



Metro Inner Development Assessment Panel Related Information

Meeting Date and Time: Wednesday, 5 June 2024; 1.00pm
Meeting Number: MIDAP/16

PART B – CITY OF BELMONT

1. Declarations of Due Consideration
 2. Disclosure of Interests
 3. Form 1 DAP Applications
 4. Form 2 DAP Applications
 5. Section 31 SAT Reconsiderations
- 5.1 Lots 2, 606, 608 and 609 (No. 97-107) Great Eastern Hwy and Lots 302, 304, 305 (No.2) Acton Ave, Rivervale - Warehouse (Self Storage Facility) – DAP/23/02550



Attendance

Officers in attendance

Brandon Pang (City of Belmont)

Applicants and Submitters

Andrew Cumming (Rowe Group)

Jaida Adams (Rowe Group)

Will Leaf (Ewert Leaf)

Siew-Fun Then (Ewert Leaf)

Nick Crang (National Storage)

Thierry Yu (National Storage) - Zoom

Jack Tesser (Encon)

Jonathan Jones (Encon)

Helen and Stuart Ladham – *written submission*



PART B – CITY OF BELMONT

1. Declarations of Due Consideration

2. Disclosure of Interests

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting, the local government DAP members acknowledge that in accordance with section 2.4.9 of the DAP Code of Conduct 2024 they have declared that they had participated in a prior Council meeting in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2024, they acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

3. Form 1 DAP Applications

Nil.

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

- 5.1 Lots 2, 606, 608 and 609 (No. 97-107) Great Eastern Hwy and Lots 302, 304, 305 (No.2) Acton Ave, Rivervale - Warehouse (Self Storage Facility) – DAP/23/02550

5.1.1 Deputations and Presentations

Andrew Cumming (Rowe Group) presenting in support of the recommendation for the application at Item 5.1. The presentation will address design process, responses to DAP/ City of Belmont comments and design merits.

Helen and Stuart Ladham provided a written submission against the application at Item 3.1.

The City of Belmont may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

5.1.2 Additional Information

Nil.



Presentation Request Form

[Regulation 40\(3\)](#) and [DAP Standing Orders 2020](#) cl. 3.5

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **5 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Andrew Cumming and Will Leaf
Company (if applicable)	Rowe Group and Ewert Leaf
Please identify if you have any special requirements:	YES ☐ NO ☒ If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Inner DAP
Meeting Date	5 June 2024
DAP Application Number	DAP/23/02550
Property Location	97-101, 103, 105 & 107 Great Eastern Highway & 2 Acton Avenue RIVERVALE
Agenda Item Number	5.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content will be published as part of the Agenda:	YES ☒
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT ☒ AGAINST ☐
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT ☒ AGAINST ☐
Will the presentation require power-point facilities?	YES ☒ NO ☐ If yes, please attach



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion on the Agenda	<i>The presentation will address:</i> See below
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In accordance with Clause 3.5.2 of the [DAP Standing Orders](#), your presentation request must also be accompanied with a written document detailing the content of your presentation.

Please attach detailed content of presentation or provide below:

- Explanation of the design process and how the proposal addresses the context of the area and its interface with Great Eastern Highway in comparison to the refused design and a subsequent design amendment.
- Explanation of certain responses to DAP/City of Belmont comments.
- Explanation of the merits of the design response in regard to the reasons for refusal.

97-107 Great Eastern Highway
Rivervale, WA



Refused Render - December 2023

97-107 Great Eastern Highway
Rivervale, WA



Current Elevation

97-107 Great Eastern Highway
Rivervale, WA



97-107 Great Eastern Highway
Rivervale, WA



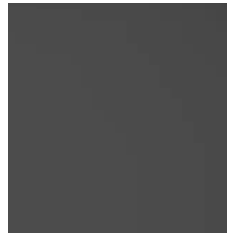
97-107 Great Eastern Highway
Rivervale, WA

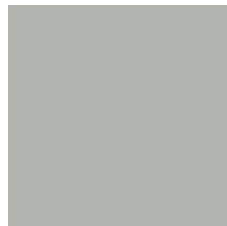


97-107 Great Eastern Highway
Rivervale, WA



97-107 Great Eastern Highway
Rivervale, WA

- 

Corrugated Profile Vertical Metal
Cladding & frame - Dark Grey
- 

Corrugated Profile Vertical Metal
Cladding and vertical fins - Light Grey
- 

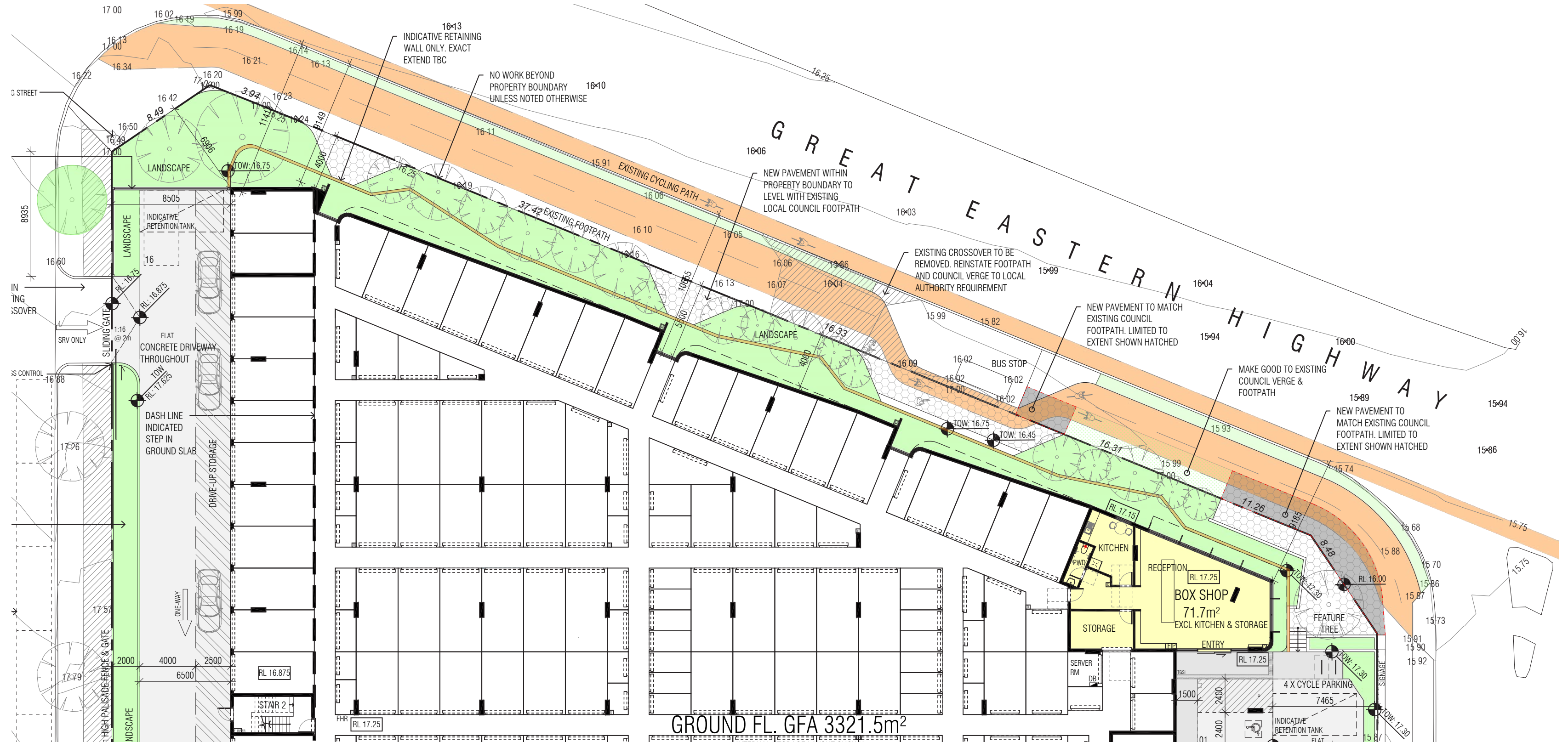
Yellow feature box with light
- 

Folded Aluminium vertical fin - Dark Grey

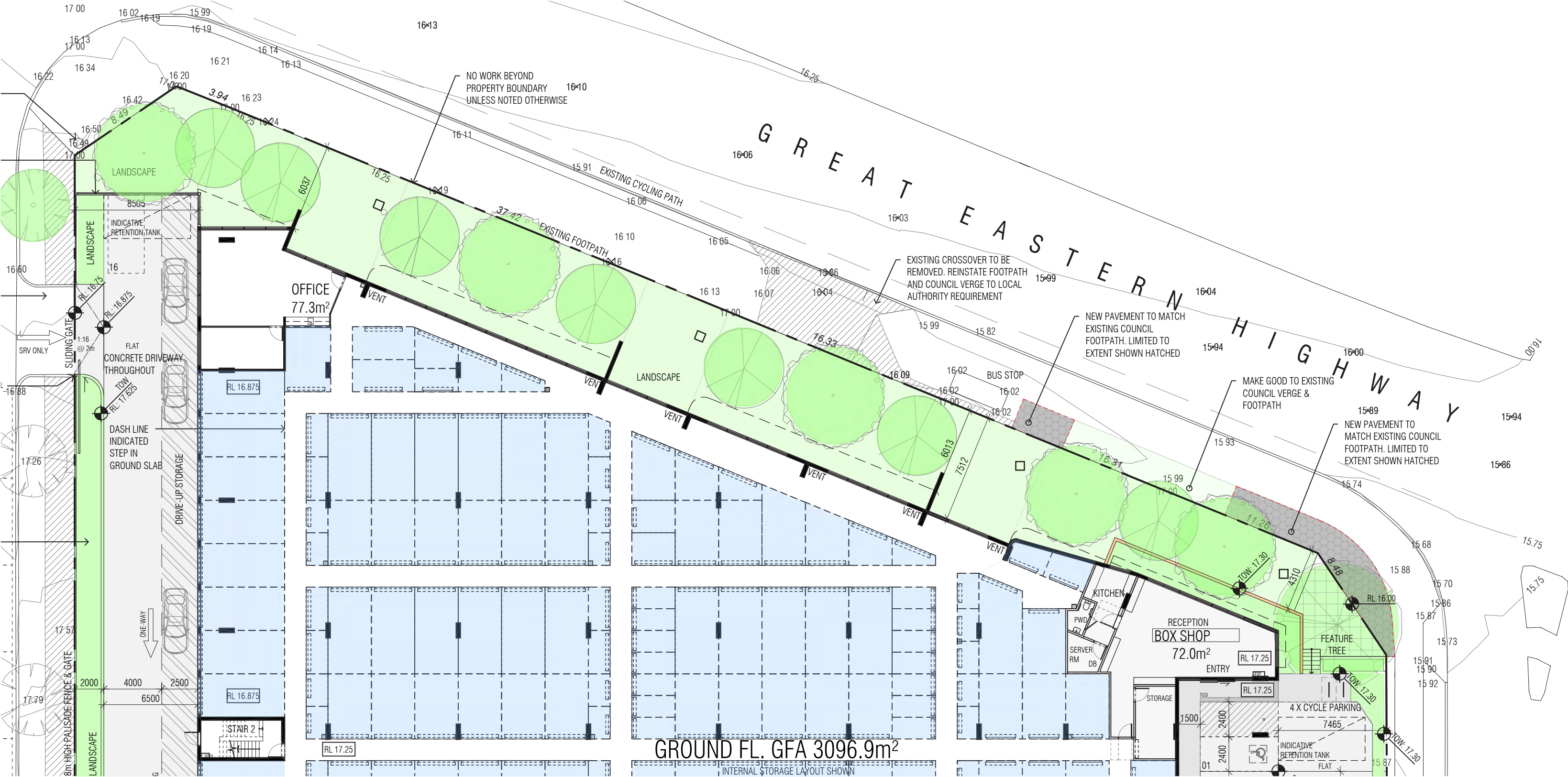


External Material Palette

97-107 Great Eastern Highway
Rivervale, WA



Refused Ground Floor Plan - December 2023



Enlarged Ground Floor along GEH - Current

To the Department of Planning at the City of Belmont,

We are writing to lodge our objection to a development application submitted to the Metro Inner-South Joint Development Assessment Panel (now Inner Metro Development Assessment Panel, IMDAP) on 15 December 2023. The matter appears to have been automatically referred by the City of Belmont. With this in mind, we hope we are not too late to submit a strong objection to this development:

Lots 2, 606, 608 and 609 (No. 97-107) Great Eastern Hwy and Lots 302, 304, 305 (No.2) Acton Ave, Rivervale

Development Description: Warehouse (Self Storage Facility)

Applicant: Rowe Group

Owner: The Trust Company Limited

Responsible Authority: City of Belmont

DAP File No: DAP/23/02550

The combined lots considered in the Development Application (DA) are bordered by 2 Acton Avenue, 97 – 107 Great Eastern Highway, and 1 – 3 St Kilda Road, Rivervale. This is a large parcel of rare inner metro land that is currently being cleared and, as a result, it has come to our attention as residents of Rivervale.

Having now viewed the application for this National Storage Warehouse (Self Storage Units) DA in detail, we must submit our strongest objection to this development. The land was previously occupied by businesses and is zoned mixed use – and while (technically) it may be an eligible development under this zoning type, it is (clearly) an industrial development, and the area for which it is being considered is NOT an industrial area. As long-term residents of Rivervale who support progressive and enhancing development in the City of Belmont, we are shocked by the scale and size of this development, by the nature, design, and aesthetics of the proposed structure, and by the object inappropriateness of the development in the context of the surrounding area. The development and business in question are industrial in size, nature, aesthetic, and scale. Efforts to landscape a surrounding setback (although deeper than normal) will not be able to hide its scale and purpose. This development belongs in the industrial areas of the City of Belmont, and we are appalled that it is being considered for this location.

Our reasons for objecting to this development:

1. **Incompatibility with the Residential Character:** This section of Great Eastern Highway is largely residential, both on and back from the highway. A warehouse/self-storage facility is not a business that will activate the area, build community, nor add life and safety along this section of the highway. It will not serve those staying or living along and back from the highway and into the inner Rivervale residential area.
2. **Negative Impact on the Visual Gateway to Perth:** This section of Great Eastern Highway is very close to the city and serves as a visual gateway to Perth. It is

populated by nearby hotels and motels (one in need of redevelopment) that are occupied by intrastate, interstate, and international visitors who are receiving their visual and experiential introduction to Perth at this location. A development of this nature should not be situated in a tourist and residential precinct, at the gateway to Perth, as it is foreign to the surrounding context and character of the area. This entryway section of Great Eastern Highway already faces social challenges and is in desperate need of vibrant, activating businesses or residential development. So close to the city of Perth, all developments at this location should provide a service to tourists and residents alike, services that add life, lighting, character, and amenity that enhances the area. This residential and tourist gateway should be beautified, not industrialized.

3. **Inappropriateness of the Business Type:** The operating nature of a grand-scale self-storage warehouse facility is utterly inappropriate for this location. It is a business unoccupied outside of business hours that barely shows signs of life during business hours. It will sell only packing boxes and ancillary extras to occupants of the storage units who will rarely attend their units. This business will add nothing of benefit to the area of Rivervale nor the entry to Perth. A business of this nature is far more usefully located in the City of Belmont's nearby industrial precinct, not at the gateway to the city, surrounded by tourists and residents. There is vacant and underutilized land throughout industrial Belmont in locations appropriate for this development type. Tourists staying in the area are desperately looking for more restaurants and entertainment in the local area within walkable distance, and this development will not deliver this highly sought-after outcome.
4. **Insufficient Design Solutions:** The application does not offer design solutions that could sufficiently mitigate negative outcomes of this business type in the intended location. The nature of its operation cannot be mitigated, and the monolithic structure is not hidden by an extended landscaped setback that we know (from experience, and by the example of the bottle shop across the road) will be neglected and become an eyesore in the long term, due to the unavoidable lack of community activation generated by a warehouse/storage business. As with all self-storage and warehouse facilities, it will become a desolate, lifeless structure that should NEVER be constructed in this location.
5. **Need for Housing and Community-Oriented Development:** Perth desperately needs housing. This large parcel of land should be reserved for more housing, apartments, or further short-stay hotel/motel accommodation with ground-level space for restaurants, cafes, and retail spaces that service residents and tourists who are already struggling to find places to eat in the local vicinity and want to walk to those eateries and shops along a safe yet busy highway. It is our belief that more housing developments are required (by the state government) to be built along main arterial transport routes and at transport centres and that local governments are required to assist with fulfilling this commitment.

We are long-term Rivervale residents who are looking forward to more beautiful and architecturally considered developments, community-relevant developments, and activating

developments in the Rivervale area and along Great Eastern Highway. We are dismayed that such a monolith of desolate development (structure and business type) could even be considered for this location. A storage warehouse in this location delivers nothing of need to residents and particularly to tourists, who bring economic benefits to the local area.

We implore the Inner Metro Development Assessment Panel, including the City of Belmont representative on the panel, to reject this development in its entirety. If it proceeds on any scale, it will be devastating to residents and tourists who badly need more retail, hospitality, and retail services. In its built form, it will not enhance the area in any way, and it will be a shock to visitors and an embarrassment to the City of Belmont and the City of Perth as we attempt to welcome those visitors.

In conclusion, we register our strongest objection to this development and hope that our objection will be noted and heard in the IMDAP decision-making process and development assessment.

We remain hopeful of an outcome that serves our community, enhances Great Eastern Highway, and offers more opportunities for tourists to contribute to the economy in the local area, an area that greets (in growing numbers) all visitors to Perth and Western Australia, whether staying as hotel/motel guests or en route to Crown, Perth Stadium, and the CBD.

With thanks in advance for your consideration of our submission,

Sincerely,

Stuart and Helen Ladhams
170 Acton Ave
Rivervale WA 6103
ladhamsfamily@gmail.com