

NEW SUMMARY OF SUBMISSIONS

PA21/169 - Mead Street, Byford 149 (L29) 405699 to 141 (L33) - 5 Properties - Swimming Pool / Gym Complex

Submitter	No	Submitter Comments	Applicants Comment	Officer Recommendation
A405684		I would love for there to be a pool in Byford as I will live there one day.	Noted. The Applicant is actively seeking to expand the range of services and experiences in the centre for the local community.	Noted
A405710 – Laundromat		<p>We make this submission as tenants of Shop C2 within the existing Shopping Complex known as 'Lakeside Plaza'. We currently object to the proposal as it is presented for a number of reasons below:</p> <p>1) Car Parking – As mentioned by Mackay UrbanDesign this development currently has a shortfall of car parking bays. The existing common car parking services many existing businesses including:</p> <ul style="list-style-type: none"> a. 155 Mead Street (Doctors Surgery, Dentist, Pathology) b. 153 Mead Street (Vet) c. 15 Covenant Lane (Lakeside Plaza including Child Care Centre) d. 10 Olsen Gardens (Play Centre) <p>All these locations must be considered when undertaking parking calculations. Whilst a perception of underutilization may exist the traffic layout, existing signage and dense placement of businesses to the western side of complex create regular bottlenecks. The introduction of residential</p>	<p>Whilst the proposed development has a shortfall of parking, the overall centre does not, and the overall centre operates on the principle of parking reciprocity.</p> <p>The parking survey has indicated that there is a significant under-utilisation of parking. As such, parking is not a matter of concern.</p> <p>All of the parking, adjacent to all of the businesses in the centre, were taken into consideration in the parking survey.</p> <p>No 'bottlenecks' (which is a subjective view) were witnessed during the parking surveys.</p> <p>Notwithstanding this not an issue for consideration in regard to the proposal, the vehicular network in the centre is 'tighter' than the public road network and this is entirely appropriate. The 'tightness' of the vehicle movement network significantly reduces ambient vehicle speeds and improves safety for both pedestrians and vehicles.</p>	Officers are satisfied that sufficient parking is available at the Village Centre for the proposal. A condition of approval will be required for the landowner to prepare and register a Deed of Agreement between the centre owner(s), the owner of the proposed Indoor Pool and Gym, and the Shire of Serpentine-Jarrahdale to ensure that reciprocal rights of access to the two main car parking areas within the centre are maintained.

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		<p>lots has created hazards of residential bins for weekly collection (no allocated hardstand).</p> <p>The proposed 14 car parking bays provide nil loading bays for the development or accessible bays within the vicinity of the entrance lobby.</p> <p>2) Lighting – As mentioned by Mackay UrbanDesign this development is intended to provide <u><i>In the evenings, the light from the pool hall will spill out onto the adjacent footpath and provide a greater sense of safety and visual interest.</i></u> The existing Lakeside Complex currently does not provide this amenity across all public areas (switched off) and any reliance on this statement should be a condition of development approval and occupancy.</p> <p>3) Bin Store – The location of the bin store does not allow ground level access by bulk collection, nor provides adequate access from the bin store to locate bins safely on the verge for typical council collection (nil hardstand to place bins within the lot boundary).</p> <p>We support ongoing development that will improve the overall amenity and public safety of the Complex however issues of existing Complex operations should be taken into consideration when reviewing future development applications.</p>	<p>Bin collection for residential properties is not a relevant consideration in regard to the proposal.</p> <p>The lighting will remain on during business hours because it is essential to the operation of the facility. It is not the intent to keep the lights on all night, which would be environmentally irresponsible.</p> <p>The waste output from a pool and gym is minimal and is likely to be less than a typical household.</p> <p>Access from the bin store to the laneway is via a shallow ramp. The bin(s) will be placed for collection from the laneway.</p> <p>If a formal bin stand is necessary, one of the car bays can be dedicated as a staff/service bay and serve as a bin stand on collection days. The Applicant is happy to accept this as a condition of approval.</p>	<p>As discussed in the report the lighting will remain on during business hours because it is essential to the operation of the facility.</p> <p>There is a store and bin store located to the rear of the building. A condition is recommended to ensure that this is screened. The applicant has provided information that lighting for the centre will be adequately provided, with the gym operating 24/7 ensuring a level of surveillance.</p>

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A403593 Wilson		Would love to have a gym in the area with an aquatic option, can't wait.	Noted. The Applicant is actively seeking to expand the range of services and experiences in the centre for the local community.	Noted
A403276 Breglia		I support the proposal as it will be a great addition to the area.	Noted. Agreed.	Noted
A405167 Ogle		Will be able to take my children to swimming lessons there rather than all the way to Armadale. Will be great to have a swimming pool for recreation as well	Noted. The Applicant is actively seeking to expand the range of services and experiences in the centre for the local community.	Noted
A399594 Winfield		<p>Do we really need yet another gym in Byford?</p> <p>The basic concept of a pool with public access is good but there is already a small private pool for children's learning not far away – this is expensive when used as a water therapy facility, so hopefully competition might reduce fees.</p> <p>If the pool were to be available for seniors' therapy at useful times it would be a useful facility. No objection to the building or location, but it assumes that customers would be able to use the existing car parking facilities - would this be within the terms of use for this area?</p>	<p>The issue is not the number of gyms in Byford, but whether they are located to best serve the community. There is no other gym in this part of Byford to serve local community, so is ideally located.</p> <p>The existing facility has limited scope for use by the community. Senior's use of the facility is a good idea and could be accommodated. The existing car parking is available for patrons because parking in the centre is reciprocal by nature.</p>	As discussed in the main report the proposed land use can be considered in this locality.

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		<p>What Byford needs is a decent sized public pool large enough for lap swimming and water walking (therapy). It does not need to be smart to compete with Armadale or Kwinana, just somewhere to serve people who want a water exercise facility.</p>	<p>The proposed pool is 25m long (50% of the length of an Olympic pool) which is ideal for laps for non-competitive swimming.</p>	
Robertson		<p>I would love a swimming gym recreational facility like Armadale.</p> <p>Would definitely go daily</p>	<p>Noted.</p>	<p>Noted.</p>
Needham		<p>I disagree that this should be a privately owned facility.</p> <p>There is already "superkids aquatic" which mostly provides private lessons to children, which is stated is the main objective of this proposal.</p> <p>There is also private lessons for children at the Byford Secondary College pool.</p> <p>This is two private swimming arrangements within the shire.</p> <p>Current facilities at the serpentine Jarrahdale recreation centre are substandard and need improvement warranting the shire to amend current gym facilities and include building a pool facility using state funding.</p> <p>The proposal of another gym within the glades complex including this small pool proposal adds to the ad hoc design of the current precinct.</p> <p>This precinct is mainly small business owners for food and takeaway, hairdressing, including the ever</p>	<p>The nature of the facility's ownership is not a relevant planning consideration.</p> <p>Competition is not a relevant planning consideration.</p> <p>The standard of other facilities is not a relevant planning consideration.</p> <p>There is no other gym facility in the centre and the design is consistent with the local planning framework.</p>	<p>Officers are satisfied that the proposal has been designed with active frontages to facilitate the passive surveillance of the building on both Mead Street and Covenant lane frontages including the proposed car park.</p>

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		<p>busy IGA. This hub should reflect the current family orientated atmosphere and be buzzing with more food outlets, shopping and retail design encouraging local businesspeople, art and design.</p> <p>This space near could also be utilized for pop up markets or expanding the local Serpentine/Jarrahdale markets encouraging people to use the glades pathways to be more physically active.</p> <p>In regard to the access for the proposal and the current parking behind IGA which backs onto a laneway and people's garages, this carpark is already strained and poses a traffic issue when turning in or out of the narrow laneway to gain access.</p> <p>Furthermore, on the other side near the chemist, GP and childcare centre this parking on a daily basis is full from customers using the shops or day care and adjacent residents to park.</p> <p>Health prevention is important to improve long term health outcomes, therefore a 50-metre pool, hydrotherapy pool and gym upgrade would be best suited to go at the rec centre site where families can gather or be present for multiple children's activities rather than driving to multiple sites within or out of the shire. This would not be a private facility and be publicly funded.</p> <p>Perhaps the lake at the glades could be attended to (cleaned) and become more aesthetically appealing for walkers, cyclers, dog walkers and jogging. As the</p>	<p>The success of a local centre is dependent on a diversity of activities, and centres that rely on a limited offering are more prone to failing.</p> <p>Alternative uses for the site are not a relevant planning consideration.</p> <p>The car park to the east of IGA is largely underutilised and the tightness of the movement network ensures that drivers take care and vehicles travel at low ambient speeds to reduce risk to pedestrians and other vehicles.</p> <p>At no point during two parking surveys was the western car park ever full.</p> <p>50-metre pools (Olympic-standard) are for competitive use and are not suited to hydrotherapy. Where 50m pools are used for therapy, it is across the width (25m) rather than the length. The proposed pool is ideally suited for hydrotherapy at 25m in length.</p> <p>The existing lake is not a relevant planning consideration.</p>	<p>As discussed in the report the land use is Officers are satisfied that there is sufficient and robust information to demonstrate that utilisation during peak times is low and there is adequate parking available to service the development's parking needs.</p> <p>Officers are satisfied that sufficient parking is available at the Village Centre for the proposal. A condition of approval will be required for the landowner to prepare and register a Deed of</p>

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		open plan window outlook from the current proposal would not deem appealing. This would encourage people to utilize the wonderful pathways and bbq gardens that the glades have to offer.	The window to the street provides visual interest to passers-by and provides for passive surveillance of the street.	Agreement between the centre owner(s), the owner of the proposed Indoor Pool and Gym, and the Shire of Serpentine-Jarrahdale to ensure that reciprocal rights of access to the two main car parking areas within the centre are maintained.
A401332 Major		The proposal will impact a healthier lifestyle with it being in walking distance	Noted. Community health and wellbeing is often an overlooked consideration in regard to planning.	Noted
A405964 Martin		The colours pictured on this proposal do not suit the natural and surrounding environment of The Glades	The colours and materials are consistent with the theme established by the existing centre. The	The external walls are concrete panels

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		<p>and given how strict the developer/shire are on new residential builds, the overall quality of commercial builds in this area are on a much lower level.</p> <p>I do support the idea of a gym/small pool facility being built in the area, and I do support it being built in this location instead of more bland residential builds along that stretch. However, it needs to be of a suitable, high quality to keep and attract local residents, the current floor plan/concept does not seem to reflect that.</p> <p>Main concerns are both the colours, and blandness of the facade.</p>	<p>proposal is not a residential building and should not be treated as such.</p> <p>The floor plan is logical and functional, and the design responds positively to the street in accordance with the local planning framework and the principles of good design outlined in SPP7.</p> <p>The colour palette is derived from earth tones, which is entirely appropriate and more interesting than the commonly used three-shades-of-grey. The aqua blue highlights are a direct reference to the building's principal function.</p>	<p>proposed to be painted yellow which is the main colour. The aqua blue highlights are a direct reference to the building's principal function. The timber cladding provides some interest to the simplistic facades along Main Street.</p>