



Ben Wyatt MLA
MEMBER FOR VICTORIA PARK

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Mr Anthony Vuleta
Chief Executive Officer
Town of Victoria Park
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27 February 2017

Dear Mr Vuleta

Proposed redevelopment of the IGA Carlisle location (corner of Orrong Rd and Archer St) (the 'Location')

As the Member for Victoria Park I have the pleasure of representing the residents of Carlisle. It is on behalf of these residents that I write to the Town of Victoria Park in opposition to the proposed redevelopment at the Location. I have been contacted by a significant number of constituents who are disappointed to hear that their local IGA may be facing closure and being replaced with a fast-food chain and petrol station. A range of concerns regarding the development have been brought to my attention, however the issues raised most frequently are issues around increased traffic congestion and illegal parking. In this submission, I endeavour to reflect the position of my constituents and in doing so, I hope to persuade the Town of Victoria Park to



A Fresh Approach for WA

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advise against the proposed development on 232 Orrong Road to the relevant Metro Central Joint Development Assessment Panel meeting.

I. Potential for traffic congestion

The worsening of an already dangerous traffic situation near 232 Orrong Road is another major concern for my constituents. The intersection at Archer Street onto Orrong Road is already an area that local residents find hard to navigate and many have been involved in, or witnessed, accidents. With the added traffic of those using the proposed petrol station and fast food outlet, residents fail to see how the safety of the corner would be improved. I share this particular concern.

The impact of the proposed development in respect of parking in local streets is also a major concern for my constituents, and residents of Satellite Place in particular. Residents inform me that patrons of the IGA already park at the end of their street to access the grocery store and they fear the addition of two 24 hour businesses would only exacerbate the parking issues.

Having studied the developers plan, I believe that there is merit to the concerns raised by local residents. With only 25 parking bays allocated in the development, and the potential for 12 staff to be engaged in work at the site, there seems little room for patrons to park without spilling onto nearby streets.

In my view, the practicalities of accommodating the 19-metre fuel truck needed to service the proposed petrol station are not convincingly addressed in the traffic assessment provided by the developers.

It seems ambitious to suggest a 19-metre fuel service vehicle could operate effectively in a dramatically smaller space than the petrol station across the road.

I also find the traffic analysis has severely underestimated the increase in traffic the presence of a fast food outlet and petrol station will bring. I am sure you have observed how disruptive a fast food 'drive through' queue can be during peak times. Considering the proposed Hungry Jacks will be one of only a few fast food restaurants in the suburb of Carlisle, I find the projections provided by the developers in their traffic assessment dramatically underestimate the potential increases in traffic. In my view, much more analysis on the impact of such a development at the Location on traffic movements needs to be undertaken.

II. Other concerns

It is my understanding that many elderly and disabled Carlisle residents, who do not have immediate access to transport, take advantage of the IGA to maintain their independence. The nearest supermarkets for these residents, excluding the IGA, would be in the suburbs of Belmont or East Victoria Park. To access these supermarkets residents would need to cross either Orrong Road or the Armadale/Thornlie train line which may be a considerable effort without access to reliable transport. Removing the convenience of a local grocery in favour of fast food and petrol would greatly diminish the quality of life many residents enjoy.

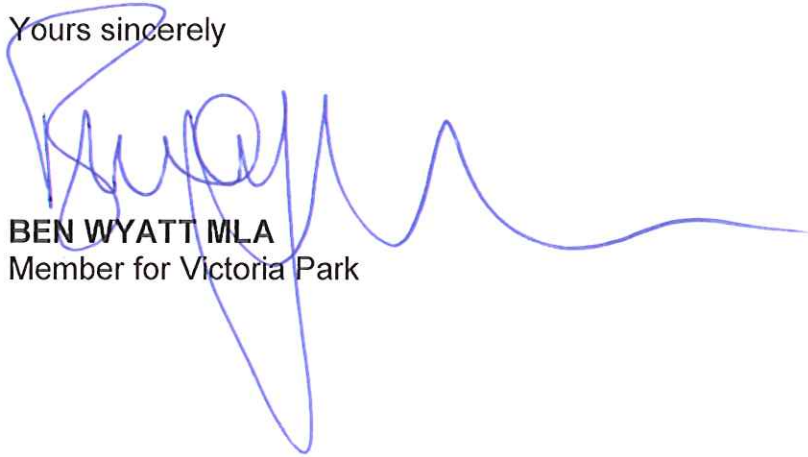
A final point I would like to make as a resident as well as the local Member of Parliament is perhaps not directly relevant to the planning considerations that the Town will consider, and that is the concerns I have about replacing a grocery store with a fast-food outlet. Much discussion is had around the impact of such food on health and, therefore, the State and Commonwealth Budgets. While I very much am of the view that people need to take responsibility for their own diets, the reality is that if we remove the capacity for people to buy fresh food then we will simply add to this national issue. This may not be of direct relevance to the planning considerations of the Town but is an issue that every person in Carlisle concerned by this development has raised with me and is a concern I share.

III. Conclusion

In my capacity as the Member for Victoria Park, I have a responsibility to reflect the attitudes and values of my constituents in this submission. It is clear from my consultations with the Carlisle community that little support exists for the proposed development at 232 Orrong Road. Most residents expressed concerns at the potential for an increase in traffic issues and illegal parking. This type of community objection, in my opinion, cannot be ignored. I sincerely hope the Town consider these objections in their advice to the Metro Central Joint Development Assessment Panel.

I am willing to meet and discuss any of these issues with you.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ben Wyatt', with a large, sweeping flourish extending to the right.

BEN WYATT MLA
Member for Victoria Park