



City of Belmont

Tabled Attachments

Agenda Briefing Forum

Held

16 June 2020

Creating opportunities





Agenda Briefing Forum

16/06/20

Item 6.1 (12.1) refers

Tabled Attachment 1

**Deputation
Mr D Hollingworth
and Mr M Caratti**

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: _____

Residential Address: _____

Organisation Name: _____

(If presenting on behalf of) _____

Agenda Briefing

Forum Date: _____

Report Item No.

referred to: _____

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.

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

Signature: _____

Dated: _____

Office Use Only:

Presented Forum Date: _____

Item Number: _____



Public Submission Time & Deputation Proforma

Continued

DEFINITIONS

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Rules for Agenda Briefing Forum Public Submission Time and Deputations

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ADDENDUM 01**DEPUTATION SUMMARY – CITY OF BELMONT AGENDA BRIEFING FORUM 16 JUNE 2020 – ITEM 12.1****Mr Daniel Hollingworth**

Mr Daniel Hollingworth (Senior Planner - Rowe Group) will present in support of the Application for Development Approval at Item 12.1 on behalf of the Applicant. Rowe Group is of the view that the Application should be approved for the following reasons:

- The size of the signs is consistent with the City's Local Planning Policy No. 12 - Advertisement Signs ('LPP12');
- The third-party content of the signs is consistent with the industrial/commercial, car-oriented amenity of the surrounding area;
- LPP12 does permit signage to be displayed at the site, but merely proposes to restrict the display of signage advertising anything other than our Client's own business. We submit that our Client's decision not to advertise its own business should not prevent it from displaying signage at all;
- Given the two signs have existed at the site for a long period of time, their approval would not set a precedent for future development or impact the amenity of the locality
- A Road Safety Assessment has been prepared which confirms the signs do not present an unacceptable risk to road safety.

Importantly, Rowe Group notes that the assertion in the report to Council that Council does not have the authority to approve the Application is not correct. Where the local government disagrees with Main Roads' recommendation, DEL 2017/02 removes the delegation to the local government for approval of an Application under the Metropolitan Region Scheme ('MRS'), but not under the local planning scheme.

Therefore, Council can resolve to approve the Application under Local Planning Scheme No. 15 ('LPS15'). If the Application is approved under LPS15, a separate administrative process will be triggered, requiring a separate approval under the MRS from the Western Australian Planning Commission. The Applicant is happy to initiate this process and prepare the necessary Application documentation.

For the above reasons, Rowe Group requests Council resolve to approve the subject Application for Development Approval.

Mr Michael Caratti

Mr Michael Caratti (Caratti Holdings Co. Pty Ltd) will present in support of the Application for Development Approval at Item 12.1 on behalf of the landowner. Mr Caratti will speak briefly to the background and economic impact of the proposed signage and existing development at the site.



Agenda Briefing Forum

16/06/20

Item 6.1 (12.2) refers

Tabled Attachment 2

Deputation
Ms S Holt

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: SHARREN HOLT

Residential Address: 24 THE BOARDWALK, ASCOT WATERS WA 6104

Organisation Name:

(If presenting on behalf of) THE ASCOT KILNS AND PARRY FIELD ACTION GROU

Agenda Briefing
Forum Date: 16/06/2020

Report Item No.
referred to: 12.2

Are you speaking in support or opposition to
the matter? Please tick appropriate box.

Support ☐

Oppose ☒

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Submission ☐ / Deputation ☒

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SEE ANNEXURE "A".

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Dated: _____

Office Use Only:

Presented Forum Date:

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ANNEXURE "A"

I SPEAK ON BEHALF OF THE ASCOT KILNS AND PARRY FIELD ACTION GROUP. IN RELATION TO THE DRAFT GOLDEN GATEWAY LOCAL STRUCTURE PLAN, WE REQUEST THAT THE PLAN BE DEFERRED AT THIS POINT IN TIME. WITH THE ONGOING COVID-19 CRISIS LIMITING NUMBERS OF PEOPLE AT GATHERINGS INCLUDING COUNCIL MEETINGS SUCH AN IMPORTANT PLAN SHOULD BE DEFERRED UNTIL SUCH TIME AS THE CRISIS IS OVER AND THINGS HAVE RETURNED TO NORMAL. THE PLAN IS AN IMPORTANT DOCUMENT AND WILL BE SIGNIFICANT TO THE FUTURE DEVELOPMENT OF THE CITY OF BELMONT. WE BELIEVE THE COMMUNITY SHOULD BE FULLY INFORMED OF THE OUTCOME FOLLOWING THE COMMUNITY CONSULTATION RECENTLY UNDERTAKEN. FURTHER, WE BELIEVE THAT COMMUNITY CONSULTATION ON A REVISED PLAN SHOULD OCCUR. THIS WILL ENSURE ANY DEVELOPMENT REFLECTS THE COMMUNITY'S DESIRE AND ANY RESULTING DEVELOPMENT WILL BECOME AN ASSET TO ALL WHO LIVE HERE NOW AND IN THE FUTURE.

IN RELATION TO PARRY FIELD, WE BELIEVE THAT THEY SHOULD BE REMOVED FROM THE PLAN. THERE IS A DECLARATION OF TRUST IN PLACE IN RELATION TO PARRY FIELD SPECIFYING THAT THE LAND IS TO BE HELD IN TRUST FOR THE PURPOSES OF PUBLIC RECREATION AND ENJOYMENT AND WE BELIEVE THAT IS SUFFICIENT TO DETERMINE THE FUTURE USE OF PARRY FIELD.

IN RELATION TO THE LANDMARK ASCOT KILNS, WE BELIEVE THAT AS THE STATE GOVERNMENT IS RESPONSIBLE FOR THE FUTURE OF THE KILNS, THE KILNS SHOULD BE REMOVED FROM THE PLAN. THE LOCAL COMMUNITY CONTINUES TO LOBBY THE MINISTER FOR PLANNING REGARDING THE FUTURE OF THE LANDMARK ASCOT KILNS TO ACHIEVE OUR GOAL OF REPAIR AND RESTORATION AND RECREATIONAL AND PUBLIC OPEN SPACE FOR THE AREA SURROUNDING THE KILNS.

WE BELIEVE THE MANY SUBMISSIONS RECEIVED FROM THE LOCAL COMMUNITY IN RELATION TO THE DRAFT PLAN IS AN INDICATION OF THE LOCAL COMMUNITY'S DESIRE IN RELATION TO THE PLAN. CERTAINLY THE LOCAL COMMUNITY RAISED CONCERNS REGARDING TRAFFIC FLOW, ACCESS AND EGRESS IN AND OUT OF ASCOT WATERS, OPPOSITION TO THE REALIGNMENT OF ROADS AND THE INSERTION OF TRAFFIC LIGHTS AND MATHESON ROAD BECOMING A THROUGH ROAD AGAIN IS OF CONCERN. AN UP TO DATE TRAFFIC SURVEY IS REQUIRED AS THE TRAFFIC SURVEY WHICH ACCOMPANIED THE DRAFT PLAN WAS OUT OF DATE. INCREASED TRAFFIC FLOW ON GREAT EASTERN HIGHWAY MUST ALSO BE CONSIDERED. PUBLIC TRANSPORT WILL BE AN ISSUE AS THERE WILL BE LIMITED BUS ROUTES PROVIDED IN THE FUTURE.

IMPACTS AND ADVERSE EFFECTS ON THE ENVIRONMENT MUST ALSO BE CONSIDERED. HAS AN ENVIRONMENTAL IMPACT REPORT BEEN PREPARED? WE ARE OPPOSED TO THE HIGH RISE DEVELOPMENT AS INDICATED IN THE DRAFT PLAN. WE BELIEVE UP TO 20 STOREYS IS FAR TOO HIGH. THE PLAN REFLECTS DEVELOPMENT IN NEARLY EVERY POCKET OF LAND WHEREAS WE BELIEVE COMMUNITY DESIRE IS FOR OPEN SPACE AND TREE CANOPY COVERAGE. WE NOTE THE CITY OF BELMONT IS TRYING TO ADDRESS ITS DECLINE IN URBAN CANOPY THROUGH ITS URBAN FOREST PLAN. WE BELIEVE THE PLAN IS DETRIMENTAL TO THE URBAN FOREST PLAN. WE ALSO BELIEVE THE CITY OF BELMONT SHOULD SUPPORT THE RETENTION OF ITS EXISTING ENVIRONMENT.

MIXED ZONING IS ALSO OF CONCERN TO THE LOCAL COMMUNITY

WE BELIEVE THE HEIGHT, BULK AND APPEARANCE OF THE PLAN WILL BE DETRIMENTAL TO THE AREA AND UGLY IN APPEARANCE. WE WANT THE BEAUTY OF THE ASCOT WATERS ESTATE PRESERVED AND MAINTAINED.

FINALLY, WE BELIEVE IT IS AN INAPPROPRIATE TIME FOR THE PLAN TO BE ON THE AGENDA FOR DETERMINATION GIVEN CURRENT CIRCUMSTANCES. RESIDENTS DESERVE THE RIGHT TO HAVE THEIR SAY ON A REVISED PLAN FOLLOWING THE CONSULTATION PROCESS RECENTLY UNDERTAKEN BY THE CITY OF BELMONT. WE STRONGLY URGE THE COUNCIL TO DEFER THE PLAN UNTIL A LATER AND MORE APPROPRIATE TIME.

WE ASK COUNCILLORS TO PLEASE LISTEN TO THE LOCAL COMMUNITY.



Agenda Briefing Forum

16/06/20

Item 6.1 (12.2) refers

Tabled Attachment 3

Deputation
Mr A Gibb on behalf of
Ms S Carter

Deputation in **OPPOSITION**

To: CEO John Christie, Mayor and Councillors of the City of Belmont
 Cc: Belmont Residents and Ratepayers Action Group, Ascot Kilns & Parry Field Action Group
 From: Susanne Carter, 3/10 Marina Drive, Ascot WA 6104
Agenda Briefing Forum Date: 16 June 2020
Report Item No. 12.2
Draft Golden Gateway Local Structure Plan (LSP)

I would like to ask Councillors to defer the motion to accept the Draft Golden Gateway Local Structure Plan for the reasons below which I have set out under headings:

Main Roads Western Australia (MRWA): The Agenda Briefing for the LSP is wholly premised on the relocation of the Resolution Drive, Stoneham Street and Grandstand Road roundabout some several hundred meters from its current location in a north east direction towards Mathieson Road. However, modifications to the location of the roundabout is NOT supported by MRWA. I refer to page 70 of the Agenda Briefing Report wherein it is stated *'It is evident that the precinct's location adjacent to GEH, and dissection by the key distributor roads of Resolution Drive and Stoneham Street, presents a significant constraint to planning in the precinct. To resolve these issues, it is necessary to undertake further investigations and analysis, and in particular seek further input from, and collaboration with MRWA as the custodian of GEH.* (GEH is Great Eastern Highway). The MRWA does not support traffic lights at Resolution Drive because it will result in queuing on GEH. What the Agenda Briefing item does not give significant credence to is that queuing will be a substantial issue when events are held at Ascot Racecourse. It will also create a safety hazard or blackspot for hundreds of residents who live in Ascot Waters and their visitors when they need to make a right hand turn from Grandstand Road or Resolution Drive off Stoneham Street into the Ascot Water's estate whether there are traffic lights or not. Please do not pass a motion with future road works and approvals unsupported by the authorities and requiring as it is stated to be 'resolved at some date in the future'.

Environmental Significance Item 12.2 is also misleading where it states there is no environmental significance. I refer to attachment 4 of the Agenda Briefing – Environmental Report of June 2018, Executive Summary which states there is significant environmental impact. *'The majority of the site has been historically cleared, although a number of significant trees have been established predominantly along driveways and boundaries and within the Grove Farm Reserve. The study area abuts a small section of the Swan River, which is a Bush Forever site, a conservation category wetland, and an environmentally sensitive area.'* The report goes on to specify the species of flora and fauna which will be disturbed by works in relocating the roundabout and covering the existing open drain area which is a homeland and breeding ground for several species of water birds.

Furthermore, on Page 68 of the plan it is advised *'the City's public open space (POS) strategy outlines that the suburb of Ascot is overprovided with POS, particularly in terms of land area to population ratio. Notwithstanding, Ascot relies to a large extent on Regional Open Space and has a shortfall of active space.'* This statement is in direct conflict with the City's statements on its Urban Forest Strategy website of *'The City's Urban Forest Strategy will secure the urban forest as a sustainable asset, which further contributes to the City becoming one of Western Australia's most liveable and desirable inner-city municipalities for current and future generations'*. The LSP is lacking in recognition of the nine key objectives of the City's Canopy Plan, which include sentiments of retention and creation and enhancement of the City's canopy. A single suburb, such as Ascot, cannot be deemed as having a short active space in view of these objectives. Please do not pass a motion which will deem the existing flora and fauna as insignificant in the area.

Perth Racing: The Agenda Briefing item reports the position of Perth Racing ie Western Australia Turf Club (which is run by a Board), giving the indication that Perth Racing supports the Golden Gateway Structure Plan, however this is not an entirely accurate portrayal. Perth Racing has a

constitution to uphold. Colin Brown, Chair of Perth Racing, in the Perth Racing – Annual Report 2018 declared to WATC stakeholders *‘A recent recommendation by the Governance Committee has resulted in the Board resolving to develop a prohibitive By-Law which will require that the sale of any significant asset of the Club must first be endorsed by the Membership’*.

There is no mention in this WATC Annual Report of planned future development of Lee Steere House and surrounds or the area abutting the Mathieson entrance. Indeed Lee Steere House is a lovely building that has potential for heritage significance in the future, if not demolished in the meantime. Furthermore, the WATC annual report identifies their significant holdings in Ascot include 71 Grandstand Road, 71 Mathieson Road, 1 Raconteur Drive, 70 Grandstand Road, 71 Grandstand Road, 2 Raconteur Drive, 71 Mathieson Road, 96 Grandstand Road, and 2 Carbine Street. The land holdings are identified as *‘originally crown lease subsequently granted freehold title upon trust to be held solely for the Club’s purposes. This property cannot be disposed of without consent from the Minister of Lands’*.

It should not be presumed the Club is seeking rezoning or would receive support of its members to sell off any portion of its land for development as it was not the intended purpose of its existing trust. This means that there is no urgency to implement the Draft Local Structure Plan.

Ascot Kilns should receive priority attention to avoid ‘demolition by neglect’, a phrase coined by one of our members of Parliament in a media statement. Its development will impact on any future local road and land use in the area ie Resolution Drive and Grandstand Road. Access by the public at large should be of paramount importance and be a driver of the planning for the remainder of the area.

Belmont Trust should receive priority attention, as it has lain vacant for many years. Its treatment will impact on road development and road use, particularly Stoneham Street and Resolution Drive in the future. The Belmont Trust has not met since 2013 and its last meeting was held behind closed doors. The City of Belmont has allocated an annual budget of some \$135,000 for consultancy and legal purposes, all without any public disclosure of outcome thus far.

The intended use of the Belmont Trust land (Parry Field) for public recreation and enjoyment should be clarified to the local community prior to making assumptions about its integration into a planning structure which may well impose restrictions on its use and access.

Water Corporation: On page 69 of the LSP it is stated *‘The Department of Biodiversity, Conservation and Attractions (DBCA) advised that they are not supportive of the proposal to pipe the drain on the basis that it would not maintain or improve ecological values or water quality of the Swan Canning river system. Whilst the Water Corporation did not raise any concerns with the piping of the drain as part of their submission, subsequent correspondence received advised that they supported the DBCA’s position on the matter, despite their report from 2009 proposing the piping of the drain’*.

Summary:

I ask Councillors to consider the sentiments expressed and to adopt a more enquiring attitude, and cautionary process in order to gain more certainty before accepting any recommendations of this draft LSP. It is not in the community’s interest to approve rezoning without the cooperative support from Main Roads, the Minister of Lands, the Department of Biodiversity, Conservation and Attractions and the Water Corporation for those intentions.

Thank you for your time.



Agenda Briefing Forum

16/06/20

Item 6.1(12.2) refers

Tabled Attachment 4

Deputation
Mr T Trefry, Roberts Day
on behalf of Perth Racing

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: Tim Trefry - Partner Roberts Day

Residential Address: 442 Murray Street, Perth

Organisation Name:

(If presenting on behalf of) Perth Racing

Agenda Briefing
Forum Date: 16 June 2020

Report Item No.
referred to: 12.2

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 ☒

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Mayor / Councillors

Roberts Day act on behalf of Perth Racing in providing comment on the Draft Golden Gateway Local Structure Plan.

We support the progression of the Golden Gateway Structure Plan and Perth Racing has been actively involved over the past 5 years via public workshops and provided submissions to support the the long term viability of Ascot racecourse. A number of proposed Amendments; 2, 3 7, 8, 9, 10 & 14 are not supported by Perth Racing and are contrary to all discussions and meetings held with both elected members & staff over recent years.

Given the proposed amednments represent a substantial change and impact on Perth Racing landholdings we seek any advertiisng be deferred pending a meeting with the Director of Planning.

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

Signature: 

Dated: 15.6.20

Office Use Only:

Presented Forum Date:

Item Number:





Agenda Briefing Forum

16/06/20

Item 6.1(12.2) refers

Tabled Attachment 5

Deputation
Ms L Hollands on behalf of
Belmont Residents and
Ratepayers Action Group

City of Belmont

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Name:

Belmont Resident & Ratepayer Action Group

Residential Address:

Organisation Name:

(If presenting on behalf of)

BRAG.

Agenda Briefing
Forum Date:

16 June

Report Item No.
referred to:

12.2

Are you speaking in support or opposition to
the matter? Please tick appropriate box.

Support ☐Oppose ☒

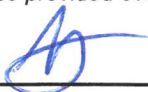
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- b) Where a directly affected person has sought the prior endorsement of the Presiding Member, 'advocates' will be permitted on the condition that the directly affected person is present at the meeting.
- c) Where possible, members of the gallery are required to provide submissions/deputations in a written format to the presiding person prior to the commencement of the forum, to assist with the recording of forum notes.
- d) Only submissions/deputations that relate to a specific item of the Council agenda will be accepted.
- e) Prior to making a submission/deputation, the person is to give their name and residential address.
- f) Submissions and deputations are to be directed through the chair, with the Presiding Member having the discretion of accepting or rejecting a presentation.
- g) As per Council's standing orders, no debating of the issue between the gallery, Councillors or officers is permissible.
- h) Submissions/Deputations which are considered inappropriate; repetitious; lacking in decorum or adversely reflect on the integrity of any councillor or employee; offensive or otherwise not in good faith; duplicates or variations of earlier submissions; relating to the personal affairs or actions of Council members or employees; legal advice; legal proceedings or other legal processes; will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes. The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented.
- i) Submissions/Deputations from members of the public that do not comply with the Rules of Public Submission Time and Deputations; or do not abide by a ruling from the Presiding Member; or where the member of the public behaves in a manner in which they are disrespectful of the Presiding Member, Councillors or Officers; or refuse to abide by any direction from the Presiding Member; will be ruled 'out of order' and the submission/deputation will not be recorded in the forum notes.
- j) Public Submission Time is set for a period of 30 minutes, and will terminate earlier should no further submissions be forthcoming.
- k) Submissions/Deputations to be made at the forum will be registered, and the priority for making submissions/deputations shall be in accordance with that register. To enable all members of the public a fair and equitable opportunity to participate in Public Submission Time, each person shall be provided a maximum three minute time limit in the first instance, in which to make a submission.
- l) Deputations will be made at the time the matter subject to the deputation is reviewed by Council. Unless otherwise approved by a majority of Councillors, a deputation is to consist of no more than five persons, only two of whom may address the Council (with the exception of a person responding to an instruction by the Presiding Member). The time for a deputation, including interaction from Councillors, is not to exceed 15 minutes.
- m) To enable all members of the public a fair and equitable opportunity to participate, a person who has earlier made a submission cannot make or participate in a deputation on the same subject matter.
- n) A submission / deputation may include a request for the tabling of documents where these are relevant to an issue before Council. The Presiding Member will indicate when the allotted maximum time for a submission/deputation has elapsed. The presentation will cease at that time.
- o) Should there be time remaining of the initial period for Public Submission Time after all members of the public have made their initial submission, the Presiding Member will then allow members of the public to sequentially (in accordance to the register) make a further submission (with a three minute time limit) until the initial period for Public Submission Time has expired.
- p) Any extension to the initial period for Public Submission Time is to be limited to a period that will allow sufficient time for any remaining members of the public to make their initial submission.
- q) The Presiding Member may limit presenters to a shorter period to make a submission/deputation if time is restricted, and reserves the right to limit the number of submissions/deputations that can be made in respect to any one matter.