



VIETNAMESE COMMUNITY IN AUSTRALIA/WA CHAPTER INC.

CỘNG ĐỒNG NGƯỜI VIỆT TỰ DO ỨC CHÂU / TÂY ỨC

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7 September 2012

The Hon. Tracey Roberts JP
Mayor,
City of Wanneroo
23 Dundee Road
WANNEROO
WA 6065

Dear Ms Roberts,

DEVELOPMENT OF 41 (LOT 5483) PARK LANE, ALEXANDER HEIGHTS

As President of the Vietnamese Community in Australia/ WA Chapter ("Vietnamese Community"), I am writing to seek your support at the next Council meeting on 18 September 2012 to enable the development of Lot 5483 Park Lane, Alexander Heights ("the Land") to proceed.

Introduction

As you are aware, since our arrival in Western Australia over 35 years ago the Vietnamese community has integrated effectively within the wider Australian society and have made significant and outstanding contributions to the community in many facets of life.

Within the City of Wanneroo ("COW") we have contributed significantly in areas such as market gardening, farming, manufacturing, food and beverages etc. In the wider community of Western Australia our contribution span across many other areas such as medicine, dentistry, the law, social services, art, sport, education etc.

Over time, our community has grown steadily to over 20,000 members. However, as one of the major community groups we do not currently have any facility to enable our members to carry out our cultural, recreational and educational activities.

On that basis, we recently expressed an interest to lease the Land to enable us to build a Vietnamese Cultural and Civic Centre ("the Centre").

There is overwhelming support from within the Vietnamese Community (many of whom are residents of Alexander Heights and many more are residents from within the COW) for the construction of the Centre. This is demonstrated by a petition containing over 5500 signatures, which has been duly lodged with the COW.

Members of our community were especially excited and appreciative of the pledge that you made during your opening of the 2012 Tet Festival, that you would do everything you can to assist us with obtaining the land for the Centre.

About the proposed Vietnamese Cultural and Civic Centre

The proposed Centre will be a multi-purpose facility with plans for a community services office, a community hall, an indoor sporting area, rooms for conference, educational, cultural and training purposes, and a library.

The Centre will be available for use (on a nominal fee basis) by all members of the wider community, including:

- Members of the general public who may wish to use the facility for private functions, sporting activities, meetings etc.;
- Members of social groups (for example, senior citizens, women and youth groups) who may wish to use the facility for their own group activities; and
- Other ethnic community groups who may wish to use the facility for their own cultural activities and purposes.

We invite you to review the enclosed concept plans for our Centre, which we hope will give you some idea about our proposal.

Benefits the Centre will bring

We strongly believe that the Centre will bring many positive social benefits not only for the Vietnamese community but also for the local community and residents of Alexander Heights.

We ask that during your deliberations before Council meeting you consider some of the social benefits of having our Centre on the Land, which includes:

- Provides the local community with an amenity for all residents to use;
- Reduces the incidence of anti-social behavior, graffiti and crime within the immediately surrounding areas of the Centre through increased activities;
- Adds character and value to the local community through the availability of a public amenity;
- Adds character and value to the local community through having a well-designed and aesthetically pleasant building.
- Adds vibrancy, diversity and a multicultural aspect to the local community.

Concerns about developing the Land

Our Community is aware of concerns held by a small number of local residents in relation to the clearing of Banksia trees which currently exist on the Land and its effect on existing fauna (namely, Canary Black Cockatoos), should the development be approved by Council.

It is our submission to you that environmental concerns, such as those that exist in this case, are capable of being sufficiently and adequately addressed through the imposition of

appropriate development approval conditions. These concerns should not in themselves be allowed to prevent what is otherwise a very positive development for the entire community.

Should our community be granted approval to develop the land, we are willing to comply with any reasonable environmental condition that may be imposed on the development approval. Furthermore, it is our intention to retain as much of the existing trees as possible and to replace vegetation that has to be removed.

Summary

In our submission, there is no reason why the Land should not be developed according to its designated zoning, which is "Civic and Cultural". Being zoned "Civic and Cultural", it is intended that the Land would ultimately be developed accordingly. It is not conservation land and therefore should not be treated as such.

Once again, I seek your support at the upcoming Council meeting.

I am available to meet with you personally should you have any queries or would like to discuss this matter.

Yours sincerely,



Dr Anh Nguyen MD MBBS
PRESIDENT

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