

Agenda Briefing Forum

Matrix

18 March 2025



**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 5.1.1 – Item 5.1 (12.1) 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 March 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 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 D Dabala	Manager Governance and Legal
Mr A Bott (dep. 7:36pm)	Manager Planning Services
Mr D Boylan (dep. 7:38pm)	Manager City Facilities and Property
Ms S Jessop	Manager Finance
Ms L Chaplyn	Coordinator Media and Communications
Mrs J Cherry-Murphy	Coordinator Governance
Ms C Gilbert (dep. 7:36pm)	Coordinator Planning Projects
Mr B Houweling (dep. 7:36pm)	Senior Planning Officer
Ms S Bell	Governance Officer

Members of the gallery

There were 3 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 Ryan to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Councillors. Cr Ryan 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

Cr J Davis (apology)

South 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. Two Public Submissions were received.

4.1 Ms L Hollands, Redcliffe

Submission Request – Approved by Presiding Member

Ms L Hollands presented a submission for Item 12.5 - Annual Electors' Meeting Minutes - 3 February 2025.

(refer Tabled Attachment 4.1.1)



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		2 Miller Ave Redcliffe	
Business, Organisation or Group (if presenting on behalf of)			
Agenda Briefing Forum Date	18/3/25	Reported Item No. referred to	125
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.			
Additional space provided overleaf if required. Please tick box if continued overleaf			

4.2 Ms J Gee, Cloverdale

Submission Request – Approved by Presiding Member

Ms J Gee presented a submission for Item 12.5 - Annual Electors' Meeting Minutes - 3 February 2025.

6:44pm The Presiding Member closed Public Submission Time.

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

5.1 Agenda items for review

OCM Item 12.1

Draft Local Planning Strategy

Deputation Request

Nil.

Officer Presentation

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

- Local Planning Strategy and Local Planning Scheme
- Local Planning Strategy Process
- Background
- What has informed the strategy?
- LHS and LPS Relationship
- Local Planning Strategy – Structure
- Alignment Planning Regulations
- Density Codes
- Built Form Controls
- Environment and Sustainability
- Planning Areas
- Implementation
- Consultation
- Officer Recommendation

(Refer Tabled Attachment 5.1.1 for further information).

Notes from Forum

- The reference to developing green space in schools under Action 10(d) of the Local Planning Strategy (LPS) refers to achieving agreements between the City and Belmont schools to serve the function of providing additional public open space.
- It is not the role of the Strategy to include actions requiring minimum percentages of public open space to be achieved in particular suburbs such as Rivervale.
- The LPS is investigating changing the existing 'Parks and Recreation' reservation to 'Public Open Space' to become consistent with the Planning and Development (Local Planning Schemes) Regulations 2015.
- The Western Australian Planning Commission endorsed in December 2020 for the City to repeal the LPS and since that time the City has still been operating under that LPS until implementation of the new LPS once endorsed by Council.
- A review of the Local Housing Strategy is being undertaken alongside the review of the LPS.
- Officers have not yet determined a set density code. Once the LPS has been endorsed, density codes will be investigated as part of the new Local Planning Scheme. The State Government is unlikely to support lowering density codes.
- The City will be considering the possibility of the placement of higher density developments in activity centres and appropriate corridors, such as areas behind the Great Eastern Highway Corridor.
- A map illustrating densities, zones and reserves cannot yet be provided as these are still being investigated.
- Preparation of precinct structure plans would be best strategically identified in the LPS document. If done separately to the LPS, there is the risk that the new Local Planning Scheme may eventually require amendment, and the State Government may place final approval of the new scheme on hold during this time. Identification in the LPS would allow for a Precinct Plan to have a strategic approach, and Council could then resolve to proceed with a Structure Plan alongside, or subsequent to the LPS.
- The Ascot Kilns land is owned by the State Government and managed by the Department of Planning, Lands and Heritage (DPLH), as such any development or planning framework relating to the site could be advocated for by the City, but ultimately would require the State Government's consent. Given the amount of time since the Local Development Plan for the Ascot Kilns came to Council, there would be separate community consultation performed for any future planning framework relating to the site.

OCM Item 12.1

Draft Local Planning Strategy

- The Residential and Stable Zone is not a model provision zone, as such it may seek in future to align with the Model Provision Zones. The City may liaise with DPLH as to whether this zone, under special circumstances relating to the area, can be maintained.
- The next step should Council endorse the LPS for advertising, is for the Strategy to go to the State Government for consent to advertise. The community at this stage would then have an opportunity to provide comment and feedback.
- There is no set height for high versus medium density development. The development at 16 Marina Drive, Ascot is the highest development within Ascot Waters.
- 2 Lillian Grove, Ascot adjacent to Garvey Park was previously identified as a development area in the Local Planning Scheme. The State Government resolved to retain this land for Public Open Space. The lot at 602 Coolgardie is currently zoned R20, and further plans for this lot are yet to be developed.
- There is an action outlined in the Draft LPS that investigates the appropriate mechanism through the preparation of the new Local Planning Scheme to continue to protect Perth Airport from incompatible development, and to minimise aircraft noise impacts on the community.
- Noise Regulations are separate legislation which affects the whole City. If complaints are made to the City regarding horse noise in the Residential and Stable Zone, the City will investigate it. However, Officers believe noise is largely accepted in the zone due to the activity in the area being densely horse-related.
- The *Environmental Protection (Noise) Regulations 1997 (WA)* has a provision in which sites can apply for an exemption, usually subject to a Noise Management Plan, in which certain limited activities are not required to comply with noise regulations. For instance, Optus Stadium or a Motorplex might apply for this. These applications for exemptions are usually associated with a specific site and activity, and not a whole area within a city. It also would not usually be applied for by a Local Government.
- The City does have areas in which density codes and zones would facilitate terrace style housing, however it is not the role of the LPS to dictate the type of housing product being developed by builders and developers.
- Notifications on Certificates of Title in the Stables Area to advise of potential amenity impacts from horse related activities in the area could be considered under the LPS and would need a Scheme Provision as a mechanism for implementation. The City would need to establish a nexus to put a notification on the title, it needs to be triggered by something such as a development application or subdivision process.
- The provision for Public Open Space being agreed upon between

OCM Item 12.1

Draft Local Planning Strategy

the City and schools in the LPS was more geared towards the Redcliffe area. This provision was placed in the LPS as more of an investigative point, in situations where this land can have a role in supplementing existing public open space, particularly in cases where it is below the 10% level.

- The State Government was awaiting the Golden Gateway Local Structure Plan to further consider the planning framework for the Ascot Kilns site.
- In 2021-2022 the Planning Regulations changed and Local Governments can no longer require cash in lieu for parking shortfalls, unless they have an adopted cash in lieu of parking plan. The City would not seek to apply cash in lieu in all circumstances. Having a plan in place allows the City to seek funds from developers to meet a parking bay shortfall. The City is then able to spend these monies in accordance with the plan.
- The Planning Regulations set out an approach to ensure that developers do not seek to pay the cash in lieu rather than first seeking to accommodate sufficient parking on site. Under cash in lieu, the contribution per bay is generally substantial.
- The City has met the State Governments interim infill targets. This puts the City in the position of being able to take a nuanced approach to density in the LPS and Local Planning Scheme. In split density areas, it is unlikely the State Government would approve lowering density codes. However, developers are not required to build to the maximum allowable density, and it is generally unusual across a broad precinct for a significant number of properties to be developed to the maximum code, particularly at the higher density.
- The City is not currently aware of any development plans at the lot across from the Ascot Kilns.

Further Information to be Provided

- The Coordinator Planning Projects undertook to provide Elected Members with the approximate number of properties in the Residential and Stable Zone which are capable of subdivision under the current Scheme standards.
- The Manager Planning Services undertook to provide Elected Members with wording they may wish to consider including in an Alternative Councillor Motion relating to the placement of notifications on land titles in the Residential and Stables zone.

7:36pm The Manager Planning Services, Coordinator Planning Projects and Senior Planning Officer departed the meeting and did not return.

OCM Item 12.2

Community Sporting and Facilities Fund Grant Application – Miles Park and Centenary Park

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

- It is recommended that the City, as the owner of community sporting facilities, is best suited to apply for the grants on behalf of sporting clubs.

Further Information to be Provided

Nil.

7:36pm The Manager City Facilities and Property departed the meeting and did not return.

Note:

The Presiding Member advised that in accordance with Section 5.23(2)(c) of the *Local Government Act 1995 (WA)* if there were any questions on the Confidential Attachments for Item 12.3, Council would need to go behind closed doors.

There were no questions on the Confidential Attachments for Item 12.3.

OCM Item 12.3

Internal Audit Report 2025

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.4

March Budget Review

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

- On page 484, the comments "March - Project to be completed in FY24, no reserve transfer required" against certain projects possibly relates to this closing Financial Year 2024-25.

Further Information to be Provided

- The Director Infrastructure Services and Director Corporate and Governance undertook to confirm that "FY24" mentioned on page 484 of the agenda refers to the 2024-25 financial year.
- The Director Infrastructure Services undertook to provide Elected Members with further information relating to the total costs of

OCM Item 12.4

March Budget Review

\$15,000 under Technical Services – Miscellaneous Expenditure on page 476 of the agenda.

- The Director Infrastructure Services undertook to provide Elected Members with further information on the modifications to the Fulham and Fisher Street roundabout referenced on page 480.
- The Director Infrastructure Services undertook to provide Elected Members with an explanation regarding the increase in costs for the Francisco Street and Kooyong Road roundabouts referenced on page 485.

OCM Item 12.5

Annual Electors' Meeting Minutes – 3 February 2025

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

- The City has purchased two Cockitroughs on a trial basis. If these are successful, additional funds can be requested in the budget review in October 2025 or March 2026 to expand this programme.
- A note was added to the Minutes of the Annual Electors' Meeting for 3 February 2025 that both Cr Powell and Cr Harris had not yet completed all of their mandatory training, and that sufficient time was remaining for these to be completed within the appropriate timeframe.
- Livestreaming of Ordinary Council Meetings came from a State Government directive in which it was made that these Ordinary Council Meetings would be more transparent and accountable.
- The City has provided a number of responses since November 2024 in relation to the public being captured on video livestream during Ordinary Council Meetings. If the public elect to engage and ask questions at Public Question Time they are captured on the livestream. Officers and Elected Members are also captured on livestream. Accountability and transparency is applied to all parties at the meeting through this guideline.

OCM Item 12.5

Annual Electors' Meeting Minutes – 3 February 2025

- Video livestreaming is a requirement under the *Local Government Act 1995 (WA)*. As a Class 1 Council, the City is required to livestream Ordinary Council Meetings. Agenda Briefing Forums are not required by and do not exist under the *Local Government Act 1995 (WA)*, and it is left to the administration to manage the conduct of any Agenda Briefing Forums it holds.

Further Information to be Provided

- The Chief Executive Officer undertook to provide Elected Members with an approximate cost of audio recording the Agenda Briefing Forums, or the possibility of changing the Matrix to be taken verbatim.
- The Director Corporate and Governance undertook to provide to Elected Members a list of Councils who do not livestream their Agenda Briefing Forums.

OCM Item 12.6

Payment of Superannuation for Elected Members

Deputation Request

Not approved:

The Presiding Member did not approve Ms Hollands' request to make a deputation in relation to Item 12.6 as the Presiding Member determined that Ms Hollands was not directly affected by the matter, 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.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.7

2025 Ordinary Local Government Election – Appointment of WA Electoral Commissioner

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.8

Accounts for Payment February 2025

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 12.9

Monthly Financial Report for February 2025

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

Draft Local Planning Strategy

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City of
Belmont



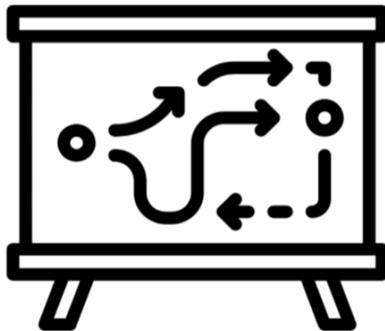
City of
Opportunity

Local Planning Strategy and Local Planning Scheme



- Planning and Development Act 2005 requires each LG to have a Planning Strategy and Planning Scheme

Strategy



- Long-term planning vision
- Road map for new Scheme

Informs Scheme

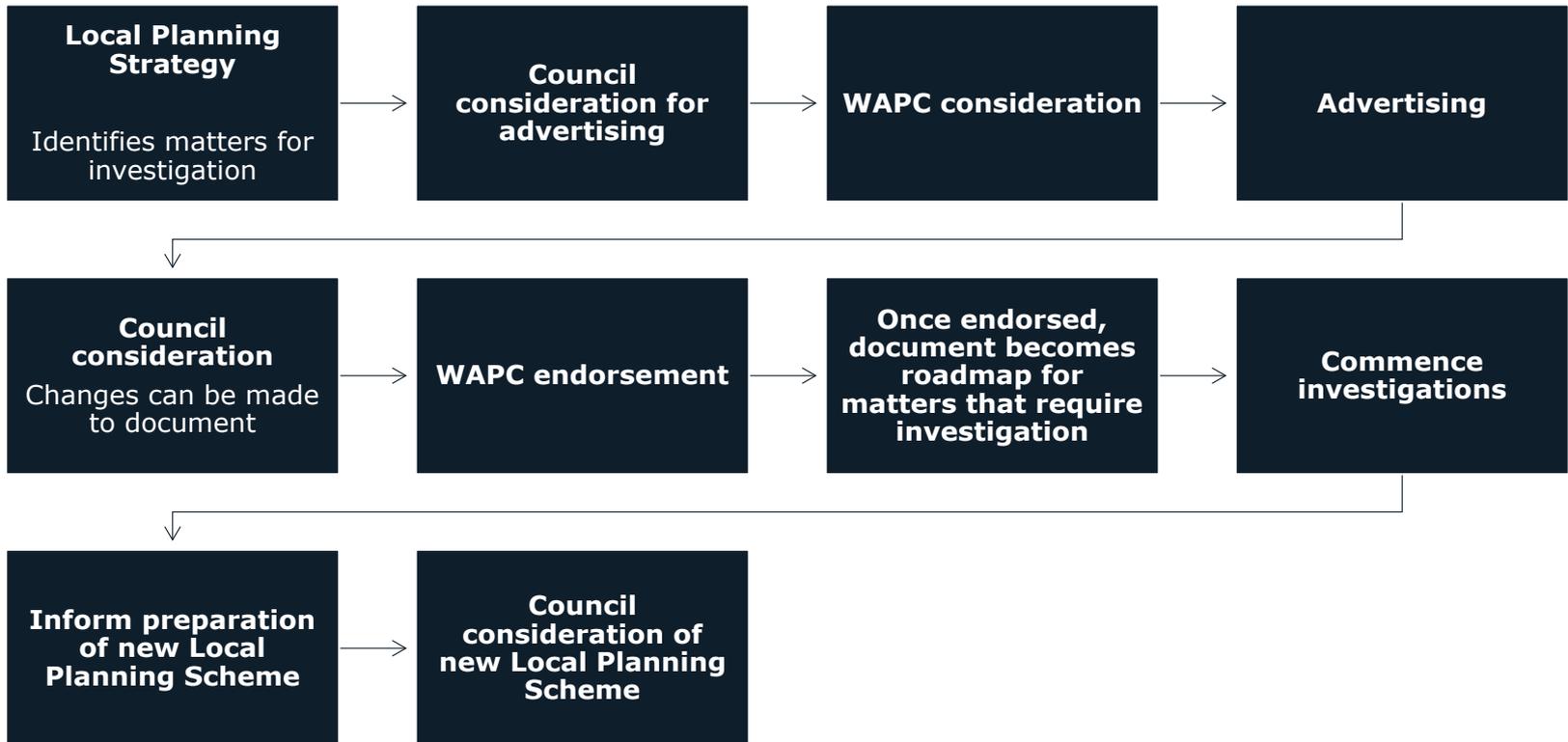


Scheme



- Statutory document
- Implement vision through zoning and development controls

Local Planning Strategy Process



Background



- 2020 – WAPC endorsed Council’s decision to repeal the existing Local Planning Scheme and Local Planning Strategy and prepare new documents to replace them.
- Since that time, a number of sub strategies have been prepared and endorsed by Council.
- The Local Housing Strategy and Local Planning Strategy have also now been prepared.

What has informed the Strategy?



LHS and LPS Relationship



- Documents prepared concurrently which:
 - Ensures alignment
 - Prevents conflicts in information
 - Reduces risk of requiring revisions to the draft LPS which could affect the LHS following WAPC's initial consideration.

- Draft LPS integrates key aspects of draft LHS including:
 - Population projections
 - Residential capacity
 - Modelling

Local Planning Strategy - Structure



City's vision, key considerations actions

Identifies key planning areas requiring further analysis and consideration



Background information and analysis in support of the actions outlined in Part 1

Alignment Planning Regulations



- Regulations contain Model Provisions for local planning schemes relating to:
 - Structure
 - Zones
 - Reserves
 - Definitions
- Only varied subject to strong justification and Ministerial approval. However variations being supported is highly unlikely

Density Codes



- To date we have met infill targets.
- Modelling indicates that we can take a strategic approach to density and continue to meet targets
- Large areas of the City assigned flexible density code (R20/40, R20/60 and R20/50/100).
- Flexible density codes no longer supported.
- Transition to standard density codes
- Review as part of preparation of new Scheme

Built Form Controls



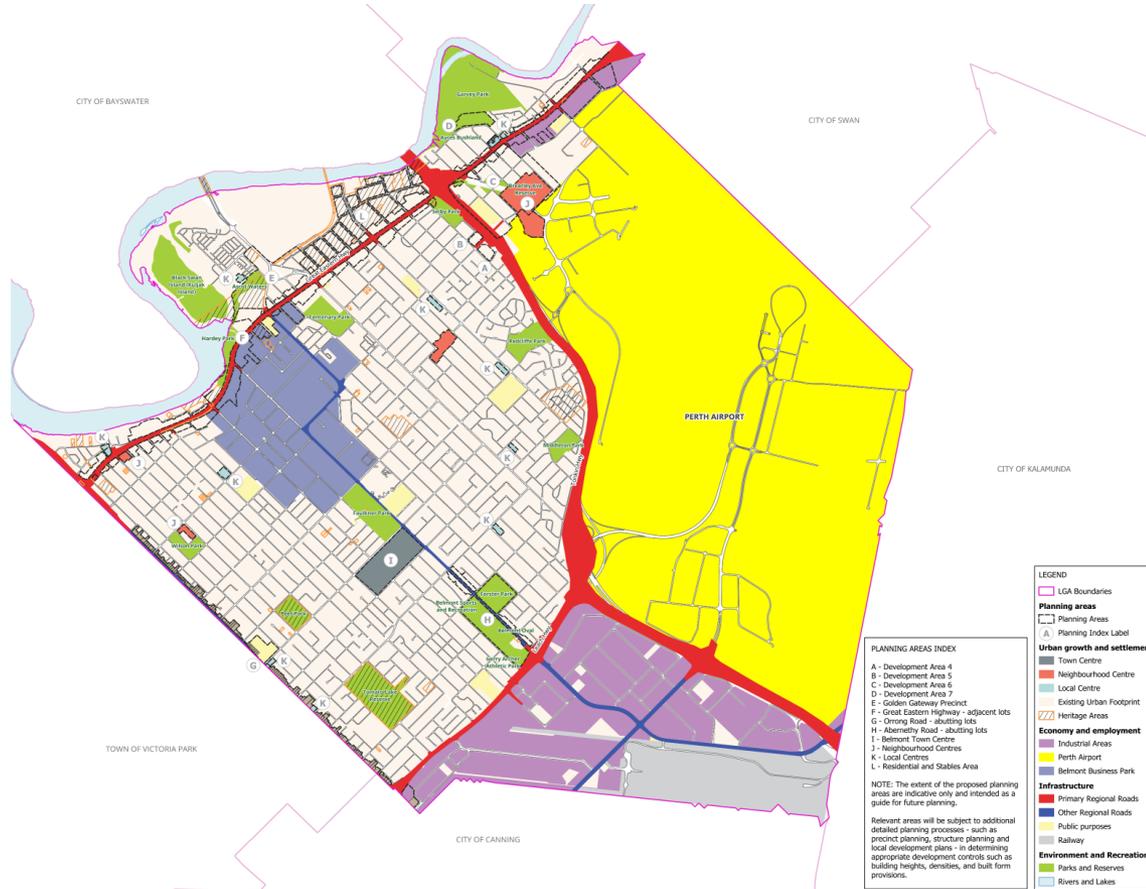
- City currently has a range of local planning policies and local planning scheme provisions that guide built form outcomes.
- Provisions prepared prior to Volume 2 of the R-Codes being introduced and updates to Volume 1 being progressed.
- These updates have resulted in there being a greater focus on landscaping, natural ventilation and solar access.
- Strategy therefore includes actions to review these provisions and whether these should be retained, modified or revoked.
- Going beyond the R-Codes opens the City up to challenges and would require WAPC approval.

Environment and Sustainability



- Planning Strategy promotes improved sustainability outcomes and contains actions to investigate:
 - Exploring development incentives where certain sustainability criteria are met. *Cannot be mandatory – must be incentive driven.*
 - Creating a sustainable development guide.
 - Introducing tree parking bay ratio
 - Including deep soil requirements for non residential properties
 - Introducing guidance for new crossovers that conflict with existing street trees
 - Retaining tree preservation order provisions

Planning Areas



Implementation



- The Local Planning Strategy provides officers with the ability to investigate various matters further, but it is not the statutory tool for implementing changes.
- Actions generally require further investigation.
- These investigations will be undertaken through the preparation of a new local planning scheme.

Consultation



- The Regulations require a draft LPS to be advertised for a period of 21 days or an alternative period determined by the WAPC
- Request an extension to 28 days, to align with the advertising period of the City's sub strategies.
- An engagement plan will be prepared.

Officer Recommendation



1. Endorse the draft Local Planning Strategy and draft Local Housing Strategy
2. Submit the draft Local Planning Strategy to the WAPC.
3. Request the WAPC approve a 28 day extended advertising period.
4. Subject to WAPC consent, endorse advertising of the draft Local Planning Strategy.

Benjamin Houweling – Senior Planning Officer



6 Matters for which the meeting may be closed

Note:

The Presiding Member advised that in accordance with Sections 5.23(2)(a)(c) and (d) 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 and 14.2.

There were no questions on the Confidential Items 14.1 and 14.2.

OCM Item 14.1

Staff Matter – Chief Executive Officer Interim Review 2024-25

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

OCM Item 14.2

East Rockingham Waste to Energy Project – Novation of Financier Side Deed

Deputation Request

Nil.

Officer Presentation

Nil.

Notes from Forum

Nil.

Further Information to be Provided

Nil.

7 Closure

There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 7:56pm.