



City of Belmont

Tabled Attachments

Agenda Briefing Forum

Held

18 June 2019





Agenda Briefing Forum

18/06/19

Item 5.1 refers

Tabled Attachment 1

**Submission
Mr P Neville**



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: Peter Neville

Residential Address: 13A Queen St, Maylands WA

Organisation Name:

(If presenting on behalf of) Inter City Belmont Pty Ltd - T/A Country Comfort Perth

Agenda Briefing Forum Date: 18/06/19 Report Item No.
referred to: 113/2018 Devl Ap

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.

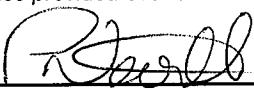
Submission / Deputation

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.

The occupier is opposed to the Development Application for the following reasons –

1. Social Considerations -Country Comfort Perth operates 160 rooms of accommodation and food & beverage facilities on behalf of Inter City Belmont Pty Ltd. The complex specialises in servicing workers who are transiting through the Perth Airport (FIFO Workers).The new wing (located at 47 Hardey Rd, was built to provide minimal noise disruptions to these guests who depart very early. Any noise associated with the "bouncing of basketballs on hard wall or timber floor surfaces or yelling during competitive sports activities will cause disruptions to these guests who may secure alternative accommodations – impacting the financial viability of the Hotel.
2. Sporting noise to 9pm is grossly excessive & invasive to surrounding residents
- Vehicle Density - With 10 bicycle bays and 23 car bays, the hotel is concerned with overflow carparking onto Hardey Rd. As per attachment 6, has the City of Belmont received the updated Management Plan with a list of final intended uses?
3. Dispersal -With the centre open to 9pm, what is the management plan to ensure the safe dispersal of youth (including bicycles away from the surrounding properties). As previously advised, the local bus stops on Hardey Rd have been the setting for a great amount of anti social behaviour & having youth leaving the centre unaccompanied at 9pm may place youth at further harm.
4. Use is not complimentary to surrounding property. Given the proposed usage of the building, it is poorly located;(a) Too close to a major intersection (b)Not in keeping with the usage of surrounding properties (short term accommodation requiring comfort and privacy, along with medium to high density residential) A building of this usage should be placed

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

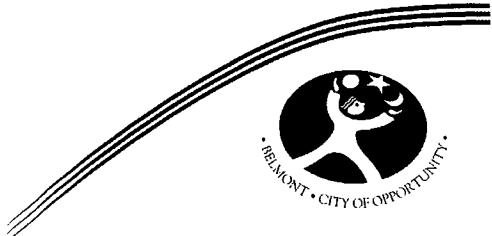
Signature: 

Dated: 18-JUNE-19

Office Use Only:

Presented Forum Date:

Item Number:





Agenda Briefing Forum

18/06/19

Item 12.1 refers

Tabled Attachment 2

**Proposed Community
Purpose Building
Lot 801 (49) Hardey
Road, Belmont
Presentation**



City of Belmont

Agenda Briefing Forum

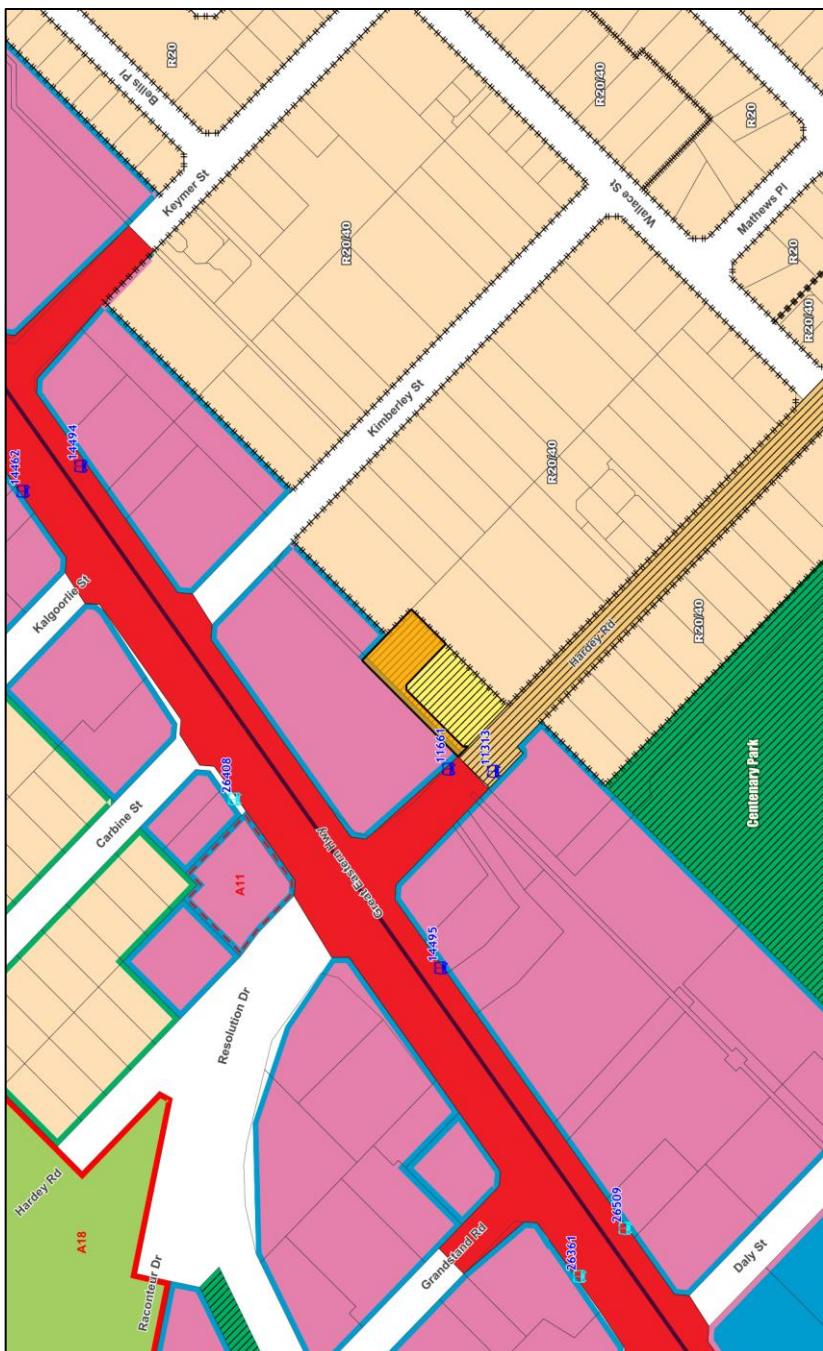
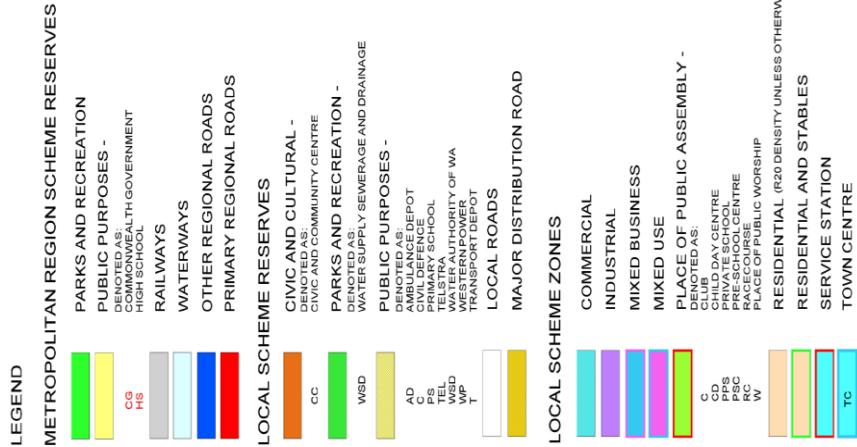
18 June 2019

Item No 12.1

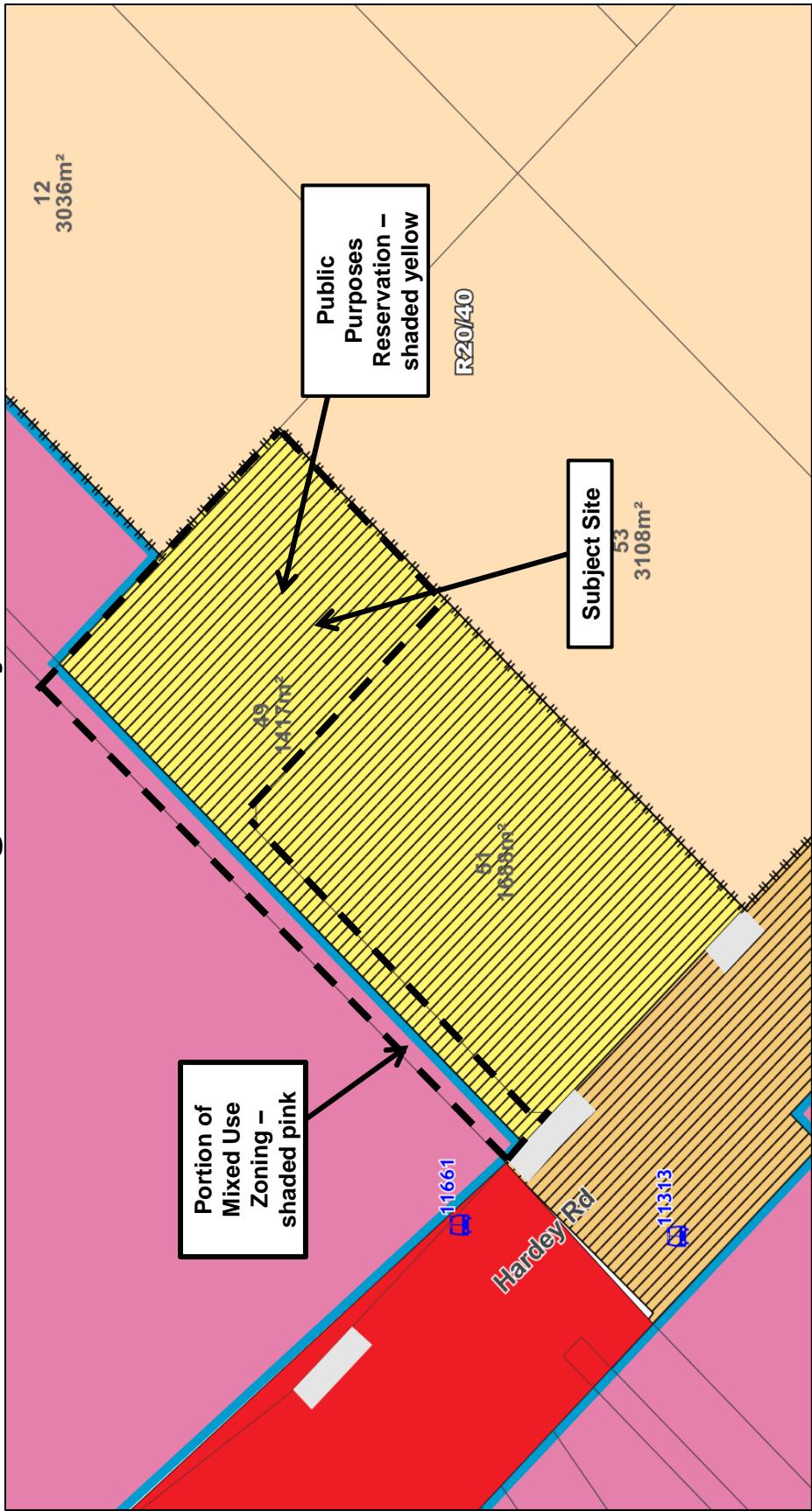
**Proposed Community Purpose Building –
Lot 801 (49) Hardey Road, Belmont**



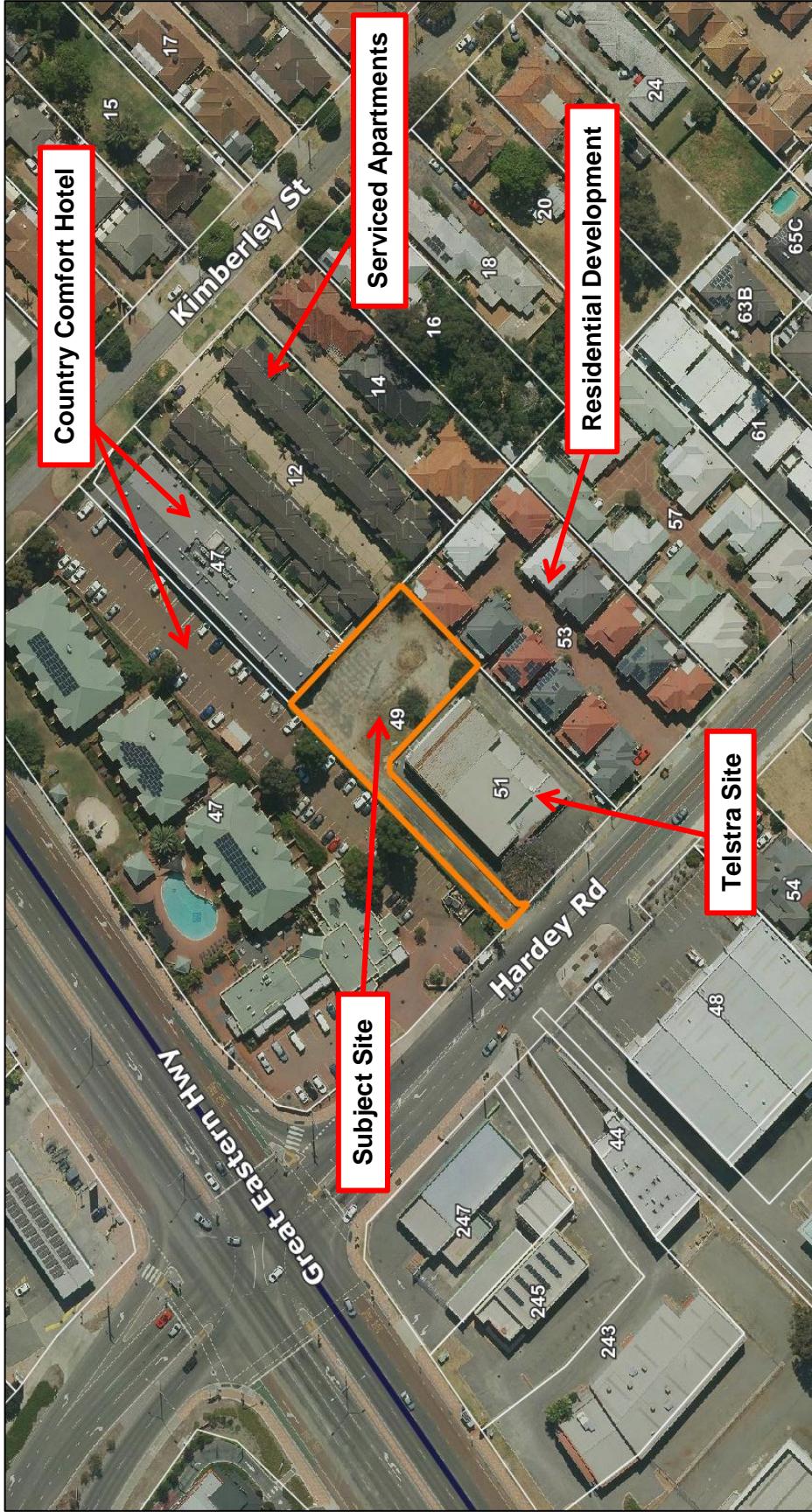
Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings



Zoning of Subject Site



Aerial of Subject Site



Development Proposal

A three-storey Community Purpose building, 11 metres in height.

Ground Floor

- Undercroft parking area (23 car parking bays plus one minivan bay)
- 10 bicycle racks
- Lobby, one meeting room, two offices and a utility area.



First Floor

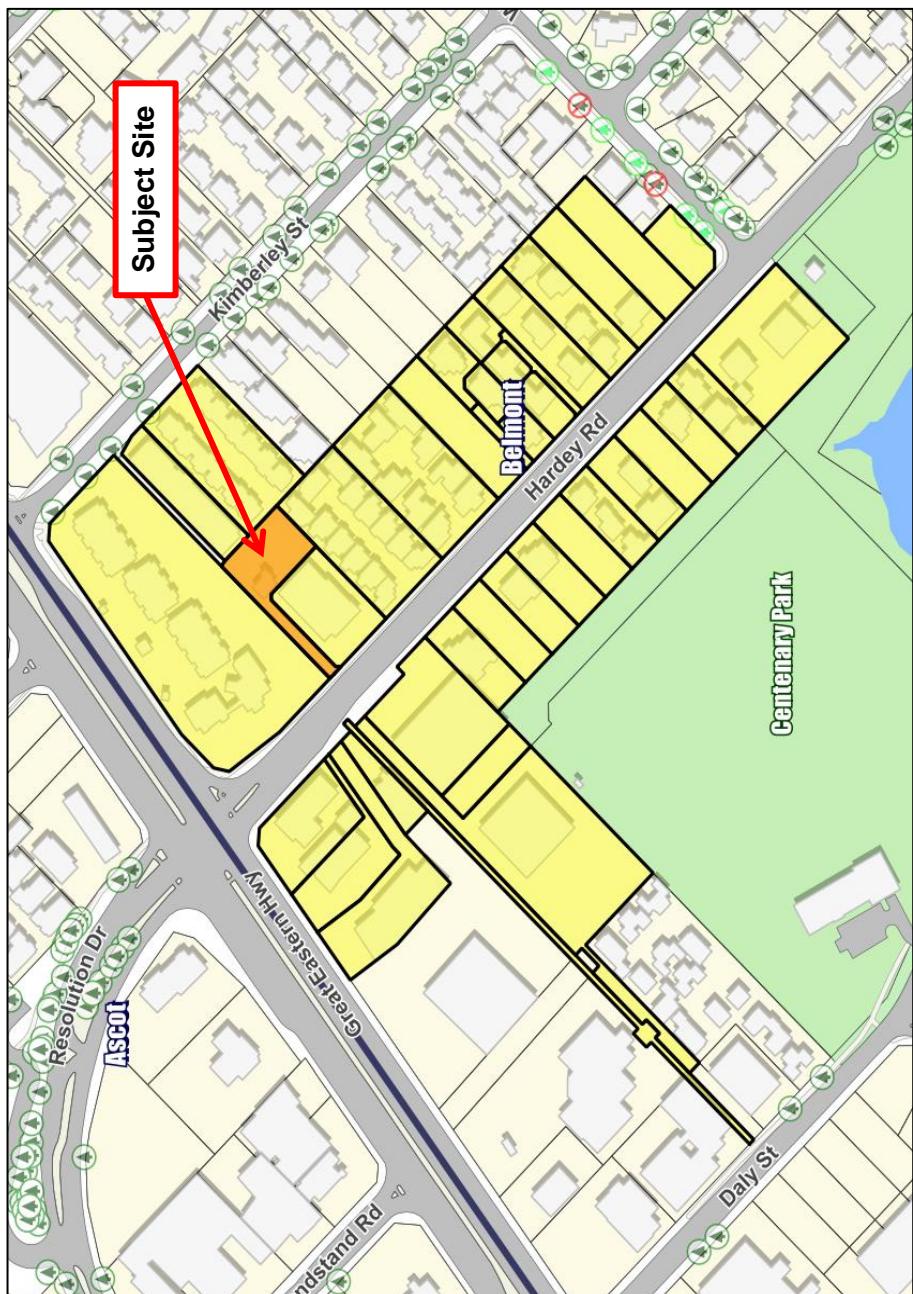
- Lobby and foyer, toilets and change room facilities
- Gymnasium ($476m^2$)
- Outdoor storage deck.

Mezzanine

- Meeting hall.



Advertising Area



6 submissions received
(6 objections, including a petition with 68 signatories).

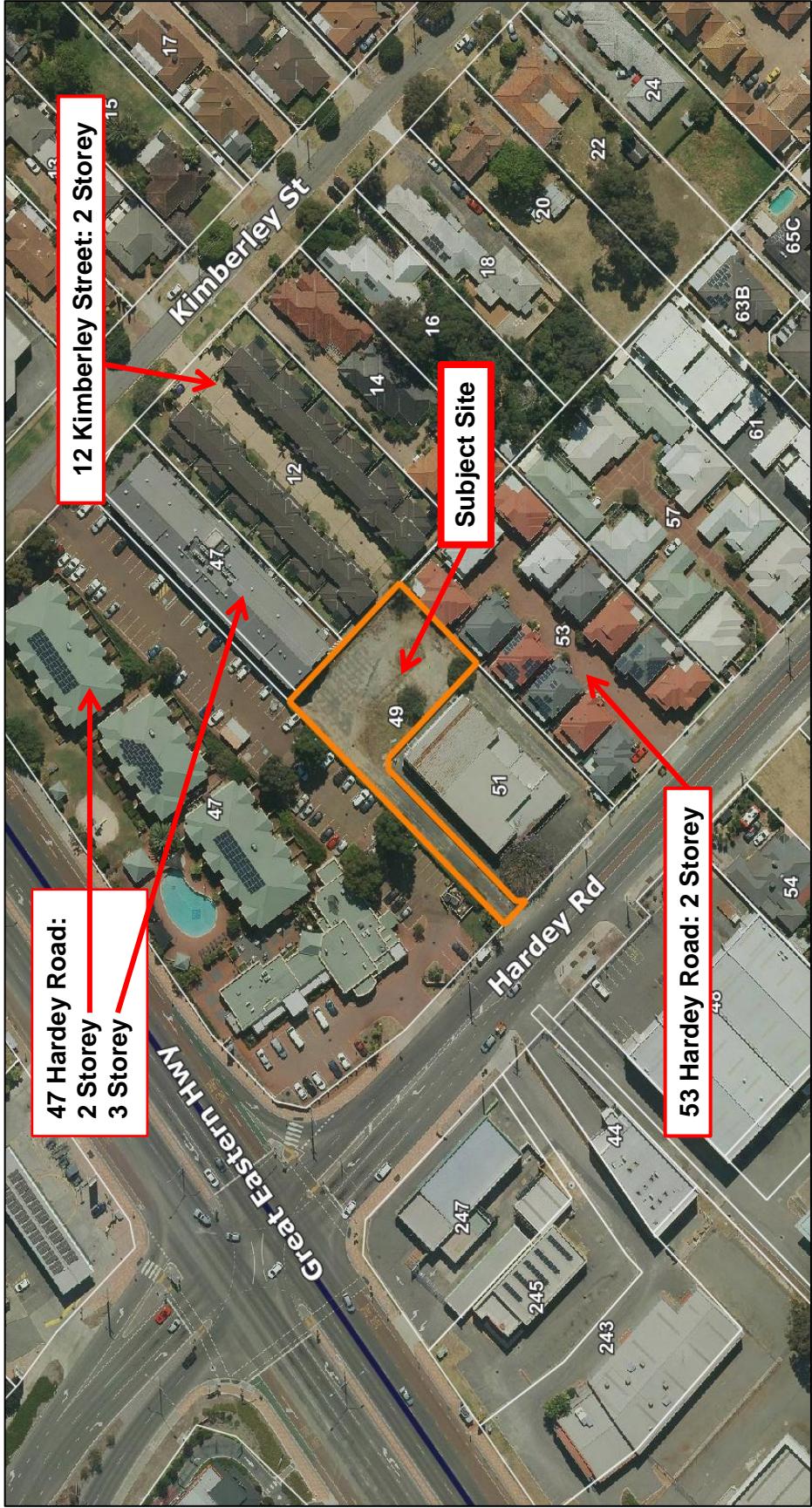
Matters Raised

- Excessive vehicles
- Low staff numbers and volunteers
- Hours of operation are inappropriate
- Overshadowing
- Noise
- Privacy from overlooking
- Security and antisocial behaviour
- Traffic related concerns
- Building height.

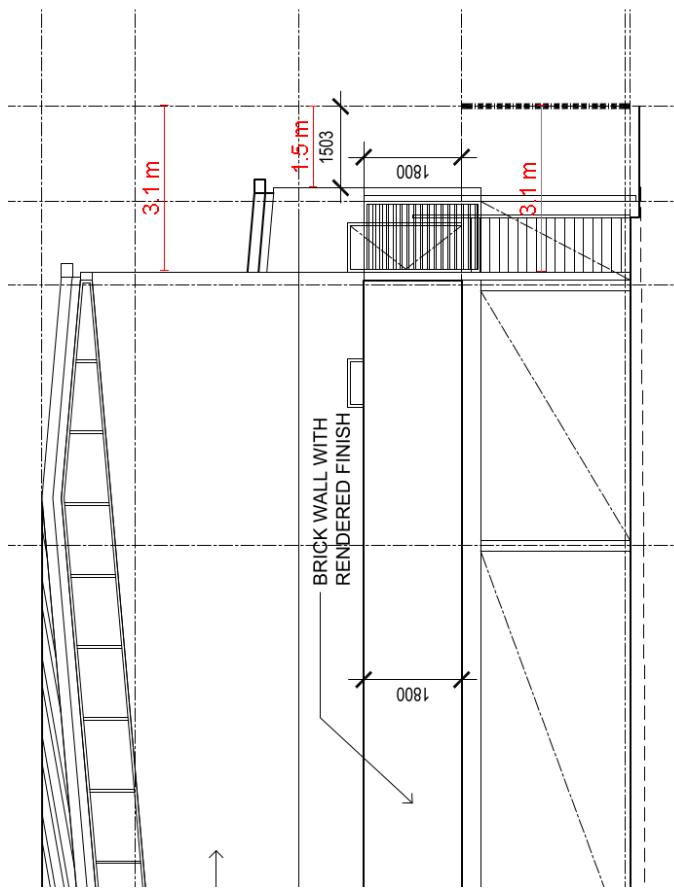
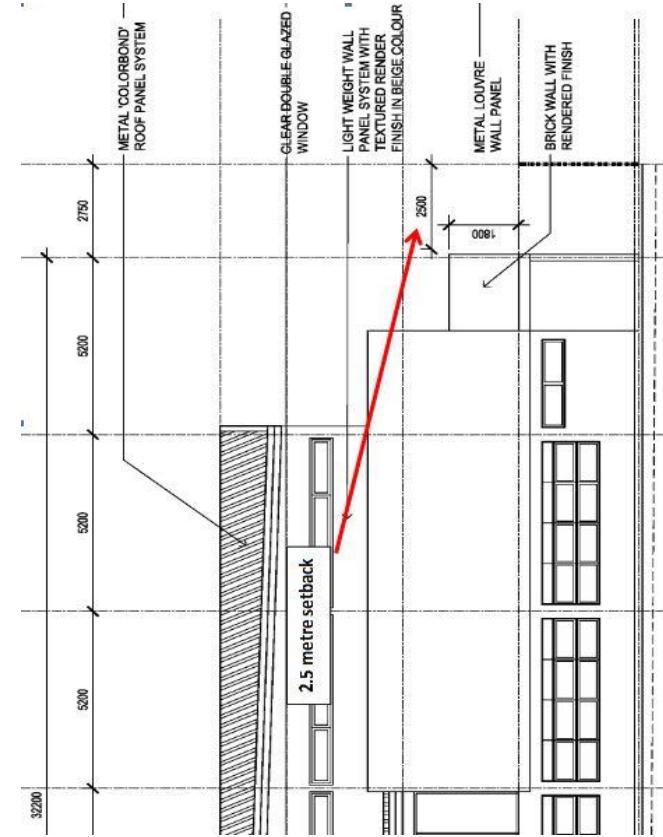
Matters to be Considered

- The compatibility of the development within its setting, including the likely effect of the proposed development on adjoining land in terms of building height, orientation, bulk and scale.
- Car parking, traffic and access.
- The provision of bicycle parking and end of trip facilities.
- Waste collection.

Surrounding Building Height



Building Bulk and Scale

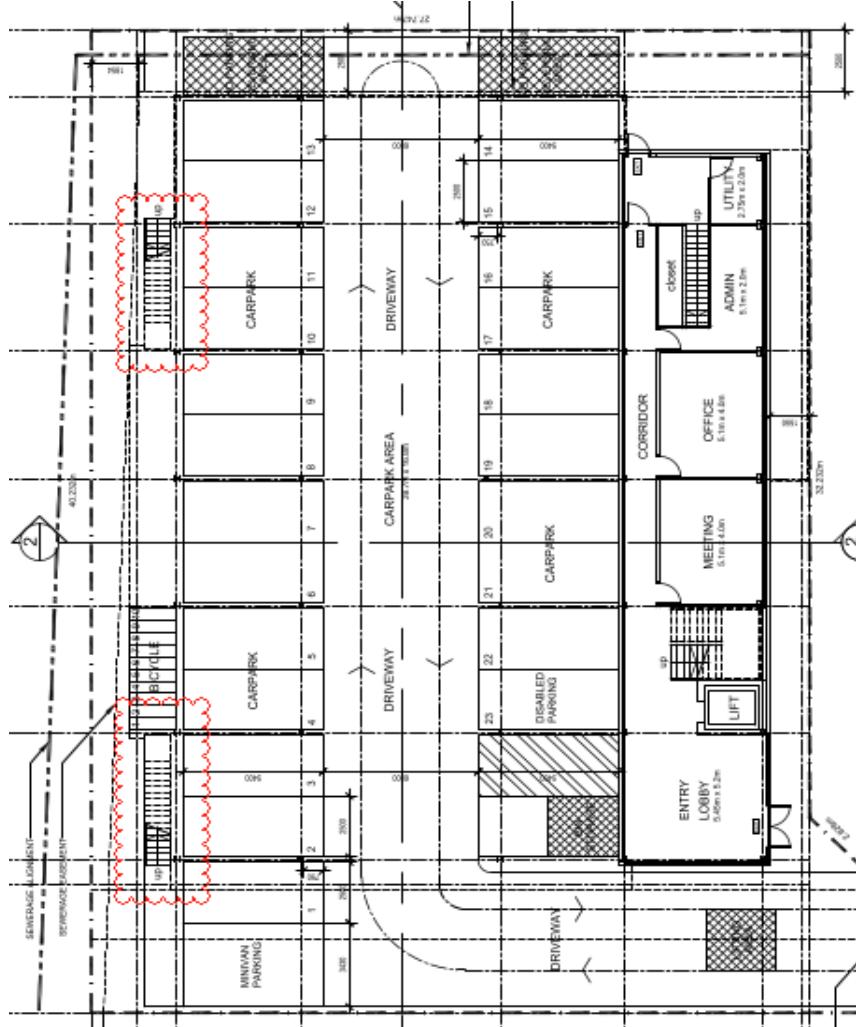


Setbacks of the Development to the North Eastern Boundary

Setbacks of the Development to the South Eastern Boundary

Visual Privacy

- All windows facing adjoining residential properties have a minimum sill height of 1.8 metres from the floor – visual privacy is protected.
- Outdoor stair cases can cause overlooking. A condition has been recommended that requires screening to be provided.



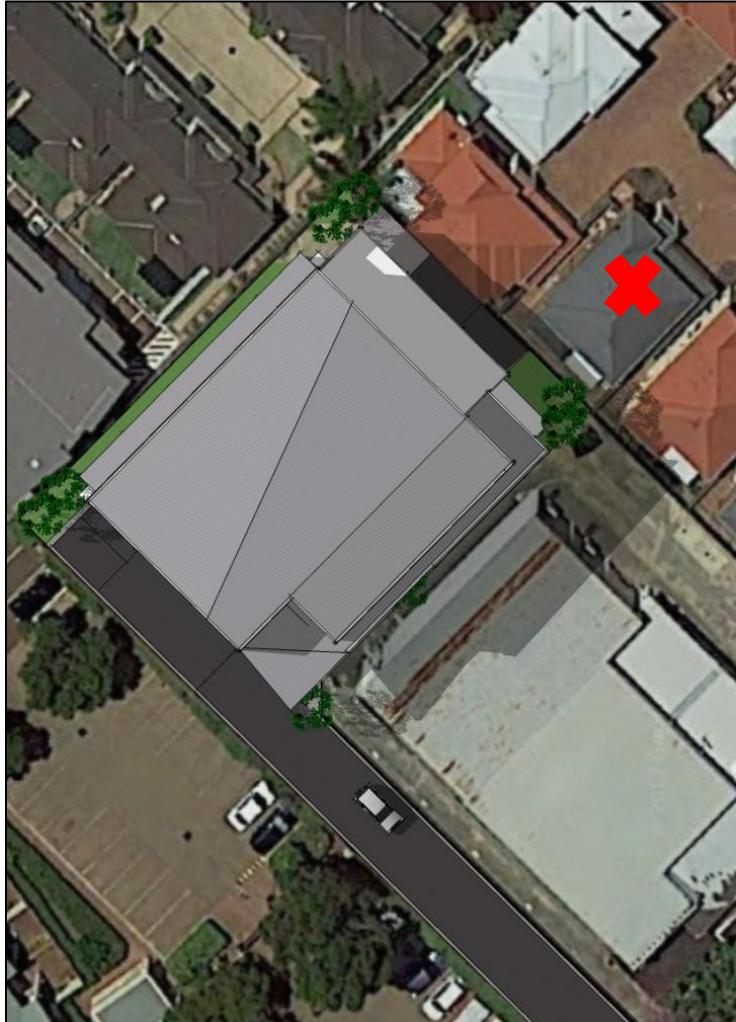
Overshadowing

SPP 7.3 R-Codes Vol. 2 –
Apartments requires:

- Not more than 35% of site area of strata lot affected.
- At least two hours of direct sunlight received between 9:00am and 3:00pm on 21 June.

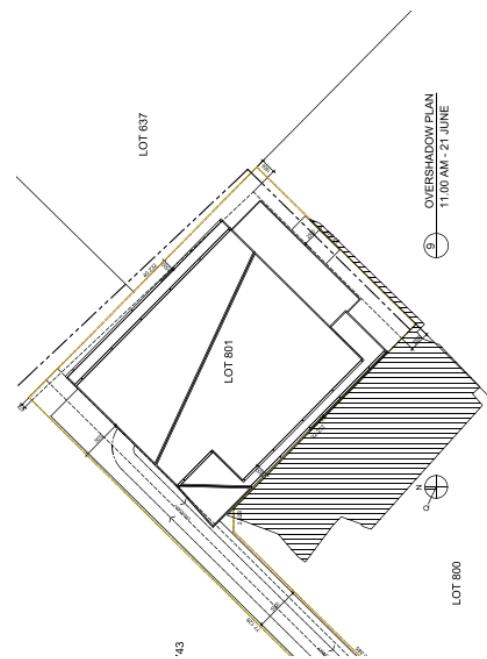
- Minimal impact on outdoor living areas and habitable rooms.

It is also important to have regard for the existing lot configuration within the locality.

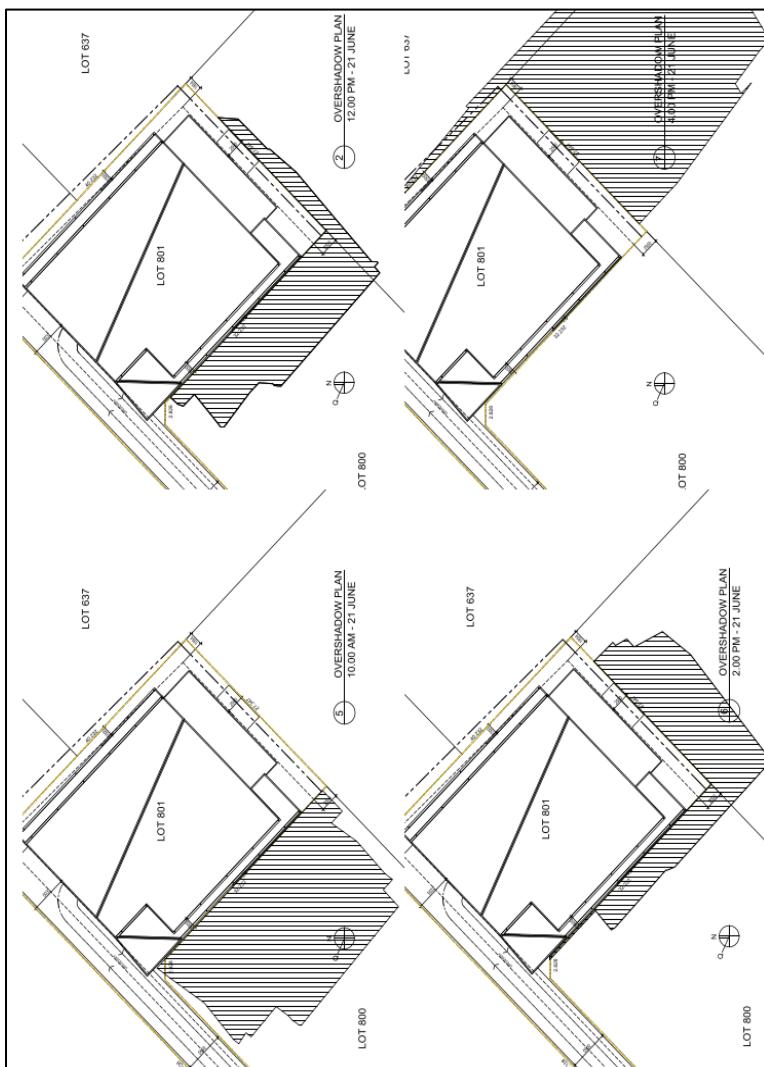


Overshadowing – 21 June

Overshadowing – 21 June 11:00am

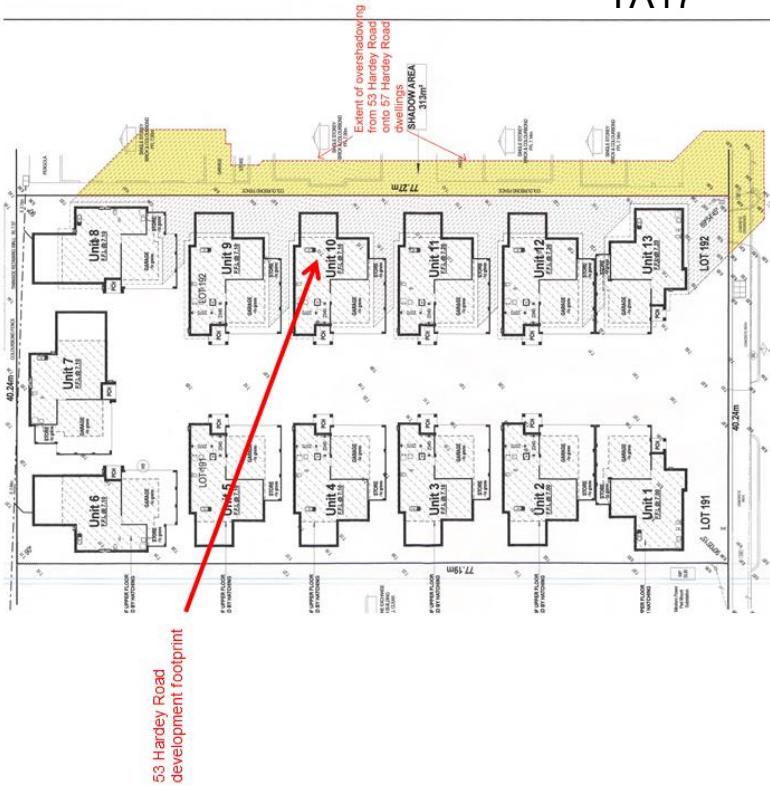


Overshadowing on 21 June



Overshadowing – Effect of Existing Development

53 Hardey Road



Overshadowing
onto 12 Kimberley
Street



12 Kimberley Street, 24 June

Noise

Scenarios

1. Basketball training activities occurring in the basketball court.
2. Nine evaporative air conditioning units operating simultaneously at maximum capacity.
3. A combination of scenarios 1 & 2.

Conditions to Address Scenario 3

- Additional attenuation measures for the nine air-conditioning units and the construction of the building in order to address noise.
- Restricted operating hours.
- Prohibited use of outdoor storage deck.

Traffic and Access

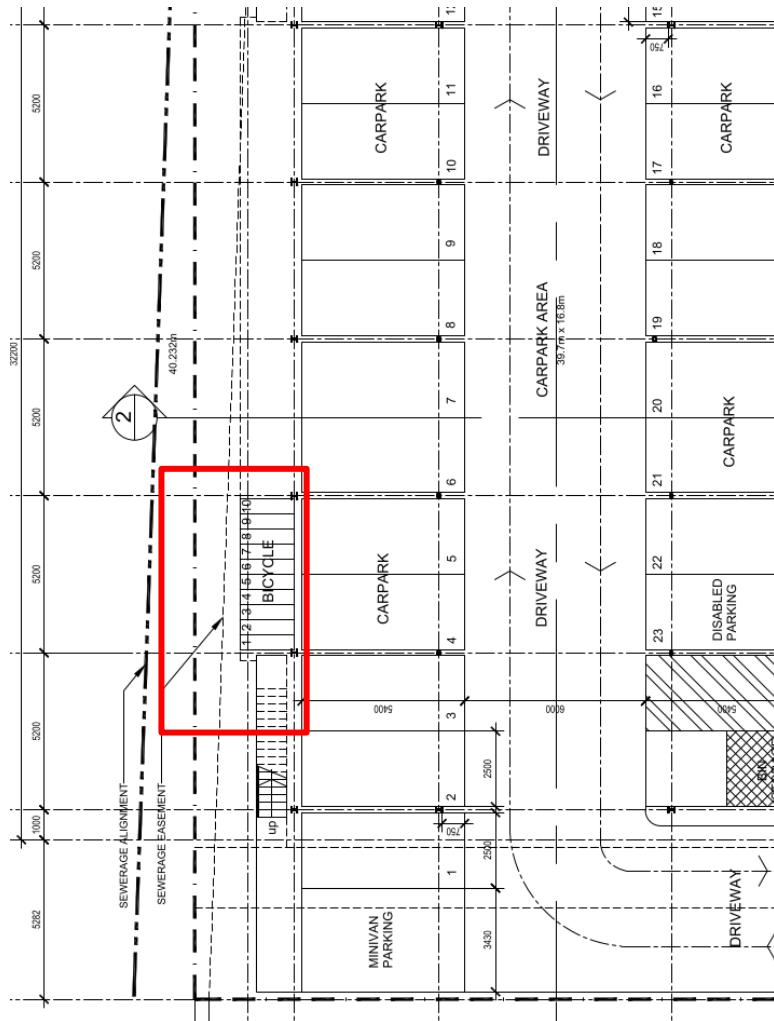
- 30 minute gaps between programs.
- Impact of vehicular movements is reduced on the basis that the dominant patronage to the site is youth.
- The layout of the car park can accommodate the required number of parking bays.
- Public transport on Great Eastern Highway and a bus stop located within ~7 metres from the entry.
- The inclusion of a 12 seater minivan.

Parking

- The ‘Community Purpose’ land use is most similar to ‘Civic Use/Club Premises/Public Worship/Reception Centre’ which designates one space for every four persons whom the building is designed to accommodate.
- As 23 car parking spaces are proposed, the maximum number of patrons allowed at the site are 92. This is proposed to be a condition of development approval.

Bicycle Parking & End of Trip Facilities

TA20



- The nature of the proposed development (Youth Centre).
 - The Base @ Belmont: ~ 30% of youth ride a bicycle or scooter to the premises when events are occurring.
 - 10 bicycle bays = 11% of patronage.
 - 27 bays would be required to meet the 30% indicator + 2 bays for staff = 29 bays

This is proposed to be a condition of development approval.

Activities and Operation of the Development

A Centre Management Plan has been prepared by the applicant.

- 30 minute gaps between programs to ensure no conflict between activities.
- A log book to register the activities and programs to ensure 30 minute gaps are provided.
- A register of complaints/issues is to be maintained.
- Information of car parking management measures.

Recommendation

- A. Approve the application subject to conditions.
- B. Write to those who made a submission, advising them of Council's decision.