	Noted. This will be considered during the preparation of the Mount Hawthorn Town Centre Place Plan.	No modification required.
25.9.	Submitter proposes to cul de sac Barlee Street at the intersection with Beaufort Street.	Submitter 7	Noted. This will be considered during the preparation of the Mount Lawley/Highgate Town Centre Place Plan.	No modification required.