

## Summary of Submissions:

Table 1: Consultation free text responses

Consultation: How Community reported using the Property	
Dog activities	59%
Children activities	10%
Picnics	8%
Don't use	18%
Other	5%

Table 2: Data Collection observations

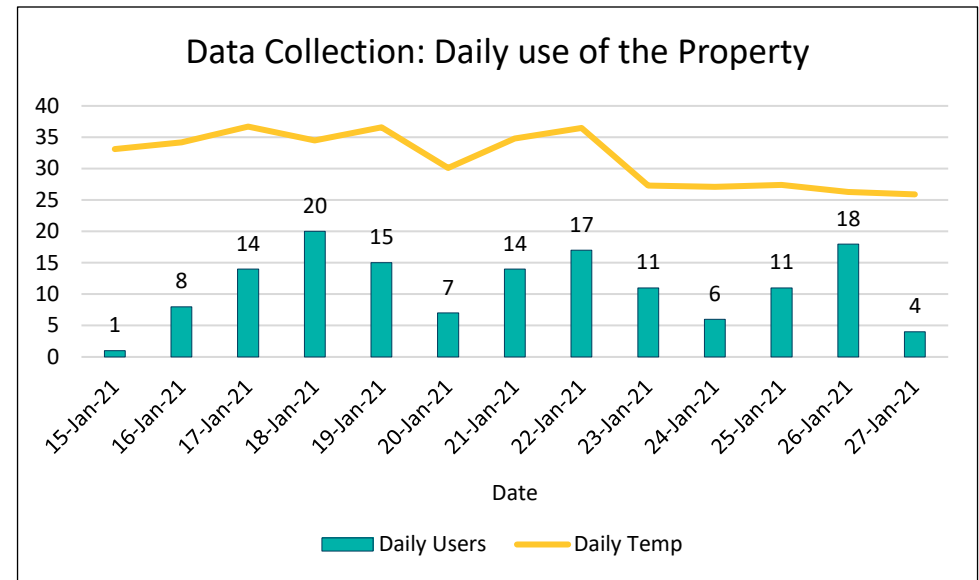
Data Collection: How Community was observed using the Property		
	Counted	Percentage
Dogs (using park)	98	74%
Dogs (walking past)	13	16%
Children playing	6	4%
Other recreation	23	7%
Total users	140	

### Data Collection Notes:

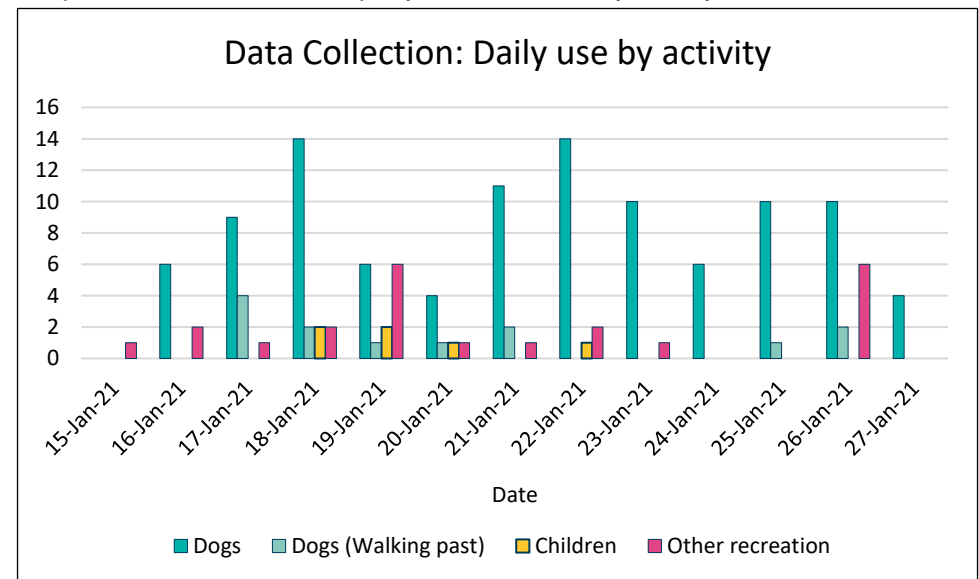
- In all cases, the individual is counted, not the animal. For example should 1 dog be accompanied by 2 people, the count would be 2. Conversely, should 1 person bring two dogs, the count would be 1.
- Dogs (walking past) were recorded separately. Due to 5 min spacing of images, it is not possible to determine if a dog walker seen outside of the pine bollards went into the property.
- The 15<sup>th</sup> Jan and 27<sup>th</sup> Jan recordings only captured part of those days due to install/removal.

All climate data is provided by Climate Data Online, Bureau of Meteorology, [www.bom.gov.au/climate/data](http://www.bom.gov.au/climate/data)

Graph 1: Data Collection Property users counted compared to max temperature



Graph 2: Data Collection Property users counted by activity



## Summary of Submissions:

The tables below summarise the comments received during the advertising period of the proposal presented by issue, together with the Administration's response to each comment.

Submitter	Comments Received on City's Strategic Framework:	Administration Comment:
46, 64,	Keeping 10 Monmouth Street is in line with the City's adopted environmental agenda and Greening Plan.	The future of 10 Monmouth Street has not been decided.
64,	Replacing trees at 10 Monmouth Street would be consistent with the City's Public Open Space Strategy and Greening Plan.	Key Action 6 of the City's Public Open Space Strategy (POS Strategy) requests Administration:
54, 63, 64,	<p>The City should act in accordance with its Greening Plan (2018 – 2023), including objectives:</p> <ul style="list-style-type: none"> <li>• Increase canopy cover on public land; and</li> <li>• Enhance habitat and promote biodiversity.</li> </ul>	<ul style="list-style-type: none"> <li>• review the City's land holdings to identify any underperforming or surplus property;</li> <li>• investigate sale of any identified property; and</li> <li>• capture any land disposal proceeds for the purpose of the POS Reserve Fund.</li> </ul>
63, 64,	<p>The City's Public Open Space Strategy:</p> <ul style="list-style-type: none"> <li>• identifies Mount Lawley as lacking local parks and canopy cover;</li> <li>• prioritises creating more fenced in dog parks for off lead exercise; and</li> <li>• prioritises creating POS based on dog ownership, community demand or POS suitability.</li> </ul>	<p>In accordance with Key Action 6, Administration conducted an internal review of properties owned by the City in freehold.</p> <p>Following initial reviews, Council resolved to undertake consultation to understand how the community value 10 Monmouth Street.</p>
68,	Nowhere in the City's Public Open Space Strategy was 10 Monmouth Street identified as surplus to requirements.	Key Action 9 of the POS Strategy instructs Administration to prepare a dog exercise area strategy. As no strategy has been prepared to date, it is not possible to determine if 10 Monmouth Street would be identified as a priority dog exercise area.
68,	The Public Open Space Strategy identifies what is typically expected in a local open space, to suggest what could be added to bring a space up to acceptable standard. Not to be used as criteria resulting in the property being sold for being insufficiently equipped.	The City's Greening Plan 2018-2023 (Greening Plan) allocates funding each year to a:
54, 63, 64,	The property was acquired in the 1960s for the purpose of public recreation. We recommend continuing with the acquisition purpose.	<ul style="list-style-type: none"> <li>• tree planting program;</li> <li>• Eco-zoning program; and</li> <li>• Parks replanting program.</li> </ul> <p>In accordance with the Greening Plan, it may be appropriate to allocate some of the above resources to 10 Monmouth Street, pending the City's decision on the property's future.</p>

## Summary of Submissions:

Submitter	Comments Received on the need for a park between Walcott, William, Vincent and Beaufort Streets:	Administration Comment:
11, 56, 62, 63, 64,	As local infill increases densities, demand for local green spaces will increase. Homes in the area increasingly have small private green spaces, the City should be providing more small local parks that families can access as a pedestrian, not selling them.	<p>It is agreed that Local Public Open Space is important to be within a walkable distance from all residents, and that William, Walcott, Beaufort and Vincent Streets represent barriers to safe and comfortable pedestrian movement.</p> <p>Concerns that sale of 10 Monmouth Street disadvantages the local residents is noted.</p> <p>A technical assessment of 10 Monmouth street presents as an area of land with limited value in serving the needs of the community locally, being a narrow property with reduced access for residents outside of a 200m walkable catchment.</p> <p>However, no alternative property currently serves the community within William, Walcott and Vincent Streets.</p> <p>Should the property be sold, it is likely the re-investment of capital receipts in the provision of future open space within Mount Lawley to address the gap in Neighbourhood Open Space</p>
6, 12, 45, 52, 53, 63, 64, 65,	10 Monmouth is the only safe park servicing the community east of William Street, north of Vincent Street, and south of Walcott Street. These busy roads present access barriers to other park spaces.	
11, 63, 64, 65,	Removal of the park will disadvantage the local community in favour of an undefined whole community. Conversely, retaining the park will not disadvantage the wider community.	
10, 17, 20, 50,	Having a small park on the street provides amenity to the locals and makes the houses here more desirable.	
9, 21, 23, 59,	We need to protect our green spaces. Once we take away a green space, we won't get it back.	

Submitter	Comments Received on Access and Use:	Administration Comment:
57, 64	The park creates opportunity to meet other local residents and contributes to building a sense of community in the area.	<p>Comments on how the community use the property, in particular use by dog owners, are noted.</p> <p>The City organised a camera to collect data to further understand how the property is used. The camera was in place for 13 days during January 2021, including 4 weekend days and the Australia Day public holiday. Summary of the data is provided above.</p>
8, 18, 19, 22, 52, 57, 63, 64, 65	<p>The park is well used each day:</p> <ul style="list-style-type: none"> <li>• by children playing sport;</li> <li>• by dog owners for exercise; and</li> <li>• for birthday or similar parties.</li> </ul>	
62	Easy walking access to local parks increases the likelihood of regular use.	
45, 63, 64, 65	Lack of parking on Monmouth Street is irrelevant to the issue as a local public open space with a 400m walking catchment.	

**Summary of Submissions:**

Submitter	Comments Received on Upgrade of 10 Monmouth:	Administration Comment:
24, 54, 55	Develop a pocket park at 10 Monmouth Street. Hyde Street Reserve is a great example of a local park.	Comments and suggestions relating to the potential for 10 Monmouth Street are noted.  The City is not planning any upgrades or tree planting until the City has determined the future of 10 Monmouth Street.  Should the City choose to create a local public open space project in this precinct, the community will be consulted as part of the planning stages.
65	There is no reason the City does not put the resources spent at Hyde Street Park to 10 Monmouth to replace damaged and removed trees.	
64	Bringing 10 Monmouth up to the standard of a local park will require little effort by the City.	
2, 4, 6, 8, 10, 11, 13, 14, 15, 17, 18, 19, 22, 25, 26, 32, 33, 38, 40, 41, 43, 44, 46, 49, 51, 54, 57, 58, 60, 61, 62, 63, 64, 67, 69	<p>The City should keep the property and upgrade by:</p> <ul style="list-style-type: none"> <li>• replacing trees;</li> <li>• installing a fence for off-lead dogs;</li> <li>• installing drinking water;</li> <li>• providing seating for older people (seating facing each other);</li> <li>• providing play grounds;</li> <li>• planting native landscaping;</li> <li>• developing a small community garden with raised garden beds;</li> <li>• installing public barbeques;</li> <li>• installing sporting facilities (basketball pad, soccer net); and/or</li> <li>• installing exercise equipment.</li> </ul>	
54	Upgrading the park facilities would draw more community members to use the space.	

## Summary of Submissions:

Submitter	Comments Received on Condition of 10 Monmouth:	Administration Comment:
7, 37	It is currently poorly maintained, I DO NOT want it to be converted into residential area, I want it to remain a green space but it looks bad as is and needs work.	The City's Parks team maintain the lawn, remove rubbish and provide dog bags.  Turf on the property is reticulated and watered as per the City's normal maintenance practices. The fence on the southern boundary of the property contains asbestos, which is dangerous when inhaled. To ensure the safety of users of the property, neighbours and the City's maintenance team, turf line is maintained away from the base of the fence.
24	The footpath is damaged and presents a trip hazard.	
63, 64, 65	If 10 Monmouth does not meet the minimum standards for a local park, it is because the City: <ul style="list-style-type: none"> <li>• did not replace trees as they were damaged and removed;</li> <li>• removed a 2m strip of grass along this fence; or</li> <li>• did not provide seating.</li> </ul>	

Submitter	Comments Received on City's Consultation process:	Administration Comment:
64	Using the term 'best possible use for the Vincent community' implies the use by locals is invalid, and less significant than use by an undefined whole community.	Comments regarding the City's consultation material are noted. Administration endeavoured to provide all relevant information as clearly and concisely as possible.  The reference to the land as "vacant land" was used to align with Landgate's rating classification of the land.  The land is being considered for sale or retention. No plans or decisions have been made regarding development or sale, for residential apartments or otherwise.  Administration has complied with the requirements of both the LGA and Conduct Regs.
63, 64	10 Monmouth has been referred to as vacant land only since the proposal for sale.	
64	Referring to the property as vacant land is inconsistent with the Department of Local Government, Sport and Cultural Industries definition, and inconsistent with the City's Public Open Space Strategy.	
64	The consultation catchment map and the access to nearby open spaces map are contradictory. With one, the City is arguing that residents don't cross busy roads, with the other the City is advising the park is excess because there are parks across busy roads.	
64	The consultation omitted the proposed use as 2 x 3 storey apartments.	
63, 64	The consultation has not provided the community with enough facts to make an informed decision. The City is obliged under the <i>Local Government Act 1995</i> (LGA) and the <i>Local Government (Rules of Conduct) Regulations 2007</i> (Conduct Regs) to provide accurate facts allowing submitters to make informed decisions.	

**Summary of Submissions:**

<b>Submitter</b>	<b>Comments Received on 10 Monmouth as surplus land:</b>	<b>Administration Comment:</b>
3	Plenty of other parks in the area, sell the land to build population density.	Comments regarding the location, accessibility and shape of the property are noted.
31	The property is poorly located and not easily accessible. The lot does not appear well placed to serve as a public park, nor is the shape particularly suitable being narrow and deep, i.e. like a typical single frontage lot.	
5, 16	Selling and using the funds for other park works seems the logical option.	

<b>Submitter</b>	<b>Comments Received on 10 Monmouth <u>not</u> at surplus land:</b>	<b>Administration Comment:</b>
63, 64	10 Monmouth is not: <ul style="list-style-type: none"> <li>• under performing or surplus land; or</li> <li>• considered an R40 vacant lot by the community.</li> </ul>	<p>In accordance with Key Action 6 of the Public Open Space Strategy, Administration identified 10 Monmouth Street in our review. The initial review is not considered final. From review, 10 Monmouth appears to be:</p> <ul style="list-style-type: none"> <li>• difficult to access, specifically for residents across William Street or south of Alma Road;</li> <li>• of long and narrow 10m x 50m dimensions;</li> <li>• held in freehold with no encumbrances; and</li> <li>• without extensive facilities or improvements.</li> </ul> <p>On this basis, the property was identified and Council requested further investigation. Further investigation included consultation in October and November 2020, and data collection on how the community use the over 13 days in January 2021.</p>
63, 64	How was 10 Monmouth determined to be underperforming or surplus land? Nomination of 10 Monmouth as under performing or surplus land appears to have come from Administration.	
68	Minimum requirements for a local park are not a reason to dismiss the property as public open space and should not be considered as a threshold that must be met.	
1, 30	The sale is a short-sighted money generating solution.	
54	The property is an asset to the community, there is no financial or social merit to the sale.	
64	Sale of the Property has no benefit to the residents living nearby.	

**Summary of Submissions:**

Submitter	Comments Received on Alternative uses for funds from sale:	Administration Comment:
11	If it is too expensive for the City to maintain then let it be something the community can take ownership of.	<p>Comments regarding reinvestment of potential sale funds are noted. In particular recommendation for:</p> <ul style="list-style-type: none"> <li>• linear greenway allowing pedestrians to walk comfortably away from busy roads;</li> <li>• opportunity for road closure/green space along Hutt Street;</li> <li>• preference for sale to affordable housing provider; and</li> <li>• support of sale is subject to a transparent plan to apply the funds locally being in place.</li> </ul>
42	While a single isolated green space is of limited value to the wider community, it would be good to have a green corridor through the area. Pedestrians are forced onto main arteries like William St to access nearest green space at Hyde Park.	
12, 29, 66	Residents would be open to consideration of other options which seek to provide a new park in the William, Walcott, Beaufort and Vincent precinct, funded by the sale of 10 Monmouth. Our precinct needs a local park, and I appreciate the Monmouth site is not an ideal location.	
52	<p>Options that could be funded by sale of 10 Monmouth include:</p> <ul style="list-style-type: none"> <li>• Buy other residential land located with better access for nearby residents in the William, Walcott, Beaufort and Vincent precinct and create another local park; or</li> <li>• Develop part of Hutt Street into a local park by either closing or calming the road near Raglan Street or Grosvenor Road. This option requires some imagination and consultation</li> </ul> <p>Until the City explains how the funds of a potential sale of the 10 Monmouth site will be used, I strongly oppose the proposed sale of the land.</p>	
53	If it is sold, we would like to see it go to community housing not developers. It is good opportunity for the City to provide housing to those in need - rental or low income home buyers.	

Note: Submissions are considered and assessed by issue rather than by individual submitter.