

NEW SUMMARY OF SUBMISSIONS

Lot 180, 145 Summerfield Road, Serpentine - Renovations / Additions / Extension to Existing Primary School – PA19/1077

Submitter	No	Submitter Comments	Applicant Comment	Officer Comment
Water Corporation	1	<p>The Corporation offers the Shire the following comments.</p> <p><u>Servicing</u></p> <p>The property has currently a 20mm water connection supplied. Reticulated sewerage is currently not available to the subject land.</p> <p><u>General</u></p> <p>This proposal will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.</p> <p>The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the developer. The Water Corporation may also require land being ceded free of cost for works.</p>	Noted.	Noted
DFES	2	<p>I refer to your email dated 29 August 2019 regarding the submission of a Bushfire Management Plan (BMP) (Version 0), prepared by B J Marsh Pty Ltd and dated 31 July 2019, for the above development application.</p> <p>It should be noted that this advice relates only to State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines). It is the responsibility of the proponent to ensure that the proposal complies with all other relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining necessary approvals that may apply to</p>	Noted	The applicant has since made the amendments to the BMP to the satisfaction of the Shire's Emergency Services Department.

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		<p>the proposal including planning, building, health or any other approvals required by a relevant authority under other written laws.</p> <p><u>Assessment</u></p> <table><tr><th><u>Assessment</u></th><th><u>Action</u></th></tr><tr><td>The table which indicates the assessment outputs (Section 3.2 of the BMP) has incorrectly listed Class B Woodland with a separation distance of 119m as BAL-FZ. The BAL rating should be amended to BAL-LOW.</td><td>Modification to the BMP required.</td></tr></table> <p><u>Recommendation – supported subject to modifications</u></p> <p>The development application and the BMP have adequately identified issues arising from the bushfire risk assessment and considered how compliance with the bushfire protection criteria can be achieved. However, modifications to the BMP are necessary to ensure it accurately identifies the bushfire risk and necessary mitigation measures. As these modifications will not affect the development design, they can be undertaken without further referral to DFES. The required modification is listed in the table above.</p>	<u>Assessment</u>	<u>Action</u>	The table which indicates the assessment outputs (Section 3.2 of the BMP) has incorrectly listed Class B Woodland with a separation distance of 119m as BAL-FZ. The BAL rating should be amended to BAL-LOW.	Modification to the BMP required.		
<u>Assessment</u>	<u>Action</u>							
The table which indicates the assessment outputs (Section 3.2 of the BMP) has incorrectly listed Class B Woodland with a separation distance of 119m as BAL-FZ. The BAL rating should be amended to BAL-LOW.	Modification to the BMP required.							
DWER	3	The Department has identified that the Development Application for Lot 180 (145) Summerfield Road, Serpentine – Renovations/Additions/Extensions to Existing School has the potential to impact on water resource values	Noted	The comments from DWER regarding on-site wastewater disposal will be given				

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		<p>and/or management. While the Department does not object to the proposal key issues and recommendations are provided below, and these matters should be addressed.</p> <p>Issue: Waste Water Management Recommendation: In accordance with the <i>Government Sewerage Policy</i> (Government of Western Australia, 2019), the subject land is located within a sewage sensitive area. As this land is not connected to the reticulated sewerage infrastructure, future development of the proposed lot must adhere to the Policy including the requirement for a secondary treatment system with nutrient removal as well as setback requirements.</p> <p>In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.</p>		<p>due regard during assessment of the on-site wastewater application. The Shire's Environmental Health team has worked with the applicant to lodge an application for an adequate commercial wastewater disposal system. The application will be referred to the WA Department of Health Water Unit for approval.</p>
J Buchanan A46600	4	<p>We object to the establishment of proposed school for the following reasons.</p> <p>The existing arrangement is quite noisy and has increased traffic on Summerfield Rd which is very narrow. An increase is unwelcome and we guess there would be a school bell. The peace and quiet which we currently enjoy would be gone.</p> <p>We believe it will devalue our property which we have owned for decades, and worked very hard to improve.</p> <p>The proposed car park is close to our home and unless sealed will generate dust and noise. The neighbour has previously been very inconsiderate regarding dust and noise, having built another dirt road hard up against the boundary we share, and close our home. During the water pipe upgrade on</p>	<p><u>School Bell</u></p> <p>Eton Farm Education will not be using a bell.</p> <p><u>Noise</u></p> <p>Children's play noise will be minimal as they numbers of children will differ from day to day with</p>	<p>Noise issues have been discussed in detail in the main report. The development must comply with the assigned noise levels under Regulation 7 of the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>

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		<p>Summerfield Rd, RCR were their tenants, and the shire were unable to act on the extra noise and dust we were subjected to. Our request for the establishment of a green strip to control the dust from traffic to the Eton Farm Agistment centre was simply ignored and last year we were forced to spend thousands of dollars cutting down gums and planting advanced bottle brush which are intended to provide a screen on that side</p> <p>We believe there are enough good schools in the shire, and a backyard one across the road is not necessary.</p> <p>On top of our objections we have other questions. I saw in the proposal that the demountable building is being donated from the community youth centre. Who paid for this, how much did it cost, how old is it and who made the decision it should be given to a private concern? If rate payers or government money was used to purchase this demountable then it could be perceived that shire support has been given to the school before shire approval. It also seems that only a few neighbours have been notified of the proposal, and as very few people have the time or computer skills to study the Shire website, some residents that will be affected by this simply don't know about it. Also was shire approval given for the school that already seems to be operating there?</p>	<p>a total number of around 20.</p> <p>We also believe there is a considerable distance between our site and the landowners property.</p> <p>Traffic noise will be limited due to the following:</p> <p>School zone speed limit change on Summerfield Rd to 60km p/h (from 80km p/h) between 7:30am and 9:00am and 2:30pm and 4:00pm as per Main Roads Department Technical Guide-Speed Zoning.</p> <p>Speed limit on school grounds will be maximum 8km p/h (signs will be posted)</p> <p>iv. Drop off of children will be twice a day at 8.45 am and 3.15pm, vehicle movement during the day</p>	<p>Traffic - The applicant provided a Traffic Impact Statement (TIS) in accordance with the Department of Planning Lands and Heritage (DPLH) Guidelines for Transport Impact Statement. As discussed in the main report the TIS concluded that traffic generation is considered low and would not cause any significant delay for traffic in the locality. Importantly, will not adversely impact the capacity, safety and functionality of the Summerfield Road or</p>

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			<p>will be limited to the occasional service vehicles who adhere to the speed limit signs of 8 km p/r.</p> <p>There are 4 school terms of 10 weeks, therefore the time when the school will be accessed is only 40 weeks per year.</p> <p><u>Devaluation of Properties</u></p> <p>We have been advised by local Real Estate agent that having a school close by to a property would be a benefit rather than a detractor. This is based upon small holdings are attractive to families in most cases, therefore making the current property more valuable.</p> <p><u>Location of the car park</u></p> <p>The car park is located 450 metres west from home with paddock, swale drain, natural</p>	<p>the surrounding road network.</p> <p><u>Devaluation of Properties</u></p> <p>This is not a relevant planning issue.</p>

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			<p>acoustic barrier from trees and lawn and road in between our site. The main prevailing winds in this area come from the East.</p> <p>The location of the car park makes space for a kiss and drop zone close to the buildings. Parents who park their cars will walk their children to the school entrance.</p> <p><u>Additional School</u></p> <p>The Minister for Education has assessed the viability, need for another school in the area, and has granted us permission to open a primary school at our site in Summerfield Rd.</p>	