

CITY OF BELMONT
SCHEDULE OF SUBMISSIONS – Scheme Amendment No. 13 – (Council Ref LPS15/013)

No.	Name & Address	Description of Affected Property, Lot No., Street, etc	Summary of Submission	Council's Recommendation	Commission's Recommendation
1.	Department of Planning, Lands and Heritage Simon Luscombe: Simon.Luscombe@dplh.wa.gov.au Ref: TPS/2537 Locked Bag 2506 Perth WA 6001	N/A (State Government Authority)	<p>No objections</p> <p>The Department of Planning, Lands and Heritage has no objection to the amendment on regional transport grounds.</p>	Upheld.	
2.	Department of Planning, Lands and Heritage Katie Davies: katie.davies@dplh.wa.gov.au Ref: PLH00085/PSR46138 Locked Bag 2506 Perth WA 6001	N/A (State Government Authority)	<p>No objections</p> <p>The proposed amendment has been considered for its potential impact on heritage places within the amendment area. There is no objection to the proposed amendment.</p>	Upheld.	
3.	Department of Fire and Emergency Services Sandeep Shankar: advice@dfes.wa.gov.au Ref: D12039 469 Wellington Street Perth WA 6000	N/A (State Government Authority)	<p>No objections</p> <p>Given the scheme amendment seeks to rationalise permitted uses within the existing zoning as per your correspondence, which may not be considered an intensification of land use, the application of State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) may not be required, in this instance.</p> <p>Please note that the application of SPP 3.7 is ultimately at the discretion of the decision maker. Thank you for providing us with the opportunity to make a submission, DFES has no further comments.</p>	Upheld.	
4.	Main Roads Western Australia Steve Fernandez: steve.fernandez@mainroads.wa.gov.au: Ref: 05/2625-06 (D19#956639) PO Box 6202 East Perth WA 6892	N/A (State Government Authority)	<p>No objections</p> <p>In response to your correspondence received on 24 October 2019, Main Roads has no objections or conditions in relation to the amendment to the Local Planning Scheme.</p>	Upheld.	
5.	Department of Water and Environmental Regulation (Swan Avon Region) Bree Lyons: Bree.lyons@dwer.wa.gov.au 7 Ellam Street Victoria Park WA 6100	N/A (State Government Authority)	<p>No objections</p> <p>The Department of Water and Environmental Regulation has assessed the above referral as a proposal of no interest and as such has no comments to provide.</p>	Upheld.	

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6.	Department of Transport Jacob Dawkins: Jacob.Dawkins@transport.wa.gov.au Level 8, 140 William Street Perth WA 6000	N/A (State Government Authority)	<p>No objections</p> <p>The Department of Transport does not have any comment.</p>	Upheld.	
7.	Department of Biodiversity, Conservation and Attractions Paul Compe: Paul.Compe@dbca.wa.gov.au Ref: 2019/3071 Locked Bag 104 Bentley Delivery Centre WA 6983	N/A (State Government Authority)	<p>No objections</p> <p>The Department of Biodiversity, Conservation and Attractions has assessed the application and notes that the proposed Scheme Amendment No. 15 will change the land use classification for 'Trade Supplies' from a 'X' not permitted use to a 'D' discretionary use within the Mixed Business zone. The City of Belmont is advised that the department has no objections to the change of land use classification within the Mixed Business zone.</p>	Upheld.	
8.	Water Corporation Charles Sabato: Charles.Sabato@watercorporation.com.au	N/A (State Government Service Agency)	<p>No objections</p> <p>The Corporation advises the City that it has no concerns with the amendment proceeding.</p>	Upheld.	
9.	Western Power planning.land.development.referrals@westernpower.com.au Ref: 5068271 9 GPO Box L921 Perth WA 6000	N/A (State Government Service Agency)	<p>No objections</p> <p>We have no further comments to make at this stage with the information provided. Should a project be applied for a development at a later stage, we will be able to assess and advise further.</p>	Upheld.	
10.	Central West Corporate Pty Ltd and Stylish Homes (WA) Pty Ltd 6 Gould Street Osbourne Park WA 6017	Lot 7 (No. 95) Belgravia Street, Belmont	<p>Support</p> <p>Central West Corporate Pty Ltd and Stylish Homes (WA) Pty Ltd fully support Scheme Amendment No 13. We are the Registered Proprietors of Lot 7 (95) Belgravia Street, Belmont which is located within the 'Mixed Business' Zone.</p> <p>The proposed Scheme Amendment will be beneficial as it will reduce building vacancy rates within the City of Belmont. The warehouse building at 95 Belgravia Street, Belmont has been vacant for over 3 years with limited interest from perspective tenants. The Scheme Amendment will allow us to market the vacant warehouse to a wider range of perspective tenants. Vacant buildings are detrimental as it results in less employment opportunities for City of Belmont residents and leaves the building prone to vandalism and anti-social behaviour.</p> <p>The additional 'Trade Supplies' land use will also attract additional businesses to the Belmont area and further strengthen the local economy through increased business activity. Currently, businesses that meet the definition of 'Trade Supplies' would need to occupy a building within the 'Industrial' Zone or in another local government area. The Scheme Amendment will result in additional businesses in the area which can only</p>	Upheld.	

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			<p>be a positive for the City of Belmont.</p> <p>In our opinion, businesses that meet the definition of 'Trade Supplies' would have a similar impact to existing businesses within the 'Mixed Business' Zone. As such, the additional land use is unlikely to result in any detrimental impacts to the amenity of the Belmont area.</p> <p>In light of the above, we strongly support Scheme Amendment No 13 and believe it will be a positive addition to the 'Mixed Business' Zone.</p>		
11.	Mark Solomons State City Investments Pty Ltd PO Box 908 West Perth WA 6872	Lot 61 (No. 60) Belmont Avenue, Rivervale	<p>Support</p> <p>This is a welcome and pragmatic initiative by the Council to allow for efficient usage of very expensive land.</p>	Upheld.	