

	Comments	Response from Proponent
1.	Support the proposal great idea the more the merrier	Noted.
2.	Completely object to the proposal on the basis of an existing site at CNR of Griffiths St and Goodwood Pde offering same as proposed and adequate for the area and a suitable located distance centred to existing residential. The proposal put forward suggesting end of lease is factually incorrect as they have chosen not to renew at the current site in collusion for development with owner of Lot 106 CNR Stiles Ave & Griffiths ST. The current area has significant problems with crime, football traffic, drug use and alcohol infused abuse directed at and within proximity to established residential sites and any such consideration by council should consider the existing residents considerations and comfort. There are other businesses in the area which will be directly impacted by loss of trade, traffic, increased or unchecked crime and property damage as is the case now.	<p>Details relating to the leasing of the existing premises are not a relevant planning matter as described in Clause 67(2) of the deemed provisions within the <i>Planning & Development (Local Planning Schemes) Regulations 2015</i>. It therefore does not require ongoing discussion in a public forum as relates to private communication between the lessee and lessor.</p> <p>The observations of the current area with respect to crime, football traffic, drug use and alcohol infused abuse represent a personal view of the objector. The proponent does not share this view and would refute any suggestion that such issues are associated with the operation of the existing premises.</p> <p>Blasta has proven to be a responsible and successful venue in its current location, with the proposal involving the redevelopment of the site to accommodate the uses of Restaurant/Café and Brewery including a roastery and patisserie. As part of the relocation process it is envisaged that</p>

		<p>weekend markets and other community events would be accommodated. Blasta's proven track record of redevelopment and activation of its current site demonstrates the positive impact of safety, surveillance and security that it will bring to this area. Blasta considers and implements Designing Out Crime Designs which includes adequate design and integration of natural surveillance, security, landscaping and furniture and fixings. For these reasons we consider that the proposal would be compatible with its setting and with the amenity of the locality, as detailed in Clause 67(2) of the Regulations.</p>
3.	<p>Thank-you for your letter of 23 May regarding the restaurant/café brewery development application at the above location. We offer the following comments;</p> <ul style="list-style-type: none"> • We endorse overall the proposed use of the site for restaurant, café & brewery. It will be a huge improvement for this rundown area. • Car-parking: We are concerned that the parking proposed is inadequate for a development of this scale, tipping patrons and their cars onto the street. I'm of the view 64 bays be required i.e. 33% of the 198 required bays. • Landscaping: The 6.9% landscaping proposed is inadequate however, the 25% required landscaping of the site is extreme and I expect will threaten the viability of the planned development. This needs a practical compromise by all sides to enable the best presentation of the 	<p><u>Parking</u> As mentioned within our Development Application, notwithstanding the car parking bay shortfall, given that aspects of the proposed uses involve the consumption of alcohol, many patrons will choose responsible methods of travel to and from the venue which would consist of:</p> <ul style="list-style-type: none"> a) Public transport options, including Burswood Station which is approximately 100m from the site; b) Use of a taxi or car share service (such as Uber, Ola, DiDi etc);

	<p>site. Any new development should not resemble a factory crammed on the site.</p>	<p>c) Walking to the venue (ie: residents of surrounding apartments); and d) Carpooling/use of a designated driver.</p> <p>Furthermore, there is considerable public parking available in the following locations:</p> <p>a) Goodwood Parade, Griffiths Street, Stiles Avenue and also within the railway reserve adjacent to Goodwood Parade which is not utilised by other businesses during weekend peak periods; and b) Parking is available at Crown, for patrons who intend visiting multiple venues during their outing.</p> <p>On the basis of the above, keeping in mind reciprocal parking potential between uses on the subject site and adjoining sites it is reasonable to assume that the additional traffic impact of the proposed 'Restaurant/Café' and 'Brewery' will be negligible. Therefore, Rowe Group believes the surrounding road network and adjoining sites have more than sufficient capacity to accommodate additional traffic in the area.</p> <p><u>Landscaping</u></p>
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<p>4.</p>	<p>Your letter dated 23.5.22 causes me concern. The shortage of on site car bays is a huge concern. Where will people park? There is already a shortage of parking on east section of Stiles Ave. I suppose the developer will say that all their customers will come by rail ! Griffiths St already poses danger when turning left or right from east part of Stiles Ave. The lack of landscaping is also of concern. While I am not directly against this development I would like to know how the issues raised will be confronted, especially the huge lack of parking! Will people park on the green area shown on your map north and south of the proposal? More thought is clearly required. Further to the above development. I have read the plans/details on the Towns website. The traffic consultant states that “ theoretical parking requirement is considered to be conservative and unrealistic”. That is a paid for opinion and</p>	<p>With respect to comments on Parking and Landscaping, refer to the applicant’s response to Submission No.3 above.</p>

should not be taken for granted. There is a reason that the Town sets parking requirements and a small shortfall of 132 is hardly a conservative shortfall. That is a huge shortfall! The consultant proposes that patrons be "encouraged to use public transport and use ride share like uber/taxi" Encouraged! How? By offering a free hot dog or a free alcoholic drink? Big difference between being encouraged and being mandated.

Parking, or more so, the lack off, is a HUGE issue here.

Goodwood Pde may be proposed as being the main thorough fare for ingress and egress of vehicular traffic but once patrons realize how long they need to wait to get onto Gt Eastern Hwy from Goodwood Pde, they will soon learn to use Griffiths St. Ask these learned traffic consultants to attempt a left hand turn or a right hand turn onto Griffiths St from the eastern side of Stiles Av, now. Good luck on that one guys. With the proposed increase in traffic, extra good luck guys!

Noise will be an issue. 600 proposed patrons for the Bistro and Beer Hall on a Sunday between 11.30 to 3.00pm. Come on, this is the only quite time in this area and now you want to change this. 600 potential patrons on a Sunday! The proponents state that to mitigate the noise" music to be played at a background level only". What does this mean? Too late when ACDC gets on the stage and are told to keep it at background level only. What will happen if further residential developments are put forward at a latter date, the noise consultant state that non are proposed at this stage. What about the future? The noise consultant agrees that noise may be an issue but not now simply because no residential is proposed FOR NOW.

The supporting letter from the owners of the land state on page10, section 2a that on the issue of the shortfall in parking[which the traffic consultant states is theoretical and unrealistic] is not an issue because "considerable public parking is available at these locations..... Stiles Avenue....." No. No.No. You

Noise Considerations

The proposed Restaurant/Café and Brewery is supported by an Acoustic Assessment which demonstrates that the operation of the activities would occur in compliance with the relevant standards form the *Environmental Protection (Noise) Regulations 1997* ('Regulations'). This assessment has been subject to extensive peer review by the Town and we understand that it is supported by the Town's Environmental Health Department.

	<p>try getting public parking on Stiles Avenue during the week. You try it! And then to make this ludicrous claim that public parking is available on other streets. It is not. Nor should it be made available to those developments that fail to provide for their own.</p> <p>As stated in my earlier email, I am not against this development but I do not think enough practical consideration has been given to the major issue of parking and the Town of Victoria Park needs to acknowledge this issue.</p>	
5.	<p>Whilst I recognise the development would provide employment and the applicant's desire to keep their business in the same vicinity, I oppose it for the following reasons:</p> <p>The proposed DA is a much larger scale than their existing venue on the corner of Goodwood Pde and Griffiths St, taking up almost 2/3 of the Goodwood Pde between Stiles Av and Griffiths St.</p> <p>The DA covering letter and report makes no mention if the proposed licensed premises will have security staff (ie: a bouncer at the door/trained crowd control staff) during operating hours but particularly at night. But even if there was on site security, there will still be crime related impacts on the surrounding area which fall outside the jurisdiction of crowd control staff. According to the Crime Pattern Theory, licensed premises such as pubs and hotels fall into the category of 'crime generators', and there are countless Australian studies showing the correlation between alcohol and crime particularly in the night time economy.</p>	<p><u>Larger scale</u> The proposed relocation of the existing premises is supported by expert reporting including a parking/traffic assessment and acoustic assessment. The scale of the proposal in relation to the existing premises is not a relevant planning consideration, particularly in view of the scale of development envisaged for the locality through the Town's Local Planning Policy No.40.</p> <p><u>Crime and Security Considerations</u> The proponent commits to the following;</p> <ul style="list-style-type: none"> - An unwavering commitment to Responsible Service of Alcohol – with no exceptions; - Staff to proactively monitor the behaviour and actions of patrons and act promptly if necessary - Provision of security staff at nights

<p>Noting the above, and from a design out crime perspective, the surrounding Burswood industrial area would be considered vulnerable, as lacking guardianship especially outside of business hours when the predominantly industrial/commercial businesses are closed. This is compounded with the fact that the area is already poorly lit and quite desolate especially at night, and there is the potential for property damage and antisocial behaviour with potentially intoxicated patrons walking through the area especially late at night between the licensed premises, and 24/7 outlets on Great Eastern Hwy.</p> <p>The issue of patrons street drinking in the surrounding area before entering the licensed premises (pre-loading on takeaway alcohol) is a common occurrence, and one only has to look at the amount of discarded alcohol bottles and cans in close proximity to licensed premises. Looking at the vicinity, patrons street drinking in parked cars, the Stiles Av park and ROW the DA backs onto, and/or vacant blocks will become an issue.</p> <p>Littering of takeaway alcohol cans and bottles will become worse than it currently is with 'customers' from the nearby shops on Great Eastern Hwy discarding their cans, bottles, wrappers, and even syringes on nearby properties on the way to the train station and Crown Casino, leaving owners with the damage and clean up.</p> <p>If the council requirement is for 198 carbays which seems logical for a development of this size, that will attract crowds, this DA cannot be approved if only 32 bays are proposed. The applicant states that the beer hall and alfresco will be "predominantly full restaurant/cafe type setting" and not a bar stool or standing bar service arrangement. It is likely that the patrons will stay at the venue longer noting that its business model is to offer 'restaurant' service, and serving alcohol with meals etc, rather than a typical 'pub' with</p>	<ul style="list-style-type: none"> - Business philosophy of quality not quantity will be promoted; - The implementation of a code of conduct and reasonable dress standard - Promotion amongst patrons of a respect for the venue's immediate neighbourhood; - Upgrade to perimeter fencing to screen the venue; - Installation of security lighting for pedestrian safety; - Suitable internal and external lighting; and comprehensive CCTV over the venue and immediate area - Staff ensure patrons do not leave the with any open cans, bottles or glasses from the venue; - Staff will ensure the immediate surrounding area outside is clear of rubbish, glass etc.;
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<p>vertical drinking and a higher turnover of patrons during trading hours, or a fast food outlet having customers staying from 5-30 mins. Therefore there will be less turnover of carparking bays and it will exacerbate parking issues particularly during peak times ie: lunch, dinner, during events at Optus Stadium etc.</p> <p>Patrons attending the venue are unlikely to drive their cars home if they are intoxicated especially after large events ie: Melbourne Cup, Grand Final, NYE etc, leaving their cars parked in the vicinity overnight - one has to look at all the parked cars left overnight near Ascot Racecourse after the Melbourne Cup.</p> <p>Whilst the applicant claims that staff and patrons will likely use Burswood Train Station, taxi/rideshare, and park on the street and railway reserve, in reality there are parking shortages affecting the area as evident from a site visit or even Google streetview. If cars parked on both sides of Stiles Av and Goodwood Pde it would reduce these streets to one lane respectively.</p> <p>There would barely be enough room to overtake in a standard passenger car if party buses parked up outside the proposed DA on Goodwood Parade or on neighbouring Stiles Av.</p> <p>If patrons used taxi/rideshare, it would likely result in 4 vehicle trips through the precinct (driver drops passenger at Goodwood Pde, leaves area, returns to Goodwood Pde to pick up passenger, drives passenger home) rather than 2 vehicle trips if they used their personal vehicle and parked, although there are enough parking issues in the area. However rideshare/taxi vehicles are also known to create their own 'defacto ranks' and illegally park outside licensed</p>	<p>With respect to designing out crime, the proposal will introduce an active land use into a predominantly commercial/office area, and the streetscape will be enhanced through the following improvement initiatives to the façade (underlining is our emphasis):</p> <ul style="list-style-type: none"> • Proposed upgrades to the building façade including <u>illumination</u>; • Installation of <u>security lighting to provide pedestrian safety</u>; • Painting of the building including the addition of corporate colours and branding; • Innovative modernisation of building to reflect the business / future vision of locality; and • Landscaping of immediate areas surrounding the lots. <p>The above-mentioned initiatives, in particular the underlined, will help to address any issues from a security and crime perspective.</p> <p><u>Waste Considerations</u> We understand that there will be waste materials which are generated from the</p>
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	<p>premises waiting for fares even in no parking/stopping zones which will just contribute to parking issues in the Burswood Triangle.</p> <p>Whilst there was mention of utes delivering kegs from the microbrewery, there was no mention if the proposed bistro will offer takeaway service and engage food delivery services ie: Uber Eats or their own. This will likely increase traffic movements to and from the premises especially during peak times (dinner time) and result in illegal parking on the footpath, driveway or double parking on the street if there are no bays available.</p> <p>The Planning Services team at Town of Victoria Park are well aware of the limited road and traffic capacity to the Burswood Triangle, with the only way out being the traffic light intersection on Griffiths St, or the 2 lane bridge at Riversdale Road, and they take this into consideration when assessing developments.</p> <p>Whilst I think that the 25% landscaping requirement is totally excessive, this large DA proposing 6.9% is a bit light on for a project of this size, with the development taking a substantial section (almost 2/3rds) of Goodwood Pde between Stiles and Griffiths St.</p>	<p>proposed operations, however, as mentioned within our Development Application, the Waste Management Plan outlines how any waste materials produced at the subject site will be reduced and managed in an efficient manner. The Waste Management Plan highlights the importance of constraining all the litter and waste generated by the on-site activities within the subject site. On this basis, the waste produced at the subject site will not adversely affect the employees, patrons and immediate locality.</p> <p>The venue will not offer Uber Eats / food delivery service, this is not in its current model and have no intentions of implementing this to tits business.</p> <p>With respect to comments on Parking and Landscaping, refer to the applicant's response to Submission No.3 above.</p>
6.	<p>This would be a great development. 110% support it and think it would be amazing for the area.</p> <p>Make it happen!</p>	Noted
7.	<p>My concerns regarding this development is as follows:</p>	

	<p>Car spaces - we as residents already struggle to park on the road when there are any functions happening in the area including sports at Optus which is the worst! I'm also aware that Blasta currently does not have enough parking spaces as is.</p> <p>Construction- not only will there be noise from the construction but dust and dirt as well as less parking due to trucks etc having to move in and out of the area.</p> <p>Crime - are we trying to create another Northbridge? We live here as it's close to the casino and city for entertainment. By having the brewery, crime will increase and it will become unsafe to walk around in the evenings due to intoxicated people. We have a lot of retirees living here with dogs that they walk and I'd hate to think of any of them getting hurt. We already had an incident this month where a BMW had all its windows smashed. This will continue to happen if you approve this development.</p> <p>All of this being said, I believe there are future plans to build another apartment complex behind our building so if you approve this brewery then how will we allow for any parking in the area? I don't see this being good for our area at all.</p>	<p>With respect to comments on Parking, refer to the applicant's response to Submission No.3 above.</p> <p><u>Construction considerations</u></p> <p>We would anticipate that any approval to the proposal would be subject to conditions including the preparation of a Construction Management Plan for separate approval by the Town. This would ensure that all of the relevant issues regarding construction such as traffic movement/waste/dust/noise are suitably addressed to avoid adverse impacts to the surrounding locality.</p> <p><u>Crime and Security Considerations</u></p> <p>The proponent has a significant and proven track record as a responsible and reliable operator in this area. The proponent's current site has not generated a single enquiry/ notice from the Liquor Enforcement Unit or The West Australian Police force in more than 4 years of operation. The proponent's proposed site will provide patrons with a safe, inviting venue where residents, families and couples can meet to eat and drink in a relaxed social setting. The</p>
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		<p>intent of the venue is to become a key integral part of the community for residents of the locality.</p> <p>The proposal will be a destination venue, that will satisfy the current local demographic, and importantly the future demographic in line with the significant growth in the area. The use will actively promote the diversification of the precinct by bringing life and amenity into that area, encouraging an urban environment where people want to live and socialise.</p>
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