



**City of Belmont**

# **Tabled Attachments**

**Agenda Briefing Forum**

**Held**

**9 April 2019**





# **Agenda Briefing Forum**

## **09/04/19**

**Item 12.1 refers**

## **Tabled Attachment 1**

**Lot 784 (337) Great Eastern  
Highway, Redcliffe  
Presentation**



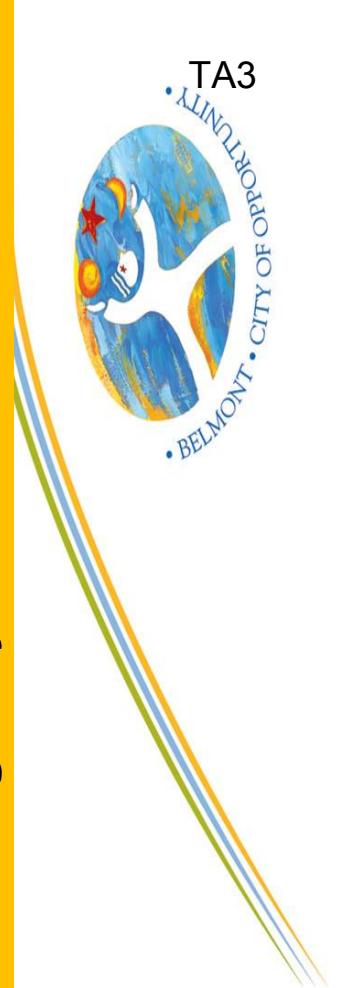
*City of Belmont*

# *Agenda Briefing Forum*

**9 April 2019**

**Item No 12.1**

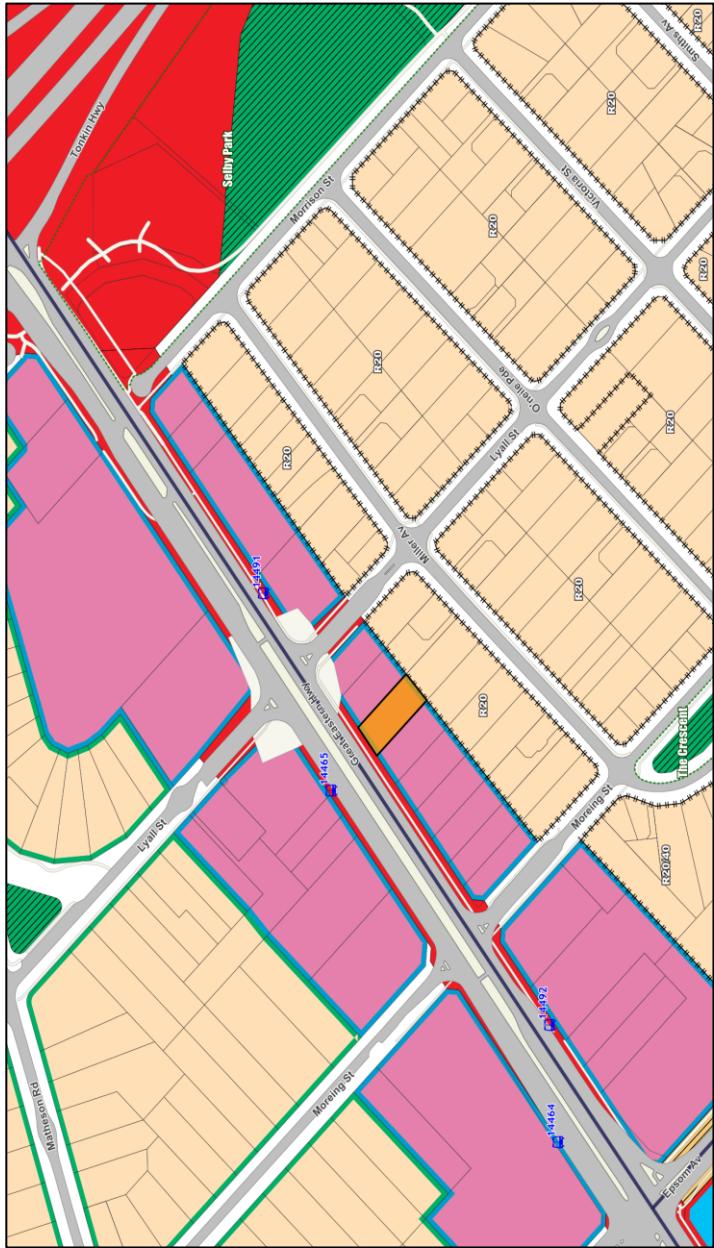
**Alteration to Non-Conforming Use of Motor Vehicle Hire –  
Lot 784 (337) Great Eastern Highway, Redcliffe**



# Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings

## LEGEND METROPOLITAN REGION SCHEME RESERVES

|  |  |
|--|--|
| PARKS AND RECREATION                             |  |
| PUBLIC PURPOSES - DENOTED AS:                    |  |
| HIGH SCHOOL                                      |  |
| RAILWAYS   |  |
| WATERWAYS  |  |
| OTHER REGIONAL ROADS                             |  |
| PRIMARY REGIONAL ROADS                           |  |
| LOCAL SCHEME RESERVES                            |  |
| CIVIC AND CULTURAL - DENOTED AS:                 |  |
| CIVIC AND COMMUNITY CENTRE                       |  |
| PARKS AND RECREATION - DENOTED AS:               |  |
| WATER SUPPLY/SEWERAGE AND DRAINAGE               |  |
| PUBLIC PURPOSES - DENOTED AS:                    |  |
| AMBULANCE DEPOT                                  |  |
| COUNCIL DEPOT                                    |  |
| PRIMARY SCHOOL                                   |  |
| TELSTRA  |  |
| WATER AUTHORITY OF WA                            |  |
| WESTERN POWER - TRANSPORT DEPOT                  |  |
| LOCAL ROADS                                      |  |
| MAJOR DISTRIBUTION ROAD                          |  |
| LOCAL SCHEME ZONES                               |  |
| COMMERCIAL                                       |  |
| INDUSTRIAL                                       |  |
| MIXED BUSINESS                                   |  |
| MIXED USE  |  |
| PLACE OF PUBLIC ASSEMBLY - DENOTED AS:           |  |
| CLUB   |  |
| CHILD DAY CENTRE                                 |  |
| COUNCIL SCHOOL                                   |  |
| PRE-SCHOOL CENTRE                                |  |
| RACECOURSE                                       |  |
| PLACE OF PUBLIC WORSHIP                          |  |
| RESIDENTIAL (R20 DENSITY UNLESS OTHERWISE SHOWN) |  |
| RESIDENTIAL AND STABLES                          |  |
| SERVICE STATION                                  |  |
| TOWN CENTRE                                      |  |



**Aerial of Subject Site**

## Background

### Town Planning Scheme No. 11 (TPS 11)

- Approval for 'Motor Vehicle Hire Station' granted on 12 September 1995, for six (6) hire cars.

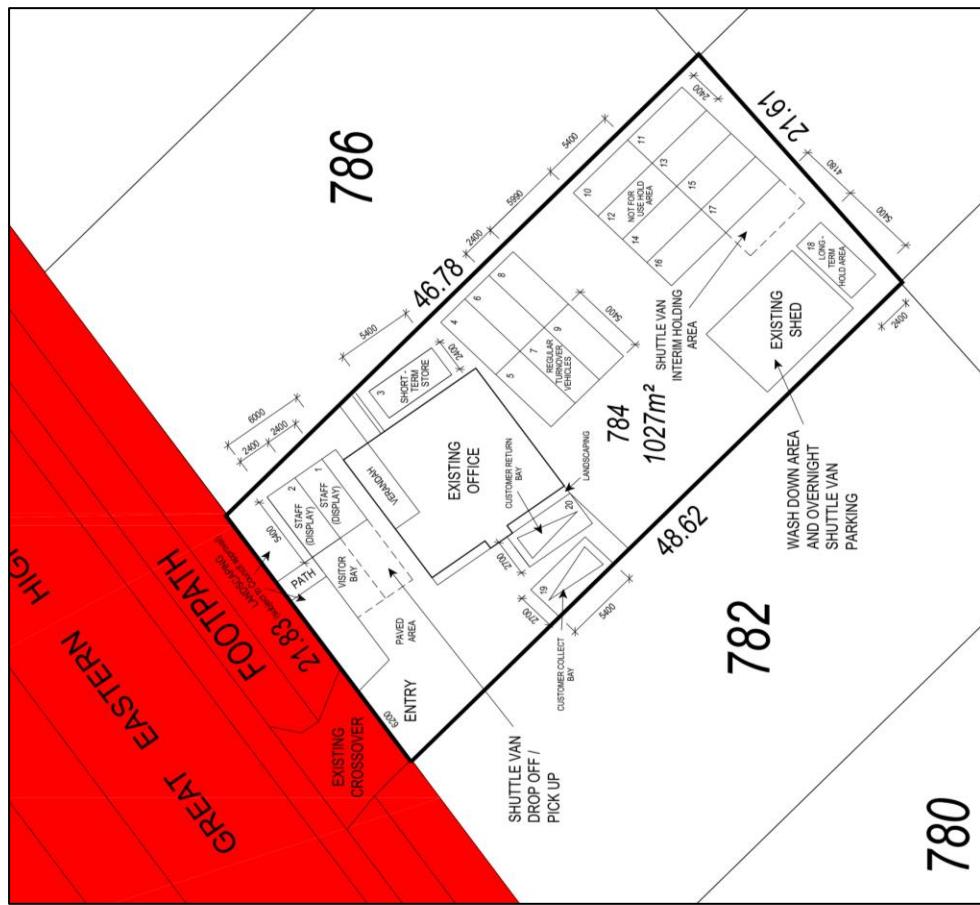
### Town Planning Scheme No. 14 (TPS 14)

- Under TPS 14 gazettal, 'Motor Vehicle Hire' became an 'X' use – not permitted.
- Approved use allowed to operate as a non-conforming use.
- Approval granted for increase of number of hire vehicles to 10 'Recreational Vehicles' on 12 January 2006.

# Development Plan & Proposal

TA7

- Increase the number of hire vehicles on site from 10 to 20 vehicles plus a shuttle bus;
- Remove the restriction on passenger cars; and
- Alter the car parking layout.



## Referral Area

### Four Submissions Received (two in support, two objecting):

- Increased traffic movements creating vehicle/pedestrian conflict;
- Vehicles associated with the premises parking on surrounding streets; &
- Noise concerns.



## Traffic Movements

### Proposed Change in Vehicle Type

- Approved use of recreational hire vehicles (campervans, motor homes, four-wheel drives) requires more room for parking and circulation.
- The application proposes to allow for the hire of 'passenger cars' (B99) which are smaller than recreational vehicles.
- This means there is less of an impact and it is considered appropriate.

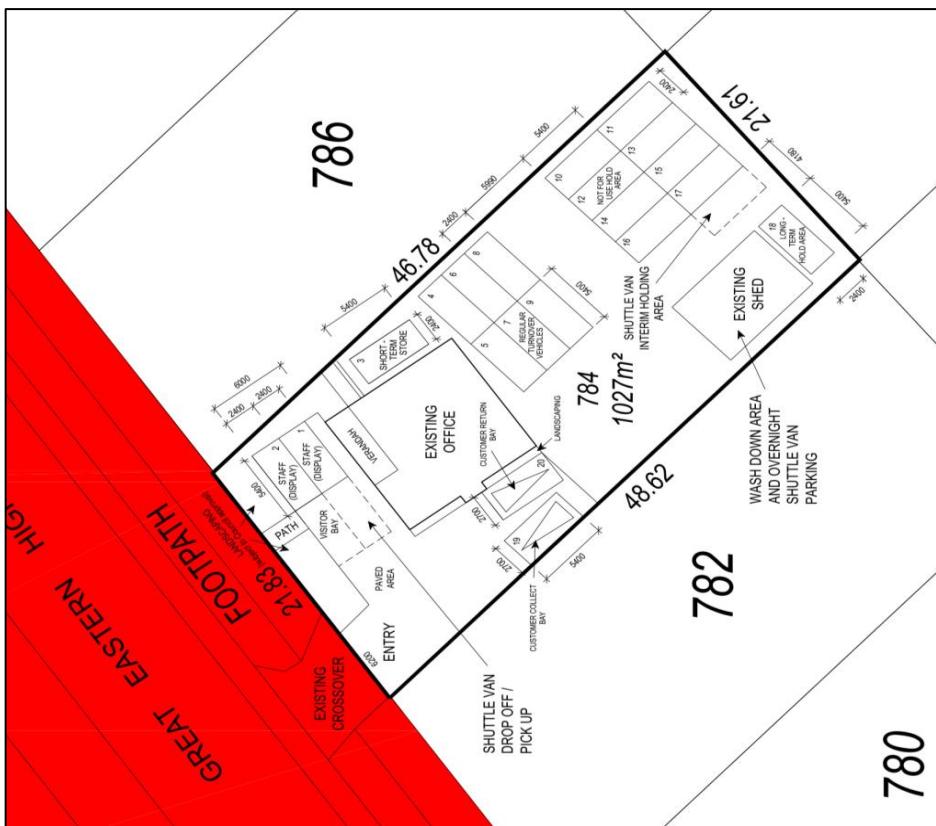
## Traffic Movements

### Proposed Increase in Number of Vehicles

- Previously limited to 10 vehicles due to the size of recreational vehicles.
- 20 vehicles will not generate vehicle movements that are inconsistent with what would be expected along Great Eastern Highway.
- Vehicles stored at the rear of the property can be adequately accommodated on site.
- 20 vehicles is considered appropriate as it will not have a negative impact on amenity or safety.

## Additional Considerations

- Vehicles parking on surrounding streets;
- Noise;
- Washdown bay; &
- Landscaping.



## Recommendation

- 1) *Approve the application subject to conditions; and*
- 2) *Write to adjoining landowners and occupiers.*