

Our Ref: 889
City Ref: 484/2019

4 February 2020

Chief Executive Officer
City of Belmont
Locked Bag 379
Cloverdale WA 6985

Attention: Mr. Ryan Djanegara

Sent via email – ryan.djanegara@belmont.wa.gov.au

Dear Sir,

PROPOSED 'WAREHOUSE' FOR EXTERNAL STORAGE
18-24 WHEELER STREET, BELMONT

Dynamic Planning and Developments Pty Ltd acts on behalf of registered proprietor of 18-24 Wheeler Street, Belmont (herein referred to as the 'subject site') in support of a current development application (DA494/2019) for a change of use to 'Warehouse' relating to external an external hardstand area.

In light of the issues raised by the City of Belmont we offer this concise letter addressing the City's concerns and providing any required justification for the variations that are sought. Included in this supplementary letter is:

- A revised set of development plans (**Attachment 1**);

For ease of reference we have highlighted the issues raised by the City in respective sections and have addressed them individually.

Compliance with Clause 5.12.1 (a)

- In order to comply with this clause, it is proposed to remove any servicing component originally proposed for the equipment stored external to the workshop. This will instead be carried out internal to the workshop if required.
- This means that the only activity occurring external to the workshop is essentially storage and distribution of equipment which suggests that the 'Light – Industry' land use that was originally applied for may no longer be appropriate. Instead, it is considered that the 'Warehouse' land use would be more appropriate as it relates to the storage of goods which are distributed to other Coates premises.
- With respect to provisions (ii) we note that outdoor storage can be approved if:
 - It is screened from view – in this regard, a large number of trees and parking are provided between the street and the proposed outdoor storage area. This is considered to appropriately screen the outdoor storage area.
 - It will not impact site function – all outdoor storage areas are along a fenced boundary area with specific separation from internal driveways and any loading or unloading areas as depicted on the plans. Further to this, any storage will also avoid any approved or existing drainage infrastructure.
 - It will not impact the natural environment – recently approval was granted to provide a drained hardstand area where the outdoor storage is proposed which suggests that it can and will appropriately accommodate the outdoor storage with no impact to the natural environment.
 - It will not impact health and safety – Coates have various management plans in place to ensure the safety of its employees. If required a management plan for the outdoor storage can be provided as a condition of approval.
 - Sea containers are stored at ground level and not stacked – if sea containers form part of the outdoor storage they will be provided at ground level and not stacked and will also be screened from view as discussed previously.

Compliance with Clause 5.12.5

- Cyclone link mesh fencing is provided along the property side boundary which is considered to comply with this Clause.
- The cyclone link mesh fencing is also provided to ensure security of the outdoor storage and general yard area. This is setback a considerable distance from the street and is screened by parking and trees, consequently it is barely visible from the street and the development maintains a very attractive street frontage as depicted in the below Figure 1.

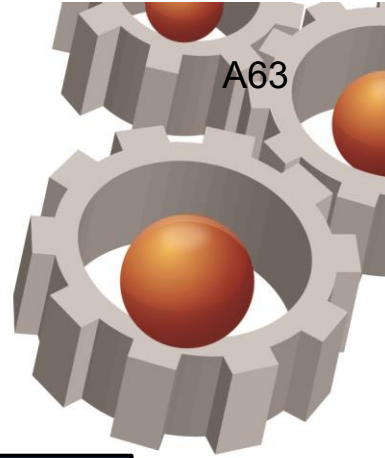


Figure 1 – Streetscape Perspective

Vehicles entering/exiting the site

- The largest vehicle entering the site is depicted below (Figure 2) with the relevant swept paths provided on the plans:

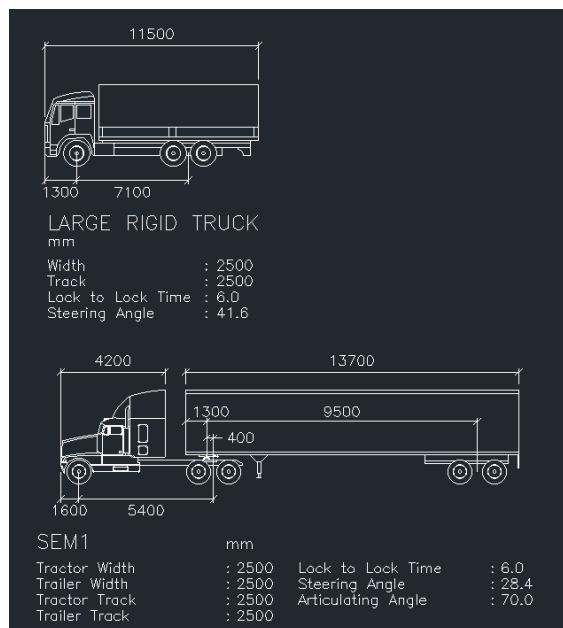
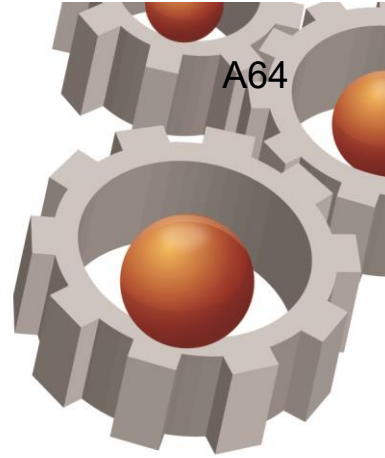


Figure 2 – Vehicles Entering Site



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A64



Car Parking

- It is acknowledged that by seeking approval for the 'Warehouse' land use to allow the provision of outdoor storage, a car parking assessment is required and based on the available storage area results in a requirement of 83 car bays. As discussed in our submission, the reality is that the provision of the outdoor storage will not increase the parking demand at the site and the business will continue to operate as normal moving forward.
- It is understood that the additional parking demand created by the proposal results in a parking shortfall of 56 car parking bays.
- In order for the City to address the parking shortfall it is recommended that one of the two below options be considered:
 - Impose a condition on the approval that ties the approval to the Coates Hire business (i.e. should Coates leave the outdoor storage approval becomes void). This has been done by the tribunal previously, our reference is SAT matter DR79 of 2019.
 - Impose a condition on the approval that requires the landowner to install the required car bays should Coates vacate the site. Sufficient area exists on site within the proposed outdoor storage area to accommodate the required bays if necessary. To demonstrate this, we have included a reserve parking plan in the development plans included in Attachment 1 of this letter.

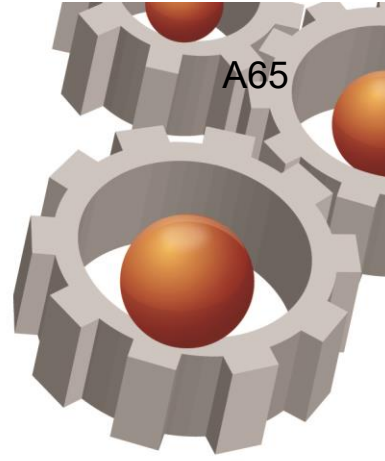
Should you have any queries or require any clarification in regard to the matters raised, please do not hesitate to contact the undersigned on 9275-4433.

Yours faithfully,

NEIL TEO
DIRECTOR

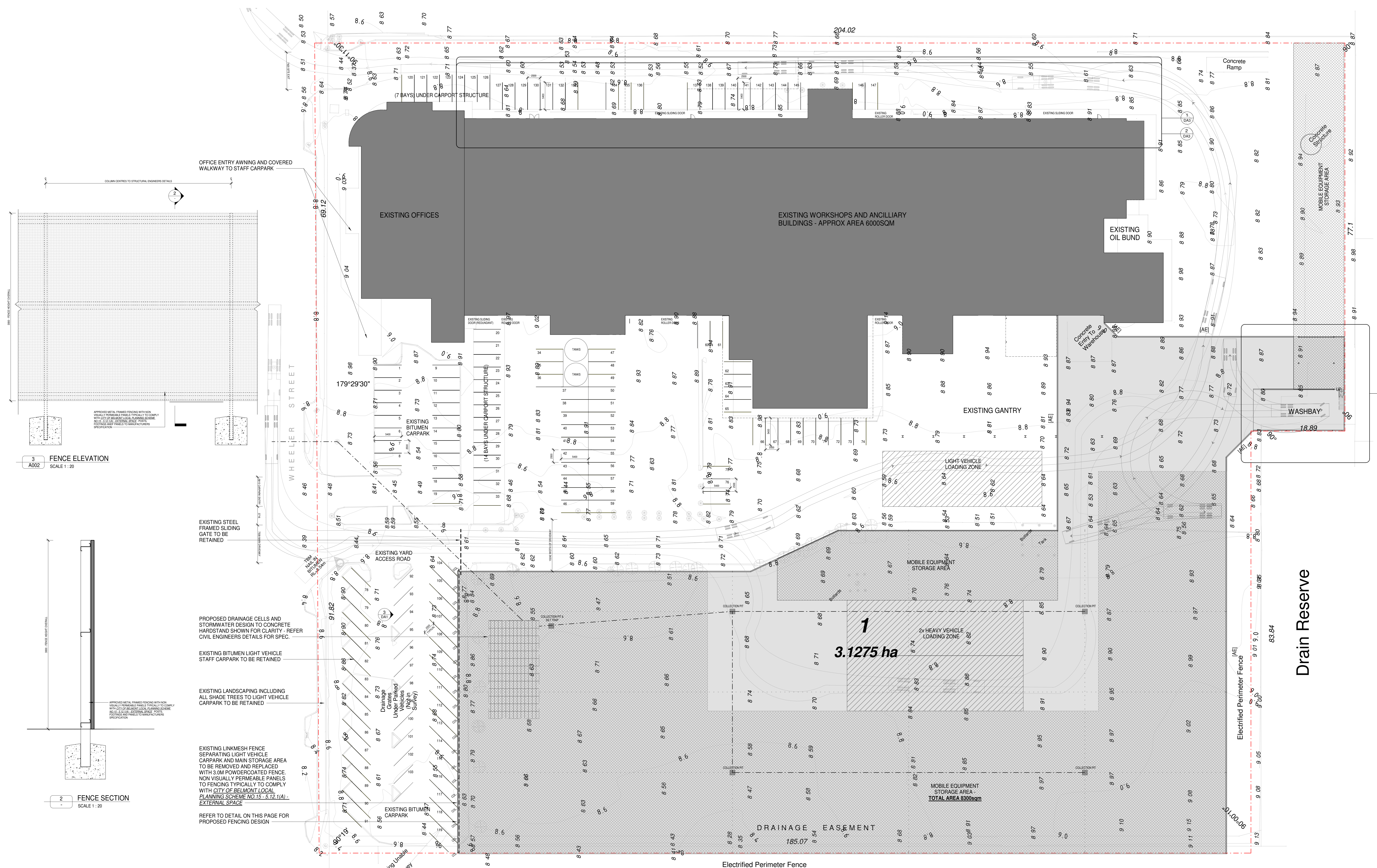


DYNAMIC PLANNING
AND DEVELOPMENTS



ATTACHMENT 1

Revised Development Plans



3 FENCE ELEVATION SCALE 1:20

2 FENCE SECTION SCALE 1:20

1 OVERALL SITE PLAN- DA SCALE 1:250

Lot 118

3.1275 ha

Drain Reserve

DATE	REVISION	DESCRIPTION
15.12.2019	C	ISSUED FOR COMMENT
13.12.2019	B	ISSUED FOR COMMENT
11.12.2019	A	ISSUED FOR COMMENT
08.12.2019	A	ISSUED FOR COMMENT

Consultor to verify all dimensions on site before commencing work. MODUS Design Pty Ltd is not liable for any discrepancies in the dimensions and set-out of the site, for the reasons. Change of design shall require written permission. This office. Authority is required for any variation.

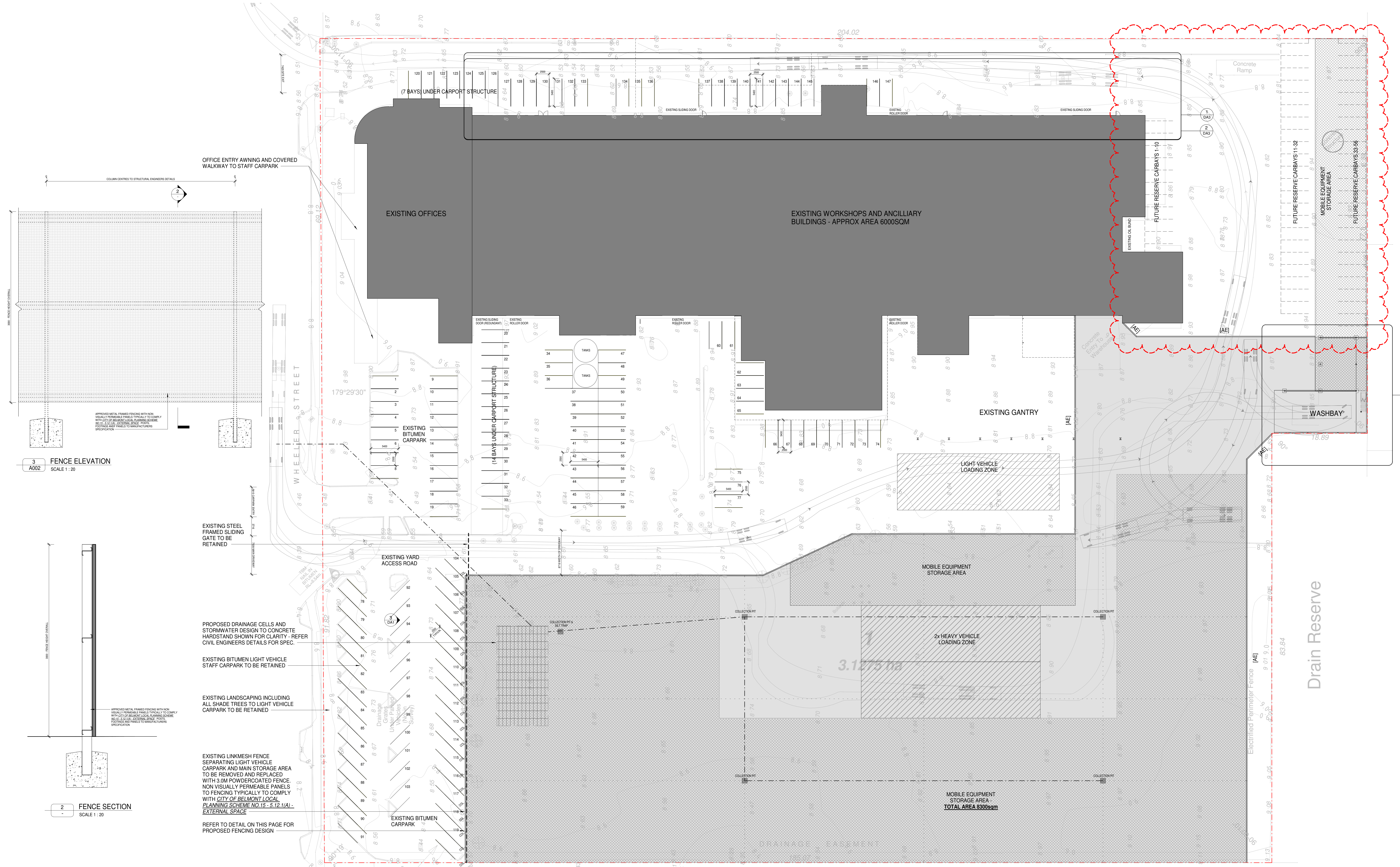
modus
design pty ltd

1 9444 0911 127 HERCULEAN PT RD ALBERTA WA 6102
4 9444 0912 127 HERCULEAN PT RD ALBERTA WA 6102
A/NZ 27 121 224 493 PO BOX 222 COOMO WA 6102

SITE PLAN

PROPOSED WORKS TO EXISTING WAREHOUSE FACILITY 18 WHEELER STREET BELMONT WESTERN AUSTRALIA

MODUS PROJECT	D18-1170
DESIGN	DM
DRAWN	GD
CHECKED	CS
SCALE	As Indicated
DATE	AUGUST 2019
REVISION	C
DWG	DA1



3 FENCE ELEVATION
SCALE 1:20

2 FENCE SECTION
SCALE 1:20

1 OVERALL SITE PLAN- DA
SCALE 1:250

PROPOSED DRAINAGE CELLS AND STORMWATER DESIGN TO CONCRETE HARDSTAND SHOWN FOR CLARITY - REFER CIVIL ENGINEERS DETAILS FOR SPEC.

EXISTING BITUMEN LIGHT VEHICLE STAFF CARPARK TO BE RETAINED

EXISTING LANDSCAPING INCLUDING ALL SHADE TREES TO LIGHT VEHICLE CARPARK TO BE RETAINED

EXISTING LINKMESH FENCE SEPARATING LIGHT VEHICLE CARPARK AND MAIN STORAGE AREA TO BE REMOVED AND REPLACED WITH 3.0M POWDERCOATED FENCE, NON VISUALLY PERMEABLE PANELS TO FENCING TYPICALLY TO COMPLY WITH CITY OF BELMONT LOCAL PLANNING SCHEME NO.15 - 5.12.1(A) - EXTERNAL SPACE

REFER TO DETAIL ON THIS PAGE FOR PROPOSED FENCING DESIGN

Electrified Perimeter Fence [AE]

Lot 118

MOBILE EQUIPMENT STORAGE AREA - TOTAL AREA 8300sqm

Drain Reserve

NO.	DATE	REVISION
01	18.12.2019	ISSUED FOR COMMENT
02	19.01.2020	ISSUED FOR COMMENT
03	19.01.2020	ISSUED FOR COMMENT
04	19.01.2020	ISSUED FOR COMMENT
05	19.01.2020	ISSUED FOR COMMENT

Contractor to verify all dimensions on site before commencing work. MODUS Design Pty Ltd is not liable for any discrepancies in the dimensions and set-backs of the site, for the reasons. Change of design or other matters may require a new site plan.



1 9444 0111 127 HERCULEAN PT 127
4 9444 0112 127 HERCULEAN PT 127
ACN 121 224 493 121 224 493
121 224 493 121 224 493

SITE PLAN

PROPOSED WORKS TO EXISTING WAREHOUSE FACILITY 18 WHEELER STREET BELMONT WESTERN AUSTRALIA

MODUS PROJECT	D18-1170
DESIGN	DM
DRAWN	GD
CHECKED	GS
SCALE	As Indicated
DATE	AUGUST 2019
REVISION	D

A0 DWG DA1