

**Public submission summary - No.53 & No.55 (Lots 31, 32 & 33) Canning Highway, Victoria Park – Temporary property sales suite**

Submission theme/matter	# submissions raising this theme	Officer's response
<b>OBJECTIONS/CONCERNS</b>		
The proposal will result in a car parking shortage	2	Noted. A single car bay on site is considered insufficient. This is considered to be able to be adequately resolved via a condition requiring additional parking bays to be provided on site.
The accumulation of dumped rubbish, smashed bricks etc in front of the sign is becoming an eyesore.	2	Noted. In response to these concerns, the applicant has advised that arrangements will be made with the owner to ensure the site is brought to a tidy state. Furthermore, the applicant has advised that demolition of the existing buildings on site is expected to take place 'shortly' in which case the site will be completely cleared.
Given no demolition (yet) taken place, the existing structure should be used as the sale office – leaving more space for car bays.	2	Noted. Correspondence with the applicant suggests that demolition of existing structures on site, however, may take place before or during the sales suite commencing operations.
Use of new structures rather than the re-use of the existing structures for the proposed land-use is contrary to sustainability principles	1	Disagree. The proposed structures are transportable. They likely have been, and probably will be, used in other locations for other projects. They are not disposable.
The proposal will be an eyesore that is not compatible with its location	1	<p>The applicant has advised that the structures will be clad in <i>"a timber material or similar which will be painted black..."</i>, that <i>"suitable landscaping"</i> will be provided and asserted that it <i>"will be an improvement from the current vacant asphalt carpark and colorbond shed"</i>.</p> <p>While concerns regarding the appearance of the proposal are noted, it</p>

		is considered that a high level of amenity can be ensured via appropriate conditions of approval.
The sign proposed obstructs vehicular sightlines when turning from Taylor Street onto Canning Highway	1	<p>Disagree. A site visit undertaken has shown that, when a car exiting Taylor Street is pulled up to the correct position (immediately behind the solid white line) there is a clear line of sight from the driver down Canning Highway towards any oncoming traffic.</p> <p>Furthermore, details of the proposal were referred to Main Roads for comment. If sightlines <i>were</i> obstructed by the proposed sign, this issue would have been identified by their engineers and subsequently would have been communicated to the Town as an issue. No such sightline issue (or objection in general) has been raised in Main Roads submission to the Town.</p>

Submission theme/matter	# submissions raising this theme	Officer's response
SUPPORT		
Nil		
Nil		

MISC		
Nil		