

SUMMARY OF SUBMISSIONS
PA23/153 – Lot 9511 Briggs Road, Byford - JDAP - Child Minding Centre

Submitter	No	Submitter Comments	Applicant Comment	Officer Comments
Water Corporation		<p>Thank you for sending through the development application proposal for Lot 9511 Briggs Road, Byford - Proposed Child Minding Centre</p> <p>Please be advised that the site is not currently serviced with water or wastewater. Delivery of reticulated water and wastewater infrastructure is required to satisfy conditional approval of proposed subdivision WAPC 161405. Water and wastewater reticulated infrastructure will be designed and delivered in accordance with current long term scheme planning suitable for servicing the proposed child minding centre.</p>	Noted	Conditions have been included to ensure that issues raised will be addressed.
DPLH – Westport Division		The Transport Planning section of the Department has no formal comments to provide as the subject section of Thomas Road to the north is now under the control of Main Roads WA.	Noted	Noted - Main Roads WA had no objections.
DFES		<p>I refer to your email dated 1 March 2023 regarding the submission of a Bushfire Management Plan (BMP) (Version 0), prepared by Linfire and dated 22 February 2023, for the above development application.</p> <p>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 the proposal complies with relevant planning policies and building regulations where necessary. This advice does not exempt the applicant/proponent from obtaining approvals that apply to the proposal including planning, building, health or any other approvals required by a relevant authority under written laws.</p>	Response proved from Linfire Consultancy addressing comments received from DFES on the proposed development.	Discussed in the main report. The applicant provided a response to DFES concerns.

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		<p>Assessment</p> <p>1. Policy Measure 6.5 a) Preparation of a BAL assessment</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Issue</th> <th style="width: 40%;">Assessment</th> <th style="width: 45%;">Action</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Vegetation Classification</td> <td style="vertical-align: top;"> <p>Evidence to support the exclusion of Plots 8 and 9 in their entirety, in particular the area to the west of the site, as managed to low threat in accordance with AS3959 is required. The BMP notes that assumptions have been made relating to these areas being excludable, however no evidence has been provided to support this.</p> <p>In particular, Plots 8 and 9 appear to contain grassland, which requires ongoing management until development of residential lots.</p> <p>An enforceable mechanism is required to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable.</p> </td> <td style="vertical-align: top;">Insufficient information. The decision maker to be satisfied with the vegetation exclusions proposed.</td> </tr> <tr> <td style="vertical-align: top;">Vegetation Classification</td> <td style="vertical-align: top;">The BMP states that Plot 6 to the north of the site has been conservatively classified as grassland, with a strip of woodland. It is noted that this area is planned to be Public Open Space but no further information is available to</td> <td style="vertical-align: top;">Insufficient information. The decision maker to be satisfied with the vegetation</td> </tr> </tbody> </table>	Issue	Assessment	Action	Vegetation Classification	<p>Evidence to support the exclusion of Plots 8 and 9 in their entirety, in particular the area to the west of the site, as managed to low threat in accordance with AS3959 is required. The BMP notes that assumptions have been made relating to these areas being excludable, however no evidence has been provided to support this.</p> <p>In particular, Plots 8 and 9 appear to contain grassland, which requires ongoing management until development of residential lots.</p> <p>An enforceable mechanism is required to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable.</p>	Insufficient information. The decision maker to be satisfied with the vegetation exclusions proposed.	Vegetation Classification	The BMP states that Plot 6 to the north of the site has been conservatively classified as grassland, with a strip of woodland. It is noted that this area is planned to be Public Open Space but no further information is available to	Insufficient information. The decision maker to be satisfied with the vegetation		
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		<p>confirm the nature of the area at maturity.</p> <p>Evidence should be included in the BMP to qualify the future vegetation classification, for example confirmation of management of the reserve by the responsible authority. An enforceable mechanism is required to provide certainty that the proposed management measures can be achieved in perpetuity and that they are enforceable.</p>	<p>management proposed.</p>	
		<p>Issue</p>	<p>Assessment</p>	<p>Action</p>
		<p>Bushfire Emergency Evacuation Plan (BEEP)</p>	<p>The referral has included a 'Bushfire Emergency Evacuation Plan' for the purposes of addressing the policy requirements. Consideration should be given to the Guidelines Section 5.5.4 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the Shire.</p>	<p>Comment Only</p>

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		<p><u>DFES Built Environment Branch</u></p> <p>As the proposed building is to be Class 9b and to be used for childcare, plans will need to be provided to DFES Built Environment Branch for assessment as required by Regulation 18B of the Building Regulations 2012 (as amended). As the total floor area of the proposed building exceeds 500m², unless compliant fire separation in accordance with BCA Clause C2.7(b) is demonstrated, hydrant and hose reel coverage will need to be provided to this building. The pressure/flow requirements of these will be based upon DFES Operational Requirements (and based on the relevant specifications of AS2419.1-2005).</p> <p><u>Recommendation – Insufficient information</u></p> <p>Given the proposed development application has the potential to increase the threat of bushfire to people, property and infrastructure, the decision maker should ensure the bushfire risk and bushfire protection measures are established and understood before making a determination.</p> <p>Consequently, the decision maker should require that the BMP addresses the policy requirements of SPP3.7 and the Guidelines to inform decision making.</p> <p>As this planning decision is to be made by a Development Assessment Panel, please forward notification of the decision to DFES for our records.</p>		
Main Roads		<p>In response to correspondence received on 15 March 2023 please be advised Main Roads has no objections.</p> <p>Main Roads requests a copy of the Shire's final determination on this proposal to be sent to planninginfo@mainroads.wa.gov.au .</p>	Noted	Noted
DWER		<p>The Department has identified that the proposed child minding centre has the potential to impact water resource values and/or management. In principle the Department does not object to the proposal however key</p>	Noted	The main report recommends that a Stormwater and

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		<p>issues, recommendations and advice are provided below and these matters should be addressed.</p> <p>Issue Stormwater Management</p> <p>Advice The development proposal should give due regard to https://www.sjshire.wa.gov.au/documents/30/lpp-24-water-sensitive-design (Shire of Serpentine Jarrahdale, 2018).</p> <p>Stormwater within the carpark area should be managed in accordance with the https://www.wa.gov.au/government/publications/decision-process-stormwater-management-western-australia (DWER 2017) and the https://www.wa.gov.au/government/publications/stormwater-management-manual-western-australia (DWER, 2022). Consistent with these documents, the Department recommends that the first 15mm of stormwater runoff passes through a water quality treatment process, such as rain gardens or tree pits, before infiltration. The Landscaping Plan attached to the Application for Development Approval indicates this may be feasible.</p> <p>Issue Noise Assessment Report</p> <p>Advice The Department's technical review of the Environmental Acoustic Assessment dated 31 January 2023 prepared by Herring Storer Acoustics will be provided as a separate document at a later date.</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>Drainage Management Plan (SMP) be submitted demonstrating how stormwater is managed and shall be provided prior to issue of a Building Permit.</p>
Department of Education		The Department is generally supportive of childcare facilities located within proximity to public schools, however careful planning consideration needs	Noted	Noted

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		<p>to be given to the potential impact that these facilities may have on nearby schools in terms of safety and amenity.</p> <p>The subject site is located adjacent the future Byford North Central Primary School (Primary School) site. Given the minimal impact this proposal will have to the surrounding road network and parking in the area, it is anticipated that the proposed development will have no adverse impact on the future Primary School site.</p> <p>In view of the above, the Department has no in principle objections to the proposal.</p>		
A398229		We have NO objection to Lot 9511 Briggs Road, Byford building a child minding centre	Noted	Noted
A404541		<p>We do not object to this proposal in principle, however, we think there needs to be an upgrade to the Briggs Street and Thomas Road intersection, and Briggs Road itself to Abernethy Road for the below reasons:</p> <ul style="list-style-type: none"> • The Childcare Centre proposed for the site along Briggs Road is bound to place more traffic volume through the already dangerous intersection of Briggs Road and Thomas Road, Briggs Road is also very narrow and in poor condition. • The upgrade to the above mentioned roads would hopefully also encourage traffic which currently use Eurythmic Road, Malarkey Road, Ballawara Avenue and Kardan Avenue as a "rat run" from Thomas Road through to the Abernethy Road schools and shops area to use a newly created more streamlined option. • A reduction, or at least no increase in traffic along 4 suburban streets and intersections is surely a safety positive 	<p>We note that this submission does not relate to the childcare itself, but the associated traffic implications on surrounding roads. Traffic will be increased as part of the Structure Plan development anyway, and the location of the child care will not affect the increase in traffic volumes.</p> <p>Main Roads WA are currently planning the upgrade of Thomas Road, including upgrade</p>	<p>Discussed in the traffic section of the report. The north access/egress arrangement has been modified from the plans that were advertised, to respond to concerns regarding potential localised congestion. In this regard, to avoid possible queuing and congestion at the intersection of Briggs Road/Indigo Parkway for those vehicles wanting to access the</p>

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			<p>of the Thomas Road / Briggs Road intersection which will become a left-in / left-out intersection. The indicative timing of construction is 2025-2027 (subject to approvals and other matters).</p> <p>Any upgrade or widening of Briggs Road should be addressed during the subdivision stage. It is likely that Briggs Road will be upgraded to an urban standard with kerbing once the adjacent land is subdivided.</p>	<p>site in a southbound direction on Briggs Road, the northern crossover has been modified to a left-out arrangement only. The proposed median strip as part of the design of Indigo Parkway at this section will also restrict the movement to left out only.</p>
A398341		<p>Will Briggs Road be widened as it is only a single lane carriageway with table drains on either side making it dangerous to overtake a turning vehicle. Our concern lies with the congestion of traffic this will cause.</p>	<p>As above, any upgrade or widening of Briggs Road should be addressed during the subdivision stage. It is likely that Briggs Road will be upgraded to an urban standard with kerbing once the adjacent land is subdivided. This will prevent overtaking of turning vehicles.</p>	<p>This matter has been discussed in the traffic section of the report. To address the concerns raised a condition of approval has been recommended to require the full upgrade to the 160m section of Very Poor Condition of Briggs</p>

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				Road from Caspian Chase south, being upgraded to match the upgrades occurring north of Caspian Chase section of road between Indigo Parkway and Eurythmic Road