

SUMMARY OF SUBMISSIONS

PA22/537 - South Western Highway, Byford (L128) 309700 - Automotive / Light Industrial Units

Submitter	No	Submitter Comments	Officer Recommendation
MRWA		<p>In response to your correspondence received on 13 June 2022, please be advised Main Roads has no objections subject to the following conditions being imposed:</p> <p><u>Conditions</u></p> <p>1. Prior to occupation of the building, Robertson Road must be constructed.</p> <p><u>Justification for Condition</u> Robertson Road must be upgraded to accommodate vehicle traffic to the location prior to the building being occupied.</p> <p>2. All vehicular access shall be via Robertson Road.</p> <p><u>Justification for Condition</u> Condition confirms vehicular access requirements. Condition required as all lots have frontage to both South Western Highway and Robertson Road. Access to South Western Highway is not permitted. This includes the interim Emergency Access Way (EAW) referenced in the Bushfire Management Plan Table 4.</p> <p>3. Prior to occupation of the building, the intersection of Robertson Road and South Western Highway must be designed and constructed to Main Roads' requirements, at the applicant's cost.</p> <p><u>Justification for Condition</u> Robertson Road intersection with South Western Highway must be upgraded to accommodate vehicle traffic to the location prior to the building being occupied.</p> <p>4. No development and/or improvements shall be permitted on the land required for future road purposes as shown on the enclosed Main Roads Land Protection Plan 201232-0008 and 201232-0009.</p> <p><u>Justification for Condition</u> Protection of the State Road network and public safety.</p> <p>5. The future Orton Road does not form part of this approval.</p>	The matters raised by MRWA have been addressed in the Report.

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		<p>6. Any vehicle crossover(s) or gates to South Western Highway are to be removed and the kerbing, verge, and footpath (where relevant) reinstated with grass or to the specifications of the local government.</p> <p><u>Justification for Condition</u> Protection of the State Road network and public safety.</p> <p>7. Bushfire Management Plan Section 5.1.2.2 must be amended to refer to "local roads", rather than "public roads".</p> <p><u>Justification for Condition</u> Distinction should be made between Main Roads' roads and local roads. "Achieving low threat vegetation, allowing maintenance activities by the proponent and handover to the Shire" are neither applicable, nor commitments Main Roads will make in relation to South Western Highway.</p> <p>8. The landowner / applicant shall make good any damage to the existing verge within the South Western Highway road reserve.</p> <p>9. No earthworks shall encroach onto the South Western Highway road reserve.</p> <p>10. Stormwater discharge (if any) shall not exceed pre-development discharge to the South Western Highway road reserve.</p> <p>11. Any proposed illumination of signage must not exceed 300cd/m² (candela per square metre) between sunset and sunrise.</p> <p>12. Signage must not flash, pulsate, or chase.</p> <p>13. Signage shall not be electronic / digital format.</p> <p>14. Signage must not contain fluorescent, reflective, or retro reflective colours or materials.</p> <p><u>Advice</u></p> <p>1. Main Roads notes the following with regards to the Bushfire Management Plan.</p>	

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		<p>a. With regards to Main Roads Management Actions, Main Roads' routine maintenance includes regular inspections, weed control, mowing and slashing of grasses, removal of overhanging growth and excess dead material as required. However, Main Roads cannot commit to specific scopes and timeframes as these vary according to resourcing and priorities across the whole Main Roads' Metropolitan road network.</p> <p>b. With regards to Table 4, Main Roads are not supportive of an interim EAW.</p> <p>2. The applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.</p> <p>3. The upgrade / widening of South Western Highway is not in Main Roads current construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability whatsoever for the information provided.</p> <p>4. In terms of the Orton Road connection Main Roads is willing to discuss the matter further with the Shire.</p> <p>Should the Shire disagree with or resolve not to include as part of its conditional approval any of the above conditions or advice, Main Roads requests an opportunity to meet and discuss the application further, prior to a final determination being made.</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> <p>In the interim, if you have any queries please do not hesitate to contact Anne Walsh on 9323 4355.</p>	
1		Thank you for providing the opportunity to comment / provide feedback on this development proposal.	

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		<p>Let me preface our comment with the following general explanation of our development expectations for our town.</p> <p>As long term residents we feel strongly that all and any development should be in sync with the desire to grow and advance retaining the Byford " semi rural " look , feel and atmosphere"</p> <p>Our highways are littered with towns that have lost their character and become " hotch potch" visual messes of original property mixed with commercial and industrial activity in an often random fashion that does nothing to retain a visual co ordinated sense of community for those that live there and indeed people passing through.</p> <p>As an example here in Byford, the soon to be completed "National Storage " facility being built and fronting South Western H'Way on the Southern entry to the CBD of Byford , is an appalling situation in many aspects.ie. traffic entering and exiting these premises on 7 days of the week do so on to a single lane Highway !?</p> <p>This already ugly building (by any standard) is the introduction (or last impression) of people travelling in, through and out of our CBD !</p> <p>The stupidity and unacceptable nature of the decision could by comparison be compared with the City of Perth allowing the same business/property to be built at the City end of the Narrows Bridge at the foot of Kings Park!!</p> <p>Now to the point of the Shires request for feedback on this particular proposal.</p> <p>We note the nature of the business does not cause any particular concern and as the entry/Exit appears to be off Robertson Road, traffic issues do not exist.</p> <p>However, it is difficult to determine how close the rear of the development will come to South Western Highway and we would most strongly request that it NOT BE able to be observed by traffic on the Highway preferably by suitable Greenlife landscaping.</p> <p>Once again , thank you for the opportunity to comment and feel free to request clarification or further comment if felt necessary .</p>	<p>Thank you for your submission. The matters raised in your submission have been addressed in the Report.</p>
2		Against further development.	

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		<p>We bought in a premium area in Byford for the peace and quiet. These developments will cause further vehicle traffic and industrial noise.</p> <p>Can you guarantee the noise factor, what type of industry, will it governed?</p> <p>Also the smell of some industries!!</p>	<p>Thank you for your submission. The matters raised in your submission have been addressed in the Report.</p>
3		<p>I am very concerned about all additional chemicals and noise impacting the quality of our living conditions. As you are aware, there has been an ongoing battle to maintain air quality at the Scarp residential development & this close proximity should negate certain businesses.</p>	<p>Thank you for your submission. The matters raised in your submission have been addressed in the Report.</p>