



City of Belmont

Tabled Attachments

Agenda Briefing Forum

Held

18 February 2020

Creating opportunities





Agenda Briefing Forum

18/02/20

Item 6.1 (12.1) refers

Tabled Attachment 1

**Proposed Child Care
Premises – Lot 290 (94)
Kooyong Road, Rivervale
Presentation**

City of Belmont

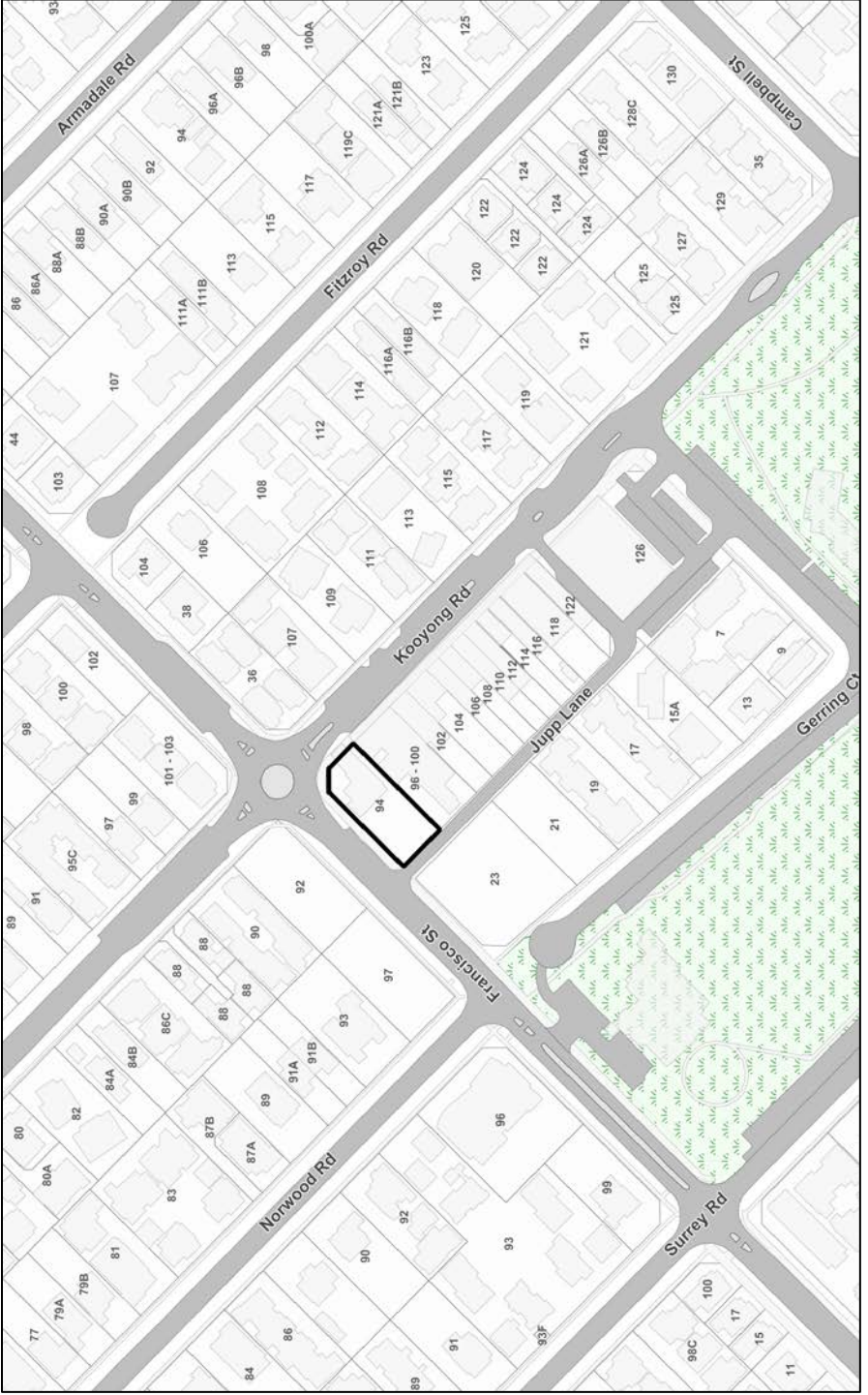
Agenda Briefing Forum

18 February 2020

**Item No 12.1
Proposed Child Care Premises –
Lot 290 (94) Kooyong Road, Rivervale**



Location Plan



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

LEGEND

METROPOLITAN REGION SCHEME RESERVES

PARKS AND RECREATION

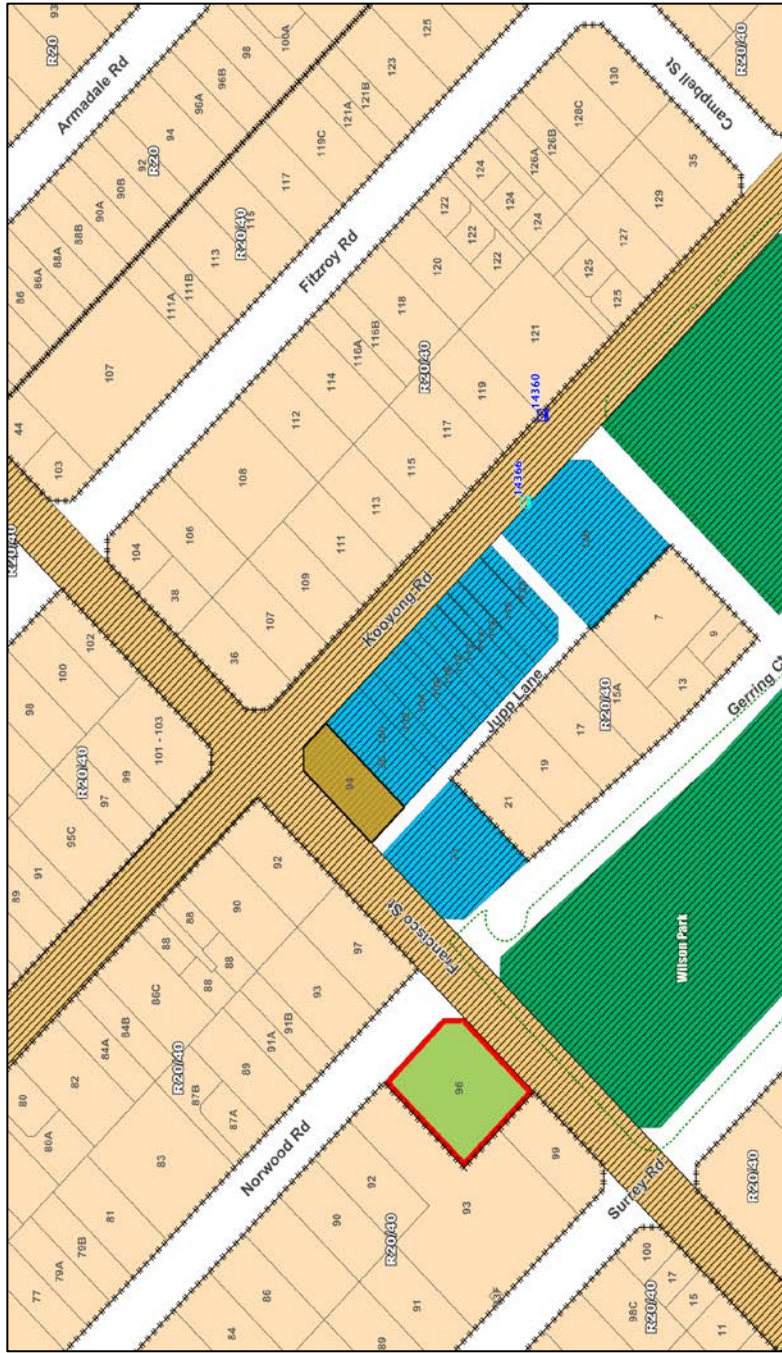
- COMMONWEALTH GOVERNMENT HIGH SCHOOL
- RAILWAYS
- WATERWAYS
- OTHER REGIONAL ROADS
- PRIMARY REGIONAL ROADS

LOCAL SCHEME RESERVES

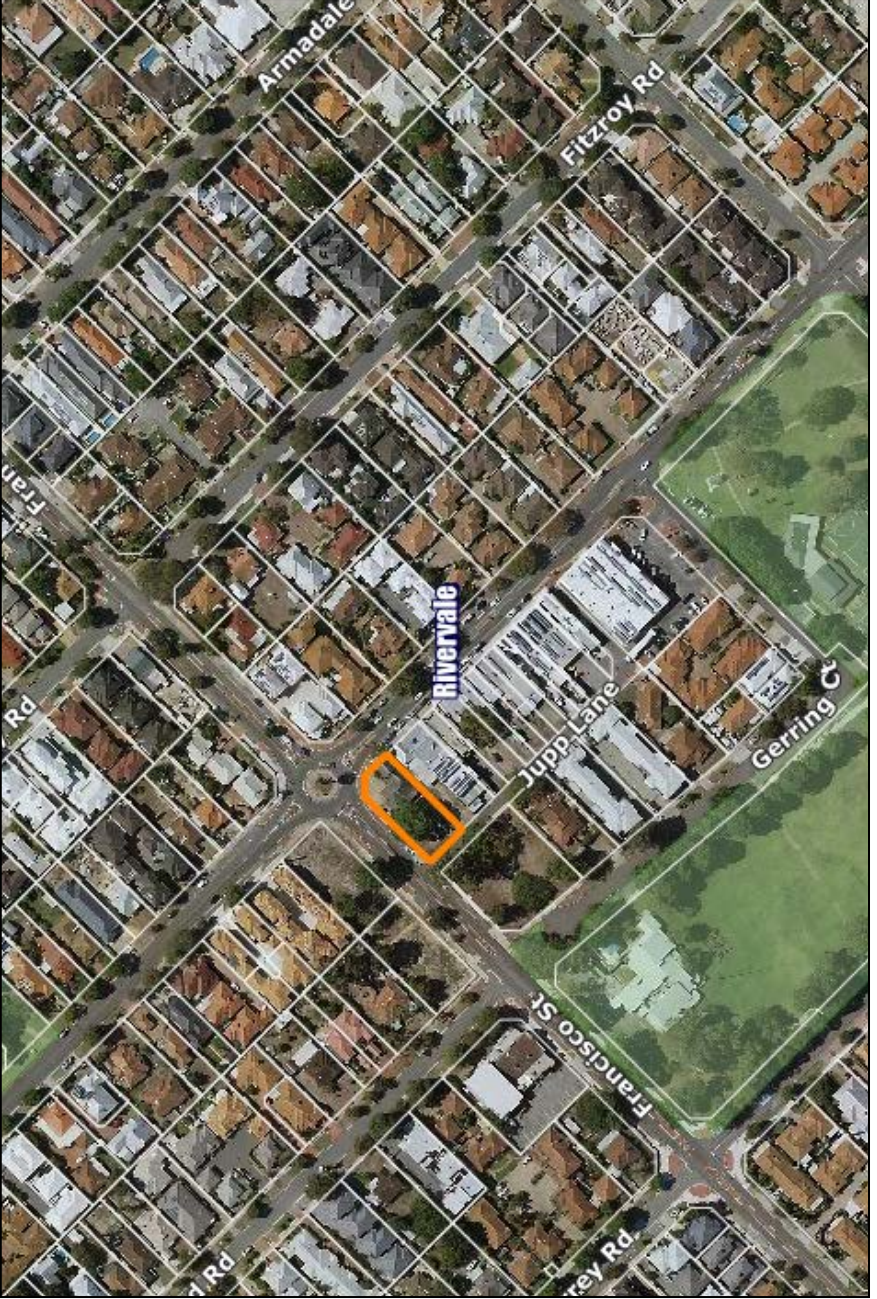
- CIVIC AND CULTURAL - DENOTED AS: CIVIC AND COMMUNITY CENTRE
- PARKS AND RECREATION - DENOTED AS: WATER SUPPLY SEWERAGE AND DRAINAGE
- PUBLIC PURPOSES - DENOTED AS: AMBULANCE DEPOT, POLICE STATION, PRIMARY SCHOOL, TEL STRA, TRAGORY OF WA, WESTERN POWER, TRANSPORT DEPOT
- LOCAL ROADS
- MAJOR DISTRIBUTION ROAD

LOCAL SCHEME ZONES

- COMMERCIAL
- INDUSTRIAL
- MIXED BUSINESS
- MIXED USE
- PLACE OF PUBLIC ASSEMBLY - DENOTED AS: CHILD DAY CENTRE, PRIVATE SCHOOL, POLICE STATION, RACE COURSE, PLACE OF PUBLIC WORSHIP
- RESIDENTIAL (R20 DENSITY UNLESS OTHERWISE SHOWN)
- RESIDENTIAL AND STABLES
- SERVICE STATION
- TOWN CENTRE



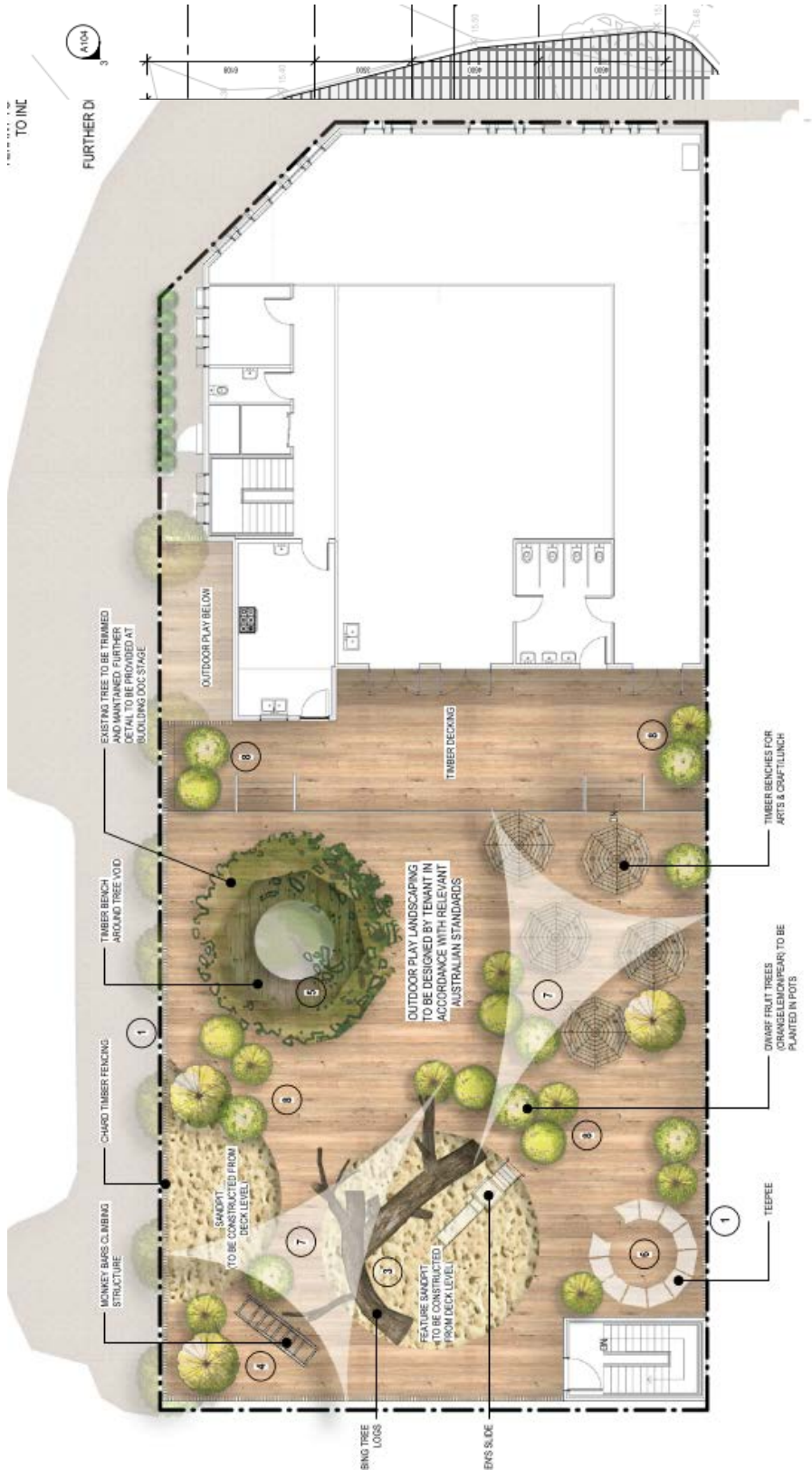
Aerial of Subject Site



Street view Francisco Street



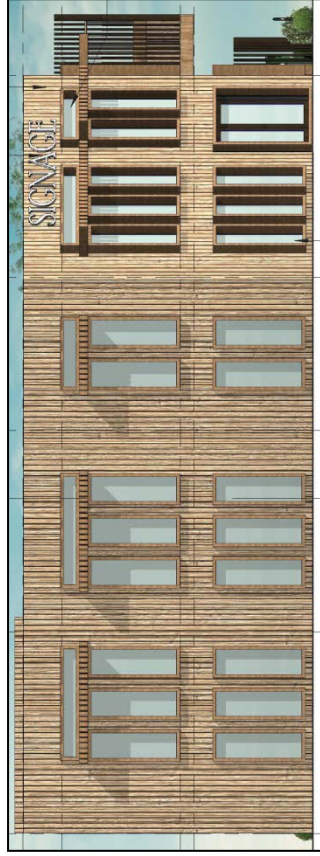
Upper Floor Outdoor Area – Concept Plan



Elevations



Panoramic view - Kooyong Road and Francisco Street

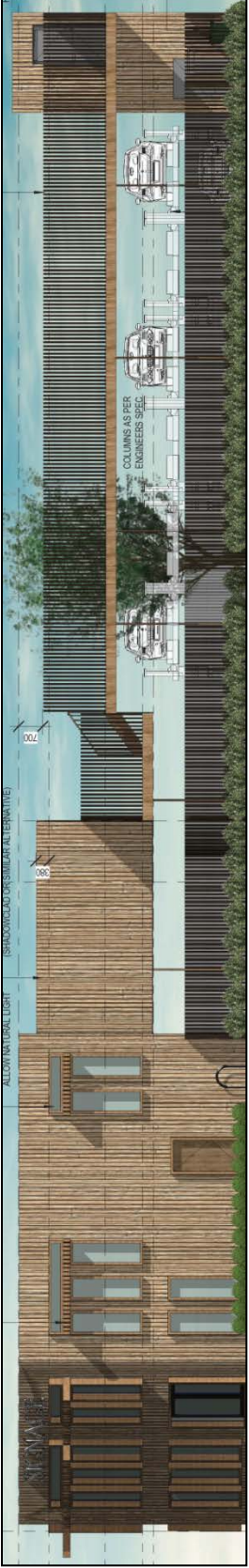


North-Eastern Elevation – Kooyong Road



South-Western Elevation – Jupp Lane

Elevations



North-Western Elevation – Francisco Street



South-Eastern Elevation

Matters to be considered:

- Setback variation
 - ✓ Nil setback to Kooyong Road proposed instead of 2 metres.

Subject building will align with the adjoining buildings which have a nil setback with a continuous awning over the footpath.

- Noise
 - ✓ Premises to comply with Environmental Protection (Noise) Regulations 1997.



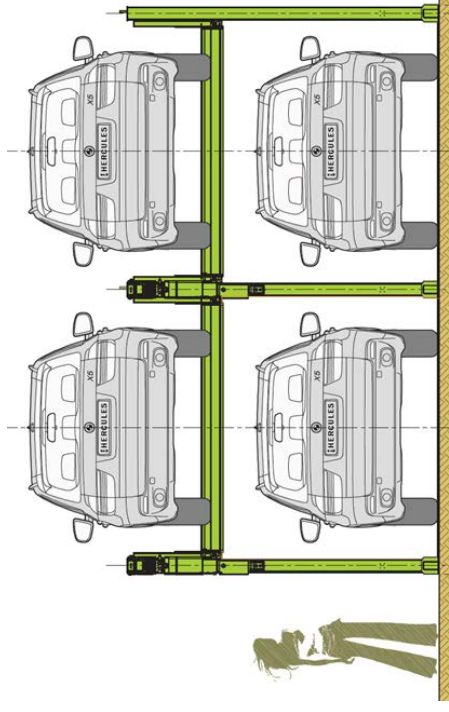
Matters to be considered:

- Parking variation - 19 car bays provided instead of 23 car bays.

Traffic Impact Assessment submitted which confirmed the additional traffic movements relating to the premises are acceptable.

Car Parking Management Strategy will be required to be submitted and will include:

- Management of car stackers for staff
- Management of the 7 drop off/pick up bays
- Time limit of 10 minutes
- Encouraging carpooling
- Encouraging use of public transport
- Provision of bicycle bays and end of trip facilities.

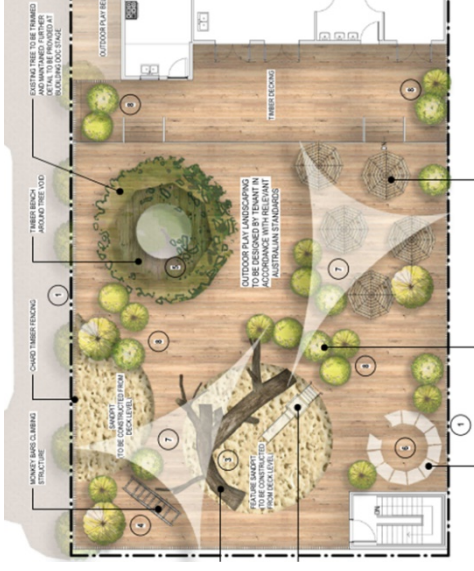
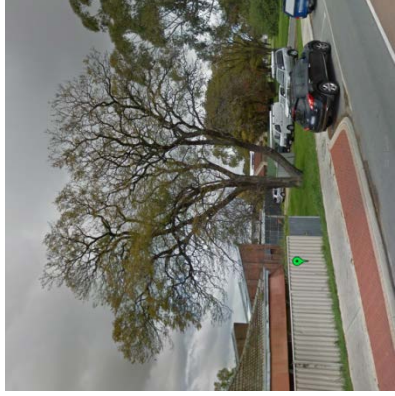


Matters to be considered:

- Tree to be retained on site

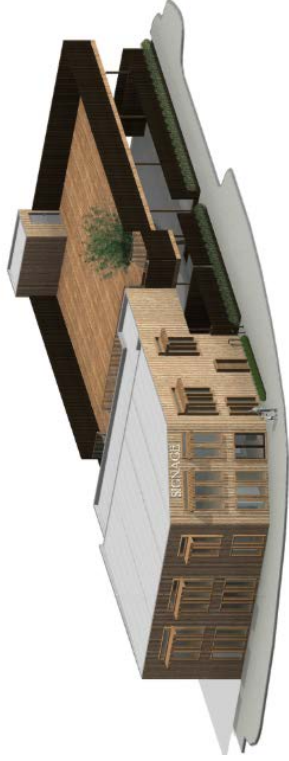
The premises has been designed around the existing mature Jacaranda tree with its canopy incorporated into the upper floor outdoor play area.

To ensure the tree is protected during and after construction a condition of approval shall require an Arboricultural Method Statement to be submitted and approved by the City.



Conclusion

- A Child Care Premises is a 'D' discretionary use in the Commercial zone. The application was advertised to surrounding owners with no submissions received.
- Located within the Kooyong Road Neighbourhood Centre and is well serviced by public transport.
- Access via Jupp Lane with use of car stackers and time limit on drop off / pick up bays. This is to be managed by a Car Parking Strategy.
- Building design and façade is of high quality with feature wooden cladding and is in keeping with the size and scale of surrounding development.
- Recommend approval subject to conditions.





Agenda Briefing Forum

18/02/20

Item 12.2 refers

Tabled Attachment 2

Deputation
Mr N Teo

City of Belmont

Public Submission Time & Deputation Proforma

Please ensure that your presentation complies with the Rules of Public Submission Time and Deputations as published in the Agenda Briefing Forum Programme and as printed overleaf.

Name: _____

Residential Address: _____

Organisation Name: _____

(If presenting on behalf of) _____

Agenda Briefing

Forum Date: _____

Report Item No.

referred to: _____

Are you speaking in support or opposition to the matter? Please tick appropriate box.

Support Oppose

Please tick the appropriate box below to indicate what type of presentation you wish to make.

Submission / Deputation

Please write a brief overview of your submission / deputation as clearly and concisely as possible – Remember – there are strict time limits applicable. The Presiding Member may limit presenters to a shorter period, if time is restricted.

Additional space provided overleaf for Submission / Deputation - Please tick box if continued overleaf

Signature: _____

Dated: _____

Office Use Only:

Presented Forum Date:

Item Number:



Public Submission Time & Deputation Proforma

Continued

DEFINITIONS

'Submission' is defined as a presentation made to an Agenda Briefing Forum by an individual member of the public, who can demonstrate that they are affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A submission may be made at this time in accordance to the Rules of Public Submission Time and Deputations. With the exception of the Presiding Member, no interaction between Councillors and the presenter is permitted.

'Deputation' is defined as a presentation made to an Agenda Briefing Forum by members of the public, whether as an individual or a group of up to five people, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A deputation will cause the relevant agenda item to be reviewed by the forum, at which time a presentation can be made in accordance to the Rules of Public Submission Time and Deputations. Interaction between Councillors and the presenter(s) is allowed with the permission of the Presiding Member. The person / people requesting a deputation will need to provide the Presiding Member with prior notice of a request to make a deputation.

Rules for Agenda Briefing Forum Public Submission Time and Deputations

- | | |
|---|--|
| <p>a) Only those persons, who can demonstrate to the Presiding Member's satisfaction that they are affected by the matter on the agenda, will be entitled to make a submission. Those persons that can demonstrate that they are directly affected may make a deputation.</p> <p>b) Where a directly affected person has sought the prior endorsement of the Presiding Member, 'advocates' will be permitted on the condition that the directly affected person is present at the meeting.</p> <p>c) Where possible, members of the gallery are required to provide submissions/deputations in a written format to the presiding person prior to the commencement of the forum, to assist with the recording of forum notes.</p> <p>d) Only submissions/deputations that relate to a specific item of the Council agenda will be accepted.</p> <p>e) Prior to making a submission/deputation, the person is to give their name and residential address.</p> <p>f) Submissions and deputations are to be directed through the chair, with the Presiding Member having the discretion of accepting or rejecting a presentation.</p> <p>g) As per Council's standing orders, no debating of the issue between the gallery, Councillors or officers is permissible.</p> <p>h) Submissions/Deputations which are considered inappropriate; repetitious; lacking in decorum or adversely reflect on the integrity of any councillor or employee; offensive or otherwise not in good faith; duplicates or variations of earlier submissions; relating to the personal affairs or actions of Council members or employees; legal advice; legal proceedings or other legal processes; will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes. The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented.</p> <p>i) Submissions/Deputations from members of the public that do not comply with the Rules of Public Submission Time and Deputations; or do not abide by a ruling from the Presiding Member; or where the member of the public behaves in a manner in which they are disrespectful of the Presiding Member, Councillors or Officers; or refuse to abide by any direction from the Presiding Member; will be ruled 'out of order' and the submission/deputation will not be recorded in the forum notes.</p> | <p>j) Public Submission Time is set for a period of 30 minutes, and will terminate earlier should no further submissions be forthcoming.</p> <p>k) Submissions/Deputations to be made at the forum will be registered, and the priority for making submissions/deputations shall be in accordance with that register. To enable all members of the public a fair and equitable opportunity to participate in Public Submission Time, each person shall be provided a maximum three minute time limit in the first instance, in which to make a submission.</p> <p>l) Deputations will be made at the time the matter subject to the deputation is reviewed by Council. Unless otherwise approved by a majority of Councillors, a deputation is to consist of no more than five persons, only two of whom may address the Council (with the exception of a person responding to an instruction by the Presiding Member). The time for a deputation, including interaction from Councillors, is not to exceed 15 minutes.</p> <p>m) To enable all members of the public a fair and equitable opportunity to participate, a person who has earlier made a submission cannot make or participate in a deputation on the same subject matter.</p> <p>n) A submission / deputation may include a request for the tabling of documents where these are relevant to an issue before Council. The Presiding Member will indicate when the allotted maximum time for a submission/deputation has elapsed. The presentation will cease at that time.</p> <p>o) Should there be time remaining of the initial period for Public Submission Time after all members of the public have made their initial submission, the Presiding Member will then allow members of the public to sequentially (in accordance to the register) make a further submission (with a three minute time limit) until the initial period for Public Submission Time has expired.</p> <p>p) Any extension to the initial period for Public Submission Time is to be limited to a period that will allow sufficient time for any remaining members of the public to make their initial submission.</p> <p>q) The Presiding Member may limit presenters to a shorter period to make a submission/deputation if time is restricted, and reserves the right to limit the number of submissions/deputations that can be made in respect to any one matter.</p> |
|---|--|



Agenda Briefing Forum

18/02/20

Item 12.2 refers

Tabled Attachment 3

**Development Application for
Outdoor Storage of
Equipment and Machinery –
Lot 1(18-24) Wheeler St,
Belmont Presentation**

City of Belmont

Agenda Briefing Forum

18 February 2020

Item No 12.2

**Development Application for Outdoor Storage of Equipment and Machinery
– Lot 1 (18-24) Wheeler Street, Belmont**



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

LEGEND

METROPOLITAN REGION SCHEME RESERVES

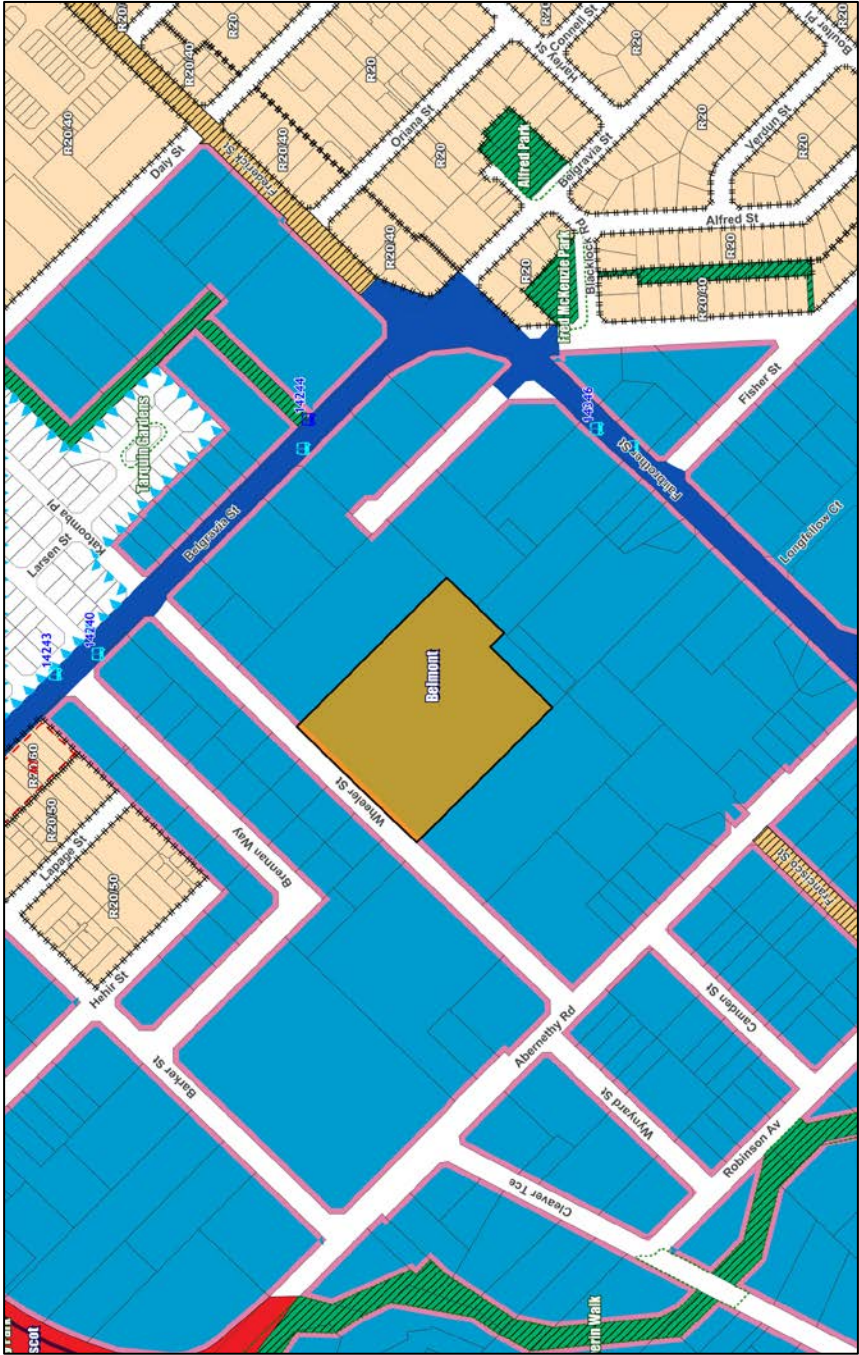
- PARKS AND RECREATION
- PUBLIC PURPOSES -
 - COMMONWEALTH GOVERNMENT
 - HIGH SCHOOL
- RAILWAYS
- WATERWAYS
- OTHER REGIONAL ROADS
- PRIMARY REGIONAL ROADS

LOCAL SCHEME RESERVES

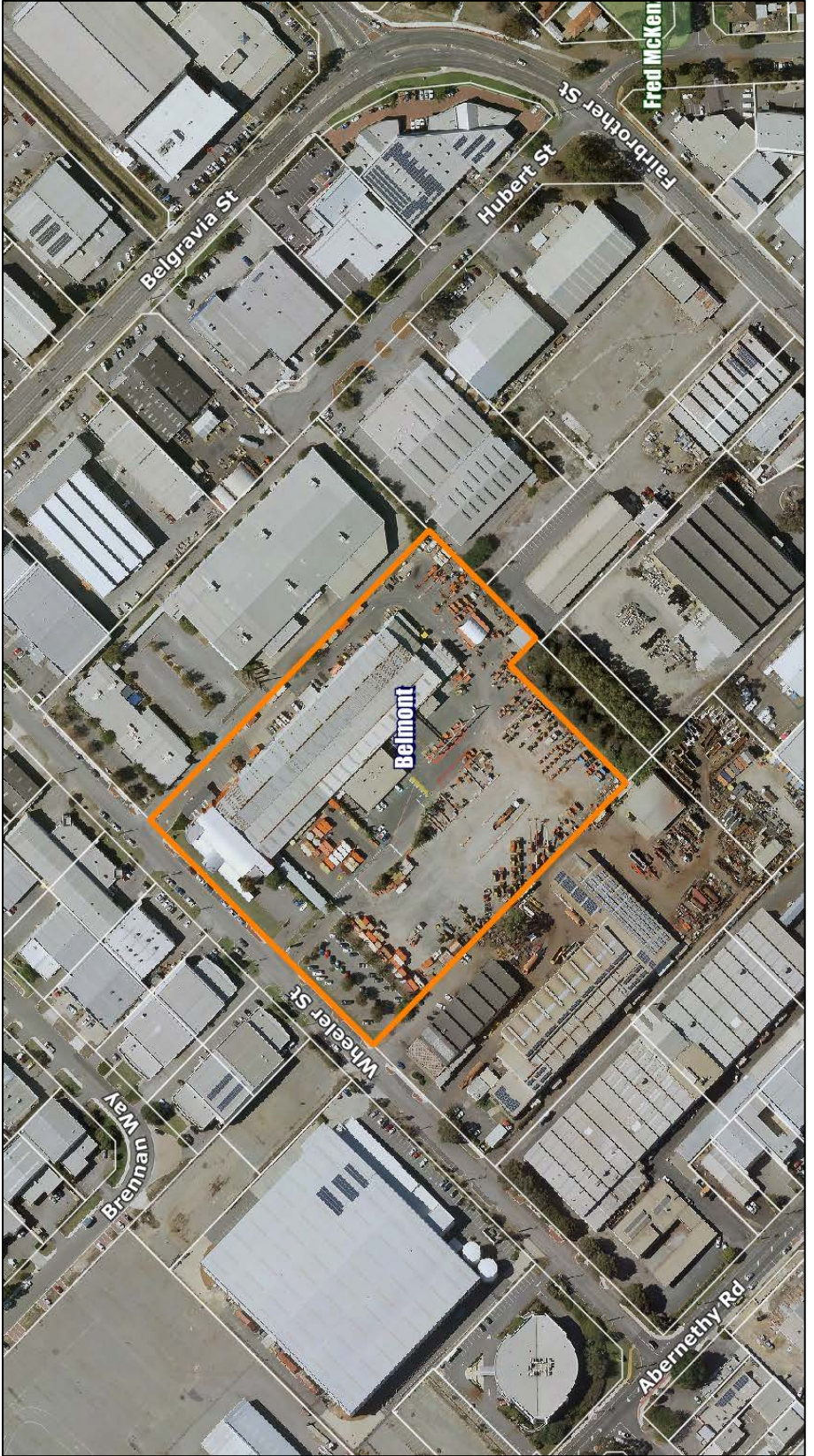
- CIVIC AND CULTURAL -
 - DENOTED AS: CC
 - CIVIC AND COMMUNITY CENTRE
- PARKS AND RECREATION -
 - DENOTED AS: WSD
 - WATER SUPPLY SEWERAGE AND DRAINAGE
- PUBLIC PURPOSES -
 - DENOTED AS: AD, PG, TEL, WSD, WP, T
 - AMBULANCE DEPOT
 - COMMUNITY CENTRE
 - PRIMARY SCHOOL
 - TEL STRA
 - TRAGUNITY OF WA
 - WESTERN POWER
 - TRANSPORT DEPOT
- LOCAL ROADS
- MAJOR DISTRIBUTION ROAD

LOCAL SCHEME ZONES

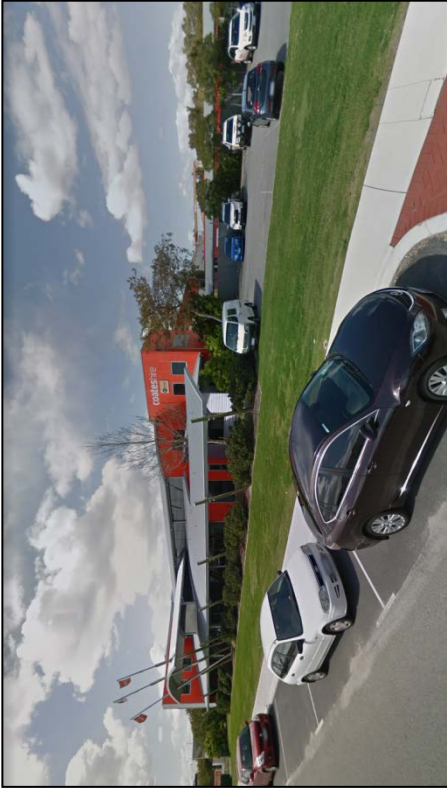
- COMMERCIAL
- INDUSTRIAL
- MIXED BUSINESS
- MIXED USE
- PLACE OF PUBLIC ASSEMBLY -
 - DENOTED AS: C, CD, PPS, RC, W
 - CHILD DAY CENTRE
 - PRIVATE SCHOOL
 - COMMUNITY CENTRE
 - RACECOURSE
 - PLACE OF PUBLIC WORSHIP
- RESIDENTIAL (R20 DENSITY UNLESS OTHERWISE SHOWN)
- RESIDENTIAL AND STABLES
- SERVICE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



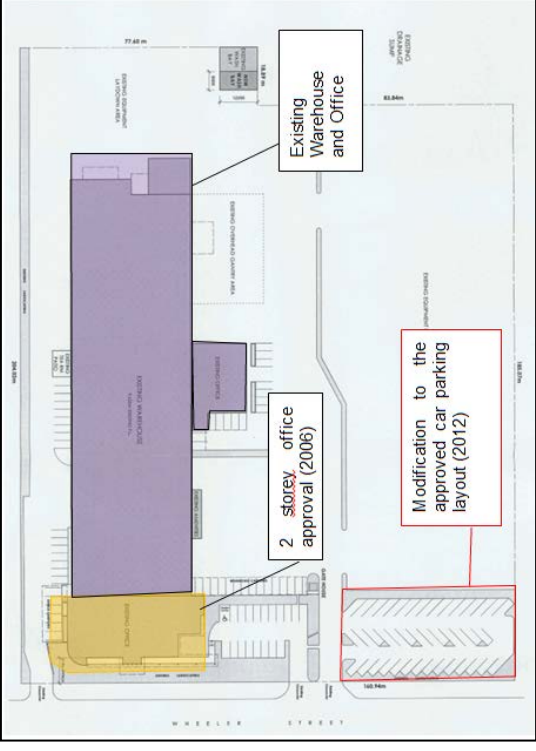
Aerial of Subject Site



Street View



Background



- ❖ Coates Hire uses the site for office and administration purposes, as well as warehousing equipment to be redistributed to their other sites. No retail customers will hire equipment from this site.
- ❖ In 2011, the proponent has been storing equipment and machinery outside without development approval.
- ❖ Scheme Amendment 10 was gazetted in January 2019 to allow for outdoor storage in the 'Mixed Business' zone. These areas are not to be used for fabrication, manufacturing or servicing of equipment or vehicles.

Proposal

- ❖ The proponent is seeking approval for the outdoor storage of equipment and machinery on the property over 7,500 m².
- ❖ This includes:
 - Small diesel equipment
 - Lighting towers
 - Compressors and diesel generators
 - 3 to 17 tonne rollers
 - 1.5 to 20 tonne excavators
 - Sea containers
- ❖ Equipment is to be stored onsite only, and redistributed to their other sites.



Outdoor storage areas

20 new car parking bays

3m high steel powered solid screen (fence)



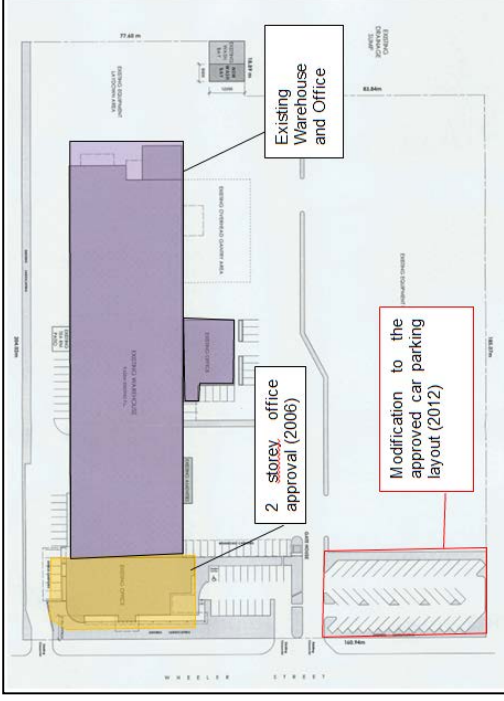
Key Issues

Car Parking Shortfall of 56 car parking bays

- 147 bays provided, 203 bays required

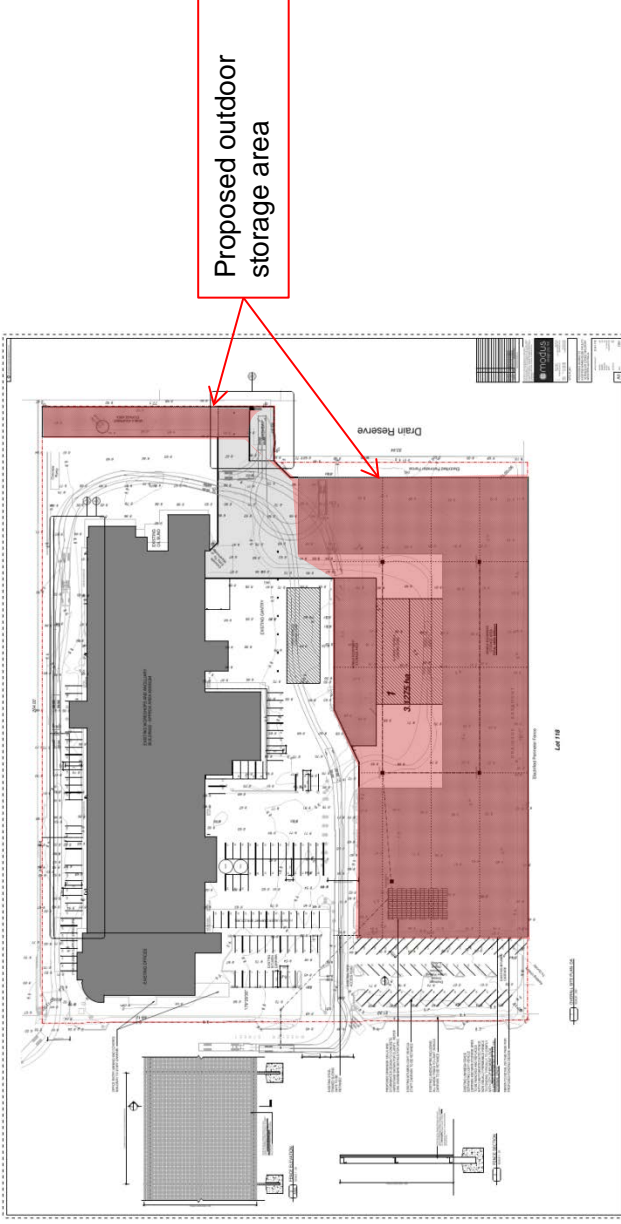
Screening of Outdoor Storage / Solid Fencing Facing Street

Car Parking and Land Use



Land Use	Car Parking Standard	Car Parking Requirement
Warehouse, Office and Workshop (2006)	Warehouse: 1 car bay/100m2 Gross Floor Area Workshop : 1 car bay / 50m2 Gross Floor Area Office: 1 car bay / 30m2 Net Lettable Area	35.75 bays
		30.6 bays
		60.53 bays
		Total: 126.88 (127)

Car Parking and Land Use



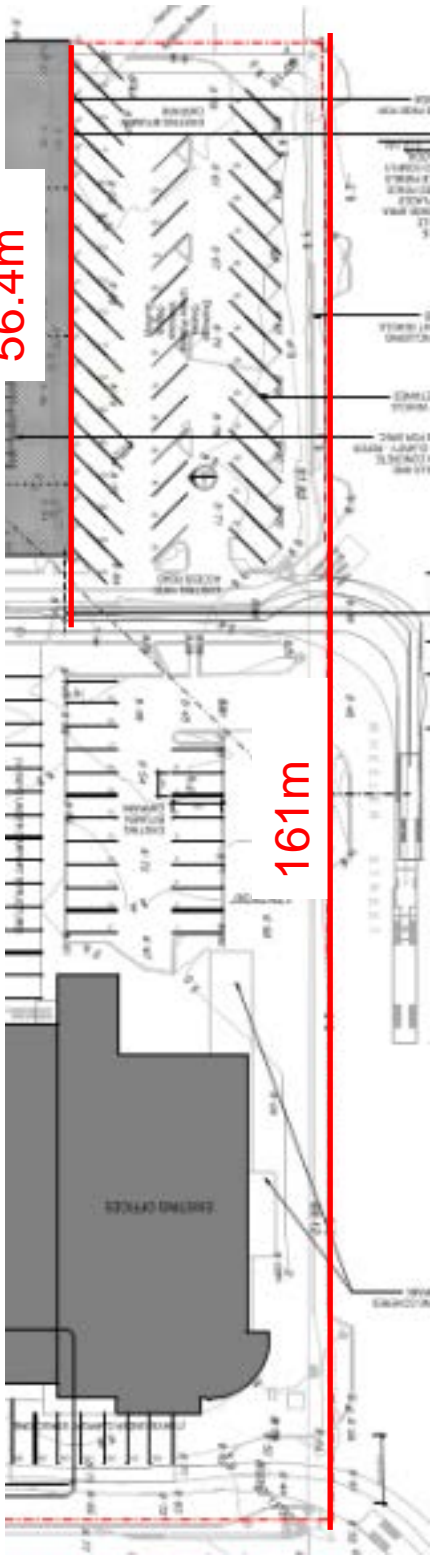
Land Use	Car Parking Standard	Car Parking Requirement
Warehouse (outdoor storage area)	1 space for every 100m ² of open space used for warehousing purposes.	An additional 76 (75.8) bays are required. Total: 127 + 76 = 203 car parking bays

Visual Amenity (Screens and Landscaping)



56.4m

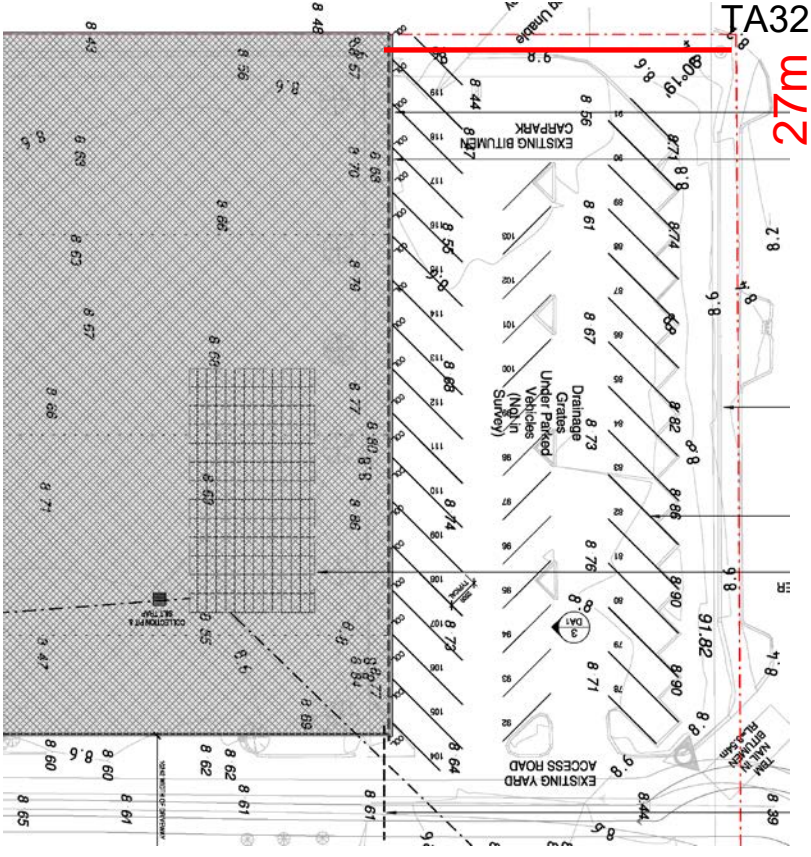
161m



Visual Amenity (Screens and Landscaping)

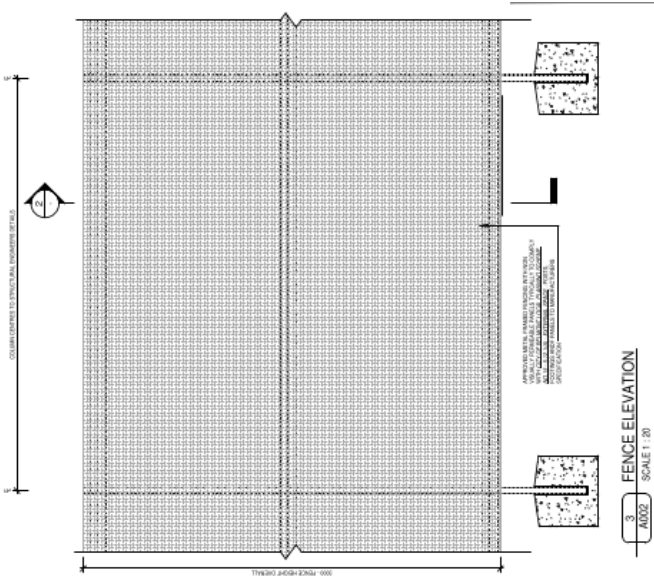


- ❖ The outdoor area is setback 27m.
- ❖ A 3m high fence will be installed.
- ❖ Fence will have a total length of 56.4 metres over 161m lot frontage.

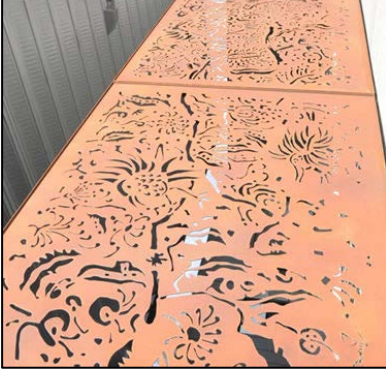


TA32
27m

Screens proposed



vs desired outcome



- ❖ **Recommendation:**
 - **Condition for screens to use alternative fencing treatments and/or public art.**
 - **Condition for updated landscaping.**

Recommendation

1) Approve the application subject to conditions (in particular):

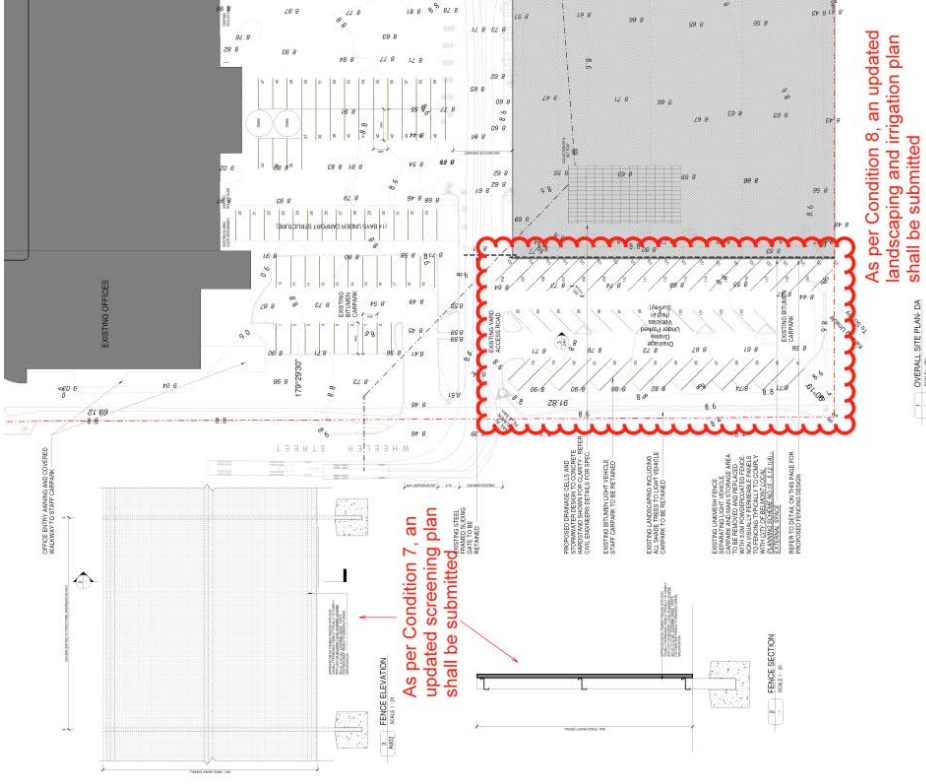
Condition 7 – Updated screen plan

Condition 8 – Updated landscaping plan

Condition 10 – No fabrication

Condition 11 – Sea containers stored on ground level only

Condition 12 – No customer direct equipment hire from the site





Agenda Briefing Forum

18/02/20

Item 12.3 refers

Tabled Attachment 4

**Disposal of Interest in Land
– Proposed Grant of
Easement for Encroachment
of Public Art and Drainage
Easement – 16A Tidewater
Way, Ascot
Presentation**

City of Belmont

Agenda Briefing Forum

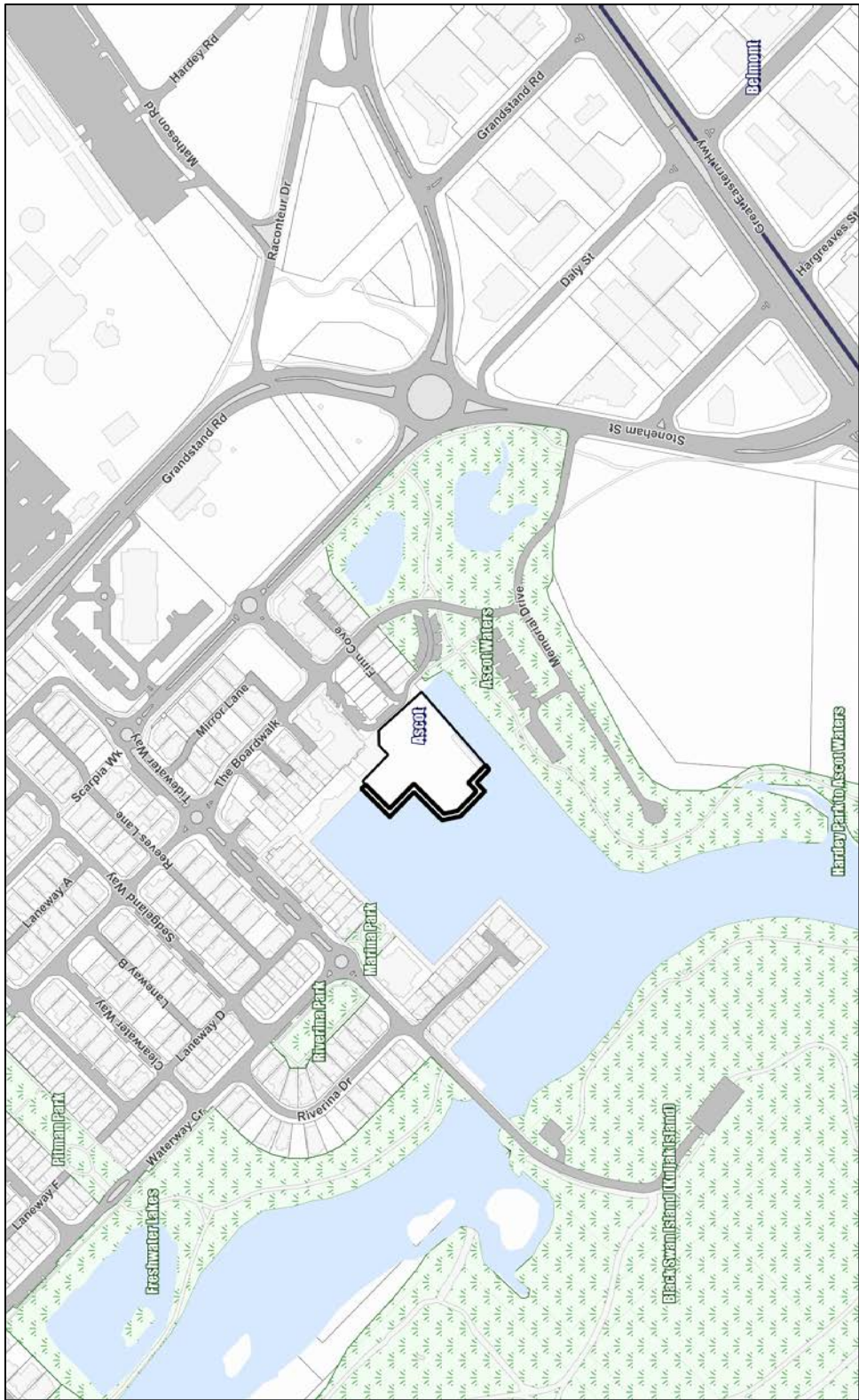
18 February 2020

Item No 12.3

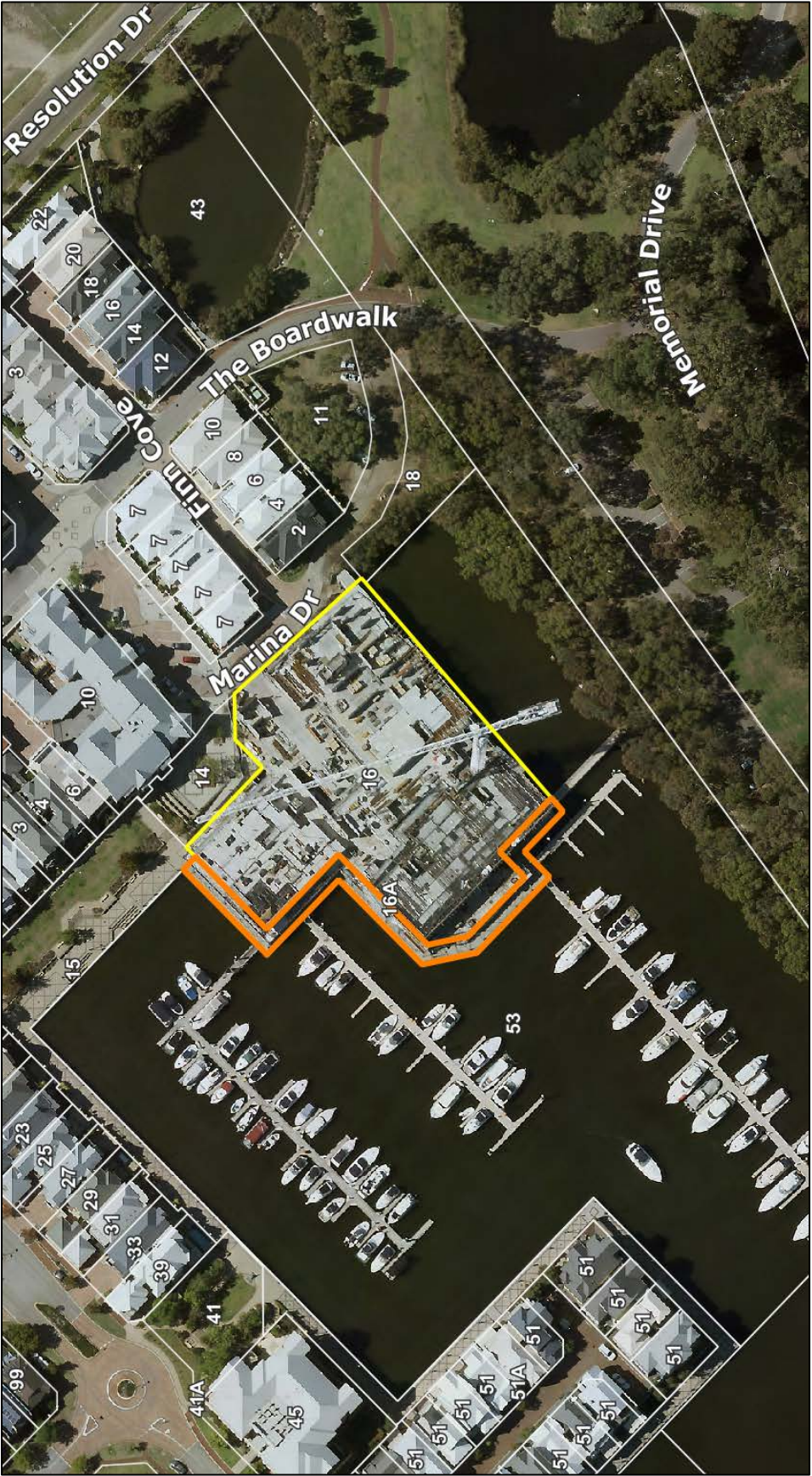
**Disposal of Interest in Land – Proposed Grant of Easement for
Encroachment of Public Art and Drainage Easement – Lot 262 on Plan 26711
(16A) Tidewater Way, Ascot**



Location Plan



Aerial of Subject Site



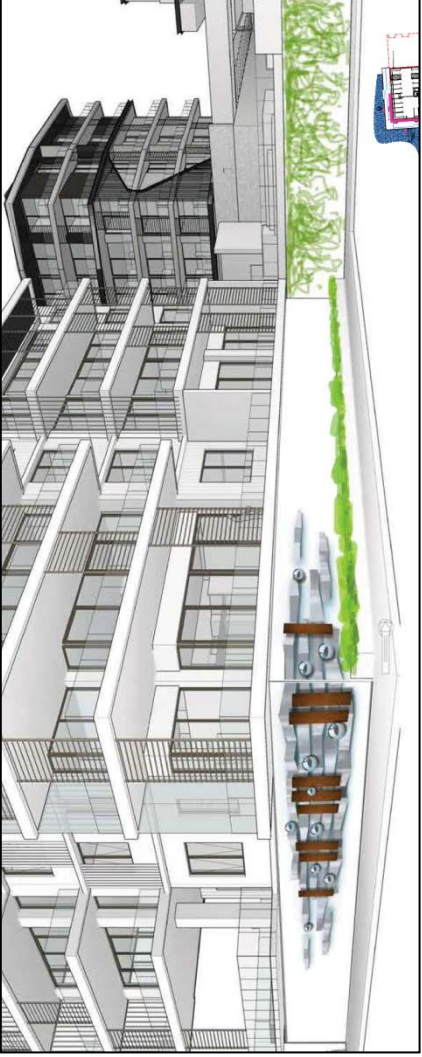
Proposed Artwork

The Jetty

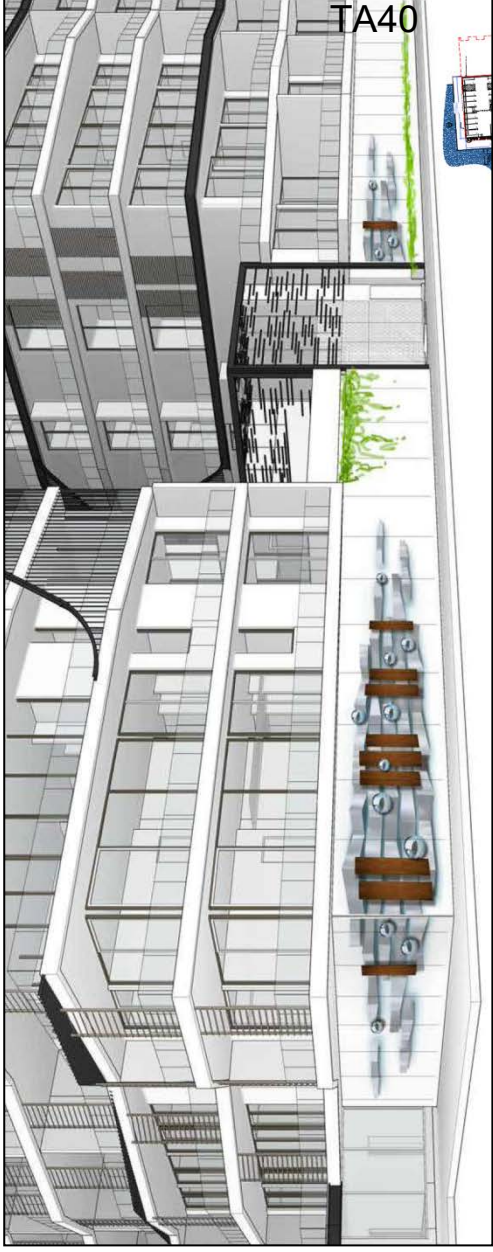


Proposed Artwork

North Western Aspect

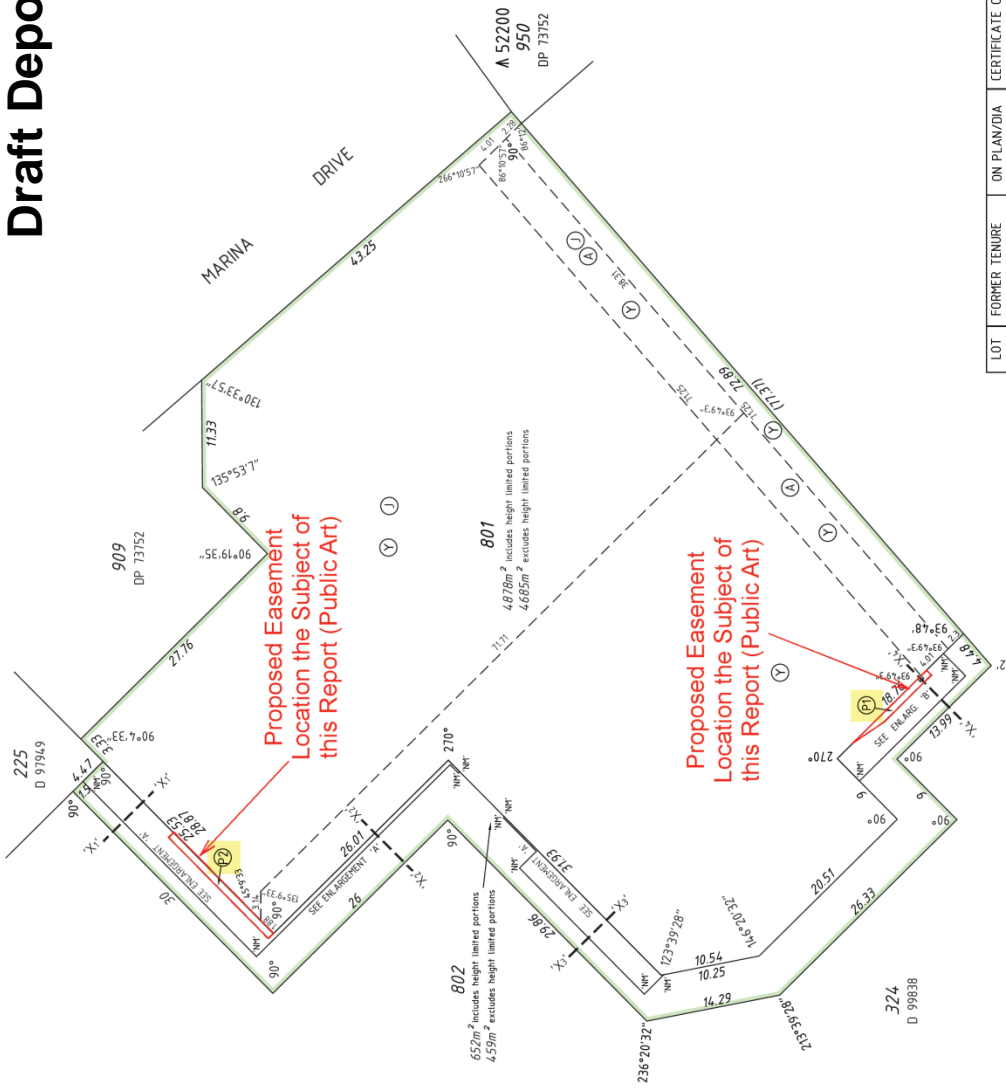


Southern Aspect



Draft Deposited Plan Depicting Easements

TA41



Proposed Easement Location

