



Agenda Briefing Forum

16/11/2021

Item 6.1 (12.1) refers

Tabled Attachment 2

**3/39 Leak Street, Belmont
Chang of Use – Animal Care
Services (Use Not Listed)
Presentation**

Creating opportunities



CITY OF BELMONT AGENDA BRIEFING FORUM

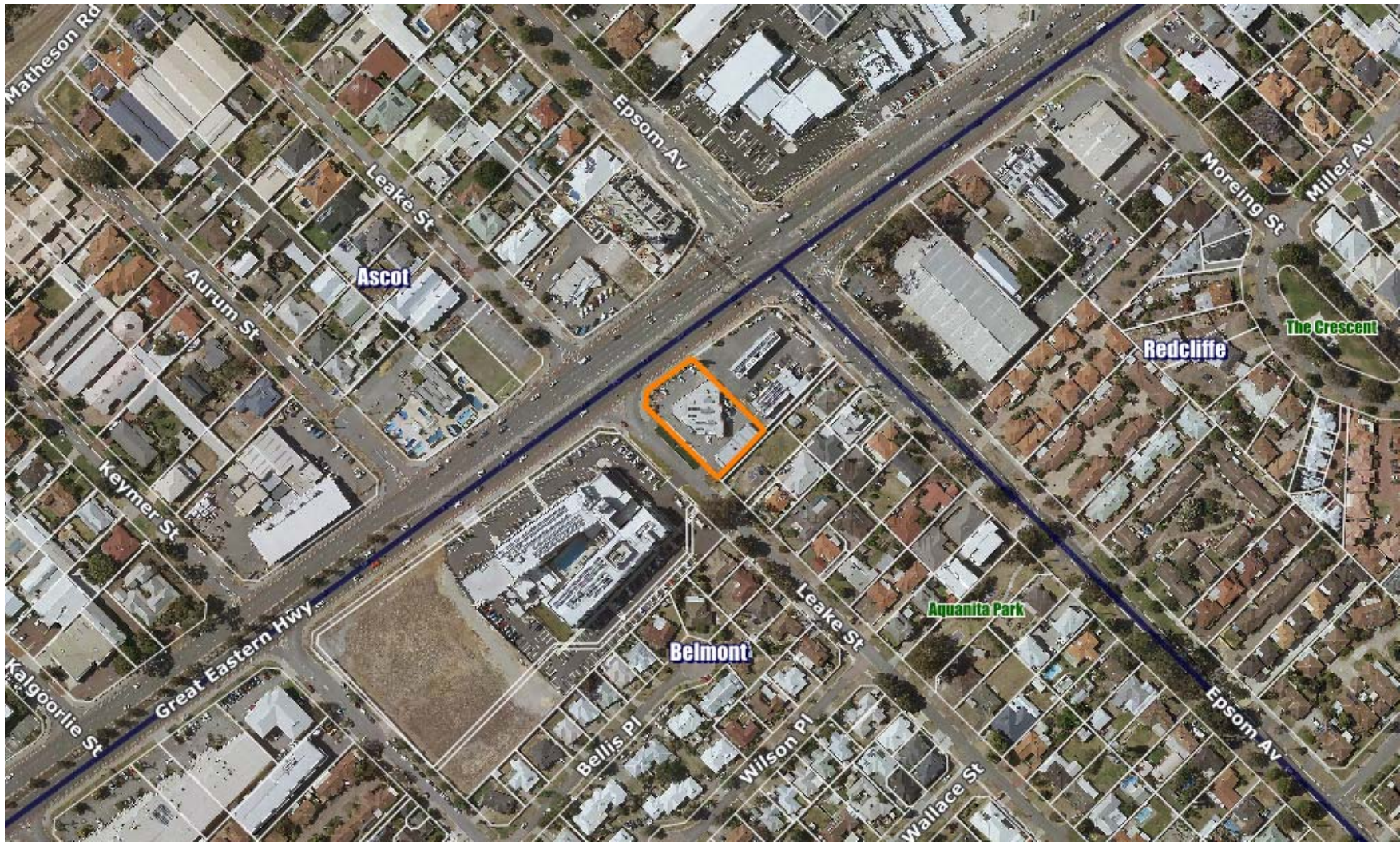
Item No. 12.1

3/39 Leake Street, Belmont

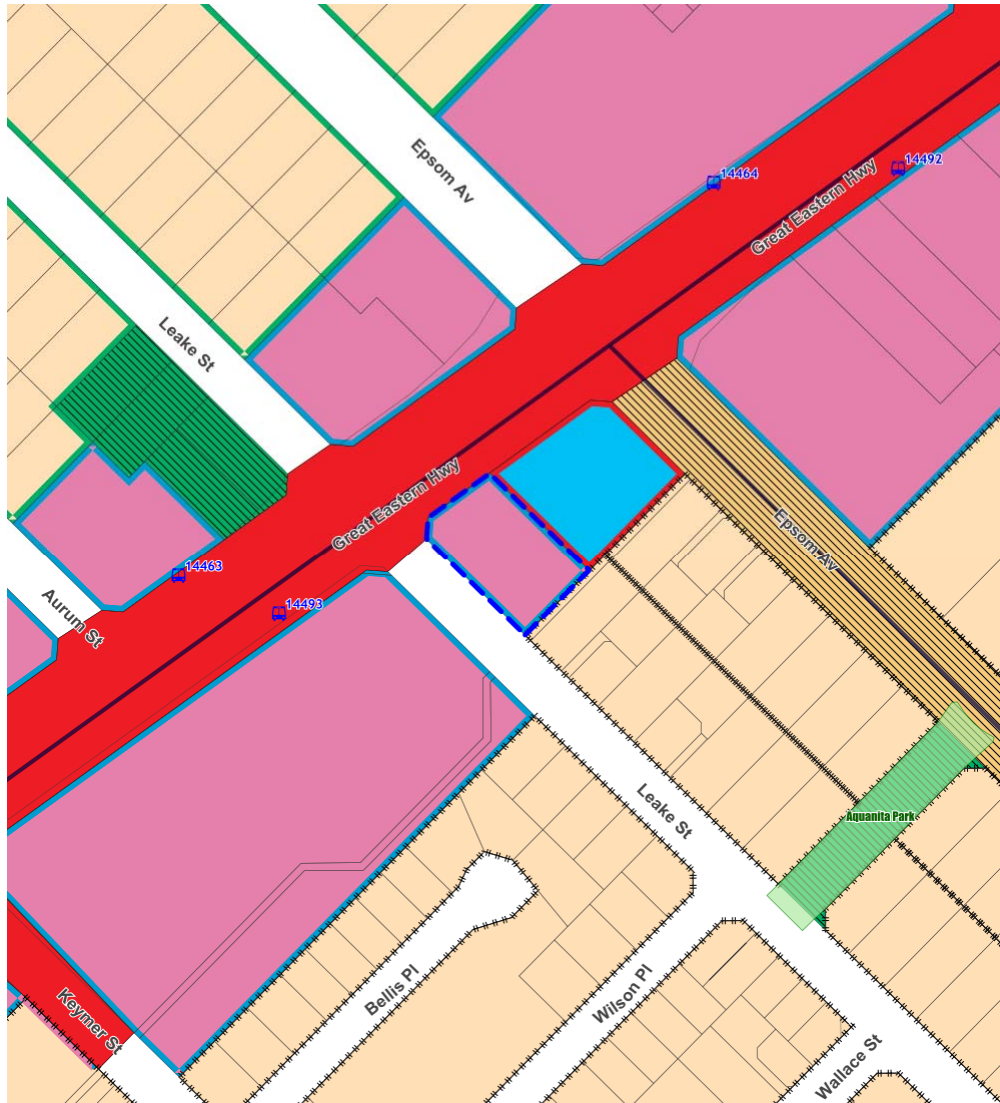
**Change of Use – Animal Care
Services (Use Not Listed)**



Location Plan



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:
CG COMMONWEALTH GOVERNMENT
HS HIGH SCHOOL
- RAILWAYS
- WATERWAYS
- OTHER REGIONAL ROADS
- PRIMARY REGIONAL ROADS

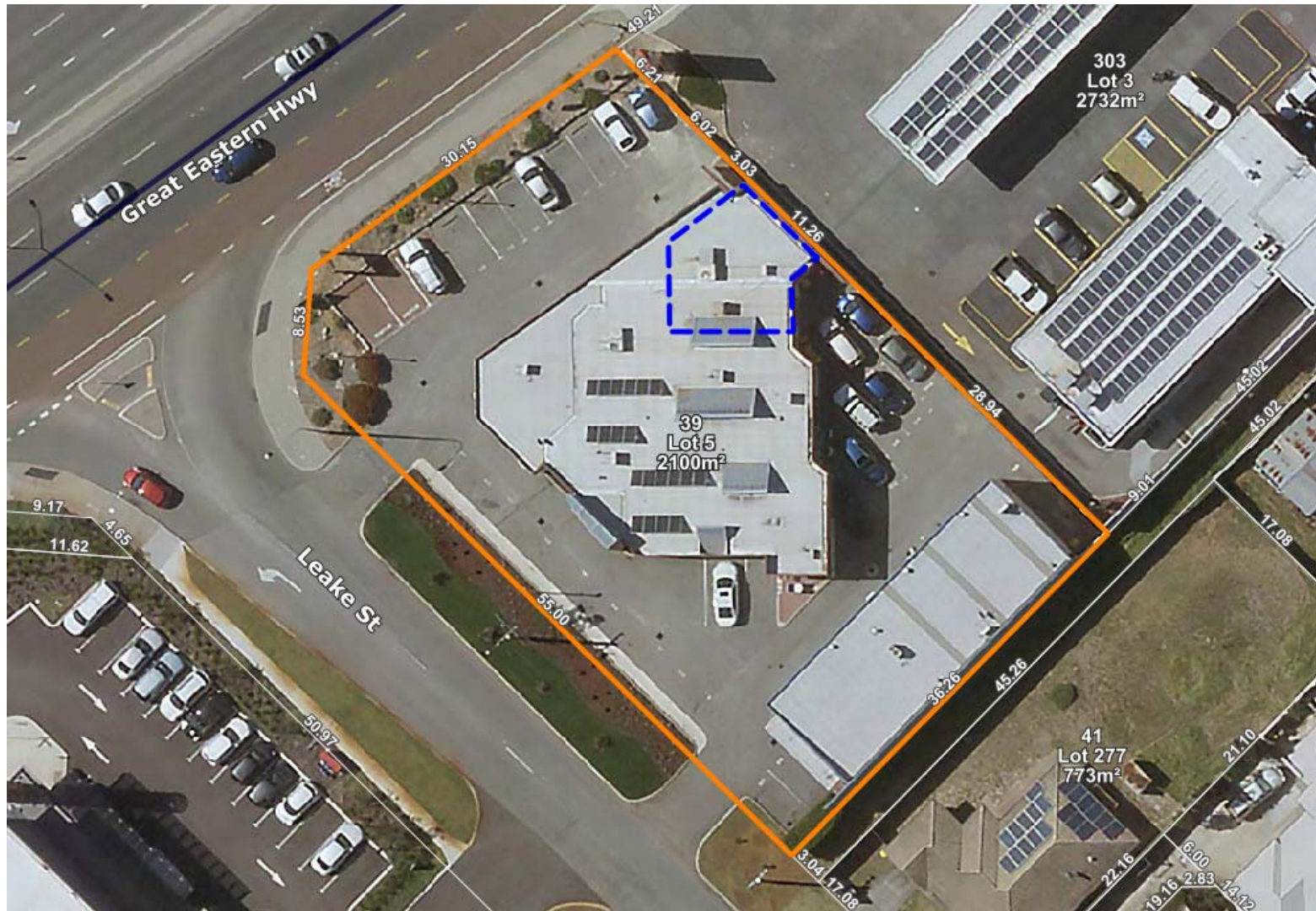
LOCAL SCHEME RESERVES

- CIVIC AND CULTURAL -
DENOTED AS:
CC CIVIC AND COMMUNITY CENTRE
- PARKS AND RECREATION -
DENOTED AS:
WSD WATER SUPPLY SEWERAGE AND DRAINAGE
- PUBLIC PURPOSES -
DENOTED AS:
AD AMBULANCE DEPOT
C CIVIL DEFENCE
PS PRIMARY SCHOOL
TEL TELSTRA
WSD WATER AUTHORITY OF WA
WP WESTERNPOWER
T TRANSPORT DEPOT
- LOCAL ROADS
- MAJOR DISTRIBUTION ROAD

LOCAL SCHEME ZONES

- COMMERCIAL
- INDUSTRIAL
- MIXED BUSINESS
- MIXED USE
- PLACE OF PUBLIC ASSEMBLY -
DENOTED AS:
C CLUB
CD CHILD DAY CENTRE
PPS PRIVATE SCHOOL
PSC PRE-SCHOOL CENTRE
RC RACECOURSE
W PLACE OF PUBLIC WORSHIP
- RESIDENTIAL (R20 DENSITY UNLESS OTHERWISE SHOWN)
- RESIDENTIAL AND STABLES
- SERVICE STATION
- TOWN CENTRE

Aerial of Subject Site



Proposal

- Application for change of use from 'Showroom' to 'Animal Care Services'.
 - Business known as 'Pink Paws Dog Grooming'.
- Internal fit-out to the existing tenancy and associated signage.
- Operates 7 days a week on appointment only basis.
- Two employees onsite at one time.
- Proposal to service up to 15 dogs per day, with maximum six onsite at one time.



Advertising referral area

- 'Animal Care Services' is a Use Not Listed, and required to be advertised to owners and occupiers within 200m of the site for 28 days under the LPS Regulations 2015.
- One submission was received, which raised concerns about car parking.



Matters to be considered

Land Use Definition

- The City has previously classified dog groomers as a 'Shop'.
- The Applicant contends that the proposal should be assessed as a Use Not Listed.
- Other animal related uses are permissible in the Mixed Use zone.
- It is recommended that Council adopt a definition for 'Animal Care Services' (Use Not Listed).

Matters to be considered

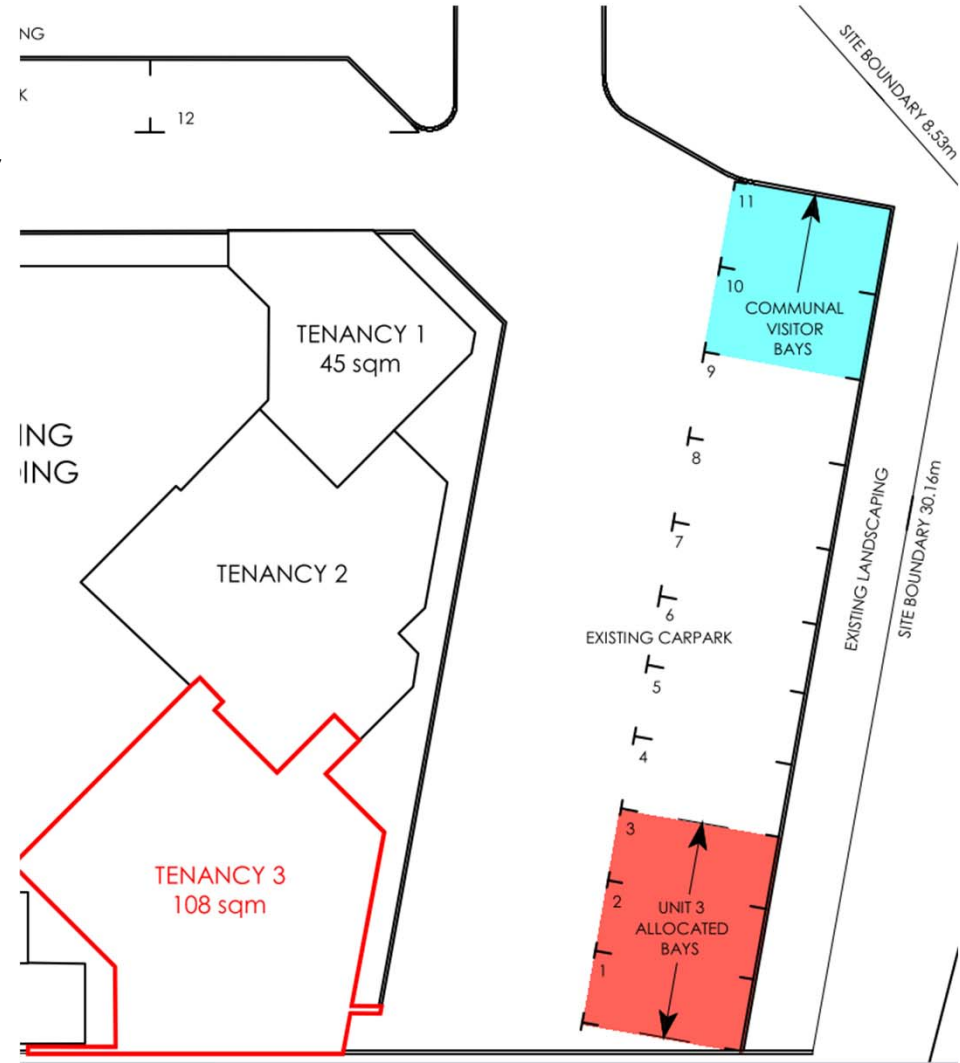
Objectives of Mixed Use Zone and Land Use Permissibility

- ‘Animal Care Services’ is considered to align with the objectives of the Mixed Use Zone.
- It is recommended that Council determine that ‘Animal Care Services’ –
 - may be permissible subject to advertising in the Town Centre, Commercial, Mixed Use, Mixed Business, Industrial, and Residential and Stables Zones (‘A’ use).
 - is not permitted in the Residential and Special Development Precinct Zones (‘X’ use).

Matters to be considered

Car Parking

- LPS 15 does not specify a car parking standard.
- Premises has exclusive use of 3 bays; shared use of 2 visitor bays.
- Based on max. 2 employees and 2 customers at one time, car parking is considered acceptable.
- It is recommended to impose appropriate conditions –
 - Max. number of employees
 - Marking of parking bays
 - Management Plan.



Matters to be considered

Impact on amenity of locality

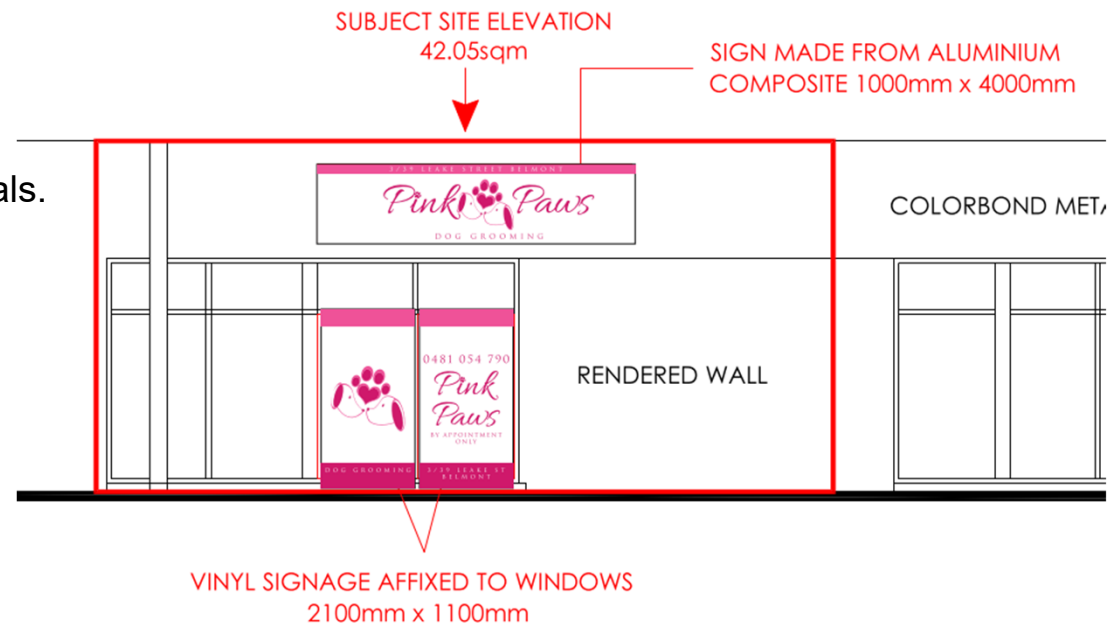
- Noise (dogs barking) is likely the main amenity impact of the use.
- It is considered there are a number of factors that would mitigate the issue of dogs barking.
- It is recommended that a Management Plan be required through a condition, to address matters including –
 - Maximum number of animals at one time
 - Control measures to mitigate noise
 - Appointment scheduling
 - Staff and customer parking arrangements
 - Complaint response procedure.



Matters to be considered

Signage

- Proposal for Window Signs and non-illuminated Wall Sign.
- Signage is compliant with *Local Planning Policy 12 Advertisement Signs*.
- It is recommended to impose standard conditions—
 - No third party signage
 - No reflective colours or materials.



Recommendation

A. That Council determine 'Animal Care Services' as a Use Not Listed:

- Is consistent with the objectives of the Town Centre, Commercial, Mixed Use, Mixed Business, Industrial, and Residential and Stables Zones, any may be permissible subject to advertising.
- Is not consistent with the objectives of the Residential and Special Development Precinct Zones and is not permissible.

B. That Council approve the application subject to conditions, in particular:

- Condition 2 – Maximum two employees at one time
- Condition 3 – Marking of car parking bays
- Condition 4 – Management Plan.



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