



TOWN OF VICTORIA PARK
Received: 20/10/2022

ROWE
GROUP

Job Ref: 8862
18 October 2022

Chief Executive Officer
Town of Victoria Park
Locked Bag 437
VICTORIA PARK WA 6979

Attention: Mr Robert Cruickshank – Manager Development Services

Dear Robert

**Amended Local Development Plan
Lot 100 (No. 384) Berwick Street, East Victoria Park**

Rowe Group acts on behalf of our Client, Berwick EVP Pty Ltd, the landowner of Lot 100 (formerly Lot 3) (No. 384) Berwick Street, East Victoria Park ('subject site'). We write with regard to a minor amendment to the approved Local Development Plan ('LDP') at the subject site (approval granted on 21 December 2021).

The amended LDP is being submitted in response to State Administrative Tribunal ('SAT') proceedings in relation to an Application for Review regarding the implementation of the approved survey strata subdivision at the subject site.

In order to resolve some of the issues of the SAT proceeding, our Client now proposes to close the vehicular access leg to/from Carson Street and Baillie Avenue. The closure of this vehicular access leg will enable the relocation of Western Power infrastructure to this portion of the subject site (i.e. relocation of a Western Power substation). As a result of this proposed change, it is now proposed that the approved LDP be modified accordingly.

To assist in progressing the assessment and determination of the amended LDP, please find enclosed the following:

- A copy of the amended Local Development Plan (**Attachment 1**); and
- A copy of an updated Transport Impact Statement ('TIS') prepared by Stantec (**Attachment 2**).

As part of the SAT proceedings it is understood the Town of Victoria Park ('Town') has agreed not to advertise the amended LDP given the minor nature of the modification.

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With respect to the updated TIS (which supports the amended LDP and closure of the secondary access to vehicular traffic), we specifically draw the Town's attention to Section 2.4 – Vehicle Access which confirm the proposed development at the subject site can function safely and efficiently with the removal of the Carson Street/Baillie Avenue vehicular access point resulting in a single vehicular access point to/from Berwick Street. Section 2.4 also supports the movement of vehicles travelling northbound along Berwick Street and turning right into the subject site.

In summary, the updated TIS supports the amended LDP which now proposes no vehicular access to/from Carson Street/Baillie Avenue.

We understand there is a lodgement fee applicable to this application. In this regard, we kindly request that an invoice for the applicable fee be prepared to the attention of *Berwick EVP Pty Ltd* and sent care of Rowe Group. Once the invoice is received by our Office, we will arrange payment direct by our Client.

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

Yours faithfully,

Paul Cunningham

Rowe Group