

10 FEB 2021

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		EH	<input type="checkbox"/>
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**Mr Sturt McDonald**  
**Planning Officer**  
 Town of VICTORIA PARK  
 Administration Centre, 99 Shepperton Rd  
 Victoria Park. 6100

**5<sup>th</sup> February 2021**

**Development application 5.2020.590.1**  
**Concerns from the Owners of Victoria Park Centre SP 21006**  
**443 Albany Highway, Victoria Park**

**Dear Mr McDonald,**

*On behalf of the Owners of 443 Albany highway we wish to raise our concerns with you regarding the proposed development of 467, 479, 487 and 493 Albany Highway.*

*The development proposal states an onsite shortfall of 49 bays, this raises concerns over the street parking and the likely impact on the availability of street parking for not just 443 Albany highway but all other buildings/businesses in the vicinity.*

*We appreciate the location needs to be developed but should be done so in a way not to negatively impact businesses and residents in the area.*

*For and on behalf of the council of owners of Victoria Park Centre SP 21006*



**From:** [Your Thoughts Victoria Park](#)  
**To:** [Sturt McDonald](#)  
**Subject:** iasco completed Development application submission form  
**Date:** Wednesday, 3 February 2021 13:04:56

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just submitted the survey 'Development application submission form' with the responses below.

**Development application number**

DA003

**First name**

**Last name**

**Email address**

**Confirm email address**

**Residential address**

**Suburb**

ST JAMES, WA

**I am the**

Other

**Please specify other**

Ratepayer

**How did you hear about this development application?**

Your Thoughts

**After considering the likely impact this proposal has on your property or suburb, do you:**

Neither support or object

**Please provide your comments and include how you will be impacted by the proposal.**

Why are applications that have such a large shortfall in proposed parking places even considered?

**From:** [Your Thoughts Victoria Park](#)  
**To:** [Sturt McDonald](#)  
**Subject:** Peter Melrosa completed Development application submission form  
**Date:** Tuesday, 2 February 2021 17:30:57

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Peter Melrosa just submitted the survey 'Development application submission form' with the responses below.

**Development application number**

DA003

**First name**

[REDACTED]

**Last name**

[REDACTED]

**Email address**

[REDACTED]

**Confirm email address**

[REDACTED]

**Residential address**

[REDACTED]

**Suburb**

CARLISLE, WA

**I am the**

Other

**Please specify other**

Interested local resident and ratepayer

**How did you hear about this development application?**

Your Thoughts

**After considering the likely impact this proposal has on your property or suburb, do you:**

Support the proposal

**Please provide your comments and include how you will be impacted by the proposal.**

The proposal is a good outcome for the area. The required parking is excessive. How this

development is meant to provide 49 bays is unclear. It is not physically possible without undermining the development of the lot or forcing the development to undertake a below ground car park. There is ample street parking to cater to the demand of the uses that are proposed and their relatively small size. Furthermore, this area is walkable and it is reasonable to assume that people that inevitably visit these new buildings may use alternative methods to access them. For those coming from afar in a vehicle, they can pay to use an on-street bay which will generate income for the Town.

**From:** [REDACTED]  
**To:** [Sturt McDonald](#)  
**Subject:** Re: 467-493 Albany Highway Development Application: reference number 5.2020.590.1  
**Date:** Monday, 8 February 2021 09:27:45

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Hi Sturt

Thanks for the reply. Yes please consider my concerns regarding car parking constraints.

No further comments.

Regards

Sent from my iPhone

On 8 Feb 2021, at 7:49 am, Sturt McDonald  
<[SMcDonald@vicpark.wa.gov.au](mailto:SMcDonald@vicpark.wa.gov.au)> wrote:

Hi [REDACTED]

Apologies for the delay in reply.

Your two queries relate to two of the Town's Local Planning Policies.

[Local Planning Policy 23 - Parking Policy](#) (LPP23)

and

[Local Planning Policy 37 - Community Consultation on Planning Proposals](#)  
(LPP37)

Understandably, some forms of development warrant a much greater extent of community consultation than others (eg, a lot boundary wall that only affects the neighbouring property which directly abuts it should not require a newspaper notice). In this instance, as guided by LPP37, consultation undertaken consisted of letters being sent to the owners and occupants of surrounding properties and the 'Your Thoughts' page (Link [here](#)).

In terms of car parking it is noted that policies are not binding, and that council is required to assess and consider any proposed variations on their merits. There will, of course, be differing views on what constitutes either a reasonable or unreasonable variation from the policy.

Lastly, I've noted that community consultation ended yesterday at 5:00pm. At this point I'd be happy to consider your emails as a submission opposing the development on the basis of carparking constraints and issues for residents along Temple Street. If you have any further comments to make, feel free to flick me an email either today or tomorrow and I'll make sure it's counted and considered amongst the other submissions.

Best regards,

**Sturt McDonald**

## Planning Officer

Phone 08 9311 8111

[www.victoriapark.wa.gov.au](http://www.victoriapark.wa.gov.au)

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[<image003.png>](#)

[<image004.png>](#)

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**Sent:** Sunday, 7 February 2021 10:25 PM

**To:** Sturt McDonald <[SMcDonald@vicpark.wa.gov.au](mailto:SMcDonald@vicpark.wa.gov.au)>

**Subject:** Re: 467-493 Albany Highway Development Application: reference number 5.2020.590.1

Hi Sturt,

Any feedback on my request ?

Regards

On Fri, Jan 29, 2021 at 8:42 PM [REDACTED] wrote:

Hi Sturt,

Which Town document can I refer to for the Town's requirements relating to car parking for the proposed development, in particular the cafe component. We already have car parking constraints/issues for residents in Temple Street.

Also is it not normal procedure for a sign to be erected at the site informing the public of the DA, and to invite comments? I see these signs at other development sites around the Town.

Regards

On Thu, Jan 28, 2021 at 2:51 PM Sturt McDonald  
<[SMcDonald@vicpark.wa.gov.au](mailto:SMcDonald@vicpark.wa.gov.au)> wrote:

[REDACTED]

There are no other supporting documents for this current proposal.

The Town has been advised that the landowner is no-longer pursuing the JDAP approved 4 storey development for the same site. The reasoning provided behind this is, in essence, market conditions.

From the planning standpoint, a Development Approval does not (and cannot) compel a landowner to commence a development if it doesn't suit them to do so.

The landowner also has a right to apply for a smaller development if they feel so inclined and for such a proposal to be assessed against the applicable planning framework. For better or for worse, the Town has no planning controls against single storey development.

I hope this information proves useful.

Best regards,

Sturt McDonald  
Planning Officer

Phone (08) 9311 8111  
[www.victoriapark.wa.gov.au](http://www.victoriapark.wa.gov.au)

Please consider the environment before printing this email.

-----Original Message-----

From: [REDACTED]  
Sent: Wednesday, 27 January 2021 7:37 PM  
To: Sturt McDonald <[SMcDonald@vicpark.wa.gov.au](mailto:SMcDonald@vicpark.wa.gov.au)>  
Cc: [REDACTED]  
Subject: 467-493 Albany Highway Development Application: reference number 5.2020.590.1

Hi Sturt

Regarding DA for above address, are there any supporting documents or other details to go with plans shown on the Town's online consultation hub?

Is the mixed use development already approved for 467-493 Albany highway (4 storey) not going ahead?

Looked much more in line with the Town's vision for quality developments along this strip.

Kind Regards

[REDACTED]