

CITY OF BELMONT  
**SCHEDULE OF SUBMISSIONS – 2/106 ROBINSON AVENUE, BELMONT – PROPOSED CHANGE OF USE FROM WAREHOUSE AND OFFICE TO PLACE OF WORSHIP**

No.	Name & Address	Description of Affected Property, Lot No., Street, etc.	Resume of Submission	Officer Comment
1.	C. Magnus Billy's Day-Care for Dogs 6/106 Robinson Avenue BELMONT WA 6104	6/106 Robinson Avenue, Belmont	<p><b>Support.</b></p> <p>1. We are in full support of Hope Church becoming our neighbour in this complex.</p> <p>2. Many businesses within this area have closed or are struggling and the units in our complex have been vacant for years.</p> <p>3. Over 170 people visiting the area weekly will improve business activity within the area.</p> <p>4. More people being around at night and on weekends will improve security around the complex.</p> <p>5. The Belmont Council have done such a wonderful job with the new roads, parking areas and general look of the area, it's a shame to see the area like a ghost town. We welcome the addition.</p>	<p>Noted.</p> <p>1-5. All comments in support of the application are noted.</p>
2.	I. Minotti, General Manager Parrys Carpets 203 Alexander Road BELMONT WA 6104	203 Alexander Road, Belmont	<p><b>Support.</b></p> <p>6. No issue as long as patrons do not park in our private parking area in and around our store, particularly the front of the store and the right side of the store.</p>	<p>6. The applicant is not proposing the use of parking bays within neighbouring private property.</p>
3.	J. Bibby on behalf of AMG Asset Management Group PO Box 367 BELMONT WA 6104	4/110 Robinson Avenue, Belmont	<p><b>Objection.</b></p> <p>7. Concerns that the car bays required being calculated at a 1:4 isn't reasonable, so what will happen during business hours is the overflow requirement for car bays will mean the usage of the bays outside 110 Robinson Avenue.</p>	<p>7. One bay per four persons is the relevant car parking standard within Local Planning Scheme No. 15 (LPS 15) for a Place of Worship land use. There are no concerns raised with being able to accommodate the number of patrons during weekday activities however there is concern with evening and weekend activities.</p>
4.	R. Angel 2 Blackwood Close ELTHAM NORTH VIC 3095	3/106 Robinson Avenue, Belmont	<p><b>Objection.</b></p> <p>8. The large number of visitors to the site, which will have a significant impact on the on/off street parking available and will impact all adjoining property owners.</p> <p>9. The parking bays allocated to Unit 2 are not sufficient to accommodate the proposed numbers visiting the site.</p> <p>10. Concerns that the number of visitors to the site will have an impact on the traffic/flow movement in the area, with no study that addresses the impact on the area.</p>	<p>8. It is considered there will be an impact on surrounding properties within the precinct during evening and weekend activities.</p> <p>9. Refer Point 8 above.</p> <p>10. The applicant has prepared a Traffic and Parking Impact Assessment (TPIA) that demonstrates that number of vehicles generated by the proposed Place of Worship can be accommodated within the existing road network and will not impact on traffic movement within the area.</p>

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			<p>11. The original planning approval was granted on the basis of an industrial land use, not hundreds of visitors.</p> <p>12. The increase in visitors to 106 Robinson Avenue would have an impact on future tenants of Unit 3.</p> <p>13. Concerns regarding the potential increase in noise levels and no report addressing this concern.</p> <p>14. The requirement for 32 persons could change at any time in the future and 172 people may use the premises at any time of the day.</p> <p>15. Planning approval should only be granted if the premises can accommodate the parking of all users on their own site, which in this case cannot happen.</p>	<p>11. This is considered a valid concern on the basis that there are difficulties with parking within the Mixed Business zone.</p> <p>12. Staff and patrons are not permitted to park in the allocated bays of Unit 3.</p> <p>13. An acoustic report was not required as a) the proposal is not in close proximity to residential and b) the noise generated from the development will occur outside of general business hours (i.e. 9:00am to 5:00pm).</p> <p>14. It is recognised that there are concerns with the number of patrons during evening and weekend activities. Refer to Officer Comment section of the report.</p> <p>15. It is considered that such a significant shortfall in car parking is considered excessive.</p>
5.	D. & I. Moore, Directors Maryborough Nominees Pty Ltd 107 and 109 Robinson Avenue BELMONT WA 6104	107/109 Robinson Avenue, Belmont	<p><b>Objection.</b></p> <p>16. Robinson Avenue was very congested with cars until recently when the City of Belmont did major road works which increased the street parking – this has greatly improved accessibility. The planned development would make it worse than it was before.</p> <p>17. There can be no guarantee that catering for groups or training sessions is not expected to exceed 32 people.</p> <p>18. As for evenings and weekends, this will directly affect our two properties at 107 and 109 Robinson Avenue, directly opposite to the site. The Sporting Shooting Business, including a retail shop operates seven days per week from 10:00am to 8:00pm. The proposed 172 patrons will affect the customers of Sporting Shooting Business in being able to use the existing on-street parking.</p> <p>19. The increase in vehicles will also create safety issues for families using the street parking at one time, especially when raining.</p> <p>20. Car parking should be provided in accordance with LPS 15, within their own car parking bays, at their property, to cater for their own clients.</p> <p>21. Having extra cars and families will increase the probability of a vehicle to vehicle or vehicle to pedestrian incident and may also affect manoeuvring and unloading</p>	<p>16. Refer Point 8 above.</p> <p>17. Refer to Point 7 above.</p> <p>18. Agreed. The Officer Comment section of the report acknowledges there will be an impact on existing and future businesses that will operate during evening and weekend periods within the Mixed Business zone.</p> <p>19. The Traffic and Parking Impact Assessment states that the proposed land use can be accommodated within the existing road network.</p> <p>20. Car parking is generally required to be contained on-site.</p> <p>21. The TPIA identifies that the existing road network can cater for vehicles generated by the use.</p>

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			<p>activities.</p> <p>22. What will happen in another business starts in the area and requires some of the street parking to operate at off peak times or has trucks as part of the operation?</p> <p>23. All numbers provided are "expectation only" and the Church like any other business would grow their numbers which means there is a possibility of even more cars disrupting and congesting the area in the future.</p>	<p>22. Agreed. Refer to Officer Comment section of the report which discusses the impact of the proposal on surrounding businesses within the Mixed Business Zone.</p> <p>23. The City is of the view that the maximum number of patrons (172) cannot be catered for within the publicly available on-street car parking.</p>
6.	Business Ag PO Box 470 BELMONT WA 6984	6/110 Robinson Avenue, Belmont	<p><b>Objection.</b></p> <p>24. Concerns that 32 people during weekdays and only 8 bays being available will impact roadside parking as it is often full during the week.</p> <p>25. The applicant should pay for signs for adjoining businesses that state "tenant and visitors only parking".</p>	<p>24. The maximum of 32 persons during week days complies with Table 2 – Car Parking Requirements of LPS 15.</p> <p>25. The City of Belmont Parking and Parking Facilities Local Law also prohibits patrons from parking on private property. City Rangers are required to monitor this. On this basis, signage for surrounding tenancies is not required.</p>
7.	R. & J. Allen PO Box 470 BELMONT WA 6984	110 Robinson Avenue, Belmont	<p><b>Objection.</b></p> <p>26. Lack of parking for up to 32 people during business hours.</p>	<p>26. Refer to Point 7 above.</p>
8.	S. Santoro, Director Kinchiga Life Pty Ltd ATF Santoro Superannuation  PO Box 828 Cloverdale WA 6105	3/110 Robinson Avenue, Belmont	<p><b>Objection.</b></p> <p>27. There is insufficient car parking on the site to allow for 32 bays during weekdays.</p> <p>28. If a funeral occurs, there will be many attendees and there are insufficient bays.</p> <p>29. During weekends there is insufficient parking for 172 people.</p>	<p>27. Refer to Point 7 above.</p> <p>28. Refer Point 23 above.</p> <p>29. Refer Point 23 above.</p>
9.	P. Cabassi Manager Engineer Process 26 Pty Ltd PO Box 792 CLOVERDALE WA 6985	1/106 Robinson Avenue, Belmont	<p><b>Objection.</b></p> <p>30. The LPS 15 requirement for one bay per four persons should not apply to office staff. Office staff should be provided with one car bay each. If office staff is provided with one car bay each, this would mean the applicant would have a shortfall of 81-88% of required bays. As the church grows and staff requirements increase, this will get worse.</p> <p>31. The church at 61 Robinson Avenue, Belmont: a large percentage of the patrons use the business parking over the road, not just the available street parking.</p> <p>32. The application advises the applicant will have parking attendants to direct traffic. Our concern is that</p>	<p>30. LPS 15 does not specify separate calculations for staff and visitors for a Place of Worship. It is considered that the standard incorporates staff and visitor requirements.</p> <p>31. Patrons of 61 Robinson Avenue are not permitted to park on neighbouring properties. No complaints have been received regarding the parking arrangements of the Place of Worship at 61 Robinson Avenue.</p> <p>32. There is some merit in the adequacy of the measures proposed in the PMP. Refer to Officer Comment –</p>

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			<p>this will not continue. Who will monitor the compliance and who enforces the PMP if it is not complied with?</p> <p>33. We object on the basis that the applicant has less than 20% of the required bays for the proposed use and that the proposal will impact on access to our business premises.</p>	<p>Alternative Option section of the report.</p> <p>33. Agreed. Refer to Officer Comment – Car Parking section of the report.</p>
10.	<p>Owner and Occupier CRH Electrical Pty Ltd T/A Universal Electrotech/USB/POS 105 Robinson Avenue BELMONT WA 6104</p>	105 Robinson Avenue, Belmont	<p><b>Objection.</b></p> <p>34. Parking provided in the locality will not support the car parking requirements of the applicant and the continual growth of existing local business.</p> <p>35. Although much of the light industrial/commercial properties nearby are currently unoccupied, however there is growth and hope to see all premises occupied within the future.</p> <p>36. The proposal will have an impact on local parking and potentially drive away other business owners seeking to operate within the area.</p> <p>37. The 8 bays provided for at the premises will not support weekday occupants.</p> <p>38. There will be no car bays available for local business to support weekend work.</p> <p>39. The Lone Ranges gun range operates primarily outside of business hours including Saturday and Sunday all day. These are the peak times for this business which is one of many who operates weekend shifts or out of hours works. Camco and Toll Ipec both run weekend shifts.</p> <p>40. Our business has weekend shifts in low numbers almost every weekend with the intention to increase overall capacity and hours of weekend work as the market for industrial work increases.</p>	<p>34. It is acknowledged that the objective of Mixed Business zone is to cater for a mix of varied land uses. On this basis, it is considered unacceptable for one tenancy to dominate the publicly available car parking.</p> <p>35. Agreed – refer to Office Comment – Objectives of the Mixed Business Zone section of the report.</p> <p>36. Agreed – refer to Officer Comment – On-street Car Parking as a Wider Community Benefit section of the report.</p> <p>37. Refer to Point 7 above.</p> <p>38. Refer to Point 8 above.</p> <p>39. Refer to Point 8 above.</p> <p>40. Refer to Point 8 above.</p>
11.	<p>B. Yates Lone Ranges Shooting Complex PO Box 745 Belmont WA 6984</p>	107 Robinson Avenue, Belmont	<p><b>Objection.</b></p> <p>41. The report provided by the applicant is saying that the on-street parking will be for the sole use of the church and its parishioners.</p> <p>42. If the use of the on-street bays is approved by Council it will cause a financial and detrimental effect on our business and others who use the bays on a daily basis.</p>	<p>41. On-street car parking is not available for the sole use of any one tenancy within the Mixed Business Zone.</p> <p>42. Agreed – refer to Officer Comment – Objectives of the Mixed Business Zone section of the report.</p>

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			<p>43. Our clients use the bays directly in front of and opposite our business through the day, seven days a week between 10:00am and 8:00pm. The report brushed over the usage of these bays.</p> <p>44. There are seventy bays available to the church in the car park between Toll and the strata at 106 Robinson Avenue, Belmont. During the week only approximately 20% are used and as little as 5% on weekends.</p> <p>45. I would ask that the Council go back to the church and have them consult with the rest of the strata and Toll (if they control the bays in front of the side of the building) and come to an agreement on being able to use them first with some overflow onto the street.</p> <p>46. Victory Life Church in Osborne Park has caused issues for surrounding business as the church grew, parking requirements increased.</p> <p>47. Based on the below articles, the church will grow and this will threaten parking within the surrounding precinct.</p> <p><a href="https://www.communitynews.com.au/stirling-times/news/stirling-council-approves-osborne-park-church-despite-major-parking-problem/">https://www.communitynews.com.au/stirling-times/news/stirling-council-approves-osborne-park-church-despite-major-parking-problem/</a>  <a href="https://www.communitynews.com.au/stirling-times/news/parking-no-barrier-to-perth-prayer-tower/">https://www.communitynews.com.au/stirling-times/news/parking-no-barrier-to-perth-prayer-tower/</a>  <a href="https://www.perthnow.com.au/news/wa/more-drama-for-margaret-courts-victory-life-church-in-osborne-park-ng-b881273260z">https://www.perthnow.com.au/news/wa/more-drama-for-margaret-courts-victory-life-church-in-osborne-park-ng-b881273260z</a></p> <p>48. Council should open the lawn area on Robinson Avenue opposite the recreation centre and the applicant should run a shuttle to and from the church to alleviate parking concerns.</p>	<p>43. Noted – refer to Officer Comment – Objectives of the Mixed Business Zone' section of the report.</p> <p>44. In the absence of such an agreement between two landowners, the City is obliged to consider the application on its merit. On this basis, the use of the on-street parking to support a congregation size of 172 patrons is not supported.</p> <p>45. Refer to Point 44 above.</p> <p>46. The development proposal for the Victory Life Church is within another local government, therefore the site and context is likely to be different to the subject proposal. Applications are required to be considered on their merit.</p> <p>47. Refer to Point 46 above.</p> <p>48. Refer to Point 44 above.</p>
12.	D. Piggott PO Box 87 BELMONT WA 6984	3/205 Alexander Road, Belmont	<p><b>Objection.</b></p> <p>49. The use of car bays during the week will cause parking overflow and affect our parking bays.</p> <p>50. Our business, among others, within the complex and surrounding, car bays are essential to our clients.</p>	<p>49. Refer to Point 8 above.</p> <p>50. It is acknowledged that the on-street parking provides a community benefit to business and visitors within the precinct.</p>