

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
Government Agencies				
IN25/5888 DMIRS	1.	The Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials. DEMIRS lodges no objections to the above Local Structure Plan amendment.	Thank you for your submission.	Noted.
DWER IN25/6211	2.	The Department has reviewed the proposed local structure plan amendment and provides the following advice. LWMS Urban Water Management Consistent with <i>Better Urban Water Management</i> (BUWM) (WAPC, 2008) and policy measures outlined in the draft <i>State Planning Policy 2.9, Water Resources</i> , the proposed local structure plan should be supported by a Local Water Management Strategy (LWMS) prior to final approval of the local structure plan. The LWMS should demonstrate how the subject area will address water use and stormwater management. It should contain a level of information that demonstrates the site constraints and the level of risk to the water resources. The Department reviewed the supporting LWMS, <i>Byford, Doley Road LWMS</i> (Essential Environmental, August 2016) and it was deemed satisfactory to the Department. Given the minor changes proposed in this amendment, the Department has no objections to the amendment to the Doley Road Precinct Local Structure Plan proceeding. 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.	Thank you for your submission.	Noted.
IN25/6326 ATCO	3.	ATCO Gas Australia (ATCO) has <u>no objection</u> to the proposed application, based on the information and plan provided. Advice notes: <ul style="list-style-type: none">• Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24-Additional Information for Working Around Gas Infrastructure https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html• Proposed construction and excavation works need to be managed in accordance with the ATCO document <i>Additional Information for Working</i>	Thank you for your submission.	Noted.

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
		<p><i>Around Gas Infrastructure - AGA-O&M-PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</i></p> <ul style="list-style-type: none"> If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal found here. 		
IN25/6385 DPLH	4.	<p>The proposed Structure Plan amendment has been considered for its potential impact on heritage places within the Structure Plan area. As there are no heritage-protected places within or around the amendment area, there is no objection to the proposal from a historic heritage perspective.</p> <p>We hope that these comments are of value in the development of the proposed Structure Plan amendment.</p>	Thank you for your submission.	Noted.
IN25/7141 Dept of Communities	5.	<p>The Department of Communities (Communities) supports the Shire of Serpentine Jarrahdale providing for Neighbourhood Centres which optimally support the population of the neighbourhoods they serve. In addition to providing for a larger Neighbourhood Centre, the proposed amendment indicates reducing the Residential Density codes on the land involved. Reducing the density code would reduce the overall potential dwelling yield on site, and as such, is not supported by Communities given the current housing crisis in Western Australia. Modifying the Structure Plan amendment to retain the current structure plan density codes would be supported by Communities. This approach could maintain the potential housing yield currently provided for in the Structure Plan, offering potential for a greater population to support a viable centre as well as better addressing the supply of housing for Western Australians.</p>	<p>The amendment proposes to replace a portion of 'Residential' land with a Neighbourhood Centre. The amendment proposes a yield of 1,800-1,900 lots, which translates to 27.6 dwellings per residential site hectare.</p> <p>The overall density is consistent with (and above) the targets under Liveable Neighbourhoods. Officers note that the delivery of everyday goods and services to the existing and rapidly expanding residential areas of Byford is an essential consideration. Further growth in Byford's residential areas must be provided with suitable services and amenities to ensure a quality of life and community.</p>	<p>Noted, however it is relevant to highlight that the purpose of the proposed Neighbourhood Centre zoning is to facilitate the establishment of a neighbourhood level shopping precinct on the land. The land around the proposed Neighbourhood Centre zone will retain its existing density allocation, and the overall reduction in dwelling yield across the structure plan area is minimal. The proposed Neighbourhood Centre is considered essential to support rapid population growth in the south Byford locality, and to ensure there is no economic leakage to other local authorities due to demand exceeding supply.</p>

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
IN25/6687 DFES	6.	I refer to your email dated 13 March 2025 in relation to the referral of proposed Doley Road Precinct Local Structure Plan (LSP) Amendment No. 3 for Lot 34 (1299) Orton Road, Byford. It is unclear from the documentation provided if the Shire has applied State Planning Policy 3.7 – Bushfire (SPP 3.7) to this proposal. Exemptions from the requirements of SPP 3.7 should be applied pragmatically by the decision maker and are identified in Section 1.2.1 of the Planning for Bushfire Guidelines (Guidelines). Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the Shire endorsement of the LPS amendment. In accordance with Section 1.3.1 of the Guidelines, modification to a planning proposal that was previously assessed against SPP 3.7 (2015) should demonstrate compliance with the current SPP 3.7 (2024) and the supporting Guidelines. Land Use Planning staff are available to discuss planning proposals and provide general bushfire advice at any stage of the planning process.	A Bushfire Management Plan was undertaken in association with the approved Doley Road Local Structure Plan. Lot-specific BMPs were also prepared alongside the two previously approved local structure plan amendments, as these amendments both pertained to changes to Public Open Space, specifically highly vegetated multiple use corridors, which therefore impacted bushfire risk. Amendment No.3 does not propose any changes to the expected post-development vegetation classifications, as no significant vegetation treatment or Public Open Space is proposed. Shire officers are of the view that a revised BMP is not required for the proposed LSP amendment. Detailed Bushfire Management Plans will be prepared at the consequent subdivision or development stages, when the detailed design of the site is known.	The requirements of State Planning Policy 3.7 will be addressed at development and subdivision stage.
IN25/7676 Water Corp	7.	Comparing the development yields to the previous version of the structure plan indicate minor changes to total dwelling and populations yields and an increase in commercial floor space. We don't anticipate these changes to have a significant impact on overall demand and therefore our water and wastewater infrastructure planning. Servicing of the proposed Neighbourhood Centre with water will be from the existing water main in Doley Rd. Water Corporation has wastewater network planning that dictates how the network would need to be extended, we encourage the proponent of any development to	Thank you for your submission, noted.	Noted.

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
		engage with us early on how to best enable the sewer connection. Please provide the above comments to the landowner, developer and/or their representative.		
IN25/7674 PTA	8.	The Public Transport Authority (PTA) has no objections to this proposal.	Thank you for your submission.	Noted.
IN25/7591 Department of Health	9.	<p>1. Medical Entomology To protect the health and amenity of communities, all land use planning decisions should include consideration of mosquitoes and their management. Cases of Ross River virus and Barmah Forest virus disease have been notified in this region. Prior to any future development, the DoH recommends that:</p> <ul style="list-style-type: none"> The proponents work with the Shire of Serpentine-Jarrahdale to determine the extent of risk from mosquitoes and mosquito-borne disease for the location. If that risk is considered medium or high by the Shire, a mosquito management plan should be established and adequately funded. The Shire of Serpentine-Jarrahdale ensures they have sufficient resources to continue mosquito management for any future development associated with the proposed amendment. <p>2. Public Health Considerations DoH notes that the Shire has a Health and Wellbeing Strategy, however the strategy and the objectives within it have not been explicitly addressed in the proposed amendment. DoH recommends public health is considered within the amendment to ensure developments do not negatively impact on the health and wellbeing of future populations living in or around the area. The DoH recommends the incorporation of healthy design elements into urban development, to encourage healthy active living. The DoH publication 'Evidence supporting the creation of environments that encourage healthy active living' is a document providing a summary of evidence-based literature and key components of urban development. The document provides a rationale and suggested design elements for mixed land use, activity centres, movement networks, public open space, housing diversity, and schools. Public health factors to be considered are provided on the DoH webpage 'Residential estates precincts and urban developments'. These factors include air quality, water quality, land and hazard management, radiation safety, and communities. Early consideration of health and wellbeing is an effective way of minimising future health implications and associated health-related costs.</p> <p>3. Water Supply and Wastewater Disposal</p>	Thank you for your submission, noted.	<p>1. The proposed structure plan amendment is unlikely to increase the risk of mosquito breeding. As is standard practice, should the local authority receive complaints about mosquitos breeding in the stormwater system, the matter should be investigated and appropriate action taken to manage the issue.</p> <p>2. Noted.</p> <p>3. Noted.</p>

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
		The DoH has no objection to the proposal subject to being connected to drinking water and sewage services provided by licensed service providers. If sewage is intended to be reused or recycled for beneficial purposes such as landscape and garden bed irrigation, toilet flushing or other purposes, this will require prior approval from the DoH. Please refer to the “Application Process for approval of a recycling water scheme”: https://ww2.health.wa.gov.au/Articles/A_E/Application-process-for-approval-of-recycling-water-scheme		
IN25/7409 DBCA	10.	The Department of Biodiversity Conservation and Attractions - Swan Region Office has no comments on the Proposed Local Structure Plan Amendment.	Thank you for your submission.	Noted.
IN25/8597 Main Roads WA	11.	In response to correspondence and additional information received on 3 April 2025, Main Roads has no objection to the proposal.	Thank you for your submission.	Noted.
Department of Education	12.	The Department has no in principle objections to the proposed amendment. Based on the information provided, the amendment is expected to have minimal impact on school planning in the area. While neighbourhood centres are generally not considered compatible with primary school sites, we note that the proposed location is not in close proximity to Beenyup Primary School and is unlikely to impact on the amenity or wellbeing of the students.	Thank you for your submission.	Noted.

Business				
IN25/6100	1.	I wish to express my strong support for the proposed amendment to facilitate the development of a neighbourhood centre within the Doley Road Precinct in Byford. The proposed location is highly appropriate and strategically positioned to service the rapidly growing residential population in the southern part of Byford. This growth is driving increasing demand for essential services, particularly a supermarket and associated retail offerings that support the community's daily and weekly needs. The amendment is entirely consistent with the Shire of Serpentine Jarrahdale's strategic planning framework, including the Local Planning Strategy and the Byford District Structure Plan, both of which identify this location for a neighbourhood centre comprising 5,000sqm of retail floorspace.	Thank you for your submission. Support is noted.	Noted and agreed.

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
		<p>The site's location on a prominent corner, with direct frontage to Orton Road and Doley Road—soon to be upgraded to a roundabout intersection—ensures maximum accessibility for residents.</p> <p>This will allow community members to access the centre conveniently by car, on foot, or by bicycle.</p> <p>The future neighbourhood centre will make a valuable contribution to the local economy by creating employment opportunities and strengthening the economic base of Byford.</p> <p>It will also reduce retail expenditure leakage to other local government areas, thereby retaining commercial activity within the community.</p> <p>The retail needs assessment prepared in support of the amendment is both comprehensive and conservative.</p> <p>It clearly demonstrates the necessity of the proposed centre and confirms that its development will not adversely impact other planned or existing centres within the defined trade area.</p> <p>Crucially, this amendment secures the long-term provision of a neighbourhood centre by ensuring that sufficient land is allocated for this purpose within the Doley Road Precinct—addressing the current shortfall of suitably zoned, privately owned land.</p> <p>In summary, the proposed amendment is a well-considered and strategically aligned response to the growing needs of the Byford community.</p>		
IN25/6207	2.	<p>I write on behalf of the Beenyup Grove Estate – owning land directly north of the subject area & have developed over 600 lots in the nearby area over the last 7 years.</p> <p>The proposed LSP Amendment is supported by the Estate and is considered an appropriate location for a neighbourhood centre to service a rapidly growing population in the southern part of the Doley Rd & Glades Structure Plan areas. These areas are currently serviced by an un-attractive and disjointed local centre north of Mead St.</p> <p>Our current and future residents will directly benefit from a suitably sized Neighbourhood centre at this location. The position at the corner of Orton & Doley Rd provides for maximum accessibility, with the community being able to enjoy being able to drive, walk, and cycle to the site.</p> <p>The amendment is consistent with the Shire's strategic planning framework, including its Local Planning Strategy and the Byford District Structure Plan which both indicate a neighbourhood centre in this location, with 5,000sqm retail floorspace.</p>	Thank you for your submission. Support is noted.	Noted and agreed.

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

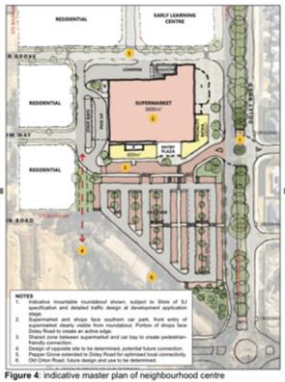
Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
		<p>The neighbourhood centre will create local employment opportunities, improving the local economic base of Byford and thereby reducing leakage to other local government areas.</p> <p>The retail needs assessment prepared in support of the amendment is comprehensive, conservative, and clearly demonstrates a need for this neighbourhood centre. Other planned and existing centres within the defined trade area will clearly not be impacted.</p> <p>The amendment secures the provision of a neighbourhood centre by ensuring sufficient land is identified for that purpose under the Doley Road Precinct, noting that currently insufficient privately owned land is identified for the neighbourhood centre.</p>		

Landowners/Residents				
IN25/5558	3.	<p>I am writing to express my deep concerns regarding the proposed construction of a Neighbourhood Centre in our estate. As a local resident, I strongly believe that this development will have a profoundly negative impact on our community, creating unnecessary issues that the council seems unwilling to address.</p> <p>One of my primary reasons for choosing to build my home in this estate was the peaceful environment, free from the disturbances that often accompany public facilities of this nature. Neighbourhood Centres frequently become gathering spots for delinquents, and they are often hired out for parties and large events that result in excessive noise, disruption, and even security concerns for nearby homeowners. Additionally, I am extremely frustrated with the ongoing road closures that have significantly impacted our ability to travel efficiently.</p> <p>When I purchased my property, the estate had well-connected roads running in every direction, providing convenient access throughout the area. However, with the Shire blocking off these roads, we are now faced with severe congestion, particularly with Orton Road being closed. This road must be reopened to allow residents to travel southwest without being forced into a bottleneck with all the traffic heading north. The increasing congestion is already an issue, and adding a Neighbourhood Centre will only worsen the situation, further demonstrating the Shire's neglect in managing our infrastructure.</p> <p>The council needs to reconsider this decision, as it does not align with the needs and expectations of the residents who have invested in this community. I urge you to take</p>	<p>Thank you for your submission.</p> <p>The location of the proposed neighbourhood centre is highly consistent with the Shire's planning framework, particularly the Byford District Structure Plan. However, officers acknowledge that concerns regarding the interface of the centre with residential surrounds must be addressed. Modifications to the LSP map, and the design provisions listed within the LSP report, have been recommended in this regard.</p> <p>In regard to antisocial behaviour, Shire officers recommend a modification for</p>	<p>The applicant's response to this submission is as follows:</p> <ul style="list-style-type: none"> Firstly, it is essential to recognise that this proposal is simply to amend the Doley Road Precinct LSP to establish the appropriate zoning allocation and provisions for the neighbourhood centre. A development application will need to be progressed at completion of the amendment. The proposed neighbourhood centre will have a positive impact to the community by providing for the daily and weekly household shopping needs of a

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
		<p>our concerns seriously and to prioritize reopening Orton Road to restore proper traffic flow before any further developments are considered.</p> <p>I look forward to your response on this matter and trust that our concerns will be given due consideration.</p>	<p>a provision requiring the design of the Neighbourhood Centre to be in accordance with principles of crime prevention through environmental design (CPTED).</p> <p>A Transport Impact Assessment has been prepared alongside this proposal, which demonstrated that once upgraded, Doley Road and Orton Road are able to accommodate the expected increase in traffic from this centre. The LSP report also contains a provision stating that the Neighbourhood Centre cannot develop until such time as the Orton Road realignment is finalised. Therefore, the development will not go ahead without a suitable road network which can accommodate it.</p>	<p>rapidly growing community, and there is a demonstrated need for this neighbourhood centre through the Shire's strategic planning framework and the expert retail needs assessment prepared as part of the amendment documentation.</p> <ul style="list-style-type: none"> • There is no evidence to suggest that a neighbourhood centre attracts anti-social behaviour. Additionally, the intended land use mix is for a full-line supermarket and associated specialty retail shops, these are not facilities which can be "hired out for parties". • Road closures in the surrounding area are not relevant to this amendment, and may relate to the ongoing construction and upgrade of the surrounding road network based on regional and road network planning

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
IN25/6151	4.	 <p>Myself and my neighbours of Pepper grove have looked at these plans you propose above with disagreement.</p> <p>No thoughts whatsoever has actually been given to any of us here on our street.</p> <p>Not only now will our road now connect through to Doley Street which originally wasn't going to happen, we get our view taken away with a replacement of a loading dock area for trucks and delivery drivers for the shopping centre.</p> <p>After with much discussion with the neighbours can we not have our street be blocked off either into a cul de sac or blocked from being attached from Doley st.</p> <p>We have many children who play on our street as well as the fact that we have always been a nice comfortable quiet street.</p> <p>Now we will be having a multitude of traffic, trucks and other unwelcomed disturbances affecting our street which is totally unfair.</p> <p>Also to have another shop when we have four already around us.</p> <p>How about a proper shopping centre and not just one shop?</p> <p>We have nothing to go shopping at in Byford Serpentine or Jarrahdale that is an actual shopping centre without having to go all the way to Armadale or even Rockingham shopping centre.</p> <p>Your Chris for Bunnings or a Kmart or a Big W target something within reach without driving the distance to do shopping.</p> <p>With the amount of blocks of land you are now selling and inviting heaps of new residence do you not think this makes sense. And looking at the plans why on earth would a childcare centre be going next to a busy shopping centre where they are near a bay for delivery trucks and parked up trucks and staff cars. For some of us who have lived there and enjoyed the trees and the view you are taking that away from us. We all</p>	<p>Thank you for your submission.</p> <p>The location of the proposed neighbourhood centre is highly consistent with the Shire's planning framework, particularly the Byford District Structure Plan. The Byford District Structure Plan identifies a major 'District Centre' which will provide for larger shopping needs and three smaller Neighbourhood Centres, one being at the amendment's proposed location. These neighbourhood centres provide significant benefit for immediate residents' everyday shopping needs.</p> <p>Officers acknowledge that concerns regarding the interface of the centre with residential surrounds must be addressed. Modifications to the LSP map, and the design provisions listed within the LSP report, have been recommended in this regard.</p> <p>In regard to Pepper Grove, the approved Local Structure Plan identifies Pepper Grove connecting to Doley Road. The amendment proposes to keep this connection.</p>	<p>The applicant's response to this submission is as follows:</p> <ul style="list-style-type: none"> Firstly, it is essential to recognise that this proposal is simply to amend the Doley Road Precinct LSP to establish the appropriate zoning allocation and provisions for the neighbourhood centre. A development application will need to be progressed at completion of the amendment. The proposed neighbourhood centre will have a positive impact to the community by providing for the daily and weekly household shopping needs of a rapidly growing community, and there is a demonstrated need for this neighbourhood centre through the Shire's strategic planning framework and the expert retail needs assessment prepared as part of the amendment documentation. The master plan concept included in the explanatory report is indicative only. The Doley Road Precinct LSP has always planned

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
		<p>feel this street will be turning into a race track especially now it's going straight through to Doley which we really don't want and originally was not going to happen.</p> <p>I really feel this needs some tweaking so as to please Byford residence and especially ourselves here on Pepper Grove. To go from a lovely quiet street where children playing and running run around and have fun to being restricted to just the backyard because the amount of traffic that will be coming our way Which I think is totally unfair , ridiculous</p> <p>So please before it set in concrete, why don't you as a council come around to the right thing and speak to our rate council players?</p>		<p>for Pepper Grove to connect to Doley Road.</p> <ul style="list-style-type: none"> A transport impact assessment was prepared as part of the amendment documentation which demonstrates acceptable traffic/access outcomes
IN25/7697	5.	<p>We write on behalf of Cardup Investments Pty Ltd (CIP), the Registered Proprietors of Lot 674 Cardup Siding Road, Cardup, located approximately 530 metres south of Lot 34 Orton Road, Byford.</p> <p>CIP supports Amendment No. 3 to the Doley Road Precinct Structure Plan as an important step toward meeting the needs of the growing Byford community, for the reasons outlined below:</p> <p>The neighbourhood centre is well located to service the growing southern Byford catchment, where demand for supermarkets is increasing.</p> <p>The amendment aligns with the Shire's Local Planning Strategy and the Byford District Structure Plan.</p> <p>The site has excellent access, positioned at a key corner fronting Orton Road, which is to be upgraded to a roundabout with Doley Road.</p> <p>The neighbourhood centre will generate local employment and reduce retail and service leakage to other areas.</p> <p>We thank the Shire for the opportunity to comment on a proposal that will support the needs of the growing Byford population. We trust that the Shire will give favourable consideration to the amendment and support its progression in line with the strategic planning framework for Byford.</p>	Thank you for your submission. Support is noted.	Noted and agreed.
IN25/7716	6.	<p>I refer to the current poroposal to amend the Doley Road Local Structure Plan, which seeks to modify the structure plan by rezoning a 2.4 Ha portion of Lot 34 Orton Road, Byford to Neighbourhood Centre.</p> <p>The planned allocation and distribution of activity centre uses across Byford has been formulated from an extensive and robust assessment of the market and commercial needs of the Byford community over a long period.</p>	<p>Thank you for your submission.</p> <p>The proposed centre is in alignment with the planning framework and is required to cater for the needs of the subject site's surrounding residential population.</p>	Noted.

NEW SUMMARY OF SUBMISSIONS
Proposed Amendment No.3 of Doley Road Precinct Local Structure Plan – PA25/26
Responsible Officer: Ally Teasdale Advertising Date: From 13 March 2025 to 24 April 2025

Submitter	No	Submitter Comments	Officer Comment	Applicant Comment
		<p>Modifications to the size and extent, and role of activity centres have the potential to generate commercial implications for the delivery of other planned commercial activity in the District.</p> <p>The Gangemi family and G & G Corp is a long-term property owner with landholding allocated for commercial activity in Byford.</p> <p>As such, G & G Corp and the Gangemi family will expect that the Shire rigorously assess this proposal in the context of its comprehensive strategy and policy principles and assessments.</p>	<p>The Byford District Structure Plan identifies three Neighbourhood Centres, one being at the proposed location. Each of these centres have been located appropriately to service their immediate surroundings at a neighbourhood scale (servicing their own catchment areas). Therefore, the location of the proposed centre through the DSP has considered these two other centres and is deemed appropriate for its immediate residential catchment.</p>	
	7.	<p>As a local resident and landowner in Byford, I fully support the proposed amendment to rezone the site to commercial. This is a highly appropriate location for a neighbourhood centre that will serve the fast-growing southern Byford community. The area is in real need of services like a supermarket and local shops, and this development will add vibrancy and convenience for residents.</p>	<p>Thank you for your submission. Support is noted.</p>	<p>Noted.</p>
	8.	<p>A suitable location for a neighbourhood centre to support the fast-growing population in southern Byford, meeting increasing demand for a supermarket and other daily or weekly essentials.</p>	<p>Thank you for your submission. Support is noted.</p>	<p>Noted.</p>