



## **Agenda Briefing Forum**

# **Matrix**

18 November 2025



CITY OF BELMONT

Agenda Briefing Forum

Matrix

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Tabled Attachments Index

Attachment 5.1.1 – Item 5.1 (12.2) refers

Elected Members 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 November 2025 commencing at 6:30pm.**

# Matrix

## Present

Mayor R Rossi, JP (Presiding Member)	Mayor
Cr D Sessions (Deputy Mayor)	West Ward
Cr J Harris	Central Ward
Cr B Ryan	East Ward
Cr P Marks	East Ward
Cr Z Abedin	South 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
Ms D Dabala	Manager Governance and Legal
Mr D Boylan	Manager City Facilities & Property
Mr B Houweling	Acting Coordinator Planning
Ms P Wallis	Acting Senior Planning Officer
Ms L Chaplyn	Coordinator Media and Communications

## 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 Kulczycki to read aloud the Affirmation of Civic Duty and Responsibility on behalf of Elected Members. 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 Sekulla (apology)

Ms J Cherry-Murphy (apology)

Ms S Bell (apology)

Central Ward

Coordinator Governance

Senior Governance Officer

## **3 Announcements by the Presiding Member (without discussion)**

### **3.1 Announcements**

On Saturday, Garvey Park came alive with up to 5,000 residents who packed the park to enjoy a variety of free activities, entertainment and rides for this year's City of Belmont KidzFest.

This year's event also included a special sensory-friendly session from 9am, created for families who benefit from improved access and inclusion.

Thank you to the volunteers and officers whose hard work ensured the 2025 KidzFest event was such a success.

### **3.2 Disclaimer**

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

The Presiding Member advised the following:

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

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

## **4 Public submission time**

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

## 4.1 Ms L Hollands, Redcliffe

### Submission Request – Approved by Presiding Member

Ms L Hollands presented a submission for Item 12.3 - Local Planning Policy No. 20 - Great Eastern Highway Urban Corridor.

**6:37pm The Presiding Member closed Public Submission Time.**

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

### 5.1 Agenda items for review

#### OCM Item 12.1

#### Amendment No. 23 to Local Planning Scheme No. 15 and modifications to Local Planning Policy No.19

##### Deputation Request

Nil.

##### Officer Presentation

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

- Background
- Consultation
- Officer Recommendation

(Refer Tabled Attachment 5.1.1 for further information).

##### Notes from Forum

- There would be no significant impact on the visitor land uses with regards to tourism accommodation.
- The City will ensure that the outcomes we are seeking by the amendment regarding a maximum of 90 days as the STRA will be on

## **OCM Item 12.1**

### **Amendment No. 23 to Local Planning Scheme No. 15 and modifications to Local Planning Policy No.19**

the State Register and if they exceed the 90 days, then this will be a compliance issue for the City to take action.

- The State will notify the City of the time frame and the City will then go out to check compliance.
- A hotel/motel is not a hosted type of accommodation and these previously used terms will be removed from the LPS and will be incorporated into the newly amended LPS.
- The City has the resources to follow up on compliance with the LPS to ensure STRA requirements will be followed, and City Officers will also guide residents in the application of the new STRA requirements of the LPS.

#### **Further Information to be Provided**

Nil.

## **OCM Item 12.2**

### **Amendment No. 24 to Local Planning Scheme No. 15**

#### **Deputation Request**

#### **Approved**

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

(refer Tabled Attachment 5.1.2)

#### **Officer Presentation**

Mr B Houweling the Acting Coordinator Planning Projects provided a presentation which included the following:

- Location
- Background
- Scope of Consideration
- Current Planning Framework
- Applicant's amendment request
- Land use permissibility including land uses not permitted
- Restricted use area 2



## OCM Item 12.2

### Amendment No. 24 to Local Planning Scheme No. 15

- Officer proposed amendment
- Officer recommendation
- Next steps

#### Notes from Forum

- With regards to advertising in relation to the change of use of the block on 2 Carbine Street, the context of the change in land use of the area is worth considering. This will be changed to mixed-use zone lot, and the adjoining lot will be amalgamated with 2 Carbine St by Perth Racing to allow the possibility of further development of this larger lot.
- As for advertising of the amendment, the scheme amendment will be advertised extensively.
- The advertising will notify people of the amendment which includes 2 Carbine Street.
- Development will be sympathetic to housing and the stables area.
- The Council resolution regarding the gates at Carbine St is relevant to the PSP and further to this resolution, the City is waiting on clarification of traffic uses via a report from DPLH. We are still waiting on this report from DPLH.
- With regards to the traffic report for the Ascot area, traffic issues will be dealt with via the Precinct Structure Plan.
- The applicant proposes the area between Matheson Road and Hardey Road as a discretionary land use (at some time in the future) for development of bulky good showrooms.
- The lot at 2 Carbine St could be recommended to DPLH for rezoning but this would be inconsistent with Council's previous resolution with regards to the PSP zones.
- Excluding 2 Carbine St from the Scheme amendment will be inconsistent with Council's previous resolution for this area to be mixed-use in the PSP.
- With regards to a request for an elected member site visit to understand what is proposed by the amendment, this can be done via a request to the CEO as assisted by the DDC.
- The proposed amendment addresses all the land owned by Perth Racing.

## OCM Item 12.2

### Amendment No. 24 to Local Planning Scheme No. 15

- Animal establishment means premises used for the breeding, boarding and training of animals.
- 2 Carbine St is owned by Perth Racing.
- Advertising letters will be sent as consistent with the PSP letter process which saw letters sent to Ascot Waters, Stable Area and along Great Eastern Highway.
- An animal/veterinary hospital would not be included in the mixed-use precinct as it is not a suitable land use next to residences.
- The potential height for the R60 area is 3 -storeys as consistent with heights in Ascot Waters.

#### Further Information to be Provided

- The Acting Coordinator Planning Projects undertook to prepare a table, similar to that provided for when the PSP was considered in April, in relation to what is being proposed by Perth Racing.

## OCM Item 12.3

### Local Planning Policy No. 20 - Great Eastern Highway Urban Corridor

#### Deputation Request

Nil.

#### Officer Presentation

Mr B Houweling, A/Coordinator Planning Projects provided a presentation which included the following:

- Background
- Consultation
- Access to Great Eastern Highway
- Building Height and Plot ratio
- Officer recommendation and next steps

#### 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 12.3,**

## OCM Item 12.3

### Local Planning Policy No. 20 - Great Eastern Highway Urban Corridor

**Council would need to go behind closed doors. No questions were asked on the Confidential Attachments.**

#### Notes from Forum

- With regards to height limitations, an applicant could propose development across an amalgamated site.
- With regards to Redcliffe Station precinct and the State Government announcement regarding DA6, the State's position should not affect the proposal.
- The diagrams of the step-down style of development along Great Eastern Highway show the interim transition density development measures from the corridor strategy, with the diagrams showing the first steps closest to Great Eastern Highway.
- There may be further density reductions away from Great Eastern Highway.
- If the DAP currently uses the step-down provisions envisaged in the Great Eastern Highway corridor strategy, then we need to confirm whether our provisions can be made clearer and are being implemented as per our LPP.
- With regards to Main Roads statement regarding the "ultimate" development of Great Eastern Highway, that means that they will not widen Great Eastern Highway. City officers met with Main Roads who confirmed this term means that Great Eastern Highway is as wide as it can be, given the limited amount of land available for any further widening.
- With regards to cul-de-sacs adjacent to Great Eastern Highway, access and parking typologies are shown on diagram 5 with rear access and parking to limit car access points directly to/from Great Eastern Highway. This will limit direct access to lots from Great Eastern Highway.
- We need to be careful with cul-de-sacs as they can channel traffic to other roads. A traffic study is required to fully model and understand traffic movements.
- The State Government announcement regarding the DA6 improvement scheme will be responded to by the City following City officers' review of the draft improvement scheme.

### **OCM Item 12.3**

#### **Local Planning Policy No. 20 - Great Eastern Highway Urban Corridor**

- The City is on track with its infill targets and will continue to discuss these targets and development controls with the State Government.
- Industrial areas serve an important purpose and it is important not to undermine the service function of these areas by rezoning them.

#### **Further Information to be Provided**

- The Director Development and Communities undertook to investigate whether provision 5.8 can be made any clearer and the adjusted density codes with distance from the Great Eastern Highway.
- The Director Development and Communities undertook to provide more information about the potential to establish cul-de-sacs along Great Eastern Highway similar to Nannine Place or Tanunda Drive.

**7:55pm The Acting Coordinator Planning Projects and the Acting Senior Planning Officer departed the meeting and did not return.**

### **OCM Item 12.4**

#### **Demolition of a Single Dwelling - Lot 502 (314) Kew Street, Cloverdale**

##### **Deputation Request**

Nil.

##### **Officer Presentation**

Nil.

##### **Notes from Forum**

Nil.

##### **Further Information to be Provided**

Nil.

**7.57 pm The Manager City Facilities & Property departed the meeting and did not return.**

### **OCM Item 12.5**

#### **Accounts for Payment October 2025**

##### **Deputation Request**

Nil.

##### **Officer Presentation**

Nil.

##### **Notes from Forum**

Nil.

##### **Further Information to be Provided**

- The Director Corporate and Governance undertook to provide further information on the expense item for Blue Sky Beverages on page 2389 of the Ordinary Council Meeting Agenda.

### **OCM Item 12.6**

#### **Monthly Financial Report for October 2025**

##### **Deputation Request**

Nil.

##### **Officer Presentation**

Nil.

##### **Notes from Forum**

Nil.

## **OCM Item 12.6**

### **Monthly Financial Report for October 2025**

#### **Further Information to be Provided**

Nil.

## **OCM Item 12.7**

### **Annual Report 2024-25**

**The Presiding Member advised that Item 12.7 – Annual Report 2024-25 is a late report and will be circulated in an Amended Agenda later this week.**

**From:** "no-reply@belmont.wa.gov.au" <no-reply@belmont.wa.gov.au>  
**Sent:** Mon, 17 Nov 2025 09:48:12 +0800  
**To:** "Belmont" <Belmont.Belmont@belmont.wa.gov.au>  
**Subject:** Public Submission Time and Deputation Proforma



**City of  
Belmont**

Hi Governance Team,

You have a new public submission or deputation  
from Ashleigh Maple Danielle Davidson for the  
18/11/2025 Meeting.

<b>PublicSubmissionDeputationID</b>	28
<b>Form inserted</b>	17/11/2025 9:47:11 AM
<b>Form updated</b>	17/11/2025 9:47:11 AM
<b>Date of Meeting</b>	18/11/2025
<b>First name</b>	Ashleigh Maple
<b>Last name</b>	Danielle Davidson
<b>Address</b>	3/369 Newcastle Street, Northbridge
<b>Email address</b>	[REDACTED]
<b>Business, organisation or group (if presenting on behalf of)</b>	Rowe Group
<b>Please indicate what type of presentation will be made</b>	Deputation
<b>Please tick to indicate if your submission or deputation is in support or opposition to the Officer Recommendation</b>	Support

Agenda item number
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Item 5 of the ABF Agenda "Ordinary Council Meeting Agenda for meeting to be held on 25 November 2025" and Item 12.2 "Amendment No. 24 to Local Planning Scheme No. 15" of the OCM Agenda
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Enter your submission/deputation
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We support the officer's recommendation to initiate the scheme amendment and proceed to advertising, however we request that Amendment No. 24 to Local Planning Scheme No. 15 be advertised with the land use permissibilities as originally submitted, without prematurely excluding any land uses. This approach would help avoid the need for a separate consultation process in the future, should these uses be reconsidered or reintroduced later.
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Thanks,

City of Belmont





## 6 Matters for which the meeting may be closed

### **Note:**

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

As there were no questions on the confidential item, Council did not go behind closed doors.

## 7 Closure

**There being no further business, the Presiding Member thanked everyone for their attendance and closed the meeting at 8:02pm.**