

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 June 2022 2:32 AM
To: Saffioti, Minister
Subject: [REDACTED]

Honourable Rita saffioti mla, mate you obviously stepped in for a reason & are looking to give the green light to the centre, all us residents understand the homeless need some where to go, but why hammer Northbridge, it's so unfair, we were just saying how good James street is starting to look..with new coffee shops etc popping up, we've already accepted the construction of the 7 story shelter for woman & children, Please Please don't let this go ahead, you will kill Northbridge for good.....I was going to attach a video of 3 [REDACTED] residents taking a shit adjacent to my [REDACTED] which I do have, but I said I spare you the vulgar, cops don't care either.....anyway you probably won't even read this, but I hope you do.

[REDACTED]

From: [REDACTED]
Sent: Monday, 27 June 2022 6:25 PM
To: Saffioti, Minister
Subject: RUAH CENTRE.

Dear Minister Saffioti

I hope you are keeping well.

This is an email I sent to the Lord Mayor in regards to the proposed RUAH CENTRE in Northbridge.

I am very concerned about the homeless problem in our city being centralized and the city and Northbridge doing all the heavy lifting in regards to this matter.

Please see below.

Dear Lord Mayor

It has been brought to my attention that there has been an application to change the usage of 247-249 James Street Northbridge to facilitate the establishment of a new RUAH CENTRE.

If this is the case, I would like to say that I believe this to be detrimental to Northbridge.

To have this establishment in amongst the residences, offices, and businesses worries me on many levels.

I believe Northbridge does most of the heavy lifting for the underprivileged people and the homeless.

The amount of bad publicity that we receive daily is getting to the stage where it must now end.

We have to build on the legacy of what this area once was.

Good infrastructure, family housing, and bringing back a community of people to live and love our city again, are what's needed.

As a business owner and a ratepayer, I ask the Council to understand my decision to object to this going ahead.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 June 2022 12:34 PM
To: Saffioti, Minister
Subject: HPECM: RUAR shelter

Categories: TRIMMED
Record Number: 72-39136

Dear Minister

I understand that you are considering intervening in the PCC decision regarding the RUAR homeless shelter. Would you please consider our position when coming to a decision.

I built [REDACTED]

In the [REDACTED] years that we have traded we have had to battle with the bad behaviour of itinerants and homeless, the common tactic of them is to approach a table occupied by a family and spit in one of the children's meals, the family are disgusted and are forced to leave, the offender then sits at the table and eats the fresh meals.

We are powerless to stop this, it happens so quickly and usually it happens in the alfresco area where the council allows us to occupy by way of licence but we can not control who sits there.

We employ staff specifically to monitor and deal with these incidents, however our staff get spat at, physically and verbally abused.

There is never enough police to deal with the problem and even when they do arrive the damage to our business has been done.

Despite the incredible job your government did to get us through Covid, business is very difficult, I have [REDACTED] years of first hand experience in this matter, if a homeless shelter is put closer to our business or there is an increase in the number of homeless then the effect on our business and others will be devastating.

I invite you to come to [REDACTED] one Friday afternoon to experience the situation before you make your decision.

Kind Regards
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 June 2022 12:38 PM
To: Saffioti, Minister; Cook, Minister
Subject: HPECM: Objection to the future continued degradation of Northbridge if RUAH is allowed to open on James St

Categories: TRIMMED
Record Number: 72-39136/1

Dear Ministers Saffioti and Cook,

As a Northbridge ratepayer, I was alarmed to hear that the Perth City Council's ruling on RUAH may be overturned by Minister Saffioti.

Northbridge is paying the price for the whole of Perth's mental health crisis and as such, **what was once a vital, thriving, inner city tourist attraction, has been turned into a slum.**

Now that Covid 19 restrictions are over, the area is just starting to revive and **some of the cool, boutique and unique small business' are starting to open. The area is beginning to become lively, family friendly and tourist welcoming again.**

This will be reversed if RUAH is allowed to open in 247 James street. As a resident, I have witnessed firsthand the problems from homeless and drug influenced people camping on the street outside its current location. There is human excrement and rubbish left on the pavement as well as loitering in the area which makes me feel unsafe. The mental health problems created by drug abuse are all to evident by the shouting that goes on.

The cafes and restaurants close by will close as no one wants to be abused whilst eating or working. This will be the end of the revival of our "premier" restaurant and nightlife are.

We should be aiming to turn the area in a Soho or Tribeca, a place to be proud of, and not a Rio favella.

A different location needs to be found for RUAH. This CBD is already paying a heavy price and is providing many other services. **We need to look after our future tourists, create a vibe that will keep people coming back, instead of making them feel unsafe.**

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 June 2022 1:07 PM
Subject: HPECM: Ruah Drop in centre

Categories: TRIMMED
Record Number: 72-39136/2

Honourable Rita Saffioti MLA
Minister for Transport, Planning
9th Floor Dumas House
2 Havelock Street
West Perth WA 6005

Dear Minister Saffioti,

I am the owner of [REDACTED] [REDACTED] proposed for the Ruah Drop in centre in James St. Northbridge.

[REDACTED] I bought the property to support myself and now fear that should the Ruah Centre application be successful it will stop many people deciding to stay there while in Perth.

Previous experience in the area reveal that social problems and safety issues resulted from the actions of patrons who use this type of facility which will be unsupervised after the centre closes in the afternoon. Who would choose to stay, and live, in an unsafe area ?

I am also concerned for the welfare of people who paid to live in a normally secure area and for the businesses which would suffer financially.

I request that you do not agree to the Ruah being permitted to open in this area of James Street. I did attend both meetings at the Perth City Council and felt that the unsupervised times at night were considered unreasonable by councillors.

Regards, [REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 June 2022 1:32 PM
To: Saffioti, Minister
Subject: HPECM: Objection to proposed tenancy RUAH homeless drop in center at 247 James St Northbridge

Importance: High

Categories: TRIMMED
Record Number: 72-39136/3

Honourable Rita Saffioti MLA
Minister for Transport; Planning;
9th Floor, Dumas House
2 Havelock Street
West Perth WA 6005

Dear Minister Saffioti,

My name is [REDACTED] and I am a [REDACTED] on the [REDACTED] at [REDACTED]. I am writing to you to lodge my objection to Ruah Community Services Centre relocating to 247 -249 James Street Northbridge from 33 Shenton Street Northbridge. This centre is not a good fit for this area, and I am surprised and disappointed that there has been no consultation with business owners or landlords regarding their planning submission, we have had to find out through word of mouth.

The Ruah Community Services Centre services and supports homeless, rough sleepers and mental health affected people, which potentially means bringing people with adverse behaviours and anti-social activities to our location. The new centre will be larger than the current one in Shenton St, which is even more disturbing.

My main reasons for objecting this proposal is my concern with:

- **The detrimental impact this will have on my tenants**
- **The wellbeing and safety of residents, business owners, workers, customers and visitors.**
- **Concern for my tenants when the RUAH centre closes at 2pm, their staff go home and their clients are still loitering around.**
- **RUAH's lack of a management plan on how they will address the antisocial behaviour of their clients once they leave the Ruah premises**
- **The close proximity of a bottle shop and petrol station, both of which are less than 50 metres away from the proposed tenancy**
- **The antisocial behaviour that we have all endured while RUAH is in Shenton Street being transferred to the James Street centre.**
- **Ensuring the streetscape remains clean and free of debris.**

- **The cost of vandalism to properties and businesses by RUAH's clients and the people they bring with them.**
- **The total disregard for the objections of rate paying residents, land owners, commercial tenancies, local businesses and everyone else who has taken the time to voice their objection to this proposal.**
- **For what this will mean for the future of Northbridge.**

I am very familiar with the Ruah Community Services centre having lived, worked and owned property, both residential and commercial in the west end of Northbridge for the past 26 years. I love Northbridge, I love its culture and diversity and everything that goes with it, but I do avoid the corner of Shenton Street where Ruah currently is at all costs. It is unsafe and confronting and one of the few places where I consistently get verbally abused and accosted by all manner of people in all states of undress and intoxication, not to mention the human faeces and the overwhelming smell of urine.

To move this behaviour to the west end of James Street where businesses are getting established and where the west end of James Street is only just beginning to get the momentum of becoming a thriving hub will destroy this area and put everyone who has invested in Northbridge in financial peril.

I am appalled that my tenants are going to be subjected to this daily abuse and risk of harm to themselves and their clients and are going to have to deal with the stench of urine and filth outside their shops should this be approved.

I have read and analysed the Town Planning recommendations and tried to understand how this is for the good of Northbridge.

Compliance with Planning Scheme

Clause 17. The proposed use is most appropriately categorised as a Community Centre, which is defined in CPS2 as: "premises accommodating services (such as health or social services) or facilities (such as meeting or recreation facilities) primarily for the benefit of those who live or work in the surrounding locality."

How is this "community centre" primarily for the benefit of those who live or work in the surrounding locality?

Not sure what the reasoning being for the proposed Community Centre that will provide services for people experiencing homelessness, including linking people with accommodation services, specialist services such as alcohol and other drug support, mental health services and legal services is relevant to 99.99% of the community it is proposed to be located in.

I really don't think that my tenants or any person that lives and works in this area will gain any benefit from having this facility on their street. On the contrary, it will have a detrimental effect on all of them.

Ruah doesn't just service the homeless living in Northbridge, it's a magnet for the homeless and disenfranchised from the suburban hotspots who come into Northbridge to access their services and then make a day of it causing mayhem in their wake. With this in mind, it shouldn't make any difference whether it is located in James Street or anywhere else close to public transport; other than the fact it is perhaps a convenience for Ruah not to have to compete with other agencies all vying for the same government and church funding.

Ruah has recently obtained planning approval for the redevelopment of 29-35 Shenton Street site for a seven-storey Community Centre providing services, including emergency accommodation for women and children who are escaping domestic violence.

How is it helpful when you are placing the violent perpetrators of the women and children escaping domestic violence with a centre so close to where they are going to be? Let's not forget about the bottle shop and petrol station both within 50 metres of the proposed site.

Consideration of relevant matters

Clause 67(2)(n) requires consideration of the amenity of the locality including the environmental impacts of the development; the character of the locality; and the social impacts of the development. Amenity is defined as "all those factors which combine to form the character of an area and include the present and likely future amenity".

- **Is this what we want the future of Northbridge to look like?**
- **Ruah may have had planning approval for their original location that was approved over 20 years ago without any management plan that needed to be submitted. Since then, there has been no review on how it has impacted on the neighbourhood and any complaints lodged with council and police have been dismissed and disregarded.**
- **There are so many closed shops because business owners can no longer deal with the negative impact the disenfranchised have put them through. How many more will close if this goes ahead? I know for a fact my tenants have already said they will not be renewing if Ruah moves across the road. Now you have an extra 2 shop fronts closed amongst all the others**
- **With all the money that is being spent on promoting Perth to the world, is this really what we want tourists to experience? Being spat at and being begged for money while they visit our "cultural precinct" that is Northbridge**
- **James Street is such a short street, why do we need to make this part of James St the pariah of the district when it could be transformed into the exclusive "West End" which is a little quieter than the raging clubs and bars but still a part of all the action?**
- **How do you as Planning Minister see the future of Northbridge?**

It is actually stated under the Land Use clause 25

25. As per the statement of intent for the precinct, this area will continue to evolve as a diverse, interesting, and dynamic inner-city precinct and will be **promoted as an attractive destination** for the **local population and interstate and overseas visitors**. This precinct will remain **Perth's primary entertainment and night life area** and provide a **variety of residential and visitor accommodation and commercial services**. It will be a **unique area in terms of uses and character, and the social and cultural diversity** that clearly distinguished the precinct will be fostered.

How is approving this proposal going to bring to fruition this Statement of Intent?

58. Loss of Property Values/ Economic Fallout

Town planners have stated:

59. In relation to concerns about potential loss of property values and economic fallout, whilst these issues are understandably of high importance to individual landowners and occupants, they are not reasonably able to be considered in assessment of the planning merit of a planning proposal.

As Planning Minister, why is it that the potential loss of property values and economic fallout is not a consideration for the town planners?

Does Town Planning consider the rates that are paid by people who have invested in Northbridge not worthwhile? Without landowners paying their rates, without businesses risking their livelihood, without people choosing to make Northbridge home, what is the point of Town Planning? I don't understand how this comment can even be made. Town Planning is there to serve the community, not the other way around. There is no town without people living and working in it!

How do we as a community decide what we want Northbridge to look like? We vote our politicians, Lord Mayor and councillors into office on their visions and the promises they made to us to help us make this community into what we want it to be.

What does the future of Northbridge look like to you and to the City of Perth? Is it going to follow as per the statement of intent for the precinct or is it going to continue into decline and become irrelevant? I hope it is the former.

Thank you for your time in reading my thoughts on this issue and hope to hear from you in the near future. I may be contacted either by return email or by phone on [REDACTED]

Yours sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 June 2022 4:32 PM
To: Saffioti, Minister
Cc: Cook, Minister
Subject: HPECM: Re the relocation of a new and larger RUAH Centre to 247 James St from 33 Shenton St, Northbridge.

Categories: TRIMMED
Record Number: 72-39136/4

Dear Minister Saffioti and Minister Cook

We wish to lodge an objection, not to a better facility for the homeless, rough sleepers and mental health affected people, but to the unsuitable location proposed.

A better location could be found further from the restaurants, residences and offices in James St.

People suffering from the mentioned living problems need a more open area and further from the attractions of Northbridge entertainment which already is over cited as to problems.

20% of proposed residents were not mentioned – because they may be the cause of unrest to the ones cited?

Your community support of 25000 people supported is wonderful, but not wise to be placed in such a congested area where residents, office workers and travellers move at all times of day and evening and need to do so in comfort and safety.

Yours sincerely

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 June 2022 5:23 PM
To: Saffioti, Minister
Subject: HPECM: Change of Use Application for 247 James Street, Northbridge
Attachments: P1 Northbridge Precinct CC.pdf; Minister of Planning Letter - Ruah Centre Tenancy 247 James Street.pdf; Area 35 – Russell Square.pdf; Planning and Development (Local Planning Schemes) Regulations 2015 - [00-10-00].pdf; 62 James William Roe and Lake Street Block.pdf; 35 Non-Residential Uses in or Adjacent to Residential Areas.pdf

Categories: TRIMMED
Record Number: 72-39136/5

Dear Honourable Minister Saffioti,

Subject: Tenancy of the Ruah Centre at 247 James St, Northbridge

I am writing to you on behalf of the [REDACTED]. The Strata Committee and tenants of the [REDACTED] wish to express the deep concern at the prospect of having the Ruah Centre taking up residency at 247 James Street Northbridge.

It has come to our attention that the City of Perth rejected the Change of Use application of which you are assessing the Change of Use application directly outside of the jurisdiction of the State Administrative Tribunal, for the 247 James Street location to accommodate the Ruah Centre taking up residency at this location. We have met with the Lord Mayor and City of Perth Representatives to raise our concerns, and I have attached a letter (dated 28 June 2022) with our questions regarding the state government's proposed intentions to address the anti social behaviours after Ruah's operating hours of 8am to 2pm Monday to Friday should the Ruah Centre be approval to relocated to 247 James Street.

The City of Perth has specifically undertaken to generate a document 'P1 Northbridge Precinct CC' (also attached) which set out the area along James Street, west of Milligan St to be a high entertainment area - where Russell Square hosts Fringe World annually, where the residents are accepting of the later noise curfews for the public to indulge in late night entertainment and dining. To change the use of the 247 James Street location would be in direct contradiction to what the P1 Northbridge Precinct CC sets out to achieve.

- I refer the Minister to the attached document in the City of Perth scheme - as a direct conflict of use to residential uses.
 - [35 Non-Residential Uses in or Adjacent to Residential Areas.pdf](#)
 - POLICY • Non-residential development on land which abuts land which is or may be used for residential purposes shall only be permitted where the nature of the non-residential use will not cause undue conflict through the generation of traffic and parking or the emission of noise or any other form of pollution which may be undesirable on residential areas.
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- I refer the Minister to the attached 62 James William Roe and Lake Street Block Plan references the following policy provisions which we are concerned will not be adhered to if the Change of Use is accepted by the Minister:

- [62 James William Roe and Lake Street Block.pdf](#)
- STREET BLOCK OBJECTIVES To achieve the desired character for Northbridge as described in the Northbridge Study Report the following objectives have been established.
 - (1) Maintain diversity of activity in Northbridge.
 - (2) Increase the opportunities for people to live and work in Northbridge.
 - (3) Use planting and landscaping to create a unique character and quality for Northbridge.
 - **(4) Create attractive and humane public spaces in Northbridge.**
 - (5) Encourage public art in Northbridge to enliven the built environment and give expression to the cultural diversity of the area.
 - (6) Encourage alfresco dining facilities that are attractive and safe.
 - (7) Achieve a cohesive built environment where a diversity of Northbridge activities can be accommodated.
 - (8) Ensure that Northbridge continues to be a place where people are able to move about comfortably on foot. (9) Ensure that the movement of vehicles within Northbridge is not to the detriment of the positive attributes of the area.
 - (10) Ensure that the provision of car parking is not to the detriment of the positive attributes of Northbridge. (11) Build a strong and diverse community in Northbridge.
 - (12) Ensure that Northbridge is promoted as an attractive destination amongst the local population, interstate and overseas visitors to Perth
- LAND USE 3.1 Appropriate Uses As part of the premier entertainment area, the street block should attract a wide range of uses which provide visual interest and activity at street level during the day and night. These uses will, in the main but not exclusively, relate to entertainment, recreation, retail or cultural activities. Diversity of activity is highly desirable. **This is particularly the case along William, James and Lake Streets. While the above uses should be visually predominant at street level, there is an opportunity for a wide range of other uses (such as offices above ground floor) to be accommodated within this street block.**
- The St James Estate purpose is clearly set out in the following City of Perth Policy document
 - [Area 35 - Russell Square.pdf](#)
 - Since the redevelopment of the local government's Depot site into the St. James residential estate, the focus for land in this area has changed significantly. There are now a number of major residential developments occurring in the vicinity, particularly around Russell Square. Russell Square has also been upgraded and is now used for a much wider array of community and recreational activities. The Precinct is to continue to encourage a rich social and cultural diversity with an emphasis on residential development in single lot, multiple dwelling and mixed use buildings. Compatible nonresidential uses including small local shops, community facilities, recreational uses, restaurants, coffee shops, medical consulting rooms, service industries and small showrooms and workshops are also encouraged to be developed. It is intended that single residential dwellings within the Precinct should be representative of the traditional Northbridge character and inner city housing styles, as has been built in other areas of Northbridge. New dwellings are encouraged to have two storey elements, with similar volumes, proportions and details such as verandahs and fenestration patterns as to adjoining properties. These elements are however, encouraged to be expressed in a contemporary form. New mid block vehicle and pedestrian linkages are to be developed onto which two and three storey residential development is to be focused. Lots 115 and 201 are key sites

opposite Russell Square and are to be developed from two to three storeys and two to four storeys respectively, to take advantage of views over the Square.

Extract of P1 Northbridge Precinct CC

West of Milligan, Parker and Palmerston Streets a greater residential component, accommodating a variety of residential and visitor accommodation and other compatible non-residential uses, including small local shops, community facilities, recreational uses, restaurants, coffee shops, medical consulting rooms, service industries and small showrooms and workshops will be supported. (c) Alfresco dining and outdoor activities, such as entertainment, markets and festivals will be supported where practicable and compatible with surrounding uses, and in compliance with the local government's Alfresco Dining Policy. (d) Uses must be compatible with the location and with other land uses. (e) Where the local government considers that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses), it will be subject to the advertising procedure set down in clause 64 of the Deemed Provisions.

Further, the people who attend the Ruah Centre are at risk and given the proximity of 247 James Street to the liquor store on Fitzgerald Street, as well as the hardware store on James Street where they sell various propellant / hydrocarbon / glues and other addictive substances to which people with addictions are able to easily procure. In addition to the hardware and liquor store, there is a petrol station wholly visible of the corner of Fitzgerald and James Streets where I have personally witnessed (multiple times) people filling empty bottles with petrol for them to sniff petrol. We believe the proximity of their business' to 247 James Street is further imposing risks in attracting persons to these options, who are likely to visit the Ruah Centre.

I ask that the Minister consider the Ruah Centre be better located to be closer to Royal Perth Hospital on Wellington Street where the 'at risk' people will have better access to medical services particularly given that additional mental health beds are being made available as well as the Medihotel in the hospital. In the past there was homeless infrastructure at the Old Red Cross Blood Bank building, this location is also ideal as it doesn't have hardware or liquor stores close by, and no visible petrol station. It would also not require any additional change of use planning approval as the location has already operated under the provision of Welfare services.

<https://rph.health.wa.gov.au/Our-services/Medihotel>

[Medihotel - Royal Perth Hospital](#)

Contact us Medihotel Gatekeepers. Discharge Coordinators (in hours) Operations Hub Coordinators (after hours) Phone: 0424 155 038 Email: RPBG.Medihotel@health.wa.gov.au Guest Resources

rph.health.wa.gov.au

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New Mental Health Unit

The new Mental Health Unit (MHU) will feature 12 authorised mental health beds. Planning is underway and it is anticipated the unit will open in 2022.

The new MHU is planned to be located on Level 2, B Block.

The lot owners look forward to your consideration to our concerns and would be happy to meet with you or your representative to discuss further.

Yours sincerely

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 29 June 2022 10:15 AM
To: Saffioti, Minister
Subject: HPECM: Request for Consideration - 247 Jame's Street - Change of Use

Categories: TRIMMED
Record Number: 72-39136/12

Dear Honorable Minister

I want to share with you my recent experience with rough sleepers.

A few weeks back, I was returning home to [REDACTED] on a Thursday, around 8.45pm after having dinner at [REDACTED] in James Street. I was walking past the corner of Milligan and James streets, where the public toilets are. There was a group of about 5 rough sleepers around the street bench, when a rough sleeper approaches me asking for money. I said I'm sorry I can't help you, whilst walking on.

She called me a "f*cking fat slut" and said to "go fuck yourself cu*t", I kept walking on trying to ignore the insult when a woman from the group got up from the bench and kicked me very hard (causing bruising) in the buttocks. To which the remainder of the group were laughing and cheering her on, needless to say I stepped up my pace to get away from the situation as soon as I could before it escalated further.

In the past when I have been assaulted by the rough sleepers, I have gone to the Police station on Fitzgerald street, only to be told the only action available to them is to issue a 'Move On' order, as laying charges will amount to no penalty and is a "tax payers waste of money in the courts system".

So, what do I do? If I had of confronted her, I would have had to deal with 5 people assaulting me, or walk away (as I did) and suffer the personal humiliation and pain from the physical assault.

I have lived on James Street for [REDACTED] and this example of my experience with rough sleepers is one of too many.

[REDACTED]
[REDACTED] I am not sure what you would have done in my situation, or how you would feel if this story was being shared with you by one of your family members, but I can tell you that I will not be telling my family for fear of them wanting to seek the perpetrators out "sort them out" for hurting their Mum. So really not a Win-Win situation.

I truly hope in your considerations in the matter before you regarding the Change of Use for 247 James Street that you take on board my experiences and know that I am one of multitudes who live in a high-density living precinct along James Street and believe we have the right to be safe and live peaceably.

Should you wish to discuss this matter with me personally I am available to speak with you via mobile [REDACTED].

Your decision in consideration for the greater good of James Street is appreciated.

Kindest Regards

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 June 2022 6:10 PM
To: Saffioti, Minister
Cc: Basil.Zempilas@cityofperth.wa.gov.au; planning@cityofperthwa.gov.au;
Brent.Fleeton@cityofperth.wa.gov.au
Subject: HPECM: RUAH Centre 247-249 James Street Northbridge WA 6003

Categories: TRIMMED
Record Number: 72-39136/6

Dear Minister Saffioti,

I am a resident of [REDACTED]. I have been [REDACTED] for nearly 3 years.

I have recently been made aware that the RUAH Centre, (currently 33 Shenton St) is proposing to relocate to 247 James St. This means that this centre will be located directly across James St from my home. I would like to register **my strongest possible objection** to this facility being permitted to operate directly across the street from my location and in this area in general. My objection is based on the following:-

- A homeless drop in and support centre (with many users with underlying drug, mental health and violence issues) is NOT a good fit to an area surrounded by restaurants, offices and residential apartments.
- I am concerned about the anti-social behaviour brought about from the recipients of this service.
- I am concerned about the additional crime that will be generated by the recipients and friends of these people.
- The loitering around this area will be uncontrollable if this centre is established here.
- The cleaners and contractors who work at [REDACTED] will be exposed to danger from drug affected people.
- [REDACTED] will be exposed to the same dangers.
- We will see car parks in the immediate vicinity (including ours) being used and a 'shooting alley' and toilet..
- I am aware that the current location has to employ security guards on a daily basis to control the violence from the clients of the RUAH centre.
- The old mattresses, shopping troling and rubbish will be a constant feature in this vicinity if this centre is allowed to operate at 247 James St

I ask you to not allow the RUAH Centre to operate from 247 James Street. If this is allowed to operate here, our safety will be threatened and our property values will decrease.

Please don't forget that there are families living at [REDACTED].

We have had rough-sleepers verbally abusing our cleaning staff previously and sleeping on the street at the foot of [REDACTED]. For weeks which the police refused to deal with. RUAH would undoubtedly increase the magnitude and frequency of this problem in the area.

I have canvassed the other residents at [REDACTED] via our Strata Managers and there have been approximately 70-80 replies from residents opposing the plans.

It is my opinion that while these services are unfortunately necessary that 247 James St is not a suitable location.

I have spoken twice on 6PR and on a local podcast and will continue to speak out and raise awareness on this issue.

I am free anytime should you wish to discuss further.

[REDACTED]



Virus-free. www.avast.com

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 June 2022 6:17 PM
To: Saffioti, Minister
Subject: HPECM: Homeless Drop In Centre on James Street Objection

Categories: TRIMMED
Record Number: 72-39136/7

Hello Minister Saffioti,

I am writing to beg you not to allow a homeless drop-in centre at 247 James Street.

My name is [REDACTED]. With rising interest rates and a dropping home value in Northbridge, I am under considerable financial stress which is taking a significant toll on my mental health. Something that would be exacerbated beyond my control with a second homeless service in our backyard.

I support having a homeless shelter in Northbridge. They are currently building a seven storey shelter for women and children around the corner.

I do not support this drop-in centre as it brings significant anti-social behaviour as we have seen at the previous centre. With the centre closing these people have nowhere to go so hang around and wait for it to open again.

There's an independent liquor store around the corner, cafes, hotels and apartments with deliveries left out the front all in the immediate vicinity which would fall victim to this anti social behaviour.

Not to mention the new homeless shelter for women and children potentially being bombarded with the very people and behaviours they are trying to escape from.

The area, which is usually vibrant for Fringe and the upcoming Roe Street Revitalisation, will be a significantly less attractive place to host events and businesses if this centre goes ahead.

Please do not turn Northbridge into a ghetto, particularly if you concentrate all the homeless services in one section. As part of the premier's office, you have the whole state to service. Let the bourgeois in peppy grove take it for once.

Cheers,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 28 June 2022 11:02 PM
To: Saffioti, Minister
Subject: HPECM: Opposing Ruah movement near Linq

Categories: TRIMMED
Record Number: 72-39136/8

Dear Mdm

I'm Owner of [REDACTED] and would like to appeal against movement of Ruah centre to James Street.

Greatly appreciate yr consideration for the safety and inconvenient to the residence here please.

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 29 June 2022 7:43 AM
To: Saffioti, Minister
Subject: HPECM: Objection to Relocation of RUAH Centre to 247-249 James Street Northbridge
Attachments: 2022-06-29 Letter of Objection_RUAH.pdf
Categories: TRIMMED
Record Number: 72-39136/9

Dear Minister,

Please find attached a letter of objection for the relocation of RUAH Centre for your consideration.

Please keep us informed of the progress and don't hesitate in contacting us if you have any questions.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Honourable Rita Saffioti MLA
Minister for Transport; Planning;
9th Floor, Dumas House
2 Havelock Street
West Perth WA 6005
E: Minister.Saffioti@dpc.wa.gov.au

29/06/2022

RE: Relocation of RUAH Centre to 247-249 James Street Northbridge

Dear Minister,

We have recently been made aware that there is an application to change the usage at 247-249 James Street, Northbridge. The approval of this proposal will facilitate the establishment of the new and larger RUAH Centre, which is being relocated from 33 Shenton Street, Northbridge. As a resident and owner of an apartment at [REDACTED] we would like to notify you of our very strong objection to this proposed move and would like to see a more appropriate place for the RUAH Centre to relocate. For simplicity we've listed our objections in point form below for your consideration.

- The RUAH Centre states on their *website that more the 25,000 people in WA received support from social services each year to which they meet many of them. Every night approximately 1,000 people sleep on the streets, most of them sheltering in the city's alleys, doorways, and parks. This highlights that the Centre attracts many of the 1,000 people in the city to their location daily. *RUAH Centre Website: <https://www.ruah.org.au/services-support/housing-and-homelessness/>
- If the RUAH Centre was to be located on the main street of the City of Perth's "Entertainment District" there would be many more homeless people gathering and walking along James Street towards the Centre. Unfortunately it is inevitable that some homeless will interact with antisocial behaviour towards residents, businesses, and general pedestrian traffic.
- The RUAH Centre cannot control what this population does outside of the centre's walls or ensure they act with respect toward the city and people within it.
- The homeless people are already creating enough of a problem and is extremely costly for rate payers. I'm of the understanding that a significant proportion of our rates go towards local social services and trying to manage homelessness. We are of the opinion that it would be counterproductive from a global perspective to have the RUAH Centre located on James Street as it would be detrimental and hinder businesses and trying to trade as they scare away people (especially young families) from coming in. It will also scare some people away from investing or living in the residential properties ultimately decreasing the value of the investments. In our situation our apartment's value has decreased by approximately 28% since 2016 and it would be devastating for us and others if it decreased further.
- As residents, we often talk to small business owners and often hear those owners and/or staff saying they feel unsafe operating the business as we do at times with the antisocial behaviour of the homeless and some party goers that have had too much to drink.
- The homeless are vulnerable and disadvantaged people and are often mentally ill and/or addicted and affected by drugs and/or alcohol and their antisocial behaviour can be very confronting, frightening, and dangerous. They do scare many customers away from local business. We have some friends, family and acquaintances that specifically don't go into the city or Northbridge because they're scared of potentially being confronted by a homeless person.
- The current RUAH Centre often has discarded needles and other drug and alcohol paraphernalia lying on the ground and we have seen some homeless sleeping outside the doors and park opposite. We both have personally been confronted walking past the current RUAH Centre on Shenton Street on several occasions. As a result of this we now deliberately avoid walking past it as we feel unsafe. Where would be go if the RUAH Centre relocates to James Street as it is within metres from our apartment?
- The Entertainment District is struggling to keep their business running during the COVID-19 pandemic and to have larger numbers of the homeless community along James Street will almost certainly destroy many

Darren and Danielle Holgate

more small businesses. Some already have had to close down permanently. For example: The owner of the Sorrento Italian restaurant (established 1982) Alfonso Di Lanzo that used to be located at 158 James Street Northbridge claimed in a *WA Today article dated 08/10/2021 that the homeless are the reason why he was forced to shut his business permanently late last year in 2021. The article noted that was fed up with lack of action from the City of Perth and WA Police.

*WA Today Article: <https://www.watoday.com.au/national/western-australia/end-of-an-era-homelessness-claims-iconic-northbridge-italian-restaurant-20211007-p58y4j.html>

Please refer to a recent photo of the entrance to the former Dome Cafe (149 James Street, Northbridge) and Positano Restaurant (153 James Street, Northbridge) buildings up for lease on Lake Street. Both businesses are now closed permanently. I would expect to see more of this type of thing on James Street if the RUAH Centre if the application is approved.



Please understand that we both do have empathy for the homeless and understand that they are vulnerable and disadvantaged and need long term assistance which we support. We are grateful that the RUAH Centre exists to help them out however it is paramount that the entertainment district becomes more vibrant and its businesses and residents flourish to bring in more revenue and add value to our declining property value. Is this not The City of Perth's objective?

We don't know of a better place for RUAH to relocate to however we do know it should not be on James Street Northbridge.

Please keep us informed of this application and don't hesitate in contacting us if you have any queries.

Kind regards,

[Redacted signature]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 29 June 2022 7:52 AM
To: Saffioti, Minister
Subject: HPECM: Formal Objection to Relocation of RUAH Drop in Centre 247 James St, Northbridge

Categories: TRIMMED
Record Number: 72-39136/10

*Honourable Rita Saffioti MLA
Minister for Transport; Planning;
9th Floor, Dumas House
2 Havelock Street
West Perth WA 6005*

Dear Minister Saffioti,

My name is [REDACTED]

I have been at my current address for 10 years, and have lived in Northbridge now for 14 Years.

This letter is to Register a Formal Objection, against the Relocation of RUAH dop in Centre to 247 James Street Northbridge.

My Main concerns, which I have witnessed over the many years as a resident, as I pass by the Ruah centre almost daily, are the homeless people sleeping, and camping, outside the Ruah centre, and choose to sleep there

Because of the facilities that are provided during the day. Sleeping at the Door, or behind the Rail at the window, and in their car out the front. A recent example, Over many months from March/May 2022 there was a homeless person

sleeping in [REDACTED] on Shenton street. I would see him on my way to work, and see him in the park in the evenings. Another, From the weekend of the 25th there are rough sleepers outside Ruah Now. There is a shopping trolley behind the

railing, with their belongings, they are hanging there cloths of the railing, and put up towels or blankets over the rails, where they sit or sleep behind. My concern is the failure of Ruah, and the state government, to help accommodate these rough sleepers, who are sleeping there today, and will follow Ruah to James street, and be sleeping directly outside my front door.

That leads into my concern regarding the Antisocial, Aggressive, indecent, and threatening behaviour that I have witness, and do witness. I avoid walking past Ruah on Shenton Street after hours now, because I don't want to be

Harassed and confronted while going out. Walking around Russell Square completely on nights when there are numbers of rough sleepers there. A friend of mine, [REDACTED], was attacked by a homeless person in the last two months, and it was only the intervention

Of innocent bystanders that were able to call the police and ambulance, that I believe saved his life. So with good reason, I am assuming that the rough sleepers will follow Ruah to James Street, and it's the safety of the residents of my building, myself, women an children, entering and exiting

The building, and walking on James street that I'm concerned about. Obviously during opening hours there are staff present to deal with any visible antisocial behaviour, There is no 24 hours offsite staff, monitoring , or intervention regarding the rough sleepers at Ruah today, and I feel it's a failure of Ruah and the state government to address the rough sleepers at Ruah, and this will continue onto James street.

Regards
[REDACTED]

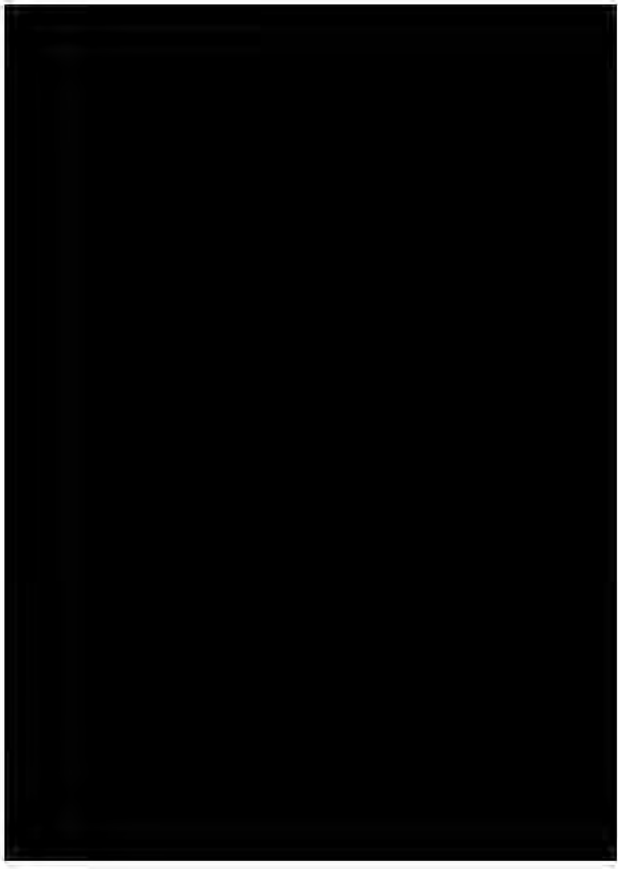
[REDACTED]

This is yesterday evening the 28th June, and there are more rough sleepers at the door this morning 29th which I witness but did not photograph on my way to work.

Please do not move this to outside my front door, Please do something to house these people so they are not on the street.



[REDACTED]



[REDACTED]

From: [REDACTED]
Sent: Wednesday, 29 June 2022 8:55 AM
To: Saffioti, Minister
Subject: HPECM: Proposed Drop in Centre (Community Use) - 247 James Street, Northbridge
Attachments: Ruah Centre relocation - letter to City of Perth Councillors April 2022 (1).pdf; [REDACTED] re proposed Ruah centre - memorandum of advice 24 May 2022.pdf; scan0169.pdf; 233 James St.jpeg; extension of approval.png; SKM_C284e161119.pdf

Importance: High

Categories: TRIMMED
Record Number: 72-39136/11

Good morning ,Honourable Minister

I have become aware that your office has made intervention ,in respect of an application by Ruah to the Perth City Council, to relocate their drop-in centre from 33 Shenton St to 247 James Street and whereby the Perth City Council, unanimously rejected the application . The refusal ultimately resulted in Ruah seeking a SAT hearing ,which has been subsequently vacated, given the intervention . Accordingly, I would like to make a submission for your consideration in refusing the application ,on the following basis.

I, along with many other concerned property owners, business proprietors and tenants have been very vocal re this matter – I am sure you have or will have access to all correspondence sent to the City by many rate payers (I have attached a copy of my email to the City).There were numerous concerns raised and these have all been tabled .I will make mention that the minutes and agenda of council meetings ,re this matter, only included objections received during the delegated authority process and I am aware that many more objections were lodged to councillors subsequently, as more businesses and residents became aware of the application .I hope the City will also provide your office with these .

Primarily, the concerns centred on the specific location of the proposed centre and the resulting impact on the existing residents , businesses , local amenity and the hinderance to proposed current and future development of the immediate precinct .The western end of Northbridge is undoubtedly prime for and the most likely area for high density residential expansion ,in city of Perth , given the cheaper and larger land parcels which are predominantly located at that end of Northbridge (area of proposed drop-in centre). That said , developers have a little appetite to develop given the uncertainty of the area , which is what council are now trying to deliver , after 3 years of not having a council at all , during which time nothing positive was achieved and the city (Northbridge in particular) went backwards . The legacy of this has been more homeliness , more empty shops , more dirty streets , more anti-social behaviour and little to look forward to , until now ,when we have a united council who is listening to their ratepayers and trying to revive the city.

In objecting to the proposal , I considered all the above, along with how I perceived the proposed drop-in centre would comply with the Local Planning Scheme

Whilst I understood that the use was and is considered a "Preferred Use " it still must comply with the provisions of the Local Planning Scheme . I made the following assumptions.

Section 3.5 Non-Residential Uses in or Adjacent to Residential Areas

Non-residential development on land which abuts land which is or may be used for residential purposes (my property is next door at [REDACTED] and has residential use, for which we are ultimately proposing multi-level residential) shall only be permitted where the nature of the non-residential use will not cause undue conflict through the generation of traffic and parking or the emission of noise or any other form of pollution (I am aware this also includes visual pollution amongst other forms and a visit to the current Ruah premise (the subject of the relocation) in Shenton St, will enforce the concerns raised of the potential impact) which may be undesirable on residential areas

Below Scheme provisions – I asked how the use would not conflict with the scheme provisions

6 Objectives and Intentions

(b) to cater for the diversity of demands, interests and lifestyles by facilitating and encouraging the provision of a wide range of choices in housing, business, employment, education, leisure, visitor accommodation and attractions, transport and access opportunities;

(c) to protect and enhance the health, safety and general welfare of the local government's inhabitants and the social, physical and cultural environment of the local government;(I have attached a letter by Ruah sent to councillors , in which they claim that "The Ruah Centre is not the cause of violence and anti-social behaviour in Northbridge"- I cannot comprehend how they can make such an assertion - there is so much evidence to support that indeed attendees to the centre do engage and contribute to anti-social behaviour and for Ruah to make such a statement ,in seeking support from council, needs to be considered)

d) to ensure that the use and development of land is managed in an effective and efficient manner within a flexible framework which - (i) promotes development of a sufficient intensity within the city to reflect its capital city status; (ii) recognises the individual character and needs of localities within the Scheme area; (iii) can respond readily to change; and (iv) is consistent with the Region Planning Scheme and wider regional planning strategies and objectives;

(e) to promote the development of a sense of local community and recognise the right of the community to participate in the evolution of localities; (again referring to Ruah's attached letter , they claim "The Ruah Centre does not attract people experiencing homelessness to Northbridge. Its clientele is predominantly local"- how can this be possibly so - you just need to stand in Yagan square and ask a few people coming off buses and trains to where they are heading, and I am sure this would contradict Ruah's

statement - there is no denying that people from outer Northbridge are drawn to the centre and facilities alike .)

(f) to promote and safeguard the economic well-being and functions of the local government;

Another point of contention was whether the " Preferred Use", in which Ruah was seeking approval for, is conducive to such a built up commercial and residential precinct, along arguably Northbridge's premier and most prolific thoroughfare and should the application have been dealt with by delegated authority in the first instance .Something of such a sensitive nature should have been advertised and have been dealt with by council ,not delegated authority . Whilst having the upmost respect toward the City's planning personnel ,I do not believe they had a full comprehension of the ramifications, in recommending approval for such a centre , in the specific location . Ruah reiterates that the proposed centre is only 200 meters from their current location , this should not make any difference in determining the application . What exists in their current location was approved some 60 years ago for the operation they undertook at that time and no doubt over the years , this has grown to include numerous other services , perhaps some of which are not even compliant with the original approval and nor compliant as a " community centre" in the prevailing zoning . The application was for a change of use, to a different location, with different services offered ,to those approved many years back, for the current Shenton St location. Those services may have been compatible to the specific location at the time but not necessarily at the proposed location, Accordingly, I, along with many other concerned ratepayers ,felt the application required more scrutiny, which obviously resulted the in the application being considered by full council and subsequently refused.

The negative impact to the community would have clearly outweighed any benefit and further derailed any potential benefit ,to be derived from major infrastructure and development projects currently underway. These projects are obviously designed to revive the precinct , attract new businesses and encourage ongoing development, resulting in more inner city living and the creation of a safe and vibrant environment , inviting enough to welcome back local families and tourism and support the existing and new businesses ,who will be ultimately drawn to the area.

As a commercial agent , I can assure you , it is very difficult to get anyone interested in setting up a business in Northbridge and contrary to what we hear in the media , who direct the blame at what they perceive as greedy landlords seeking inflated rental , proponents just steer away given the bad publicity , the anti-social behaviour and the continuing decline in patronage , which is extremely evident during the day .There are but a handful of pure retail tenants left in the heart of Northbridge and perhaps only because most of them own their premises and have done so for generations . If it was not for the likes of the Re Store ,Kakulas Bros, Torre Butchers ,Marchesi Menswear , Corica ,Old Shanghai Food Court and a handful of new additions the area, such as the Double Tree Hilton, the area would be completely dead during the day. I have also just become aware that one of the largest training schools in Northbridge , Stanley College ,located at the western end of James St, is relocating to West Perth and this will no doubt felt by local business, who have benefited from their years of occupancy . Further, I have also heard that the largest hairdressing college in Perth ,located in William St Northbridge, is looking at relocating , with their current premises being advertised for lease - this again ,will be a huge setback for local businesses , especially those in hospitality - just more voids to fill .

I have on numerous occasions tried to do property inspections ,only to find homeless people congregated in doorways , with furnishings and belongings, obstructing the entrance - when I ask them to move, they become agitated and, in some cases, violent, resulting in the inspecting party having made up their mind

,that this is not for them . The majority of the perpetrators, when asked why they were there, responded they had been or were going to the Ruah drop-in centre in Shenton St .Forget about getting a female agent or property manager to inspect anything in Northbridge , agencies are refusing to allow their female staff to attend to these . If Ruah were doing what they say they are doing and only catering for the Northbridge homeless why after such a long period of being in business ,do we continue to have such a high level of homelessness scattered in the heart Northbridge - the answer may be simply that these centres draw in not only homeless folk but those with a variety of underling issues from everywhere else and actually contribute to the bigger problem , we are experiencing in Northbridge .

Everyone I have spoken to on the matter (and I have walked miles over the past 3 months and talked to hundreds of people) have all questioned the rationale of approving another such facility in Northbridge , especially in such an established business and residential sector of Northbridge and positioned on Northbridges premier thoroughfare . It is without question that this is an ill thought location for a centre dealing with socially challenged people, considering it is only meters from a busy intersection, around the corner from a liquor store and a major hardware store. The proposed location is also some 100 meters west from WA Health Departments Adolescent & Child Psychology Practice (this is not a drop-in centre but a clinic by referral) and the potential interaction between , youth leaving the health facility (maybe some waiting for a pickup if they are under driving age) with those attending the drop-in centre and this needs to be considered ,bearing in mind that the majority of pedestrian traffic to the proposed centre would be traveling directly past the Youth Clinic . I am sure the applicant would make the point that the Youth Clinic is just as close to their current Shenton St drop-in centre as the proposed location, however pedestrian traffic to their current drop-in centre does not go past the Youth Clinic , which is west of Shenton St (see plan below) -visitors to the Shenton St drop-in centre have 3 different gateways from the east. I have spoken to people working in the clinic but for obvious reasons , whilst they are also against the re location , they cannot say much - "the elephant in room scenario" .



The applicant, media and others have continually reiterated the benefit of being next to police station (which makes me and many others wonder why this NEEDS to be a benefit , unless one expects ongoing

issues , although Ruah claim their operation is not party or a contributor to antisocial behaviour - see attached letter) .It is pertinent to note that police station in question, is an administration and court complex and not a walk-in station , providing police assistance at call only - there are numerous stickers requesting you call 131 444 for police attendance, so I am not sure how this could be of benefit if you cannot get an officer immediately .Again, if you speak to police, as I and many others have , they will tell you it is not a compatible location and are against the proposal but they cannot say that in public

We are never going to attract families and businesses back to Northbridge ,if we do not act diligently to rejuvenate the precinct and encourage development . The new University will be a huge addition to Northbridge and there will be enormous benefit to be gained, but we need to be ready to capitalise on this potential, by ensuring adequate local amenity ,safety and vibrancy .

Just to give you a little insight on just how sensitive this matter is , the owner of [REDACTED] [REDACTED] (see attached approvals) but he has made it clear that he is now apprehensive on committing to the development ,given the issue at hand . Further, several business/ retail tenants located directly across the road from the proposed centre , beneath the [REDACTED] , which caters to locals and tourists, will be significantly impacted. The hotel has been operated by the same owner , [REDACTED] for circa 20 years .He is a hard-working family man and is onsite virtually 24/7- his business stands be completely ruined – I can just see his guests walking out the main lobby and encountering visitors to the proposed centre, which will spill over everywhere along the street . His guests they will never return to his hotel and will likely post negative reviews – so there will be an onflow affects to the local cafes adjoining the hotel , who will lose tourist \$\$\$\$. I understand most of these operators have informed their owners that they will terminate their leases and walk away if the centre is approved. There is no point in putting out alfresco furniture etc. I am also aware that the [REDACTED] had just commenced what I was advised a significant refurb of circa , but this has now been placed on hold.

I would also like to raise the issue of safety and how it relates to the specific location .It primarily concerns the movement of traffic both vehicular and pedestrian along James St . It is pertinent to consider that the current location of Ruah's drop-in centre is positioned along Shenton St, a throughfare which experiences significantly less traffic than James St . Further, Shenton St is uniform in width , whereas James St is not . Shenton St has public open space across the entire length of the eastern side , providing a "buffer zone " , which will not be evident at the proposed location .This "buffer zone " has been critical in containing the overflow of attendees to the centre . Many of the attendees to the current centre come in groups and whilst some of the members of those groups may be genuinely homeless, they and others in the group , may also be experiencing other issues such as substance abuse and violent tendencies . My understanding is that those with violent tendencies or aggravation and or heavily intoxicated ,are not permitted within the premise and thus all the external loitering. Further, I believe Ruah has security personnel within the centre but there are no controls in place externally and this has been a big issue at the current location , with businesses and residents having to resort to installing roller shutters and security gates to prevent loiters from encroaching on their property (again ,referring to Ruah's attached letter ,if the centre has NOT been the cause of any anti-social behaviour then why did these businesses and residents so close to the centre have to resort to these measures)

- a. The proposed establishment will be located less than 20 meters from the double carriage way, providing access into and out of the Northbridge Police Station- see below image . This carriage way is frequently used and in particular by police vehicles leaving the complex to attend to urgent matters and thus the "keep clear sign " . Given the loitering that is very evident at the current

location , how does the applicant propose to ensure that visitors to the proposed facility do not spill over across the access way , not only endangering themselves ,but also possibly delaying the response of emergency vehicles – see below image.

- b. The proposed establishment is located less than 50 meters from the busy intersection of James and Fitzgerald St , with vehicles turning into James having little distance clearance before encountering a potential hazard of “spill over” which is likely to be exacerbated by the constant movement of visitors to the complex from one side of the street to the other – again see below image for proximity to intersection
- c. The proposed drop-in centre is to be located less than 130 metres from a liquor store ,located along busy Fitzgerald St . I am concerned of the implications of having a homeless drop-in centre (although their website says everyone is welcomed , which one would assume , means not just homeless people but others , some of which may well have other underling social issues) , so close to a liquor store located a cross from a busy intersection. Not sure how this will benefit the people Ruah are supposed to be looking after. I have spoken to people providing medical services to Ruah and they have also questioned the rationale - perhaps Ruah should engage more closely with these medical experts



2 min (130.0 m) via James St and Fitzgerald St

- d. What measures will be in place to address the potential interaction between visitors to the facility and those leaving the police station and courts . It would be impracticable to assume that there will not be the potential of conflict, given the compromising position which both parties may be in .My concern is that the interaction has the potential to lead to violence (which is a regular occurrence in and around the Shenton St facility) , which could spill over into the road way , across the police complex access driveways and into adjoining properties – remembering there is no open space (buffer zone here) and the location will be in immediate proximity to a congested intersection , especially in the morning with Fitzgerald St banked back to North Perth . Whilst the centre may well open at 8-30am , visitors to the facility will start to congregate much earlier, as is evident at the current facility , with some even sleeping in front or on the side of the building or directly across the road at Russell Square
- e. A large hardware store is also located very close to subject property (direct sight) and there can be no denying ,that many expected visitors to the proposed centre , will have substance abuse issues and having a hardware store which sells a variety of inhalants so close , does not bode well in rehabilitating these unfortunate people – it is another temptation and contrary to the ultimate goal of getting people off these substances and back in society - again another concern raised by medical staff , working for Ruah .



There are numerous potential hazards, in addition to the social impact issues, which clearly made the proposed location not fit for the proposed use and these needed to be thoroughly assessed in the context of the provisions of Local Planning Scheme, in considering the application.

I, as most, believe the council, government, and organisations such as Ruah, should redirect their attention and precious funding, to accommodating these unfortunate homeless people, that are already in the area, rather than to set up more drop-in centres which are a virtual "merry go round". The problem is that these drop-in centres attract not only homeless people, but many others with a variety of social issues that don't want to conform and or take up the opportunity to better themselves and thus there is always conflict, which ultimately does little if anything, to help the real need of our community. The homeless need to be taken off the streets and placed in facilities where they can receive adequate care and assistance (as those offered by the drop-in centres) all in one safe location and to give them self-esteem and remove them away from the temptations, that in many cases, have been the main and initial cause of their problems.




There is also a very serious question as to whether the proposed use of the premise ,even complies with the uses and limitations as those required to be offered under the category of " Community & Cultural " and more specifically Community Centre , for which Ruah sought a change of use for . I have attached a copy of advice , provided to me by a very eminent QC , a copy of which was also provided to council.

I, along with others had also sent emails to Ruah CEO, only to receive an email back from another manager noting the services they provide, but not addressing specific issues raised. When I phoned that person ([REDACTED]) asking specifically how Ruah proposed to address concerns of anti-social behaviour and alike, he pointed out that they were not responsible for what happens outside their doors and could not control same. I have also provided a couple of alternative sites to the City of Perth for Ruah to consider but I believe council has not had a response from Ruah to these options -see below example

<https://www.realcommercial.com.au/for-lease/property-44b-7-aberdeen-street-perth-wa-6000-503987610> -All the other agencies are down there- it is also cheaper than 247 James St and just as close to public transport but out of the main drag and far enough away from their new woman's refuge - have they inquired on this ?

Everything they need at their doorstep, RPH, Mclver Train Station, lots of open space at front.

	<p>44B/7 Aberdeen Street, Perth, WA 6000 - Office For Lease - realcommercial Train stations within 5 km of 44B/7 Aberdeen Street, Perth, WA 6000 Distance; Mclver Station: 134 m: Perth Station: 667 m: Claisebrook Station: 846 m: Elizabeth Quay Railway Station www.realcommercial.com.au</p>
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Further, I am aware that council has also sought to assist Ruah in finding an alternative location, so it cannot be said we are not conscious of their need to relocate. Many have also asked the question as to whether the Catholic Church has sought to assist, given they are closely affiliated with Ruah. The church owns many properties across the city and in particular the nearby St Bridgid's complex, which houses several improvements and is just as close to their Shenton St centre, without being on the main strip. Additionally, there is an open area directly in front of the church in Aberdeen St, providing a "buffer" to adjoining properties, similar to that provided by Russell Square at the Shenton St location

I appreciate the matter presents an enormous burden, with the resulting consequences significant enough to change people's lives (on both sides) and the landscape of Northbridge and where we want to see it in the future. Respectfully, I urge you to consider the livelihoods of the many small businesses and residents that are in immediate proximity to the proposed location. These people have established businesses and/or residences and are part of the community that has contributed to this end of James St, slowly evolving into a very desirable and inviting segment and one destined for significant development. Ruah do have other options, these small businesses and residents do not- they are locked into leases and into their investments. The opportunity cost needs very serious consideration, approval may solve Ruah's immediate need, but at what cost. It makes sense to find a solution where both parties can continue to grow without animosity. There can be no denying that the proposed relocation will bring with it enormous risk to the existing occupants of the immediate area and impact the local amenity - this is well and truly evident at the current Shenton St location. In the end it gets down to whether we want to see a thriving community at the western end of Northbridge or more empty shops and derelict commercial properties, no new developments, more anti-social behaviour and little if any visitors and tourists.

I would welcome the opportunity to meet with you , preferably onsite and , whereby this will hopefully , give you a better understanding on why I and many others in the immediate precinct , believe this is not the right location for the proposed centre .

I apologise for this submission being so lengthy, but I wanted to be concise and I sincerely appreciate you taking the time to review the contents and in turn, hopefully you will value my position ,along with those of many others whom stand to be directly affected by the proposal , in objecting to the Ruah relocation .

[REDACTED]

[REDACTED]

From: [REDACTED] >
Sent: Wednesday, 29 June 2022 3:09 PM
To: Saffioti, Minister
Subject: HPECM: RUAH Centre at 247 James Street

Categories: TRIMMED
Record Number: 72-39136/13

Good Afternoon,

I am writing to you in regards to your recent move to overturn the City of Perth Council decision to block the relocation of the RUAH Centre.

Firstly it must be pointed out, it is disappointing that after the proposal has gone through due process, and returned an outcome that you would decide to intervene on this matter.

Some of the major concerns are listed below:

- 1) Additional crime within the area.
- 2) Local alleyways situated next to the building that already get used for antisocial behaviour will become a local slum.
- 3) It detracts from the original and long term goals of Northbridge, which included the development of Kings Square stage 3.

I am also aware, [REDACTED] there are a number of approved mixed use highrises that were approved for construction, only to be put on hold due to the uncertainty of Covid and the temporary reduction of immigrants to Western Australia, due to border closures.

The idea with the development of the Kings Square precinct as well as the upgrade of the stadium was to revitalise the area, this included major infrastructure works such as dropping the railway line to allow the city and CBD area to expand backwards into Northbridge.

A major argument of the relocation to this area from the Pro support has been "it is close to a police station therefore the crime and antisocial behaviour will be dealt with by them".

I would suggest anyone who has that misconception might want to go and stay a few nights overlooking the police station in the [REDACTED] I have literally been woken up at 2 am by screaming from 2 girls and their boyfriends fighting on the street directly in front of the police station doors. This went on for over 20 mins with no reaction by the police station, it was only when one of the guys haymaked the other in the back of the head, causing him to fall down nearly hitting the curb, did police rush out the building to arrest them all.

This is one of many examples that have taken place over the years I have lived there, honestly every weekend is like an episode of Eastenders. The police are completely reactive and not proactive, therefore to think they will control this area and keep everyone safe is a fallacy.

A final example I would give is when the extinction project marches were on. We had over 80 people camped in our alcove at the entrance of the building. As a [REDACTED] did not feel safe entering the premises, for the fact people might have followed me in, I ended up going around the corner and in through the garage. There were requests made to the police to move on the people, which fell on deaf ears.

These are just two examples of many I could talk about. Therefore I would question as to why the Planning Minister would get involved in this unless there is an ulterior motive that we the residents are unaware of.

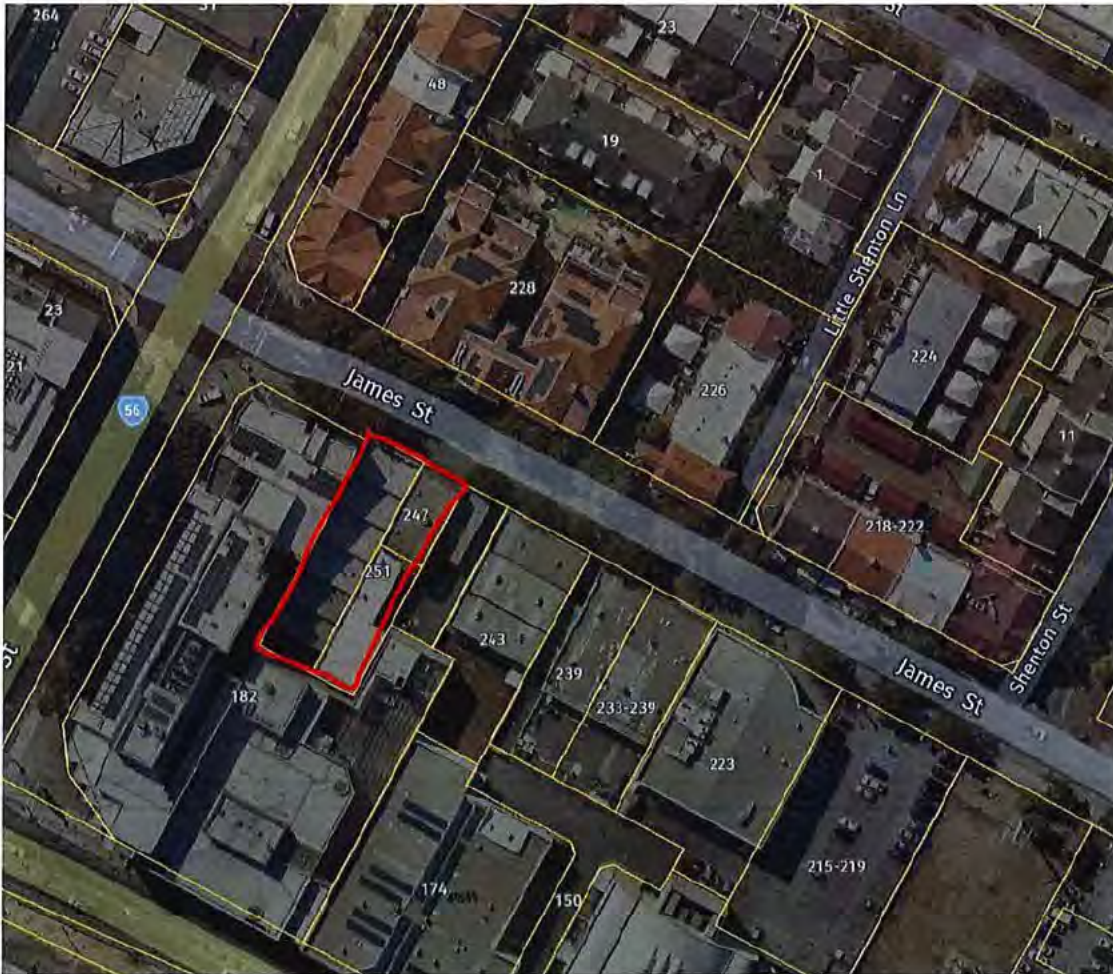
I would ask that you make sure to familiarize yourself with the area and what goes on around it prior to making a decision to overturn this. I would suggest the move to overturn this will cause small and medium businesses within the area to close down and would cut off the end of James street from the gentrification and envisioned development of Northbridge, through the Kings Square Development.

Other points to be made are that the current RUAH centre is located next to light commercial area, where there is little possibility for major Residential and Commercial Developments as shown in the picture below:



It is located next to a well lit park and street, which allows for better vision and safety for the local residents and patrons and detracts from anti-social behaviour. Which means in its current position it would have less adverse effects on the development of Northbridge and the CBD pushing back into the area.

In the new proposed location, it sits next to a police station, that has no line of sight on the building, and as per the examples given above, won't act on violence when it is in plain sight and is next to a very well concealed alleyway, with no light or line of sight for passing residents or patrons. shown below:



If the West Australian Planning department does overturn the decision and allow this to go ahead, I would like to see under what grounds they are allowing it. I would note, there are a number of empty sites nearby and out of the way, which would suit a centre being constructed on, so to choose this one, which will affect local business, residents and the long term vision of the northbridge community seems very shortsighted. I would suggest where the council has unanimously overturned a decision after the taxpayers and constituents have all put forward their evidence and views, for the planning commission to overturn this could be very damaging for the reputation of the planning commission as well and have financial implications on a number of residents, business owners and even the potential to create dangerous situations for the general public.

Kind Regards,

[Redacted signature]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 30 June 2022 8:58 AM
To: Saffioti, Minister
Subject: HPECM: Re-location of Ruah Centre in Northbridge

Categories: TRIMMED
Record Number: 72-39136/14

Dear Minister Saffiotti,

I own [REDACTED] and I would like to lodge a formal objection to the proposal to shift the Ruah Centre to across the road from our apartments. The Ruah centre has been established in it's present location (opposite the park) for some time now. As such the local neighbourhood has adjusted to it and it seems to operate reasonably well. To shift it to across the road from a short term stay apartment complex will only deter from our business and prospective tenants will go somewhere else. We are just recently starting to show some positive returns after the Covid shock. To add this to the mix will send us backwards again. Could you please re-consider the option to re-locate the Ruah Centre.

Regards,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Friday, 1 July 2022 4:24 PM
To: Saffioti, Minister
Subject: HPECM: RUAH objection

Categories: TRIMMED
Record Number: 72-39136/15

to the Minister. Saffioti

My name [REDACTED] owner of [REDACTED],
currently my unit is managed by [REDACTED].

I'm objecting to RUAH being relocated near the [REDACTED] due to customers of the Hotel, being too close to accommodation, would give downgraded to quality [REDACTED] accommodation. RUAH should be relocated away from the nightlife of Northbridge, please consider the long well being of the area. 01/06/2022

Regards: [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Friday, 1 July 2022 5:17 PM
To: Saffioti, Minister
Subject: HPECM: Ruah center

Categories: TRIMMED
Record Number: 72-39136/16

Dear Sir,

i am writing to make my concerns and objection to the proposed location across the road from where I live at [REDACTED]. I am concerned because , I feel this is very likely to cause a negative affect on already struggling business in the immediate and nearby area... I personally do not have anything personal against any person or persons who may or nay not live in the proposed residence 247 James street , however i think the authorities should seriously consider our views and concerns as to how small business and overall welfare and safety especially so .I feel there must be better options and those first need be further pursued. I believe every soul has a right a fair quality of life and freedom, however sadly with substance abuse and possibly mental illness so often seen people do not feel good about this at all.

Regards [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Saturday, 2 July 2022 5:52 PM
To: Saffioti, Minister
Subject: HPECM: RUAH Centre

Categories: TRIMMED
Record Number: 72-39136/17

Dear minister

We were amazed to hear that the unanimous decision reached by the City of Perth councillors, re the RUAH centre, had been overturned.

The councillors received many submissions both for and against the proposal. They would have spent many hours reading and considering the pros and cons before coming to their decision. We live in a democratic country and these councillors have been democratically elected to represent the City of Perth.

We appreciate that you are the planning minister for the whole of WA but these councillors have intimate knowledge of the City of Perth and what is best for this area. We urge you to support their decision.

Regards

[REDACTED]

Attached: Our original submission to the councillors

Dear City of Perth Councillors,

We have been owners of [REDACTED] since it was built [REDACTED]. We believe that the development of top class residential buildings in this area has helped to improve this important entertainment and hospitality area of The City of Perth. The federal and state governments are working hard to restore tourism to the country and state. The City of Perth obviously has a major role to play as James Street is an important tourist area. A new RUAH centre in this area would be completely counterproductive to aims to revive and improve the area.

The City of Perth is a large area and there must be more suitable areas (away from tourist precincts) where a new RUAH centre can be established.

Please do NOT approve the establishment of the centre in James Street as this would have such a negative impact on so many individuals and businesses.

Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Sunday, 3 July 2022 4:12 AM
To: Saffioti, Minister
Subject: HPECM: Objection Letter | RUAH Relocation | James Street, Northbridge
Attachments: Objection Letter - RUAH - [REDACTED]
Categories: TRIMMED
Record Number: 72-39136/18

To whom it may concern,

Please find attached my objection letter regarding the relocation of RUAH on James Street in Northbridge.

Kind regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I work on a flexible work schedule and across a number of time zones so I'm sending this message now because it works for me. Feel free to read, act on or respond at a time that works for you.

This message and any attached files may contain information that is confidential and/or subject of legal privilege intended only for use by the intended recipient. If you are not the intended recipient or the person responsible for delivering the message to the intended recipient, be advised that you have received this message in error and that any dissemination, copying or use of this message or attachment is strictly forbidden, as is the disclosure of the information therein. If you have received this message in error please notify the sender immediately and delete the message.

To whom it may concern,

My name is [REDACTED] My partner and I have recently purchased our first home at [REDACTED]

I am writing this letter as I **strongly** object to RUAH being moved [REDACTED]

One of the main reasons that we purchased this apartment was because my partner works away and I suffer anxiety being alone, because the apartment [REDACTED]

I go to the gym at [REDACTED]. From [REDACTED] (previous address) I had to walk the long way as on the 2 occasions that I walked past the RUAH building I had abuse shouted out at me coming from RUAH clientele. Things like "You f*cking skank" "White trash". I also had a man coming up to me asking for money. This made me feel very uncomfortable and threatened.

The [REDACTED] that I enjoy getting a morning coffee from will have no other option but to shut down as the people the RUAH building would tract would create a bad environment and no one would want to site at the café. This would be really sad as the cafe is currently booming, especially on weekends.

Below is a picture of the RUAH building on a weekend:



It looks like a dump site, there is graffiti and the floor is filthy.

[REDACTED] I would no longer be able to sit on the balcony as I have no doubt that I would be abused from people that are loitering around. Where the RUAH building is currently located is ideal because it is directly across from the park where they all go to hang out.

Again, please reconsider the approval this going ahead.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 July 2022 9:23 AM
To: Saffioti, Minister
Subject: HPECM: RUAH Determination

Record Number: 72-39136/20

Dear Minister Saffioti,

I am encouraged to hear that you will be making a determination on the planning application for RUAH in the City of Perth. A time of record rents, house prices, cost of living and very low wages increases, we need strong and effective wrap around services for some of our most vulnerable people, our homeless population. The City of Perth is our CBD for a reason, and that's where the resources and services are.

I would like to add my voice to those who are in support for the change of use proposal for 247-249 James Street from RUAH.

In solidarity,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 July 2022 1:12 AM
To: Saffioti, Minister
Subject: HPECM: Support for New Community Homeless Shelter

Record Number: 72-39136/21

Hi Rita,

I'm emailing in support of the RUAH planning proposal for the new community homeless centre, as this appeal needs to be successful. I would love to see this planning approval granted to allow RUAH to continue to provide facilities and services for the homeless community of Perth.

As I'd like to think you are aware, the homeless situation in Perth is a serious crisis that is affecting individuals and families. People in our community who have done nothing wrong. Who deserve a safe place. Vulnerable people you, like everyone in our community, have a responsibility to care and provide for.

My power is limited to carrying cartons of water, and keeping spare change within reach, buying McDonalds meals when I have the money to spare...and writing a plea to you to make a difference. Because you have the power to make a difference.

It is thoroughly gut wrenching that the proposal for RUAH's community homeless centre has been rejected. This centre is a bigger space, which means more people in our community have a chance for safety, peer support, and receive some basic human rights. What makes this gut wrenching rejection worse is that the proposed location is a minute away from the current location.

Our mayor is trying to push the homeless out towards the suburbs, which is infuriating considering there is minimal to no safety, facilities or resources for these members of our community there. It shows how little the mayor cares for the actual residents of Perth, and seems to only care about what this city looks like to the outside eye. Treating the homeless of Perth like a problem to be pushed to the outskirts and ignored, as if they aren't people who need help.

I am begging you, Rita, a woman with the ability to make a difference, to please reconsider the rejection of RUAH's proposal for the homeless centre. Allow RUAH to give the people of Perth in desperate need a safe, central place.

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 4 July 2022 8:43 PM
To: Saffioti, Minister
Subject: HPECM: RUAH planning proposal

Record Number: 72-39136/22

Hello minister,

I'm emailing in support of the RUAH planning proposal for the new community homeless centre in the hopes that their appeal will be successful. I would love to see this planning approval granted to allow RUAH to continue to provide facilities and services for the homeless community of Perth.

One walk through the CBD/Northbridge will show you how bad the homeless crisis is affecting Perth. It's been really disheartening to say the least to hear that the proposal for RUAH's community homeless centre has been rejected, despite it being a bigger premises (meaning more space to accommodate the shockingly high numbers in our city) and only a minute walk down from the current premises.

It's privileged and ridiculous the way the mayor is attempting to push the homeless out towards the suburbs where facilities and safety are limited. As a member of the community I'm pleading with you as minister to please reconsider the rejection of the appeal and allow RUAH to provide a safe central space to our most vulnerable.

Homeless West Australians are also members of your constituency. They deserve your consideration and respect as much as anyone else.

Regards,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 4 July 2022 4:22 PM
To: Saffioti, Minister
Subject: HPECM: Proposed Ruah Centre 247 James St Northbridge
Attachments: doc00301720220704160400.pdf

Record Number: 72-39136/23

Hon Minister for Planning
2 Havelock St
West Perth 6005
By Email:

Dear Minister,

Please find attached letter from the [REDACTED] to the City of Perth as part of Ruah's initial planning application.

No doubt there will be several submissions to you from Planning experts and eminent Legal minds, therefore I will confine my comments on behalf of the Association to the daily lived and commercial experience in Northbridge.

By way of experience (personally), I am a [REDACTED] since it opened in September 1999. Prior to that I was employed by [REDACTED] for eleven years as Operations Manager overseeing ten Licensed premises most of which located in Northbridge.

Over more than thirty years I have seen Northbridge subjected to various decisions that have contributed to the boom-and-bust cycles as well as the mostly negative media (unfairly at times) attributed to Northbridge. In the 80's we had the commercial tsunami that was the introduction of the Casino. Then we had the years of roadworks associated with the Northbridge Tunnel that chopped the precinct in half making it almost impossible to navigate entry by road into the area as well as pedestrian movement within. The late 90's also saw the scourge of Heroin addiction with ambulance services constantly administering Narcan to overdose victims on multiple occasions daily. The policy of Methadone dispensing via local pharmacies also led to anti-social situations with patient's aggressive behaviour and begging towards customers inside cafes and alfresco areas whilst waiting for the facility to open. Many would then remain in Northbridge. The other constant throughout all of this has been the issues around the homeless and disadvantaged in our community.

My understanding is that more than one hundred and fifty objections to the proposal were received by Council prior to the June '22 Agenda Briefing Session. Several of the objectors made deputations at that meeting. There was not one business or residential supporter of the Ruah application. The same was true at the following weeks Ordinary Council Meeting. I have not heard one objector denigrate the work of Ruah through this process. Quite the contrary; residents and

businesses recognise and value the work of Ruah and other agencies doing similar work. What the local community is screaming for is a long-term solution that sees these facilities better located with other support services that will not negatively impact on the amenity of residents and commercial operations of small businesses attempting to recover from the harsh (harrowing) experience with Covid pandemic. Many of the residential objectors set out the lived experience of dealing with Ruah's clients on a daily basis. In many cases after the facility has closed. There was no detailed management plan available to objectors to consider how the behaviours might be mitigated daily and in particular after the Facility closed. Some of the commentary implied the proposed premises was in lieu of the existing building at the corner of Shenton and John St and was within eighty metres of the existing. If approved, it will be a doubling of services by and perhaps eighty metres as the crow flies but in reality, two hundred metres as a pedestrian. I have no doubt it will have an increased negative impact on the amenity immediately within that location. It will also flow on to the wider precinct with patients resorting to both Ruah facilities. Much has been made of the proposed facility being almost adjacent to the Northbridge Police Station. The experience of many Northbridge business people will confirm Police in Northbridge will direct you to ring the 1300 Police number for attendance to any incidents to ensure they are logged and can be triaged.

Ruah in their correspondence sheet home all the anti-social behaviour to the various Licensed premises in Northbridge. The behaviour the objectors refer to is occurring well outside of the commercial operations of Licensed premises in Northbridge. Apart from some nearby take-away bottle shops I can think of no more than three premises that operate before midday any given day of the week. Most premises open hours after the current Ruah facility closes.

Unlike Ruah (so it seems), Licensed premises are captured by regulations contained within the Liquor Act pertaining to the proper management of premises. In addition to the Act there is a myriad of policy directives we are to comply with. These are in turn supervised by Liquor Inspectors, Specialist Police Enforcement Unit officers, Council Health Inspectors, and the Fire Brigade. All of whom conduct random visits along with inspection of compliance records we are required to maintain for four years and have available at any time. There is refusal of drink service forms, refusal of entry forms, removal of patron forms for intoxication or other behaviours contrary to the Liquor Act. The Department of Racing Gaming & Liquor has policies mandating the ratio of security required versus patrons on those nights trading after midnight as well as the number and size of drinks that can be served after midnight and lockouts preventing patrons from entering after certain times. The Liquor Act confers Licensees are required to maintain security after the premises close for a period to ensure the orderly exiting of patrons. We are also required to display the names of the Approved Manager at any time the premises are trading along with the premises Code of Conduct document and the venue's Liquor License. The Licensee must also have the House Management Policy on file available for inspection.

The statement by Ruah as to the conduct of Licensed Premises is emotive and not backed by the compliance regime as outlined above. Indeed, repeat offences can see the Liquor License cancelled as has happened previously.

It is not unusual to hear community and business groups and or individuals decry "the Government is not listening". Local Government in particular. In this particular case the City of

Perth Councillors are to be commended as they did listen to the overwhelming evidence of residents (in particular) and business operators concerned with the impact of this proposal. It is not a criticism of Ruah or their operations: just simply the location of the proposal.

In the attached letter it was foreshadowed the possibility of an Appeal to the decision. It would be devastating in many respects if the overwhelming evidence of the objectors and decision of the Council set aside. I am sure many business operators would take the view, if it can happen here, it could happen anywhere within the precinct; so where is the certainty for my business and the objective of Northbridge as a premier tourism and entertainment precinct?

I thank you for your time in considering the above.

Yours faithfully

A large black rectangular redaction box covering the signature area.

[REDACTED]

From: [REDACTED]
Sent: Monday, 4 July 2022 3:50 PM
To: Saffioti, Minister
Subject: HPECM: Proposed RUAH Community Services Relocation
Attachments: RE Proposed RUAH Community Services Relocation.pdf

Record Number: 72-39136/24

Dear Rita,

Please find attached my letter of support for the proposed project by RUAH.

Warm regards,
[REDACTED]

[REDACTED]

4th of July 2022

Hon Rita Saffioti
Minister for Transport; Planning; Ports
9th Floor, Dumas House, 2 Havelock Street,
WEST PERTH WA 6005

Dear Rita Saffioti,

RE: Proposed RUAH Community Services Relocation

As someone who has worked in [REDACTED] for most of my career I have known for a long time that Northbridge has needed larger spaces to shelter rough sleepers in the city for many years. I believe the proposed shelter will be a positive step in the right direction towards alleviating the very complex issue of homelessness in our beautiful city.

Rejecting RUAHs proposed shelter will only benefit those who have the privilege to live and own property in the CBD and will disenfranchise our most vulnerable communities further.

Thank you for your time and consideration.

Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 4 July 2022 3:27 PM
To: Saffioti, Minister
Subject: HPECM: RUAH Community Services relocation

Record Number: 72-39136/25

Dear Minister Saffioti,

Thank you for giving me the opportunity to write to you with regards to the application for RUAH to relocate their drop-in centre to James Street in Northbridge. I am deeply concerned about the City of Perth council decision to block the relocation of RUAH. Drop-in centres such as RUAH provide an invaluable service in an area of service provision that is grossly under-resourced. This matter has a direct impact on our emergency healthcare system and the suicide prevention sector.

I am a [REDACTED]

[REDACTED] It is always heartening to see increased government support for suicide prevention services. At the same time, there is only so much that our services can do when our client's basic needs are not being met. In the past three months, over a quarter of my clients have experienced homelessness. The lack of resources in this area means that it is extremely hard to keep these people safe from ending their lives.

My clients are often left with little choice but presenting to Royal Perth Hospital (RPH) emergency department at risk of suicide. They are typically discharged as soon as they are assessed, on the basis that their problems are psychosocial in nature. In other words, RPH determines that homelessness is the cause of their distress and so the medical system cannot assist. It is services like RUAH who they are referred to, and who take considerable pressure off our already struggling healthcare system.

I ask that you please reconsider the decision from the City of Perth to prevent this relocation going ahead.

Thank you for your time and help.

Warm regards,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 4 July 2022 2:12 PM
To: Saffioti, Minister
Subject: HPECM: RUAH Planning Proposal

Record Number: 72-39136/26

Hi Rita,

I'm emailing in support of the RUAH planning proposal for the new community homeless centre in the hopes that their appeal will be successful. I would love to see this planning approval granted to allow RUAH to continue to provide facilities and services for the homeless community of Perth.

One walk through the CBD/Northbridge will show you how bad the homeless crisis is affecting Perth. It's been really disheartening to say the least to hear that the proposal for RUAH's community homeless centre has been rejected, despite it being a bigger premises (meaning more space to accommodate the shockingly high numbers in our city) and only a minute walk down from the current premises.

It's privileged and ridiculous the way the mayor is attempting to push the homeless out towards the suburbs where facilities and safety are limited. As a member of the community I'm pleading with you as minister to please reconsider the rejection of the appeal and allow RUAH to provide a safe central space to our most vulnerable.

Regards,

[REDACTED]

Sent from my Galaxy

[REDACTED]

[REDACTED] >
Sent: Monday, 4 July 2022 2:04 PM
To: Saffioti, Minister
Subject: HPECM: RUAH Relocation

Record Number: 72-39136/27

Dear Minister

I am writing to you in support of the relocation of RUAH services within the Perth CBD.

The position taken by Perth City Council is callous, reckless and short sighted and can only result in further entrenchment of the homelessness crisis in the Perth Metropolitan region, as it will deny centralized access to vital support thereby putting further strain on services in suburban areas.

I would encourage to give your support to RUAH's proposed move within the CBD as a statement that this government cares about it's most vulnerable people.

Kind Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Monday, 4 July 2022 12:38 PM
To: Saffioti, Minister
Subject: HPECM: 247-249 James Street, Northbridge

Record Number: 72-39136/28

Dear Minister Saffioti,

I am an [REDACTED] My home [REDACTED]
the building at 247-249 James Street Northbridge.

Like many other fellow residents and business owners within close proximity to the site; have voiced our rejection to the proposal for the site to be transformed from an educational service to a homeless service.

I have personally witnessed, and have been victim to antisocial behaviour from patrons who seek these services.

I strongly feel that my voice along with my fellow residents and business owners, who live and work in close proximity to the site should have the strongest weight on this matter. As it affects us the most and we are the ratepayers and community contribution levy payers of the area.

This topic has been going on for a while and was finally reviewed and rejected by the Council on 31 May 2022. Please respect this decision and for the planning of a vibrant, safe, family friendly northbridge where people can feel safe to come out and enjoy with their families.

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 July 2022 1:32 PM
To: Saffioti, Minister
Subject: HPECM: Ruah Community Services - Proposed James St Northbridge Relocation
Attachments: doc00607620220705132234.pdf

Record Number: 72-39136/30

Dear Hon Minister Saffioti,

Re:

Ruah Community Services – Application for Change of Use – City of Perth
Relocation of Drop-In Centre from 33 Shenton St to 247 James St, Northbridge
Minister’s Decision to “Call-in” and Set Aside Council’s Resolution to Reject the Application

Please find **attached** our submission in support of the recent City of Perth Council decision to unanimously reject the relocation application.

Kind Regards,

[REDACTED]

72-39136/30

05 July 2022

Hon Rita Saffioti, BBus MLA
Minister for Transport; Planning; Ports
9th Floor, Dumas house,
2 Havelock Street,
WEST PERTH WA 6005

Re:

Ruah Community Services – Application for Change of Use – City of Perth
Relocation of Drop-In Centre from 33 Shenton St to 247 James St, Northbridge
Minister's Decision to "Call-in" and Set Aside Council's Resolution to Reject the Application

Dear Hon Minister Saffioti,

Landowner Statement of Support for City of Perth Council Decision

████████████████████ is a significant landowner in the City of Perth, City Centre Scheme Area, P1 Northbridge precinct.

██████████ wishes to voice in the strongest possible terms its support for Council's decision and asks you to confirm the rejection of Ruah's application.

We are acutely aware of the very visible, vocal and overwhelming objections to this relocation which have emerged from wide ranging directly affected community sectors over recent months.

We have participated in the objection process and endorse the main grounds which underpin the stated and well documented opposition from residents, business owners/operators, investors etc.

Council has listened to these concerns and unanimously decided to reject the relocation application. It is undeniable that the local Northbridge community completely repudiates the Ruah relocation.

Background:

The company is part of the same family business interests which founded and currently operate the iconic ██████████ Northbridge. In addition, the family group commenced (1960) and operated (until ██████████ when the business was sold and relocated) the major food and beverage business – ██████████ which traded in extensive Northbridge premises from ██████████.

owns three large Northbridge properties which are now vacant, being previously the home the business:

- [REDACTED]

The site has a total combined land area of 6,271m². The three allotments making up the site have areas of 2,200m² (Lot 25), 1,779m² (Lot 402) and 2,292m² (Lot 701).

The above subject landholding arguably represents the most strategically important and significant development footprint in the City's City Centre Northbridge Precinct.

It is fundamentally integral to the future activation and development of the area within the broad future vision of all key stakeholders.

The Vision:

The landholding provides a key turning point to enhance commercial, entertainment, residential and retail activity and is primed for the next phase in its development history. This site presents a compelling and rare opportunity to act as a catalyst for major urban transformation in the area.

together with its partners is strategically aligned and well advanced to deliver on this opportunity by introducing a significant, quality student accommodation and "built to rent" residential development with major flow on effects for the day time economy in the Northbridge Perth CBD Fringe.

The proposed development would be a change agent for the Northbridge precinct by harnessing synergies and dynamics which will come together to increase residents in the area; merge and link with the ECU City Campus project (just a short walking distance away); build diverse business interests; restore the vibrant fabric of Northbridge; improve community safety; drive down negative public perceptions; and project a welcoming image for the area.

Why Ruah's Relocation cannot be substantiated:

- The relocation serves to exacerbate existing problems with safety, precinct perception, lawlessness and loitering;
- The Ruah drop-in centre will continue to attract people experiencing homelessness into the central Northbridge area. The aim of and objectives of the Ruah Centre is not disputed, simply its poorly justified location at 247 James Street;
- Northbridge desperately needs revitalisation, fresh repurposed investment in the residential space and a new injection of visitors attracted by a regenerated urban experience. This is not compatible with the location of the James St, Ruah drop-in centre;
- The day time economy in Northbridge is currently decimated by the effects of negative perception, congregations of homeless people, safety issues, anti-social behaviours, violence. The James St drop-in centre simply adds to this convergence of factors;

- The drop-in centre will operate in one of the premier thoroughfares in Northbridge adjacent to apartments, residences, hotels and businesses. This is poorly conceived and not compatible with existing uses;
- Several very substantial residential developments in Northbridge are well advanced in planning, design and funding evaluations. The main proponents are on the record as being apprehensive about committing to their projects on the basis that the location of the drop-in centre will enhance negative outcomes for adequate local amenity, safety and vibrancy;
- Homelessness generally is an enormous burden for our Perth CBD and CBD fringe community. We share this concern but simply ask that a more amenable location be identified which does not have such serious repercussions for Northbridge as a whole and in particular the western end which is slowly evolving into a boutique, desirable and inviting residential mini community.

Conclusion:

We respectfully request you carefully consider the many and well-founded concerns of local residents, business operators and developers and respond to the formidable objections against the Ruah relocation by confirming the unanimous recent decision of the Perth City Council.

There is a critical opportunity cost to the local community and the adjoining Perth CBD if Ruah is successful in relocating the drop-in centre; inevitably more business closures, derelict commercial properties and an out of favour residential precinct; and shelved large scale residential developments so vital for the transformation of Northbridge.

Yours faithfully,



[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 July 2022 2:03 PM
To: Saffioti, Minister
Subject: HPECM: Ruah relocation

Record Number: 72-39136/31

Hello Rita, hope all's well with you and your family. As you're aware along with [REDACTED] we have the leasehold on the [REDACTED] in William st . To say it's been challenging since we opened would be an understatement. COVID badly affected us and all the other [REDACTED] operators in and around Northbridge. We have lost a lot of money but are still committed to our original vision of bringing art and culture into Northbridge. We are just now finally beginning to see some light at the end of the tunnel. Northbridge has always been considered a seedy part of town. With our investment (and many others) we were/are trying to improve the general public's perception of Northbridge . Opening a very large drop in center will do the exact opposite send out the wrong message to both those wanting to open businesses in the area and those who wish to frequent the area. Right now what's needed in Northbridge are more people / families living there , enhancing and creating an urban area that is part of an entertainment precinct. I'm all for accommodating and want to help those of us who have fallen on hard times (I actually sit on the board of the no more homeless organisation)but in my opinion now is not the right time to be contemplating approving a high rise facility in Northbridge. Maybe in 10 years time when Northbridge has re-established itself as a vibrant and culturally exciting place to visit .Hopefully in the meantime with your help another more suitable site can be found to accommodate Ruah . [REDACTED]

Note: This message is intended for the named addressee only. It contains information which may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use it nor disclose it to anyone else. If you have received this message in error, or it is unclear please notify us immediately on the above telephone number.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 July 2022 2:45 PM
To: Saffioti, Minister
Subject: HPECM: RUAH Community Centre Northbridge

Record Number: 72-39136/32

Dear Minister Saffioti,

I am writing in favour of the proposed relocation of the RUAH community centre in Northbridge to James Street, with some short reasoning behind why I think this should go ahead.

I was going to write something long-winded that drove across many good points, but when it comes down to it, there is only one thing that really matters, and that is humanity. I also believe that you are already well aware of the reasoning in favor of moving the centre.

I truly believe this centre should be allowed to relocate. As you yourself stated, there should be little to no change in impact on the surrounding residents, and the benefits for the community as a whole should outweigh the potential complications in the area.

There are too many people at risk and in need of assistance and support in Perth and surrounding areas. I hope that we can come together as a community to provide support to the people in need, and remember to act out of the kindness of our own hearts rather than the fears of our own minds. In this day and age, it is hard to find empathy openly on display, and yet it is a time when we need it most.

I hope this is one of many emails that find you in favour of the relocation.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 July 2022 3:58 PM
To: Saffioti, Minister
Cc: [REDACTED]
Subject: HPECM: Proposal to Open New Ruah Centre 247 James St- Objection Submission by [REDACTED]

Importance: High

Record Number: 72-39136/33

Honourable Rita Saffioti MLA
Minister for Transport; Planning; Ports
9th Floor, Dumas House
2 Havelock Street
West Perth WA 6005

Dear Minister Saffioti,

I would like to object in the strongest possible way to the new Ruah Drop In Centre proposed at 247 James St. This new proposal would place this centre directly in front of my business. Please consider that that many of us are just starting to recover after the long COVID restrictions. Having the RUAH across the street from us would make in close to impossible to continue to offer tourisms services.

With the help of many locals, I have made a short video. Please consider what the locals had to say..

[REDACTED]

We look forward to the possibility of the Minister meeting the locals.

With Warm Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 July 2022 5:01 PM
To: Saffioti, Minister
Subject: HPECM: Objection to the development application to change the use of an existing building at 247-249 James Street, Northbridge for the purpose of the RUAH Centre relocating to that premises

Record Number: 72-39136/34

Honourable Rita Saffioti MLA
Minister for Transport; Planning
9th Floor, Dumas House
2 Havelock Street
West Perth WA 6005

Dear Minister Saffioti

Objection to the development application to change the use of an existing building at 247-249 James Street, Northbridge for the purpose of the RUAH Centre relocating to that premises

I refer to the development application to change the use of an existing building, previously used as an Education Facility to a Community Centre, at 247-249 James Street, Northbridge (**Development Application**), for the purpose of the RUAH Centre relocating to that premises which was refused by the City of Perth Council at its meeting held on 31 May 2022, RUAH's application to the State Administrative Tribunal (**RUAH's SAT Application**) requesting a review of that decision, and your subsequent calling in of RUAH's SAT Application for your determination pursuant to s.246(2)(a) of the *Planning and Development Act 2005*.

I note that I have previously provided submissions in substantially the same form as those set out below to [REDACTED] [REDACTED] in the [REDACTED] at the City of Perth and the City of Perth Councillors for their consideration at the Council meeting held on 31 May 2022.

I confirm that I am strongly opposed to the Development Application for the purpose of the RUAH Centre relocating to that premises.

I purchased an apartment [REDACTED], Northbridge and lived in that apartment for approximately 2 years after the sale of that property settled. I spent a considerable amount of my time in Northbridge during that period and observed the dynamics of the area and how the various aspects of the community interacted with one another.

I note that I also worked for the RUAH Centre situated at Shenton Street, Northbridge as a volunteer for approximately 6 - 12 months while I was completing my [REDACTED]. I have therefore been directly involved with the RUAH Centre providing the services to those in need, including the homeless, victims of domestic abuse and those with mental illness. I know from my experience and observations from living in Northbridge and working at the RUAH Centre that relocating the RUAH Centre to the proposed premises would create much angst and detriment to local residents, businesses and visitors to the area. The behaviours of and issues that a number of those who seek support from the RUAH Centre face would not be conducive to creating a safe, vibrant and harmonious environment for local residents, businesses and visitors if the RUAH Centre were relocated to the proposed premises. Further, the safety and best interests of those who seek the services from the RUAH Centre would not be served by relocating the RUAH Centre to the proposed premises, being in the heart of Northbridge.

I have been provided with the letter that Ms Debra Zanella, CEO of Ruah Community Services sent to the Council dated 27 April 2022. Without addressing each of the matters raised in that letter, I note that Ms Zanella states:

Homelessness is a chronic issue in Northbridge and the Ruah Centre helps to address that issue. It does not create it or increase it;

The Ruah Centre is not the cause of violence and anti-social behaviour in Northbridge; and

It should be noted that the Ruah Centre closes at 2 PM and people who attend the centre have dispersed well before the 'entertainment crowd' comes into Northbridge. The Ruah Centre does not attract people experiencing homelessness to Northbridge. Its clientele is predominantly local. For services like Ruah to be effective, they must be located where the need is greatest – and that's in Northbridge.

I am not suggesting that the RUAH Centre creates or increases homelessness or is the cause of violence and anti-social behavior. It is inevitable however that those in need of RUAH's services will bring with them the very issues that give rise to them seeking RUAH's services, including homelessness. I know from experience that the people who seek RUAH's services are not necessarily "predominantly local" as Ms Zanella states in her letter, and that those people come from surrounding areas outside of Northbridge and the immediate community. The fact is, the RUAH Centre does, and will continue to, attract those in need of its services from outside the community.

It would serve absolutely no benefit to those who seek support from RUAH for the RUAH Centre to be relocated to the proposed premises at 247-249 James Street. In fact, it's very likely that relocating the RUAH Centre to the proposed premises would have a polarising effect between the community and those who rely on the support that RUAH provides. That polarising effect could very likely result in those seeking support from RUAH being maligned and discriminated against by frustrated business owners, residents and visitors to the area. In those circumstances, it would actually be detrimental to those seeking support from RUAH for the RUAH Centre to be relocated to the proposed premises.

Relocating the RUAH Centre to the proposed premises would also directly contradict the objectives of revitalising Northbridge to being a vibrant, safe and appealing destination for residents, local businesses and visitors to go to. Further, relocating the RUAH Centre to the proposed location would create a real risk of causing long term damage to how the community and visitors perceive Northbridge to the extent that visitors may simply choose to avoid visiting the area entirely in preference of other more appealing areas and night spots. That could in turn spell the end for Northbridge being a premiere place to go for shopping, dining, entertainment and nightlife.

Relocating the RUAH Centre to the proposed location may also have broader ramifications than simply on the local community. Northbridge has a reputation for being a vibrant hub for tourism and travellers from inter-state and overseas. If those tourists and visitors to Perth are put off from what they experience while they stay in Northbridge, it's very likely that tourism to the State will suffer as a result. There have been clear examples of this in the past.

I would urge that a considered and sensible approach be taken to this matter to ensure that the outcome that is reached is in the best interests of all those concerned. As I have mentioned above, that will not happen if the RUAH Centre is relocated to the proposed premises. The most straight-forward solution to this issue would be to simply find another location for the RUAH Centre to relocate to that is not in the heart of Northbridge. That would allow RUAH to continue to provide the services to those in need without the issues that would no doubt arise if the RUAH Centre were relocated to a busy area of Northbridge, and allow residents, business owners and visitors to continue to enjoy a vibrant, safe and enjoyable place to be.

I'd be happy to discuss my position regarding the above with you or anybody else further. My best contact number is [REDACTED] I'm happy for you to provide this number to anybody who would like to discuss this matter with me.

Please feel free to forward this correspondence to any other parties as necessary.

Kind Regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 July 2022 6:37 PM
To: Saffioti, Minister
Subject: HPECM: Ruah 247 James Street Northbridge

Record Number: 72-39136/35

Good afternoon Honourable Minister Saffioti

I would like to take this opportunity, to voice my continuing objection , in respect of the proposed relocation of the Ruah Drop - In Centre, from Shenton Street to 247 James Street Northbridge , for which your office is now considering .

As a rate payer of the City of Perth and more specifically the [REDACTED] [REDACTED] , I had lodged an objection to the proposal with council , when we originally became aware of the application . I believe the council received many letters of objection and feedback from ratepayers , as to why the application should be refused and accordingly assessed the application in an open forum . Any parties with interest, had the opportunity to make a deputation and voice their concerns for or against the application .After deliberation the council unanimously agreed that the application be refused , which was the overwhelming desire of ratepayers .

I, respect that Ruah has the right to appeal via SAT and they chose to do so, prior to intervention . However, I , along with many others ,ask why there is a need for any intervention , given the SAT was available to the applicant .Further , as a rate payer, I feel there is no point in making representation to local government members nor voting in local government elections , if we have little or minimal say ,in how we want to shape the future of our community for the benefit of all , especially those that have businesses , residences and properties in the area.

Our tenant [REDACTED] , is a [REDACTED] and this is their head office in Western Australia . They have been in occupation for some 4 years ,originally relocating from Victoria Park as they wanted to be more central but not in the city . When they first viewed the property ,they were impressed by the ambiance of the area , given it was not as hectic and unruly as other parts of Northbridge but close to the city and public transport. Staff and local amenity , along with safety were undoubtedly their prime considerations ,especially given that the majority, if not all the staff ,are female . Thus ,I am very concerned that having such a facility directly next door, will encroach on the safety and wellbeing of my tenants and their right to quiet enjoyment, in operating a business without the fear of confrontation, from attendees to and from the drop-in centre .

Given the loitering and antisocial behaviour, which is and has been evident for many years ,in and around the Shenton Street facility ,It would be delusional to assume that the same sort of issues will not be repeated in James St . If anything, I would expect the antisocial behaviour to increase, given the confined area, as opposed to the current Shenton St location ,which has a large park directly across the road, which absorbs the congregation and loitering by attendees to the centre. The park also provides a refuge for those waiting for the centre to open and is a place where many store their trolleys with personal belongings , mattresses, crates and so forth .I expect , if the centre is approved ,the front of our property along with others nearby, will be littered with the same items and garbage and with people taking refuge . The only solution will be to install roller shutters or high gates (basically create a fortress) , which will

come at a huge cost to businesses (assuming they do not close and just walk away- which some have indicated they will) and which will completely detract from the ambiance of the area

The big problem is that the centre is a virtual "magnet", for many with a variety of socially challenging issues , whether it be drug and or alcohol abuse , mental issues , violence and female/ child abuse and so forth . As I frequent Northbridge almost daily , I have on many occasions witnessed fighting and heated argument amongst individuals and groups that I am confident ,are headed toward or just left the Ruah Centre . In fact, the fighting and aggravation is a regular occurrence directly in front of the centre , given some wanting to attend are refused entrance ,as they are intoxicated (either drugs and or alcohol or who knows what) or are displaying violent tendencies , so they just linger outside and harass the genuine needy and passers-by . Eventually they disperse or are moved on by police , before filtering throughout Northbridge .Over the past few months ,I spoken to many genuine homeless people, as to better understand their position and most tell me they don't like going to the Ruah drop-in centre and avoid doing so , given the intimidation and issues that are prevalent around the facility .

I am at a complete loss as to understand how having a facility such as this, nestled in between offices , hospitality businesses and residents, in an entertainment precinct , is going to benefit the local community, let alone the vulnerable and genuine homeless, of Northbridge . Walking through Northbridge you will encounter the same homeless people ,in virtually the same locations, which they have made home. If these are same people going to Ruah, why have they not been accommodated ? The people going to Ruah are coming from everywhere - they catch a bus and train and come into Northbridge and spend the day in town - some will rough sleep the night and not go home till the next day . I do not understand why Ruah does not focus on opening regional drop-in centres in suburbs such as Midland and Fremantle ,which would lessen the burden on the City of Perth and their ratepayers with ultimately ,funding being redirected to help provide real accommodation for primarily the Northbridge homeless, for which Ruah claim they are doing. The new woman's refuge at their current location will still give them a presence in Northbridge and provide a needy service but the relocation of the existing centre will be an additional facility to the many Northbridge already supports and it will bring with it more pain than benefit to the already suffering businesses ,trying their best to overcome so much negative publicity that Northbridge attracts .

What is the point on spending large amounts of tax payer money, to beautify the area (Roe St , Cultural Centre , Rejuvenation of Yagan Square , new Uni etc) and promote Perth as a safe and desirable tourist destination (Northbridge being WA's premier entertainment area and gateway into the city) around the world and then allow such a facility to be established in heart of the area -it defeats the purpose .This is an opportunity for the Council and the State Government to work together and find a long term solution to Ruah's needs without risking the potential of future development and de railing the good work done thus far. Providing the right conditions to allow existing businesses survive and thrive and attracting investment and development to Northbridge needs to be main focus . Without these businesses and investment , Northbridge is completely finished .

It is not an easy exercise , juggling between the two alternatives but there needs to be consideration given to those businesses and residents ,that have worked so hard to establish themselves in what they expected would be a stress free, safe and very liveable part of the city, only to now be burdened with this uncertainty .

These centres need to be placed in a location where they do not impact on existing businesses and residents and in areas that have little, if any vibrancy ,so as not to lure in the vulnerable. Having these centres nestled amongst, or close to liquor stores , licensed venues, gaming centres , sex shops etc ,does not bode well for those attending the centres for help . The centres need to be somewhere with plenty of

open space , adequate public transport ,close to medical facilities and positioned so as the attendees do not have to commute through established precincts, limiting the potential for altercation .Northbridge's main throughfare is not that place .

Thank you for taking the time to review my submission .

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 July 2022 7:29 PM
To: Saffioti, Minister
Subject: HPECM: Supporting RUAH Proposal - A Plea to Reconsider the Rejection

Record Number: 72-39136/36

Hi Rita,

I'm emailing you to support the RUAH planning proposal to see a new community homeless centre in Northbridge. I would love for this appeal to be successful, as the approval will allow RUAH to continue to provide facilities and services for the homeless community of Perth.


The fact that the proposal to move the homeless centre to a bigger premises, only a short walk from the current premises, has been rejected is really disheartening. This move will accommodate more people, something sorely needed as the numbers of homeless people in and around the CBD/Northbridge is rising.

The privileged and unethical decision to push the homeless out of the city and into suburbs where facilities and safety is even more limited than the city is disgusting, and it shows a severe lack of sympathy from our mayor.

I am pleading with you, as Minister, to reconsider the rejection of the appeal and allow RUAH to provide a safe central space or our most vulnerable.

Kind Regards,

[REDACTED]

 Virus-free. www.avq.com

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 July 2022 9:22 PM
To: Saffioti, Minister
Cc: [REDACTED]
Subject: HPECM: Submission for relocation of RUAH Centre to 247-249 James St
Attachments: Objection to relocation of RUAH Centre to 247-249 James St.pdf; Extention of approval.png; 233-239 James St Development-1.jpeg; 233-239 James St Development-2.pdf

Importance: High

Record Number: 72-39136/37

DeDear Honourable Minister,

I have become aware that your office has made intervention ,in respect of an application by Ruah to the Perth City Council, to relocate their drop-in centre from 33 Shenton St to 247 James Street.

We are the [REDACTED], which is the next door to 247 James Street.

I have attached our objection and some details of our proposed development to this email.

I sincerely appreciate you taking the time to listen to the voices of the local community.

[REDACTED]

[REDACTED]

[REDACTED]



[Redacted]

[Redacted]

Objection to relocation of RUAH Centre to 247-249 James St

Dear Honourable Minister,

[Redacted]

We have become aware that your office has made intervention ,in respect of an application by Ruah to the Perth City Council, to relocate their drop-in centre from 33 Shenton St to 247 James Street.

We have been [Redacted] which is DA approved. This development is planning to attract more residents, students, visitors and tourists to the west end of James Street, which will flourish the local community significantly.

The relocation of RUAH Centre to 247-249 James St will destroy our development plan and will destroy the local business environment.

James Street is not the right location for the proposed centre.

We strongly object to RUAL Centre being established amongst apartment towers, restaurants/cafe, hotels, boutique retail and office accommodations.

I sincerely appreciate you taking the time to review the contents and listen to the voices of the local community.

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

From: Minister.Carey
Sent: Wednesday, 6 July 2022 8:31 AM
To: [REDACTED]
Cc: Saffioti, Minister
Subject: HPECM: RE: homeless centre (78-07377)

Record Number: 72-39136/38

Our Ref: 78-07377

Dear [REDACTED]

On behalf of Hon John Carey MLA, thank you for your correspondence regarding the homelessness centre.

Your comments have been noted however as these matters fall more appropriately within the portfolio responsibility of the Minister for Planning, your email has been forwarded to the office of Hon Rita Saffioti MLA for consideration.

Once again, thank you for your correspondence.

Kind regards



Office of the Hon John Carey MLA
Minister for Housing; Lands; Homelessness; Local Government
Level 7, Dumas House
2 Havelock Street
WEST PERTH WA 6005
Ph: (08) 6552 5300 | Fax: (08) 6552 5301
Email: minister.carey@dpc.wa.gov.au

From: [REDACTED]
Sent: Wednesday, 29 June 2022 3:32 PM
To: Minister.Carey <Minister.Carey@dpc.wa.gov.au>
Subject: Re: homeless centre

Good Afternoon,

I hope that this is the proper channel. I want to add my observation, opinion and input to the discussion.

As someone who has worked in [REDACTED]
[REDACTED] - I would have to point out reality. Blocking the homelessness centre moving is wise. Why?

The drop in centre allows Homeless people to obtain food etc during specific hours. However given the length of Perth's Summer weather - most homeless loiter afterwards. They do NOT seek help and then relocate to their homes in Armadale or Cannington or where ever. Rather they stay, camp and create issues for the businesses. Furthermore they are unable to seek help if they are intoxicated. This is a consequence of OHS rules and other services expectations.

THIS is the reason there are so many issues in Perth - Wellington Square, Weld Square, it is the reason San Francisco has issues. Because the system is idealistic and blind to the actual reality of human behaviour and thinks that magically a solution can be achieved. It seems harsh to consider this truth - but it is.

There is a reason other local govt do not want these services.

I support homelessness issues but not at the extend that others suffer for no gain, because once this decision is made it will be impossible to reverse. My advice is to walk around Northbridge at night time, walk around Wellington and Weld Square etc.

Regards,

A small black rectangular redaction mark covering the signature.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 July 2022 9:37 AM
To: Saffioti, Minister; [REDACTED]
Subject: HPECM: RUAH Planning submission

Record Number: 72-39136/39

Dr Minister

I hope this email finds you well.

I am emailing to appeal to you to help our long standing northbridge businesses - and help us to provide alternative location for the RUAH centre proposed for James st. Although RUAH will be re locating to James st - it has no intention for long term closure of the Shenton st. Site. This means there will be double the foot traffic into the northbridge area of homeless people.

I do not believe that Northbridge is a safe area for homeless. It has high crime rates, high volume of TAB gambling locations, high volume of liquor licenses.

[REDACTED] has spent considerable time and energy creating a video for you to view the concerns of himself and some of our neighbours. I hope you will take the time to watch this and have attached it at the bottom of this email for your reference.

I would really appreciate a formal response to my email,

Kind regards

[REDACTED]

Please see the submissions I have previously made to council on this issue:

1.

[REDACTED]

A second RUAH Community Services centre established in Northbridge. Will destroy my business.

There are up to 6 incidents in my venue daily, [REDACTED] is open from 9am-9pm, we share operating hours with RUAH. The incidents in my venue are not a result of pubs or clubs as pubs and clubs open after we have closed for the night.

As a result of the homeless lead aggression, disturbances, fighting, loitering, begging, stealing, drug use and vandalism I am forced to spend \$80,000 p/a (not recoverable by my tenants outgoings) to privately police the already large volume of RUAH clients on their way to and from the drop in centre. Increasing the influx of RUAH clients to the Northbridge area will have a devastating impact to my business.

Whilst the city is making huge and public efforts to increase the accessibility of alfresco dining in the city, to alleviate the covid impacts to businesses, I have had to make the drastic decision to no longer utilise my alfresco dining area (of 68 person capacity) solely because I am unable to police the street seating area from vagrants attracted to James street from the single RUAH centre. Adding a secondary magnet to these people to the Northbridge precinct will put the last nail in the coffin for my business. I will not survive.

Northbridge is to be designated to be Western Australia's first special entertainment precinct, a drop in centre in Northbridge is not conducive to such placement. Patrons of entertainment and tenants hosting entertainment are avoiding the area - because of this systematic crisis. Please, please, do not add to our burden [REDACTED] is one of, if not the longest serving hospitality venues in Northbridge, established on my 3rd birthday in 1991. Not only will this decision affect my elderly landlords sole source of income (the owner of the land under our building at [REDACTED] [REDACTED], my families business [REDACTED], my business [REDACTED] it will affect the 9 other resident tenants who will not be able to make ends meet, should we continue to lose our regular and loyal customers due to antisocial behaviour brought in large part by the clients of RUAH centre. I bare the weight of 12 Aussie owned businesses, and as a result of this I must be explicit and voice that I do not welcome a secondary drop in centre in Northbridge.

Further, a drop in centre in the vicinity of a TAB as well as a greater number of licensed venues than primary health venues and public resources (Eg. Public pools, civic centres etc.) cannot be in the best interest of at risk members of the community - such as those reaching out to RUAH.

A second RUAH centre will have an insurmountable negative impact on my business. I use this forum to protest against the opening of this centre.

I will also note - that I am and have always been a great supporter of RUAH - as a whole I see the need for such services. But northbridge is not the place for it. If a secondary centre is approved in Northbridge, Northbridge will lose [REDACTED] we will not recover. And once that happens, the devastation to Northbridge for losing us will be felt dramatically across the board.

2.

To whom it may concern

I do not approve the centre proposed at 247 James st.

Northbridge has been proposed to be designated a special entertainment precinct - the first in WA. Adding a second community centre for the vulnerable to a special entertainment precinct is senseless and detracts value to our long held positions as entertainment and hospitality stakeholders.

Amendment No. 41 - Status Update (December 2021)

Amendment No. 41 proposes to introduce a Special Control Area to City Planning Scheme No. 2 to establish a Northbridge Special Entertainment Precinct, in recognition of its significance as the State's premier entertainment area.

I am the owner of [REDACTED]. This is my families business and has operated since 1991. I believe we are one of, if not the oldest hospitality venue in northbridge. Our signage is iconic and should northbridge lose [REDACTED] - I believe they would be worse for it. If not for our service - then for our icon. The sign.

My business is continually suffering by the growing vagrant population migrating to 6003. I am no longer able to use my alfresco area - as it is impossible to police these peoples using the area. Despite having license for 76 patrons. It is not in use and has not been in use for 4 months.

Increasing the pull of vagrant communities to northbridge will be of serious detriment to all (including those communities - see below). The anti social behavior created when large volumes of at risk people congregate in an area is unmanageable. I am losing tenants, losing staff, losing customers.

The increase of invasive foot traffic, the l'll-equip restroom facilities, the threat of antisocial behaviour outside of the centre, which I believe has been taken responsibility for in the following way 'what happens for outside the (RUAH) premises is not our (RUAHS) problem'. Proving the inadequate planning by the venture RUAH.

Again, I strongly oppose this centre being allowed to operate in 6003, specifically at 247 James st.

I have also the following concerns, not for business owners in northbridge. These concerns are for the at-risk people that this community centre is wanting to seduce into the area.

Northbridge is NOT fit for community based out reach. At risk people should be drawn away from northbridge, for the following reasons:

IT IS NEGLIGENT FOR AT RISK PEOPLE TO BE SEDUCED INTO THE SUBURB OF NORTHBRIDGE GIVEN THE HIGHEST IN THE STATE OF:

RATE OF VIOLENCE

RATE OF LICENSED VENUES

RATE OF CRIME

RATE OF GAMBLING VENUES

RATE OF SEX WORKERS, SHOPS AND CLUBS

RATE OF ENTERTAINMENT VENUES (people are most likely to commit suicide when encountering happy people - or happy occasions (sunny days and Christmas for example)).

these people deserve to be nurtured by communities and this is a highly dangerous setting for any at risk person.

These are mere notes I jotted down quickly before bed - but I think have value and a great chance of success.

Why northbridge is not good for NFP's

Gambling centre TAB - not good for homeless people to be exposed to

Page 4 - family and household factors

<https://responsiblegambling.vic.gov.au/documents/22/risk-factors-for-problem-gambling.pdf>

**Excessive noise - not conducive to rest or peace by those in need - residing and visiting these centres
Northbridge to be a special entertainment precinct - perhaps new leases taken by NFP's will be impacted by our noise**

<https://engage.perth.wa.gov.au/proposed-northbridge-special-entertainment-precinct>

If a family (women and children) or DV shelter is going ahead or being proposed. I don't imagine links are needed to prove this point

1. it is against the psychological needs of recipients to be receiving care to be so close to strip clubs and sex shops. The images of bondage plainly seen on James street may bring bouts of PTSD for instance. But more importantly, these specific images of sexuality are not women's lib - which will not go in favour of the psychological rehabilitation of abused women (*note - make sure the shops windows are dressed to reflect the statement).

2. Canstar Blue rates northbridge as the least safe and most violent location in Western Australia. Confronting DV women to the most violent location in WA is not sound

<https://www.canstar.com.au/home-loans/safest-suburbs-perth/>

Alcoholism increases the risk of homelessness

<https://www.aihw.gov.au/reports/alcohol/alcohol-tobacco-other-drugs-australia/contents/priority-populations/people-experiencing-homelessness>

Northbridge is the holds the highest number of licensed (alcohol providing) venues in the state

Greatest number of sex shops and strip clubs in the suburb compared to the rest of the state. This not conducive to promoting family values and honest relationships or fostering the rehab of women and children in DV and their recovery. (This is not personal against strip club or sex shops - this is an argument that could work - it is a fact that these things are not women's lib in a generalistic sense)

There is a bid by state planning to turn northbridge into a special entertainment precinct. Vulnerable people are a high risk of suicide on 1. The first sunny day of the season, 2. Christmas. This is because when they view the outside world being happy and see their own mood unchanged, they turn inward and become more depressed.

In final - northbridge is not safe for the at risk community to reside. It is against the common good of the protection of these people to be seduced into this suburb.

Best regards



Sent from my iPhone

3.

Dear City Officers, Management and Mayor,

It has been brought to my attention that RUAH Community Services has made an application to establish a secondary drop-in centre in Northbridge.

This will have an insurmountable negative impact on my business. At current - I am forced to spend \$80,000 p/a (not recoverable by my tenants outgoings) to privately police the already large volume of RUAH clients on their way to and from the drop in centre. Increasing the influx of RUAH clients to the Northbridge area will have a devastating impact to my business.

Whilst the city is making huge and public efforts to increase the accessibility of alfresco dining in the city, to alleviate the covid impacts to businesses, I have had to make the drastic decision to no longer utilise my alfresco dining area (of 68 person capacity) solely because I am unable to police the street seating area from vagrants attracted to James street from the single RUAH centre. Adding a secondary magnet to these people to the Northbridge precinct will - and I hate to use this overused language - put the last nail in the coffin for Northbridge.

Northbridge is to be designated to be Western Australia's first special entertainment precinct, a drop in centre in Northbridge is not conducive to such placement. Patrons of entertainment and tenants hosting entertainment are avoiding the area - because of this systematic crisis. Please, please, do not add to our burden [REDACTED] is one of, if not the longest serving hospitality venues in Northbridge, established on my 3rd birthday in 1991. Not only will this decision affect my landlords business [REDACTED], my families business [REDACTED], my business [REDACTED] it will affect the 9 other resident tenants who will not be able to make ends meet, should we continue to lose our regular and loyal customers due to antisocial behaviour brought in large part by the clients of RUAH centre. I bare the weight of 12 Aussie owned businesses and trusts, and as a result of this I must be explicit and voice that I do not welcome a secondary drop in centre in northbridge.

Further, a drop in centre in the vicinity of a TAB as well as a greater number of licensed venues than primary health venues and public resources (Eg. Public pools, civic centres etc.) cannot be in the best interest of at risk members of the community - such as those reaching out to RUAH.

I would like to point out that I have been a supporter of the RUAH centre - and have for years thought that better funding to the community centre may lead to better community results. I wholly believe that the centre does its best - but I do not believe that the sought outcome, the end to homelessness and increased psycho social benefits will be brought by another drop in centre in the same locale. I do know that it will starve this business (my 30 year old business) from existence. As a gesture of proof for my support of RUAH as a whole, I have attached a screenshot of a donation receipt from a donation I made last year.

Kind regards
[REDACTED]
[REDACTED]



Saturday 9 January 2021

Dear [REDACTED]

Thank you for making a donation to Ruah Community Services confirms that your donation has been processed by GiveNow. A receipt will be issued to you separately by Ruah Community Services.

To view and manage all of your donations, you can log in to your account at www.givenow.com.au.

A full statement of your donations during each financial year will be provided for you to complete your tax return.

We thank you sincerely for your donation.

Kind regards,

Ruah Community Services

ABN 98 065 827 787

I have attached also the below link from northbridge businesses for your viewing:

[REDACTED]

[Redacted]

From: [Redacted]
Sent: Wednesday, 6 July 2022 11:58 AM
To: Saffioti, Minister
Subject: HPECM: Re Marchesi Letter regarding Ruah Centre application
Attachments: Letter to Hon. Rita Saffioti 6.07.22_0001.pdf

Record Number: 72-39136/40

Dear Hon.Rita Saffioti,

We have attached letter regarding the Ruah Centre moving to James Street, Northbridge.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

72-39136/40

6th July 2022

**Honorable Rita Saffioti
Unit 1
23 Exhibition Drive
Malaga WA 6090**

Re: Ruah Application for Premises Lease at 247 James Street , Northbridge

Dear Honorable Rita Saffioti,

We are writing regarding the application by the Ruah Centre to lease and move from Shenton Street to 247 James Street, Northbridge.

We have already addressed this issue with the City of Perth . We now understand the matter has been taken to the Minister for consideration.

As a very long standing rate payer and business owner in Northbridge we strongly object to Ruah Centre moving into one of the major in roads to our business district. We understand that Community Centres are approved for residents of the local area. Ruah Centre does not service any residents of Northbridge.

Many business owners and occupiers of Northbridge have already expressed strong objections to the proposal by Ruah Centre.

There must be many other buildings that are empty where the prominence is not a major in road into Northbridge.

We ask for your support for the ratepayers and business owners of Northbridge in objecting to 247 James Street , Northbridge being approve for occupation by Ruah Centre.

Yours Sincerely

[Redacted signature]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 July 2022 4:16 PM
To: Saffioti, Minister
Subject: HPECM: Proposal to Open New Ruah Centre 247 James St- Objection Submission by Northbridge Resident and Business Owner: [REDACTED]
Attachments: MINISTERIAL CALL-IN OF DEVELOPMENT PROPOSAL (247-249 JAMES STREET NORTHBRIDGE).eml; RUAH Call-in Process Fact sheet.pdf

Record Number: 72-39136/41

Dear Minister Saffioti

I support that the Ruah centre be relocated to another area that has a much lower residential density to minimise impact on residents and businesses.

Northbridge is not suitable or ideal.

The anti social behaviour that comes from the centre is not ideal for the community. Our children or our businesses.

Thank you.

[REDACTED]
[REDACTED]
[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 6 Jul 2022 at 3:59 pm
Subject: Proposal to Open New Ruah Centre 247 James St- Objection Submission by Northbridge Resident and Business Owner: [REDACTED]
To:

Dear All,

Please find attached my submission to the Minister. If you have not emailed the minister, it is not too late to do it. **All submissions to the minister by 5pm today.**

FYI, many of the Northbridge residents and businesses owners have contributed their time to assist with this video. Although we are first timers with such videos, we have really tried to get the message to the Minister.

[REDACTED]

Have a great day.

From: [REDACTED]
Sent: Tuesday, 5 July 2022 3:58 PM
To: Minister.Saffioti@dpc.wa.gov.au
Cc: [REDACTED]
Subject: Proposal to Open New Ruah Centre [247 James St](#)- Objection Submission by Northbridge Resident and Business Owner; [REDACTED]
Importance: High

Honourable Rita Saffioti MLA

Minister for Transport; Planning; Ports

9th Floor, Dumas House

[2 Havelock Street](#)

[West Perth WA 6005](#)

Dear Minister Saffioti,

I would like to object in the strongest possible way to the new Ruah Drop In Centre proposed at [247 James St](#). This new proposal would place this centre directly in front of my business. Please consider that that many of us are just starting to recover after the long COVID restrictions. Having the RUAH across the street from us would make in close to impossible to continue to offer tourisms services.

With the help of many locals, I have made a short video. Please consider what the locals had to say..

[REDACTED]

We look forward to the possibility of the Minister meeting the locals.

With Warm Regards,

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
To: [REDACTED]
Cc:
Bcc:
Date: Wed, 6 Jul 2022 04:17:29 +0000
Subject: MINISTERIAL CALL-IN OF DEVELOPMENT PROPOSAL (247-249 JAMES STREET NORTHBRIDGE)

Our ref: 72-39136/33

Dear [REDACTED]

MINISTERIAL CALL-IN OF DEVELOPMENT PROPOSAL (247-249 JAMES STREET NORTHBRIDGE)

Thank you for your email of 5 July 2022 to the Hon Rita Saffioti MLA, Minister for Planning regarding the above. The Minister has asked the Department of Planning, Lands and Heritage to respond on her behalf.

This application has been called in for determination by the Minister in accordance with section 246 of the *Planning and Development Act 2005*. The Department is assisting the Minister with this process and I have enclosed a fact sheet with more information for your reference.

Your comments have been noted and will be taken into consideration by the Minister in making her determination. The call in process requires that all submissions received are shared with both the applicant and the decision maker and, as such, your email will be treated as a submission and provided to both parties.

If you do not want your information shared with both parties, and wish to withdraw your submission, please advise the Department by return email to [REDACTED] no later than **9:00am on Monday 11 July 2022**.

As the matter is currently under consideration, no further comment can be provided at this time. Once a determination has been made, you will be informed of the Minister's decision and your submission, with personal details redacted, will be published on the [DPLH website](#).

Yours sincerely

[REDACTED]
140 William Street, Perth WA 6000
www.dplh.wa.gov.au

GET UP! STAND UP! SHOW UP!

Celebrating NAIDOC week 3-10 July 2022



The Department is responsible for planning and managing land and heritage for all Western Australians – **now and into the future**

We're on a Roll, WA

Keep doing 3 simple things

Wear a mask when necessary | Update your vaccinations | Wash hands regularly.

The Department acknowledges the Aboriginal people of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.

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This notice should not be removed.

--

Sent via my iPhone 12 Pro Max

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 July 2022 4:33 PM
To: Saffioti, Minister
Subject: HPECM: Proposed Ruah Centre in Northbridge

Record Number: 72-39136/42

Dear Minister Saffioti,

I am writing to you to raise my objection to the Ruah Centre being relocated to James Street. While I understand it's only a short move, it's a very unbeneficial one. There are many businesses which will be directly impacted by the proposed move, and I really feel for them. And this move would not entice any new business opportunities to the area also. Much has been done to improve the safety and attractiveness of Northbridge and I feel that this hard work will be completely undone.

Also, as a home owner [REDACTED] this will greatly affect the value of my property, which I only purchased last year. If I had of known this was going to happen, I possibly would have purchased in another area. I also worry about mine, my family and my visitors safety in the area as it has this potential to bring indecent behaviour and crime into the area. We will loose our safety and cleanliness , that we currently enjoy at this end of James Street.

I also am concerned for the fact that this new facility will be much closer to alcohol outlets, bars and betting agencies. Is it really appropriate for a facility that deals with people who may be dependant on drugs/alcohol to be in such a location? I understand there is a massive need for these facilities, I just don't feel that this new location is in any way suitable.

Thank you for your time and I hope this can have a good resolution.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 July 2022 4:36 PM
To: Saffioti, Minister
Subject: HPECM: RUAH Objection letter

Record Number: 72-39136/43

- >
- >
- > To whom it may concern,
- >
- > As a retired couple who are recent partial silent investors in a [REDACTED] we would like to put forward our strong opposition to the proposed relocation of the RUAH Centre.
- >
- > Whilst we acknowledge the need for such a facility and do not begrudge the help it offers those who are in dire need, we are of the firm opinion that this proposed location is not the solution.
- >
- > James Street is a busy, central & highly populated location with restaurants, alcohol outlets, offices & residential premises. To introduce such situations as the enlarged RUAH Centre aims to address would only be detrimental to this area, reducing property values ([REDACTED]), & bringing uncertainty to its vicinity in relation to safety & other social issues.
- >
- > We have heard from neighbouring parties of the existing RUAH centre in Shenten Street in relation to various issues that have resulted from its presence in the neighbourhood. The introduction of more people facing such crises & instability into this area would be disastrous. What happens to the overflow when the centre is full on any given day/night?
- >
- > We also firmly believe that it is unrealistic to expect the Officers of the nearby police headquarters to be on hand at all times to maintain the law & order that attracted us here in the first place, whilst dealing with their already established workload.
- >
- > We purchased property in James Street on the grounds that it is a clean, safe environment for residing families.
- >
- > My husband & I are aware that we are not the only objectors to the proposed relocation & thank you for this opportunity to put forward our concerns. We trust in the process of development planning that our concerns are heard, & acted upon, & see the centre relocated to a more appropriate area.
- >
- > Your Sincerely,
- >
- > [REDACTED]
- >
- >
- >
- >
- >
- >

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 July 2022 4:42 PM
To: Saffioti, Minister
Subject: HPECM: RUAH relocation

Record Number: 72-39136/44

Honourable Rita Saffioti MLA

Minister for Transport; Planning;

9th Floor, Dumas House

2 Havelock Street

West Perth WA 6005

Dear Minister Saffioti,

I'm writing to oppose the move of RUAH to the new location at 247 James Street.

I want to be clear upfront that I do not have any opposition to the services that RUAH provides, and indeed am very supportive of their services.

My opposition is the location, and how this impacts my my day to day life as an [REDACTED]
[REDACTED]

I have had many altercations with consumers of RUAHs services at their current location, which have left me feeling very vulnerable and scared for my safety. I currently do not use the public spaces (like Russell Sq, and nearby cafes and businesses) anywhere near the current RUAH location, which is such a shame.

Our complex has had frequent thefts and burglaries, and I have seen many of the consumers of RUAH services wandering through our complex, shouting profanities and urinating on our property. These behaviours make me feel scared, isolated, and unwilling to best participate in my local community businesses and infrastructure.

I feel I share the opinion of many residents and businesses of Northbridge that we would like to see improvements in safety of the area, allowing it to attract more people and make it a safe and vibrant place to live, work and be entertained. I know I would certainly participate in supporting more local businesses if I was not so fearful of my safety. I'd like to stress that this is not just perception, but what I have observed and encountered personally as a owner occupier resident.

I do not feel that continuing to support RUAH in its current location, or at the new proposed site, is the right thing to do. I don't feel safe. I'd really like to see the efforts transition towards seeking an alternative location. Once again, I and many others are supportive of the services provided by RUAH. However due to my safety concerns, the impact the services are having on the local area, the businesses and residents, and how I'm longing to feel safer in my home and neighbourhood and support my local small businesses I'd like you to consider not allowing the changes that will allow RUAH to move to the new location on James St in Northbridge.

Thank you for your time and consideration on what I know is an important matter for all parties.

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 July 2022 4:44 PM
To: Saffioti, Minister
Subject: HPECM: 247-249 James Street, Northbridge Ruah Application

Record Number: 72-39136/45

Dear Minister & team,

My name's [REDACTED] and I'm getting in contact as a Northbridge resident to voice my support for the relocation of the Ruah Centre from 33 Shenton St to 247-249 James Street. I've lived at [REDACTED] for two and a half years, just around the corner from where Ruah are currently based and have never personally experienced any of the concerns that I've seen raised about the relocation and frequenting the area and Russell Square. Ruah provide an essential service to the community in Northbridge and I understand that their current premises are extremely outdated and limit the services the organisation are able to provide.

I understand the concern among many Northbridge residents & business owners (and those raised at the City of Perth Ordinary Council Meeting on 31 May) but I maintain a position that increasing the capacity of services such as Ruah in the area will actually improve many of the concerns being raised around the presence and behaviour of the clientele. The issues associated with homelessness, substance abuse, mental illness, and violence & abuse in Northbridge will not be addressed by deliberately impeding the progress of services specifically designed to support those affected by these things, or by pushing them out of our inner suburbs. Furthermore, the fact that the relocation would only see Ruah moving around the corner raises questions about how much the area would really be impacted.

I'm grateful for this opportunity for the local community to submit their responses to this important issue and fully support Ruah in seeking a review of this determination.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED] >
Sent: Wednesday, 6 July 2022 4:58 PM
To: Saffioti, Minister
Cc: [REDACTED]
Subject: HPECM: Ruah Drop In Centre

Record Number: 72-39136/46

Good afternoon Rita, sorry to trouble you but once again trouble is brewing in Northbridge. The last time we spoke was over the bus bridge issue a few years back. With your help and an increased profile we were able to shake the foundations and I ended up at Parliament house with the then Minister of transport and was able to have a frank conversation about the issues involved. Now you're in a position of power and cover off Transport, Planning and Ports...congratulations the Labour party has been rock solid over the last few trying years and I have to admit I voted labour for the first time in my life at the last election.

It would be greatly appreciated if you could come on down to Northbridge to speak to myself [REDACTED] [REDACTED] in regards to the location of the Ruah Centre.

Northbridge was once a thriving destination, a centre square was created street lighting was improved the place was alive, poor planning resulted in isolation of Northbridge when the rail was not sunk and King Square was built, resulting in tough times for business owners in the hospitality industry as the point of focus changed and the crowds moved on due to rail isolation.

New developments will not go ahead, hotel guests will avoid the area as increasing amounts of people seeking help for substance abuse and the homeless visit the centre and remain close by.

We need to help these people but also help the local businesses here to avoid what is becoming a dead zone.

You have the ability Rita to be the Hero of Northbridge and the saviour to the needy.

It would be appreciated if we could have a chat.

Regards

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] [REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 July 2022 5:49 PM
To: Saffioti, Minister
Subject: HPECM: Approve RUAH Community Services on James Street for the Good of our Community

Record Number: 72-39136/47

Dear Minister Saffioti,

My name is [REDACTED] and I am a resident of greater Perth who works and often parties in Northbridge. I am [REDACTED]. As with many my age, I can often be found partying in Northbridge until the morning hours. I know there is a homeless crisis in Perth.

I implore you to approve the relocation of RUAH Community Centre to James Street.

I was very disappointed in the decision by Perth City Council to reject the application. They justified this by saying it is "inconsistent with the aims of the Northbridge precinct – to be a diverse inner-city precinct that was an attractive destination for tourists."

I live paycheck to paycheck. I am closer to becoming homeless than I am to living Lord Mayor Basil Zempilas' lifestyle. I understand that homeless people are not vermin, to be hidden. They are people like me, and somewhere along the way they have been failed by the system. I want them to be supported - clothed, fed, and supported in accessing housing. I want those support services to be visible, so that I can easily get to them if one day god forbid, I become homeless. I want to know it's there and be encouraged to go and engage, and volunteer.

If the City of Perth wants homeless people off the streets because it looks bad to tourists, I implore them to fund services that prevent homelessness and give people a way out of homelessness. If they want a diverse precinct, I encourage them to lower entry barriers to living in Perth and support workers there. Many of the populations that bring true diversity and culture - LGBT people, people of colour, first nations people - they live with greater risk of becoming homeless in this society. If you want 'diversity', listen to and serve the interests of your community's most needy before those of businesses and investors.

I hope that as a politician, you make the decision that cares for people over profits.

Kind regards,
[REDACTED]

[Redacted]

From: [Redacted]
Sent: Wednesday, 6 July 2022 6:01 PM
To: Saffioti, Minister
Subject: HPECM: Proposed Drop-in Centre / Community Use: 247-249 James Street, Northbridge - Submission to Minister
Attachments: 2400-52.1 Submission to Minister.pdf
Record Number: 72-39136/48

Dear Hon. Minister,

Please see **attached** submission for your consideration on the RUAH proposal for 247 James Street, Northbridge.
Thank you.

Kind Regards,

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

[REDACTED]

6 July 2022

Hon. Minister Rita Saffioti
9th Floor
Dumas House
WEST PERTH WA 6005

Dear Hon. Minister

**SUBMISSION CONCERNING PROPOSED RUAH DROP-IN / HOMELESS CENTRE
247 JAMES STREET, NORTHBRIDGE**

[REDACTED] acts on behalf of a number of landowners in close proximity to the proposed Ruah Centre at 247 James Street, Northbridge.

The owners we formally act for are:

1. [REDACTED]
[REDACTED]
[REDACTED]

Together, we express a deep concern about the proposed Ruah Centre taking up residency at 247 James Street, Northbridge.

We have been active in objecting to the proposed use, including making representations to the City of Perth during its consideration of the matter.

We welcomed the Council of the City of Perth's unanimous decision to refuse RUAH's application on 31 May 2022 at the Ordinary Council Meeting.

We are aware that the Applicant appealed the City's decision to the State Administrative Tribunal (SAT), and that you, exercising the powers under s246(2)(a) of the *Planning & Development Act 2005*, have called in the matter for determination. This section of the Act applies to an application that you, as Minister, consider raises issues of such State or regional importance that it would be appropriate for the application to be determined by you.

This must mean that you consider that the application for the RUAH drop-in / homeless centre raises an issue of State or regional importance.

We agree that homelessness is an important community issue, and that homeless facilities are important, however it is one that must be balanced with an appropriate consideration of the locality and the occupants surrounding such a facility.

In accordance with s246(6) of the *Planning & Development Act 2005*, "the Minister is to have regard to the submissions of the parties and may have regard to any other submission received by the Minister".

We do not act for either the Applicant or Respondent in the matter, however, we do act for property owners and business operators located immediately adjacent to the subject land, and surrounding the subject land. Accordingly, it is respectfully requested that you have regard to the relevant

[REDACTED]

submissions outlined in this correspondence, as well as many other submissions from neighbouring owners that you would have separately received.

I would respectfully seek that you not only consider the resulting impact of the use on the local residents and business owners (which has been very strongly articulated by others), but consider the planning framework that applies to the proposed use.

You are aware that there is clearly an undisputed community opposition to the proposed Ruah facility and accordingly, your consideration of this matter should also have regard for this.

Evidently, many concerned landowners, business proprietors and tenants have been very vocal with respect to this matter, and there have been many written objections sent to the City's administration and Elected Members, even though the planning application was not formally advertised for public comment by the City's administration.

I can advise you that my client's major redevelopment project for [REDACTED] [REDACTED] is being re-evaluated because of the potential impacts of the proposed application on the viability of the project. My client is potentially walking about from this major project because of the very real impact that the proposed use will bring to the James Street location.

As Minister, you should be concerned with the risk that the proposed use will have on major redevelopment and investment with the City of Perth.

It is also questioned whether the proposed use of "Community Centre" that the applicant applied for is the correct land use given the definition under CPS2 states that it is a "*premises accommodating services (such as health or social services) of facilities (such as meeting or recreation facilities) primarily for the benefit of those who live or work in the surrounding locality*". (Our emphasis). Given the premises is a drop-in centre for the homeless, it is difficult to say that the use is primarily for the benefit of those who live or work in the surrounding locality. In fact, the use is primarily for those who do NOT live or work in the surrounding locality.

Therefore, the use being applied for, is not a Preferred Use under the City's CPS2 (which the applicant incorrectly cited).

We obtained legal advice on this particular matter, and trust that you have received that advice separately.

Accordingly, consideration of the application should be dealt with as an Unlisted Use which requires further discretion in decision-making.

When you consider the matter, you should then also have regard for all other relevant considerations under the relevant planning framework, such as those detailed in Clause 67 of the Deemed Provisions.

Before going onto the Clause 67 considerations, you should consider Clause 36 of the City's CPS2, which is set out as follows:

36 DETERMINATION OF NON-COMPLYING APPLICATIONS

- (1) In this clause –
 - a) an application which does not comply with a standard or requirement of this Scheme (including a standard or requirement set out in a planning policy, the relevant precinct plan or minor town planning scheme), is called a 'non-complying application';
 - b) a non-complying application does not include an application involving a prohibited use or an application to increase the maximum plot ratio which exceeds the limits set out in clause 28 and/or 30.
- (2) Subject to subclause (3), the local government may refuse or approve a non-complying application.
- (3) The local government cannot grant development approval for a non-complying application unless -

...

- c) *the local government is satisfied by an absolute majority that –*
- (i) if approval were to be granted, the development would be consistent with –*
 - (A) the orderly and proper planning of the locality;*
 - (B) the conservation of the amenities of the locality; and*
 - (C) the statement of intent set out in the relevant precinct plan; and*
 - (ii) the non-compliance would not have any undue adverse effect on –*
 - (A) the occupiers or users of the development;*
 - (B) the property in, or the inhabitants of, the locality; or*
 - (C) the likely future development of the locality.*

Under normal planning considerations, decision-makers must have regard for a planning policy, pursuant to Clause 36(1)(a) referenced above.

The City's 'Non-Residential Uses in or Adjacent to Residential Areas Policy' is applicable to the application, as it involves a non-residential use in an area which permits residential uses (and there are existing residential uses in the immediate area).

We do not agree with the City's administration's view set out in paragraph 53 of the agenda item which reads:

53. Some submissions have referred to the City's Policy 3.5 *Non-Residential uses in or Adjacent to Residential Areas*, stating that the proposed development (change of use) does not comply with the intent or provisions of the policy. It should be noted that this policy only applies within areas zoned 'Residential' under CPS2. Northbridge is not identified in CPS2 as a 'Residential' use area but predominantly a City Centre use area where a wide range of use are Preferred 'P' uses.

The City's administration was incorrect in its assumption that the Policy only applies within areas zoned "Residential" under CPS2.

The policy applies to all non-residential uses in or adjacent to residential uses, meaning that it applies to non-residential uses that are proposed in or adjacent to residential uses, because of course, residential uses can occur in many Scheme use areas, including the City Centre area (and including the P1 Northbridge Precinct) within which the subject land is located.

Accordingly, the Policy *does* apply.

In looking at the Policy closely, the Aim of the Policy is, "*To ensure that non-residential uses in or adjacent to residential areas are compatible with existing nearby dwellings*". So, in considering the application, you should have regard for this specific Aim of the Policy. Compatibility of uses is the key aim of the Policy.

The main Policy Statement is "*Non-residential development on land which abuts land which is or may be used for residential purposes shall only be permitted where the nature of the non-residential use will not cause undue conflict through the generation of traffic and parking or the emission of noise or any other form of pollution which may be undesirable on residential areas.*"

Clearly, noise and other forms of pollution (including visual pollution), which is undesirable in this area, is a possibility with the proposed use given the indisputable evidence of such pollution that arises with Ruah's current facility on Shenton Street.

Accordingly, it is our view that the proposed use does not comply with the statement of the Policy, given the potential for impact on amenity which is undesirable.

As the use doesn't comply with the policy, you should consider Clause 36 of CPS2 in your decision-making process. In our view, the application is a Non-Complying Application. Accordingly, through normal decision-making process, the decision-maker is able to refuse a non-complying application.

Deemed Provisions:

In addition to the City's scheme, Clause 67(2) of Schedule 2 (Deemed Provisions) of the *Planning & Development (Local Planning Schemes) Regulations* sets out a number of matters that should be regarded when determining an application.

The relevant matters from Clause 67(2) of the Deemed Provisions are listed in **Table 1** below, along with our response.

Table 1 – Matters to be Considered

Relevant Matters to be Considered	Comment
<i>(a) The aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	<p>The relevant aims of the City of Perth's scheme set out in Clause 6 of CPS2 are:</p> <p><i>3c) to protect and enhance the health, safety and general welfare of the local government's inhabitants and the social, physical and cultural environmental of the local government;</i></p> <p><i>3f) to promote and safeguard the economic well-being and functions of the local government;</i></p> <p>In our view, the application has the potential to risk the safety and general welfare of those who live, work and recreate in the Northbridge area, and has the real potential to risk the economic well-being and functions of established businesses in the immediate vicinity.</p> <p>It was disappointing to see that the City's administration says in their report to Council, "The objectives of CPS2 are high level and are not considered to have a strong or clear link to this specific proposal that would enable the objectives to be used as a reason to refuse the application".</p> <p>Clause 67(2) of the Deemed Provisions is clear in that the aims and provisions of the Scheme is a relevant matter to be considered when consideration an application, particularly if you, as Minister, hold the opinion that this particular matter is a relevant consideration.</p> <p>Accordingly, it is our view that the application does not comply with Clause 67(a) of the Deemed Provisions and should be refused.</p>
<i>(b) The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	
<i>(c) Any approved State Planning Policy</i>	

Relevant Matters to be Considered	Comment
(d) Any environmental protection policy approved under the Environmental Protection Act 1986 section 31 (d);	
(e) Any policy of the Commission	
(f) Any policy of the State	
(g) Any local planning policy for the Scheme area;	<p>As referenced earlier in this submission, the application does not comply with the City's 'Non-Residential Uses in or Adjacent to Residential Areas Policy' as there will undoubtedly be undue conflicts that arise through the operation of the RUAH facility, in terms of noise and other undesirable forms of pollution and flow-on effects.</p> <p>Accordingly, it is our view that the application does not comply with Clause 67(g) of the Deemed Provisions and should be refused.</p>
(h) Any structure plan or local development plan that relates to the development.	
(i) Any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015.	
(j) In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve.	
(k) The built heritage conservation of any place that is of cultural significance.	
(l) The effect of the proposal on the cultural heritage significance of the area in which the development is located.	
<p>(m) The compatibility of the development with its setting, including -</p> <p>(i) the compatibility of the development with the desired future character of its setting; and</p> <p>(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</p>	<p>The proposed development is entirely inappropriate with its setting as it is not compatible with surrounding businesses (and certain occupants and visitors to surrounding businesses as clearly articulated in many written submissions received on the application).</p> <p>Accordingly, it is our view that the application does not comply with Clause 67(m) of the Deemed Provisions and should be refused.</p>
<p>(n) The amenity of the locality including the following -</p> <p>(i) Environmental impacts of the development;</p> <p>(ii) The character of the locality;</p> <p>(iii) Social impact of the development;</p>	<p>The proposal will undoubtedly have an impact on the amenity of the locality including the character of the locality and the social impact that the use will have on existing businesses in the area.</p> <p>Accordingly, it is our view that the application does not comply with Clause 67(n) of the Deemed Provisions and should be refused.</p>

Relevant Matters to be Considered	Comment
(o) <i>The likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource.</i>	
(p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved.</i>	
(q) <i>the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence landslip, bush fire, soil erosion, land degradation or any other risk.</i>	
(r) <i>The suitability of the land for the development taking into account the possible risk to human health or safety.</i>	<p>This matter is entirely relevant. In our view, the land is not suitable for the use proposed, given the possible risk to human health or safety, as quite clearly articulated by many opposed landowners and business operators in the immediate area and quite clearly evident based on the existing RUAH operation in Shenton Street.</p> <p>Accordingly, it is our view that the application does not comply with Clause 67(r) of the Deemed Provisions and should be refused.</p>
(s) <i>The adequacy of –</i> <i>(i) the proposed means of access to and egress from the site; and</i> <i>(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	
(t) <i>The amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i>	
(u) <i>the availability and adequacy for the development of the following –</i> <i>(i) public transport services;</i> <i>(ii) public utility services;</i> <i>(iii) storage, management and collection of waste;</i> <i>(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> <i>(v) access by older people and people with disability;</i>	
(v) <i>The potential loss of any community service or benefit resulting from the</i>	The potential loss of community services and benefits arising from the proposed use is

Relevant Matters to be Considered	Comment
<i>development other than potential loss that may result from economic competition between new and existing businesses.</i>	considered to be considerable, as articulated by many business operators in the area. The loss of new development and investment is considered to be a 'loss of a benefit', so this matter should seriously be considered by you as Minister. Accordingly, it is our view that the application does not comply with Clause 67(v) of the Deemed Provisions and should be refused.
<i>(w) The history of the site where the development is to be located.</i>	
<i>(x) The impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals.</i>	The proposed use clearly impacts the community as articulated by many business operators and landowners in the area. Accordingly, it is our view that the application does not comply with Clause 67(x) of the Deemed Provisions and should be refused.
<i>(y) Any submissions received on the application.</i>	There were 64 submissions of objection made on the application (without the application having been formally advertised for public comment) and accordingly, given the extent and nature of the opposition, it is our view that the application does not comply with Clause 67(y) of the Deemed Provisions and should be refused.
<i>(za) The comments or submissions received from any authority consulted under clause 66.</i>	
<i>(zb) Any other planning consideration the local government considers appropriate.</i>	You can determine whether there are any other planning considerations that are relevant and you could consider whether the use is favoured in this area, the impact it has on revitalisation of the precinct, the potential welfare/safety impacts, the locational problems, and also it could consider that an alternate location would be better suited. There are certainly many other locations that would be more suitable, and these options have been provided to RUAH. Therefore, it is our view that the application does not comply with Clause 67(zb) of the Deemed Provisions and can be refused.

In examining the relevant matters to be considered under Clause 67(2) of the Deemed Provisions, it is clear to us that you should refuse the application, because:

1. The application does not comply with the aims of the scheme;
2. The application is non-compliant with express policy aims and provisions;
3. The application is incompatible with its setting;
4. The application affects the amenity of the locality;
5. The application has a broader impact on the community as a whole; and
6. There have been many objections to the proposal.

[REDACTED] [REDACTED] [REDACTED] [REDACTED]

SUBMISSION CONCERNING PROPOSED RUAH DROP-IN / HOMELESS CENTRE
247 JAMES STREET, NORTHBRIDGE

[REDACTED] Page 8

In addition to the many submissions made by ratepayers and business operators, it is respectfully suggested that consider these important matters in your decision-making, particularly as the use is not considered to be a Preferred Use.

We thank you for allowing us the opportunity to make this submission, and thank you for your consideration.

Kind regards

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 July 2022 6:02 PM
To: Saffioti, Minister
Subject: HPECM: Ruah Centre in James Street

Record Number: 72-39136/49

I [REDACTED] strongly oppose the proposal to the Centre establishing in James Street ,it devalues property and is ill placed and ill thought .
Ruah needs to relocate it to Claisbrook Rail area as a convenient drop off and industrial area .

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 July 2022 9:41 PM
To: Saffioti, Minister
Subject: HPECM: 247-249 James Street, Northbridge RUAH

Record Number: 72-39136/50

Good afternoon Sir/Madam.

I am writing an email in regards to the use of 247-249 James Street, Northbridge for RUAH. [REDACTED] [REDACTED] as well as previously the [REDACTED]. I'd like to point out that I myself and my employees strongly disagree with the new development of 247-249 James Street, Northbridge as the use of RUAH.

Firstly, I lived in [REDACTED] for nearly two years, [REDACTED] current RUAH. Two years of experience wasn't pleasant at all visually, smell and also the noise every morning and night time. I tried to avoid walking past the area due to feeling unsafe as drunk people tenting and sitting outside the building every morning and night. But if another RUAH comes up a few blocks away, then it will not be family friendly to all the Northbridge residents.

Secondly, I run a business [REDACTED] with an outside dining area. It took nearly two years for me to build my business in [REDACTED] since the area was not as developed as the main Northbridge area. Area is already dark, with no foot traffic and no busy atmosphere as the main area. We are a [REDACTED]. My girls have shared a few bad experiences already. I do not want my girls to get threatened to come to work or any of my valued customers. This is my first business and I want it to do better.

In conclusion, I, as a business owner of [REDACTED], strongly disagree with the relocation of the RUAH building. Please consider this as a serious matter and take all of our concerns into account.

Kind Regards,

[Redacted]

From: [Redacted]
Sent: Thursday, 7 July 2022 11:13 AM
To: Saffioti, Minister
Subject: HPECM: Proposal to Open New Ruah Centre 247 James St- Objection Submission
[Redacted]

Record Number: 72-39136/52

Dear Minister Saffioti,

I would like to object in the strongest possible way to the new Ruah Drop-In Centre proposed at 247 James St. My family has been running a business in Northbridge for [Redacted]
[Redacted] We have been through the hard and rough end which Northbridge does not see. COVID times have already been painful enough to keep business going but as a family unit and with passion and love for our community and our customers we still fight to carry on.

Working with improvements with of the City of Perth hoping to bring a vibrant and safe Northbridge community we have to upgrade our business to do just that hoping to influence more of the suburbans to come down into Northbridge to remember what it was once famous for. Vibrant city lifestyle that we can be proud of. It is hard enough as it is in the past we were dealing with people who were homeless hanging around our store trying to get free booze from us and promise to pay later and it was even uncomfortable for us as my family are elderly and have no power to handle this kind of crowd and also protect themselves in the process. We shouldn't need to run our business in this manner and also make our loyal customers uncomfortable in the process.

Having the Ruah Drop-centre in Northbridge will put small businesses like ours in jeopardy and our efforts go to waste.

Please Minister Saffioti please consider the feelings of a small business like ours who have families to support and thrive to establish a beautiful safe vibrant community.

Warmest regards,

[Redacted]
[Redacted]

[Redacted]
[Redacted]
[Redacted]



Virus-free. www.avast.com

[Redacted]

From: [Redacted]
Sent: Thursday, 7 July 2022 12:23 PM
To: Saffioti, Minister
Subject: HPECM: 247-249 James Street Northbridge
Attachments: CITY OF PERTH RUAH LETTER 72 Lake Street Northbridge WA 6003.docx;
doc03394620220707121652.pdf

Record Number: 72-39136/53

Dear Minister,

Please find attached my letter regarding the proposal by Ruah for 249 James Street Northbridge.

Regards,

[Redacted]
[Redacted]

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]



7th July 2022

Dear Minister,

I've been moved to write to you from both the point of view of a long term business and land owner of Northbridge and as a concerned citizen.

I'm writing to you to express my serious concerns and objection with the proposal by RUAH to establish a second drop in centre and move from Shenton Street to James Street Northbridge. It's bad

As you're aware, we as a family have been established in Northbridge for over 100 years so it's fair to say we have seen all there is to see in the area, the good, the bad and the ugly, both within the business and broader community. At present I don't think Northbridge could rank any lower in public opinion which saddens me. This is why we are grateful to the City of Perth council for listening to our collective concerns and voting accordingly.

We fight daily against shoplifting, antisocial behaviour on the streets, graffiti, vandalism and parking inspectors, yet still we open our doors 6 days a week trying to make a living, keep people employed and bring people and life to the area which has so much more potential. However even institutions such as ours which are drawcards for the area can only put up with so much. Trading off a good name and strong reputation can only get you so far. We have already seen the likes of long term businesses such as The Romany Restaurant, Terranova Butchers and Sorrento Restaurant among others close their doors due to the antisocial behaviour affecting them and plaguing the area day and night.

Whilst we understand there is a place and a need for organisations such as RUAH, we firmly believe Central Northbridge is not the place for them to be located and we strongly object to both its present location and in its proposed location. We believe over turning this decision would be very short sighted.

It is not near any of the services both food or shelters. (See attached map) Why not have it in the precinct to the East of Stirling Street? Near other shelters, near RPH, closer to the Salvation Army, Uniting Church, Shelter WA, Noongar patrol to name a few near the Perth and East Perth train stations.

Why would you not encourage such a business to work in with the State Governments Booloo Middee Mia location? This makes for much more sense than opposite the beautiful Russell Square and James St, residents, struggling businesses and opposite a hotel!

By allowing this service to be in the centre of Northbridge you are showing your support as a Government is greater for the homeless, not the ratepayers, land owners, business operators or the people from outer areas you're so desperate to try and attract back to 'The City'. We applaud the councils decision after feeling as finally a little win for the area, after feeling the forgotten land for so long without a working council in place.

Like it or not, Northbridge is a part of 'The City' and this extends to more than your William St, Cultural Precinct. It is your entertainment precinct by night but by day, it is a business centre, retail precinct, community area with parks and playgrounds that struggle each day with enough bad press from the antics of drug fuelled idiots in the evenings to also have to then deal with homeless traipsing through our streets to get to a drop in centre on the opposite side of where they've come from.

The City and the State Government need to get together and come up with a better solution to this problem before you end up with a greater multitude of empty shopfronts and even more disgruntled business owners.

What is the point of the multimillion dollar upgrade to Roe street if there's eventually going to be nothing worth crossing the railway line for other than the Cultural Centre and William Street precinct, which has its own problems.

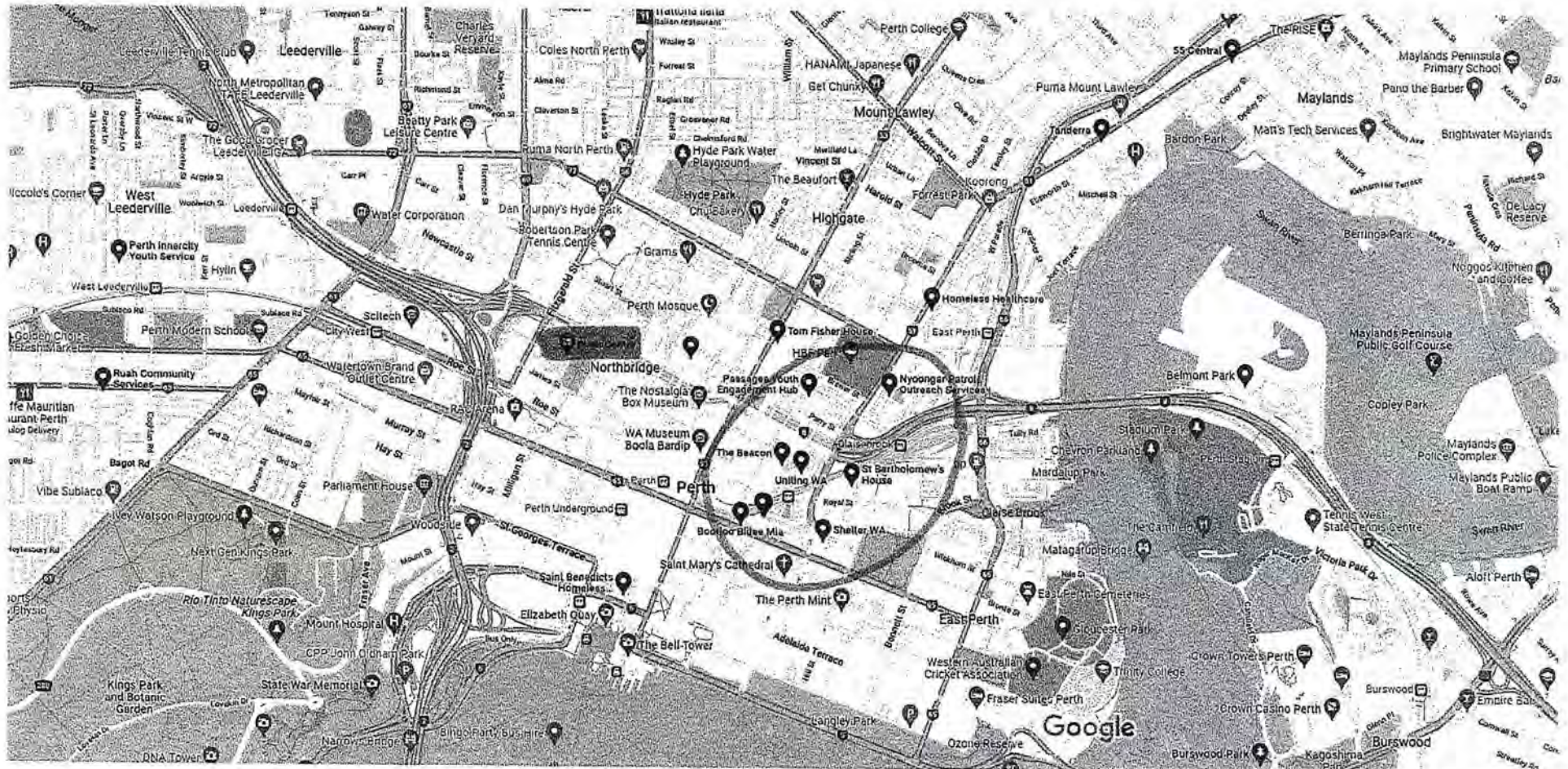
We implore the Government to seriously listen the business and landowners along with residents objecting to this proposal from RUAH and all future proposals in relation to the position of homeless outreach operators.

Please feel free to call me directly to discuss this further if need be.

Yours sincerely

A black rectangular redaction box covering the signature of the sender.

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The Beacon
4.1 (20)

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