



Agenda Briefing Forum

Matrix

18 February 2025



City of
Belmont

CITY OF BELMONT

Agenda Briefing Forum

Matrix

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Tabled Attachments Index

Attachment 5.1.1 – Item 5.1 (12.1) refers

Attachment 5.1.2 – Item 5.1 (12.2) refers

Attachment 5.1.3 – Item 5.1 (12.3) refers

Councillors are reminded to retain the Ordinary Council Meeting Agenda and any confidential papers for deliberations at the next Ordinary Council Meeting.

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.

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 February 2025 commencing at 6:30pm.

Matrix

Present

Mayor R Rossi, JP (Presiding Member)	Mayor
Cr D Sessions (Deputy Mayor)	West Ward
Cr G Sekulla, JP	Central Ward
Cr J Harris	Central Ward
Cr B Ryan	East Ward
Cr P Marks	East Ward
Cr J Davis	South Ward
Cr C Kulczycki	West Ward

In attendance

Mr J Christie	Chief Executive Officer
Mr S Downing	Director Corporate and Governance
Mr W Loh	Director Development and Communities
Mr M Murphy	Director Infrastructure Services
Mr A Bott (dep. 7:28pm)	Manager Planning Services
Ms D Dabala	Manager Governance and Legal
Mr J Bidwell (dep. 7:59pm)	Manager City Projects
Mr D Boylan (dep. 7:56pm)	Manager City Facilities and Property
Ms C Gilbert (dep. 7:28pm)	Coordinator Planning Projects
Mr B Pang (dep. 7:28pm)	Coordinator Planning
Ms L Chaplyn	Coordinator Media and Communications
Ms M Chambers	Senior Governance Officer
Mr N Reddy (dep. 7:28pm)	Senior Planning Officer
Mr B Houweling (dep. 7:28pm)	Senior Planning Officer
Ms P Wallis (dep. 7:28pm)	Planning Officer

Members of the gallery

There were 7 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.

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 Kulczycki to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors. Cr Kulczycki 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 Powell (apology)

South Ward

3 Announcements by the Presiding Member (without discussion) and declarations by Members

3.1 Announcements

'Congratulations to Cr Phil Marks, Freeman of the City, on receiving the City of Belmont RSL, 2025 Australian of the Year Award, in recognition of his years of dedicated service to the community.'

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.

3.3 Declarations by Members who have not given due consideration to all matters contained in the business papers presently before the meeting

Nil.

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.

6:34pm The Presiding Member closed Public Submission Time as no submissions were received.

5 Ordinary Council Meeting Agenda for meeting to be held on 25 February 2025

5.1 Agenda items for review

Note:

The Presiding Member advised that in accordance with Section 5.23(2)(b)(e) of the *Local Government Act 1995 (WA)* if there was any questions on the Confidential Attachments for Item 12.1, Council would need to go behind closed doors.

There were no questions on the Confidential Attachments for Item 12.1.

OCM Item 12.1

Golden Gateway Local Structure Plan

Deputation Presentation

In accordance with Clause 6.7 (1)(b) of the Standing Orders Local Law 2017 and Clause a) of the Rules for Agenda Briefing Forum Public Submission Time and Deputations, the Presiding Member refused Ms Hollands' request to make a deputation in relation to Item 12.1 as the Presiding Member determined that Ms Hollands was not directly affected by the matter.

Officer Presentation

The Senior Planning Officer provided a presentation which included the following:

OCM Item 12.1

Golden Gateway Local Structure Plan

- Presentation Overview
- Location
- Advertising
- Current Planning Framework
- Traffic
- Pedestrian Crossing Points
- Parking
- Building Heights
- Additional Height Criteria
- Infill Targets
- Public Open Space
- Amenity
- Procedural Considerations
- Officer Recommendations

(Refer Tabled Attachment 5.1.1 for further information).

Notes from Forum

- There is currently no building height controls within the precinct. The developers can currently build higher than the height that the City is proposing. There are height limits prescribed by Perth Airport, however these heights can be exceeded subject to referral to Perth Airport.
- If the Western Australian Planning Commission (WAPC) receives a document that does not have well thought out decisions relating to building heights, they could request the City to modify the structure plan and readvertise at the City's cost.
- The overpass/underpass will need to be further investigated through the preparation of the Infrastructure Funding Strategy. It may be a possibility that contributions are taken from developers to fund that infrastructure.
- Infill targets are based off census data, therefore social housing counts towards infill targets.
- The heights proposed by the structure plan respond to the changes that have occurred as a result of the COVID-19 pandemic. There has been a significant increase in construction costs, the building height controls seek to ensure that feasible development can occur within the precinct. When the City presents the Local Planning Strategy to the Department of Planning, Lands and Heritage for

OCM Item 12.1

Golden Gateway Local Structure Plan

review, they will want to see how the City is providing for future housing opportunities to meet our infill targets.

- If feasible development controls are not provided within the precinct, development will not happen. 6-9 stories are not feasible, the City will likely see lower order land use such as fast food, service stations established within the precinct instead.
- Council did attempt to prohibit service station establishments along Great Eastern Highway through a scheme amendment, however the Department of Planning, Lands and Heritage were not supportive of that approach. Council adopted the Service Station Policy which does seek to prohibit these establishments, however it is only a local planning policy which does not have as much power as the Local Planning Scheme. It would be a similar approach if Council wanted to prohibit fast food outlets.
- With transport orientated developments/precincts, the City does seek to encourage walkability by having everything such as local shopping centres and the river within one compact area. The City is not looking at increasing the development potential of the area, but rather are attempting to put appropriate planning controls in place.
- It is acknowledged that Garratt Road bridge and Grandstand Road carry regional traffic between the two sides of the river. The intersections of Stoneham Street, Resolution Drive and Great Eastern Highway are responsibilities of Main Roads.
- The City needs to investigate all the items that would need to be funded through the development contribution plan and make sure those could be feasibly delivered by contributions collected from developers in the precinct. The way to enforce the development contribution plan is through an amendment to the City's Local Planning Scheme.
- The structure plan is always a due regard document, there would be a conflict on this alignment with the current scheme. Through this process the City would undertake a scheme amendment to align the planning scheme with the structure plan. When it is sent through to WAPC and there is a level of certainty of what the plan will look like, a scheme amendment would be progressed to make it consistent with the plan.

OCM Item 12.1

Golden Gateway Local Structure Plan

- The scheme amendment would need to occur before the structure plan is signed off by WAPC.
- The development contributions list provided on page 117 is not an exhaustive list. The pedestrian overpass on Stoneham Street could be covered under this plan.
- The traffic counts conducted on Carbine Street were not done as part of this project, it was a separate count through Infrastructure Services. The traffic flows on Carbine Street will be further addressed through the Perth Racing Precinct Structure Plan. It is not anticipated that development in this precinct has any impact on traffic flows along Carbine Street.
- 160 Stoneham Street is zoned mixed-use under the Local Planning Scheme. It is still subject to the declaration of trust which requires it to be provided for private recreation and enjoyment.
- A reduced speed limit will need to be approved by Main Roads WA.
- When the City provides the report to WAPC, it will include the officer report, officer recommendation and the Council resolution.
- Once a structure plan is implemented, future development applications would be assessed in accordance with that structure plan and planning framework. If the City has a soundly justified, well thought out framework there should be no reason or less of a reason for that to be varied once it is in place.
- The City is currently drafting a Local Planning Strategy which Council will be considering very shortly. Before the City are able to advertise it, it will need to go to the State Government for review. The key things that they will be looking for is to make sure that the City have planning areas that are well thought out and located, and that can accommodate housing infill to meet the City's targets. Without those, they will most likely ask for revisions to ensure the City can meet those targets.
- Once Council makes their resolution on the plan, it will go to WAPC and they will be the ultimate decision maker for this proposal.
- The City has not heard from the WAPC regarding Ascot Kilns. WAPC were focusing on the restoration efforts on Ascot Kilns which has now been completed.

OCM Item 12.1

Golden Gateway Local Structure Plan

- The City can advocate for lights at the roundabout at Grandstand Road, Resolution Drive and Stoneham Street separately to the structure plan process.

Further Information to be Provided

- The Coordinator Planning Projects undertook to investigate other areas in Western Australia that have a reduced speed to 30km/h.
- The Manager Planning Services undertook to contact the WAPC regarding an update on the Ascot Kilns site.

Note:

The Presiding Member advised that in accordance with Section 5.23(2)(b) of the *Local Government Act 1995 (WA)* if there was any questions on the Confidential Attachments for Item 12.2, Council would need to go behind closed doors.

There were no questions on the Confidential Attachment for Item 12.2.

OCM Item 12.2

Final Adoption – Amendment No. 22 to Local Planning Scheme No. 15 – Amendments to the Land Use Permissibility of Warehouse in the Mixed-Use Zone

Deputation Presentation

Nil.

Officer Presentation

The Planning Officer provided a presentation which included the following:

- Amendment 22
- Location
- Consultation
- Non-Conforming Use Rights
- Officer Recommendation

(Refer Tabled Attachment 5.1.2 for further information).

OCM Item 12.2

Final Adoption – Amendment No. 22 to Local Planning Scheme No. 15 – Amendments to the Land Use Permissibility of Warehouse in the Mixed-Use Zone

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.3

Development Application for 'Warehouse', 'Industry General' and 'Office' - Lot 1 (6) Ferguson Street, Kewdale

Deputation Presentation

Nil.

Officer Presentation

The Senior Planning Officer provided a presentation which included the following:

- Local Planning Scheme Map Zoning Map
- Location
- Proposal
- Car Parking
- Remaining Portion of Site
- Recommendation

(Refer Tabled Attachment 5.1.3 for further information).

Notes from Forum

- The condition is put in place so if it did eventuate that there were parking issues or parking bays were required, the City would be able to enforce the condition through compliance.
- The applicant has put forward possible statues for their public art on the development site. The condition itself will require them to

OCM Item 12.3

Development Application for 'Warehouse', 'Industry General' and 'Office' - Lot 1 (6) Ferguson Street, Kewdale

provide a report which will go through the Public Art Advisory Panel to review.

- For industrial areas, the City has taken an approach of requiring sealing for parking areas. This site has historically had dust issues with vehicles traversing over it. Under the current approval for the site, the car parking area should be sealed.

Further Information to be Provided

Nil.

7:28pm The Manager Planning Services, Coordinator Planning Projects, Coordinator Planning, Senior Planning Officers and Planning Officer departed the meeting and did not return.

OCM Item 12.4

Policy Review: CP 11 Electoral Caretaker Period Policy

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- The caretaker period applies from when nominations close, and ends when the election has been concluded and declared by the Western Australian Electoral Commission (WAEC) Returning Officer
- The City would prefer that Elected Members take material down from their social media platforms therefore there will be no perceived advantage of having the crest in their posts. However, if you are prolific poster that may not be possible.

OCM Item 12.4

Policy Review: CP 11 Electoral Caretaker Period Policy

- The changes that have been proposed in the policy are to bring the policy in line with the changes to the *Local Government Act 1995 (WA)* that were made last year, particularly Section 3.73. They are what officers believe are necessary to ensure the policy is aligned with the *Local Government Act 1995 (WA)*.
- No independent legal advice has been sought, and the City does not believe that it is required. It is not a conservative review, it is a literal review of the amendments to the *Local Government Act 1995 (WA)* which the City hope will protect Elected Members and candidates while in election mode.
- The City has a number of branding materials. Elected Members should not be trying to pass something off as a City document by using the crest or City colours.
- If you have control over family members, it is recommended that they do not use Council colours. Unfortunately, if you cannot control family members there is nothing that can be done. This policy only relates to Elected Members, candidates and employees of the City.
- The City undertakes a policy review post-election so that the new Council have a chance to review and endorse the policies for the next two years. This policy needs to be in place pre-election, therefore needs to be reviewed prior to election. Throughout the year if a policy needs amending, Council can deal with this independently of the general review of policies.
- The different colours on the track change version of the policy show the different authors who have contributed to the policy.
- Someone has to have the authority to provide information, and it is the Chief Executive Officers role to ensure that information that is being provided is relevant to the election, and relevant to the Elected Member or candidate. The Chief Executive Officer would need to decide whether it would be fair for that information to be provided to all candidates so that everyone has the same level of information leading into the election. Any decision the Chief Executive Officer makes is in accordance with this policy and the *Local Government Act 1995 (WA)*.
- The policy references the Code of Conduct that the City uses as the base document. Regulation 17 of the Local Government (Model Code of Conduct) Regulations and Rule 17 of the Code of Conduct for Council Members, Committee Members and Candidates are the same.

OCM Item 12.4

Policy Review: CP 11 Electoral Caretaker Period Policy

Further Information to be Provided

- The Director Corporate and Governance undertook to provide Elected Members with the City's 'colours' that cannot be used during the Electoral Caretaker period.

OCM Item 12.5

Accounts for Payment December 2024

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.6

Monthly Financial Report for December 2024

Deputation Presentation

Nil.

Officer Presentation

Nil.

OCM Item 12.6

Monthly Financial Report for December 2024

Notes from Forum

- The bank fees for credit card payments reflect both the income and expenditure relating to a payment received from a large ratepayer who wanted to use Amex, which the City allowed as long as they paid the fee. This is shown as income and as part of the expenditure, the reason why the finance is beyond that as there were a series of other payments that added up to the difference but were not more than \$100,000, so therefore did not require their own comment.

Further Information to be Provided

Nil.

OCM Item 12.7

Accounts for Payment January 2025

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

- The Director Infrastructure Services undertook to investigate what the \$16,500 for Tonkin Highway Traffic Modelling was for, considering that road falls under Main Roads WA.

OCM Item 12.8

Monthly Financial Report for January 2025

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

Note: The Presiding Member stated that Item 12.9 - Compliance Audit Report 2024 will be circulated in an Amended Agenda later this week.



Presentation Overview



- Location
- Advertising
- Current planning framework
- Matters raised by submitters
- Procedural considerations
- Officer recommendation.

Location



Advertising



- 27 August 2024 OCM – Council resolved to readvertise document.
- Advertised for 42 days.
- 3,083 letters sent.
- 34 Submissions received.

Current Planning Framework



- LPS 15 does not contain provisions for the precinct relating to:
 - Height
 - Density
 - Plot ratio
 - Built Form Controls.

Traffic



Pedestrian Crossing Points



Stoneham Street

- Submitters suggest overpass/underpass or conversion of Stoneham Street into a park.
- Overpass or underpass may be an opportunity.

Great Eastern Highway

- Request the City advocate for improved pedestrian crossing with one suggesting an overpass.
- Movement and Access Strategy recommends additional protected crossing points.
- Great Eastern Highway Urban Corridor Strategy identifies a potential overpass.

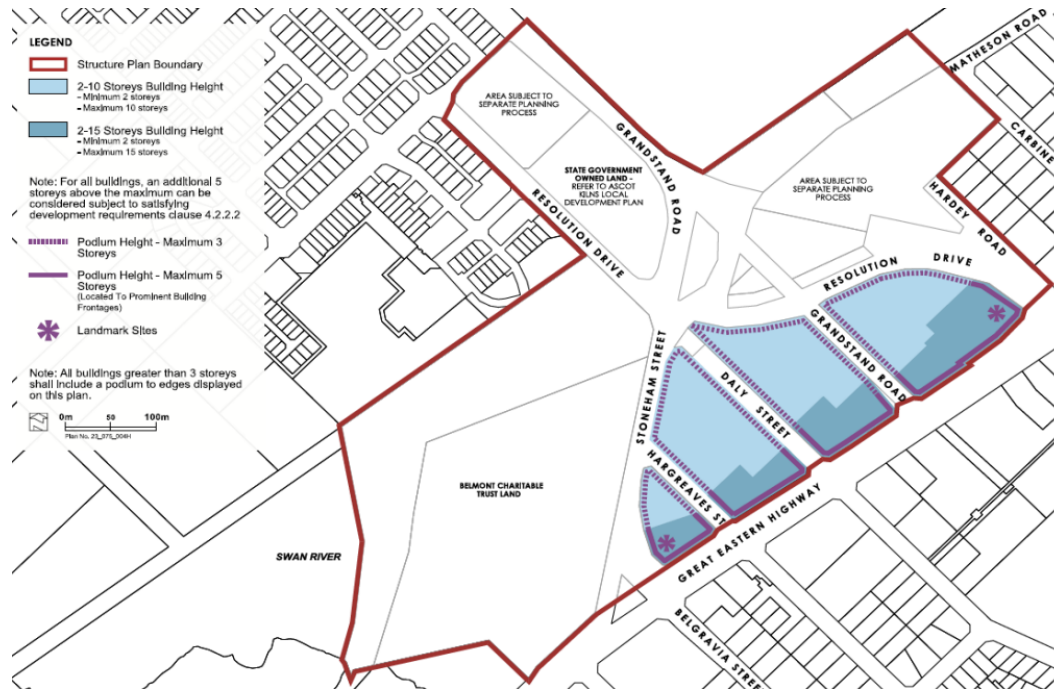


Parking



- Submitters questioned parking adequacy.
- Structure Plan maintains parking requirements consistent with the R-Codes and LPS 15.

Building Heights



Building Heights



- Submitters said the proposed heights:
 - Are inconsistent with the character of Ascot.
 - Are able to occur elsewhere.
 - Should be reverted to Council's 2020 resolution (6 and 9 storeys).
 - Prioritise developer profits over community benefit.



Additional Height Criteria



The Structure Plan provides for an additional five storeys to encourage sustainability and open space.

- All proposals will be assessed against R-Codes Volume 2 and undergo review by the Design Review Panel.
- Conduits and metering for the future provision of electric vehicle chargers will have a greater sustainability benefit than Level 1 vehicle chargers for all bays.
- Solar battery storage is an emerging technology presenting challenges at this stage.
- Double glazing and 1kw of solar per dwelling are reasonable requirements.
- Schedule of Modifications proposes increased flexibility to provide for alternative sustainability measures.

Infill Targets



- Submitters commented on the State's infill targets.
- The City is responsible for meeting its own housing target.
- Minimise impact on suburbs by identifying specific areas best suited for urban consolidation.

Public Open Space



- Submitters query why 10% POS is not provided within the precinct.
- Liveable neighbourhoods does not require public open space for mixed use precincts. However, it requires consideration of public open space opportunities.
- The closure of Daly St provides a new public open space area.
- Belmont Trust and the Ascot Kilns site offer open space opportunities.

Amenity



- Current amenity level within the precinct is relatively low. The precinct also lacks a distinctive character or sense of place that requires preservation.
- Precinct is well separated from Ascot Waters and the Residential and Stables area.
- Future overshadowing will be directed south.
- Only a limited number of properties in Ascot Waters may have brief views of future development.



Procedural Considerations



- Council's role is to make a recommendation to the WAPC.
- The Structure Plan cannot be advertised again unless directed otherwise by the WAPC.
- Modifications should only be made to address legitimate concerns raised in submissions.
- When considering submissions it is important that a well informed approach is taken based on sound planning principles.
- Council's recommendation must be provided to the WAPC by 28 February 2025.

Officer Recommendation



- No substantive changes are recommended to the LSP.
- Several minor changes have been identified as detailed by the schedule of modifications.
- Council recommend the LSP be approved by the WAPC subject to modifications.

Benjamin Houweling – Senior Planning Officer



Amendment 22

Agenda Briefing Forum

18 February 2025



**City of
Opportunity**

Amendment 22



- Amendment No. 22 seeks to:
 - Modify 'Warehouse/Storage' land use definition.
 - Prohibit 'Warehouse/Storage' land uses in the 'Mixed Use' zone.
 - Modify 'Mixed Use' objectives.
- Council initiated Amendment No. 22 for advertising at the February 2024 OCM.

Location



City of Belmont

Amendment No. 22

Page

Consultation



- Public consultation undertaken from 5 September 2024 to 5 November 2024 (60 days).
- Letters sent to owners and occupiers of 'Mixed Use' zoned land and relevant State Government Agencies.
- Advertised on City's website and Perth Now.
- Three submissions received:
 - Two no objection
 - One objection.

Non-Conforming Use Rights



- Submission raised concerns regarding the impact the Amendment may have on their existing warehousing business.
- An existing 'Warehouse' can continue to operate using a valid approval.
- Non-conforming use rights are active until the land use ceases to operate or changes to another land use.

Officer Recommendation



- It is recommended that Council support Amendment No. 22 without modification.

Thank you

Penny Wallis – Planning Officer



**Development Application for 'Warehouse',
'Industry General' and 'Office – Lot 1 (6)
Ferguson Street, Kewdale
Agenda Briefing Forum – 18 February 2025**




City of
Opportunity

Local Planning Scheme Map Zoning Map





Location





Proposal

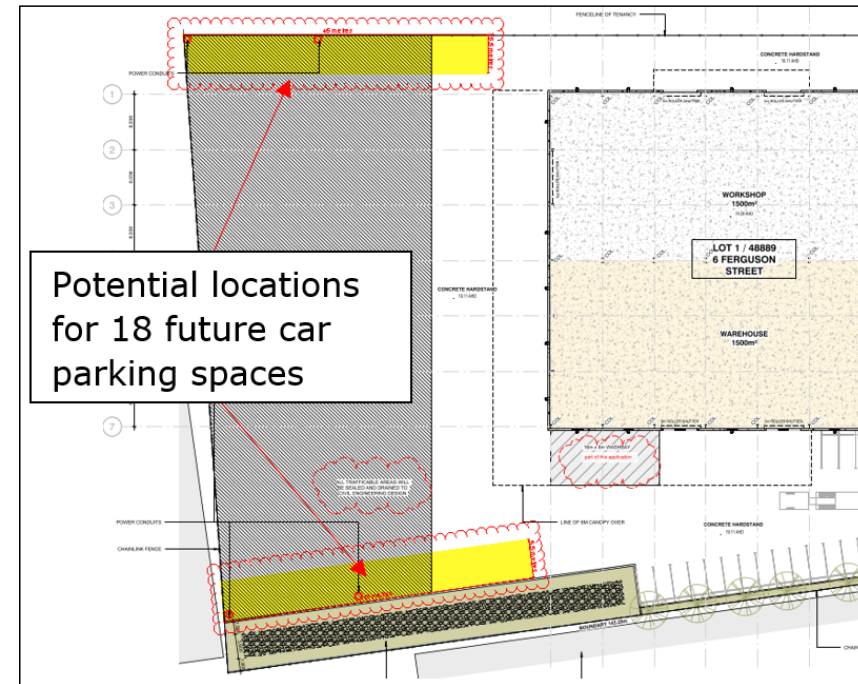


- 'Industry-General', 'Warehouse' and 'Office' development comprising of:
 - Industrial/Warehouse building (2940m²).
 - Ancillary two storey office (494m²).
 - Outdoor storage.
 - Parking, end of trip facilities and staff amenities
 - Landscaping.

Car Parking



- 88 car bays are required, and the proposal seeks to provide 70 car bays.
- Scheme allows for variations in Industrial Zone – subject to space being reserved.
- Sufficient space for 18 bays if needed in future – condition proposed.
- At OCM 26 September 2023 approval was granted a 19 car parking bay shortfall - condition proposed.



Remaining portion of site



- Portion of land between the existing development and the development area (shown in blue).
- Leaving this part of the site unsealed is not considered acceptable.
- A condition requiring the sealing and drainage of this section prior to the occupancy is recommended.



Recommendation



- That Council approves the application subject to conditions, in particular:
 - Conditions 3 & 4 – Public art contribution.
 - Condition 6 – seal and drain the portion of unsealed land.
 - Condition 7 – Bicycle parking bays and end of trip facilities.
 - Condition 13 – Detailed landscaping plan.
 - Conditions 21 & 22 – Minimum of 70 bays to be provided, and area reserved for 18 bays for future demand.

Senior Planning Officer, Nicholas Reddy



6 Matters for which the meeting may be closed

Note:

The Presiding Member advised that in accordance with Section 5.23(2)(c) of the *Local Government Act 1995 (WA)*, Council will need to go behind closed doors if there are any questions on Confidential Items 14.1, 14.2 and 14.3.

7:54pm Kulczycki moved, Sessions seconded that in accordance with Section 5.23(2)(c) of the *Local Government Act 1995 (WA)*, the meeting will proceed behind closed to allow questions on Confidential Items 14.1, 14.2, and 14.3.

Carried 8 votes to 0

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

Against: Nil

7:54pm Members of the public gallery departed the meeting.

OCM Item 14.1

Tender 21/2024 - Centenary Park Sports Lighting Upgrade

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- Refer to Confidential Matrix.

Further Information to be Provided

Nil.

OCM Item 14.2

Tender 22/2024 - Wilson Park Precinct (Zone 2) Public Art Commission

Deputation Presentation

Nil.

Officer Presentation

- Refer to Confidential Matrix.

Notes from Forum

Nil.

Further Information to be Provided

- Refer to Confidential Matrix.

OCM Item 14.3

WALGA Sustainable Energy Project - Phase Two Contract

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- Refer to Confidential Matrix.

Further Information to be Provided

Nil.

8:04pm Davis moved, Sessions seconded, that the meeting again be open to the public.

Carried 8 votes to 0

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

Against: Nil

8:04pm The meeting came out from behind closed doors. No members of the public returned to the meeting.

7 Closure

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8:05pm.