



Agenda Briefing Forum

Matrix

18 June 2024



City of
Belmont

CITY OF BELMONT

Agenda Briefing Forum

Matrix

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Tabled Attachments Index

Attachment 4.1.1 – Item 4.1 refers

Attachment 4.2.1 – Item 4.1 refers

Attachment 4.3.1 – Item 4.1 refers

Attachment 4.4.1 – Item 4.1 refers

Attachment 4.5.1 – Item 4.1 refers

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 (12.2) 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 June 2024 commencing at 6.31pm.

Matrix

Present

Mayor R Rossi, JP (Presiding Member)	Mayor
Cr D Sessions (Deputy Mayor)	West Ward
Cr G Sekulla, JP	Central Ward
Cr B Ryan	East Ward
Cr P Marks	East Ward
Cr J Davis (dep.7.50pm)	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
Ms S Jessop (dep.7.50pm)	Manager Finance
Mr S Reeves	Manager Parks, Leisure and Environment
Mr D Boylan	Manager City Facilities and Property
Ms D Dabala	Manager Governance and Legal
Ms G Carter-Nguyen (dep.7.50pm)	Manager Public Relations and Stakeholder Engagement
Ms C Gilbert (dep. 7.25pm)	Acting Manager Planning Services
Mrs J Cherry-Murphy	Coordinator Governance
Mr B Pang (dep.7.25pm)	Coordinator Planning
Mr N Reddy (dep.7.25pm)	Senior Planning Officer
Ms M Phillips	Governance Officer

Members of the gallery

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

1 Official Opening

6.31pm 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 Sekulla to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors and Officers. Cr Sekulla 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 Vijay (leave of absence)

Central Ward

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

3.1 Announcements

Nil.

3.2 Disclaimer

6.33pm 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

6.34pm The Presiding Member opened the period allotted for Public Submission Time and drew the gallery's attention to the Rules for Public Submission Time. Five Public Submissions were received.

4.1 Mr S DePiazzi (on behalf of Urbanista Town Planning), Perth

Mr S DePiazzi spoke in opposition of the Officer Recommendation for Item 12.1 - Development Application for Grouped Dwelling (One Proposed Dwelling, One Existing Dwelling Retained) - Lot 74 (No. 285) Belmont Avenue, Cloverdale.

(refer Tabled Attachment 4.1.1)

Attachment 4.1.1 Submission - Mr S De Piazzi on behalf of Urbanista
Town Planning - OCM Item 12.1

From: "no-reply@belmont.wa.gov.au" <no-reply@belmont.wa.gov.au>
Sent: Mon, 17 Jun 2024 16:57:51 +0800
To: "Belmont" <Belmont.Belmont@belmont.wa.gov.au>
Subject: Public Submission Time and Deputation Proforma



Hi Governance Team,

You have a new public submission or deputation from Daniella Mrdja for the 18 June 2024 Meeting.

PublicSubmissionDeputationID	21
Form inserted	17/06/2024 4:57:49 PM
Form updated	17/06/2024 4:57:49 PM
Date of Meeting	18 June 2024
First name	Daniella
Last name	Mrdja
Address	Level 1/231 Bulwer Street, Perth WA 6000
Email address	daniella@urbanistaplanning.com.au
Business, organisation or group (if presenting on behalf of)	Urbanista Town Planning
Please indicate what type of presentation will be made	Submission
Please tick to indicate if your submission or deputation is in support or opposition to the Officer Recommendation	Oppose

Agenda item number
12.1

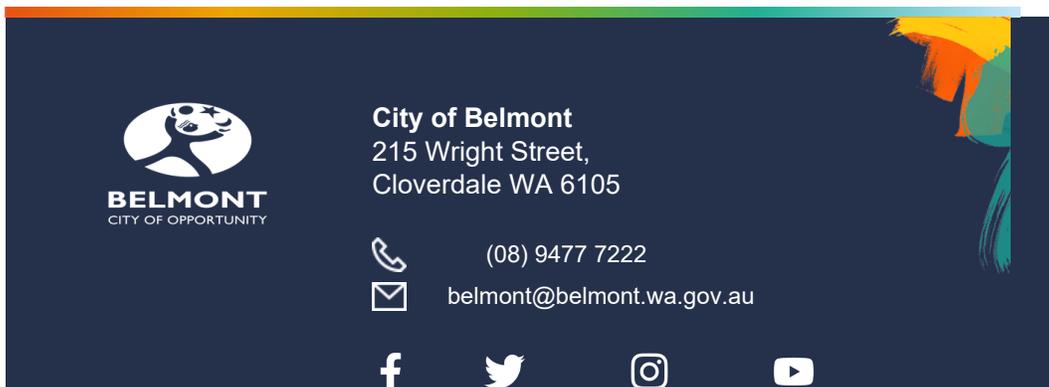
Enter your submission/deputation
Background • An application to construct a two-storey grouped dwelling at the rear of an existing dwelling was approved by the City in March 2024. • A condition was applied that requires the existing front dwelling to be demolished entirely, no later than 6

months after the completion of the construction of the new rear dwelling. • The subject site is zoned R20/R50/R100 and in order to facilitate the proposed development, the higher coding was required and therefore required to be assessed in accordance with clause 4.7.3 of the City's LPS15. • It is our understanding that the reason why the City is forcing the demolition of my client's current 3 bedroom, 1 bathroom home is for two reasons: o 1. Because the existing dwelling is setback 5.2m from the side boundary, in lieu of 6m (clause 4.7.3c of LPS15); and o 2. Because 'in the City's opinion', the existing dwelling is of low quality and is apparently incapable of being upgraded to a standard commensurate with new development (clause 4.7.3b of LPS15). o We understand that all other sub-clauses in 4.7.3 have been achieved. • Even though the Council has discretion to vary any of the sub-clauses listed in clause 4.7.3, the City's officers instead resolved to require the removal of the house altogether to ensure "compliance" with these sub-clauses. • As I am sure Council can appreciate, our client strongly opposes the demolition of the existing dwelling where he is currently living with his family. Therefore, an application was made to the SAT for the reconsideration of this condition. Clause 4.7.3(b) • With respect to clause 4.7.3b of LPS15, this clause suggests that if Council is of the opinion that an existing dwelling is of low quality or it is 'incapable of being upgraded', it should be demolished. It is absurd that the City's officers have undertaken an assessment of this existing house and formed the opinion that this house, that currently houses a family of 6 people, is of so low quality that there is no other option other than to demolish the house. • The existing dwelling is a well kept 3 bedroom, 1 bathroom brick and tile dwelling constructed circa 1960's. • Whilst there is no argument that the some of the internal elements of the dwelling could be refurbished and modernised, the structure and core of the dwelling itself, is in a very good condition. • The officer's report suggests that because the existing dwelling is not proposed to be "upgraded to be in keeping with the new dwelling" (page 19), the proposal does not satisfy clause 4.7.3b. However, the scheme clause does not require the physical "upgrades" to occur, it only contemplates whether upgrades are capable. In this instance, the City have not provided any reasons as to why they have formed the opinion that this dwelling is not "capable" of being upgraded. • The term 'commensurate' means, "corresponding in size, extent, amount or degree." On page 29 and 30 of the agenda, the officer's report suggests that 'commensurate' refers to look and design and states: "The standard of the new dwelling is two storey, tiled roof, rendered grey and represents a contemporary dwelling design. The retained dwelling was constructed in 1964, is single storey, red brick with an entirely different material palette to the new dwelling. The applicant has not proposed any upgrades to the retained dwelling". The officers have incorrectly defined the term 'commensurate' in their assessment of the proposal. • With respect to the actual definition of 'commensurate', while there is no doubt the proposed dwelling is larger in size, the existing dwelling sits on a much larger lot and has sizeable areas around the dwelling at the rear and within the porch area, that could be used to facilitate additions to the existing dwelling. This demonstrates that the existing dwelling and the proposed lot that it will sit on, is "capable of being upgraded to a standard commensurate with the new development", should the owner or future owners wish to do so. • With respect to future development on the front lot, should the City require the demolition of the existing dwelling, my client does not have any current plans or the necessary funds to build an

entire new dwelling on the front lot, 6 months after the completion of the rear dwelling. It is highly likely that this street front lot will remain vacant for several years until my client is in a position to build. • In a current housing crisis, surely this is not an option that Council would prefer? Clause 4.7.3(c) • Clause 4.7.3(c) requires that “development comprising of two or more dwellings in a front to rear arrangement achieves a minimum side setback of 6m between the side wall of the first dwelling fronting the public street and the side boundary of the parent lot”. • The existing dwelling adjacent to the common property driveway is setback 5.2m from the boundary of the parent lot, in lieu of 6m. • Whilst I can understand the rationale behind this requirement, the length of wall adjacent to the common property is only 8.75m, therefore allowing a sense of openness towards the communal street and view lines to the rear dwelling. • There are several examples of variations to this requirement in the Kewdale area, where an existing dwelling has been retained. Though they could have been approved prior to 2001, as suggested in the officer’s report, the fact of the matter, is that they exist and therefore form part of the streetscape and the character of the locality. • Notwithstanding I cannot see how a 0.8m variation would result in such an impact, for the City to suggest that the only option for my client is to demolish a perfectly liveable brick and tile dwelling or not approving the construction of infill development, in an area coded for high density. • It truly makes no sense at all. Based on the reasons I have discussed as well as for the implicit social and financial reasons for demolishing an entire dwelling for no real reason, we strongly but respectfully urge Council to move the alternative recommendation provided by the officers on page 30 of the agenda.

Thanks,

City of Belmont



4.2 Mr J Harris (on behalf of Tom Whiting), Cloverdale

Mr J Harris, on behalf of Tom Whiting, presented a submission for Item 14.1 - Stanton Road - Impact Statement.

(Refer Tabled Attachment 4.2.1)



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	Jared Harris on behalf of Tom Whiting		
Address	138 Coolgardie Ave, Redcliffe 6104		
Business, Organisation or Group (if presenting on behalf of)	-		
Agenda Briefing Forum Date	18/6/24	Reported Item No. referred to	14.1
Please tick the appropriate box to indicate what type of presentation you wish to make	<input checked="" type="checkbox"/> Submission	<input type="checkbox"/> Deputation	
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.	<input type="checkbox"/> Support	<input checked="" type="checkbox"/> 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.			
General Stanton Road comments			
Additional space provided overleaf if required. Please tick box if continued overleaf <input type="checkbox"/>			

4.3 Ms L Hollands, Redcliffe

Ms L Hollands presented a submission for Item 14.1 - Stanton Road - Impact Statement.

(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	Lisi Hollands		
Address	2 miles A2 Reddick		
Business, Organisation or Group (if presenting on behalf of)			
Agenda Briefing Forum Date		Reported Item No. referred to	14.1
Please tick the appropriate box to indicate what type of presentation you wish to make	<input checked="" type="checkbox"/> Submission	<input type="checkbox"/> Deputation	
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.	<input type="checkbox"/> Support	<input type="checkbox"/> 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.			
Support project going ahead no delays			
Additional space provided overleaf if required. Please tick box if continued overleaf			<input type="checkbox"/>

4.4 Mr M Cardozo, Redcliffe

Mr M Cardozo presented a submission for Item 14.1 - Stanton Road - Impact Statement.

(Refer Tabled Attachment 4.4.1)



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	MARTIN CARDOZO		
Address	56 LYALL ST, RENOUVILLE		
Business, Organisation or Group (if presenting on behalf of)			
Agenda Briefing Forum Date	18.6.2024	Reported Item No. referred to	14.1
Please tick the appropriate box to indicate what type of presentation you wish to make	<input checked="" type="checkbox"/> Submission	<input type="checkbox"/> Deputation	
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.	<input type="checkbox"/> Support	} <input checked="" type="checkbox"/> Oppose	I THINK
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.			
GENERAL STANTON ITEM			
Additional space provided overleaf if required. Please tick box if continued overleaf <input type="checkbox"/>			

4.5 Mr J Harris, Cloverdale

Mr J Harris spoke in opposition to the Officer Recommendation for Item 12.7 - Adoption of 2024-25 Annual Budget.

(Refer Tabled Attachment 4.5.1)



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	Jared Harris		
Address	12 Finnan Street		
Business, Organisation or Group (if presenting on behalf of)	-		
Agenda Briefing Forum Date	18/6/24	Reported Item No. referred to	12.4
Please tick the appropriate box to indicate what type of presentation you wish to make	<input checked="" type="checkbox"/> Submission	<input type="checkbox"/> Deputation	
Are you speaking in support or opposition to the Officer Recommendation? Please tick appropriate box.	<input type="checkbox"/> Support	<input checked="" type="checkbox"/> 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.			
Sustainable transport in budget and strategic documents			
Additional space provided overleaf if required. Please tick box if continued overleaf <input type="checkbox"/>			

6.50pm The Presiding Member closed Public Submission Time.

5 Ordinary Council Meeting Agenda for meeting to be held on 25 June 2024

5.1 Agenda items for review

OCM Item 12.1

Development Application for Grouped Dwelling (One Proposed Dwelling, One Existing Dwelling Retained) - Lot 74 (No. 285) Belmont Avenue, Cloverdale

Deputation Presentation

Nil.

Officer Presentation

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

- Extract from Local Planning Scheme Map Illustrating Zoning of Subject Site and Surrounds
- Aerial of the Subject Site
- Background
- Updated Proposal
- Planning Requirements
- Key Issues
- Materials and Palettes of the Existing and New Dwellings
- Existing Streetscape
- Recommendation

(Refer Tabled Attachment 5.1.1 for further information).

Notes from Forum

- The State Administrative Tribunal Meeting was between City officers and the applicant. The discussions held at that meeting are confidential. The application has been discussed with the applicant.

OCM Item 12.1

Development Application for Grouped Dwelling (One Proposed Dwelling, One Existing Dwelling Retained) - Lot 74 (No. 285) Belmont Avenue, Cloverdale

- There was no proposed upgrade works provided for the front house to enable Officers to assess or make a determination.
- The six metre side setback originated in a Local Planning Policy in the early 2000's, it was then transferred into the Local Planning Scheme. The provisions were to improve the amenity of the development on the site, provide an outlook to the dwelling that is to the rear and provide landscaping and the ability for services. The provision under Local Planning Scheme 4.7.3 also required the existing dwelling to be upgraded to a standard that is commensurate with a new dwelling, and that was to enable some of the older housing stock to be redeveloped to newer standards.
- As part of the assessment of the application that was approved earlier this year, there were meetings with the applicant and the conditions were discussed. This included removal of the front dwelling six months after occupancy of the new rear dwelling. The applicant was aware of the conditions. It is a long-standing local planning scheme provision that has been consistently applied since Local Planning Scheme No. 15 was gazetted in 2011.
- The officer's understanding was that the owner wanted to demolish the front house once completing the back house. It seems they simply changed their mind following approval of their original application. There was no indication that this condition was going to be an issue.
- The current condition requires the front house to be demolished after six months of occupancy of the new development. In the past, the City has been flexible in extending to 12 months for demolition.
- Council can consider extending the demolition condition to three to four years, but this is not recommended. Council needs to be consistent across all applications received. The State Administrative Tribunal often asks the City to reconsider applications as part of the review process. The application that has been put forward is to keep the dwelling in its entirety, the applicant is not asking for an extension.
- Council needs to consider the application, and should Council endorse the Officer Recommendation, the matter will go back to

OCM Item 12.1

Development Application for Grouped Dwelling (One Proposed Dwelling, One Existing Dwelling Retained) - Lot 74 (No. 285) Belmont Avenue, Cloverdale

the State Administrative Tribunal, and the applicant can seek that the matter goes to a full hearing or agree to further mediation.

- The City does consider each application on its merits, although in this case every dwelling on Belmont Avenue has met that six-metre setback. If Council were to approve this application, the precedent for a lesser setback would be set.
- If the applicant did not comply with the conditions of approval, the City could take compliance action against the applicant so that they do comply with the conditions.

Further Information to be Provided

Nil.

OCM Item 12.2

Extension of Temporary Use (Holiday House) - Lot 24 (16) Samphire Street, Ascot

Deputation Presentation

Ms C McLean (Hidding Urban Planning) spoke in support of the Officer Recommendation.

(refer Tabled Attachment 5.1.2)

Officer Presentation

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

- Location
- Zoning
- Background
- Details of Proposal
- Consultation
- Submissions
- Draft LPP 19 - Short-Term Rental Accommodation

OCM Item 12.2

Extension of Temporary Use (Holiday House) - Lot 24 (16) Sapphire Street, Ascot

- The appropriateness of permanent approval
- Summary

(Refer Tabled Attachment 5.1.3 for further information).

Notes from Forum

- The previous approval lapsed in February therefore the applicant is unable to operate the holiday house at the moment.
- Council could decide to defer the determination of this application until the policy is adopted. However, this would mean the application is a 'deemed refusal' which then opens an avenue for the applicant to submit an application to the State Administrative Tribunal to review the deemed refusal.

Further Information to be Provided

- The Senior Planning Officer undertook to investigate whether the applicant is switching between private use and holiday home use.

OCM Item 12.3

Revised Local Planning Policy No. 12 - Advertisement Signs

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

OCM Item 12.3

Revised Local Planning Policy No. 12 - Advertisement Signs

Further Information to be Provided

Nil.

OCM Item 12.4

Strategic Community Plan, Corporate Business Plan and Long Term Financial Plan

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

7.25pm The Acting Manager Planning Services, Coordinator Planning, Coordinator Business Planning, Improvement and Risk and Senior Planning Officer departed the meeting and did not return.

OCM Item 12.5

Delegation Register 2024-2025: Proposed Amendments

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.6

Nominations to Committees and Advisory Groups

Deputation Presentation

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(2)(b) of the *Local Government Act 1995 (WA)* if there was any discussion or debate on the Confidential Attachments for Item 12.7, Council would need to go behind closed doors.

There were no questions on the Confidential Attachments for 12.7.

OCM Item 12.7

Adoption of 2024-25 Annual Budget

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

- The \$720,000 for streetscape enhancement is for the Streetscape Enhancement Strategy. The 2024/25 budget is stage two of a 5-year programme. The costs mostly relate to greenstock and earthworks.
- The \$60,000 for sporting infrastructure relates to the leisure program and relates to multipurpose goals to be installed at Selby Park.
- The \$60,000 for multipurpose goals is another identified project for goals at certain sporting fields.
- The \$220,000 for hanging baskets is part of the Streetscape Enhancement Strategy. The hanging baskets will be installed initially around the central business district. This links with the Urban Forest Strategy, the City is looking at the greening of the whole City, including feature walls and entry statements. The City has sourced water for the hanging baskets, they are watered once a week for two minutes by officers. There will be a rotation of seasonal plants in the hanging baskets.
- The \$300,000 for Garvey Park relates to the Swan Canning Riverpark Urban Forest Program (SCRUF) grant which is part of a

OCM Item 12.7

Adoption of 2024-25 Annual Budget

contribution to the planting currently underway. It also includes some infrastructure relating to the path network.

- The City is actively working towards sump development, the City is currently waiting for the response to a large grant application – the Urban River Catchment grant, response due 26 July.
- Connectivity and rehabilitation are budgets for items that arise during the year that the City cannot plan for. Connectivity is for footpath connections and rehabilitation is for repairs that are required during the year.
- The \$35,000 and \$2,500 are for footpath repairs that could occur throughout the year.
- The \$67,000 for Belmont Oasis is for the security turnstiles leading into the pool.
- The City has recommended increasing the reporting material variances as they have not been reviewed in five to 10 years. The proposed increase reflects the larger budget and believe it is more reflective on how Officers report to Council on significant items rather than small items. The City did consider a percentage, but Officers believed a dollar value was better for reporting to Council.
- Redcliffe will be the only sporting facility without unisex changerooms, and the City is currently working on this.
- St Kilda Scout Hall building maintenance is for the water meter that is still in situ. Scout Hall is what it is still identified as.
- The lake observation platform is the one just outside the glasshouse, it does not fall under the redevelopment of the ornamental lakes project. The viewing platform requires some major work as it is currently unsafe.
- The Tomato Lake activation project is funded by the Local Roads and Community Infrastructure Program Grant that the City received from the Federal Government. The City is planning on installing solar lighting around Tomato Lake.
- The City is exploring fencing designs for Volcano Park. The City is looking at Garrison fencing with decorative features, but it needs to fit within the budget.

OCM Item 12.7

Adoption of 2024-25 Annual Budget

Further Information to be Provided

- The Director Infrastructure Services undertook to investigate what CDS stands for in relation to Wicca Park on page 425 of the Agenda.
- The Director Development and Communities undertook to investigate if there is a budget for activations in other suburbs.

OCM Item 12.8

Accounts for Payment May 2024

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

- The Manager Finance undertook to investigate what the Professional Fees for Peet Park Clubrooms on page 541 are for.
- The Manager Finance undertook to investigate what the two items for landscaping at Wilson Park involve.
- The Director Development and Communities undertook to investigate what the Wilson Security item refers to.
- The Manager Finance undertook to investigate what the Professional fees and contract variation for the Oasis are for.
- The Manager Finance undertook to investigate what the professional fees for MRRG rehabilitation are for.

OCM Item 12.9

Monthly Financial Report for May 2024

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

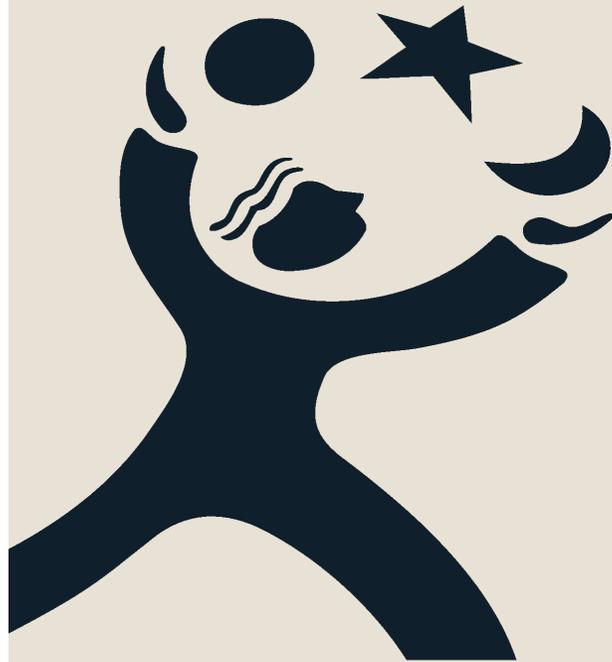
Nil.

Two Grouped Dwellings (One Existing, One Proposed) – Lot 74 (285) Belmont Avenue, Cloverdale

18 June 2024 Agenda Briefing Forum

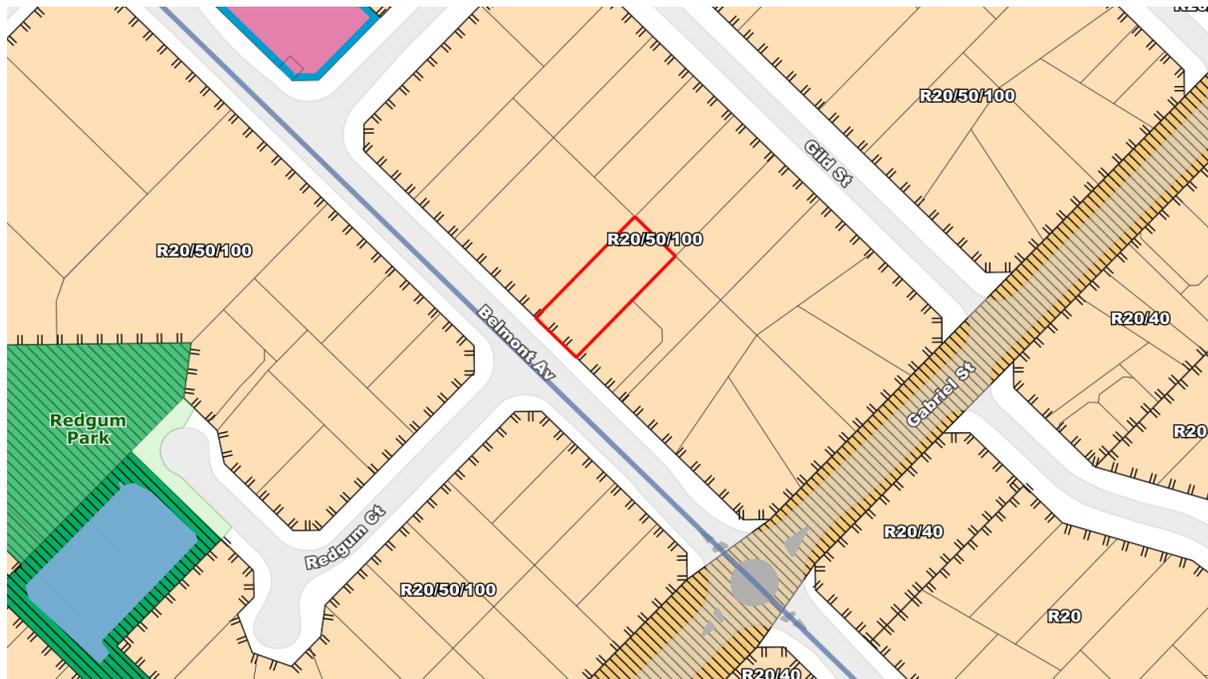


**City of
Belmont**



**City of
Opportunity**

Extract from Local Planning Scheme Map Illustrating Zoning of Subject Site and Surrounds



Zoning: Residential

- ◀ Special Development Precincts
 - ◀ Special Control Area - Development area
 - ◀ Special Control Area - Development Contribution Area
 - ◀ Ascot Waters special development precinct
 - ◀ The Springs special development precinct
 - ◀ Belvidere Main Street special development precinct
 - ◀ Belgravia parklands special development precinct
 - ◀ Invercloy estate special development precinct
- Zones and Reserves (Region Scheme)
 - Other regional roads
 - Parks and recreation
 - Primary regional roads
 - Public purposes
 - Railways
 - Waterways
- Zones and Reserves (Local Planning Scheme)
 - Civic and cultural
 - Commercial
 - Industrial
 - Local roads
 - Mixed business
 - Mixed use
 - Parks and recreation
 - Place of public assembly
 - Public purposes
 - Residential (R20 density unless otherwise shown)
 - Residential and Stables
 - Service Station
 - Town Centre

Aerial of the Subject Site

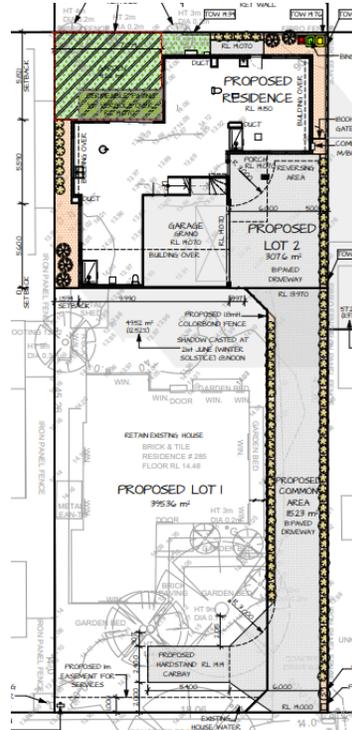


Background



- March 2024 - Original approval for a 'Single House' based on the demolition of the existing dwelling.
- April 2024 – Applicant lodged a State Administrative Tribunal application seeking deletion of conditions to retain the existing dwelling.
- May 2024 – The Tribunal invited the City to reconsider its decision and the applicant provided updated development plans to retain the existing dwelling and construct a two-storey dwelling at the rear.

Updated Proposal



Site Plan showing existing dwelling being retained, and proposed dwelling to rear

The updated plans propose to:

- Demolish existing structures.
- Retain existing dwelling.
- Construct two-storey grouped dwelling; and
- Common driveway along the side.

Planning Requirements

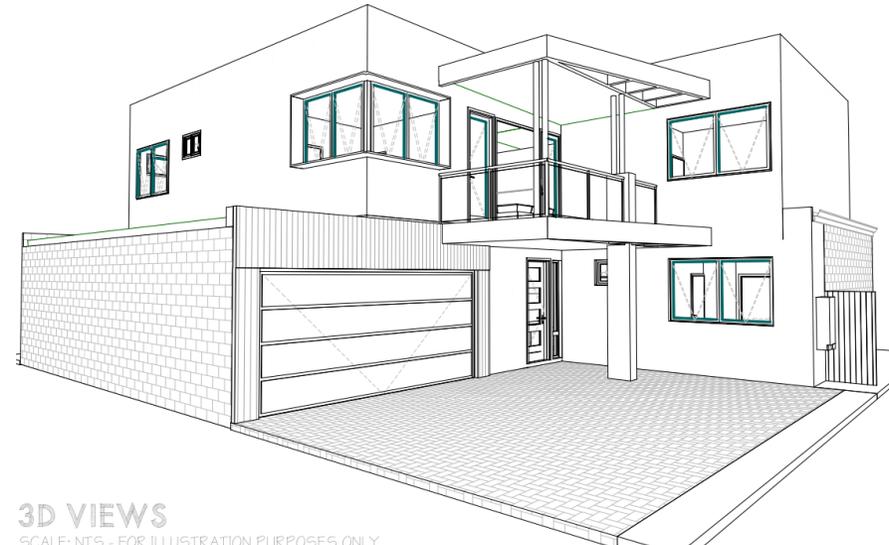


- Subject site is zoned R20/50/100.
- Proposed development at R30.
- Clause 4.7.3 of the Local Planning Scheme No. 15 applies in order to develop above the R20 base code.

Materials and Palettes of the Existing and New Dwellings



Red brick, pitched roof



3D VIEWS
SCALE: NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

Grey render, flat roof

Existing Streetscape



- Grouped dwellings in locality have 6m setback.
- 287 Belmont Avenue is an exception, approved before the former Local Planning Policy 1 and LPS 15.
- Grouped dwellings in the locality involved demolishing older housing stock.



Existing Streetscape



288 Belmont Avenue, Cloverdale



281-283 Belmont Avenue, Cloverdale

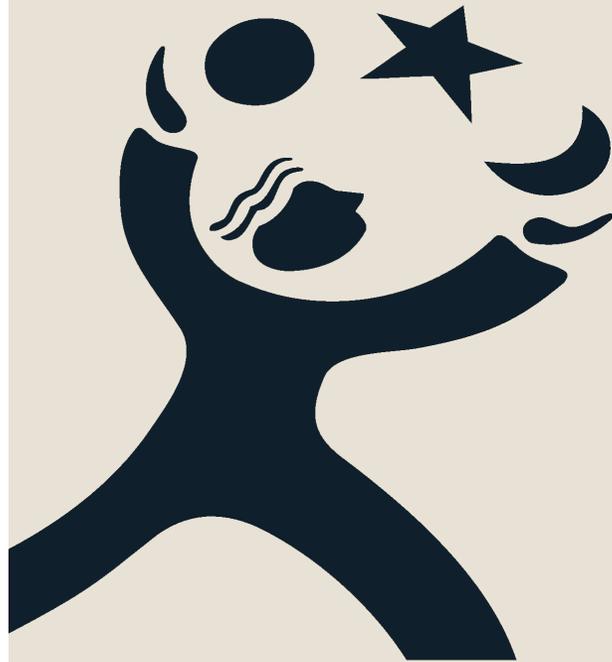
Recommendation



- Recommendation to refuse the application based on:
 - The proposal has not satisfied the requirements to develop above R20 base code.
 - Approval would set an undesirable precedent.
 - The existing dwelling is incompatible with the desired future character.

Thank you

Senior Planning Officer, Nicholas Reddy



Attachment 5.1.2 Deputation - Ms C McLean on behalf of Hidding Urban Planning - OCM Item 12.2

From: "no-reply@belmont.wa.gov.au" <no-reply@belmont.wa.gov.au>
Sent: Mon, 17 Jun 2024 11:02:53 +0800
To: "Belmont" <Belmont.Belmont@belmont.wa.gov.au>
Subject: Public Submission Time and Deputation Proforma



Hi Governance Team,

You have a new public submission or deputation from Clare McLean for the 18 June 2024 Meeting.

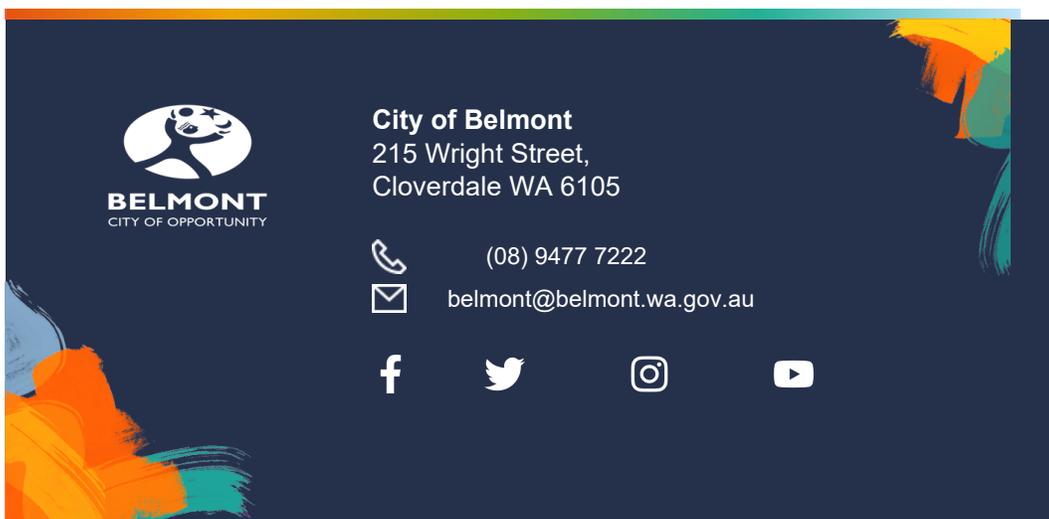
PublicSubmissionDeputationID	20
Form inserted	17/06/2024 11:01:50 AM
Form updated	17/06/2024 11:01:50 AM
Date of Meeting	18 June 2024
First name	Clare
Last name	McLean
Address	PO Box 920, Subiaco WA 6904
Email address	clare@hidding.com.au
Business, organisation or group (if presenting on behalf of)	Hidding Urban Planning
Please indicate what type of presentation will be made	Deputation
Please tick to indicate if your submission or deputation is in support or opposition to the Officer Recommendation	Support

Agenda item number
12.2

<p>Enter your submission/deputation</p> <p>On behalf of the landowners, the purpose of the deputation is to advise the Council that we support the Officer recommendation for conditional approval and to welcome any questions in relation to the item.</p>

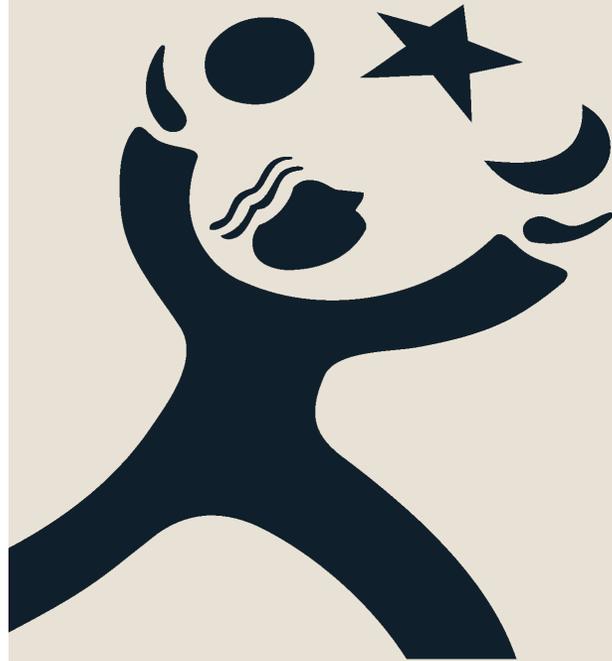
Thanks,

City of Belmont



**Extension of Temporary Use (Holiday House)– Lot
24 (16) Samphire Street, Ascot**

18 June 2024 Agenda Briefing Forum



City of
Opportunity

Location



Zoning



Zoning: Special Development Precinct

- ◀ Special Development Precincts
 - ◀ Special Control Area - Development area
 - ◀ Special Control Area - Development Contribution Area
 - ▲ Ascot Waters special development precinct
 - ▲ The Springs special development precinct
 - ▲ Belvidere Main Street special development precinct
 - ▲ Belgravia parklands special development precinct
 - ▲ Invercloy estate special development precinct
- Zones and Reserves (Region Scheme)
 - Other regional roads
 - Parks and recreation
 - Primary regional roads
 - Public purposes
 - Railways
 - Waterways
- Zones and Reserves (Local Planning Scheme)
 - Civic and cultural
 - Commercial
 - Industrial
 - Local roads
 - Mixed business
 - Mixed use
 - Parks and recreation
 - Place of public assembly
 - Public purposes
 - Residential (R20 density unless otherwise shown)
 - Residential and Stables
 - Service Station
 - Town Centre

Background



- Original application approved by Council at the 27 February 2023 OCM.
- Granted temporary approval for a period of 12 months.
- Property has been leased out as a holiday house on two separate occasions since approval.
- On one occasion management intervention was required (October 2023).
- Officers are not aware of any issues associated with the second booking (December 2023).

Details of proposal



- The applicant proposes:
 - Deletion of Condition 10 – which makes the change of use to 'Holiday House' permanent; and
 - An amended Property Management Plan – which removes reference to the previous Property Manager.

Consultation



- Advertised:
 - within a 200m radius; and
 - to residents who provided submissions on the original application.
- 11 submissions were received during the advertising period.

Submissions



The key points raised in the submissions relate to:

- The appropriateness of the 'Holiday House' land use within Ascot Waters;
- The ability to comply with conditions of approval; and
- Impacts on the amenity of Ascot Waters (noise, safety and traffic).

Draft LPP 19 – Short-Term Rental Accommodation;



- The Policy has completed public advertising, it is considered to be seriously entertained.
- Application is considered generally consistent with Policy for the following reasons:
 - Site is zoned 'Special Development Precinct', which provides for a variety of short stay land uses.
 - The sites proximity to two high frequency bus stops.
 - The applicant has provided a Property Management Plan in accordance with Section 6 of the Policy.

The appropriateness of permanent approval



- Land use was carried out twice under the previous approval.
- Limited data to establish consistent trends or evaluate the effectiveness of the management over the past 12 month.
- Given this and potential changes in the State and local planning frameworks for this land use, permanent approval is not considered appropriate at this time.
- A temporary approval period of 12 months is considered appropriate.

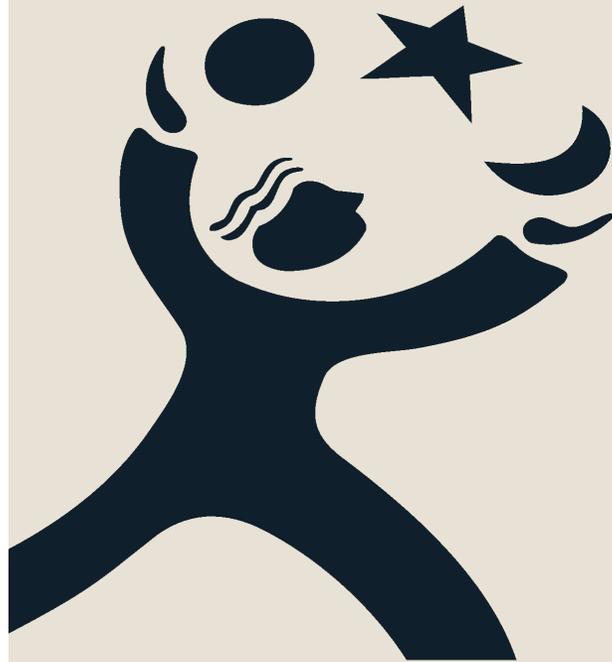
Summary



- To approve the proposal subject to:
 - Retaining Condition 10 of the original approval;
 - Grant approval for an additional 12-month period;
 - After the 12-month approval period expires, the applicant/owner can reapply.

Thank you

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) and (d) of the Local Government Act 1995 (WA) in order to discuss Confidential Items 14.1, 14.2, 14.3 and 14.4, Council will need to go behind closed doors.

7.49pm Sessions moved, Kulczycki seconded that in accordance with Section 5.23(2)(c) and (d) of the Local Government Act 1995 (WA), the meeting proceed behind closed doors to discuss Confidential Items 14.1, 14.2, 14.3 and 14.4.

Carried 7 votes to 0

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

Against: Nil

7.49pm Members of the public gallery departed the meeting.

7.50pm Cr Davis, Manager Finance and Manager Public Relations and Stakeholder Engagement departed the meeting and did not return.

OCM Item 14.1

Stanton Road - Impact Statement

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

OCM Item 14.1

Stanton Road - Impact Statement

Further Information to be Provided

Nil.

OCM Item 14.2

Tender 03/2024 - Supply of Foamed Bitumen Stabilisation

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 14.3

Tender 07/2024 - Supply and Installation of Turf

Deputation Presentation

Nil.

Officer Presentation

Nil.

OCM Item 14.3

Tender 07/2024 - Supply and Installation of Turf

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 14.4

Tender 08/2024 - Upgrade Supply and Install of the Lighting Towers at Middleton Park

Deputation Presentation

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

7.51pm Sessions moved, Ryan seconded, that the meeting again be open to the public.

Carried 6 votes to 0

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

Against: Nil

7.51pm 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 7.52pm.