

Submitter	No	Submitter Comments	Officer Comment	Officer Recommendation
Department of Planning, Lands & Heritage		<p>I refer to your letter dated 17 July 2017 regarding the above application. In accordance with the Western Australian Planning Commission's (WAPC) Instrument of Delegation DEL 2017/02 dated 30 May 2017, the following transport comments are provided with respect to this proposal.</p> <p>Summary of Proposal</p> <p>The proposed development application is for a McDonald's fast food restaurant with a drive-through facility. The restaurant is proposed to be located on the corner of Thomas Road and Kardan Boulevard at Byford and will accommodate a Gross Leasable Area (GLA) of 547m².</p> <p>Land Requirements</p> <p>The subject site abuts Thomas Road which is reserved as a Category 2 Other Regional Road (ORR) under the Metropolitan Region Scheme (MRS), per Plan Number SP694/4. Lot 906 is not affected by the ORR reservation for Thomas Road, per the Western Australian Planning Commission (WAPC) Land Requirement Plan (LRP) number 1.3232.</p> <p>Access</p> <p>The proposed restaurant does not propose access to the ORR and no existing access currently exists for the subject site onto Thomas Road. Therefore, this is in accordance with the Commission's Regional Roads (Vehicular Access) Policy D.C. 5.1, which seeks to minimise the number of new crossovers onto regional roads.</p> <p>Transport Impact Assessment</p> <p>The following comments are based on the Department's review of the <i>Proposed McDonald's Restaurant, Thomas Road and Kardan Boulevard, Byford Transport Impact Assessment</i>, prepared by Transcore, dated June 2017 (The transport assessment).</p> <p><i>Trip Generation and Distribution</i></p> <p>According to the transport assessment, the proposed development will generate approximately, 2,057 vehicles per day (vpd) with approximately 139 vehicles per hour (vph) in the AM peak and approximately 98 vph in the PM peak hour. The trip generation information has been derived from previous traffic surveys undertaken at a similar</p>	The comments are noted.	No action required.

	<p>McDonalds restaurant in Morley and via customer patronage data. The peak rates have been derived from this information in the following manner:</p> <ul style="list-style-type: none"> • AM peak hour: 1.7 trips per transaction • PM peak hour: 0.57 trips per transaction and • Daily: averaged 1.14 trips per transaction. <p>The trip generation method using traffic survey information from similar developments is the preferred traffic generation method outlined under the <i>Transport Impact Assessment (TIA) Guidelines 2016</i>. The transport assessment has also assumed a 50/50 traffic split for both the peak hour and throughout the day and has assumed a 50% passing trade as outlined in the TIA guidelines. The Department is therefore satisfied with the trip generation methodology.</p> <p>The trip distribution methodology has been based on the Redgum Brook Estate North LSP. The LSP was modelled in 2015 and has been further refined by the peak hour manual traffic count data undertaken for the Kardan Boulevard / Thomas Road intersection undertaken on the 28 June 2017. Given the approach to the derived traffic distribution the Department is satisfied with this aspect.</p> <p><i>SIDRA Intersection Analysis</i></p> <p>SIDRA intersection analysis was undertaken and the results presented in the transport assessment. Assessments were undertaken for the following intersections:</p> <ul style="list-style-type: none"> • Thomas Road / Kardan Boulevard (2017). • Thomas Road / Kardan Boulevard (2031). • Kardan Boulevard / Kalyang Loop / Pingaring Court. <p>According to the transport assessment, all SIDRA analyses showed that the abovementioned intersections will perform within a satisfactory Level of Service and Average Delay in accordance with the TIA Guidelines. This has been shown for both the existing (2017) and future (2031) years for the Thomas Road / Kardan Boulevard intersection. The intersection was also analysed under both the existing geometry of the t-intersection and as a two lane roundabout which is anticipated to be in place by 2031 .</p> <p>The Department has also reviewed the electronic files of the SIDRA analysis and is satisfied with the assumptions contained in the SIDRA.</p>		
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		<p>Summary of Recommendations</p> <p>Therefore, the Department has no objections to the proposal on regional transport planning grounds.</p>		
A & E Christian 45 Pomeria Drive Byford WA 6122 A399129		We give full support for proposed fast food / takeaway (McDonalds) in our area		
Main Roads Western Australia		<p>Main Roads has now completed its assessment of the SIDRA files and advises that it <u>cannot support this development</u> until a revised Traffic Impact Assessment (TIA) is undertaken. A number of critical inputs that Transcore have entered into the SIDRA software are either incorrect or have not been modelled at all as detailed below which has ramifications for the State network.</p> <ul style="list-style-type: none"> • It should be noted that Main Roads were recently invited to a presentation by McDonalds Australia and McDonalds discussed their business model and for each store to be operating in a similar manner. It was clearly articulated to Main Roads that McDonalds business model works on processing 195 vehicles in the PM peak period (or 1 vehicle every 18 seconds). The Road & Maritime Services (RMS) NSW 2016 guidelines for Trip Generation and Parking Demand Surveys of Fast Food Outlets show approximately an average of 200-220 vehicle trips in the PM peak. • The trip generation rates quoted within Transcore's TIA are on the very low side (bordering on being very inaccurate) and the sales transaction data should be based on what has been previously communicated to Main Roads as explained above. This information was also disclosed to Transcore in a recent meeting regarding another McDonalds development application. <p>The trip distribution pattern needs to be checked as 77% to and from the south appears on the high side. The trip distribution shown in figure 6 shows the volumes with development. The scenario without the development is not shown and this needs to be modelled as part of the assessment process.</p> <ul style="list-style-type: none"> • Traffic count volumes for 28 June 2017 is not provided in the report and this needs to be verified to ascertain the figures used in SIDRA. 	<p>Main Roads comments are acknowledged and have been forwarded to the Applicant.</p> <p>The comments are relevant for the Shire's long term planning for the area, however, do not directly relate to the proposed development.</p>	<p>Shire Officers have advised the Applicant of Main Roads submission and possible approvals required under legislation outside the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>

	<ul style="list-style-type: none"> • The SIDRA layout has been modelled with a 500 metre lane length for the southern approach for the Thomas Road and Kardan Boulevard Intersection - this is incorrect. <p>Thomas Road is a dedicated heavy vehicle freight route which supports the RAV 4 network which permits vehicles (trucks) up to 27.5 metres in length. The TIA has been modelled with a heavy vehicle count of 10% yet Main Roads Traffic counts for 2014/2015 at site 2022 states 17% heavy vehicles. This discrepancy also has a direct correlation to Passenger Car Equivalent (PCE) conversion rates.</p> <ul style="list-style-type: none"> • The TIA has been modelled with only 2 of the 12 vehicle classes with the longest vehicle modelled at 10 metres — not 27.5 metres as per the actual situation. • The existing 2017 model shows more through traffic going eastbound compared to westbound — whereas Tonkin Highway is west of the intersection. One would have thought more traffic would be going westbound as currently, same as the PM. The 2031 model shows the right directional split. • The AM 2017 and the PM 2017 right turning volumes out of Kardan Boulevard have the same figures as that of 2031 AM and PM Peak — Main Roads questions why are the figures the same? <p>In the Planning Solutions report, Section 2 "Consultation", Traffic (Site layout, reporting & referrals) item 6 states the following:</p> <p><i>"Given Thomas Road is an Other Regional Road under the MRS, Main Roads comments on the application are not binding under the MRS instrument of delegation — the Shire will have due regard to Main Roads WA's comments."</i></p> <p>Whilst it is recognised that this section of Thomas Road is an Other Regional Road (Blue Road) in the MRS within a planning context Town Planning Consultants must also take into consideration the existing operational and functionality of a State Road. This is expressed in sections 3 and 14 of the Planning & Development Act 2005.</p> <p>It must also be noted the MRS is not a standalone legislative instrument for the purposes of the Planning & Development Act 2005— namely section 4. In regards to section 4, further powers are conferred to Main Roads explicitly in other legislation namely the:</p> <ul style="list-style-type: none"> • Road Traffic (Vehicles) Act 2012; • Road Traffic (Vehicles) Regulations 2014; • Road Traffic Code 2000; and 		
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	<ul style="list-style-type: none"> • Regulation 14 of the Local Government (Uniform Local Provisions) Regulations 1996. <p>This development therefore requires Main Roads WA approval and no other Authority is conferred such powers - this is further explained in recent communication sent to WALGA (copy attached).</p> <p>In this regard, Main Roads is the lead agency responsible for providing safe, efficient and sustainable heavy vehicle access to the Thomas Road network. Main Roads will continue to provide its technical advice to Council and JDAP on proposed developments and highlight the concerns or potential impacts they may have on the safety and efficiency to the road network.</p> <p>It would be appreciated if Main Roads is provided with a copy of Council's recommendation report to JDAP on this proposed development to ensure that the above issues have been taken into account.</p> <p>If you require any further information please contact Ms Assunta Dinardo on (08) 9323 4163 or email assunta.dinardo@mainroads.wa.gov.au quoting file reference 11/7049 (017#667352).</p>		
<p>B Lambert & S McClure 18 Marlee Street Byford WA 6122 A400897</p>	<p>We would like to comment on the proposed McDonalds Takeaway for Lot 906 Kardan Boulevard.</p> <p>We would <u>strongly object</u> to a 24 hour/7day fast food outlet being put in at this location. With the 24 hour service station/cafe on the opposite site we feel this adequately services this area. Since the service station has gone in there is already congestion in this area at times during the day trying to access Thomas Road. Another busy outlet in this location would impact greatly on traffic flow and make a quiet family neighbourhood extremely busy with traffic.</p> <p>We feel a 24 hour fast food outlet would also greatly impact on the social aspect of the area, bringing undesirables into the area with a very high risk of increased crime.</p> <p>This area is a quiet family oriented area which doesn't need a major takeaway chain, in particular a McDonald's 24 hour outlet.</p> <p>We live at 18 Marlee Street and I can be contacted on [private phone number deleted] you would like to contact us for further comment.</p>	<p>Shire Officers acknowledge the submission.</p> <p>The site of the proposed development was identified at the Structure Plan stage of development for commercial purposes.</p> <p>Whilst the development will</p>	<p>No action required.</p>

			<p>increase traffic to the area, the LSP envisaged commercial uses for the site.</p> <p>There is no Policy or Scheme restriction which would not allow 24/7 operation for a development on this site. Shire Officers consider that a consistent approach to operating hour controls demonstrates orderly and proper planning.</p> <p>The occupier of the site will have to comply with relevant legislation regarding noise.</p>	
<p>S Dennison 50 Kandimak Boulevard Byford WA 6122 A400046</p>		<p>Today I came home and found a letter about a proposed fast food (McDonalds) on Kardan Blvd. I felt like this was another hit to the large list of disappointing planning in Byford.</p> <p>My husband and I were drawn to Byford to start our family. We found the country living with the city benefits appealing as well as the family orientated atmosphere.</p>	<p>Shire Officers acknowledge the submission.</p>	<p>No action required.</p>

	<p>As the development has continued it has left many people confused. Firstly to have a high school so close to liquor stores and in front of the new shopping complex is dangerous. I drive pass the school every morning. There is not a day that goes by that I don't have near misses with the children walking back and forth from the school to the shops. The most disgusting part is the fast food restaurants being so close to the school. This shows the lack of concern for the health of the children going to the school. All that really needed to be done so this problem never arose was to build the school at the other side of the land close to and facing the rec centre.</p> <p>I am all for progress within a suburb but to have fast food restaurants within housing complex's is one of the most disgusting ideas I have come across. I do not want to live close enough to McDonalds that I can smell the food or have to deal with the extra traffic coming off Thomas onto Kardan. Most of all I do not want my children to be able to walk to fast food or have an unhealthy lifestyle promoted.</p> <p>I do not understand why Byford is being developed the way it has been. Rather than having fast food so close to homes why aren't they being built within the new shopping complex like most other suburbs. To put money before the welfare of the rate paying community will be the quickest way for my family to leave the shire.</p> <p>Also if you could look into having affordable activities for children that would be great. I have searched to find something for the children to do and while the bmx complex is great I am constantly outside the shire doing activities with the kids. With being one of the highest rate paying suburbs I'm sure this could at least be addressed.</p>	<p>This comment does not relate to the proposed development.</p> <p>Fast Food/Take Away Shop is a land use which can be considered in an area designated for 'Mixed Use' development.</p> <p>This comment does not relate to the proposed development.</p>	
<p>S Dennison 50 Kandimak Boulevard Byford WA 6122 A400046</p>	<p><u>Second Submission</u></p> <p>After sending my first email in regards to the MacDonald's proposal on Kardan Boulevard I decided to see what other people thought of the idea. I went to a Byford Facebook page. While there I noticed a lot of comments about people driving drunk to "get a feed". One comment even mentioned how happy they were as there are too many corners usually to get there while drunk. Other people have mentioned how it will be the illegal trail bikes using the drive through. I have attached a copy of the some screenshots.</p> <p>Now that you have been advised of such pending problems you are obligated to address the issue. Having people who feel that it's ok to drive through residential areas, where children ride bikes and play, to pick up their favourite drunk food is not ok. Even potentially</p>	<p>Shire Officers acknowledge the submission.</p> <p>The concerns raised in this submission relate to matters which are not the responsibility of Local</p>	<p>No action required.</p>

	<p>having drunk people stumble through play grounds to get to McDonalds is unsafe. As a council, your priority should be to stop any problems before they arise especially when you have been warned about them. So if someone is hit by a drunk driver I will not hesitate to pass on the screenshots I have attached and the others I have as well to the media.</p> <p>Another point. Byford is slowly becoming, for the lack of better words, a little Armadale (except Armadale has more sensible developments). In recent times there has been a Hungry Jacks fight club and you are wanting to invite that into another residential area. Soon there will be more teenagers and without any affordable activities there will be more teens bored and hanging out in areas such as the proposed MacDonald's right next to homes. This is just screaming for trouble.</p> <p>Could you please email me back or call on [private phone number deleted] to advise me on the next council meeting and how I propose a question to the council members or how I am able to book an appointment for a meeting.</p> <p>Screenshots available in HPRM (IN17/14838)</p>	<p>Government, instead these concerns are a matter for Western Australian Police.</p>	
<p>N Burton 52 Kardan Boulevard Byford WA 6122 A400141</p>	<ul style="list-style-type: none"> • Traffic Issues with the corner of Kardan Boulevard • Pollution – rubbish is already left on our properties • Smells – just not nice • Anti-social behaviour 	<p>Shire Officers acknowledge the submission.</p> <p>The Applicant has provided a Traffic Report which demonstrates that the traffic impacts of the proposed development are within acceptable levels.</p> <p>The management of litter will be the responsibility of</p>	<p>No action Required.</p>

			the occupier of the site. Anti-social behaviour should be reported to the Western Australian Police.	
P Ajay Babu 3 Mindalong Way Byford WA 6122 A403429		I have no objections and arguments regarding this development. I am happy for this kind of commercial development.	Shire Officers acknowledge the submission.	No action required.
A Johns 15 Kardan Bvd Byford WA 6122 A404982		<p>I am the owner of property Lot 858 No.15 Kardan Bvd, Byford 6122. I have received a letter for a Development Application for a proposed fast food/ take away (McDonalds) and I am going to have a massive issue with this if this project gets approved. I had hoped that Lot 906 Kardan Bvd was going to be a community centre not something that is going to bring more traffic to an already busy and not to mention dangerous intersection off Pingaring court and Kardan.</p> <p>I will be directly across from the proposed take away and there is already enough issues trying to keep the noise from our pets down from people walking/ cars passing by, not to mention there is already a lot of light during the night coming from the street lights, gym and the Puma Service station which is already a 24 HR service.</p> <p>My Submission on the proposed Fast Food/Takeaway development at Lot 906 Kardan Boulevard, Byford is to say NO to the proposal. The reason that I brought my property in homes of a nice quiet community life in Byford not be next to a large fast food outlet that operates 24hrs</p> <p>I have attached an image of how close I am to the project and how I don't want it to go ahead if you can have more questions please don't hesitate to call.</p>	<p>Shire Officers acknowledge the submission.</p> <p>While the site was designated for 'Mixed Use' development in the LSP and a community centre could have been considered on the site, the Shire can not control who the developer sells the site to.</p>	No action required.

<p>G & G Ruwoldt 32 Kandimak Bvd Byford WA 6122 A400054</p>	<p>We are both happy with the proposal. This may bring some other businesses to the area after the loss of Woolworths. The garage entry should be redesigned as per the attached</p>	<p>Shire Officers acknowledge the submission.</p>	<p>No action required.</p>

<p>S Hastings 17 Kardan Bvd Byford WA 6122 A404983</p>	<p>Kardan Boulevard is already an excessively busy road and can be extremely difficult to access Thomas Road at the best of times</p>	<p>Shire Officers acknowledge the submission. The proposed development will generate more traffic in the area, however, the Applicant has provided a Traffic Assessment which demonstrates that the roads surrounding the</p>	<p>No action required.</p>

		development will function.	
<p>R & S Dawson 10 Wornt Way Byford WA 6122 A400157</p>	<p>Our only concern is that there will be an increase in antisocial behaviour which already occurs surrounding the Puma service station by the local youths.</p>	<p>Shire Officers acknowledge the submission.</p> <p>The proposed development has been designed to minimise the occurrence of antisocial behaviour by avoiding the creation of areas with low levels of surveillance. The operating hours are considered to contribute to the passive surveillance of the site and its surrounds.</p>	<p>No action required.</p>
<p>L & R Brown 15 Pomeria Drive Byford WA 6122 A399056</p>	<p>I am writing to you in regards a recent letter we recently received in regards a proposed McDonalds at the end of Kardan Blvd. I am really strongly against this proposal as it is already a problematic Junction at the best of times.</p> <p>To turn onto Thomas Road is already hindered by the Puma petrol station and when they have cheap fuel we cannot get out of the end of our street. This would be even worse if a drive through was to be introduced across the road. We have only lived here for a year and are disappointed that the housing areas are being taken over by service stations and fast food restaurants. We should be able to drive in and out of our street and not get stuck for ages at an already busy junction. Add to that the smell that will be noticeable at our house.</p>	<p>Shire Officers acknowledge the submission.</p> <p>The Applicant has provided a Traffic Assessment which demonstrates that the</p>	<p>No action required.</p>

		<p>I don't think the smell of chip fat and cheap chicken nuggets will be particularly pleasant when we are sat outside enjoying our home.</p> <p>Why don't you put all the fast food and shops together in one area where there already such services and it won't impact on residents as much? I really hope you reconsider your proposal or I envisage you will be losing a lot of Byford residents who came here for semi rural peace and quiet. Don't turn us into Armadale!</p> <p>Thank you for your time.</p>	<p>intersections around the development will continue to function.</p> <p>Shire Officers can not control who developers sell lots to.</p>	
<p>C Blanchett 22 Mangatj Street Byford WA 6122 A403798</p>		<p>The traffic build up onto Kardan Boulevard from the drive through will make it hard to get into the estate.</p> <p>Also children hanging around will cause crime to rise.</p>	<p>Shire Officers acknowledge the submission.</p> <p>Shire Officers acknowledge that further development in the area will generate additional traffic. However the Applicant has provided information with demonstrates that the additional traffic can be accommodated via the proposed access on Pingaring Loop.</p>	<p>No action required.</p>
<p>P Hilliard Lot 47 Comic Court Circuit</p>		<p>I would like to strongly oppose the introduction of McDonalds being allowed to open up a store on the corner of Kardan Boulevard and Thomas Rd for the following reasons.</p>	<p>Shire Officers acknowledge the submission.</p>	<p>No action required.</p>

<p>Darling Downs WA 6122 A318125</p>		<ol style="list-style-type: none"> 1. The noise level from Thomas road is already at an intolerable level with the continuous trucks and vehicles using the road from early hours of the morning till late into the night. The noise is continuous without any reprieve. The introduction of the fast food outlet will provide additional noise for longer hours with the increase of both traffic and the patrons. 2. The lights from the existing service station are intrusive to our area. The additional lights from McDonald will be a further hindrance with the increased volume of bright lights. 3. The service station has already received a number of complaints from the residents about the existing noise that it generates and with the additional noise from McDonalds will only compound the problem. 4. Living within close proximity of the service station we have noticed the noise increase from the fast acceleration that has been required from people who have misjudged their timing of exiting the end of Kardan Boulevard. I fear that with the increase in traffic that McDonald will generate will only increase the risk of an accident happening on the already dangerous corner. 5. The increase of noise has already devalued our properties with many people complaining about the noise levels. I feel that the introduction of yet another facility which will impact on our lifestyle which will further decrease the value of our properties. With the continual expansion of these types of facilities being proposed for this area I feel that our serene lifestyle is being thoughtlessly ignored by all authorities with no regards given to our area. <p>As all of our previous objections and opinions have not been considered, I would like to request that the Shire consider building a wall from Hopkinson Rd to Masters Rd to at least block out some of the noise that is now such a nuisance. This would serve the other purpose of safe guarding the equestrian riders using the bridle paths from the screeching sound of the cars as they exit the corner, which can frighten the horses and may in turn cause an accident to happen.</p> <p>I hope you will consider our request and it will be in the best interest of our community.</p>	<p>Noise from the proposed development would have to comply with Noise Regulations.</p> <p>A condition has been recommended to ensure that lighting is provided in accordance with Australian Standards. This is expected to avoid the obtrusive effects of lighting.</p> <p>The Shire can not impose requirements on the developer of the site to construct infrastructure on private land.</p>	
<p>L Atkins 19 Ballawarra Ave Byford WA 6122 A399169</p>		<p>I do not believe McDonalds will deliver positive outcomes to Byford.</p> <p>Increased Noise / Litter / Smell / Traffic at all hours.</p> <p>Unhealthy health outcomes.</p>	<p>Shire Officers acknowledge the submission.</p>	<p>No action required.</p>

	Byford deserves better future planning.	The Applicant has demonstrated in the application that noise, odour and traffic can be sufficiently managed.	
T Woodward 63 Kardan Bvd Byford WA 6122 A400121	<p>I strongly disagree that McDonalds or any other fast food agent be allowed approval on the corner of Kardan Boulevard and Thomas Road, Byford.</p> <p>As a community member of the Red Gum Brook Estate of the above address, I do not feel the location is suitable for any fast food agent or business.</p> <p>My reasons behind the NON APPROVAL is as follows,</p> <ul style="list-style-type: none"> • The intersection is not capable of handling such traffic that will be generated by a fast food outlet • This will bring a revolting smell to the area 24 hours a day • Kardan Boulevard and Thomas Road have already seen a death and a number of accidents over the years that I have lost count of, Do we really what to add more deaths to the intersection? • Kardan Boulevard has already had traffic management changes, that have created more hazards' than the original set-up • A 24 hours fast food agent will only bring more antisocial behaviour to the area that will not be managed • The street rubbish will increase (we already have an old couple that do a weekly clean up along Kardan Boulevard as the shire is not able to manage the litter) • The council is not able to deal with the complaints of residents about parking on foot paths on Kardan Boulevard, nor put a stop to it. How will the council deal with burn-outs and additional noise complaints in the area? • The Byford community do not have enough police to keep the antisocial behaviour in check let alone adding a 24 hour fast food agent • The fast food agent will not have enough staff on hand or staff of a senior age to deal with antisocial behaviour or disturbances 	<p>Shire Officers acknowledge the submission.</p> <p>The Applicant has provided a traffic report which indicates intersections around the site will continue to operate. Odour is not expected to be an impact of the development.</p> <p>Traffic statistics indicate that accidents have been a result of high traffic volumes on Thomas Road which is not something within the control of the</p>	No action required.

	<ul style="list-style-type: none"> • Kardan Boulevard is a one-way street and has always been that way since it was opened, yet people still manage to drive the wrong way down each side, causing near head-on collisions on a daily basis <p>When I purchased my land in the Red Gum Brook Estate the names area didn't have any plans for a commercial site, it was set to be aged-care or housing. Adding the Petrol station is already a hindrance to the street and has some antisocial behaviour. As the petrol station is manned and managed with senior staff this is quickly dealt with.</p> <p>My questions for the members of council.</p> <ul style="list-style-type: none"> • Would you like to live one block away from a 24 hour fast food site? • What about the creek and the wildlife sanctuary with the pollution of a 24 hour fast food agent? 	<p>proposed development.</p> <p>The proposed development is not expected to generate antisocial behaviour.</p> <p>Shire Officers acknowledge the questions. Shire Officers do not expect the proposed development to have any off-site environmental impacts.</p>	
<p>S Keeling 32 Kalyang Loop Byford WA 6122 A403450</p>	<p>I would like the following comments regarding the proposed development for a McDonalds in Byford.</p> <p>Basically I do not object to the development of the above with the following proviso, that being that the intersection leading into Kardan Boulevard being fixed prior to the opening. I have contacted the Main Roads Department and spoken to a Ms Humes twice regarding this once in 2016, and then again in the last couple of weeks. Her attitude was very dismissive and Arrogant to say the least, she quoted some road rule that people would remember rather that follow the visual of a misplaced road arrow. It concerns the road arrangement and markings coming from Thomas Road and turning into Kardan Boulevard. Prior to the gas station and the year ago road works that took place; with the installation of a roundabout at the entrance to Kalyang Loop, the arrow markings on Thomas Road clearly indicate to drivers to turn into Kardan at the wrong entry point, consequently drivers are directed to drive on the wrong side of the road. The existing Island on Thomas Road probably also needs moving. Repeatedly I have witnessed drivers attempting to drive on the wrong side of the road fortunately the cars are not driving fast and there is a dirt strip</p>	<p>Shire Officers acknowledge the submission.</p> <p>The comments relate to the intersection of Kardan Boulevard and Thomas Road. The proposed development does not propose modifications or direct access to</p>	<p>No action required.</p>

	<p>that allows those that do this to cross to the right side of the road before colliding head on with the cars driving towards them.</p> <p>There is also a telegraph pole that blocks cars vision when trying to turn right out from Kardan B. on to Thomas Road this is dangerous. Also at night the lighting needs improving at this intersection. Even without McDonalds the car volume has increased ten-fold in recent times, due to the cheap petrol that is sold and cars can be banked us for quite a distance in this area. Many thousands of cars use Kardan B. as a short cut through to Abernethy. With the obvious increase in traffic due to McDonalds this could be a place where fatalities could be a real possibility.</p> <p>Also whilst on the subject there are further issues the Council could look at addressing, a couple relate to McDonalds again. This time it is the T - intersection of Kardan B. and Abernethy and directly opposite is Tourmaline Blvd. This intersection is very busy and has no roundabout only Traffic signs. This area could only be described as hit and miss and does not work well at the best of times. During rush hour it banks up and becomes very hard to determine who is turning left and right, who is going straight ahead and who gives way to whom. McDonalds will definitely cause an increase in traffic on these roads also.</p> <p>The other terrible problem is the intersection of Coles shopping centre, this of course has little to do with McDonalds but I feel it needs your attention. The Shopping Centre entry exit has close proximity to the petrol station opposite and also the railway line, Byford High School, Soldiers Road, the Byford Tavern and IGA plus the slip road behind IGA, along with the future development of Woolworths. All these roads intersect onto Abernethy and I don't think the council has thought enough about traffic flow and its immense traffic and future traffic volume. Also by restricting turning arrangements into IGA people turn down the slip road and do u turns all the time.</p> <p>The last area of concern is the intersection of Abernethy Road and Hopkinson Road which in recent times was the site of a fatality about 16 months ago as the lighting from Hopkinson into Abernethy along with the lay of the land make it very hard to see the entrance from Hopkinson. With regards to the last point when I spoke to the council they explained that a very expensive solar light battery was continually needing replacement after being stolen and that funds were not available to find an alternative, really though this probably needs further investigation particularly as someone has recently lost their life there.</p> <p>Many thanks Serenity Keeling.</p>	<p>the site from either road.</p> <p>This comment does not relate to the proposed development, however it does raise a general traffic/intersection concern.</p> <p>While this intersection is nearby, it has no direct relationship with the proposed development.</p>	
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		I hope you take the following seriously as it is not the first time I have tried to get these matters addressed previously. I suppose the other areas I can look too in having these matters looked at are the Newspapers and Members of Parliament but I would like to see what you indeed to do first.		
A Ford 8 Wardang Way Byford WA 6122 A399920		As a Ratepayer I am AGAINST this proposal The entrance into the Estate is a Hazard without this being built They have problems with the fast food outlet on South Western Highway at Byford and we have a problem with certain youths at the Service Station already	Shire Officers acknowledge the submission. While Shire Officers acknowledge traffic concern raised, it does not appear to have a relationship with the proposed development. Shire Officers do not expect the proposed development to increase antisocial behaviour.	No action required.
M Rodrigues 12 Viewed Green Byford WA 6122 A401174		We think it's a great idea. I am all for it.	Shire Officers acknowledge the submission.	No action required.

<p>D Fenton 18 Guraga Way Byford WA 6122 A403757</p>	<p>My family and I already have to live next to a 24 hour service station that we argued to not be built.</p> <p>I do not want my kids growing up with a 10 metre McDonalds sign visible from our backyard.</p> <p>Other reasons we are against a McDonalds being built within metres of the first home we bought include:</p> <ul style="list-style-type: none"> • Extra traffic causing noise pollution 24/7 • McDonalds will be walking distance from the local primary school potentially increasing obesity in children. • Potentially decreases the value of our first home which we are working very hard to own. • Smells / odours produced 24/7 cooking of fast food. • Increase in teenagers loitering. The service station is already having problems dealing with them. <p>Overall it is fair to say my family and I are STRONGLY AGAINST the construction of a McDonalds immediately next to our home.</p>	<p>Shire Officers acknowledge the submission.</p> <p>Shire Officers have recommended that the McDonalds pylon sign be reduced to 7.2m height and relocated.</p> <p>Shire Officers consider the site to be designed in a manner which is likely to reduce noise impacts of vehicle traffic by locating the drive through as far as possible from residential lots.</p> <p>Shire Officers acknowledge health concerns, however Officers do not have a Policy framework which allows for development which is not perceived to be</p>	<p>No action required.</p>
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			<p>healthy to be refused.</p> <p>The applicant has demonstrated that odour impacts are not likely.</p> <p>Shire Officers do not expect the development to cause antisocial behaviour. 24/7 operation is likely to increase the passive surveillance of the area which is considered to reduce the likelihood of crime.</p>	
<p>D Kennedy PO Box 116 South Perth WA 6951 A318124</p>		<p>The construction of a McDonalds on the corner of Kardan Boulevard and Thomas Road will significantly increase traffic noise and congestion.</p> <p>The service station has already done this, waking us up on occasions (at all times of the night and early morning e.g. 2.30am)</p> <p>A wall needs to be constructed as soon as possible along the length of Thomas Road from Masters Road to Hopkinson Road. Northern side of Thomas Road.</p> <p>I can see the lights from inside my house from the service station, McDonalds will only exacerbate this issues.</p>	<p>Shire Officers acknowledge the submission.</p> <p>It is not possible to require a developer of a site to construct a wall outside of their development site.</p>	<p>No action required.</p>

		It is a big noise and visual pollution issue for Darling Downs residents, a semirural lifestyle equestrian estate.	Shire Officers have recommended a condition of approval to restrict the impact of lighting on the site.	
C & K Moulton 160 Comic Court Circuit Darling Downs WA 6122 A318128		The construction of a McDonalds restaurant on the corner of Kardan Boulevard and Thomas Road will significantly increase traffic noise and congestion. We require the construction of a sound barrier, in the form of a 4 meter earth bund on the northern side of Thomas Road to shelter residents and the bridal path from excessive noise and light pollution.	Shire Officers acknowledge the submission. It is not reasonable to request the construction of a bund wall which is not on the site of the proposed development.	No action required.
D Crook 21 Gurners Lane Darling Downs WA 6122 A318110		The construction of a McDonalds restaurant on the corner of Kardan Boulevard and Thomas Road will significantly increase traffic noise and congestion. We require the construction of a sound barrier, in the form of a 4 meter earth bund on the northern side of Thomas Road to shelter residents and the bridal path from excessive noise and light pollution.	Shire Officers acknowledge the submission. It is not reasonable to request the construction of a bund wall which is not on the site of the proposed development.	No action required.
H Gunnink 2087 Thomas Rd Darling Downs WA 6122		The construction of a McDonalds restaurant on the corner of Kardan Boulevard and Thomas Road will significantly increase traffic noise and congestion.	Shire Officers acknowledge the submission.	No action required.

A318700		We require the construction of a sound barrier, in the form of a 4 meter earth bund on the northern side of Thomas Road to shelter residents and the bridal path from excessive noise and light pollution.	It is not reasonable to request the construction of a bund wall which is not on the site of the proposed development.	
S Schmidt 175 Comic Crt CCt Darling Downs WA 6122 A318134		The construction of a McDonalds restaurant on the corner of Kardan Boulevard and Thomas Road will significantly increase traffic noise and congestion. We require the construction of a sound barrier, in the form of a 4 meter earth bund on the northern side of Thomas Road to shelter residents and the bridal path from excessive noise and light pollution.	Shire Officers acknowledge the submission. It is not reasonable to request the construction of a bund wall which is not on the site of the proposed development.	No action required.
K & W Rhodes 188 Comic Crt CCt Darling Downs WA 6122 A318131		The construction of a McDonalds restaurant on the corner of Kardan Boulevard and Thomas Road will significantly increase traffic noise and congestion. We require the construction of a sound barrier, in the form of a 4 meter earth bund on the northern side of Thomas Road to shelter residents and the bridal path from excessive noise and light pollution.	Shire Officers acknowledge the submission. It is not reasonable to request the construction of a bund wall which is not on the site of the proposed development.	No action required.
P & H Carted 159 Comic Crt CCT		The construction of a McDonalds restaurant on the corner of Kardan Boulevard and Thomas Road will significantly increase traffic noise and congestion.	Shire Officers acknowledge the submission.	No action required.

Darling Downs WA 6122 A318135		We require the construction of a sound barrier, in the form of a 4 meter earth bund on the northern side of Thomas Road to shelter residents and the bridal path from excessive noise and light pollution.	It is not reasonable to request the construction of a bund wall which is not on the site of the proposed development.	
P & K Cowie 205 Comic Crt CCT Darling Downs WA 6122 A318133		The construction of a McDonalds restaurant on the corner of Kardan Boulevard and Thomas Road will significantly increase traffic noise and congestion. We require the construction of a sound barrier, in the form of a 4 meter earth bund on the northern side of Thomas Road to shelter residents and the bridal path from excessive noise and light pollution.	Shire Officers acknowledge the submission. It is not reasonable to request the construction of a bund wall which is not on the site of the proposed development.	No action required.
P Saywell 200 Comic Crt CCT Darling Downs WA 6122 A318109		The construction of a McDonalds restaurant on the corner of Kardan Boulevard and Thomas Road will significantly increase traffic noise and congestion. We require the construction of a sound barrier, in the form of a 4 meter earth bund on the northern side of Thomas Road to shelter residents and the bridal path from excessive noise and light pollution.	Shire Officers acknowledge the submission. It is not reasonable to request the construction of a bund wall which is not on the site of the proposed development.	No action required.
C Davies 33 Straight Pass Seville Grove WA 6112		Having a fast food restaurant on a residential street is ridiculous. Not only will it bring unnecessary cars and traffic down our street it will also hinder and burden those living close by.	Shire Officers acknowledge the submission.	No action required.

A405011		<p>As McDonalds is such a large establishment the excess numbers will increase the risk of accidents in our area and decrease the ability for our children to safely play on the streets also.</p> <p>The case of pollution and rubbish trailing down the street is also an issue, as well as the noise and burden of the delivery trucks, although they are stated to come after the peak hours this is not helpful for those who leave earlier for work or return home early in the morning.</p> <p>In my opinion bringing McDonalds onto our residential street of Pingaring Court is not a good idea as stated with the reasons above. I believe it will bother most people involved and will create more hassle than necessary.</p>	<p>The subject site was intended to accommodate commercial development and its associated additional traffic.</p> <p>The occupier of the site would be responsible for keeping the site tidy.</p>	
<p>N Trivedi 12 Jedburgh Loop Singara WA 6065 A405022</p>		<p>I raise my objection to the proposal on a few factors, mainly:</p> <ul style="list-style-type: none"> • Too close to residential premises • Instead I would appreciate any other commercial thing other than McDonalds 	<p>Shire Officers acknowledge the submission.</p> <p>The site is separated to the nearest residential lots by a road reserve.</p> <p>Shire Officers can not control who the developer sells the site to.</p>	<p>No action required.</p>
<p>A & C Goodall 20 Marlee Street Byford WA 6122 A400896</p>		<p>We have concerns about the traffic conditions at the entrance to the Redgum Brook Estate. It will make this intersection (Kardam Boulevard and Thomas Road) too busy. It's already busy enough as it is.</p> <p>Malarkey should be extended to Thomas Road.</p> <p>This McDonalds should be up near the new Woolworths.</p>	<p>Shire Officers acknowledge the submission.</p> <p>The Applicant has provided</p>	<p>No action required.</p>

	Too much traffic will have to come through our estate to access it.	information with indicated that the proposed development will have an acceptable traffic impact.	
M & K Brady 13 Wundi Way Byford WA 6122 A399937	<p>We are writing this letter to you to lodge our objections with you as representative of the Serpentine Jarrahdale Shire in regards to the above reference number you provided in your letter to us regarding the development of Lot 906, Kardan Boulevard, Byford WA – Proposed Fast Food/Takeaway (McDonalds).</p> <p>We are vehemently against the placement of any fast food/takeaway business in the aforementioned block, which is situated on what is fast becoming a congested traffic area.</p> <p>Please note our concerns listed below:</p> <ol style="list-style-type: none"> 1. Kardan Boulevard is the only entrance off Thomas Road for the estates of Redgum Brook and Kalimna. Congestion in the way of traffic will see numerous inevitable vehicle accidents on Thomas Road and Kardan If the shire approves the placement of a second 7/24 trading business at the proposed location. 2. Vehicle accidents occurring at Hopkinson and Abernethy intersection will cause traffic to be diverted through Kardan. This has already the case several times recently, when there were major accidents at that intersection. If there are two heavily frequented businesses located at the entry of Kardan/Thomas Rd, this will make an extremely difficult exit or entry into the estates; especially peak times of residents traveling to and from work and school. People will grow increasingly impatient and will no doubt take chances trying to navigate in their rush. 3. Currently, there are Semi trailer trucks and other large trucks (B Doubles) have already been pulling over on Thomas road, facing not only west bound but also east bound on numerous occasions in order for the drivers to make purchases at Puma service station. Should the shire approve the McDonalds to be placed on the opposite side, there will be an increase in trucks pulling over to use the businesses. NOTE: some of these trucks are already spending hours parked up off Thomas in front of the Puma. 	<p>Shire Officers acknowledge the submission.</p> <p>Vehicle accidents at this intersection have been shown to be a result of the high traffic volumes on Thomas Road.</p> <p>The proposed development does not propose any access of parking areas from Thomas Road.</p>	No action required.

	<p>4. Puma currently has “cheap” petrol on Mondays. The people trying to access the fuel pumps at the service station already has traffic backed up around the roundabout at Kardan / Kalyang /Pingaring. This will only increase in frequency with a 7 day 24 hour trading fast food takeaway business.</p> <p>5. The placement of an illuminated 10 metre pylon sign facing Thomas Road will cause a visual detrimental impact on Redgum Brook. It does not fit the streetscape of the estate.</p> <p>6. The increase of litter in our estate will be phenomenal. We already have had Hungry Jacks rubbish that the easterly winds scatter from new building sites east of the original part of Redgum. We have no desire that the front of our estate look more like the rubbish tip on Hopkinson than a rather nice family housing estate.</p> <p>7. The 7/24 trading will see an increase in undesirable people in our residential area. We are already experiencing an increase in property theft and damage as it is. Placing a fast food joint and the already puma will no doubt see more undesirables cruising the streets of Redgum Brook.</p> <p>8. We do not object to McDonalds building in Byford. We do however object to the proposed location. We strongly suggest the shire encourages franchise businesses to be located in one central area in Byford (IE: Abernethy and South Western Highway area).</p> <p>Please feel free to contact us, should you need further clarification of our letter.</p> <p>We thank you for the opportunity to voice our opinions regarding matters in our neighbourhood.</p>	<p>Shire Officers acknowledge that a new business will increase traffic on the roads surrounding the business, however the LSP anticipated commercial uses.</p> <p>Shire Officers have recommended the pylon sign be reduced to 7.2m height and relocated.</p> <p>Litter will be required to be managed by the occupier of the site.</p> <p>Shire Officers consider that 24/7/ operation is likely to increase opportunities for passive surveillance and thus reduce the</p>	
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			likelihood of crime. The Shire cannot specifically control the location of franchise businesses.	
S Ward 1 Ballawarra Ave Byford WA 6122 A400115		<p>Concerns for this development centre around:</p> <ul style="list-style-type: none"> Roads around the development. Currently Kardan Boulevard is the main entry and exit point into the Redgum Brook Estate. Since the building of the Puma fuel station this road especially at the entry point is seeing high levels of congestions which make it extremely difficult for the residents of the estate to enter to get to their own properties. The road which the entry to McDonalds is proposed to be on is a residential street which has not been developed with the intention of a high traffic area. Is council looking at implementing other roads into the estate to assist with the congestion and will they be placing in the budget additional funds for the up keep of the roads. Anti-social behaviours. As seen with the building of Hungry Jacks in Byford and seen at other fast food establishments. Anti-social behaviour is increased at establishments which are open 24 hours a day. Is there consultation with the WA police on how this will be monitored and controlled. This is a concern in a residential area with house located across the road. Excessive rubbish is another concern. There is currently rubbish spread across this estate which has increased with the service station being put in. Placing McDonald's in the same location where their items are all sold in items that are required to be placed in the bin after use will see more rubbish flooding the streets. There is very limited bins located in the area as it is, is the council going to implement more rubbish bins and allocate council resources to cleaning up the mess left by others. <p>It strongly needs to be considered in this matter that as much as approving this development will see revenue for the council, what will it cost the council to keep the area</p>	<p>Shire Officers acknowledge the submission.</p> <p>The subject site was anticipated to have access from Pingaring Court, as shown on the LDP.</p> <p>Shire Officers consider that 24/7/ operation is likely to increase opportunities for passive surveillance and thus reduce the likelihood of crime.</p> <p>Litter management is</p>	No action required.

	<p>clean. If your intention is to encourage the development of the area and make it a family friendly area, this development will turn people away. A better suggestion would be to keep fast food and food establishments together in the centre of Byford not spread out across residential areas.</p>	<p>the responsibility of the occupier of the site.</p>	
<p>B Hilliard 154 Comic Court Circuit Darling Downs WA 6122 A318126</p>	<p>The construction that is proposed will significantly increase noise, due to the expected greater volume of traffic and associated congestion. This traffic noise problem is already significant, and made worse by the presence of the wall on the southern side of Thomas Road (to the west of Kardan Boulevard), which has been placed there to reduce noise for the residents in that subdivision. However, the traffic noise reverberates off this, and it is now extremely intrusive, because the residents in our area are getting both the direct noise from the traffic on Thomas Road, and in the vicinity of the Kardan Boulevard intersection, as well as the reverberating echoes off the wall.</p> <p>If the planning application for McDonalds goes ahead, this would invariably make the noise considerably worse. Consequently, if this planning request is approved it would considerably reduce the liveability of the rural properties situated on the northern side of Thomas Road in Darling Downs. Thus, the approval, without taking additional steps would contravene Clause 16 in Part 3 of Section 1, within the Planning and Development Regulations (2015), which states that a primary obligation when managing commercial property approvals is to 'ensure that development is not detrimental to the amenity of adjoining owners, or residential properties in the locality'. Approving the McDonald's application would increase the noise and this would definitively impact on the properties to the north of Thomas Road.</p> <p>Consequently, this approval is likely to generate negative impacts on the Darling Downs residents, which does not align to the tenets of the Planning and Development Act (2005). However, there is a compromise, that would allow this usage by McDonalds to be approved without significantly impinging on our neighbourhood.</p> <p>The construction of a continuous four-metre wall (as measured above the road level) on the northern side of Thomas Road (between the road and the bridle path) could be expected to cut noise substantially and therefore reduce the impacts on the Darling Downs residents. This would allow the Shire to support the planning request, while still meeting their obligations under the Act.</p>	<p>Shire Officers acknowledge the submission.</p> <p>The Applicant provided a noise assessment which indicates that the proposed development will be able to comply with statutory noise requirements.</p> <p>It is not reasonable to require the developer undertake works which are not located on the site of their development.</p>	<p>No action required.</p>

<p>M Glasson 24 Kardan Bvd Byford WA 6122 A403743</p>		<p>I would like to disagree with the proposed 24 hour fast food outlet going on Thomas Road and the crossover on Pingaring Court as the intersection is very busy with traffic daily.</p> <p>It would cause delays and is high risk to accidents.</p> <p>Traffic on Kardan Boulevard is busy daily and it is hard to get onto Thomas Road as it is. This will make it worse.</p>	<p>Shire Officers acknowledge the submission.</p> <p>Shire Officers acknowledge that the proposed development will increase traffic in the area, however there is not a sufficient relationship between the proposed development and the existing traffic issues to restrict the proposal.</p>	<p>No action required.</p>
<p>J & S Donders 36 Rain Lover Crt Darling Downs WA 6122 A291800</p>		<p>We would like to strongly oppose the building of McDonalds on the corner of Kardan Boulevard and Thomas Rd for the following reasons.</p> <ol style="list-style-type: none"> 1. The lights from the existing service station are already intrusive to our area, should the McDonalds be allowed to operate in the same area it will be a further hindrance with the increased volume of bright lights. 2. The traffic and therefore the noise level from Thomas road is already at an intolerable level with trucks and vehicles using the road from early hours of the morning till late into the night. The noise is continuous without any reprieve. The introduction of the fast food outlet will provide additional noise for longer hours with the increase of both traffic (patrons) and noise. 3. Living within close proximity of the service station we have noticed the noise increase from the fast acceleration that has been required from people who have misjudged their timing of exiting the end of Kardan Boulevard. I fear that with the increase in traffic that McDonald will generate will only increase the risk of an accident happening on the already dangerous corner. 	<p>Shire Officers acknowledge the submission.</p> <p>Shire Officers have proposed a condition of approval requiring lighting to be consistent with Australian Standards.</p> <p>Accidents at this intersection have been attributed to driver error,</p>	<p>No action required.</p>

	<p>4. The increase of noise has already devalued our properties with many people complaining about the noise levels. I feel that the introduction of yet another facility which will impact on our lifestyle which will further decrease the value of our properties. With the continual expansion of these types of facilities being proposed for this area I feel that our serene lifestyle is being thoughtlessly ignored by all authorities with no regards given to our area.</p> <p>Should our opposition not be successful, we would support the request that the Shire consider building a wall from Hopkinson Rd to Masters Rd to block out the noise and light pollution. This would serve the other purpose of safe guarding the equestrian riders using the bridle paths from the screeching sound of the cars as they exit the corner, which can frighten the horses and may in turn cause an accident to happen.</p> <p>We trust you will consider our request as it will be in the best interest of our community.</p>	<p>rather than intersection design.</p> <p>Devaluing properties is difficult to quantify as there are many variables and it can be subjective and generally not considered to be a planning consideration.</p>	
<p>M Taaffe 27 Kardan Bvd Byford WA 6122 A404988</p>	<p>I am strongly against the current proposed McDonalds and any other future proposals for a Fast Food / Takeaway outlet to be located at Lot 906 Kardan Boulevard, Byford.</p> <p>My reasons being that I moves to this area of Byford because I felt it promoted a healthier lifestyle.</p> <p>I am strongly against establishing a fast food outlet across the road from such facilities such as the already established gym.</p> <p>Not only that, it will cause an increase in traffic and massive congestion in the area. Significantly more than the service station (Puma) already causes.</p> <p>The increase in traffic within such close proximity to residents and home dwellings risks the safety of all the young families in the area.</p> <p>Furthermore, I believe it will also contribute to increased crime rates within the area as it is a 24/7 establishment that is renowned for loitering, loud drunken disorderly behaviour etc.</p> <p>Fast food / takeaway outlets should not be located within residential areas. Instead of looking for quick financial gains the Shire should focus on promoting community safety and wellbeing.</p> <p>Such establishments as the proposed McDonalds should be restricted to commercial areas along South Western Highway or Abernethy Road.</p>	<p>Shire Officers acknowledge the submission.</p> <p>The Applicant has sufficiently demonstrated that the traffic impacts of the proposed development are acceptable.</p> <p>Shire Officers consider that 24/7 operation is likely to increase opportunities for passive surveillance and thus reduce the</p>	<p>No action required.</p>

			likelihood of crime.	
G White PO Box 324 Byford WA 6122 A399963		<p>I do NOT agree with the proposal of the 24 hour fast food restaurant.</p> <p>The entrance to the estate is already congested due to the service station and the unsuitable access to Kardan boulevard off Thomas road which has been raised with you many times including by myself.</p> <p>We currently have a serious problem with juveniles sitting on or near that roundabout harassing cars and pedestrians including riding on the road against traffic flow or playing chicken with cars. This restaurant will only serve to make the issue worse and at no point during my 24 years travelling up and down these roads at night have I witnessed enough traffic to sustain this oversized mc fatty farm as a 24 hour operation.</p> <p>The space could be better used for small cafes or even another park.</p>	<p>Shire Officers acknowledge the submission.</p> <p>The Applicant has sufficiently demonstrated that the traffic impacts of the proposed development are acceptable.</p> <p>Shire Officers consider that 24/7/ operation is likely to increase opportunities for passive surveillance and thus reduce the likelihood of crime</p>	No action required.
C Chunnupati 7 Manar Way Byford WA 6122 A403445		We welcome the new development in this part of Byford	Shire Officers acknowledge the submission.	No action required.
P Gangemi L9503 Thomas Rd Byford WA 6122 A405409		<p>I understand that the proponent is seeking the application for planning approval to be determined by the Metro East Joint Development Assessment Panel (MEJDAP).</p> <p>After reviewing the proposal in detail I object to the proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. The Redgum Brook North Local Structure Plan (LSP) had a long history of extensive public consultation that led to its approval by the Shire of Serpentine Jarrahdale and the 	<p>Shire Officers acknowledge the submission.</p> <p>As discussed in the Responsible</p>	No action required.

	<p>Western Australian Planning Commission. The maximum net lettable retail floor area approved for the Mixed Zone sites at the T-junction of Thomas Road and Kardan Boulevard is 300m² NLA. As a result, 300m² NLA across both Mixed-Use sites should not be exceeded.</p> <p>The existing Puma Service Station and drive-through fast food facility directly adjacent currently occupies 150m² of NLA (i.e. 50% of the maximum 300m² NLA). There are no justifications to grant any floor space variation exceeding the remaining 150m² NLA. The proposed family restaurant building area is 547m² GLA comprising of 168m² of dining area, 19m² of party room and 30m² of play land. This represents a total NLA area of 217m² and exceeds the maximum allowable NLA by 67m² or by 45%. The proposed variation in retail floor space in NLA should not be supported.</p> <p>2. The proposal if approved could set a precedent to allow retail floor space creeps through incremental planning overtime. As indicated earlier, the Puma Service Station and the Drive Through fast food facility site also contained another building of 500m² currently operating as a 24/7 gym. We are concerned that the gym building could potentially be converted to a retail use in the event that the gym is no longer viable and a change of use approval is sought by the owner of the building at some point in the future. Future Shire officers would not be in a position to be able to correctly and accurately assess the maximum allowable retail floor space already occupied in the existing buildings on both Mixed-Use sites.</p> <p>3. The proposal requires 109 car bays in order to fully comply with the TPS and provides only 74 bays. This results in a parking shortfall of 35 bays or a 32% shortfall which is significant.</p> <p>It is inappropriate for the development proposal to exceed the maximum allowable retail floor space of 300m² NLA restricted for the Mixed-Use Sites and fail to fully comply with the parking requirement of the TPS. The variations in retail floor space (NLA) and the parking shortfall represent 45% and 32%, respectively. The magnitude of these variations are excessive and should not be supported.</p> <p>Under normal circumstances, development proposals that do not comply with TPS requirements should be refused in the first instance. And should not be allowed to progress to public consultation.</p>	<p>Authority Report, Shire Officers acknowledge the LSP and LDP retail NLA variation. It is not considered to detract from the retail primacy of the Byford Town Centre, which is the primary aim of the restriction.</p> <p>Any future land use changes will be assessed in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 which requires due regard be given to LSPs and LDPs.</p> <p>The impact of the variation is considered minor.</p>	
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	<p>As one of the fastest growing local authority in Australia, the Shire of Serpentine Jarrahdale should be planning ahead and not create traffic problems and parking congestion for future generation.</p> <p>We trust the above clarifies our opposition to the proposed Fast Food / Takeaway Development (McDonalds) on Lot 906 Kardan Boulevard, Byford</p>		
<p>P Delrue 6 Wiroo Way Byford WA 6122 A400100</p>	<p>In Table 1 of Section 4.2, it indicates there is an average of 71 customers during AM Peak and 60 customers during PM Peak and 1154 customers per day. Based on these figures that means there is 1023 customers per day during non Peak periods.</p> <p>Assuming these customers are mostly spread over the 14 hours between 6am and 10pm this results in an average of 73 customers per hour, which is actually greater than the peak periods.</p> <p>Realistically these would not be spread evenly over the 14 hours, which may indicate during "non-peak" times there will be noticeable increases in the number of vehicles on the surrounding roads.</p> <p>I am also concerned that the Peak periods were identified as 8am to 9am and 4.30pm to 5.30pm, as a this may be peak times for the inner city, but these peaks have to be extended/adjusted to allow for travel time to the city. Hence I believe you will find there is just as much (if not more) traffic in the 7am to 8am period and 5:30pm to 6:30pm period. I believe the traffic analysis should be extended to include both the adjusted Peak am / pm periods, plus the Peak periods for Customer Patronage (e.g. lunch).</p> <p>From reading the proposal there seems to be emphasis on the traffic coming from Thomas Road, which may account for traffic from surrounding areas (e.g. Darling Downs) and traffic passing through Byford, but I believe much of the traffic from Byford residents would actually come from Kardan. Customers from the South (e.g. Glades, Byford West, Cardup, etc.) would primarily use the Abernethy / Kardan intersection. Customers from the East would use the Ballawarra / Kardan intersection, being fed by roads Eurythmic - Ballagar, Malarkey, Wodalla (East Redgum, Marri Grove, etc.).</p> <p>Finally, I am concerned about an increase in the amount of rubbish/ litter that may result in the surrounding areas. Table 1 of Section 4.2 indicates that close to 75% of customers use the Drive Thru and hence will be leaving the Premises with consumables and their packaging. A small number of the Front Counter customers would also be leaving with</p>	<p>Shire Officer acknowledge the submission.</p> <p>Shire Officers have reviewed the information in the Traffic Assessment and consider the information to be sufficient.</p> <p>Litter management is the responsibility of the occupier of the site.</p>	<p>No action required.</p>

		consumables and their packaging. I do see any mention of external litter bins / rubbish bins on the premises or frequency of emptying these litter bins / rubbish bins.		
A & T Moulton 62 Koolbardi Loop Byford WA 6122 A402313		<p>We are absolutely against this proposal.</p> <p>We've had nothing but trouble since the Puma opened with it attracting vandalising, troubled kids (Many police reports made). This will encourage more kids to the area. They have no road safety and hoons use Kardan Boulevard all the time.</p> <p>Please rethink the location. Our quiet estate is becoming not so quiet.</p> <p>The blind roundabout at Puma is hazardous enough.</p> <p>I don't want to drive home and have my child beg for child obesity encouraging food every time we drive past the McDonalds.</p> <p>We moved here (like so many on our street) for the rural community feel.</p> <p>Please put fast food establishments and the like in the same area. The Puma is enough.</p>	Shire Officers acknowledge the submission.	No action is required.
J & M Arnold 110 Comic Court Circuit Darling Downs WA 6122 A318121		<p>The proposal to build a McDonald's Fast Food Outlet on the corner of Kardan Boulevard and Thomas Road will negatively affect nearby residents through increased traffic flow, noise pollution, smell and light pollution.</p> <p>The fact that the restaurant will be open 24 hours means there will be little respite, even at night. Horse riders using the Thomas Road bridle trail will also be affected by the increased congestion and noise.</p> <p>If this proposal is accepted, I urge the council to insist on the building of a wall or earth bund of 4 metres tall between the Northern side of Thomas road and the bridle trail.</p> <p>In this way, residents and bridle trail users will be less affected.</p>	<p>Shire Officers acknowledge the submission.</p> <p>Requiring a noise wall on the northern side of Thomas Road is not a reasonable imposition on the developer of the side. There is not a sufficient relationship between the proposed development and traffic noise on Thomas Road.</p>	No action required.