

**Sturt McDonald**

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**From:** [REDACTED]  
**Sent:** Monday, 21 October 2019 10:04  
**To:** Sturt McDonald  
**Subject:** COMMUNITY CONSUTATION-NO.53-55 (LOT 31,32 & 33)CANNING HWAY VICTORIA PARK.

[REDACTED]

Town of Victoria

**Attention Stuart McDonald.**

**COMMUNITY CONSUTATION-NO.53-55 (LOT 31,32 & 33)CANNING HWAY VICTORIA PARK.  
DEVELOPMENT APPLICATION 5.2019.374.1 FOR TEMPORARY PROPERTY SALES  
SUITE.**

I wish to object to the above application and would like you to take in consideration the following.

1 Placing temporary sales office in the proposed location would cause a parking Problem.

As there is no plans to demolish the existing office warehouse it may be better for them to use one of the existing offices and leaving the proposed sight for parking of their customers.

I would also like to mention that;  
1 The sign on the corner of Taylor and Canning Hwy obstructs vision (when trying To enter Canning Hwy), given its size and position on the verge;  
2. The accumulation of dumped rubbish, smashed bricks etc in front of the sign is becoming an eyesore. (Photo attached.)

Thank you for the opportunity to comment.

Regards

[REDACTED]

[REDACTED]

Victoria Park

[REDACTED]



## **Sturt McDonald**

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**From:** [REDACTED]  
**Sent:** Tuesday, 29 October 2019 12:45  
**To:** Records  
**Subject:** Objection to Application To Use or Develop Land 53-55 Canning Hwy

To the Town Of Victoria Park,

Thank you for the opportunity to respond to the proposed sales office on the property adjacent to us.

We wish to object to the use of a transportable and a tank based toilet on the site of 53-55 Canning Hwy for the following reasons:-

1. Sustainability

It seems illogical to place a temporary building and toilet on a site where there are 2 functional buildings to use.

2. Eye Sore

The temporary building and toilet will be an eye-sore in what is zoned a residential area. We currently have our home on the market and believe that the temporary building and toilet will detract from our ability to sell our property. When you stand on our balcony and look to the right, the view will be of the toilet and temporary building. This will not be conducive to helping us sell. When construction starts there will a negative visual outlook from our property, it seems unfair to ask for additional time especially given that the new building will take additional time to build as the owners have been allowed to build way in excess of the R code. Our property is on the market now because once building starts the likelihood of selling will be further diminished during that time.

Since the property next door has been sold to the current owners, there has been little regard for the neighbours in relation to the presentation of the property. The current temporary fencing does not secure the buildings and impinges on the area immediately in front of our property. Our visitor bays are on the Canning Hwy side of the property and as our visitors exit their vehicles and come up the steps, they are greeted by temporary fencing on our side of the property. This fencing is not secured to anything and can be moved. I'm not sure what the purpose of the fencing is.



**Vandals have put graffiti on the buildings.**



**For much of the time, rubbish has been dumped and left on the property.**



By having a temporary building there, the owners will have no incentive to maintain the existing property. Since the temporary fencing has been erected on 30<sup>th</sup> August 2019, the property has been allowed to be a dumping ground for rubbish and an attractive place for graffiti artists to visit. By using one of the existing properties as a sales office, the owners would be a lot more inclined to maintain the premises.

### 3. Parking

Given that an agent is to be there 9am-4pm both Saturday and Sunday, they will need somewhere to park. On the plans, there is a disabled bay that is not of sufficient width for wheelchair users, but even leaving that at the current dimensions, this will mean that visitors to the building will not be able to be contained on the property. Although there would be parking on the Canning Hwy side of the property, visitors would not use that as once you are already on McCallum Lane, you can not access this parking from Taylor St. After turning right onto Canning Hwy, there is an island that prevents you from accessing any parking on the other side of the road.

As we only have 2 visitor bays for the 3 apartments, visitors to our building on weekends often use the 4 bays on Taylor St. (This is the nearest public parking available to our building.) One of our best friends is now confined to a wheel chair. This means that when he visits us, our own visitor bays are not suitable for him. (There are steps up to our building from there, he needs to come through the roll-a-door to be able to access the lift.) We rely on the 4 bays on Taylor St for when he visits. We already lose practical access when there are events on at McCallum Park and Taylor Park, additional demand on these bays would further reduce our ability to have visitors.

In conclusion, we ask the council to NOT approve the use of a (not so) temporary building and toilet on the premises of 53-55 Canning Hwy as there is a more sustainable option of using one of the existing buildings

whereby parking of visitors could be contained on the property and there would be no additional negative visual impact on surrounding properties.

Yours faithfully,



Victoria Park WA 6100

Sent from [Mail](#) for Windows 10