

Summary of Submissions – Scheme Amendment No.12 (Service Stations)

Submission Number	Impact by scheme amendment	Support/Oppose/Unsure	Submitter’s Comments	Administration’s Comments
1	Resident (North Perth)	Support	I fully support the proposal.	Noted.
2	Resident (West Leederville)	Unsure	Council must be proactive in considering service stations of the 'future'. Service stations that allow for short stay charging for electric vehicles will be affected by this amendment ? If we are increasing electric vehicles all over the suburbs, then we require adequate places to charge such as Service stations if they are rolling these services out. Something to consider.	The amendment would seek to restrict ‘Service Stations’ which is defined, by the retail sale of petroleum products. A land use whose business is charging Electric Vehicles would not be affected by this amendment under the current framework.
3	Resident (North Perth)	Support	I agree with the purpose of the proposal	Noted.
4	Resident (North Perth)	Support	Evidence shows the harmful effects petroleum fumes have on children. Perhaps the amendments need to include schools into the equation and not just homes.	Noted. The amendment will ensure that Service Stations will not be permitted to be located near sensitive land uses, such as residentially or public purpose zoned lands.
5	Resident (North Perth)	Support	I think this is an important proposal, particularly given the current submission for a 24/7 petrol station on Angove Street.	Noted. These comments relate specifically to a development application currently under assessment.
6	Resident (North Perth)	Support	The Health risks for those living, working and attending school is too great to allow the station to be built. The beautiful environment and cafe lifestyle that Angove Street brings to residents and people from afar would be so	Noted.

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			compromised by the station. I welcome this proposal and fully support the council in making this sensible proposal.	
7	Resident (North Perth)	Support	I'm unsure as to whether this means the current JDAP application for a new service station on the corner of Angove and Woodville Streets will be impacted due to the existing zoning of this block. I hope this proposal gives Vincent the power to reject this application as this is absolutely the wrong location for a new service station.	Noted. These comments relate specifically to a development application currently under assessment.
8	Resident (West Perth)	Support	Fantastic development. Hopefully common sense prevails here and the school as well as surrounding residents ; businesses can avoid what would likely be catastrophic damage.	Noted.
9	Resident (Resident)	Support	Please can you use the amendment to stop the station on angove st	Noted. These comments relate specifically to a development application currently under assessment.
10	Resident (North Perth)	Support	I suffer from respiratory health issues So the toxic fuel vapours and vehicles emissions are very hazardous so I do not support any type of service station	Noted.
11	Resident (Leederville)	Oppose	This sounds like the rules are being change to stop the development at No. 41-43; 45 Angove Street, North Perth. If so then is just goes to say that what Mark McGowan said about Councils not having a spine is true. If this isn't the case then I apologise.	The City is responding to significant community feedback for the proposal of a service station. The proposed option to amend the scheme acted on the feedback provided. The City has sought comment on the proposal and are reporting these

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				comments to Elected Members for consideration as to whether to support or not support the amendment.
12	Resident (North Perth)	Support	I fully support the proposal.	Noted.
13	Resident (North Perth)	Support	This will adversely affect local amenity and the "cafe strip" nature of Angove St. It goes against the whole atmosphere of the street and will create yet another generic streetscape. Not a good look for Vincent's brand.	Noted.
14	Resident (North Perth)	Support	I fully support the proposal.	Noted.
15	Resident (North Perth)	Support	I hope this ensures the service station proposed on angove street is denied.	Noted. These comments relate specifically to a development application currently under assessment.
16	Resident (Mount Lawley)	Support	Please ensure that the community know what zoning is delineated. I.e. update the plans to be clearer. Also the scheme should identify what current use is. I.e. the proposed petrol station on angrove st claims that this is an existing petrol station site. Where actually the old petrol station has been closed for years and is a tiny block being combined with adjacent blocks. I fear that without stating some sort of guidelines loopholes like this could be exploited.	Noted. As per Clauses 22, 23 and 24 of the City’s operative Local Planning Scheme No.2 which relate to ‘non-conforming uses’, a development shall be valid if it was lawfully approved (unless otherwise expired or been cancelled). Should this amendment be approved and come into effect while historic approvals are in place, any lawful historic approval can continue until such time as the non-

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				conforming use of the land is discontinued and a period of 6 months has elapsed since the discontinuance of the non-conforming use.
17	Resident (North Perth)	Support	I fully support the proposal.	Noted.
18	Resident (North Perth)	Support	Increase in traffic hazards , when turning into Angove Street. Close by there are 3 service stations residents have easy access too. Families are concerned about children's wellbeing and safety .Transmissions from fumes that are airborne that impact on residents health and wellbeing.	Noted. These comments relate specifically to a development application currently under assessment.
19	Resident (North Perth)	Support	Service stations should not be anywhere near homes and schools. Petrol fumes are dangerous to human health and local councils should be proactive in protecting their residents and the public. Long term trend would be for an increase in electric vehicles, thus reducing the need for more service stations to be built.	Noted.
20	Resident (North Perth)	Support		Noted.
21	Resident (North Perth)	Support	I fully support the proposal.	Noted.
22	Resident (North Perth)	Support	I fully support the proposal.	Noted.
23	Resident (North Perth)	Support	There will be increased laneway use behind our building, the area does not warrant a service	Noted.

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			station right in the middle of an amazing, growing, community cafe strip where people from other areas come and support. It will ruin the area. Just does not make sense to have it there. Primary School next door to my building, restaurants opposite, it would be very disappointing and anti-community if the COV let this one through. I certainly will not be staying in the area.	These comments relate specifically to a development application currently under assessment.
24	Resident (North Perth)	Support	I fully support the proposal.	Noted.
25	Resident (Mount Lawley)	Support	Service Stations should only be located (as most of them already are) on main roads available with, lots of entry points to help with traffic, noise and petrol pollution and NOT in residential and mixed use zones which are for pedestrians, slow moving vehicles, greenery and a community feel.	Noted.
26	Resident (North Perth)	Support	As society is compelled to move away from underwriting its economy with fossil fuel consumption that will effectively cause extinction levels events through climate change, approving new service stations at all seems like a sunk investment and an environmental irresponsibility. However, approving service stations in residential areas and community hubs, in particular when there are ample service stations within an area, is simply unnecessary. Bloody-minded commercialism at the expense of community	Noted.

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			aesthetics and amenity is not something that local governments should be supporting, and I fully support the City of Vincent in making clear its position on these matters.	
27	Resident (Mount Lawley)	Unsure	I am unsure. 1. Many service stations are current day "corner stores" and sale of fuel and delivery of automotive services are secondary. 2. The current obsession with electric cars overlooks the ongoing need for liquid petroleum based fuels for hybrid variants of electric cars - petrol, gas and diesel. And the need for these fuel for more time into the future than currently is estimated for vehicles powered solely by these fuels. There is a need for liquid fuel availability. 3. The most eco friendly renewable fuel is bio-diesel - another liquid fuel.	The amendment will not prohibit the operation of existing service stations which have a valid approval in accordance with clause 22 of the Local Planning Scheme No.2 nor future service stations within the City, provided they are located on land zoned commercial and are not abutting sensitive land uses. The amendment will still allow for the availability of petroleum products within the City.
28	Resident (North Perth)	Support	I fully support the proposal.	Noted
29	Resident (West Perth)	Support	We don't need petrol stations near town centres or residential areas. We need more electric charging stations, which would be fine in these areas.	Noted.
30	Resident (North Perth)	Support	N/A	Noted.
31	Resident (Coolbinia)	Support	I fully support the proposal.	Noted.
32	Resident (Mt Hawthorn)	Support	I fully support the proposal.	Noted.

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33	Resident (North Perth)	Support	There are already 4 x petrol stations within a 1km radius on main roads. No need for an additional service station	Noted.
34	Resident (North Perth)	Support	Fully support the motion of no petrol / service stations in the areas outlined. North Perth / Leederville has plenty of (24hr) service stations located on main roads with better access - inner streets such as Angove street with lots of pedestrians, families and outdoor businesses do not welcome these stations. Pollution, narrow streets and safety high on concern list. Please make our people and residents the priority- not large corporations.	Noted.
35	Resident (North Perth)	Support	Too many service stations in the area. Completely destroys the Angove Street cafe strip. Very dangerous for children - both health and accidents.	Noted. These comments relate specifically to a development application currently under assessment.
36	Resident (North Perth)	Support	I do not believe that traffic needs to be increased on Angove st, for the safety of the school children and other pedestrians	Noted. These comments relate specifically to a development application currently under assessment.
37	Resident (Highgate)	Oppose	I live nearby a service station now and it has no negative impacts on me whatsoever.	Noted.
38	Resident (North Perth)	Support	I'm just amazed that Vincent council have even considered allowing a service station to be located in a residential area so anything that	Noted.

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			prevents this I’m all in favour with. With so many fuel stations nearby it beggars belief that this is required let alone in the area it’s being considered	These comments relate specifically to a development application currently under assessment.
39	Resident (North Perth)	Support		Noted.
40	Resident (North Perth)	Support	Expectation that Service stations are to be phased out or number reduced when recharging of EV becomes widely adopted.	Noted.
41	Resident (North Perth)	Support	I fully support the proposal.	Noted.
42	Resident (North Perth)	Support	I fully support the proposal.	Noted.
43	Resident (North Perth)	Support	The community are not being unreasonable or anti development, this is not the location for a large service station, there is better use for this land, we want developments that encourage locals and general population to want to visit this local hub.	Noted. These comments relate specifically to a development application currently under assessment.
44	Resident (North Perth)	Unsure	Service stations are becoming the new corner store. Will the banning of service stations in this blanket manner mean no such stores will exist and therefore all shopping will be done. At large shopping centres? Can the bill be amended to include an assessment in this regard?	The land use of ‘Service Station’ specifically references the sale of petroleum products. A ‘Convenience Store’ or ‘Shop’ can still be considered in all zones of the City.
45	Resident (North Perth)	Support	An amendment to prohibit petrol stations is essential.	Noted.
46	Resident (North Perth)	Support	This amendment should be 100% endorsed by the COV, WAPC as it is by our community. Our	Noted.

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			small but growing town centre will never reach its full potential, the likes of Mt Hawthorn, if this amendment is not passed. A site that was zoned as a service station in the 1960's is no longer environmentally acceptable in todays day and age. There is a reason service stations are located on main roads, away from pedestrians/retail/schools and children.	
47	Resident (North Perth)	Support	Recommend that the Amendment is made retrospective so the current Angove St proposal can be refused	Noted. The planning framework does not allow an amendment to act retrospectively.
48	Resident (North Perth)	Oppose	long-standing sites should not be affected by subsequent residential developments; dodgy science and emotion should be ignored	Noted. The Amendment only seeks to alter the planning framework for future Service Station land uses.
49	Resident (North Perth)	Support	encouraging cars into an area where you are trying to promote a vibrant pedestrian friendly community, is not a positive outcome.	Noted.
50	Resident (North Perth)	Support	I appreciate that the counsel is now trying to address the concerns that have been raised as a result of development application 5.2022.270.1. The community is very concerned for the health and safety of our children and can see this amendment a step in the right direction in protection our kids.	Noted.