

Schedule of Submissions – 384 Berwick Street, East Victoria Park

Submission	Comments	Response
1	<p><i>"That seems a very high density development for that area, considering traffic congestion, already very busy due to Aldi, Bunnings etc. Berwick Street and Hillview Terrace are main roads.</i></p> <p><i>We also already have enough people around here who are poorly behaved. So a high density development like this will most probably add to the problem.</i></p> <p><i>My other concern is the impact on the Hillview Bushland which is already degraded. I am sure some people will not respect it, it needs proper protection, it is precious.</i></p> <p><i>I know it is Government policy to push high density housing development. But in closing I will say it doesn't improve our quality of life at all in this area as I have outlined".</i></p>	<p>The proposed Local Development Plan including lot sizes aligns with the Residential R60 density of the Residential Design Codes.</p> <p>There is no information to support this statement.</p> <p>Noted.</p> <p>Noted.</p>
2	<p><i>"In previous correspondence (our ref: 018/0439543 and 021/0050705) the Department has expressed concerns in relation to traffic movement and potential vehicular conflicts that may arise from vehicles entering / exiting the subject site from Carson Street.</i></p> <p><i>The proposed LDP does not provide any clarity in terms of its vehicular movement and access from Carson Street / Baillie Avenue. It is assumed this access route including crossover facilitates a single lane access. Given that this access route is adjacent to the Carson Street School's driveway, the Department is concerned that the traffic movement and safety of students would be compromised, particularly during the school peak periods. Accordingly, in the absence of detailed design of the Carson Street / Baillie Avenue access, the Department could not support the proposal in its current form.</i></p> <p><i>However, should the Town of Victoria Park (Town) support the proposed LDP, the Department requests that the following provisions be included on the LDP:</i></p>	<p>Noted.</p> <p>The vehicular access to Carson Street/Baillie Avenue is still unresolved. The Town is currently in discussions with the developer regarding this access arrangement. The School will form part of discussions regarding this.</p>

	<p><u>Vehicular Access</u></p> <ul style="list-style-type: none"><li>• <i>the Carson Street / Baillie Avenue access point (crossover) be upgraded and designed for a two-way access with traffic calming devices and appropriate road treatments being incorporated to clearly demarcate between the subject site and Carson Street School's access;</i></li><li>• <i>all car parking bays including visitor bays to be contained on-site; and</i></li><li>• <i>any waste collection services via Carson Street / Baillie Avenue access to be conducted outside of school peak hours."</i></li></ul>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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