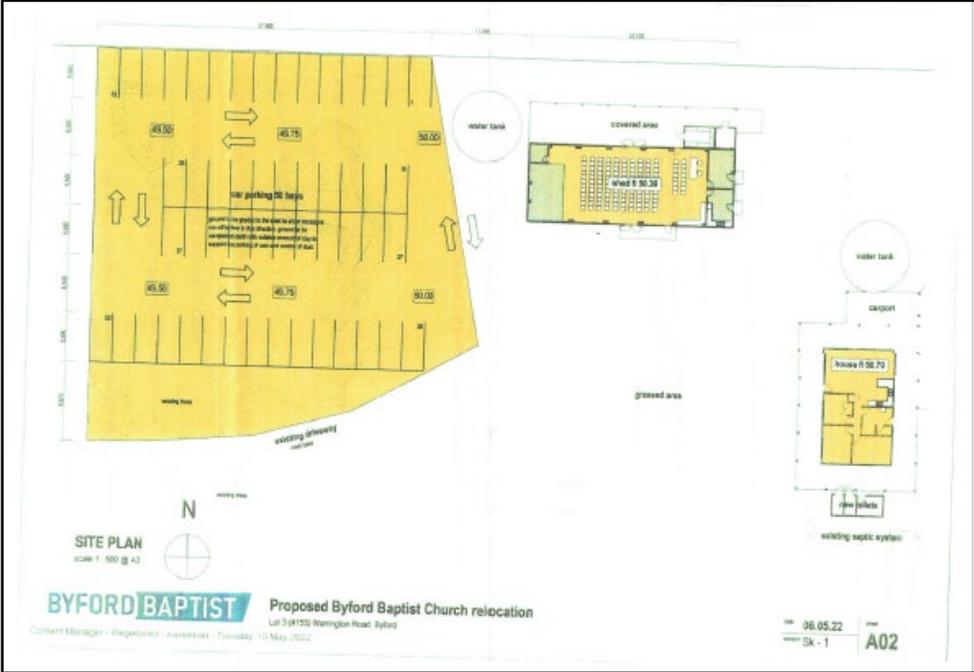


SUMMARY OF SUBMISSIONS
PA22/590 – Lot 3, 155 Warrington Road, Byford - Place of Worship

Submitter	No	Submitter Comments	Applicant Comment	Officer Recommendation
A281001		<p>We object to the proposal on the following grounds:</p> <ol style="list-style-type: none"> 1. Proposal is not in accordance with structure plan (R25-R40) 2. Impacts on our approval 3. Does not adequately address road upgrades and 4. Does not adequately address sewer constraints 	<ol style="list-style-type: none"> 1. The TPS lists place of public worship in a residential zone as being at the discretion of the council. Given the temporary nature of the proposal and the future plans for the area that include a retirement village and high care facility the current proposal and future church/community building would be an appropriate addition to the area. 2. Unaware of what approval the objector is seeking and unsure how BBC church operations will affect their approval process. 3. The proposal is temporary and road upgrades will occur when development of surrounding land comes about. 	<p>As discussed in the main report Officers are satisfied that the proposed A Place of Public Worship is capable of approval within the 'Residential' zone under the LSP,</p> <p>As discussed in the main report, having regard to the Structure Plan however, the proposed Place of Public Worship would be designed in a manner which supports effective implementation of the important structural elements of the plan, namely the public open space and roads.</p> <p>As discussed in the main report the proposal is not considered to exceed the capacity of either Orton Road, Warrington Road or Turner Road. The increase of traffic</p>

SUMMARY OF SUBMISSIONS
PA22/590 – Lot 3, 155 Warrington Road, Byford - Place of Worship

Submitter	No	Submitter Comments	Applicant Comment	Officer Recommendation
			4. The proposal is temporary and adequate waste treatment is proposed until sewer is available.	volume upon the road network, it is not considered to pose an adverse impact upon the safety of the network. With regards to sewer the applicant will be required to upgrade their effluent system prior occupation. This has been recommended as a condition of approval.
Online		I fully support Byford Baptist Church relocation at this time. They have been nothing but a service to our community from the Free Food Market, Byford Carols, Anzac Day Service and more. They need a building to operate to continue to serve our community.	Agree	Noted
Online		As a Director of Goldcat Investments Pty Ltd (PO Box 8174, Subiaco East, WA. 6008) the owner of 143 Warrington Road I object to the proposal on the following grounds: 1. The proposal is a use that is not in keeping with the Doley Road Precinct Local Structure Plan that indicates that the site is earmarked as Residential R25-R40. 2. The proposed development directly impact on the existing development approval for 143 Warrington Road.	1. The TPS lists place of public worship in a residential zone as being at the discretion of the council. Given the temporary nature of the proposal and the future plans for the area that include a	Responses to these have been provided above.

SUMMARY OF SUBMISSIONS
PA22/590 – Lot 3, 155 Warrington Road, Byford - Place of Worship

Submitter	No	Submitter Comments	Applicant Comment	Officer Recommendation
		<p>3. The proposal does not adequately address the requirements of Warrington Road upgrades required as a result of the increase in traffic volumes and</p> <p>4. Any proposal must adequately address sewerage requirements and capacity constraints for the precinct. Sewerage connections must not be temporary in nature.</p>	<p>retirement village and high care facility the current proposal and future church/ community building would be an appropriate addition to the area.</p> <p>2. Unaware of what approval the objector is seeking at Lot 143 Warrington Rd and unsure how BBC church operations will impact the development approval.</p> <p>3. The proposal is temporary and road upgrades will occur when development of surrounding land comes about. The increase in traffic volumes will not adversely affect the amenity or current roads and infrastructure.</p>	

SUMMARY OF SUBMISSIONS
PA22/590 – Lot 3, 155 Warrington Road, Byford - Place of Worship

Submitter	No	Submitter Comments	Applicant Comment	Officer Recommendation
A281001		I have been in discussion with Don Warner from Byford Baptist Church who has made me aware of the plan to move the church and food ministry to the shed at 155 Warrington Road. As one of their neighbours I am happy that their activities will have little or no impact on myself or other close neighbours so I have no objection to the proposed move. It will in fact be a positive thing ensuring the property is not misused or becomes a fire danger.	4. The proposal is temporary and adequate waste treatment is proposed until sewer is available. The proposed use produces less waste water than a residential property. Agree	
A281002		I have been in discussion with Don Warner from Byford Baptist Church who has made me aware of the plan to move the church and food ministry to the shed at 155 Warrington Road. As one of their neighbours I am happy that their activities will have little or no impact on myself or other close neighbours so I have no objection to the proposed move. It will in fact be a positive thing ensuring the property is not misused or becomes a fire danger.	Agree	Noted