

Summary of Submissions:

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

Comments Received in Support:	Administration Comment:
<p><u>Security</u></p> <ul style="list-style-type: none"> • The business has taken appropriate steps to stop break-ins and resulting thefts which have occurred regularly in the past. • Support for the development that safeguard the business from break in's and to protect their stock inside the store. • The roller shutters have improved security of building at night. • The City of Vincent should resolve the crime taking place in the area to cause the necessity for roller shutters. 	<ul style="list-style-type: none"> • The City is supportive of businesses taking steps to maintain and enhance the security of their businesses/buildings. The roller shutters proposed as part of this application are not the only security measure available and the City would be supportive of security measures that are consistent with the provisions of the City's Built Form Policy. • The City seeks to achieve design that incorporates the principles of Crime Prevention through Environmental Design. • The Designing Out Crime Guidelines detail that active frontages have a positive impact on safety and advise that the inclusion of roller shutters could detract from the amenity of an area, resulting in an increase in the perception or fear of crime, and that all other security measures should be investigated prior to introducing roller shutters.
<p><u>Streetscape</u></p> <ul style="list-style-type: none"> • The roller shutters are black like the building and blend in tastefully. • The current tenant has improved the streetscape and the appearance of the old building from all sides and the roller shutters are the best decision for the aesthetic of the building. • The current aesthetic is better than when it was the previous shop. The building now looks inviting, the rear car park is usable, and provides a feeling of safety. 	<ul style="list-style-type: none"> • The roller shutters provide a solid, blank and unarticulated facade that results in a bulky and visually imposing structure to the street which was also noted by the City's Design Review Panel Chairperson in their review of the application. The roller shutters appear obtrusive to the streetscape and are not in keeping with the scale and character of the established streetscapes or locality. • The City is required to assess any development application on its merits based on the development proposed rather than against the previous site situation. • The roller shutters provide a blank façade that does not achieve the Element Objectives relating to Façade Design of the City's Built Form Policy.

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Comments Received in Support:	Administration Comment:
<ul style="list-style-type: none"> • The store is not directly looked upon by any residents as the store is across from Birdwood Square Park. • The store is open every day of the week which allows it to positively interact with the community at a high level. • No issue with a store utilising a system of roller shutters to secure their premises outside of working hours when it is executed tastefully. 	<ul style="list-style-type: none"> • While not located in the town centre areas of Beaufort Street or fronting any residential properties, the subject site is located in a high-traffic area and forms part of the Beaufort Street activity corridor. The Built Form Policy promotes commercial developments within Activity Corridors to have an 'active frontage', providing interaction between the development and the street and a built form connection between the City's Town Centres. • While the roller shutters are proposed to be open during business operating hours, outside of the business operating hours they would impact the integration of the shop with adjoining public spaces and reduce the visual interest provided by the shop when viewed from the public realm. • The City is supportive of businesses taking steps to maintain and enhance the security of their businesses/buildings. The roller shutters proposed as part of this application are not the only security measure available and the City would be supportive of security measures that are consistent with the provisions of the City's Built Form Policy.
<p><u>Supporting Small Business</u></p> <ul style="list-style-type: none"> • Expenses to replace broken windows and stolen stock can cause a business to shut down. The City of Vincent should support small businesses to ensure they thrive in the area. • The fact that a small business cannot be allowed to protect hundreds of thousand dollars' worth of stock from theft due to a Council policy is ludicrous. • Putting the business through the development application process for the roller shutters is ridiculous. The drain on the business's resources, to deal with this issue, is ridiculous and the time is better spent on growing the business and continuing to provide great service to people in the area. • Beaufort Street is iconic, mostly due to its incredible small business owners. They own and operate businesses which serves the community. Without these business owners, the Highgate and Mount Lawley areas would be a ghost town. Commercial vacancy rates would skyrocket, and the community would suffer. 	<ul style="list-style-type: none"> • The City is supportive of businesses taking steps to maintain and enhance the security of their businesses/buildings. The roller shutters proposed as part of this application are not the only security measure available and the City would be supportive of security measures that are consistent with the provisions of the City's Built Form Policy. • The City is required to undertake compliance investigations when complaints are received in relation to unauthorised works and is required to assess any development applications received on its merits and provide a determination under the requirements of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.

Summary of Submissions:

Comments Received in Objection:	Administration Comment:
<p><u>Streetscape</u></p> <ul style="list-style-type: none"> The roller shutters lead to a diminished streetscape. The roller shutters close the windows off and offer only an ugly, blank frontage to the street. Considering the shop previously without shutters and the interaction and visual interest on the streetscape is obvious. 	<ul style="list-style-type: none"> Noted. The City is not supportive of the roller shutters and the impact on the streetscape and the built form of the building.
<p><u>Site Context</u></p> <p>Beaufort Street is a main arterial street that is used by many people, whether they are walking on bikes or in vehicles. This suburb is traditional urbanism where people, movement systems and building design synergise to create a great place. There is a park opposite for recreation, streets for walking and people work and live harmoniously in the suburb. Key factors that encourage this harmony are buildings on streets with active and interactive frontages (glazed openings) that are not "defensive" and closed off, and attractive streetscapes with lots of visual interest at the pedestrian street level.</p>	<p>Noted.</p>
<p><u>Inconsistency with City Policies</u></p> <ul style="list-style-type: none"> The roller shutters are in direct contravention of City of Vincent Policies and should have been required to be removed at the time of installation and not allowed until after a planning application is submitted and considered by Council. Given the adopted Council policy the application should be summarily dismissed, and the business owner required to remove the shutters. 	<ul style="list-style-type: none"> The development has been assessed against the policy objectives and the provisions of the City's Built Form Policy and is inconsistent with the requirements as detailed in the report. The City's Development Compliance Enforcement Policy (Enforcement Policy) provides discretion to allow the continuation of an existing unauthorised developments while approval is being obtained. The City is satisfied that the development does not present an immediate danger, hazard, health or safety risk to a person or the property, consistent with the City's Enforcement Policy, and does not require the additions be removed while the application is being processed. The City is required to assess any development applications that it receives on its merits against the relevant planning framework. The application is recommended for refusal with the roller shutters to be removed within 28 days from the date of the decision.

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