



ROWE
GROUP

Job Ref: 8862
13 September 2021

Town of Victoria Park
99 Shepperton Road
VICTORIA PARK WA 6100

Sent via email: agroom@vicpark.wa.gov.au

Attention: Amie Groom – Senior Planning Officer

Dear Amie,

**Response to Community Consultation – Local Development Plan
Lot 3 (No. 384) Berwick Street, East Victoria Park**

Rowe Group acts on behalf of the landowner of Lot 3 (No. 384) Berwick Street, East Victoria Park ('subject site'). As the Town of Victoria Park ('Town') is aware, a Local Development Plan ('LDP') for the subject site was submitted to the Town for its approval on 1 June 2021.

The Town undertook community consultation of the LDP from 12 August 2021 to 25 August 2021. We understand two (2) submissions were received during the consultation period, which were provided to Rowe Group on 9 September 2021. We provide the following responses to each of the submissions.

Submission 1

The residential density depicted in the LDP is consistent with the R60 density coding of the site, as well as the approved subdivisions and development application.

The traffic impact has been considered at the subdivision and development application stages, which were supported by a Transport Impact Statement.

The balance of the matters raised are not planning matters.

Submission 2

An LDP is not the appropriate planning tool for the detailed design of the existing Carson Street / Baillie Avenue crossover.

The provisions sought by the submitter to be included in the LDP would be more appropriately applied as conditions of approval, or in fact have been

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applied as conditions on the subdivision and / or development approvals for the site. In particular, we note that all car parking bays, including visitor bays, are contained on-site.

Moreover, the Transport Impact Statement that accompanied the subdivision and development applications confirmed the existing Carson Street / Baillie Avenue crossover acts as a secondary access point to the site. During the AM (8:00am to 9:00am) and PM (4:00pm to 5:00pm) peaks this crossover has been modelled (in the post-development scenario) as accommodating one (1) car movement per minute.

We trust the above and attached adequately address the matters raised in the submissions, and will allow for a favourable decision by the Town.

Should you require any further information or clarification in relation to this matter, please contact the undersigned on 9221 1991.

Yours faithfully,

Belle Smithies

Rowe Group