

NEW SUMMARY OF SUBMISSIONS
Firns Road, Serpentine 206 (L2) 7900 - Three Irrigation Dams - PA17/958

Submitter	No	Submitter Comments	Applicant comment	Officer Comment
Water Corporation		<p>Thank you for your letter from the 19th February 2020 regarding comment on the development application for Lot 13 (#2) Walter Rd Byford (Ref: PA20/38)</p> <p>Water Corporation has No Objection to this development as the lot is already serviced.</p> <p>Please Note: This proposal will require approval by our Building Services section, prior to the commencement of works. Standard Infrastructure Contributions and fees may be required to be paid prior to approval being issued. Looking at the development, the site will need a larger meter. This can be organised prior to the building stage.</p>	No Comment as no objection.	Noted
Main Roads		<p><u>Conditions</u></p> <p>Noise</p> <ol style="list-style-type: none"> 1. The 2.1 m high noise barrier, discussed in Lloyd George Acoustics report, for the northern section of this development must be built with a minimum surface density of 15kg/m² , to comply with SPP 5.4's outdoor noise targets. 2. The proposed development should ensure noise sensitive areas of the proposed childcare centre (such as sleeping areas) are located furthest from the traffic noise source, with noise sensitive areas achieving acceptable indoor noise levels as per the SPP 5.4 noise targets. 3. A notification, pursuant to Section 70A of the Transfer of Land Act 	<p>As per acoustic report and required SPP conditions, we have no objections to this. Happy for this to be a condition in the planning approval to ensure compliance is met</p> <p>No dedicated sleeping areas or COT spaces included in proposal, so this does not apply</p> <p>That's not a problem. Can we make that a condition of the planning approval</p>	Noted. The conditions have been included in the recommendation to approve the proposal.

NEW SUMMARY OF SUBMISSIONS
Firns Road, Serpentine 206 (L2) 7900 - Three Irrigation Dams - PA17/958

Submitter	No	Submitter Comments	Applicant comment	Officer Comment
		<p>1893 is to be placed on the certificate of title of the proposed lot. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:</p> <p><i>"The lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise."</i></p> <p><u>Advice</u></p> <p>1. The acoustic report requires an amendment to discuss the noise levels received at the outdoor play area from traffic noise. The outdoor play area must meet the required SPP 5.4 outdoor noise target.</p> <p>2. The Development Application indicates this development will set aside land to the west of the Early Learning Centre as Public Open Space (POS). The area of land allocated as POS/Drainage, being 0.19ha, is identified in the <i>Stanley Road Precinct- Sub Area "A" - Local Structure Plan</i> dated 24 July 2017.</p> <p>Any future proposals for development on this portion of the site other than POS, will not be supported by Main Roads.</p> <p>Should the City disagree with or resolve not to include as part of its conditional approval any of the above conditions or advice, Main Roads requests an opportunity to meet and discuss the application further, prior to a final determination being made.</p> <p>Main Roads requests a copy of the City's final determination on this proposal to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.</p>	please.	
Department of Education		<p>The Department has reviewed the development application and raises no objection.</p> <p>For more information, please do not hesitate to contact the undersigned on</p>	No Comment	Noted

NEW SUMMARY OF SUBMISSIONS
Firns Road, Serpentine 206 (L2) 7900 - Three Irrigation Dams - PA17/958

Submitter	No	Submitter Comments	Applicant comment	Officer Comment
		92644435 or please email jkmal.ahmad@education.wa.edu.au .		
A254600		<p>Residents are already finding it difficult to turn onto the South Western Highway from roads such as Stanley Road, Walters Road and Park Road.</p> <p>Is there a plan for traffic control along the highway?</p>	<p>In line with the structure plan traffic report for the Stanley Road Precinct, this intersection will be upgraded, so this will resolve the traffic control issues here</p>	<p>In support of the application the applicant provided a Traffic Impact Statement (TIS which concluded that the traffic increase from the proposal will be within capacity of the a Local Distributor. In addition future upgrades of the intersection as set out in the Stanley Road Precinct LSP will go further to address traffic issues raised in the submission.</p> <p>Notwithstanding the future upgrades which would involve widening of the intersection, Officers are satisfied that the forecasted traffic generated by the proposed development would be managed</p>

NEW SUMMARY OF SUBMISSIONS
Firns Road, Serpentine 206 (L2) 7900 - Three Irrigation Dams - PA17/958

Submitter	No	Submitter Comments	Applicant comment	Officer Comment
				appropriately and not detrimentally affect the overall performance of the surrounding road network, or the intersection itself.
A307100		<p>I strongly oppose the proposed Childcare centre.</p> <p>It's hard enough getting in and out of Walters Road without added traffic.</p> <p>This is a residential area not a commercial area.</p> <p>It is too dangerous to have a Childcare centre on this corner.</p>	<p>As per above comment, traffic control measures will be implemented as the structure plan progresses. In addition, there will be a rear entry to the childcare centre which will reduce any additional traffic pressure at this intersection</p>	<p>The proposed land use is consistent with the stated purpose and intent of the 'Urban Development' zone, as guided by the relevant Structure Plans.</p>
A400501		<p>I am writing to object to the application of the Childcare Centre proposal at lot 13 (#2) Walters Road Byford.</p> <p>I am owner/occupier at Walters Road, Byford.</p> <p>I am a shift worker and need to sleep at odd times including during the day. My unwell Elderly mother who lives at the property also sleeps during the day due to illness, therefore the constant noise and traffic will be very disturbing to us both as it will to our direct neighbours within our complex who don't have a say because they are not home owners.</p> <p>The intersection at South Western Highway and Walters Road (which is where said proposal is located) is already a dangerous intersection that currently has a lot of traffic especially at peak times.</p>	<p>Relevant acoustic measures are being taken in line with the acoustic report and SPP requirements. This will resolve any noise concerns that may impact the neighbours.</p>	<p>As discussed in the amenity section of the report the proposal generally complies with the <i>Environmental Protection (Noise) Regulations 1997</i>. In order to achieve an acceptable indoor noise level, the report recommended construction of the</p>

NEW SUMMARY OF SUBMISSIONS
Firns Road, Serpentine 206 (L2) 7900 - Three Irrigation Dams - PA17/958

Submitter	No	Submitter Comments	Applicant comment	Officer Comment
		<p>We already find it difficult to enter SW Highway (especially turning right) from Walters Road due to the amount of traffic in both directions.</p> <p>Extra traffic at this intersection and the area will make it more dangerous for all motorists and possibly pedestrians as well. It's a death trap waiting to happen.</p> <p>It will also make it difficult to even leave my driveway and enter onto Walters Road.</p> <p>I hope you will consider all of this for the peace and safety of us and my immediate neighbour's and community.</p>		<p>2.1m high noise barrier wall along the north and eastern boundaries.</p> <p>The number of recorded crashes is considered to be relatively low for the volume of traffic on the adjacent roads and does not suggest any particular safety issue with the existing road layout. The volume of traffic expected to be generated by the development is low and not considered to increase the risk of crashes.</p>
A401049		<p>Fencing of the boundary of the Child Care Centre site abutting the future Public Open Space should be open style/visually permeable to provide for passive surveillance of the POS.</p>	<p>This is a good suggestion and could be incorporated into the overall design. If this is something the council</p>	<p>Noted.</p>

NEW SUMMARY OF SUBMISSIONS
Firns Road, Serpentine 206 (L2) 7900 - Three Irrigation Dams - PA17/958

Submitter	No	Submitter Comments	Applicant comment	Officer Comment
			wishes to enforce, there is no objection to including as a condition on the planning approval	
A327100		<p>Both myself and my husband sleep through the day due to major health issues. My husband has spinal injuries and was diagnosed with Multiple Sclerosis and suffer from insomnia so I might sleep throughout the day.</p> <p>The previous owner was denied a permit to build a house on that property.</p> <p>We have had an increase in traffic on Walters Road due to the Country Club opening and we have a lot of trucks also going both up and down our street. It is quite difficult some days to get out of our own driveway.</p> <p>There is no need for another Childcare Centre so close to the other two I know of in the diagonal street – Larsen Road. Why should there be another so close.</p> <p>We have lived here for over 20 years and we love this <u>untouched</u> part of Byford. We hear nothing but complaints about how built up Byford has become and the crime increase. Old Byford is still a beautiful place to live and we would <u>love</u> it kept that way. I know all the residents around us are dead against this development.</p> <p>Thank you for reading my argument. Please consider our NO vote considerably.</p>	<p>This child care centre is being proposed to anticipate future growth as a result of the development of the Stanley road precinct, so will be a valuable service in this area. In addition, suitable noise controls will be implemented to reduce impacts to existing residents.</p> <p>Traffic control measures will also be implemented to deal with these traffic concerns, as per previous comments.</p>	<p>As discussed in the report the planning framework does not specifically limit the number of business types to an area. What is a relevant planning consideration is protecting amenity, both current and intended future amenities. In this regard, and as discussed in the report the assessment is considered to result in the proposal being considered consistent with the preservation of amenities.</p>
A325700		<p>As a permanent night shift worker whom sleeps between 6am-2pm, I'm strongly opposed to the proposal of a daycare centre being built at Lot 13 (#2) Walters Road, Byford 6122 W.A.</p>	<p>This may be the case, however a neighbouring resident's line of work is not a valid reason to object to the development of our</p>	<p>Noted and response provided above Potential amenity impacts have been assessed in the main report..</p>

NEW SUMMARY OF SUBMISSIONS
Firns Road, Serpentine 206 (L2) 7900 - Three Irrigation Dams - PA17/958

Submitter	No	Submitter Comments	Applicant comment	Officer Comment
			clients property, so this is not a valid submission.	
A229100		<p>We are against this development for many reasons.</p> <ol style="list-style-type: none"> 1. It's on a corner block of Southwest Highway & Walters Rd. 2. The Highway itself is a race track regardless of the 50kph after 0730 in the morning, not many stick to the speed limit, police presence is sadly lacking. It has taken us up to 10 to 15 minutes to cross over in our vehicle, so there could be a lot of frustrated parents pulling out and accidents happening. 3. You mention it will take up to 75 children that could mean something like 50+ vehicles in and out in prime time. 4. With cars pulling in or out depends where the access & exit are located on this block could be another major problem. 5. The block is not big enough for a car park, so dropping off and picking up will cause a major headache / problems for parents. 6. Could cause a backup of vehicles onto the Southwest Highway slipway and further back, and also Walters Rd, which is also a speed way for the locals. 7. There are islands down Walters Road, total waste of time, they do not reduce the speed limit, and in fact it's another speed way for motorists and un-licensed trail bikes. Nothing will happen till someone is either seriously injured or killed, hope it's not a frustrated parent with child. <p>Whether the above will be ash canned, as we do not have much faith with this council.</p>	<p>Again, traffic control measures and acoustic measures are being implemented here to cater for changes in use and traffic.</p> <p>There could be valid cause for the council to provide additional speed islands if 'race track' issues continue, however this is not relevant to this application.</p> <p>In terms of size and car park space, we comply with the relevant policies and building requirements, so this is not a valid comment.</p>	Noted Discussed in the main report
A398328		I oppose this development for yet another childcare centre in Byford to be built at a time where there is massive over supply. In the last 12-24 months, Byford has had three new childcare centres approved and opened (Green Leaves, Nido and Little Peoples Place). There is also a fourth due to open in the coming months!	This may be the case, however the validity of the business case for an additional childcare centre is not cause for objection in this scenario, that is a business risk our client	Noted and discussed in the main report. The planning framework does not specifically limit the number of business types to an

NEW SUMMARY OF SUBMISSIONS
Firns Road, Serpentine 206 (L2) 7900 - Three Irrigation Dams - PA17/958

Submitter	No	Submitter Comments	Applicant comment	Officer Comment
		<p>At what point does the Shire recognise that these approvals have to stop?</p> <p>All Centres have vacancies. Demand will take years to catch up to existing supply, if at all. It may require existing Centres to close to bring back the status quo. Does the Shire of Serpentine condone this? Is this the goal? Is there not a responsibility of Shire to assess the impact to existing rate paying businesses?</p> <p>My opposition is not about the lack of parking and general layout/location of the proposal (all of which could be opposed), but more about the "need". Just because a proposal could be approved, doesn't mean it should. To increase the glut of childcare even further in Byford, runs a real risk of damaging existing employment, quality standards and livelihoods.</p>	<p>needs to consider.</p> <p>Other objections listed here do not relate to the planning policy. These comments should be disregarded in light of the future development of the Stanley Road precinct that will increase demand for child care services.</p>	<p>area. The amenity impact impacts by way of noise and traffic have been assessed in the main report. Parking had been considered to be sufficient given the different times that children will be dropped.</p>
A309201		<p>SUBMISSION: This is not the place for a Child Care Centre - firstly it has a highway boundary which is unsafe and there are also 3 other centres in close range of this property.</p> <p>There is no further information on the Shire of Serpentine Jarrahdale website detailing any Building plans for us to view.</p> <p>Noise will be a problem if there are up to 75 children being accommodated for at any one time</p>		<p>As discussed in the report the planning framework does not specifically limit the number of business types to an area. What is a relevant planning consideration is protecting amenity, both current and intended future amenities. In this regard, and as discussed in the report the assessment is considered to result in the proposal being considered consistent with the preservation of</p>

NEW SUMMARY OF SUBMISSIONS
Firns Road, Serpentine 206 (L2) 7900 - Three Irrigation Dams - PA17/958

Submitter	No	Submitter Comments	Applicant comment	Officer Comment
N Riley		<ul style="list-style-type: none"> • Excess amount of centres in the area - oversupply – all Centres in the area have vacancies; • Location - corner of a very busy highway - safety of children 	Again, same comments as above in relation to traffic and acoustic controls and validity of business in no reason for objection.	amenities. Noted and discussed above