

GOLDEN SEDAYU

Our Ref: 21-009

14 November 2022

Robert Cruickshank
Acting Chief Community Planner
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Dear Robert,

**Belmont Park Redevelopment – Precinct A Local Development Plan
Public Open Space Provision**

Golden Sedayu Pty Ltd have prepared and submitted a Local Development Plan (LDP) for Precinct A of the Belmont Park Redevelopment (BPR). The LDP supplements Town Planning Scheme No. 1 (including Precinct Plan) and implements recommendations of technical appendices to the Structure Plan.

The Structure Plan provides an indicative outline of the public open space (POS) provided within the Structure Plan area. The percentage of POS within the Structure Plan is indicative and subject to refinement at the LDP stages.

The Developer and the Town of Victoria Park have agreed that the standard application of 10% of the gross subdividable area is an appropriate POS target for the BPR.

The Developer has carefully considered the best location and use of POS to compliment the large regional foreshore parks that will be created, whilst ensuring local amenity is prioritised.

As such, the POS indicated in each Precinct will vary, however the Developer will endeavour to target 10% of POS across the Structure Plan area. The Developer acknowledges that, based on the proposed amount of POS indicated in the LDP's for Precincts A and D, more than 10% of the developable area in Precinct B would need to be provided as POS to meet this target.

The balance of the Structure Plan POS target and proposed use is intended to be negotiated and finalised during the preparation of the Precinct B LDP.

Yours sincerely,

Andrew Sugiaputra
Director