



Agenda Briefing Forum

Matrix

18 August 2026

CITY OF BELMONT

Agenda Briefing Forum

Matrix

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Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Community Development team on (08) 9477 7219. For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

Elected Members are reminded to retain the Ordinary Council Meeting Agenda and any confidential papers for deliberation at the next Ordinary Council Meeting.

Matrix from the Agenda Briefing Forum held in the Council Chamber of the City of Belmont Civic Centre, 215 Wright Street, Cloverdale on Tuesday 18 August 2026 commencing at 6:30pm.

Matrix

Present

Mayor R Rossi, JP (Presiding Member)	Mayor
Cr D Sessions (Deputy Mayor)	West Ward
Cr G Sekulla, JP (arr. 6:30pm)	Central Ward
Cr B Ryan	East Ward
Cr P Marks	East Ward
Cr Abedin	South Ward
Cr J Davis	South Ward
Cr C Kulczycki	West Ward

In attendance

Mr S Downing	Acting Chief Executive Officer
Mr W Loh	Director Development and Communities
Mr M Murphy	Director Infrastructure Services
Ms G Carter-Nguyen	Acting Director Corporate and Governance
Ms E Kania	Manager Governance and Legal
Mr A Bott (dep. 7:09pm)	Manager Planning Services
Mr M Hayward (dep. 7:16pm, ret. 7:22pm, dep. 7:24pm)	Manager Design, Assets and Development
Ms E Nicholls	Coordinator Governance
Mr B Houweling (dep. 7:09pm)	Acting Coordinator Planning Projects
Ms K Digwood	Governance Officer

Members of the gallery

There were 10 members of the public in the gallery and no press representatives.

1 Official Opening

6:30pm The Presiding Member welcomed all those in attendance and declared the meeting open.

6:30pm Cr Sekulla joined the meeting.

The Presiding Member read aloud the Acknowledgement of Country.

Acknowledgement of Country

Before I begin, I would like to acknowledge the Whadjuk Noongar people as the Traditional Owners of this land and pay my respects to Elders past, present and emerging.

I further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

The Presiding Member invited Cr Davis to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Elected Members. Cr Davis read aloud the affirmation.

Affirmation of Civic Duty and Responsibility

I make this affirmation in good faith and declare that I will duly, faithfully, honestly, and with integrity fulfil the duties of my office for all the people in the City of Belmont according to the best of my judgement and ability.

I will observe the City's Code of Conduct and Standing Orders to ensure efficient, effective and orderly decision making within this forum.

2 Apologies and leave of absence

Cr J Harris (apology)
Mr J Christie (apology)

Central Ward
Chief Executive Officer

3 Announcements by the Presiding Member (without discussion)

3.1 Announcements

Nil.

3.2 Disclaimer

6:32pm The Presiding Member drew the public gallery's attention to the Disclaimer.

The Presiding Member advised the following:

I wish to draw attention to the Disclaimer Notice contained within the agenda document and advise members of the public that no decisions are made at the meeting tonight. Council will formally resolve agenda items at next week's Ordinary Council Meeting.

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

4 Public submission time

6:33pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. Three Public Submissions were received.

4.1 Mr L Rosolin, Belmont

Submission Request – Approved by Presiding Member

Mr Rosolin presented a submission for Item 12.1 – Amendment No. 24 to Local Planning Scheme No. 15.

(refer Tabled Attachment 4.1.1.)

Submission to City of Belmont 18 August 2026 at Briefing meeting

AI Copilot improvement

Good evening Mayor and Councillors.

My name is **Luigi Rosolin**, and I am speaking about **Attachment 12.1.1 – Applicant’s Amendment Request by the Turf Club**.

I ask the City to **not support** the proposed amendments affecting the land parcels identified as **Lots 50, 7705, 9002, 75, and 11149**.

These parcels were originally intended for **public recreational use**, including access for residents like myself to reach the Swan River foreshore and launch small boats or kayaks. Over time, however, more of this Crown land has shifted toward **private benefit**, particularly for the Turf Club.

One example is **Lot 9002**, formerly Parcel 71, which contains a **multi-carrier transmission tower**. Based on typical metropolitan lease arrangements, a tower with multiple carriers can generate **around \$100,000 per year or more** in commercial income. This is significant, and it highlights why the surrounding Crown land must continue to serve the **public interest**, not be progressively diverted toward private commercial gain.

In 2022, I confirmed with the **Department of Planning, Lands and Heritage** that:

- Parcel **71** and Lot **11149** were vested to the Turf Club under a Crown land trust arrangement.
- Parcel **75** was vested to the **City of Belmont** as **Reserve 50310**.
- Lot **11149** on the foreshore is designated for **park and garden**, confirming its intended recreational purpose.

I also ask Councillors to **please look at Page 157 of Attachment 12.1.1**, where the applicant’s amendment request clearly shows the proposed changes to **Areas D and E**. This page makes it very clear how much of the land is being shifted away from its original public purpose.

Area D should not be up-coded beyond what already exists in the surrounding neighbourhood. If any change is considered, it should be limited to **R20 or R40**, consistent with adjacent residential coding.

Area E is regularly used for **overflow parking** during racing events and is typically full. Redeveloping it would negatively affect event operations and local amenity, especially with nearby food outlets serving both locals and visitors.

Finally, **Area A** should remain **entirely for recreational use**, preserving river access and open space for the community.

These parcels were intended for **public benefit**, not solely for the Turf Club's profit. I encourage the City and elected members to prioritise the interests of the broader community by protecting recreational access, riverfront amenity, and long-term public use.

Thank you for considering my submission.

4.2 Mr S Walker, Redcliffe

Submission Request – Approved by Presiding Member

Mr Walker presented a submission for Item 12.2 – Local Planning Strategy and Local Housing Strategy.

4.3 Ms L Hollands, Redcliffe

Submission Request – Approved by Presiding Member

Ms Hollands presented a submission for Item 13.2.2 – Notice of Motion - Information Forum Policy.

(refer Tabled Attachment 4.3.1.)



Public Submission Time and 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.

Public Submission Time and Deputation Proforma			
Name	Lisa Hollands		
Address	[REDACTED] Redcliffe		
Business, Organisation or Group (if presenting on behalf of)			
Agenda Briefing Forum Date	18th August 2026	Reported Item No. referred to	13.2.2
Please tick the appropriate box to indicate what type of presentation you wish to make	☒ Submission	☐ Deputation	
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.	☒ Support	☐ Oppose	
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.			
If the CEO does not give permission the request is to follow the Standing Orders 6.7 (2)(b)			
Additional space provided overleaf if required. Please tick box if continued overleaf			

Definitions

‘Submission’ is defined as a presentation made to an Agenda Briefing Forum by an individual member of the public, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A submission may be made at this time according to the Rules of Public Submission Time and Deputations. With the exception of the Presiding Member, no interaction between Councillors and the presenter is permitted.

‘Deputation’ is defined as a presentation made to an Agenda Briefing Forum by members of the public, whether as an individual or a group of up to five people, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A deputation will cause the relevant agenda item to be reviewed by the forum, at which time a presentation can be made in accordance to the Rules of Public Submission Time and Deputations. Interaction between Councillors and the presenter(s) is allowed with the permission of the Presiding Member. The person/people requesting a deputation will need to provide the Presiding Member with prior notice of a request to make a deputation.

Rules for Agenda Briefing Forum Public Submission Time and Deputations

- a) Only those persons, who can demonstrate to the Presiding Member's satisfaction that they are directly affected by the matter on the agenda, will be entitled to make a submission. Those persons that can demonstrate that they are directly affected may make a deputation.
- b) Where a directly affected person has sought the prior endorsement of the Presiding Member, 'advocates' (acting on behalf of the directly affected person) 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 writing to the Presiding Member 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 suburb of residence.
- f) Submissions and deputations are to be directed through the chair, with the Presiding Member having the discretion to accept or reject a presentation.
- g) As per Council's standing orders, no debating of an agenda item issue between the gallery, Elected Members or officers is permissible.
- h) A Submission/Deputation will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes if a Submission/Deputation is:
 - i. inappropriate;
 - ii. repetitious;
 - iii. lacking in decorum or adversely reflect on the integrity of any councillor or employee;
 - iv. offensive or otherwise not in good faith;
 - v. duplicates or variations of earlier submissions;
 - vi. relevant to the personal affairs or actions of Council members or employees; and/or
 - vii. legal advice, legal proceedings or other legal processes.

The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented.

- i) A Submission/Deputation will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes if the person(s) presenting the Submission/Deputation:
 - i. do not comply with the Rules of Public Submission Time and Deputations;
 - ii. do not abide by a ruling from the Presiding Member;
 - iii. behaves/behave in a manner in which they are disrespectful of the Presiding Member, Elected Members or Officers; or
 - iv. refuse to abide by any direction from the Presiding Member.
- j) Public Submission Time is set for a period of 30 minutes and will end earlier if there are no further submissions.
- k) Submissions/deputations to be made at the forum will be registered in order of receipt, and the order of priority for making submissions/deputations will be the order of that register.

- l) 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 which to make a submission.
- m) Deputations will be made at the time the matter subject to the deputation is reviewed by Council. Unless otherwise approved by a majority of Elected Members, 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 Elected Members, is not to exceed 15 minutes.
- n) 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.
- o) 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.
- p) If there is time remaining in the initial period for Public Submission Time after all members of the public have made their initial submission, the Presiding Member may then allow members of the public to, in order of the register, make a further submission (within a three minute time limit) until the initial period for Public Submission Time has expired.
- q) 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.
- r) 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.

Privacy Collection Notice

The City of Belmont collects personal information for the purposes of liaising with applicants or residents about requested services, programs or to provide relevant information. Without this, we may be unable to action requests or work, contact stakeholders or deliver targeted services.

The City may disclose this personal information to third party providers to deliver services and programs, to communicate with residents or to undertake satisfaction surveys of our services and programs.

Information you disclose is collected in accordance with the *Local Government Act 1995* (WA) and associated regulations and the Privacy Act 1988. You can access and request amendments to your personal information by contacting the City of Belmont in writing. Visit our privacy policy at www.belmont.wa.gov.au/privacy for more information on how the City of Belmont treats personal information.

6:47pm The Presiding Member closed Public Submission Time.

5 Ordinary Council Meeting Agenda for meeting to be held on 25 August 2026

5.1 Agenda items for review

Note:

The Presiding Member advised that in accordance with Section 5.23(4)(b) of the *Local Government Act 1995 (WA)* if there were any questions on the Confidential Attachment for Item 12.1, Council would need to go behind closed doors.

There were no questions on the Confidential Attachment.

OCM Item 12.1

Amendment No. 24 to Local Planning Scheme No. 15

Deputation Request

Approved

Ms A Maple on behalf of Rowe Group spoke in support of the Officer Recommendation.

(refer Tabled Attachment 5.1.1)

Officer Presentation

Nil.

Notes from Forum

- The 'Place of Public Assembly' zone is applied to the majority of the Amendment area.
- The recommended modification to apply a 'D' permissibility is in relation to Precinct B shown in Figure 2 on page 21 of the Agenda.
- Precinct B could be used for the purposes of 'Hotel', 'Office', 'Reception Centre' and 'Restaurant' in addition to the uses capable of approval under Local Planning Scheme No. 15.
- While these uses may have an entertainment function, it is important to recognise that the racecourse already serves an entertainment function. Accordingly, the proposed amendments to the permissible

OCM Item 12.1

Amendment No. 24 to Local Planning Scheme No. 15

land uses are not anticipated to introduce any new impacts associated with the activation of the area through large-scale events.

- The Structure Plan shows Precinct A as being used for retirement living. This does not form part of Amendment No. 24 as Perth Racing first need to progress an MRS Amendment to apply an 'Urban' zone. After this they can lodge a local planning scheme amendment for Precinct A.

Further Information to be Provided

Nil.

Note:

The Presiding Member advised that in accordance with Section 5.23(4)(b) of the *Local Government Act 1995 (WA)* if there were any questions on the Confidential Attachment for Item 12.2, Council would need to go behind closed doors.

There were no questions on the Confidential Attachment.

OCM Item 12.2

Local Planning Strategy and Local Housing Strategy

Deputation Request

Approved

Mr M Cardozo spoke in opposition of the Officer Recommendation.

(refer Tabled Attachment 5.1.2)

(refer Tabled Attachment 5.1.3)

Officer Presentation

Nil.

Notes from Forum

- The draft Local Planning Scheme has been initiated by Council and is currently with the State Government for consent to advertise.

OCM Item 12.2

Local Planning Strategy and Local Housing Strategy

- It is unlikely that departures from the State Government framework or additions to it would be supported through the new scheme. The State Government requires Schemes to align with the State guidance.
- The R-Codes are currently under review. The outcomes of the substantive review and proposed changes will be advertised in the coming months. Following the review, the City will have a better understanding regarding the changes that may need to be addressed.
- The recommendations contained within Mr Cardozo's deputation may be better addressed in the Planning Scheme following the review of the R-Codes.
- State Planning Policy 4.2 sets a target of 25 dwellings per urban hectare within 200 metres of neighbourhood centres. The Local Housing Strategy has demonstrated that this target can be achieved through the application of an R40 density code. Accordingly, it is considered that the R40 Code is appropriate for this area.

Further Information to be Provided

- The Manager of Planning undertook to provide further information in relation to the feedback provided by Mr Cardozo in his Deputation.

7:09pm The Manager Planning Services and the Acting Coordinator Planning Projects departed the meeting and did not return.

OCM Item 12.3

Community Contribution Fund Review

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

- The budget for 2025-26 Community Contribution Fund (CCF) was not fully expended, with the funds returned to reserve. The budget for 2026-27 Financial Year is \$80,000.

Further Information to be Provided

- The Director Development and Communities undertook to provide a summary of the responses received during the consultation.
- The Director Development and Communities undertook to review if the CCF could provide applicants with up to \$10,000 in funding with the delegation amended to provide City Officers with the ability to approve funding up to \$8,000.

OCM Item 12.4

2025 Compliance Audit Return

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

OCM Item 12.4

2025 Compliance Audit Return

Further Information to be Provided

Nil.

Note:

The Presiding Member advised that in accordance with Section 5.23(4)(e) and (f) of the *Local Government Act 1995 (WA)* if there were any questions on the Confidential Attachment for Item 12.5, Council would need to go behind closed doors.

There were no questions on the Confidential Attachment.

OCM Item 12.5

2026-27 Consolidated Assurance Map

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

Note:

The Presiding Member advised that in accordance with Section 5.23(4)(e) and (f) of the *Local Government Act 1995 (WA)* if there were any questions on the Confidential Attachment for Item 12.6, Council would need to go behind closed doors.

There were no questions on the Confidential Attachment.

OCM Item 12.6

Internal Audit Plan 2026-27 – 2028-29

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

Note:

The Presiding Member advised that in accordance with Section 5.23(4)(e) and (f) of the *Local Government Act 1995 (WA)* if there were any questions on the Confidential Attachments for Item 12.7, Council would need to go behind closed doors.

There were no questions on the Confidential Attachments.

OCM Item 12.7

Internal Audit Report 2026

Deputation Request

Nil.

OCM Item 12.7

Internal Audit Report 2026

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.8

Review Of CP63 - Execution of Documents Policy

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.9

Review of Delegated Authority 1.1.14A – Tenders, Tender Exemptions & Procurement

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.10

Accounts for Payment July 2026

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.11

Monthly Financial Report for July 2026

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

- The Acting Chief Executive Officer undertook to provide further information relating to the works that were brought forward under Parks, Leisure and Environment within the Financial Report.

Note:

The Presiding Member advised that in accordance with Section 5.23(4)(c) of the *Local Government Act 1995 (WA)* if there were any questions on the Confidential Attachments for Item 12.12, Council would need to go behind closed doors.

7:16pm Kulczycki moved, Sessions seconded, that in accordance with Section 5.23(4)(c) of the *Local Government Act 1995 (WA)*, the meeting proceed behind closed doors to allow questions on the Confidential Attachments for Item 12.12 – Tender 24/2025 - Event Services Panel.

Carried 8 Votes to 0

For: Abedin, Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

7:16pm Members of the public gallery departed the meeting.

7:16pm The Manager Design, Assets and Development departed the meeting.

OCM Item 12.12

Tender 24/2025 - Event Services Panel

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

- Refer to Confidential Matrix.

Further Information to be Provided

- Refer to Confidential Matrix.

7:21pm Kulczycki moved, Sessions seconded, that the meeting be reopened to the public.

Carried Unanimously 8 Votes to 0

For: Abedin, Davis, Kulczycki, Marks, Rossi, Ryan, Sekulla and Sessions

Against: Nil

Consistent with section 5.23(8) of the *Local Government Act 1995 (WA)*, the following is provided regarding the decision to go behind closed doors.

(a) the decision

The decision to go behind closed doors is included at page 22 of this Matrix.

(b) the subsection under which the decision is made and, if that subsection is subsection (2) or (4), the paragraph of that subsection under which the decision is made

The decision to go behind closed doors was made pursuant to section 5.23(4)(c) of the

Local Government Act 1995 (WA).

(c) if the provision recorded under paragraph (b) is subsection (2)(c) or (4)(g) – the applicable regulation (including any applicable subregulation or paragraph)

Not applicable.

(d) if the provision recorded under paragraph (b) is subsection (2)(d) or (4)(h)– a statement that a direction was given under section 5.23AA(1) or (2) (as the case requires)

Not applicable.

(e) an explanation of how the matter or information to which the decision relates falls within the scope of the provision recorded under paragraph (b)

The information contained in the confidential attachments relates to information contained in a tender received by the local government for a contract including; (i) a tendered price; or (ii) a tendered methodology for calculating a price.

(f) a summary of the steps taken to ensure that the closure to members of the public is for no longer than required or authorised under the provision recorded under paragraph (b)

Council only discussed the confidential attachments contained within item 12.12 behind closed doors. As soon as discussion on the confidential attachments ended, Council moved to reopen the meeting to the public.

(g) any prescribed information

There is no prescribed information contained in the *Local Government (Administration) Regulations 1996 (WA)* relevant to this section.

7:22pm The meeting came out from behind closed doors. Five members of the public returned to the meeting.

7:22pm The Manager Design, Assets and Development returned to the meeting.

Note:

The Presiding Member advised that in accordance with Section 5.23(4)(c) of the *Local Government Act 1995 (WA)* if there was any questions on the Confidential Attachments for Item 12.13, Council would need to go behind closed doors.

There were no questions on the Confidential Attachments.

OCM Item 12.13

Tender 25/2025 - Provision Of Subsurface Utilities Locate Services

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

Note:

The Presiding Member advised that in accordance with Section 5.23(4)(c) of the *Local Government Act 1995 (WA)* if there was any questions on the Confidential Attachments for Item 12.14, Council would need to go behind closed doors.

There were no questions on the Confidential Attachments.

OCM Item 12.14

Tender 28/2025 - Provision Of Engineering Survey Services

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

7:24pm The Manager Design, Assets and Development departed the meeting and did not return.

OCM Item 13.2.1

Notice of Motion - Trial of Novel Meeting Sequence

Deputation Request

Approved

Mr M Cardozo, Redcliffe spoke in opposition of the Elected Member Motion.

(refer Tabled Attachment 5.1.4)

(refer Tabled Attachment 5.1.5)

OCM Item 13.2.1

Notice of Motion - Trial of Novel Meeting Sequence

Ms L Hollands, Redcliffe spoke in opposition of the Elected Member Motion.

(refer Tabled Attachment 5.1.6)

(refer Tabled Attachment 5.1.7)

Officer Presentation

Nil.

Notes from Forum

- The Notice of Motion directs the Administration to implement necessary changes if the trial were to proceed. In response to this directive, rules were developed to effectively and efficiently coincide with the parameters of the trial set out in the Notice of Motion.
- If the Notice of Motion were to proceed, Public Statement Time would replace both deputations and submissions on a trial basis.
- In the past 5 years, there have been very few occasions where more than one person has participated in a single deputation. The introduction of public statement time would not restrict multiple people in a group submitting individual submissions for Public Statement Time.
- With the implementation of Public Statement Time, the requirement of 'directly affected' would not apply. Multiple people could make a statement without being directly affected by the matter.
- Deputations and submissions which require the submitter to state how they are directly affected would be replaced with statements which do not have this requirement under the proposed rules.
- 'Directly affected' comes from the current *Standing Orders Local Law 2017*.
- 'Directly affected' was introduced to the *Standing Orders Local Law 2017* to address planning matters that were required to be considered by Council. Decision makers need to have due regard as to how a submitter is affected and to what degree they are affected.
- An Information Briefing would be held on the third week of each month to replace the Agenda Briefing Forum during the trial period if

OCM Item 13.2.1

Notice of Motion - Trial of Novel Meeting Sequence

the Notice of Motion proceeds.

- The current standing orders allow for 2 questions during Public Question Time and the Presiding Member exercises their discretion to allow 4.
- Public Statement Time would be in addition to Public Question Time at Ordinary Council Meetings.
- The Notice of Motion includes that a report be provided at the conclusion of the trial. Unless a motion is put forward to continue, the changes in response to the trial would cease after 6 months.
- Participants would have 3 minutes to provide their statement. Public Statement Time would be for 15 minutes with the ability to extend the time to 30 minutes.
- One of the outcomes of the trial is to assess the success of the trial. Rules are required to form the basis of assessment but there would be flexibility in the trial period.
- The City recommends undertaking an administrative review of the *Standing Orders Local Law 2017* rather than undertaking a trial.
- The City could concurrently undertake both Notices of Motion to conduct a trial and an administrative review of the *Standing Orders Local Law 2017*.

Further Information to be Provided

- The Acting Chief Executive Officer undertook to provide further information in response to changes suggested in Mr Cardozo's Deputation.
- The Acting Chief Executive Officer undertook to provide a comparison table of how other Band 1 local governments facilitate public participation, inclusive of Public Statement Time rules.
- The Acting Chief Executive Officer undertook to consider whether the Mayor would have discretion to extend the time for an individual's statement past 3 minutes and allow more than one statement per person.

OCM Item 13.2.2

Notice of Motion - Information Forum Policy

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

- Cr Harris has identified in the reasons provided in his Notice of Motion that he believes that there are meetings of Council not governed by guidelines beyond their existence in *Standing Orders Local Law 2017*. Information Forums provide an opportunity for officers to share information with Elected Members.
- Information Forums have previously been chaired by Elected Members. Elected Members have previously agreed that the Chief Executive Officer should Chair Information Forums.
- Information Forums operate efficiently with a set agenda.

Further Information to be Provided

Nil.

OCM Item 13.2.3

Notice of Motion - Administrative Review of Standing Orders Local Law 2017

Deputation Request

Ms L Hollands, Redcliffe spoke in opposition of the Elected Member Motion.

(refer Tabled Attachment 5.1.8)

Officer Presentation

Nil.

Notes from Forum

- The City has contacted the Department of Local Government and written to the Minister for Local Government for information on when the standardised meeting procedures will be developed and introduced. Information indicated that they were initially expected to be implemented by October 2025, however the most recent advice provided is that they may not be developed and implemented until 2028.
- The City has been advised that it remains open to the City to amend the *Standing Orders Local Law 2017* which would include provision to the parliamentary Joint Standing Committee on Delegated Legislation.
- It is estimated that the initial cost of undertaking an administrative review of the *Standing Orders Local Law 2017* would be provided for in the existing budget. If additional funding is required, a budget amendment would be presented to Council.
- The City may be required to obtain legal advice on any proposed changes to ensure compliance with the requirements of the Joint Standing Committee on Delegated Legislation.
- The City may use funds within the budget for legal services if the administrative review of the *Standing Orders Local Law 2017* requires legal advice.
- The administrative review of the *Standing Orders Local Law 2017* will include a review of the methods of public participation provided by other local governments.

OCM Item 13.2.3

Notice of Motion - Administrative Review of Standing Orders Local Law 2017

Further Information to be Provided

Nil.



Public Submission Time and 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.

Public Submission Time and Deputation Proforma			
Name	Ashleigh Maple		
Address	[REDACTED] Northbridge WA		
Business, Organisation or Group (if presenting on behalf of)	Rowe Group on behalf of Perth Racing		
Agenda Briefing Forum Date	18/8/2026	Reported Item No. referred to	12.1
Please tick the appropriate box to indicate what type of presentation you wish to make	☐ Submission	☒ Deputation	
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.	☒ Support	☒ Oppose	
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.			
We support the officer recommendation to support the Amendment. The officers recommendation seeks to address matters that would form a consideration through the assessment of a development proposal pertaining to the land, and in our view it is inappropriate to pre-empt these outcomes at this stage of planning. The design considerations for a drive through facility of a fast food outlet or lunch bar are matters that are unknown at this stage. The design of a potential land use is capable of being considered as part of a future development proposal, if the land use is intended to be developed in the future. These considerations are capable of being considered addressed through the development assessment process. Retail floorspace and centre heirarchy is guided by the State Planning Policy 4.2 - Activity Centres (SPP 4.2). SPP 4.2 includes requirements relating to when a Net Benefit Test is required. It is inappropriate to include rigid retail floorspace limits from a policy into the Scheme. (refer next page)			
Additional space provided overleaf if required. Please tick box if continued overleaf			

The officer recommendation includes removing the Showroom land use from the Mixed Business zone within Precinct E. The Mixed Business zone within Precinct E, where the Showroom land use is contemplated as a discretionary use forms part of the centre frame. SPP 4.2 identifies the centre frame as being an appropriate location for Showroom land uses. It is important to note that the Scheme Amendment does not propose development and at this stage, it is unknown whether a Showroom land use will form part of a future development.

Danielle Davison from Davison Advisory and I are available to answer any questions.

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Name	MARTIN CARDOZO		
Address	[REDACTED] RECOVER BOX		
Business, Organisation or Group (if presenting on behalf of)			
Agenda Briefing Forum Date	18/8/2026	Reported Item No. referred to	12.2
Please tick the appropriate box to indicate what type of presentation you wish to make	☐ Submission ☒ Deputation		
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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. Deputation - item 12.2 - Local Planning Strategy -			
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RETAIN • IMPROVE • GROW

Housing Renewal Through Performance-Based Planning

Item 12.2 — Local Planning Strategy & Local Housing Strategy | Agenda Briefing Forum — 18 August 2026

THE OPPORTUNITY

Where a suitable existing dwelling can be retained and additional housing accommodated, the new planning framework could encourage measurable improvements that provide wider community benefits.

RETAIN	IMPROVE	GROW
• Suitable existing homes • Mature trees & urban canopy • Embodied carbon • Neighbourhood character	• Asbestos removal/remediation • Building & electrical safety • Energy efficiency • Landscaping & streetscape	• Additional housing • Greater housing choice • Ageing-in-place opportunities • Sensitive infill

WHY NOW?

The Draft Local Housing Strategy recognises that existing local requirements, including the **6 metre side setback provision**, have constrained retention of some existing dwellings.

REMOVE UNNECESSARY BARRIERS TO RETENTION + ENCOURAGE BETTER OUTCOMES WHERE RETENTION OCCURS

PROPOSED ADDITIONAL MOTION - 25 AUGUST 2026

That Council requests the City, during preparation of the new Local Planning Scheme, to investigate opportunities within the State planning framework to facilitate the retention and upgrading of suitable existing dwellings where additional housing can be accommodated and measurable public benefits achieved.

INVESTIGATION - NOT IMPLEMENTATION

This does **not** adopt an RDPP, prescribe a planning mechanism, restrict demolition or prevent conventional redevelopment.

It simply keeps the opportunity open for investigation during preparation of the new Local Planning Scheme.

THE PRINCIPLE

“A contemporary planning framework should not simply measure how many new dwellings are created, but also the quality of the neighbourhood that remains.”

Martin Cardozo | Public Deputation | 18 August 2026



Public Submission Time and Deputation Proforma

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Public Submission Time and Deputation Proforma			
Name	MARTIN CARDOZO		
Address	[REDACTED] REDCLIFFE 6104		
Business, Organisation or Group (if presenting on behalf of)	/		
Agenda Briefing Forum Date	18.8.2026	Reported Item No. referred to	13.2.1
Please tick the appropriate box to indicate what type of presentation you wish to make	☐ Submission ☒ Deputation		
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.	☐ Support ☐ Oppose		
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.			
Deputation - proposed six month trial - Novel Meeting Sequence			
Additional space provided overleaf if required. Please tick box if continued overleaf			

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ITEM 13.2.1 - PUBLIC PARTICIPATION

MEANINGFUL • ACCESSIBLE • RECORDED

THE NAME OF THE FORUM IS NOT THE ISSUE

Whether participation occurs through an Agenda Briefing Forum, Public Statement Time or another mechanism, **three simple tests should apply:**

MEANINGFUL	ACCESSIBLE	RECORDED
Enough time and interaction to explain, question and clarify.	Flexible enough for different communication needs and collective participation.	The substance of participation survives in an identifiable public record.

CURRENT DEPUTATION vs PROPOSED PUBLIC STATEMENT TIME

	CURRENT DEPUTATION	PROPOSED PUBLIC STATEMENT
Speaking time	Up to 15 minutes, including elected-member interaction	3 minutes — no extension
Group participation	Up to 5 people; up to 2 may address Council	One statement per person per meeting
Elected-member interaction	✓ Permitted with Presiding Member's permission	X No debate, discussion or response
Complex matters	Time to explain and clarify substantive issues	Rigid three-minute statement
Public record	Depends on current ABF recording arrangements	✓ Livestreamed at OCM
“Directly affected” test	Currently applies	✓ Not proposed

A PUBLIC STATEMENT IS NOT SIMPLY A SHORTER DEPUTATION. IT IS A DIFFERENT FORM OF PARTICIPATION.

Meaningful participation is not always individual participation. Sporting clubs, community organizations, cultural groups, disability organizations and residents' groups may reasonably need more than one person involved in presenting a collective position.

ACCESS & INCLUSION

Belmont's Access and Inclusion Plan - Outcome 6: people with disability should have the same opportunities as other people to participate in public consultation. Not everybody communicates at the same speed or in the same way.

Equal opportunity to participate cannot simply mean equal time on the clock.

A PRACTICAL PATH FORWARD

PREFERRED	IF COUNCIL SUPPORTS THE TRIAL
Support the Officer recommendation and consider public participation comprehensively through the Standing Orders review.	Introduce Public Statement Time AND retain a meaningful deputation mechanism during the trial, pending the Standing Orders review.

WHY NOT HAVE BOTH?

PUBLIC STATEMENT TIME — broader access • livestreamed record + **DEPUTATIONS** — substantive matters • collective participation • questions & clarification

BROADER ACCESS • BETTER PUBLIC RECORD • MEANINGFUL PARTICIPATION

Council can have all three.

Martin Cardozo | Agenda Briefing Forum | 18 August 2026



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Public Submission Time and Deputation Proforma			
Name	L. Hollands		
Address	[Redacted] Redcliffe		
Business, Organisation or Group (if presenting on behalf of)			
Agenda Briefing Forum Date	18 th Aug 2026	Reported Item No. referred to	13.2.1
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Stuffy ASF - Ckr Chris medium			
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- q) 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.
- r) 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.

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13.2.1 Notice of Motion moved by Cr Kulczycki

Trial of Novel Meeting Sequence

Deputation presented to council 16th August 2026

Key Issue:

The trial proposes that Agenda Briefing Forums would not be held during the trial period, and Public Statement Time would be introduced at Ordinary Council Meetings.

Cr Kulczycki's Reasons:

1. Agenda Briefing Forums and Information Forums currently serve overlapping purposes, resulting in duplication within Council's monthly meeting cycle.

Response: Cr Kulczycki had already at a previous council meeting stated he sees Agenda Briefings as a waste of time. He is entitled to his opinion but others both councillors and the gallery do find them informative. According to the public record of attendance at Information Forums no councillor has been to the 24 conducted so far. Some have not even made it to 10. If there is duplication instead of having two information forums per month, have one and the ABF. Perhaps duplication would not be necessary if all councillors attended all Information Forums.

2. Consolidating management presentations and briefing content into Information Forums may improve meeting efficiency by reducing the need for matters to be presented on multiple occasions.

Response- There would be more efficiency with one information forum a month and an ABF and **therefore** no need for multiple presentations if councillors attended in the first place.

3. The introduction of Public Statement Time will provide an additional opportunity for members of the community to address Council and share their views on matters affecting the City.

Response- It is not a trade -off to replace the existing submissions and deputations as outlined in the Sanding Orders which are done at an Agenda Briefing with a Public Statement Time. This is of disadvantage to residents and less opportunity than what we currently have. If the councillors have concerns they are not getting the opportunity to hear submissions and deputations as a result of Mayor Rossi one could ask the question - do you only want to hear some things but not others? The Council actually voted in December 2025 not

to hear a deputation from [REDACTED] on council policy review.

4. The proposed trial does not reduce public access to Council agendas, reports, minutes, Council resolutions, or other established avenues of community engagement.

Response- The public currently has access to attend an Agenda Briefing and hear the presentations made by officers in addition to questions asked by council and responded to by the officers

5. The proposed arrangement seeks to balance effective governance with community participation by introducing Public Statement Time while retaining public access to formal Council decision-making processes.

Response. The proposed Public Statement Time is not an addition so you can say residents are getting more opportunity to interact with council, if there is no submission and deputation time. Further to that the Mayor is the reason we have less time as he is the one refusing us the opportunity as we are not “directly affected” which is not defined.

On page 1774 at the top it states:

Development of rules governing Public Statement Time (with subsequent consideration and endorsement by the Presiding Member) The Presiding Member is the one who is the one responsible to refusing our deputations and submissions.

According to page 1772 any changes will be administrative. Without limiting future consideration, rules for Public Statement Time may include:

- Max of 30 minutes
- Statements must relate to an agenda item.

Response- Other councils with statement time are not restricted to agenda items.

- One statement per person per meeting.

Response - Currently if approved at ABF we do not have that restriction we can do as many items that affect us.

If the idea of this motion was go give more time for residents to address council, this has failed for the reasons I have outlined.

If the council wants to increase this time, the only solution is to add the submissions and deputations into the OCM which I have argued for years can be done but have been refused.

However cancelling Agenda Briefing does not allow residents access to the current presentations at an ABF which is a disadvantage to residents that choose to attend. We will be arguing that cancelling is a transparency issue and residents need to know the council does not want transparency.

If transparency is what is intended leave the ABF as is and to satisfy [REDACTED] [REDACTED] and his eight questions per meeting for the last year, leave the ABF as is and just release the audio done for minute keeping purposes and that stops those questions.



Public Submission Time and 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.

Public Submission Time and Deputation Proforma			
Name	Lise Holland		
Address	[Redacted] Redcliffe		
Business, Organisation or Group (if presenting on behalf of)			
Agenda Briefing Forum Date	18 Aug 26	Reported Item No. referred to	13.2.3
Please tick the appropriate box to indicate what type of presentation you wish to make	☐ Submission	☒ Deputation	
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.	☐ Support	☒ Oppose	
Please write a brief overview of you 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.			
Reveal Sandy Orders			
Additional space provided overleaf if required. Please tick box if continued overleaf			



Definitions

‘Submission’ is defined as a presentation made to an Agenda Briefing Forum by an individual member of the public, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A submission may be made at this time according to the Rules of Public Submission Time and Deputations. With the exception of the Presiding Member, no interaction between Councillors and the presenter is permitted.

‘Deputation’ is defined as a presentation made to an Agenda Briefing Forum by members of the public, whether as an individual or a group of up to five people, who can demonstrate that they are directly affected (whether adversely or favourably) by a matter on the attached Ordinary Council Meeting Agenda. A deputation will cause the relevant agenda item to be reviewed by the forum, at which time a presentation can be made in accordance to the Rules of Public Submission Time and Deputations. Interaction between Councillors and the presenter(s) is allowed with the permission of the Presiding Member. The person/people requesting a deputation will need to provide the Presiding Member with prior notice of a request to make a deputation.

Rules for Agenda Briefing Forum Public Submission Time and Deputations

- a) Only those persons, who can demonstrate to the Presiding Member's satisfaction that they are directly affected by the matter on the agenda, will be entitled to make a submission. Those persons that can demonstrate that they are directly affected may make a deputation.
- b) Where a directly affected person has sought the prior endorsement of the Presiding Member, 'advocates' (acting on behalf of the directly affected person) 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 writing to the Presiding Member 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 suburb of residence.
- f) Submissions and deputations are to be directed through the chair, with the Presiding Member having the discretion to accept or reject a presentation.
- g) As per Council's standing orders, no debating of an agenda item issue between the gallery, Elected Members or officers is permissible.
- h) A Submission/Deputation will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes if a Submission/Deputation is:
 - i. inappropriate;
 - ii. repetitious;
 - iii. lacking in decorum or adversely reflect on the integrity of any councillor or employee;
 - iv. offensive or otherwise not in good faith;
 - v. duplicates or variations of earlier submissions;
 - vi. relevant to the personal affairs or actions of Council members or employees; and/or
 - vii. legal advice, legal proceedings or other legal processes.The Presiding Member or Chief Executive Officer may offer comment by way of correction, to any false information presented.
- i) A Submission/Deputation will be refused by the Presiding Member as 'out of order' and will not be recorded in the forum notes if the person(s) presenting the Submission/Deputation:
 - i. do not comply with the Rules of Public Submission Time and Deputations;
 - ii. do not abide by a ruling from the Presiding Member;
 - iii. behaves/behave in a manner in which they are disrespectful of the Presiding Member, Elected Members or Officers; or
 - iv. refuse to abide by any direction from the Presiding Member.
- j) Public Submission Time is set for a period of 30 minutes and will end earlier if there are no further submissions.
- k) Submissions/deputations to be made at the forum will be registered in order of receipt, and the order of priority for making submissions/deputations will be the order of that register.

- l) 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 which to make a submission.
- m) Deputations will be made at the time the matter subject to the deputation is reviewed by Council. Unless otherwise approved by a majority of Elected Members, 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 Elected Members, is not to exceed 15 minutes.
- n) 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.
- o) 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.
- p) If there is time remaining in the initial period for Public Submission Time after all members of the public have made their initial submission, the Presiding Member may then allow members of the public to, in order of the register, make a further submission (within a three minute time limit) until the initial period for Public Submission Time has expired.
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6 Matters for which the meeting may be closed

Note:

The Presiding Member advised that questions on Item 14.1 - Staff Matter - Chief Executive Officer Annual Performance Appraisal 2025-26 would be responded to at the 25 August 2026 Ordinary Council Meeting.

7 Closure

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8:18pm.