

SUMMARY OF SUBMISSIONS
PA23/421 – Lot 244, 54 Walters Road, Byford - Retrospective Automotive Repairs Business

Submitter	No	Submitter Comments	Applicant's Comments	Officer Comments
A280400	1.	<p>I don't agree with the proposal to run this type of business from this address.</p> <p>This type of business is Light Industrial and should not be in a residential area. "The Empty Space" listed is actually "Walters Road Reserve".</p> <p>Don't pollute that area with this business.</p>	<p>We have been very careful regarding pollution, any excessive degreasing happens in the Workshop and the water retained, then disposed of via contractor Wren Oil. Heavy washdowns are taken down to the car wash, with the degreaser and rinsing happening inside of the Workshop.</p> <p>If the concern is visual pollution, only from the rear of the property. The house is blocking 90% of the visual aspect, rear of the property has the reserve, and we are on the far side of the walk trail through the reserve. We keep the yard maintained, mowed. General waste, industrial waste, and metal waste is collected regularly.</p>	<p>It is important to acknowledge that the 'Urban Development' zone acts as a transitional zone while planning for the development of future urban areas and allows for the consideration of commercial uses normally associated with residential development. Whilst the area lies within an approved Structure Plan, it is considered that this area is unlikely to transition in accordance with the Structure Plan for several years. In the interim, given the subject lot has an area of over 4,000m² and is separated from the established higher residential area to the south, it is considered appropriate for the use to continue as currently operating for a limited time until the Structure Plan area is progressed.</p>
A398325	2.	<p>Don't have a problem if it's between working hours Monday through to Friday and the surrounding streets aren't used as a test track, and speeds don't go over 50km which happens now by both automotive repairs on Walters Road.</p>	<p>Response: To the best of my knowledge, my employees and myself stay within the speed limit of the area (50kph). When higher speeds are required to determine and fault, or for additional testing, vehicles are taken south down South Western Highway or up Nettleton Road. I have young children and it gets on my case when people fly up/down Walters Road.</p>	<p>Comments noted. It is recommended that Conditions of approval restrict the number of customers and hours of operation to mitigate traffic impacts on the local area.</p>
A333544	3.	<p>Lot 244, 54 Walkers Road Byford is a residential/semi rural area. Businesses of this type should be located in</p>	<p>We have been very careful regarding pollution, any excessive degreasing</p>	<p>As per previous comments in relation to this matter.</p>

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		commercial or industrial areas with proper washdown down bays and oil collection facilities. There are several of these types of businesses in the area that should also be addressed.	<p>happens in the Workshop and the water retained, then disposed of via contractor Wren Oil. Heavy washdowns are taken down to the car wash, with the degreaser and rinsing happening inside of the workshop.</p> <p>In the near future, when commercial land becomes available, land as well as cost, we will be looking at moving into a commercial unit. We really enjoy looking after the Byford community and would be a real pity to have to find commercial land towards Armadale or Forrestdale direction. Byford is growing, residentially faster than commercially.</p>	
A258800	4.	Supported – Improves appearance and functionality.	No comment.	Comment noted.
A327000	5.	<p>Thank you for your letter.</p> <p>Very happy with our lovely neighbours.</p> <p>We have no objection to this proposal.</p> <p>The improved road surface has stopped any dust issue in the past and there is no noise issue or anything else.</p>	I believe this is my next-door neighbour, she had mentioned some time ago about the dust from the driveway. We have since replaced the driveway material with recycled bitumen to reduce the dust. Any complaints from neighbours we take seriously and do our best to sort the issue out as soon as possible.	Comment noted.