

## Schedule of Submissions – 1022-1032 Albany Highway and 355-357 Shepperton Road (DA 5.2024.212.1)

Submissions from 28/11/2024 to 03/01/2024 (including late submissions as of the 10/01/2024)

| Submission Type                                 | Number     |
|-------------------------------------------------|------------|
| Objections                                      | 32         |
| Support                                         | 103        |
| No position stated or neither support or object | 20         |
| <b>Total</b>                                    | <b>155</b> |

| No. | Spark Online Response ID | CM9 Email Record # | Description of Affected Property   | Submission Position | Submission Comments                                                                                                                                                                                     | Applicant's Comments |
|-----|--------------------------|--------------------|------------------------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1.  | 91106                    |                    | Swansea Street, East Victoria Park | Support             | No Comment.                                                                                                                                                                                             |                      |
| 2.  | 91119                    |                    | Norman Street, St James            | Support             | It will be great to have a childcare centre within walking distance for my son due next year also a Woolworths and other amenities and perhaps business opportunities. I fully support the development. |                      |
| 3.  | 91137                    |                    | Hill View Terrace, St James        | Support             | No Comment.                                                                                                                                                                                             |                      |

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| 4.  | 91148                    |                    | Balmoral Street, East Victoria Park   | Support             | Would love to see the site developed and a Supermarket makes alot of sense.                                                                                                                                                                                                                                                                     |                      |
| 5.  | 91149                    |                    | Boundary Road, St James               | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                     |                      |
| 6.  | 91150                    |                    | Star street, Carlisle                 | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                     |                      |
| 7.  | 91151                    |                    | Raleigh St, Carlisle                  | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                     |                      |
| 8.  | 91152                    |                    | Boundary Rd, St James                 | Support             | Nicer area to live. Closer access to Woolworths.                                                                                                                                                                                                                                                                                                |                      |
| 9.  | 91153                    |                    | Swansea street, East Victoria park    | Object              | While I think it's a great idea in theory, but as a resident I do not support this due to rising traffic congestion. It's already very congested without additional shopping facilities.   How does Woolworth's get 2 x stores in (one suburb?) talk about monopoly. I digress.   I object to the increased traffic congestion this will cause. |                      |
| 10. | 91155                    |                    | Camberwell street, East Victoria Park | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                     |                      |
| 11. | 91156                    |                    | Hubert ST, EAST VICTORIA PARK         | Support             | We're pleased the development is going ahead. The childcare, retail and food and beverage outlets will be great for families in the area. The exit via the right of way onto Oats St is of concern and requires modification. At present it's a minor pedestrian                                                                                |                      |

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|-----|--------------------------------|--------------------------|----------------------------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|     |                                |                          |                                        |                              | hazard with drivers turning left onto Oats St checking for vehicles coming through the Shepparton Rd/Oats St lights and often not checking for pedestrians coming up from the Bunnings corner.                                                                                                                                                                                                                                                           |                      |
| 12. | 91158                          |                          | Planet street,<br>Carlisle             | Support                      | This is just what the area needs!                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| 13. | 91159                          |                          | Balmoral St, East<br>Victoria Park     | Neither support<br>or object | I would like to ensure traffic impacts have been thoroughly investigated. The traffic on Albany Hwy near Bunnings / Aldi is terrible already. I think a preferable design would have traffic entering / exiting any car parks from an alley way, not from Albany Hwy.                                                                                                                                                                                    |                      |
| 14. | 91163                          |                          | Fisher Street,<br>Belmont              | Support                      | This will give me more amenity and if I move to the area will give me more options                                                                                                                                                                                                                                                                                                                                                                       |                      |
| 15. | 91165                          |                          | Beatty Ave East<br>Vic Park            | Support                      | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 16. | 91166                          |                          | Star St, Carlisle                      | Support                      | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 17. | 91167                          |                          | star street carlisle                   | Support                      | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 18. | 91168                          |                          | Etwell street, East<br>Victoria park   | Support                      | This is great! The site has been left as an eyesore for too long and has negatively impacted the amenity and hygiene of the local area.   Consideration needs to be made to amending the flow of traffic to suitably accommodate this development and replan existing site access.  Reconsideration for the safety and flow of traffic should be considered in the larger scope as this development concurrent to the works proceeding - access to sites |                      |

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|-----|--------------------------------|--------------------------|----------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|     |                                |                          |                                        |                        | such as Officeworks, Bunnings, MacDonald are problematic at present and cause unnecessary delays and safety issues to both motorists and pedestrians.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |
| 19. | 91169                          |                          | Westminster St,<br>East Victoria Park  | Support                | <p>The site should not continue to be derelict and the proposed facilities are 100% appropriate for the space and location. The only thing missing is high rise housing. Sydney does a fantastic job of integrating street-level amenities with above ground housing, take Waterloo and Zetland as great examples of how to liven up a neighbour or district with local demand for a diverse set of services. Without it, it may struggle to be a profitable and social scene like Waterford has.  Traffic issues will need to be addressed. The recent change in turning lanes at Shep/AlbHwy/WeshpoolRd due to the addition of dedicated bus turning lanes because of the rail line closure have created a real mess of that intersection and connecting roads. Redesigning traffic flow at all three surrounding intersections needs to be done to remove the bus lanes and provide better flow and clearing long queueing across intersections. Notably there is no right turn at Oats onto Shepparton, which should be changed to allow transitting traffic to flow there rather than down Albany Highway. Get creative with it. An overhead right turn in/out on Shepparton like the one at Westfield Carousel would be an interesting option to investigate clearing outbound traffic without them navigating Oats and Albany Highway at all.</p> |                      |

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| 20. | 91171                    |                    | Westminster St, East Victoria Park  | Object              | Traffic congestion, ridiculous intersection to build this monstrosity. Dangerous for pedestrians. Needs to be public open space with parkland.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| 21. | 91175                    |                    | Raleigh Street, Carlisle            | Object              | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| 22. | 91176                    |                    | Astral Ave, Carlisle                | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| 23. | 91177                    |                    | Anglesea St, East Victoria Park     | Support             | Helpful to have another supermarket option. However, there is opportunity to improve the sustainability of the proposal. 1. Focus on the urban heat island effect - especially important for the health of children (who are highly at risk to heat impacts) using the early learning centre. The design should include green walls/roofs, cool and heat reflecting finishes and increased shade (including for pavement outside the centre). Most of the planting appears to be on the east side, and does not diminish the impact of the hot afternoon sun.  2. The community would also be better served by promotion of active and public transport options. i.e. bicycle parking, e-rideables parking/charging, and inclusion of a bus stop with covered shade area for passengers.  3. Provision of community cooling strategies such as fresh water bottle filling station, rest areas both inside the centre and in the shade |                      |
| 24. | 91179                    |                    | Devenish Street, East Victoria Park | Object              | Albany highway and surrounds are so congested with traffic. The traffic congestion is the main reason I have moved away from visiting local shops and restaurants/cafe's and I now travel out of the Town of VP to do my shopping. There is also development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |

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|     |                          |                    |                                    |                     | going ahead at Edward Millen Park which will add to congestion in an already highly congested area. I would support the current proposal if there was a better traffic management plan.                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 25. | 91181                    |                    | Paltridge Avenue, Carlisle         | Object              | Another poor submission for the ToVP. Continues to neglect the suburbs of Carlisle / Lathlain having to cross major arterial roads for shopping centre access. Additionally is an extremely poor choice for a super market with the already busy intersections present there. This will not solve any issues.                                                                                                                                                                                                                                                          |                      |
| 26. | 91182                    |                    | Lansdowne Rd, Kensington           | Object              | The intersection is very busy, there is a supermarket less than 5 mins both way on the hwy. Not a great spot for a childcare centre with the traffic and no green space.                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| 27. | 91183                    |                    | Swansea Street, East Victoria Park | Support             | Better amenities and facilities for the community area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| 28. | 91184                    |                    | Tuckett Street, Carlisle           | Support             | This would be a fantastic way to revitalise the unused land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| 29. | 91185                    |                    | Merton St, Victoria Park           | Object              | Albany highway along the proposed area between Shepperton rd and Hill view tce is already extremely congested with traffic and a dangerous spot for pedestrians to cross. Having a major car park entrance/exit will add to the congestion. Also to be considered is the proposed development for Edward Millen Park, which will no doubt add even more traffic. Has a traffic study been done and what will the applicants do to minimize the impact on traffic in this area? Will there be plans to upgrade the Hill View Tce/Oats St - Albany Highway intersection? |                      |

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| 30. | 91186                    |                    | Salisbury Street, St James         | Neither support or object | I would like to make sure that there is sufficient, secure and visible bike parking at this development. I can see that there is bike parking in the architectural drawings but I could not see any on other plans. The sustainability report advises that the public bike parking is under review. Considering the increase in car traffic that this project will bring to an already congested area, I think that giving people safe and easily accessible bike parking should be a priority.              |                      |
| 31. | 91187                    |                    | Balmoral Street East Victoria Park | Object                    | That stretch of Albany Hwy between the HillView Terrace/Oats street intersection and the Welshpool Road/Shepperton Road intersection is already a complete nightmare. Adding another vehicle access point on Albany Hwy to a 200+ car park will make it so much worse. I would like to know how council plan on improving traffic management in this area to accommodate the dramatic increase in traffic that will inevitably flow into an already constrained stretch of road. Do not support this at all. |                      |
| 32. | 91188                    |                    | Albany Highway                     | Support                   | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |
| 33. | 91189                    |                    | Cadden St, East Victoria Park      | Neither support or object | What traffic planning management will be implemented for the Albany Hwy side lead up to the lights & current bike path/ parking. Recent road changes there have made it challenging especially in the mornings                                                                                                                                                                                                                                                                                               |                      |
| 34. | 91191                    |                    | Playfield St East Victoria Park    | Object                    | During peak times the traffic at the "Hill View Terrace - Albany Hwy" and "Albany Hwy - Shepparton Rd" intersections and the roads between these two intersections is terrible. I've had to wait 10 minutes to get through these two sets of traffic lights during                                                                                                                                                                                                                                           |                      |

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|     |                          |                    |                                  |                     | peak time. I cannot imagine how congested that area will become if this proposal is approved. I think this congestion would not only negatively impact pre-existing surrounding businesses and road users, but also significantly restrict access to the new proposed shopping centre and reduce numbers of customers.                                                                                                                                                                                                                                                                                                                                                                                                             |                      |
| 35. | 91192                    |                    | Boundary Rd, St James            | Support             | I live within 2 blocks of this development and am pleased to see something finally happening with this site. I am concerned about the increase in traffic congestion and impact on the Shepparton Rd intersection and Albany Hwy 40km hr zone in particular and hope these are being adequately modelled with main roads with appropriate pedestrian safety provisions made.   I also would like to see local artists consulted and engaged for the public arts works, with a site/location specific response as the significant landscape marker to the southern entrance to the Town of Vic Park. Please avoid generic, esoteric imagery in favour of something that will bring joy and pride to the broader community at large. |                      |
| 36. | 91194                    |                    | Getting Street, Lathlain         | Support             | It's great to see an action plan has been put forth after years of waiting due to that laneway altercation.  However, we do not need another child care centre! We should be using that space to accommodate an ever-growing population. Even a complex designed for social housing would be a better use of space.   The town has just put forth their plans that highlight rezoning and building height potential along the strip. Why not have an apartment type complex on this site with the bottom two floors                                                                                                                                                                                                                |                      |

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|     |                                |                          |                                        |                           | consisting of shopping and other retail/dining options as suggested?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |
| 37. | 91196                          |                          | Raleigh street, Carlisle               | Support                   | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
| 38. | 91197                          |                          | Albany highway, East Victoria park     | Support                   | Turning arrow at the traffic lights on oat street to support flow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 39. | 91198                          |                          | Salisbury St, St James                 | Neither support or object | I have concerns about the impact of developing this site as a retail hub. This area suffers traffic congestion already - there is a huge flow of traffic from southern suburbs along Albany highway and Welshpool road. Creating a development where there will be large amounts of entering/exiting traffic is likely to add to congestion and flow along Albany highway. I would like there to be adjoining discussions around how this will be managed, rather than a green light given to commercial development with no consideration to its wider impacts. |                      |
| 40. | 91199                          |                          | Mars St, Carlisle                      | Support                   | Increased local shopping to my area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 41. | 91200                          |                          | Salisbury Street, ST JAMES             | Support                   | Fantastic news to hear this is finally going ahead, very much in support of the proposal. However, please do due diligence and extensive studies on the effect of the proposal on traffic flow and how best to minimise impacts. The area around Bunnings / Aldi and McDonalds on Albany Highway is already extremely congested and prone to building up. An additional traffic entry point on Albany Highway will cause massive congestion, not only due to cars but also due to additional foot traffic and pedestrian access.                                 |                      |

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| 42. | 91201                          |                          | Blechynden<br>st Saint james           | Support                      | No Comment.                                                                                                                                                                                                                                                       |                      |
| 43. | 91203                          |                          | Alday St, St James                     | Support                      | No Comment.                                                                                                                                                                                                                                                       |                      |
| 44. | 91204                          |                          | Leonard Street,<br>Victoria Park       | Support                      | Amazing proposal, needs to be supported. The lot is vacant and ugly currently, and all shops surrounding are extremely busy so this is needed                                                                                                                     |                      |
| 45. | 91205                          |                          | Washington st,<br>Victoria Park        | Support                      | That area of the strip needs to be more developed in line with the current works. 100% approval from me                                                                                                                                                           |                      |
| 46. | 91206                          |                          | Willis Street, East<br>Victoria Park   | Support                      | We desperately need more supermarkets in this area. Very supportive of this proposal.                                                                                                                                                                             |                      |
| 47. | 91207                          |                          | Hill View Terrace,<br>St James         | Support                      | This would be fantastic for the Lucas community to have more supermarket choices and compliment the local developments.                                                                                                                                           |                      |
| 48. | 91208                          |                          | Jarra Road, East<br>Victoria park      | Support                      | No Comment.                                                                                                                                                                                                                                                       |                      |
| 49. | 91212                          |                          | Wyndham S,  St<br>James                | Support                      | Would love to see this site redeveloped!                                                                                                                                                                                                                          |                      |
| 50. | 91215                          |                          | Cohn Street,<br>Carlisle               | Support                      | No Comment.                                                                                                                                                                                                                                                       |                      |
| 51. | 91219                          |                          | solar way, Carlisle                    | Neither support<br>or object | Noted on the traffic study, but given that this development would be a min of 10-20 yesr investment, it would be prudent to future proof the car parking bays provision by increasing the proposed numbers by 15-20%. Park centre Currently have way more parking |                      |

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|     |                          |                    |                                        |                     | than this new proposed development & it is already a challenge to find parking.  The facade design can be enhanced and modernised. A similar development at a corner plot would be one subiac. One subiac's facade design is a lot more prominent and pleasing to the eyes. This would also help to attract larger and better crowds.                                                                                                                                                                                                   |                      |
| 52. | 91220                    |                    | Jupiter St                             | Support             | The area needs more commercial variety to include a shopping centre other than the park centre. The park centre is very congested. Hopefully this will ease that problem. Fully support this proposal.                                                                                                                                                                                                                                                                                                                                  |                      |
| 53. | 91221                    |                    | Canterbury Terrace, East Victoria Park | Support             | Traffic needs to be upgraded around that area as it already can be a bit of a nightmare                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| 54. | 91226                    |                    | Mint St                                | Support             | The traffic here is a nightmare. Please ensure that Main Roads are involved in traffic consultations. Diverting them through Mint St is NOT a solution, as it is busy as heck through there too, to the point residents had issues coming out of their homes because of how backed up Mint St was. So just to flag that closing Oat St is not a solution as the traffic will be redirected through an already extremely busy Mint St which is an issue. Other than that, for the proposal if you can fix the traffic congestion issues. |                      |
| 55. | 91227                    |                    | Planet Street, Carlisle                | Object              | This is a ridiculous place to put another supermarket with high traffic turnover. This intersection and the one near oats Street are already traffic bottlenecks. Drivers struggle to understand or adhere to traffic rules along the main arteries of Oats Street. Traffic light signal waiting times to turn from Albany Highway and                                                                                                                                                                                                  |                      |

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|     |                          |                    |                                  |                     | Shepparton road into Oats Street are already indicating that the road infrastructure is struggling to cope with the traffic volume.[This area is already well serviced by supermarkets and childcare centres, and there is another childcare facility planned nearby.]This location is ideal for well designed medium to high density urban infill that targets residents who can primarily use public transport. With good planning it could even be a small depot for a light rail facility to ease traffic congestion. This is an ugly part of the Town, as is the neighbouring Albany highway section of the city of canning. Why would the town want to make its least attractive part any uglier, add to existing pressures or waste an opportunity to fulfil its vision of a sustainable more liveable place. Please deny the development proposal, the last thing we need is another supermarket here. |                      |
| 56. | 91228                    |                    | Dane Street, East Victoria Park  | Support             | It'll be good to move on with this project and tidy up this corner from being a big sand pitch                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| 57. | 91230                    |                    | Weston Street, Carlisle          | Support             | Great use of the land and with positively impact the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| 58. | 91231                    |                    | Planet Street, Carlisle          | Support             | Great activation of the space. Given the high activity on Albany Highway during peak periods, strong consideration for traffic calming measures ie well-lit pedestrian crossing and/or traffic lights must be considered at/near the carpark entryway off Albany Highway. This will facilitate and encourage pedestrian traffic between the subject site and the opposite properties (McDonald's etc) to make it safer to cross.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |

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| 59. | 91233                          |                          | jarrah road, east victoria park        | Object                 | <p>The persons looking at this approval need to understand that laneway 54 is a one way lane and the direction is from oats street only not out onto oats street. It is stated in the report. Google maps shows this as well. Other retailers have had to work around this laneway why should this development receive special dispensation. It is not wide enough for two small vehicles to pass each other. Nor is the surface able to cope with the heavy loads from a semi trailer the lane surface is poor at best currently. How is a 15 metre semi trailer going to manage this when the report shows semi trailers going both ways down this laneway ? The way semi trailers access the loading dock blocks all traffic coming into the site from the busiest road (shepperton road).   The assumption that bicycles can park underground is a floored premise as there is no allowance for protection for bikes on the access ramps for safe passage to this carpark.   Using the city of perth's planning policies in this council area is not acceptable.   Using traffic information from NSW is not acceptable.   How can the busiest road only be considered for 10% of traffic volume into this proposal that is a floored assumption. The report contradicts itself one part says 10% from shepperton road 75% albany highway and the other says Albany highway is a secondary access point, not second but secondary so less than shepperton road.   The proposal states that most business would come from the west of the proposed site. Yet there is not one public transport service from the west of this site to it at all. How would a person of limited mobility (with a disability) access this site via public transport from</p> |                      |

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|     |                                |                          |                                        |                        | <p>the area it purports to service. The site is not well service by public transport at all.   The proposal needs to provide the correct amount of car parking spaces based on council provisions and supply the correct number of disabled spaces accordingly as agreed to in the post settlement obligations. The allocation of 15 car parking bays which are accessible by the public at all times is not met under the post settlement obligations   If the development assumptions are true about vehicle traffic the number of vehicles going into this property makes woolworths not a financially viable entity in this location. So where is the short fall of traffic coming from that has been omitted from this proposal. The developer needs to provide slip lanes into this property situated on its own land not public land. Although this was public land until recently and was sold on the basis it stay as a carpark. This was the communication from the Town of Victoria Park to residents.   This would also be the only two story above ground commercial development in this area. And exceeds the street boundary height requirements by 1.56m. There is no provision for this and no precedent in the area.   Stantec's traffic modelling has been questioned on multiple occasions by governments across this country to push ill thought out planning. More recently the sandown racecourse advisory committee hearings. Independent assessments of the racecourse information showed the stantec information be inadequate, floored and relied on the government to upgrade roads and access to the site. This should not be the case for any private development. It doesn't happen for private</p> |                      |

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|     |                                |                          |                                        |                        | residential development and therefore should not happen for private commercial entities.   There are too many planning policies not adhered to in this proposal. Especially this clause supplied by the company who compiled this report "Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it". So In conclusion how can a development proceed when the report writers aren't sure about the validity or accuracy of the data in this report. Development reports shouldn't be opinion pieces and should be based on facts this isn't the case for this development there are too many opinions in this proposal.   The Proposal is flawed and not wanted by the community at large.   There are two Woolworths supermarkets not far from this proposed site.   one is 2.3 kms the other 1.5 kms. The assumption this will create jobs is flawed as one of these woolworths sites will close with less job available not more. Please do not approve this proposal in its current form. All policies must be adhered to no matter the proposal. Thats why the exist. |                      |
| 60. | 91246                          |                          | Canterbury Terrace, East Victoria Park | Support                | We need a better Woolworths in the area, and it will give additional parking spots which will be even more useful too.  Great to have this investment in our area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| 61. | 91250                          |                          | Mofflyn Circle East Victoria Park      | Support                | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |

| No. | Spark Online Response ID | CM9 Email Record # | Description of Affected Property    | Submission Position       | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applicant's Comments |
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| 62. | 91252                    |                    | Westminster ST, East Victoria Park  | Neither support or object | Albany hwy between Oats St and Shepperton rd can not handle the current traffic flow. As there are no right hand turning signals onto Shepperton rd to help redirect traffic off Albany hwy it is unlikely that there will be any significant reduction in the congestion. The current level of congestion reduces visibility for pedestrians to safely cross at the cross walk and even at the Oats street lights as there are often cars that enter that intersection without being able to safely clear the intersection. Adding an entry / exit point for a carpark would only exacerbate the problem making the area extremely dangerous. |                      |
| 63. | 91257                    |                    | Balmoral Street, East Victoria Park | Object                    | Bad place for a child care centre as that would further increase traffic (how frustrating for the parents who are in a rush to collect kids) and there's nowhere to play.   And yes congestion is already terrible. Apart from that, something definitely needs to happen there.   What about a cinema and video arcade and play centre. Entertainment for younger people. Young people have nothing to do.                                                                                                                                                                                                                                    |                      |
| 64. | 91259                    |                    | Hill View Tce, St James             | Support                   | This will improve amenity and walkability to local shops and services for me and my family. Would love to see traffic calming and diversion to Shepparton to really enhance this corner of Albany highway and make it safer for local pedestrians.                                                                                                                                                                                                                                                                                                                                                                                             |                      |
| 65. | 91260                    |                    | Shepperton road                     | Object                    | The intersection at oat st - Albany highway and hill view terrace is an absolute nightmare at peak times off the day and can take 2-3 light changes just to cross oat st -hill view if your on Albany hw any more congestion would be absolutely ridiculous,the whole area                                                                                                                                                                                                                                                                                                                                                                     |                      |

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|     |                                |                          |                                        |                           | needs a rethink to resolve the problem that we face today with out making it worse  Kind regards Daryl                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
| 66. | 91267                          |                          | Hubert St, East Victoria Park          | Object                    | Traffic due to daycare. Supermarket is fine. Plenty of other spots suited for daycare out of that congested area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 67. | 91274                          |                          | Hubert Street East Victoria Park       | Neither support or object | As the owner of a house on Hubert Street, 4 residences from the corner of Oats Street I am concerned about turning out of Hubert St on to Oats St, both left and right after the increased traffic this development will bring. During peak times it can take several minutes to get out of our street without this development. How will this be alleviated?  I am further concerned about the additional traffic on Albany Highway between the Oats St intersection lights (bunnings corner) and the lights at the intersection of Albany Hwy and Shepperton Rd/Welshpool Rd lights. This section of Albany Hwy is always very congested now, without the additional traffic this development will bring, especially if cars are allowed to turn left and right onto Albany Hwy.  Is there pedestrian access to this development via the existing road rinn8ng between bunnings and officeworks? This would be a major access point for residents of Hubert St and surrounds? |                      |
| 68. | 91275                          |                          | Blair Athol Street                     | Neither support or object | I think instead of another large shopping centre (Vic Park already have a Coles and a Woolworths. Not to mention the Aldi right across from the proposed site but also the Woolworths at Bentley and all three at Belmont) it should have more of a focus on local restaurants and speciality stores. Akin to The Mezz in Mt Hawthorn.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |

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|     |                          |                    |                                     |                     | Even an area for local markets. I don't have much thought on the child care centre.                                                                                                                                                                                                                                                                                       |                      |
| 69. | 91277                    |                    | Bishopsgate st, Carlisle            | Support             | It's been a wasted but if land for a long time. The only issue would be traffic management it's a very busy junction and Albany has highway couldn't handle the load                                                                                                                                                                                                      |                      |
| 70. | 91286                    |                    | 44 Mackie St, Victoria Park         | Support             | The only negative for me personally is if Woolworth's relocates from its current location on Albany Hwy.  otherwise looks great!!                                                                                                                                                                                                                                         |                      |
| 71. | 91290                    |                    | Geddes Street, Victoria Park        | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                                               |                      |
| 72. | 91291                    |                    | Hubert street, East Victoria Park   | Support             | Brilliant proposal, very much in support                                                                                                                                                                                                                                                                                                                                  |                      |
| 73. | 91312                    |                    | Withnell St, East Victoria Park     | Support             | Please put an overpass walk way over Shepperton Rd and also tie a walk way in across Albany Hwy. Will another 1.5mil to the project but will be well worth it in the long run. Also please tie in with longer term plans for overpass at shepperton/ Albany / Welshpool road. Be good to have some foresight tied in for the future. If it has it hasn't been considered. |                      |
| 74. | 91325                    |                    | Shepperton Road, East Victoria Park | Support             | We are generally very supportive of the proposal and are excited to see the end of the barren land that has been in our view for a number of years now.  We would love to see the addition of a bus stop local to the new shops with a pedestrian crossing that would greatly increase the use of public transport to access the facilities.                              |                      |

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|     |                          |                    |                                  |                           | <p>without this, people using public transport have to walk with shopping across past Oat Steet to travel towards the city.</p>                                                                                                                                                                                                                                                          |                      |
| 75. | 91332                    |                    | Hill View Terrace St James       | Neither support or object | <p>I very much support development of this site but I have strong misgivings about the interface of the site with the St James town centre on Albany Highway, specifically the introduction of increased motor vehicle traffic with the inclusion of an access point to the proposed undercroft parking area. This seems inconsistent with the Albany Highway PSP's vision for the St James town centre, which rightly advocates for a pedestrian priority "streets for</p> |                      |

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|     |                          |                    |                                  |                           | people" approach in this area. This section of Albany Highway is already frequently congested with cars bumper to bumper, and little safe space available to pedestrians. Increasing the demand for cars to access this site will exacerbate these conditions. I would like to see this access point removed in keeping with the Town's vision for this Urban Core section of the Highway. In a similar vein, I would like to see additional bicycle parking provided beyond the minimum required, in order to to encourage the planned mode shift within the town. I don't see the projected increase in bicycle usage accommodated in this proposal. The developer should also ensure that the bike parking is adequately spaced and sized to accommodate cargo bikes, as this will further enable people to do their grocery shopping without use of a motor vehicle. |                      |
| 76. | 91355                    |                    | Victoria Street, St James        | Neither support or object | The development itself is a welcome improvement, however the revised traffic impact assessment seems out of touch with on ground conditions. Allowing a right turn into the complex 'primary access' (Access 2) when heading N/W on Albany highway will result in gridlock through the precinct which already suffers from congestion due to the double lights Welshpool Rd and Oats Street halting traffic on Albany Highway. Evidence of this is the daily jam caused by traffic currently turning right into Bunnings and right onto Oats Street, with the resultant queue frequently back to the Welshpool/Albany Highway lights. Suggest more than a desk and data review is carried out - put traffic monitoring and data capture before proceeding to validate a fairly obvious assumption.                                                                       |                      |

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| 77. | 91383                    |                    | Hubert Street, East Victoria Park | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| 78. | 91389                    |                    | Washer St, East Victoria Park     | Support             | <p>Thank you for the opportunity to provide feedback as part of the development application 5.2024.212.1 - 1022-1032 Albany Highway &amp; 355-357 Shepperton Road, East Victoria Park.</p> <p>Following a review of the available information, I support the submission qualified with a concern for traffic movement specifically on Albany Hwy between Hill View Tce and Shepperton Rd.</p> <p>The following was noted after a review of the Traffic Impact Assessment submitted:- The Albany Hwy existing traffic volumes (Table 2.2) is utilising data from 2020/2021. I would suggest that traffic volumes have undoubtedly increased since this time. A significant number of crashes have been reported on the small stretch of Albany Hwy between Hill View Tce and Shepperton Rd (Figure 2.11) – I would consider this statistically significant for the 5-year period with existing traffic volumes.</p> <p>Scenario 3 Assessment included in the report (Table 7.12 – Scenario 3: Albany Highway/Access 2 – Opening Year 2026 with Development) has simulated Access 2 will be already Grade C (near free flow operations). This does not correlate with actual observations I have made during weekend peaks at the adjacent Bunnings car park for traffic both exiting and entering that location.</p> <p>With consideration of the above, the report summarises that there will be "limited impact to the surrounding road network".</p> <p>Further observations during existing peak periods is that there are often multiple light changes required to turn right onto Albany Hwy</p> |                      |

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|     |                          |                    |                                  |                     | <p>from Hill View Tce due to traffic congestion in Albany Hwy. This appears to be primarily related to vehicles entering and exiting the Bunnings car park. It is also noted that vehicles attempting to turn right from Albany Hwy into the Bunnings car park results in regular queuing, which at times has extended to McDonalds.</p> <p>  Recommendations – I would respectfully suggest that further consideration is given to the below: - Consideration to mandate a 'no right turn' into proposed 'Access 2' from Albany Hwy. It would also be beneficial to extend this to the adjacent Bunnings car park. - Convert 'Access 2' to an 'entrance only' location and have all traffic exit from this development onto Shepperton Rd via 'Access 1'. It would be also beneficial to convert the existing access to Bunnings on Albany Hwy into an 'entrance only' and have vehicles from this car park exit onto Shepperton Rd via 'Access 3' and 'Access 1'.</p> |                      |
| 79. | 91445                    |                    | Buzza Street, St James           | Support             | <p>I Fully support this development and needs full support by the entire community to activate the void space currently in existence. This will be a landmark entry statement to the Town of Vic Park from the East, and i feel this development will more than achieve this. I support for the approval process to be fast tracked to expediate this development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |
| 80. | 91457                    |                    | Alday St, St James               | Support             | <p>Very excited for this area go finally developed!!!</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| 81. | 91459                    |                    | Alday St, St James               | Object              | <p>1. The TIA is flawed because it has not considered traffic effects or parking effects on Alday St and it is a flawed assumption that traffic will only use the roads identified in Table 2.1 of the TIA. The</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |

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|     |                                |                          |                                        |                           | proposed Albany Hwy entry/exit will inevitably attract significant extra traffic on Alday St as this will in effect be a short cut around the traffic lights at the other intersections.  Analysis of the Alday St/Albany Hwy intersection should be included in the TIA.  2. The pedestrian crossing on Albany Hwy (located at the kebab shop) is not considered safe by local residents, vehicles routinely drive through without stopping. The increased foot traffic generated by the development will only accentuate this. Upgrade of pedestrian crossing arrangements on Albany Hwy should be required as part of this development. |                      |
| 82. | 91469                          |                          | Alday St, St James                     | Support                   | The development will bring significant investment and uplift to the area. Looking forward to this being completed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
| 83. | 91493                          |                          | Cardiff St, East Victoria Park         | Neither support or object | I would like to see traffic calming measures and more trees being included in the project, being more aligned with tree retention and tree planting and Urban Forest Strategy                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 84. | 91534                          |                          | Oats Street, East Victoria Park        | Support                   | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 85. | 91553                          |                          | Somerset Street, East Victoria Park    | Object                    | I support the creation of the Woolworths and other shopping and eateries linked to this application HOWEVER I object to the child care facility. That corner is dangerous for children, and while I understand that children will be indoors, cars can run through buildings and kill people. We also have two large child care centres within metres of this development. I don't think we need another childcare centre so close together. It would be more ideal for the                                                                                                                                                                |                      |

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|     |                          |                    |                                    |                           | child care centre to be within the st James precinct OR Kensington precinct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
| 86. | 91564                    |                    | Coleman pl, Beckenham              | Object                    | Hi, I no longer live in the town of vic park though frequent it regularly and use it to get home. Currently traffic banks all the way to the balmoral in peak hour on albany hwy. The only time people can pull out of driveways is when the lights are green at the Shepparton Rd Albany hwy intersection. This 1km stretch can take close to 10 minutes to clear as it is. A underground carpark entering right before this intersection will exacerbate this problem. When cars pull out of the drives it limits the amount of cars to get through on a green light. This proposal will cause traffic chaos in this zone. I would suggest using one of the many car yard sites on the stretch as these are heat islands and negative to the towns amenity. There is also mass infill on private properties removing many trees when there are unnecessary bitchimin yards all down the stretch. |                      |
| 87. | 91578                    |                    | 9 Edward St, Queens Park           | Neither support or object | PARKING PARKING PARKING Please provide ample parking- this development removes an important car park. Please replace it plus more. Please provide disabled parking and lots of bicycle and e-scooter parking                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
| 88. | 91585                    |                    | Swansea Street, East Victoria Park | Support                   | It will help revitalise the area and provide better amenities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| 89. | 91596                    |                    | Camberwell St, East Victoria Park  | Support                   | It's going to be so much more convenient for me to get my groceries and gives me more choice. Coles at Park Centre is not as safe as it used to be and getting really busy. As VP/EVP gentrifies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |

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|     |                          |                    |                                         |                           | with a growing population, this makes sense. And, it's a great building to demarcate Bentley and EVP. An apartment complex above it would have been good too as part of urban refill and gentrification.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| 90. | 91602                    |                    | Alday Street, St James                  | Support                   | Good development for the suburb                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
| 91. | 91603                    |                    | Milford Street, East Victoria Park      | Support                   | This proposal would be a fantastic addition to the area. However, I believe further consideration should be given to traffic management around nearby intersections.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| 92. | 91626                    |                    | Swansea Street East, East Victoria Park | Support                   | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 93. | 91633                    |                    | 189 Swansea Street East                 | Neither support or object | I consider this development requires more design and more thoughts across the use of the space. That lot could be a potential development for the Mix use. To consider only to be commercial is giving another dead space to this east part of Victoria park, as it will happen with Aldi, a wasted space and little though for pedestrians and view attraction. The fact that is only a 2.5 storey building with plain and cheap look for the façade won't bring vibrant looks to the area. If its only for business development, mostly all businesses will be closed by 6 pm, creating an empty area at night time. For this area really needs a multi storey building with style, something similar to the residential building where the Boston brewery is. Another point of comparison could be the woolworths project completed in Inglewood that provides a high |                      |

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|     |                          |                    |                                   |                           | end façade with mixed use. The East Victoria Park needs to start creating a more people friendly zones. I am not against the woolworths, childcare but i consider the development needs to have a better design and get more inclusive mixed to the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
| 94. | 91649                    |                    | Lawson Street, Bentley            | Neither support or object | Here's a polished comment you can use: I appreciate the efforts made in this development proposal; however, I believe it could be further improved by incorporating a mixed-use design. Adding apartments above the shopping center would not only enhance the utilization of the space but also contribute to alleviating the housing shortage currently facing the area. This approach aligns with modern urban planning practices, fostering a vibrant, sustainable, and integrated community. Additionally, while the two levels of basement car parking are commendable, I recommend ensuring that they are designed to adequately accommodate the expected footfall, particularly during peak hours. Expanding the underground parking capacity, if feasible, would help address potential congestion and parking shortages in the area. I hope these suggestions are taken into consideration to make this development more comprehensive and beneficial to the community. |                      |
| 95. | 91663                    |                    | Shepperton Rd, East Victoria Park | Support                   | The building facade facing shepperton road is blank. The road has significant vehicle traffic and it would be preferred if there was consideration to improve the visual aesthetics and features to serve as a positive reference, and to set a progressive and inclusive welcome to the town - particularly as it is the first intersection seen by airport traffic coming via Welshpool Rd, and from traffic from                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |

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|     |                                |                          |                                        |                              | south of the river via Albany Highway. The aim being to elevate the profile of the suburb. For example, the Woolworths facade for their store along Canning Highway in Applecross is much prettier!                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 96. | 91671                          |                          | Forster Avenue,<br>Lathlain            | Neither support<br>or object | I am unsure why we need another shopping complex along Albany Highway - noting that one already has a Woolworths and would likely become vacant/ run down as a result of a newer version becoming available.   I think it's good to see the space used, and that parking has been reasonably considered. I think however that a roof top day care will be too hot to be practical for the children to use any outdoor play areas in summer, particularly as there will be a large expanse of open roof producing heat in combination with the roads surrounding the site. The day care is likely to have addition impacts on peak hour traffic that aren't fully considered by the application document due to the influx of parents dropping off and collecting children - we have already seen this a problem in Archer Street where the protected bike lanes have removed the space used for the drop off and blockages to traffic occur along the length the street.   The roof may also be better off being used for apartments to assist in heightening the housing density - I've seen this done successfully by Woolworths in a number of other locations where there is parking for residents and shoppers included in part of the design, along with the supermarket itself, apartments, restaurants and other shops all in one site. It would be a smarter use of the space. It doesn't need to be a huge number of dwellings on the site, and needing to keep in mind their required soundproofing and distance from waste from businesses, it could |                      |

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|     |                          |                    |                                    |                     | be an opportunity to make the space more connected with the residents and activity of the town.   Alternatively, green scaping on the roof to create a space - perhaps for alfresco dining, but also to cool the surrounding area - we know the impact of heat islands on the temperature of the city, and there is a substantial region of no gardens for cooling in this area.  I would also wonder about the impacts this will have on the other businesses on the block who use the "alley way" access for Both deliveries and customers, and when the Parking at these businesses is already difficult/limited this may create further strain.                                                                                                                                                                                                                                                                                                              |                      |
| 97. | 91672                    |                    | Swansea Street, East Victoria Park | Object              | Given the location of the parcel of land proposed for redevelopment by Woolworths is already part of a high commercial precinct exposed to an almost impossibly traffic demand along Albany Highway during business hours this development will only exacerbate the congestion problem currently experienced.  The proposed circuitous solution by way of feeding traffic in from Albany Highway and exiting via Shepparton Road will only add to the congestion as drivers seek a direction away from the development.  Woolworths already have outlets at the nearby localities of Victoria Park and Bentley, 2.52km and 1.33km respectively, such that the area, with nearby Aldi and Coles, is already well catered for in this regard.  The use of weasel expressions (vertical and horizontal articulation, materialistic features and streetscape activation) promoting the development as something palatable should be a red flag warning to the Town.] |                      |

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| 98.  | 91679                    |                    | Shepperton Road, East Victoria Park | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| 99.  | 91692                    |                    | Albany Highway, East Victoria Park  | Support             | I support the proposed development, I believe the activation of this end of Albany highway will have a great positive impact, and combined with the development of Edward Millen will help to build a proper precinct at this end of the strip. My hope would be that the proposed new mixed retail would not duplicate what is already nearby, especially in terms of existing small takeaway businesses, it would also be great for this precinct to offer some of what people leave the area to visit westfields for, eg fashion retail outlet, electronics, homewares etc- ideally small and independent businesses to keep vic park feeling special and with its own identity. For me this would help to reduce spending money out of the area and provide more options within walking distance. |                      |
| 100. | 91694                    |                    | saleham st, Lathlain                | Support             | Great project, but please allow for 2.4 min height in vehicle access minimum. So many height restrictions to underground parking limiting access to families with larger vehicles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| 101. | 91713                    |                    | Leichardt St, St James              | Support             | It's been a long time coming. I'm glad they is something happening in that area that's going to be good for the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| 102. | 91735                    |                    | Beatty Avenue, East Victoria Park   | Support             | Overall, I support the development. Anything that takes pressure off the Park Centre (my local shopping centre) and its poorly-designed, overcrowded carpark is very welcome. And something needs to be done with that vacant land. However, I'd like to note some areas of concern:- Under 7.1.4, the Transport Impact Assessment says "it is assumed that no visitor traffic will be using                                                                                                                                                                                                                                                                                                                                                                                                          |                      |

| No. | Spark<br>Online<br>Response ID | CM9<br>Email<br>Record # | Description of<br>Affected<br>Property | Submission<br>Position | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Applicant's Comments |
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|     |                                |                          |                                        |                        | <p>the laneway to enter and exit the Site. Sections of the laneway are relatively narrow and only allows for a single vehicle to pass through at any given time. Therefore, visitors will seldomly use the laneway.” This is naïve at best and wilfully blind at worst – people already use the laneway in both directions to get in and out of the Bunnings carpark, leading to dangerous stalemates and congestion. Adding a Woolworths with no further signage is a recipe for disaster, especially if the laneway is the intended entry point for 15m semi-trailers. The laneway needs to be clearly signposted as one-way only eastbound (i.e. entering from Oats St). If people need to exit they can do so via the new Shepperton Road exit.]– The TIA also proposes full movement access from Albany Highway, estimating only 15% of inbound traffic will travel north-west along the Highway and turn right into the main entry point (figure 7.2). I’m not sure this is a good idea. During peak hour, general traffic could bank up behind cars trying to turn right into the carpark. I would suggest this be monitored and if necessary, make that entry point left-in, left-out only.]– Every major development brings with it more traffic, which is not unexpected, and can be planned for. But can we please not pretend otherwise? On the one hand, the TIA estimates the PM peak delay in 2026 will rise from 87s to 127s at Shepperton x Oats, and from 40s to 64s at Albany Hwy x Oats (see Tables 7.8 and 7.9). Both are substantial increases. Yet it then claims “the proposed development is not expected to have a significant impact since the existing transport network exceeds capacity” and “the degree of saturation level... is</p> |                      |

| No.  | Spark Online Response ID | CM9 Email Record # | Description of Affected Property | Submission Position       | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Applicant's Comments |
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|      |                          |                    |                                  |                           | approaching capacity, as such the impact from the development is considered minimal". What sort of bizarre logic is this? Because things are already bad, we can't make it any worse...? The assessment's own numbers suggest they will, and there needs to be a recognition of (and a plan for) that impact. - Although I acknowledge the childcare centre will probably go ahead anyway, I wanted to remind you that building such centres near busy roads is not ideal. The adverse health impacts of the air pollution on the attending children are well-documented (e.g. those cited here: <a href="https://www.nature.com/articles/s41597-022-01172-1">https://www.nature.com/articles/s41597-022-01172-1</a> )                                                                                                                                                                                                                                                                                                                                                                          |                      |
| 103. | 91771                    |                    | Alday Street, St James           | Neither support or object | Whilst the development will add amenities to the area, create jobs and revenue, my concern is the congestion with the entry/exit points on Albany Highway for a street section with only one lane. There are already challenges for cars on Alday Street entering the intersection with Albany Highway, this could only add to the woes. Would a zebra crossing that is currently missing in that stretch, be introduced to allow for pedestrians to safely cross the road with the added traffic?  On Shepperton Road, there needs to be a zebra crossing introduced with the proposed entry/exit points given traffic will be augmented with the development. With Shepperton Road modified in recent times which as a result has reduced the island size, it is unsafe to cross the road and highly inconvenient to walk forward or backward to the traffic lights to cross the road. There needs to be some concession made if this development was to progress, by adding a crossing.   Finally, the works at this space have been standstill for many years, is there a reason why it has |                      |

| No.  | Spark Online Response ID | CM9 Email Record # | Description of Affected Property   | Submission Position       | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Applicant's Comments |
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|      |                          |                    |                                    |                           | taken this long and why has this only just come about?  Will there be any taxpayer monies used to inject into this development project? If so, what portion of the \$28m will this be from taxpayer funds? And what if there are any cost overruns as a result of delays, etc etc?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
| 104. | 91788                    |                    | Sussex Street, East Victoria Park  | Support                   | I strongly express my support for this proposal. The initiative appears to align well with the community's development goals and has the potential to bring valuable benefits to the area.   However, I have concerns about the impact this development will have on local traffic management. The current infrastructure in the vicinity is already under strain and additional usage from this project could exacerbate congestion and delays. Furthermore, I am particularly concerned about pedestrian safety, parking availability, emergency vehicle access, etc. which could be affected if traffic issues are not adequately addressed.   I strongly encourage the inclusion of a comprehensive traffic management plan as part of this proposal to mitigate these potential issues. Measures such as improving road infrastructure, implementing other traffic solutions, and optimising signal timings, etc. would be invaluable in ensuring the development integrates smoothly into the existing environment.   Thank you for considering my feedback. I look forward to seeing how these concerns are addressed in the final plans. |                      |
| 105. |                          | D24/81442          | Albany Highway, East Victoria Park | Neither support or object | Manager of Development Services<br>City of Victoria Park,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |

| No. | Spark<br>Online<br>Response ID | CM9<br>Email<br>Record # | Description of<br>Affected<br>Property | Submission<br>Position | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Applicant's Comments |
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|     |                                |                          |                                        |                        | <p>Please find comments below with regards to the development of cafe, supermarket and child care facility at address mentioned above.</p> <p>I am writing to express my concern as one of the owners of _____ Albany Hwy (_____ site) who will share this rear access lane with the owners / tenants of the new development.</p> <p>Whilst I am not in opposition to this development going ahead it must be noted that there are already some problems with traffic congestion in the area during peak times and this new development will increase the impact on surrounding traffic infrastructure and compromise the accessibility and safety of the surrounding area.</p> <p>I am primarily concerned with the access and usage of the rear lane way, which will be used as an alternative way for people and services to access this new centre as a short cut so to speak to bypass the traffic on the busy roads.</p> <p>There is already limited visibility and access in this lane, creating challenges without this development progressing. This development and extra usage of the lane will likely lead to frequent blockages, delays and potentially hazardous conditions considering this lane way is quite restricted.</p> <p>In order to mitigate these issues I strongly recommend. To implement a one way traffic system with the only exit being on</p> |                      |

| No.  | Spark Online Response ID | CM9 Email Record #      | Description of Affected Property | Submission Position | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Applicant's Comments |
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|      |                          |                         |                                  |                     | <p>sheperton Road, Streaming traffic flow and using the best visibility on exiting the lane way.</p> <p>I trust that the council will carefully consider these recommendations and ensure that any approved development is aligned with the interests of the community. Thank you for your time and attention to this important issue</p>                                                                                                                                                                                                                                                 |                      |
| 106. |                          | D24/80705 and D24/80710 | Norman street St James           | Support             | <p>I am writing to you in regards to the above notice which i received in my mailbox this week.</p> <p>I definitely would approve and comment to say yes, go ahead with the plans to build those mentioned in the letter. This would be an extreme benefit to all those that live in this area, me included. As currently the nearest is a very old Woolworths at Bentley plaza shopping center and not very close proximately to where I reside in st James.</p> <p>Thankyou very much and hope that this does get approved and that the build can start hopefully sometime in 2025?</p> |                      |
| 107. |                          | D24/81777               | Alday Street, St ZJames          | Object              | <p>To whom it may concern,</p> <p>I currently live in Alday St and are concerned about the build up of traffic turning out of Alday St onto Albany Hwy. Since Mc Donald's has gone in it's virtually impossible to turn right or in to our street on peak times.</p> <p>This would be a nightmare and would find it unfair if our St was changed to in our our only, our the added traffic due to this new development!</p>                                                                                                                                                               |                      |

| No.  | Spark<br>Online<br>Response ID | CM9<br>Email<br>Record # | Description of<br>Affected<br>Property | Submission<br>Position | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Applicant's Comments |
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|      |                                |                          |                                        |                        | Due to recent upgrades of your coming from Cannington it its apart congested as the road is narrowed and the lights near Bunnings make it difficult to turn into Alday st . If the light was taken out and the footpath narrowed turning traffic could easily flow into Alday St.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |
| 108. | 91841                          |                          | Gerard Street,<br>East Victoria Park   | Object                 | The intersections of Oats/Hill View & Albany Hwy, Albany Hwy & Alday St, Albany Hwy & Welshpool & Shepparton, Oats & Shepparton are already already highly problematic and harzardous with high volumes of traffic. The traffic is already not adequately managed and attracting more traffic into this precinct will make it measurably worse. The numbers provided in section 5.4 seem to indicate asignificant increase in this area (depending on route taken) of traffic due to this complex.   There are already 2 other Woolworths stores adequately servicing this area - approximately 2kms in each direction (North & South), as well as a Coles, Spudshed and IGA,. In the DA, it is referenced that this location is serviced by high-frequency bus services. This is also true for these alternatives. |                      |
| 109. | 91865                          |                          | Alday Street,<br>SAINT JAMES           | Support                | The only problem is traffic management. There should be NO entrance/exit on Albany Hwy. The section of Albany Hwy between Oats Street & Welshpool road intersections is already very chaotic, overcrowded and dangerous. There are at least already 10-12 traffic blocks in this small intersection - from parking bays, laneways, shop entrances such as Bunnings, etc.  Also the crosswalk on this section on of Albany Hwy is not well lite and                                                                                                                                                                                                                                                                                                                                                                  |                      |

| No.  | Spark<br>Online<br>Response ID | CM9<br>Email<br>Record # | Description of<br>Affected<br>Property | Submission<br>Position | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Applicant's Comments |
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|      |                                |                          |                                        |                        | dangerous as there is no clear view of people stepping onto the crosswalk until last minute, as there are visual blocks, such as parked cars, traffic build up, trees.]This traffic issue must be addressed with the development and the proposed traffic plan will only add further chaos, danger and traffic blockage, not less.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |
| 110. | 91867                          |                          | Alday Street,<br>SAINT JAMES           | Support                | The only problem is traffic management. There should be NO entrance/exit on Albany Hwy. The section of Albany Hwy between Oats Street & Welshpool road intersections is already very chaotic, overcrowded and dangerous. There are at least already 10-12 traffic blocks in this small intersection - from parking bays, laneways, shop entrances such as Bunnings, etc. [Also the crosswalk on this section on of Albany Hwy is not well lite and dangerous as there is no clear view of people stepping onto the crosswalk until last minute, as there are visual blocks, such as parked cars, traffic build up, trees.]This traffic issue must be addressed with the development and the proposed traffic plan will only add further chaos, danger and traffic blockage, not less. |                      |
| 111. | 92008                          |                          | Cohn Street,<br>Carlisle               | Support                | Hopefully there is adequate parking and improvements to the current intersection. Traffic around there is already bad but anything is better than the current eyesore that is that empty lot.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
| 112. | 92099                          |                          | Belmont Avenue,<br>kewdale             | Object                 | Have lived in East Victoria Park for most of my life, and my parents still live on Hubert Street. I travel through the area daily.  This development is a terrible idea. It will cram too much stuff into that small package of land and make road traffic congestion a nightmare. The stretch of road around and between the                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |

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|      |                          |                    |                                     |                           | intersections on Shepparton road and Oats Street is already intolerably busy, with vehicles backed up regularly through the traffic lights, blocking traffic in multiple directions. It will only get worse after the build.  Additionally I see zero benefits to having yet another big supermarket at that location. There is already numerous Supermarket stores in the area: Coles Park cente, Aldi, Swansea St markets, spudshed etc. Plus there is an existing Woolworths only 1.3km away in Bentley plaza with significantly better parking. I see Zero benefits for residents only draw backs. |                      |
| 113. | 92185                    |                    | Alday Street, SAINT JAMES           | Support                   | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
| 114. | 92259                    |                    | 1010 Albany Highway                 | Neither support or object | Refer to attached letter (ref No. 9371)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 115. | 92553                    |                    | Chapman Rd, St James                | Support                   | Very needed development. Will support the businesses in the precinct, provide sorely needed supermarket competition to the wider area and the additional parking and access management will assist in managing the existing issues in the immediate area.                                                                                                                                                                                                                                                                                                                                              |                      |
| 116. | 92593                    |                    | Patricia Street, EAST VICTORIA PARK | Support                   | This brings more goods and services within walking distance of my home. As i get older, this has becoms more important to me.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
| 117. | 92615                    |                    | Westmorland street, East Vic Park   | Object                    | I believe the proposal as presented is going to introduce additional traffic congestion on Albany Highway. This area already gets significant gridlocks due to traffic turning right into Bunnings and the laneway to the food court, when heading north on Albany                                                                                                                                                                                                                                                                                                                                     |                      |

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|------|--------------------------|--------------------|-------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|      |                          |                    |                                     |                     | Highway. This scale of development, without additional provision for traffic volumes and flows will result in detrimental amenity for local residents and shoppers.   In additon, the corporatization of the design of the block and generic bland development presented is not what Vic Park is about. I am concerned at the impact it will have on the long term businesses in the area such as the Turkish takeaway. Please don't ruin Vic Park and let it become another faceless suburb.                                                                                                                                                                                                             |                      |
| 118. | 92619                    |                    | Manchester Street, Victoria Park    | Support             | I think this is a good step forward. Woolworths has hoarded that land for years and is now finally building on it. I think we should push for this to be the base for a major residential development over the top of the Woolworths and childcare centre. A low rise shopping centre alone is short sighted and does not keep with the recently proposed Albany Hway vision. If we don't insist on housing now, we will end up in the same situation as Vic Park Central, trying to figure out to convert that it into a major site. Please consider pushing for a mixed development with housing. This location would be ideal for commuters to school and will bring more foot traffic to Albany Hway. |                      |
| 119. | 92630                    |                    | Pinedale street, East Victoria Park | Support             | Great! More amenities, more vibrancy, new modern developments. Needs more of this.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| 120. | 92780                    |                    | Hubert Street, East Victoria Park   | Support             | Happy to see this is back on the cards after a long wait. It will only benefit the community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |

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| 121. | 92782                          |                          | Egham Rd,<br>Lathlain                  | Support                | I support the proposal. I makes good use of an underutilised site and is sleeved away from residential areas by other similar commercial uses. I believe the addition of a new supermarket is needed to meet the demands of the community. The existing Woolworths in Vic Park is out-dated and challenging to park during peak hours... many people, including myself, shop outside of the Town for this reason so I think the addition of a new supermarket will help drive economic growth in the community.   My only concern is whether it would create further traffic congestion, particularly on Welshpool Rd, which seems to have already been impacted by works associated with Metronet (a lot more congested).     |                      |
| 122. | 92783                          |                          | Withnell Street,<br>East Victoria Park | Support                | Overall I am supportive of this proposal, though it would seem to be a missed opportunity not to have an entry statement to the Albany highway strip with several stories of apartments above the shopping centre. I also feel that YET ANOTHER child care centre in the area is not the best use of the upper floor - a cafe / restaurant / quality foodhall (similar to Carousel) would better activate (and for a broader demographic) the rooftop space With the Oats Street station precinct (hopefully) set for greater density it would also be good planning to incorporate better pedestrian accessibility across Shepparton road - ideally a ramped pedestrian bridge from Milford street entering into this complex |                      |
| 123. | 92784                          |                          | Cookham Road,<br>Lathlain              | Support                | The proposal is very well thought out and will provide much needed, high-quality services to the local area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |

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| 124. | 92785                    |                    | Tuckett Street, Carlisle            | Support                   | No Comment.                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| 125. | 92786                    |                    | Gloucester Street, Victoria Park    | Neither support or object | The traffic is already very dangerous and accessing parking is horrific in this area already                                                                                                                                                                                                                                                                                                       |                      |
| 126. | 92787                    |                    | Swansea Street, East Victoria Park  | Support                   | No Comment.                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| 127. | 92788                    |                    | Tuckett Street, Carlisle            | Object                    | This in conjunction with Swansea Street Markets now being sold by Niche Living to National Storage is devastating for this end of town. Personally I would have loved an upmarket Good Grocer or IGA to have moved in as a better alternative to a big thug like Woolworths considering they are at Bentley not more than 5 minutes away. Victoria Park does not need another Woolworths or Coles. |                      |
| 128. | 92789                    |                    | Dane Street, East Victoria Park     | Support                   | It's a great Idea, need another grocery shop in this precinct. I'm sure the traffic and parking will be looked at closely so there will be no congestion.                                                                                                                                                                                                                                          |                      |
| 129. | 92790                    |                    | Heirisson way, Victoria park        | Neither support or object | I only support if tree canopy is maintained as much as possible especially in the car park area - to be developed around the existing trees  They are detrimental to our urban cooling and local wildlife                                                                                                                                                                                          |                      |
| 130. | 92791                    |                    | Anglesea Street, East Victoria Park | Support                   | I think this will positively support the value and development of an area that has looked run down and has had safety concerns for a long period of time.                                                                                                                                                                                                                                          |                      |

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| 131. | 92794                    |                    | Gallipoli St, Lathlain           | Object              | There is already a Woolworths, Bentley 1.4kms away from the proposed site & another Woolworths Victoria Park 3.3kms away. There is no requirement for another Woolworths in this radius or area. I'm not opposite to the site development, only the proposed use of it.                                                                                                                                                                                                      |                      |
| 132. | 92795                    |                    | State Street, Victoria Park      | Support             | It's about time this carbuncle was developed.                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 133. | 92797                    |                    | Jupiter Street, Carlisle         | Support             | A much needed addition to the end of east vic park.                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
| 134. | 92798                    |                    | Alday street, St James           | Support             | My only concern is the increase of vehicle traffic which will occur in both directions on Albany Highway between Hill View Terrace and Welshpool road. Turning right onto Albany Highway from Alday street is already very difficult due to heavy congestion. Will there be traffic lights introduced at that intersection to reduce the risk of accidents?                                                                                                                  |                      |
| 135. | 92799                    |                    | King George, St Victoria Park    | Object              | My main concern is the established, mature trees on the current property. I find it very concerning and short sighted when such trees are not considered in the planning process and that every effort is not taken to incorporate them into the building process. We're all aware of how hot and prolonged our summers have gotten and mature trees are vitally important to our communities and environment. Please make the effort to protect the trees on this property. |                      |

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| 136. | 92801                    |                    | egham rd, Lathlain               | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 137. | 92802                    |                    | Hill View Terrace, St James      | Support             | Existing shopping centres in the community are over utilised and have busy car parks, reducing their amenity. This will provide much needed optionality for residents. I am very supportive of the proposed plans.                                                                                                                                                                                                                                                                                                                       |                      |
| 138. | 92803                    |                    | Cavendish Way, Victoria Park     | Support             | As we are moving to a property closer to the Vic Park Centre precinct, this development will benefit our area aesthetically and strengthen community bonds.                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 139. | 92810                    |                    | Merton St, Victoria Park         | Support             | Creates a welcomed improvement to the visual amenity at a dominant corner.  Provides a modern shopping complex & other facility.  Better if there were more trees on Albany Hwy.                                                                                                                                                                                                                                                                                                                                                         |                      |
| 140. | 92811                    |                    | Fisher Street, Belmont           | Support             | It will offer me greater amenity and improve that section of the highway                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| 141. | 92813                    |                    | streatley rd, lathlain           | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| 142. | 92817                    |                    | Boundary Rd, St James            | Support             | Traffic is my main concern, parking appears to have been well considered with 218 underground car parks. But traffic is already a problem in this area and adding more cars to the road here will make traffic more congested.  It would be great if the council, Main Roads and the developers could work together to address this traffic issue before adding more traffic to the area.  The traffic lights from Oats St across Shepparton Rd to Officeworks creates a dangerous combination of cars turning into Officeworks and cars |                      |

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|      |                          |                    |                                  |                     | wanting to continue on Hill View Terrace, which causes issues with cars banking across the intersection. Then around the corner on Albany Highway the cars entering and exiting Bunnings cause issues and stop traffic. This will all be exacerbated by adding in another grocery store. [Turning in/out of Alday St onto Albany Hwy is also challenging and can be dangerous at peak traffic times. Please take the time and resolve this issue before the development is completed. Thank you. |                      |
| 143. | 92818                    |                    | elkhorn street, East cannington  | Object              | The location of the new site is already in a busy area where traffic is chaos!   I work in the area and pass daily.  How many supermarket chains do we need? Support small business !!!!!   Woolworths Bentley & vic park are already close enough ....                                                                                                                                                                                                                                          |                      |
| 144. | 92857                    |                    | Balmoral St, East Victoria Park  | Object              | Traffic is already congested along the part of Albany Highway where the development will be located and the new supermarket will only exacerbate the problem. Having yet another access point to/from Albany Highway, will make driving along that section of the highway even more difficult. It will also not be easy to exit the development onto Albany Highway, especially when turning right.                                                                                              |                      |
| 145. | 92862                    |                    | Carnarvon St, East Victoria Park | Object              | One would have to ask if yet another supermarket is required for the area, or if this is yet another case of Woolworths buying and holding land.   There seems to be no regard for traffic to and from the site, which is bad enough already. Without serious modification to the existing intersections in the vicinity I believe that this proposed development doesn't meet the needs of the residents.                                                                                       |                      |

| No.  | Spark Online Response ID | CM9 Email Record # | Description of Affected Property | Submission Position | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Applicant's Comments |
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| 146. | 92886                    |                    | Marchamley Place, Carlisle       | Support             | No Comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
| 147. | 92889                    |                    | Enfield Street, Lathlain         | Support             | My only comment is to consider adding a slip lane from the Shepparton road side if possible, to avoid holding up buses in the bus lane?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |
| 148. | 92890                    |                    | Wyndham St, St James             | Support             | I wholly support this proposal which will bring some much needed utility back to a neglected corner of the neighbourhood. The site is currently a blight on the landscape but knowing that this development was potentially coming was a factor that attracted us to buy in the area. It will serve to bring footfall to the area which in turn will support a thriving small business sector with several small restaurants seemingly struggling for numbers when compared to several competitors further down 'the strip'. While I understand there may be some concerns about traffic in the area, I'm not convinced that the impact will be significant. In actual fact, for those of us that live in close proximity, it may lead to less car use. For example, we currently walk to Aldi for some of our shopping, but for items not available there, we end up driving down to the Park Centre. [With the developments also taking place in the nearby park, this will reinvigorate the whole area and make for a much more liveable neighbourhood. |                      |
| 149. | 92897                    |                    | Gresham Street, Victoria Park    | Support             | This is great for the town.... but please there be more of a focus for prevention of crime and antisocial behaviour down Albany hwy. It's horrendous... I'm becoming anxious going to the shopping centres and shops on the strip                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |

| No.  | Spark<br>Online<br>Response ID | CM9<br>Email<br>Record # | Description of<br>Affected<br>Property | Submission<br>Position | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Applicant's Comments |
|------|--------------------------------|--------------------------|----------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 150. | 92994                          |                          | satellite place,<br>Carlisle           | Support                | No Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| 151. | 93054                          |                          | Westminster St,<br>East Victoria Park  | Object                 | The proposed traffic access arrangement for Albany Highway would further negatively impact traffic volumes in the immediate area. The section of Albany Highway in question is consistently busy throughout the day with traffic and is often at a standstill or bumper to bumper between the sets of traffic lights. The location of the entry close to the intersection of Alday Street is problematic as there are already issues with right turners in and out of this street. The increased traffic in this area will cause local residents, like myself, to avoid the area entirely and spend elsewhere.  Please reconsider the traffic management plan. |                      |
| 152. | 93061                          |                          | Berwick st, St<br>James                | Object                 | There will be a massive increase in abandoned trolleys as a result of this development. Driving in radius from any Victoria park shops and you can find at least 10-15 trolleys abandoned. Collections services and current council policy is not sufficient and impounding trolleys cost rate payers money. Council should enforce Aldi model (paid coin) for trolleys on this development as none of these abandoned trolleys are Aldi labelled.                                                                                                                                                                                                             |                      |
| 153. | 93062                          |                          | berwick street, St<br>james            | Support                | Support this area being developed and improved with the inclusion of effective controls for traffic and shopping trolleys as outlined below.  The intersection of hill view and Albany is a known black spot with considerable traffic jams and accidents. Developer needs to improve safety and reduce congestion through traffic design.  There are already significant numbers of woolworths                                                                                                                                                                                                                                                                |                      |

| No.  | Spark<br>Online<br>Response ID | CM9<br>Email<br>Record # | Description of<br>Affected<br>Property | Submission<br>Position | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applicant's Comments |
|------|--------------------------------|--------------------------|----------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|      |                                |                          |                                        |                        | trolleys being dumped on Berwick street from Bentley forum. Developer needs to install controls to ensure trolleys don't leave the shopping complex.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
| 154. |                                |                          |                                        | Object                 | <p>Submission received from a planning consultant and informed by a review of the TIA by a third party traffic consultant – requested that the contents of their submission be summarised and not released in full.</p> <p><i>There are significant shortcomings with the proposal as it applies to the circulation of vehicles within the site, traffic access and egress external to the site, and impact on surrounding intersections. This includes shortcomings with the methodology undertaken for the SIDRA modelling and traffic assessment undertaken. The shortcomings are significant and will potentially have a significant adverse impact on the site and the surrounding road network.</i></p> <p><i>The development is not appropriate for approval in its current form.</i></p> <p><i>The proposal has not adequately addressed –</i></p> <p><i>(a) Impacts of traffic movements and queuing along Albany Highway and the Shepperton Road, Albany Highway, and Welshpool Road intersection treatments which lead to</i></p> |                      |

| No. | Spark<br>Online<br>Response ID | CM9<br>Email<br>Record # | Description of<br>Affected<br>Property | Submission<br>Position | Submission Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applicant's Comments |
|-----|--------------------------------|--------------------------|----------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|     |                                |                          |                                        |                        | <p><i>increased safety risks and functionality impacts on the transport network;</i></p> <p><i>(b) Shortcomings associated with the SIDRA analysis including, failure to undertake an assessment of the AM peak period, failure to properly calibrate the analysis and a requirement for the upgrading of the intersection of Shepperton Road and Albany Highway as a result of the Proposed Development being forecast to cause the operation intersection to fail from Year 1.</i></p> <p><i>(c) Impacts associated with sight lines both within the Proposed Development and onto adjoining roads;</i></p> <p><i>(d) Impacts of vehicle turning movements that are inadequate between the ROW54 and the site;</i></p> <p><i>(e) Inadequate ramp configurations for access to Albany Highway;</i></p> <p><i>(f) Impacts of the shortfall of parking bays which are considered to be an under estimation of the shortfall, along with inadequate alternative bicycle parking bays and end of trip facilities;</i></p> <p><i>(g) Impacts arising from pedestrian network connectivity including the severing of pedestrian access along Shepperton Road and inadequate pedestrian facilities within the site itself;</i></p> |                      |

| No.  | Spark<br>Online<br>Response ID | CM9<br>Email<br>Record # | Description of<br>Affected<br>Property | Submission<br>Position | Submission Comments                                                                                                                                                                                                   | Applicant's Comments |
|------|--------------------------------|--------------------------|----------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|      |                                |                          |                                        |                        | <i>(h) Impacts associated with the capability and functionality of the reliance on ROW54 to accommodate service vehicles and shopper traffic heading in both directions given its width, design and construction.</i> |                      |
| 155. |                                | D24/8177<br>7            | Albany Highway                         | Object                 | Refer to attached letter (Date received: 09/01/2024)                                                                                                                                                                  |                      |

PS ref: 9371

16 December 2024

Town of Victoria Park  
9 Shepperton Road, Victoria Park  
Via email: [admin@vicpark.wa.gov.au](mailto:admin@vicpark.wa.gov.au)

Attention: Robert Cruickshank, Manager Development Services

Dear Sir,

**SUBMISSION IN RESPONSE TO PUBLIC NOTIFICATION  
LOTS 488, 30, 131 & 132 (355-357) SHEPPERTON ROAD, EAST VICTORIA PARK  
DEVELOPMENT APPLICATION (SUPERMARKET, RESTAURANT/CAFÉ AND CHILDCARE PREMISES)**

Planning Solutions acts on behalf of Bunnings, the current tenant of Lots 472, 473 & 474 (1010) Albany Highway, East Victoria Park and operator of the East Victoria Park Bunnings Warehouse.

We write to you in response to public notification of a development application (Ref No. 5.2024.212.1) over Lots 488, 30, 131 & 132 (355-357) Shepperton Road, East Victoria Park (**subject site**).

Having considered the application, we can confirm that **Bunnings does not object to the development—but they do have genuine concerns regarding access and servicing along right of way 54 (ROW54) which they consider need to be addressed.** Either during the assessment process, or via suitably worded conditions of approval.

**CURRENT OPERATIONAL ARRANGEMENTS FOR RIGHT OF WAY 54 AND PUBLIC CARPARK**

ROW54 provides daily service and delivery access to Bunnings Warehouse, shared with Officeworks, Chicken Treat, and a number of restaurants and other commercial outlets. It is of the **utmost importance** to our clients' commercial interests that there be no serious disruption to their delivery schedule before, during or after the realignment of ROW54. Specifically, that there be uninterrupted access for 12.5m heavy rigid vehicles from ROW54 to Shepperton Road between 6am and 4pm seven days a week.

Historically, ROW54 connected Oats Street with Shepperton Road, with a public carpark occupying the north side of the eastern end. Following a land assembly deal that included the sale of the public carpark and private land to the south of ROW54, a portion of ROW54 was closed and the land acquired by the proponent. Our understanding is that access along the original alignment of ROW54 is maintained under the terms of sale until a realigned access route is provided between ROW54 and Shepperton Road via an easement over the proponents' land.

It is important for the Town to be aware that the public carpark provides a key function within the overall operation of ROW54. The laneway does not have a uniform width and narrows to 5 metres at the western end. A level of coordination between existing businesses is necessary to avoid unnecessary delivery delays—however it is inevitable for there to be occasions when delivery trucks will arrive whilst another is still unloading. In these situations, the waiting trucks will queue in the public carpark. This is made possible by the current alignment of ROW54 (which allows trucks entering the western end from Shepperton Road to see along the length of the laneway); and the circular access route through the public carpark (allowing trucks to queue without obstructing smaller vehicles entering and existing the carpark). This is illustrated in the figure below:



Figure 1 – Representation of the function of ROW54 and the public carpark

## COMMENTS ON THE DEVELOPMENT APPLICATION

We have reviewed the development application and supporting materials advertised by the City, and note the following:

- The proposed development significantly increases the land use intensity, traffic generation and level of vehicular activity on the subject site relative to the present situation. **This causes Bunnings to be concerned about the potential for increased servicing delays.**
- The DA Report states that commercial vehicles associated with the development will enter from Shepperton Road (left-in only) and reverse into the loading dock. Whilst we do not object to the proposed access arrangements, **we consider that it increases the risk of vehicle conflict around ROW54 given that other trucks entering from Shepperton Road no longer have visibility of the laneway, and light and heavy vehicles are passing through and manoeuvring within this area.** It's also not clear why the Transport Impact Statement (TIS) refers to "limited delivery/service trucks" utilising this access point when it appears to be the primary servicing access point.
- The DA report states that delivery vehicles associated with Bunnings and Officeworks are "also likely to use the proposed access from Shepperton Road". **This is true, however delivery vehicles also travel from west to east—which the swept paths show to have greater difficulty turning north into the realigned access onto Shepperton Road.**
- The TIS does not address or engage with the real-world operation of the laneway (as described above) and how it might be impacted by the development, nor has there been any discussion between the proponent and other businesses about existing delivery arrangements or frequencies. **Consequently the TIS provided simply does not provide Bunnings with confidence that ROW54 will continue to function to the same level as it currently does.**
- The swept paths provided in the proponent's Transport Impact Statement (TIS) appear to avoid the proposed staff parking bays by the slimmest of margins and require 12.5m vehicles travelling east along ROW54 to lane cross when turning north. **Locating these parking bays in such close proximity to the corner and the vehicle movement path appears to represent a potential conflict point between smaller and heavy vehicles.**

- The DA report states that a new crossover to Albany Highway will provide customer access to the basement, undercroft and ground floor parking. The ground floor architectural plans show this as a full movement crossover, whereas the SD105 drawing shows it as right and left-in, but only left-out. **This may only be a minor discrepancy, but it does not provide confidence that the traffic and access arrangements have been fully resolved.**
- The TIS assigns 90% of inbound customer trips as arriving from Albany Highway and only 10% turning-left in from Shepperton Road—whereas 35% of customers are identified as exiting via the left-out to Shepperton Road. **We invite the Town to closely scrutinise these assumptions as the implication of a higher percentage of customer arrivals via the northern crossover is more congestion and potential servicing delays.**



Figure 2 – Extract from TIS showing 12.5m HRV travelling east along ROW54

## CONCLUSIONS

Whilst none of the observations made above individually amount to a potentially **unresolvable** matter—collectively, they provide reasons to be concerned that the realigned access route between ROW54 and Shepperton Road (as currently designed) is simply too tight, too constrained and potentially—too congested—to maintain the current levels of convenience and service. Furthermore, the design simply lacks the redundancy to allow for truck queuing in unforeseen circumstances.

In particular, the retention of 14 parking bays within the location of the former public carpark appears to be undermining the design of the realigned ROW54 and back of house loading area. Given that these bays represent only 6% of the total amount of parking, we are of the view that the benefit they provide from a customer parking perspective simply does not justify their retention given the risk of conflict with service vehicles, and the more beneficial use of the area for vehicle queuing.

## RECOMMENDATIONS

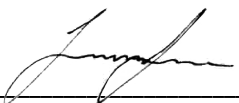
In light of these comments, we provide the following recommendations:

- The design of the ROW54 realignment should be refined so as to satisfactorily allow service vehicles to travel along ROW54 from west to east (Oak Street to Shepperton Road) and to allow for potential truck queuing in a scenario in which they cannot temporarily access the laneway.
- The design of the ROW needs to remove curbs, landscaping and parking bays from any proximity with vehicle movement paths to reduce the potential for obstruction and conflict with vehicle servicing.
- The number of public parking bays alongside the realigned ROW54 should be reviewed with a view to reducing or eliminating the public carpark in favour of keeping this area clear for vehicle movements, manoeuvring and queuing.

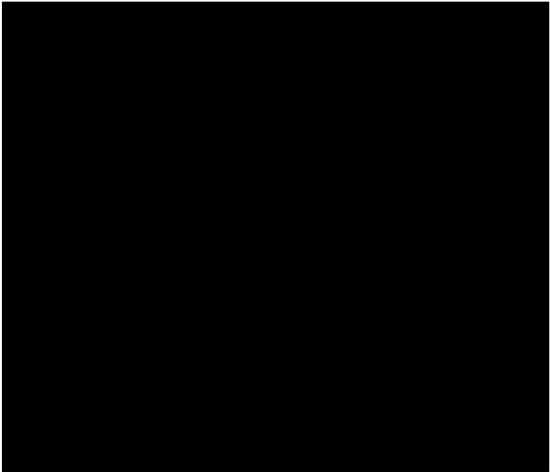
- The traffic distribution assumptions within the traffic impact statement should undergo an additional level of scrutiny with the proponent's traffic engineer modelling some additional scenarios involving a higher level of inbound traffic from Shepperton Road.
- Any development approval should include a suitably worded condition of approval requiring the proponent to resolve ongoing servicing and delivery schedules with a traffic management plan, to be prepared in consultation with the City, and other landowners along ROW54.

Should you have any queries or require further clarification in regard to the proposal, please do not hesitate to contact the writer.

Yours faithfully,

  
**JOSHUA CARMODY**  
**ASSOCIATE**

21209 9371 Letter to ToVP



9 January 2025

Robert Cruickshank  
Town of Victoria Park  
99 Shepperton Road  
Victoria Park WA 6100

Dear Robert,

**LETTER OF OBJECTION – 5.2024.212.1 - 1022-1032 ALBANY HIGHWAY & 355-357 SHEPPERTON ROAD, EAST VICTORIA PARK**

██████████, the owners of the ██████████ located at ██████████, ██████████, is providing this letter of objection to the proposed development at 1022-1032 Albany Highway and 355-357 Shepperton Road, East Victoria Park (subject site).

We understand the development application seeks approval for the following:

- Woolworths supermarket
- 12 retail/F&B/kiosk stores
- Childcare centre
- At-grade parking and two basement level parking
- Other associated works.

On 18 December 2024, the Town of Victoria Park gazetted its new Local Planning Scheme No.2 (LPS 2), providing an updated and contemporary planning framework applicable to the subject site. Relevant local planning policies include:

- Local Planning Policy 7: Development and Vehicle Access to Properties Abutting Rights-of-Way (LPP 7)
- Local Planning Policy 15: East Victoria Park Gateway Shopping Area Design Guidelines (LPP 15)
- Local Planning Policy 39: Tree Planting and Retention (LPP 39)

Upon reviewing the proposal against the applicable planning framework, we consider that it seeks variations to the following critical elements:

- Vehicle Access
- Setback and Landscaping to Shepperton Road
- Tree Removal
- Building Height
- Signage

A detailed review of each of these elements and our objection is provided below.



### **Vehicle Access**

The proposed development includes access from Albany Highway, which is explicitly not permitted when a right-of-way access is available, as outlined in LPP 7. According to the applicant's traffic report, the Albany Highway crossover is designated as the "primary access point for customers," with up to 90% of vehicles entering and 65% leaving the site via this access point.

During the afternoon peak period, which normally coincides with peak pedestrian activity, the Albany Highway access is projected to handle approximately 401 vehicle crossings per hour — equating to one vehicle every nine seconds. This level of vehicle movement poses a substantial risk to pedestrian safety and disrupts the pedestrian-friendly environment envisioned for Albany Highway. Furthermore, vehicles exiting the development would need to encroach on the footpath to achieve sufficient visibility and safely enter the roadway. This encroachment would obstruct pedestrian movement and further diminish the walkability of the streetscape.

The proposed Albany Highway access fundamentally conflicts with the planning intent of LPP 7, which seeks to prioritise pedestrian safety and reduce vehicle impacts along key urban corridors. By failing to utilise the available right-of-way access, the development undermines the principles of safe, integrated, and pedestrian-focused urban design. For these reasons, the proposed access arrangement is inappropriate and should not be supported in its current form.

Additionally, the proposed vehicle access from Shepperton Road is overly excessive in size seemingly designed to prioritise vehicles to enter the site at a faster speed over the pedestrian walking environment.

### **Setback and Landscaping to Shepperton Road**

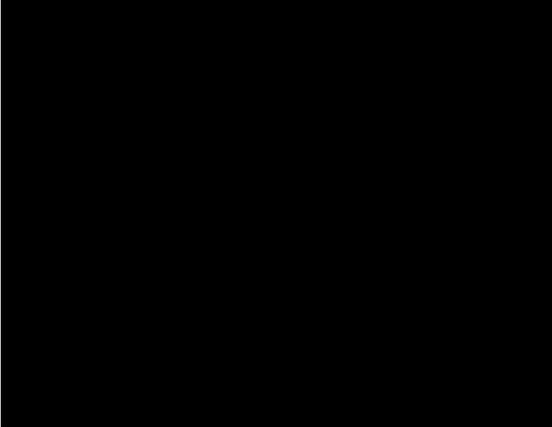
The proposed development includes a nil setback to Shepperton Road (with an average setback of 2.5–3 metres), which falls significantly short of the minimum 4.5 metre setback required under LPS 2. Additionally, only approximately 36% of the required 4.5 metre setback area has been landscaped. This level of landscaping is not considered sufficient to meet the requirement for the area to be properly landscaped and maintained to a high standard, as stipulated in LPS 2.

The recently gazetted LPS 2 clearly envisions the Shepperton Road setback area as a broad, open space intended to accommodate mature and thriving landscaping, which contributes positively to the streetscape and pedestrian amenity. However, the proposed development undermines this intent by utilising the setback area primarily as a service or "back of house" space. The design features a blank wall that fails to integrate with or enhance the surrounding environment and leaves insufficient room for the establishment of high-quality landscaping.

This approach not only disregards the principles set out in LPS 2 but also compromises the potential for a visually appealing and functional streetscape along Shepperton Road and entry to the Town. It sets an undesirable precedent for future developments by undervaluing the importance of setbacks and landscaping in achieving the Town's broader planning objectives. For these reasons, the proposed setback and landscaping provisions are inadequate and should not be supported in their current form.

### **Tree Removal**

The proposal seeks to remove 10 trees within the site boundary, with no trees proposed for retention. According to the applicant's arborist report, six of the trees slated for removal have been assessed with a 'B' Tree Quality Score. This indicates that these trees have an expected life expectancy of 15 to 25 years and cannot be readily replaced within a 10-year timeframe. All six trees meet the definition of 'Trees worthy of retention' as outlined in LPP 39.



The trees in question provide long-term ecological, aesthetic, and social value, and their removal would result in an immediate and significant loss that cannot be adequately mitigated within a reasonable timeframe. Furthermore, the loss of these trees undermines broader urban greening and sustainability goals, which are critical to supporting liveable and climate-resilient communities.

Given their classification as 'Trees worthy of retention,' the removal of these trees is unwarranted and not considered appropriate. Retention and integration of existing significant trees within the site design should be prioritised to align with the intent and requirements of LPP 39. For these reasons, the proposed tree removals should not be supported.

In addition to the tree removal within the site, the proposal seeks to remove 19 street trees, substantiating the tree canopy loss and diminishing the pedestrian amenity surrounding the site. The most prominent area of street tree loss is along the Shepperton Road frontage which as discussed earlier is already providing minimal landscaping and setback areas coupled with a blank façade. This will worsen the harsh pedestrian environment along Shepperton Road.

### **Building Height**

The proposed development seeks a building height of 11.5 metres at the Albany Highway lot boundary, significantly exceeding the 9 metre maximum height stipulated under the recently gazetted Local Planning Scheme No. 2 (LPS 2). This excessive height, coupled with a zero setback along Albany Highway, would result in an imposing and overbearing built form that undermines the pedestrian experience, reduces natural light to adjacent public spaces (including a pocket park), and establishes an unfavourable precedent for future developments in the area.

It is important to emphasise that prior to the gazettal of LPS 2 on 18 December 2024, the maximum permissible height at the Albany Highway boundary was 7.5 metres. The increase to 9 metres under the current scheme reflects a deliberate and measured adjustment by both the Town and the Western Australian Planning Commission (WAPC), made after thorough consultation and careful consideration. This recent revision underscores the importance of maintaining the integrity of the planning framework and respecting the limits set to balance urban development with community expectations.

The proposal not only disregards the newly established 9 metre height limit but also fails to comply with the previously accepted 7.5 metre standard, rendering the request for a further increase entirely inappropriate. Approving such a variation would contradict the carefully considered outcomes of the recent planning process and jeopardise the intent and consistency of the Town's strategic vision for this area. For these reasons, the proposed height variation must be firmly rejected to uphold the planning principles and ensure equitable and sustainable development.

### **Signage**

The proposed signage along Shepperton Road includes multiple wall signs and a large pylon sign, which is inconsistent with the minimal signage requirements and the prohibition of pylon signs outlined in LPP 15. The extensive wall signage along the Shepperton Road frontage does little to address or minimise potential traffic hazards that may arise from visual clutter, while the inclusion of a large pylon sign further detracts from the intended character and aesthetic vision of the area.

The cumulative impact of these signage elements not only fails to adhere to the requirements of LPP 15 but also sets an undesirable precedent for future developments. As such, the proposed signage is inappropriate and should not be supported in its current form.

### **Conclusion**

It is strongly reiterated that this proposal should not be supported. The objections are based on



significant concerns regarding the following:

- Excessive building height
- Reduced setbacks and inadequate landscaping along Shepperton Road
- Inappropriate vehicle access from Albany Highway
- Reduced tree canopy coverage
- The proliferation of large-scale and intrusive signage

Additionally, as a key entry point to the Town, the subject site warrants a development that complies fully with the Town's vision and aligns with the recently gazetted planning framework. LPS 2, gazetted in December 2024, reflects comprehensive input from the community, the Town, and the WAPC. A development consistent with this framework is essential to maintain the integrity of this key area.

We trust that this submission will be given due consideration in the assessment of this proposal.